

Dunedin City Council Land Information Memorandum

88060

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

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

This Land Information Memoranda (LIM) has been prepared in accordance with Section 44A of the Local Government Official Information and Meetings Act 1987. It contains only information obtained from the records held by the Dunedin City Council as at **24 August 2020**

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

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

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

PROPERTY ADDRESS

7 - 73 Buccleugh Street Dunedin

**LIM Applicant
Print Date**

Carolyn Anne Clulee
24-Aug-2020

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PROPERTY DETAILS

Property ID 5114127
Address 7 - 73 Buccleugh Street Dunedin
Parcels UNIT 7 DP 406606 on LOT 2 DP 393888

Rubbish Day Monday

Parks and Reserves

Description
 Details

Next to Park or Reserve.

This property has been identified as being next to a park or reserve.

Please be aware that Council encourages appropriate public usage of the park/reserve and may develop the park/reserve in the future to facilitate use. You also need to be aware that there are many unapproved encroachments into parks/reserves, as well as many unapproved vehicle accesses into private property across parks/reserves land. In such situations it cannot be taken for granted that Council will automatically approve such an encroachment or access-way, and the owner may be asked to remove it. Because of this you should clarify where the boundary of this property is and your means of vehicle access into it.

RATES DETAILS

Rate Account 4021478

Address 7 - 73 Buccleugh Street Dunedin

Valuation Number 26780-38104-H

Latest Valuation Details

Capital Value	\$630,000
Land Value	\$91,000
Value of Improvements	\$539,000
Area (Hectares)	
Units of Use	1

Current Rates

Current Rating Year Starting	01-Jul-2020
Dunedin City Council Rates	\$2,967.97

Rates Outstanding for Year \$2,967.97

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

BUILDING, PLUMBING AND DRAINAGE

Public Sewer sheets.

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

Dunedin City Council Private Drainage plans incomplete.

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

Building and Drainage Information

Water courses.

There are water courses (open and piped), which pass through this land. A plan of these is attached.

Private Storm Water Drains servicing existing buildings

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

Council Storm Water & Foul Sewer Connections available.

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

Private Stormwater Drain connects to Private Common Stormwater Drain.

Private Foul Drains servicing existing buildings

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

Private Foul Drain connects to Private Common Foul Drain.

Common Drain

A common drain (generally 100mm diameter) is a private drain which serves one lot regardless of the number of dwellings on that lot and regardless of whether it traverses adjacent lots.

Private Foul Drain in Common with Units 1-54 (*Unit 1 – 54 DP 406606*) which are on property, connecting to Council Foul Sewer in North Road.

Private Stormwater Drain in Common with Units 1-54 (*Unit 1 – 54 DP 406606*) which are on property, connecting to Street channel in North Road.

Warrant of Fitness

The following Warrant(s) of Fitness are recorded for buildings on this property.

Warrant Number	WOF-301478
Status	Renewal Notice Sent
Issue Date	07-Jul-2008

Building and Drainage Consents

The following consents are recorded for this property:

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

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

[ABA-1992-317279](#) Building Consent Only Lodgement - PERMIT - Repair Foul Sewer Drain, No Plan

Lodgement Date	14-Oct-1992
Decision	Granted
Decision Date	15-Oct-1992
Current Status	BC Issued
Previous Number	ABA922144

(Applications before 2007)

[ABA-2007-315197](#) Building Consent Only Lodgement - Erect 15 x 4 Bedroom Apartments in Three Blocks, Plan

Lodgement Date	13-Mar-2007
Decision	Granted
Decision Date	23-May-2007
Current Status	CCC Issued
Previous Number	

(Applications before 2007)

[ABA-2007-317771](#) Building Consent Only Lodgement - Retaining Wall And Carpark, Plan

Lodgement Date	08-Nov-2007
Decision	Granted
Decision Date	22-Jan-2008
Current Status	CCC Issued
Previous Number	

(Applications before 2007)

[ABA-2008-1153](#) Building Consent Only Lodgement - Upgrade Bedrooms. Swimming Pool, Spa, Gym in Basement, Plan

Lodgement Date	29-May-2008
Decision	Granted
Decision Date	11-Sep-2008
Current Status	CCC Issued
Previous Number	

(Applications before 2007)

Building and Drainage Permits

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

[H-1929-146047](#) AAD19290203 (DWX) C3080 - Plumbing & Drainage New Convent, Plan (Roman Catholic Diocese). The permit was lodged on 16-Apr-1929.

[H-1965-62807](#) AAB19650143 12992 - Retaining Wall & Fence In Buccleugh Street - No Plan. The permit was lodged on 18-May-1965.

[H-1988-224952](#) AAD19881163 (DWX) L2280 - Stormwater for Roadway, No Plan (Roman Catholic Diocese). The permit was lodged on 05-Feb-1988.

[H-1989-227066](#) AAD19891235 (DWX) L4310 - Plumbing, Plan (University of Otago). The permit was lodged on 06-Mar-1989.

[H-1989-227067](#) AAD19891236 (DWX) L5429 - Drainage Repair, No Plan (University of Otago). The permit was lodged on 17-Oct-1989.

[H-1928-12843](#) AAB19280102 (DWX) 1049 - Shelter sheds for Dominican Nuns (Roman Catholic Diocese). The permit was lodged on 26-Jul-1928.

[H-1928-12844](#) AAB19280103 (DWX) 1364 - Erect new convent (Roman Catholic Diocese). The permit was lodged on 03-Dec-1928.

[H-1967-66072](#) AAB19670168 (DWX) 16141 - Erect garage (Dominican Convent). The permit was lodged on 21-Dec-1967.

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

HAZARDS

SITE HAZARDS

The property is identified within the report "Minimum Floor Levels for Flood Vulnerable Areas" which seeks to establish minimum floor levels for flood vulnerable areas across the municipality. Although the report is known to the Dunedin City Council the council has not assessed the report for correctness. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose including development. Please read the report here [https://2qp.dunedin.govt.nz/2qp/documents/Section32_Background_Documents/Natural_Hazards/Dunedin%20City%20Council,%20Minimum%20Floor%20Levels%20for%20Flood%20Vulnerable%20Areas%20\(GHD,%20March%202015\).pdf](https://2qp.dunedin.govt.nz/2qp/documents/Section32_Background_Documents/Natural_Hazards/Dunedin%20City%20Council,%20Minimum%20Floor%20Levels%20for%20Flood%20Vulnerable%20Areas%20(GHD,%20March%202015).pdf)

Alluvial Fans - Active - Floodwater

The property is located within an area with active floodwater alluvial fans. Active fans are those on which flooding, deposition and/or erosion are possible within the next 500 years. This information has been sourced from **Opus International Consultants (2009): Otago alluvial fans project regional review**. Further information, including a copy of the report is available from <https://www.orc.govt.nz/media/2968/otago-alluvials-project-regional-review-executive-summary.pdf>
<https://www.orc.govt.nz/media/2969/otago-alluvials-project-regional-review-council-committee-report.pdf>

This area has been identified as lying within a zone susceptible to amplified shaking in an earthquake.

Lindsay Creek Flood Hazard

This property has been identified as lying within an area identified in the Lindsay Creek Flood Hazard Report (Originally published January 2001, and updated in 2004).

Further, the Otago Regional Council provided a report on Flood hazard of Dunedin's urban streams (June 2014) [source report](#)

This flood hazard area is derived from the Leith Stream, Lindsay Creek and their tributaries. These watercourses have been extensively modified from their natural form.

Areas located within this flood hazard area maybe subject to floodwater inundation however, historical channel works do offer varying levels of flood protection.

For further details on this hazard including the limitation and assumptions made when deriving this information please see the [source report](#)

Earthworks Permits

The following Earthworks Permits are recorded for this property

Parcel Description	UNIT 7 DP 406606
Permit Date	23-May-2007
Reference	E1846
Description	Excavation for building platform stage 1
Parcel Description	UNIT 7 DP 406606
Permit Date	26-Mar-2008
Reference	E2019
Description	Site preparation for roading, building and retaining of units
Parcel Description	LOT 2 DP 393888
Permit Date	23-May-2007
Reference	E1846
Description	Excavation for building platform stage 1
Parcel Description	LOT 2 DP 393888
Permit Date	01-Apr-2010
Reference	E2343
Description	Excavation and fill for unit title subdivision. 4400 sq m, 4.7m max cut
Parcel Description	LOT 2 DP 393888
Permit Date	26-Mar-2008
Reference	E2019
Description	Site preparation for roading, building and retaining of units

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

These reports are publicly available and can be accessed here:

<https://www.orc.govt.nz/plans-policies-reports/reports-and-publications/natural-hazards>

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

Otago Regional Council - Natural Hazards Database

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

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

HAZARDOUS SUBSTANCES

WARNING – Change in legislation and management of hazardous substances

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

Contaminated Site, Hazardous Substances and Dangerous Goods Information

No information

ENVIRONMENTAL HEALTH

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

LICENSING

Health Licensing

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

Liquor Licensing

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

CITY PLANNING

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

Accuracy of Boundaries

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

Access to Site

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

Heritage New Zealand Pouhere Taonga Act 2014

The Heritage New Zealand Pouhere Taonga Act 2014 applies in addition to any protection provided to a building or site by the District Plan. The Heritage New Zealand Pouhere Taonga Act 2014 makes it unlawful for any person to destroy, or modify the whole or any part of an archaeological site, whether or not the land on which the site is located is designated, or a resource or building consent has been issued, without the prior authority of Heritage New Zealand. The Heritage New Zealand Pouhere Taonga Act 2014 defines an archaeological site as a place associated with pre-1900 activity, where there may be evidence relating to the history of New Zealand. Pre-1900 buildings are considered archaeological sites under the Heritage New Zealand Pouhere Taonga Act 2014 and are also often associated with subsurface archaeological remains that provide evidence of pre-existing use of the site. Council records may not necessarily identify the precise date upon which an existing building was constructed. Contact the Dunedin office of Heritage New Zealand for further information: infodeepsouth@heritage.org.nz ; 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.

Consent Notices

This LIM is for a unit in a unit title development. A unit title is made up of two components: ownership in the particular unit; and, a share in the ownership of the common property along with the other unit owners.

There are no consent notices recorded against the title for Principal Unit 7.

There are two consent notices recorded against the common property as follows:

- CONO 8991462.13
- CONO 8991462.14

Copies of these consent notices are attached. The conditions in the consent notices must be complied with on an ongoing basis.

District Plan Information

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

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

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

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

The 2GP is subject to change at any time. Further rules will come into legal effect and/or become fully operative at the release of decisions and the resolution of appeals. You should check with the Council whether any changes have occurred since the date this LIM report was issued. The information provided with this LIM on district plan requirements is applicable as at the date this LIM is issued: there may be changes to the district plan rules following the release of this LIM that may affect this site and surrounding properties.

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

OPERATIVE DISTRICT PLAN INFORMATION

Zoning

This property is zoned as follows in the District Plan.

Zone

RESIDENTIAL 1

Urban Landscape Conservation Area

Some or all of this property is located within an Urban Landscape Conservation Area. Refer to Section 13.8 of the District Plan and the Planning Maps for further information.

ULCA Number

ULCA19

Trees - Significant Group of Trees

There is a protected group of trees on this property which is listed in Schedule 25.3 of the District Plan and is subject to Rule 15.5.1.

Tree No

Common Name

G073

Sequoia

Noise

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

Noise Zone

50Dt/40Nt dBA, 45SP dBA

Road Hierarchy

The roads listed below adjoining this property are classified as either Collector, District Regional or National Roads in the District Plan Roding Hierarchy. All other roads adjoining this property but not listed here are classified as Local Roads. Refer to Section 20 of the District Plan for more information.

Type	Name
DISTRICT	North Road

SECOND GENERATION PLAN INFORMATION

Zoning

- General Residential 1 (refer Section 15, Residential)

Scheduled Items

- Scheduled Trees on subject site
 - Plan ID: G073
 - Common Name: Sequoia

Overlay Zones

- Hazard 2 (flood) Overlay Zone (over part of property)

Mapped Areas

- Gardens Mapped Area (over part of property)
- Road Classification Hierarchy (main roads within 30m of site)
 - North Rd is a Commercial Centre road
- Urban Biodiversity Mapped Area (over part of property)
 - Name: Buccleugh Street, North East Valley
 - Plan ID: UBMA12

Resource Consents

The following Resource Consents are recorded for this property.

POL-2008-18	Planning Other Legislation
Description	Cancellation of a Building Line Restriction
Lodgement Date	09-Apr-2008
Decision	Granted
Decision Date	22-Apr-2008
Current Status	Completed

<u>RMA-2005-369810</u>	Resource Management Act (Historical Data)
Description	UNIT TITLE SUBDIVISION
Lodgement Date	09-Jan-2006
Decision	Granted
Decision Date	23-May-2006
Current Status	s32(2)a Issued
<u>SUB-2005-369810/B</u>	Subdivision Consent
Description	s127 variation to Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015
Lodgement Date	25-Oct-2007
Decision	Withdrawn
Decision Date	17-Dec-2007
Current Status	Application Withdrawn
<u>SUB-2005-369810/A</u>	Subdivision Consent
Description	Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015
Lodgement Date	25-Oct-2007
Decision	Consent Order Issued by Environment Court
Decision Date	20-Jul-2007
Current Status	Environment Court Decision
<u>RMA-2005-369811</u>	Resource Management Act (Historical Data)
Description	TECHNICAL NON COMPLIANCE AS A RESULT OF UNIT TITLE SUBDIVISION
Lodgement Date	09-Jan-2006
Decision	Granted
Decision Date	23-May-2006
Current Status	Consent Issued
<u>LUC-2005-369811/A</u>	Land Use Consent
Description	Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015
Lodgement Date	25-Oct-2007
Decision	Consent Order Issued by Environment Court
Decision Date	20-Jul-2007
Current Status	Environment Court Decision
<u>LUC-2005-369811/B</u>	Land Use Consent
Description	127 change of conditions for a Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015
Lodgement Date	26-Oct-2007
Decision	Withdrawn
Decision Date	17-Dec-2007
Current Status	Application Withdrawn
<u>SUB-2009-89</u>	Subdivision Consent
Description	substitute unit title subdivision for amended Stage 2 proposal for Santa Sabina development
Lodgement Date	10-Sep-2009
Decision	Granted
Decision Date	23-Nov-2009
Current Status	Consent Superseded

[LUC-2009-350](#) Land Use Consent
 Description construct thirty-eight 1 bedroom apartments
 Lodgement Date 25-Aug-2009
 Decision Granted
 Decision Date 23-Nov-2009
 Current Status **Completed**

[SUB-2009-89/A](#) Subdivision Consent
 Description Section 127 variation of conditions
 Lodgement Date 18-Feb-2010
 Decision s127 Upheld
 Decision Date 16-Mar-2010
 Current Status **Consent Issued**

[LUC-2009-350/A](#) Land Use Consent
 Description Section 127 variation of conditions
 Lodgement Date 18-Feb-2010
 Decision s127 Upheld
 Decision Date 16-Mar-2010
 Current Status **Consent Issued**

[LUC-2009-350/B](#) Land Use Consent
 Description Section 127 variation of conditions
 Lodgement Date 28-Oct-2010
 Decision s127 Upheld
 Decision Date 15-Nov-2010
 Current Status **Consent Issued**

[RMA-2006-370642](#) Resource Management Act (Historical Data)
 Description CERTIFICATE OF COMPLIANCE
 Lodgement Date 15-Sep-2006
 Decision Granted
 Decision Date 19-Oct-2006
 Current Status **Consent Issued**

Consent Stages
 Type Certificate of Compliance
 Issued Date 19 October 2006
 Further Details

[RMA-2006-370235](#) Resource Management Act (Historical Data)
 Description SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT
 TITLE SUBDIVISION
 Lodgement Date 29-May-2006
 Decision Granted
 Decision Date 01-Jun-2006
 Current Status **s224c Issued**

[SUB-2010-106](#) Subdivision Consent
 Description undertake a unit title subdivision (phase 1 of 4)
 Lodgement Date 12-Nov-2010
 Decision Granted
 Decision Date 15-Nov-2010
 Current Status **s224c Issued**

[SUB-2010-107](#) Subdivision Consent
 Description undertake a unit title subdivision (phase 2 of 4)
 Lodgement Date 12-Nov-2010
 Decision Granted
 Decision Date 15-Nov-2010
 Current Status **s224c Issued**

[SUB-2010-108](#) Subdivision Consent
 Description undertake a unit title subdivision (phase3 of 4)
 Lodgement Date 12-Nov-2010
 Decision Granted
 Decision Date 15-Nov-2010
 Current Status **s224c Issued**

[SUB-2010-109](#) Subdivision Consent
 Description undertake a unit title subdivision (phase 4 of 4)
 Lodgement Date 12-Nov-2010
 Decision Granted
 Decision Date 15-Nov-2010
 Current Status **s224c Issued**

RESOURCE CONSENTS WITHIN 25 METRES OF 7 - 73 BUCCLEUGH STREET DUNEDIN

[5013004](#) 34 North Road Dunedin

[RMA-1964-353746](#) Resource Management Act (Historical Data) COAL YARD / App: L C FRASER (Notified - Non Complying). The outcome was Granted on 29/09/1964.

[RMA-1995-353482](#) Resource Management Act (Historical Data) DEPOT & STORE FOR PLUMBING BUSINESS / App: G DYER & CO LTD (Notified - Non Complying). The outcome was Granted on 17/06/1995.

[5013925](#) 76 Gladstone Road Dunedin

[RMA-1989-354613](#) Resource Management Act (Historical Data) EXTEND DALMORE HOUSE Ownr:UNIVERSITY OF OTAGO / App: UNIVERSITY OF OTAGO BOX 56 OR BOX 5456 DUNEDN (Notified - Non Complying). The outcome was Granted on 28/09/1989.

[5013926](#) 20 Allenby Avenue Dunedin

[RMA-2006-370153](#) Resource Management Act (Historical Data) FORESTRY ACTIVITY - HARVESTING OF FORESTRY PLANTATION (Notified - Restricted Discretionary). The outcome was Granted on 14/07/2006.

[5014040](#) 57F North Road Dunedin

[RMA-1997-361591](#) Resource Management Act (Historical Data) AMENDMENT TO CROSS-LEASE SUBDIVISION Hazards Comments:. The outcome was Granted on 18/02/1998.

[5014044](#) 49 North Road Dunedin

[RMA-2004-367952](#) Resource Management Act (Historical Data) CERTIFICATE OF COMPLIANCE FOR TWO RESIDENTIAL UNITS (Other). The outcome was Granted on 20/08/2004.

[5014047](#) 53 North Road Dunedin

[LUC-2020-142](#) Land Use Consent land use consent for the establishment of an additional residential unit and associated earthworks. The outcome was Granted on 28/04/2020.

[RMA-1992-355619](#) Resource Management Act (Historical Data) CONVERSION OF EXISTING BUILDING INTO TWO RESIDENTIAL UNITS Ownr:R FAIRHURST / App: R FAIRHURST 38 LAMBERT STREET (Non-Notified - Non Complying). The outcome was Granted on 03/10/1993.

[5014058](#) 59D North Road Dunedin

[RMA-1988-352293](#) Resource Management Act (Historical Data) ERECT CONSERVATORY Ownr:WRIGHT (Non-Notified - Non Complying). The outcome was Granted on 18/05/1988.

[5014065](#) 63 North Road Dunedin

[RMA-1999-363623](#) Resource Management Act (Historical Data) TO ERECT AN ADDITIONAL CLASSROOM ON SITE (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 17/12/1999.

[RMA-1997-361346](#) Resource Management Act (Historical Data) ALTERATION AND ADDITIONS TO EXISTING SCHOOL BUILDINGS CHQ MCCOY & WIXON Hazards Comments: (Non-Notified - Restricted Discretionary). The outcome was Granted on 20/10/1997.

[5014066](#) 63 North Road Dunedin

[RMA-1997-361346](#) Resource Management Act (Historical Data) ALTERATION AND ADDITIONS TO EXISTING SCHOOL BUILDINGS CHQ MCCOY & WIXON Hazards Comments: (Non-Notified - Restricted Discretionary). The outcome was Granted on 20/10/1997.

[5014067](#) 63 North Road Dunedin

[RMA-1995-358999](#) Resource Management Act (Historical Data) PROPOSED RIGHT OF WAY. There has been no outcome yet.

[5014080](#) 20 Duddingstone Steps Dunedin

[RMA-1992-355423](#) Resource Management Act (Historical Data) SUBDIVISION Ownr:K COCHRANE/ T FOXTON / App: PATERSON PITTS BOX 1083 DUNEDIN (Non-Notified - Non Complying). The outcome was Granted on 07/02/1994.

[RMA-1992-357734](#) Resource Management Act (Historical Data) Subdivision Ownr:COCHRANE K , FOXTON / App: A.D. Hosken PO Box 1083 (Non-Notified - Non Complying). The outcome was Granted on 19/11/1992.

[5014081](#) 14 Duddingstone Steps Dunedin

[RMA-2000-364138](#) Resource Management Act (Historical Data) TO ERECT A SECOND HOUSEHOLD UNIT ON THE SUBJECT PROPERTY (Non-Notified - Non Complying). The outcome was Granted on 10/07/2000.

[RMA-2002-365935](#) Resource Management Act (Historical Data) BOUNDARY ADJUSTMENT SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 26/09/2002.

[5014082](#) 8 Duddingstone Steps Dunedin

[RMA-2001-365334](#) Resource Management Act (Historical Data) TO ERECT A THIRD RESIDENTIAL UNIT ON A SITE OF 1189 M2 IN THE RESIDENTIAL (Non-Notified - Non Complying). The outcome was Granted on 11/02/2002.

[RMA-2002-365935](#) Resource Management Act (Historical Data) BOUNDARY ADJUSTMENT SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 26/09/2002.

[5014115](#) 76 Buccleugh Street Dunedin

[RMA-1988-352315](#) Resource Management Act (Historical Data) ERECT SHED ON TOP OF GARAGE Ownr:BARCLAY (Non-Notified - Non Complying). The outcome was Granted on 01/07/1988.

[5104129](#) 34 North Road Dunedin

[RMA-2006-370607](#) Resource Management Act (Historical Data) LEITH LINDSAY FLOOD PROTECTION CONSULTANTS SCHEME - LINDSAY CREEK - LOWER LINDSAY SECTION. The outcome was Granted on 31/08/2007.

[RMA-1964-353746](#) Resource Management Act (Historical Data) COAL YARD / App: L C FRASER (Notified - Non Complying). The outcome was Granted on 29/09/1964.

[RMA-1995-353482](#) Resource Management Act (Historical Data) DEPOT & STORE FOR PLUMBING BUSINESS / App: G DYER & CO LTD (Notified - Non Complying). The outcome was Granted on 17/06/1995.

[5104136](#) 63 North Road Dunedin

[RMA-1999-363623](#) Resource Management Act (Historical Data) TO ERECT AN ADDITIONAL CLASSROOM ON SITE (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 17/12/1999.

[RMA-1997-361346](#) Resource Management Act (Historical Data) ALTERATION AND ADDITIONS TO EXISTING SCHOOL BUILDINGS CHQ MCCOY & WIXON Hazards Comments: (Non-Notified - Restricted Discretionary). The outcome was Granted on 20/10/1997.

[RMA-1995-358999](#) Resource Management Act (Historical Data) PROPOSED RIGHT OF WAY. There has been no outcome yet.

[5108554](#) 10 Duddingstone Steps Dunedin

[RMA-2002-365935](#) Resource Management Act (Historical Data) BOUNDARY ADJUSTMENT SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 26/09/2002.

5113643 61 North Road Dunedin

[POL-2008-18](#) Planning Other Legislation Cancellation of a Building Line Restriction. The outcome was Granted on 22/04/2008.

[LUC-2008-33](#) Land Use Consent Retaining wall on boundary. The outcome was Granted on 02/04/2008.

[LUC-2007-483](#) Land Use Consent Removal of 3 mature trees from an Urban Landscape Conservation Area.. The outcome was Granted on 19/09/2007.

[RMA-2005-369811](#) Resource Management Act (Historical Data) TECHNICAL NON COMPLIANCE AS A RESULT OF UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2005-369810](#) Resource Management Act (Historical Data) UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2006-370642](#) Resource Management Act (Historical Data) CERTIFICATE OF COMPLIANCE. The outcome was Granted on 19/10/2006.

[RMA-2004-368280](#) Resource Management Act (Historical Data) REMOVAL OF 3 REDWOOD (OFF SHOOT) AND CROWN-RAISE REMAINING TREES (G073) (Non-Notified - Restricted Discretionary). The outcome was Granted on 03/03/2005.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[RMA-1999-363111](#) Resource Management Act (Historical Data) TREE PRUNING OF NINE REDWOODS (G073) (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 09/07/1999.

5113644 20 Allenby Avenue Dunedin

[LUC-2015-429](#) Land Use Consent establish a community garden. The outcome was Granted on 15/10/2015.

[LUC-2015-131](#) Land Use Consent maintenance of significant trees G044. The outcome was Granted on 24/03/2015.

[LUC-2008-515](#) Land Use Consent Tree maintenance or emergency works on a significant tree Eucalyptus Gum G044.. The outcome was Granted on 11/09/2008.

[SUB-2005-369810/A](#) Subdivision Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[LUC-2007-483](#) Land Use Consent Removal of 3 mature trees from an Urban Landscape Conservation Area.. The outcome was Granted on 19/09/2007.

[RMA-2005-369811](#) Resource Management Act (Historical Data) TECHNICAL NON COMPLIANCE AS A RESULT OF UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2005-369810](#) Resource Management Act (Historical Data) UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2006-370642](#) Resource Management Act (Historical Data) CERTIFICATE OF COMPLIANCE. The outcome was Granted on 19/10/2006.

[RMA-2004-368280](#) Resource Management Act (Historical Data) REMOVAL OF 3 REDWOOD (OFF SHOOT) AND CROWN-RAISE REMAINING TREES (G073) (Non-Notified - Restricted Discretionary). The outcome was Granted on 03/03/2005.

[RMA-2006-370153](#) Resource Management Act (Historical Data) FORESTRY ACTIVITY - HARVESTING OF FORESTRY PLANTATION (Notified - Restricted Discretionary). The outcome was Granted on 14/07/2006.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[RMA-1999-363111](#) Resource Management Act (Historical Data) TREE PRUNING OF NINE REDWOODS (G073) (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 09/07/1999.

5114121 1 - 73 Buccleugh Street Dunedin

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[LUC-2009-350/A](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89/A](#) Subdivision Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89](#) Subdivision Consent substitute unit title subdivision for amended Stage 2 proposal for Santa Sabina development. The outcome was Granted on 23/11/2009.

[LUC-2009-350](#) Land Use Consent construct thirty-eight 1 bedroom apartments. The outcome was Granted on 23/11/2009.

[POL-2008-18](#) Planning Other Legislation Cancellation of a Building Line Restriction. The outcome was Granted on 22/04/2008.

[LUC-2005-369811/A](#) Land Use Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[SUB-2005-369810/A](#) Subdivision Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[RMA-2005-369811](#) Resource Management Act (Historical Data) TECHNICAL NON COMPLIANCE AS A RESULT OF UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2005-369810](#) Resource Management Act (Historical Data) UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2006-370642](#) Resource Management Act (Historical Data) CERTIFICATE OF COMPLIANCE. The outcome was Granted on 19/10/2006.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[5114122 2 - 73 Buccleugh Street Dunedin](#)

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[LUC-2009-350/A](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89/A](#) Subdivision Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89](#) Subdivision Consent substitute unit title subdivision for amended Stage 2 proposal for Santa Sabina development. The outcome was Granted on 23/11/2009.

[LUC-2009-350](#) Land Use Consent construct thirty-eight 1 bedroom apartments. The outcome was Granted on 23/11/2009.

[POL-2008-18](#) Planning Other Legislation Cancellation of a Building Line Restriction. The outcome was Granted on 22/04/2008.

[LUC-2005-369811/A](#) Land Use Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[SUB-2005-369810/A](#) Subdivision Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[RMA-2005-369811](#) Resource Management Act (Historical Data) TECHNICAL NON COMPLIANCE AS A RESULT OF UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2005-369810](#) Resource Management Act (Historical Data) UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2006-370642](#) Resource Management Act (Historical Data) CERTIFICATE OF COMPLIANCE. The outcome was Granted on 19/10/2006.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

5114123 3 - 73 Buccleugh Street Dunedin

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[LUC-2009-350/A](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89/A](#) Subdivision Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89](#) Subdivision Consent substitute unit title subdivision for amended Stage 2 proposal for Santa Sabina development. The outcome was Granted on 23/11/2009.

[LUC-2009-350](#) Land Use Consent construct thirty-eight 1 bedroom apartments. The outcome was Granted on 23/11/2009.

[POL-2008-18](#) Planning Other Legislation Cancellation of a Building Line Restriction. The outcome was Granted on 22/04/2008.

[LUC-2005-369811/A](#) Land Use Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[SUB-2005-369810/A](#) Subdivision Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[RMA-2005-369811](#) Resource Management Act (Historical Data) TECHNICAL NON COMPLIANCE AS A RESULT OF UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2005-369810](#) Resource Management Act (Historical Data) UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2006-370642](#) Resource Management Act (Historical Data) CERTIFICATE OF COMPLIANCE. The outcome was Granted on 19/10/2006.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

5114124 4 - 73 Buccleugh Street Dunedin

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[LUC-2009-350/A](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89/A](#) Subdivision Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89](#) Subdivision Consent substitute unit title subdivision for amended Stage 2 proposal for Santa Sabina development. The outcome was Granted on 23/11/2009.

[LUC-2009-350](#) Land Use Consent construct thirty-eight 1 bedroom apartments. The outcome was Granted on 23/11/2009.

[POL-2008-18](#) Planning Other Legislation Cancellation of a Building Line Restriction. The outcome was Granted on 22/04/2008.

[LUC-2005-369811/A](#) Land Use Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[SUB-2005-369810/A](#) Subdivision Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[RMA-2005-369811](#) Resource Management Act (Historical Data) TECHNICAL NON COMPLIANCE AS A RESULT OF UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2005-369810](#) Resource Management Act (Historical Data) UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2006-370642](#) Resource Management Act (Historical Data) CERTIFICATE OF COMPLIANCE. The outcome was Granted on 19/10/2006.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

5114125 5 - 73 Buccleugh Street Dunedin

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[LUC-2009-350/A](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89/A](#) Subdivision Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89](#) Subdivision Consent substitute unit title subdivision for amended Stage 2 proposal for Santa Sabina development. The outcome was Granted on 23/11/2009.

[LUC-2009-350](#) Land Use Consent construct thirty-eight 1 bedroom apartments. The outcome was Granted on 23/11/2009.

[POL-2008-18](#) Planning Other Legislation Cancellation of a Building Line Restriction. The outcome was Granted on 22/04/2008.

[LUC-2005-369811/A](#) Land Use Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[SUB-2005-369810/A](#) Subdivision Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[RMA-2005-369811](#) Resource Management Act (Historical Data) TECHNICAL NON COMPLIANCE AS A RESULT OF UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2005-369810](#) Resource Management Act (Historical Data) UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2006-370642](#) Resource Management Act (Historical Data) CERTIFICATE OF COMPLIANCE. The outcome was Granted on 19/10/2006.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[5114126 6 - 73 Buccleugh Street Dunedin](#)

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[LUC-2009-350/A](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89/A](#) Subdivision Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89](#) Subdivision Consent substitute unit title subdivision for amended Stage 2 proposal for Santa Sabina development. The outcome was Granted on 23/11/2009.

[LUC-2009-350](#) Land Use Consent construct thirty-eight 1 bedroom apartments. The outcome was Granted on 23/11/2009.

[POL-2008-18](#) Planning Other Legislation Cancellation of a Building Line Restriction. The outcome was Granted on 22/04/2008.

[LUC-2005-369811/A](#) Land Use Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[SUB-2005-369810/A](#) Subdivision Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[RMA-2005-369811](#) Resource Management Act (Historical Data) TECHNICAL NON COMPLIANCE AS A RESULT OF UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2005-369810](#) Resource Management Act (Historical Data) UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2006-370642](#) Resource Management Act (Historical Data) CERTIFICATE OF COMPLIANCE. The outcome was Granted on 19/10/2006.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[5114128 8 - 73 Buccleugh Street Dunedin](#)

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[LUC-2009-350/A](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89/A](#) Subdivision Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89](#) Subdivision Consent substitute unit title subdivision for amended Stage 2 proposal for Santa Sabina development. The outcome was Granted on 23/11/2009.

[LUC-2009-350](#) Land Use Consent construct thirty-eight 1 bedroom apartments. The outcome was Granted on 23/11/2009.

[POL-2008-18](#) Planning Other Legislation Cancellation of a Building Line Restriction. The outcome was Granted on 22/04/2008.

[LUC-2005-369811/A](#) Land Use Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[SUB-2005-369810/A](#) Subdivision Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[RMA-2005-369811](#) Resource Management Act (Historical Data) TECHNICAL NON COMPLIANCE AS A RESULT OF UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2005-369810](#) Resource Management Act (Historical Data) UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2006-370642](#) Resource Management Act (Historical Data) CERTIFICATE OF COMPLIANCE. The outcome was Granted on 19/10/2006.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[5114129 9 - 73 Buccleugh Street Dunedin](#)

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[LUC-2009-350/A](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89/A](#) Subdivision Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89](#) Subdivision Consent substitute unit title subdivision for amended Stage 2 proposal for Santa Sabina development. The outcome was Granted on 23/11/2009.

[LUC-2009-350](#) Land Use Consent construct thirty-eight 1 bedroom apartments. The outcome was Granted on 23/11/2009.

[POL-2008-18](#) Planning Other Legislation Cancellation of a Building Line Restriction. The outcome was Granted on 22/04/2008.

[LUC-2005-369811/A](#) Land Use Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[SUB-2005-369810/A](#) Subdivision Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[RMA-2005-369811](#) Resource Management Act (Historical Data) TECHNICAL NON COMPLIANCE AS A RESULT OF UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2005-369810](#) Resource Management Act (Historical Data) UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2006-370642](#) Resource Management Act (Historical Data) CERTIFICATE OF COMPLIANCE. The outcome was Granted on 19/10/2006.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[5114130 10 - 73 Buccleugh Street Dunedin](#)

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[LUC-2009-350/A](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89/A](#) Subdivision Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89](#) Subdivision Consent substitute unit title subdivision for amended Stage 2 proposal for Santa Sabina development. The outcome was Granted on 23/11/2009.

[LUC-2009-350](#) Land Use Consent construct thirty-eight 1 bedroom apartments. The outcome was Granted on 23/11/2009.

[POL-2008-18](#) Planning Other Legislation Cancellation of a Building Line Restriction. The outcome was Granted on 22/04/2008.

[LUC-2005-369811/A](#) Land Use Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[SUB-2005-369810/A](#) Subdivision Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[RMA-2005-369811](#) Resource Management Act (Historical Data) TECHNICAL NON COMPLIANCE AS A RESULT OF UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2005-369810](#) Resource Management Act (Historical Data) UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2006-370642](#) Resource Management Act (Historical Data) CERTIFICATE OF COMPLIANCE. The outcome was Granted on 19/10/2006.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

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[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[LUC-2009-350/A](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89/A](#) Subdivision Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89](#) Subdivision Consent substitute unit title subdivision for amended Stage 2 proposal for Santa Sabina development. The outcome was Granted on 23/11/2009.

[LUC-2009-350](#) Land Use Consent construct thirty-eight 1 bedroom apartments. The outcome was Granted on 23/11/2009.

[POL-2008-18](#) Planning Other Legislation Cancellation of a Building Line Restriction. The outcome was Granted on 22/04/2008.

[LUC-2005-369811/A](#) Land Use Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[SUB-2005-369810/A](#) Subdivision Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[RMA-2005-369811](#) Resource Management Act (Historical Data) TECHNICAL NON COMPLIANCE AS A RESULT OF UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2005-369810](#) Resource Management Act (Historical Data) UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2006-370642](#) Resource Management Act (Historical Data) CERTIFICATE OF COMPLIANCE. The outcome was Granted on 19/10/2006.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[5114132](#) 12 - 73 Buccleugh Street Dunedin

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[LUC-2009-350/A](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89/A](#) Subdivision Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89](#) Subdivision Consent substitute unit title subdivision for amended Stage 2 proposal for Santa Sabina development. The outcome was Granted on 23/11/2009.

[LUC-2009-350](#) Land Use Consent construct thirty-eight 1 bedroom apartments. The outcome was Granted on 23/11/2009.

[POL-2008-18](#) Planning Other Legislation Cancellation of a Building Line Restriction. The outcome was Granted on 22/04/2008.

[LUC-2005-369811/A](#) Land Use Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[SUB-2005-369810/A](#) Subdivision Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[RMA-2005-369811](#) Resource Management Act (Historical Data) TECHNICAL NON COMPLIANCE AS A RESULT OF UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2005-369810](#) Resource Management Act (Historical Data) UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2006-370642](#) Resource Management Act (Historical Data) CERTIFICATE OF COMPLIANCE. The outcome was Granted on 19/10/2006.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[5114133](#) 13 - 73 Buccleugh Street Dunedin

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[LUC-2009-350/A](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89/A](#) Subdivision Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89](#) Subdivision Consent substitute unit title subdivision for amended Stage 2 proposal for Santa Sabina development. The outcome was Granted on 23/11/2009.

[LUC-2009-350](#) Land Use Consent construct thirty-eight 1 bedroom apartments. The outcome was Granted on 23/11/2009.

[POL-2008-18](#) Planning Other Legislation Cancellation of a Building Line Restriction. The outcome was Granted on 22/04/2008.

[LUC-2005-369811/A](#) Land Use Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[SUB-2005-369810/A](#) Subdivision Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[RMA-2005-369811](#) Resource Management Act (Historical Data) TECHNICAL NON COMPLIANCE AS A RESULT OF UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2005-369810](#) Resource Management Act (Historical Data) UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2006-370642](#) Resource Management Act (Historical Data) CERTIFICATE OF COMPLIANCE. The outcome was Granted on 19/10/2006.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

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[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[LUC-2009-350/A](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89/A](#) Subdivision Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89](#) Subdivision Consent substitute unit title subdivision for amended Stage 2 proposal for Santa Sabina development. The outcome was Granted on 23/11/2009.

[LUC-2009-350](#) Land Use Consent construct thirty-eight 1 bedroom apartments. The outcome was Granted on 23/11/2009.

[POL-2008-18](#) Planning Other Legislation Cancellation of a Building Line Restriction. The outcome was Granted on 22/04/2008.

[LUC-2005-369811/A](#) Land Use Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[SUB-2005-369810/A](#) Subdivision Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[RMA-2005-369811](#) Resource Management Act (Historical Data) TECHNICAL NON COMPLIANCE AS A RESULT OF UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2005-369810](#) Resource Management Act (Historical Data) UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2006-370642](#) Resource Management Act (Historical Data) CERTIFICATE OF COMPLIANCE. The outcome was Granted on 19/10/2006.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[5114135](#) 15 - 73 Buccleugh Street Dunedin

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[LUC-2009-350/A](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89/A](#) Subdivision Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89](#) Subdivision Consent substitute unit title subdivision for amended Stage 2 proposal for Santa Sabina development. The outcome was Granted on 23/11/2009.

[LUC-2009-350](#) Land Use Consent construct thirty-eight 1 bedroom apartments. The outcome was Granted on 23/11/2009.

[POL-2008-18](#) Planning Other Legislation Cancellation of a Building Line Restriction. The outcome was Granted on 22/04/2008.

[LUC-2005-369811/A](#) Land Use Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[SUB-2005-369810/A](#) Subdivision Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[RMA-2005-369811](#) Resource Management Act (Historical Data) TECHNICAL NON COMPLIANCE AS A RESULT OF UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2005-369810](#) Resource Management Act (Historical Data) UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2006-370642](#) Resource Management Act (Historical Data) CERTIFICATE OF COMPLIANCE. The outcome was Granted on 19/10/2006.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[5114136](#) 41 - 73 Buccleugh Street Dunedin

[LUC-2011-230](#) Land Use Consent construct two retaining walls. The outcome was Granted on 06/07/2011.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[LUC-2009-350/A](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89/A](#) Subdivision Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89](#) Subdivision Consent substitute unit title subdivision for amended Stage 2 proposal for Santa Sabina development. The outcome was Granted on 23/11/2009.

[LUC-2009-350](#) Land Use Consent construct thirty-eight 1 bedroom apartments. The outcome was Granted on 23/11/2009.

[POL-2008-18](#) Planning Other Legislation Cancellation of a Building Line Restriction. The outcome was Granted on 22/04/2008.

[LUC-2005-369811/A](#) Land Use Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[SUB-2005-369810/A](#) Subdivision Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[RMA-2005-369811](#) Resource Management Act (Historical Data) TECHNICAL NON COMPLIANCE AS A RESULT OF UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2005-369810](#) Resource Management Act (Historical Data) UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

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[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase 3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[LUC-2009-350/A](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89/A](#) Subdivision Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89](#) Subdivision Consent substitute unit title subdivision for amended Stage 2 proposal for Santa Sabina development. The outcome was Granted on 23/11/2009.

[LUC-2009-350](#) Land Use Consent construct thirty-eight 1 bedroom apartments. The outcome was Granted on 23/11/2009.

[POL-2008-18](#) Planning Other Legislation Cancellation of a Building Line Restriction. The outcome was Granted on 22/04/2008.

[LUC-2008-33](#) Land Use Consent Retaining wall on boundary. The outcome was Granted on 02/04/2008.

[LUC-2005-369811/A](#) Land Use Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[SUB-2005-369810/A](#) Subdivision Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[LUC-2007-483](#) Land Use Consent Removal of 3 mature trees from an Urban Landscape Conservation Area.. The outcome was Granted on 19/09/2007.

[RMA-2005-369811](#) Resource Management Act (Historical Data) TECHNICAL NON COMPLIANCE AS A RESULT OF UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2005-369810](#) Resource Management Act (Historical Data) UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2004-368280](#) Resource Management Act (Historical Data) REMOVAL OF 3 REDWOOD (OFF SHOOT) AND CROWN-RAISE REMAINING TREES (G073) (Non-Notified - Restricted Discretionary). The outcome was Granted on 03/03/2005.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[RMA-1999-363111](#) Resource Management Act (Historical Data) TREE PRUNING OF NINE REDWOODS (G073) (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 09/07/1999.

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[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[LUC-2009-350/A](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89/A](#) Subdivision Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89](#) Subdivision Consent substitute unit title subdivision for amended Stage 2 proposal for Santa Sabina development. The outcome was Granted on 23/11/2009.

[LUC-2009-350](#) Land Use Consent construct thirty-eight 1 bedroom apartments. The outcome was Granted on 23/11/2009.

[POL-2008-18](#) Planning Other Legislation Cancellation of a Building Line Restriction. The outcome was Granted on 22/04/2008.

[LUC-2008-33](#) Land Use Consent Retaining wall on boundary. The outcome was Granted on 02/04/2008.

[LUC-2005-369811/A](#) Land Use Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[SUB-2005-369810/A](#) Subdivision Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[LUC-2007-483](#) Land Use Consent Removal of 3 mature trees from an Urban Landscape Conservation Area.. The outcome was Granted on 19/09/2007.

[RMA-2005-369811](#) Resource Management Act (Historical Data) TECHNICAL NON COMPLIANCE AS A RESULT OF UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2005-369810](#) Resource Management Act (Historical Data) UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2004-368280](#) Resource Management Act (Historical Data) REMOVAL OF 3 REDWOOD (OFF SHOOT) AND CROWN-RAISE REMAINING TREES (G073) (Non-Notified - Restricted Discretionary). The outcome was Granted on 03/03/2005.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[RMA-1999-363111](#) Resource Management Act (Historical Data) TREE PRUNING OF NINE REDWOODS (G073) (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 09/07/1999.

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[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

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[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

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[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

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[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

5118081 23 - 61 North Road Dunedin

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

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[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[5118083](#) 25 - 61 North Road Dunedin

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[5118084](#) 26 - 61 North Road Dunedin

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[5118085](#) 27 - 61 North Road Dunedin

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[5118086](#) 28 - 61 North Road Dunedin

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[5118087 29 - 61 North Road Dunedin](#)

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[5118088 30 - 61 North Road Dunedin](#)

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[5118275 31 - 61 North Road Dunedin](#)

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[5118276 32 - 61 North Road Dunedin](#)

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[5118277](#) 33 - 61 North Road Dunedin

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[5118278](#) 34 - 61 North Road Dunedin

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[5118279](#) 35 - 61 North Road Dunedin

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[5118280](#) 36 - 61 North Road Dunedin

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[5118281](#) 37 - 61 North Road Dunedin

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[5118282](#) 38 - 61 North Road Dunedin

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[5118283](#) 39 - 61 North Road Dunedin

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[5118284](#) 40 - 61 North Road Dunedin

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

5118285 41 - 61 North Road Dunedin

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

5118286 42 - 61 North Road Dunedin

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

5118287 43 - 61 North Road Dunedin

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

5118288 44 - 61 North Road Dunedin

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

5118360 16 - 73 Buccleugh Street Dunedin

[LUC-2011-609](#) Land Use Consent earthworks associated with subdivision 2010-109 (Stage 3 Part 4). The outcome was Granted on 26/01/2012.

[LUC-2011-230](#) Land Use Consent construct two retaining walls. The outcome was Granted on 06/07/2011.

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[LUC-2009-350/A](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89/A](#) Subdivision Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89](#) Subdivision Consent substitute unit title subdivision for amended Stage 2 proposal for Santa Sabina development. The outcome was Granted on 23/11/2009.

[LUC-2009-350](#) Land Use Consent construct thirty-eight 1 bedroom apartments. The outcome was Granted on 23/11/2009.

[POL-2008-18](#) Planning Other Legislation Cancellation of a Building Line Restriction. The outcome was Granted on 22/04/2008.

[LUC-2008-33](#) Land Use Consent Retaining wall on boundary. The outcome was Granted on 02/04/2008.

[LUC-2005-369811/A](#) Land Use Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[SUB-2005-369810/A](#) Subdivision Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[LUC-2007-483](#) Land Use Consent Removal of 3 mature trees from an Urban Landscape Conservation Area.. The outcome was Granted on 19/09/2007.

[RMA-2005-369811](#) Resource Management Act (Historical Data) TECHNICAL NON COMPLIANCE AS A RESULT OF UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2005-369810](#) Resource Management Act (Historical Data) UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[RMA-1999-363111](#) Resource Management Act (Historical Data) TREE PRUNING OF NINE REDWOODS (G073) (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 09/07/1999.

[5119697 16 - 73 Buccleugh Street Dunedin](#)

[LUC-2011-609](#) Land Use Consent earthworks associated with subdivision 2010-109 (Stage 3 Part 4). The outcome was Granted on 26/01/2012.

[LUC-2011-230](#) Land Use Consent construct two retaining walls. The outcome was Granted on 06/07/2011.

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[LUC-2009-350/A](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89/A](#) Subdivision Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89](#) Subdivision Consent substitute unit title subdivision for amended Stage 2 proposal for Santa Sabina development. The outcome was Granted on 23/11/2009.

[LUC-2009-350](#) Land Use Consent construct thirty-eight 1 bedroom apartments. The outcome was Granted on 23/11/2009.

[POL-2008-18](#) Planning Other Legislation Cancellation of a Building Line Restriction. The outcome was Granted on 22/04/2008.

[LUC-2008-33](#) Land Use Consent Retaining wall on boundary. The outcome was Granted on 02/04/2008.

[LUC-2005-369811/A](#) Land Use Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[SUB-2005-369810/A](#) Subdivision Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[LUC-2007-483](#) Land Use Consent Removal of 3 mature trees from an Urban Landscape Conservation Area.. The outcome was Granted on 19/09/2007.

[RMA-2005-369811](#) Resource Management Act (Historical Data) TECHNICAL NON COMPLIANCE AS A RESULT OF UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2005-369810](#) Resource Management Act (Historical Data) UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2004-368280](#) Resource Management Act (Historical Data) REMOVAL OF 3 REDWOOD (OFF SHOOT) AND CROWN-RAISE REMAINING TREES (G073) (Non-Notified - Restricted Discretionary). The outcome was Granted on 03/03/2005.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[5119698 45 - 61 North Road Dunedin](#)

[LUC-2011-609](#) Land Use Consent earthworks associated with subdivision 2010-109 (Stage 3 Part 4). The outcome was Granted on 26/01/2012.

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[5119699 46 - 61 North Road Dunedin](#)

[LUC-2011-609](#) Land Use Consent earthworks associated with subdivision 2010-109 (Stage 3 Part 4). The outcome was Granted on 26/01/2012.

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[5119700 47 - 61 North Road Dunedin](#)

[LUC-2011-609](#) Land Use Consent earthworks associated with subdivision 2010-109 (Stage 3 Part 4). The outcome was Granted on 26/01/2012.

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[5119701 48 - 61 North Road Dunedin](#)

[LUC-2011-609](#) Land Use Consent earthworks associated with subdivision 2010-109 (Stage 3 Part 4). The outcome was Granted on 26/01/2012.

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[5119702 49 - 61 North Road Dunedin](#)

[LUC-2011-609](#) Land Use Consent earthworks associated with subdivision 2010-109 (Stage 3 Part 4). The outcome was Granted on 26/01/2012.

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[5119703 50 - 61 North Road Dunedin](#)

[LUC-2011-609](#) Land Use Consent earthworks associated with subdivision 2010-109 (Stage 3 Part 4). The outcome was Granted on 26/01/2012.

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[5119704 51 - 61 North Road Dunedin](#)

[LUC-2011-609](#) Land Use Consent earthworks associated with subdivision 2010-109 (Stage 3 Part 4). The outcome was Granted on 26/01/2012.

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[5119705 52 - 61 North Road Dunedin](#)

[LUC-2011-609](#) Land Use Consent earthworks associated with subdivision 2010-109 (Stage 3 Part 4). The outcome was Granted on 26/01/2012.

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

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[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

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[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[5119706 53 - 61 North Road Dunedin](#)

[LUC-2011-609](#) Land Use Consent earthworks associated with subdivision 2010-109 (Stage 3 Part 4). The outcome was Granted on 26/01/2012.

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

5119707 54 - 61 North Road Dunedin

[LUC-2011-609](#) Land Use Consent earthworks associated with subdivision 2010-109 (Stage 3 Part 4). The outcome was Granted on 26/01/2012.

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase 3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

5125666 74 Gladstone Road Dunedin

[SUB-2017-55/A](#) Subdivision Consent s357 objection to fees. The outcome was S357 Upheld on 11/10/2017.

[SUB-2017-55](#) Subdivision Consent subdivision consent for the subdivision of the land. The outcome was Granted on 21/07/2017.

[LUC-2017-282](#) Land Use Consent land use consent for the student hostel (halls of residence) within the existing buildings; and the operation of commercial residential activity within the existing buildings during the university holidays. The outcome was Granted on 21/07/2017.

[LUC-2015-284](#) Land Use Consent global significant tree consent for Otago University. The outcome was Granted on 27/07/2015.

[LUC-2015-131](#) Land Use Consent maintenance of significant trees G044. The outcome was Granted on 24/03/2015.

[LUC-2013-77](#) Land Use Consent erect an illuminated sign. The outcome was Granted on 05/04/2013.

[LUC-2008-515](#) Land Use Consent Tree maintenance or emergency works on a significant tree Eucalyptus Gum G044.. The outcome was Granted on 11/09/2008.

[RMA-2000-364389](#) Resource Management Act (Historical Data) NEW KITCHEN AT AQUINAS COLLEGE (Non-Notified - Non Complying). The outcome was Granted on 22/11/2000.

[RMA-2003-366309](#) Resource Management Act (Historical Data) USE OF EXISTING HALL FOR COMMERCIAL RESIDENTIAL ACTIVITIES DURING HOLIDAYS (Non-Notified - Non Complying). The outcome was Granted on 08/05/2003.

[RMA-1998-362540](#) Resource Management Act (Historical Data) MICROWAVE RADIO LINK BETWEEN AQUINAS COLLEGE AND THE HOCKEN BUILDING ON UNIVERSITY OF OTAGO CAMPUS (Non-Notified - Restricted Discretionary). The outcome was Granted on 30/11/1998.

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

TRANSPORTATION

No Transportation information was found for this property

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

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

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

Previous LIMs on this property have identified the following:

Date of Inspection: 06-Dec-2007

The Roading Department has carried out a visual inspection at this property and found no problems.

The first 5 metres within the property must be asphalt or concrete to comply with the District Plan.

These matters above may or may not have been resolved.

WATER and WASTE

WATER

Urban water supply area – Connected

This property is connected to the Dunedin City Council's urban (on-demand) water supply. Indicative water pressures are available to view at www.dunedin.govt.nz/water-pressure, 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

WASTE

Drainage Reticulation Plans

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

Knowledge of Watercourses

A watercourse is a channel through which water flows or collects. It may be natural, modified or artificial, or be piped or open. Watercourses are the responsibility of the property owner from the point of boundary entry to the point of boundary exit. Not all watercourses are recorded or known to the Dunedin City Council. Therefore it is recommended that the applicant inspect the local site of interest to determine whether there are any watercourses located within the boundary of the particular property. For further information in respect of any watercourse it is recommended the applicant read the Watercourse Information Sheet, available at www.dunedin.govt.nz/watercourseinfo

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.

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

APPENDIX

Glossary of terms and abbreviations

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

Consent, Permit, Licence & Complaint types

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

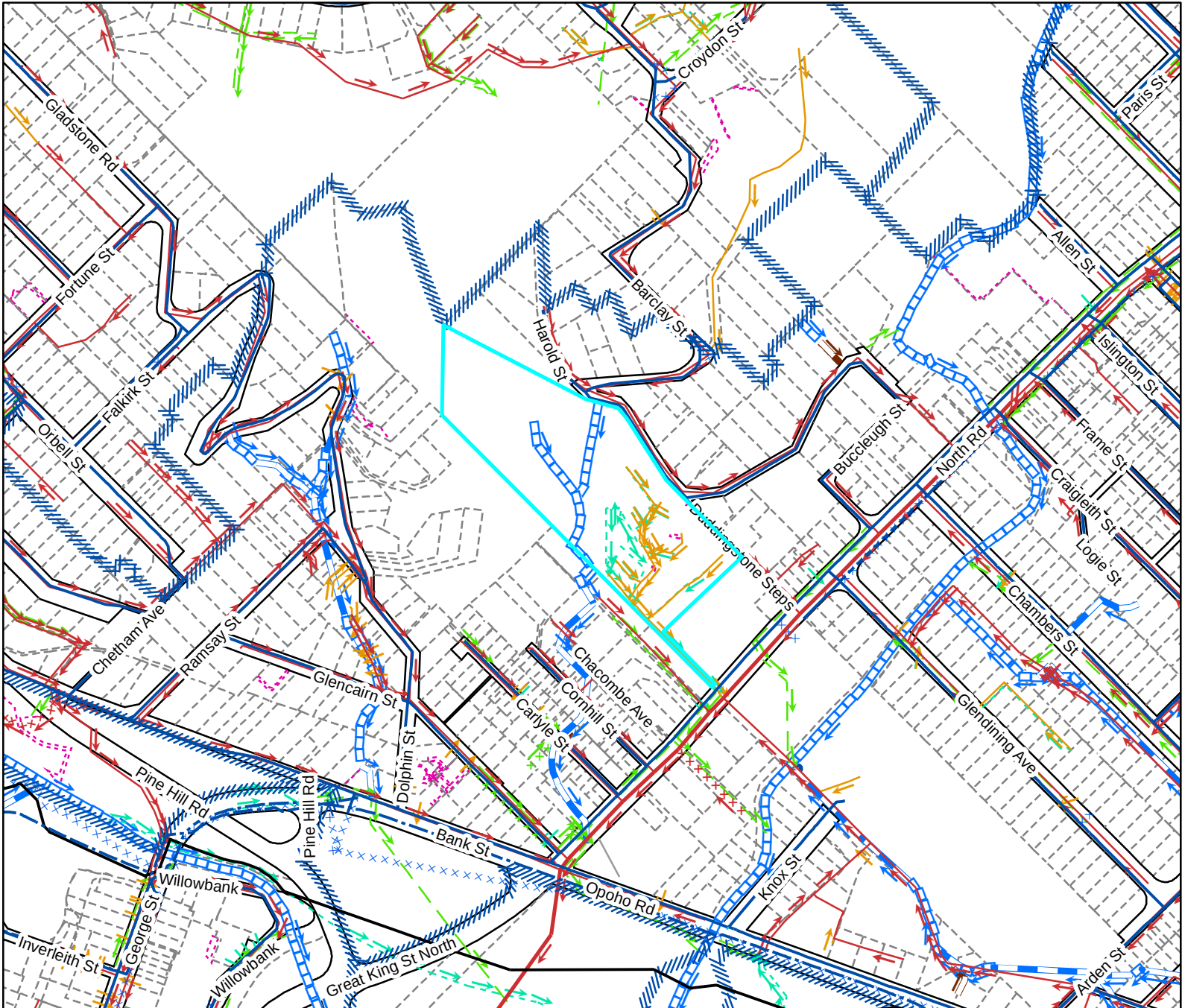
Terms used in Permits & Consents

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

General terms

- RDMS Records and Document Management System





Legend

Water Supply

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

- NR
- Water Non-Return Valve
- Water Pump Station
- Water Bore
- Water Treatment Plant
- Water Storage Tank
- Supply Main
- Trunk Main
- Disused
- Reticulation
- Rider
- Scour
- Water Service Lateral
- Water Fire Service Lateral
- 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
- Valve Chamber (pressurised)
- Boundary Kit
- Non-Return Valve
- Pump Station Domestic
- Drop Manhole
- Inspection Manhole
- Inspection Opening
- Lamphole
- Outlet

- Pump Station
- Treatment Plant
- Vent
- Foul Sewer Node
- Foul Drains in Common (public)
- Sewer
- Trunk Sewer
- Vent Line
- Rising Main
- 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
- SW Drop Manhole
- SW Insp Chamber and Grating Inlet
- SW Inspection Manhole
- SW Inspection Opening
- SW Lamphole
- SW Mudtank Inlet
- SW Outlet
- SW Pipe Inlet
- SW Pressure Manhole
- SW Standard Manhole
- SW Stormwater Node

- Road/Bubble-Up Tank
- Road/Mudtank
- Stormwater Main
- Stormwater Trunk Main
- DCC Open Channel
- Piped WC
- Open WC
- Culvert
- Stormwater Mudtank Pipe
- Redundant Stormwater Main
- SW Sump
- 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
- Railway Centreline

Cadastral

- Parcel
- Hydro
- Strata
- Road/Rail
- Motorway Parcels
- Easment (where recorded)

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



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.

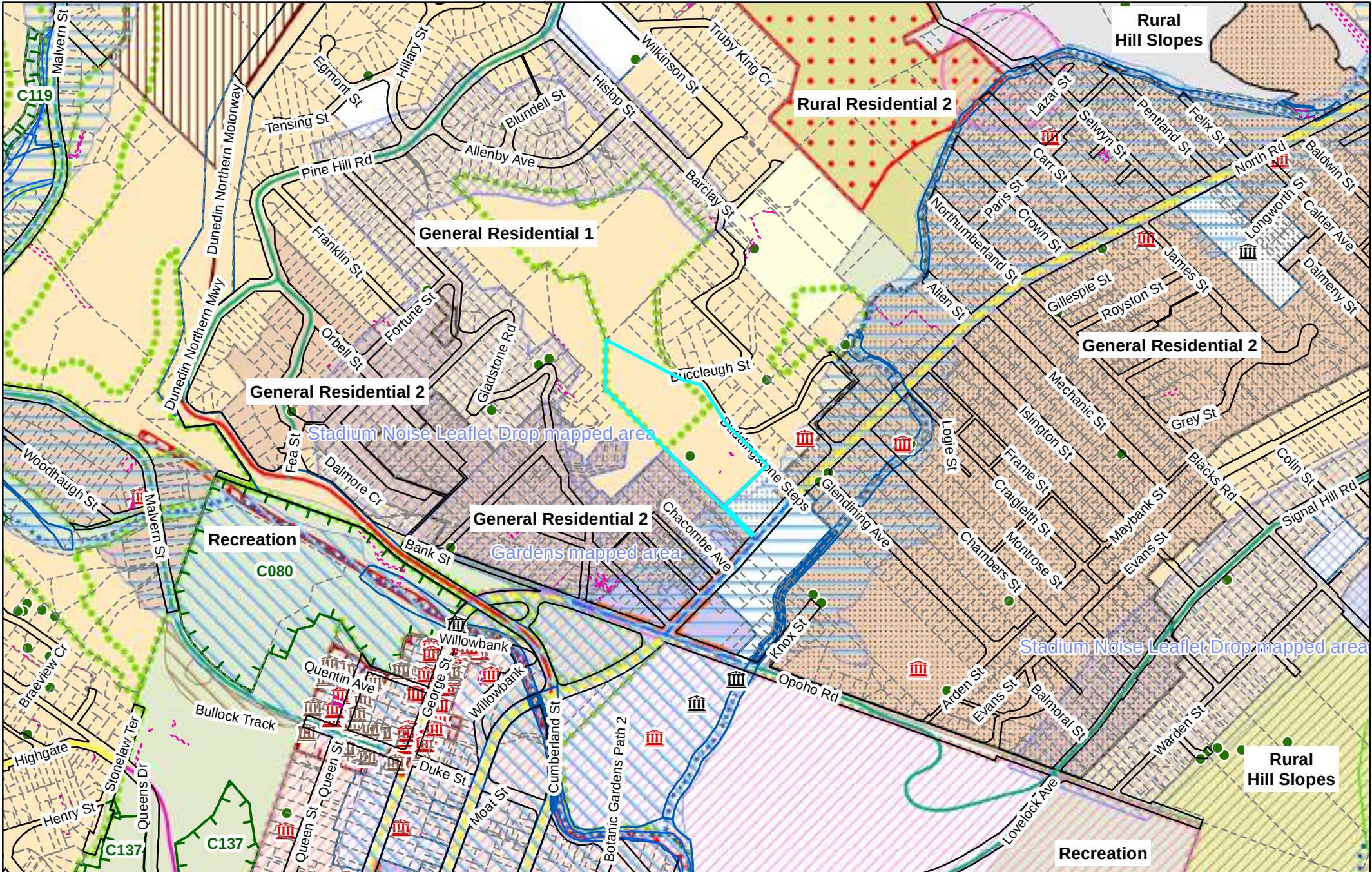
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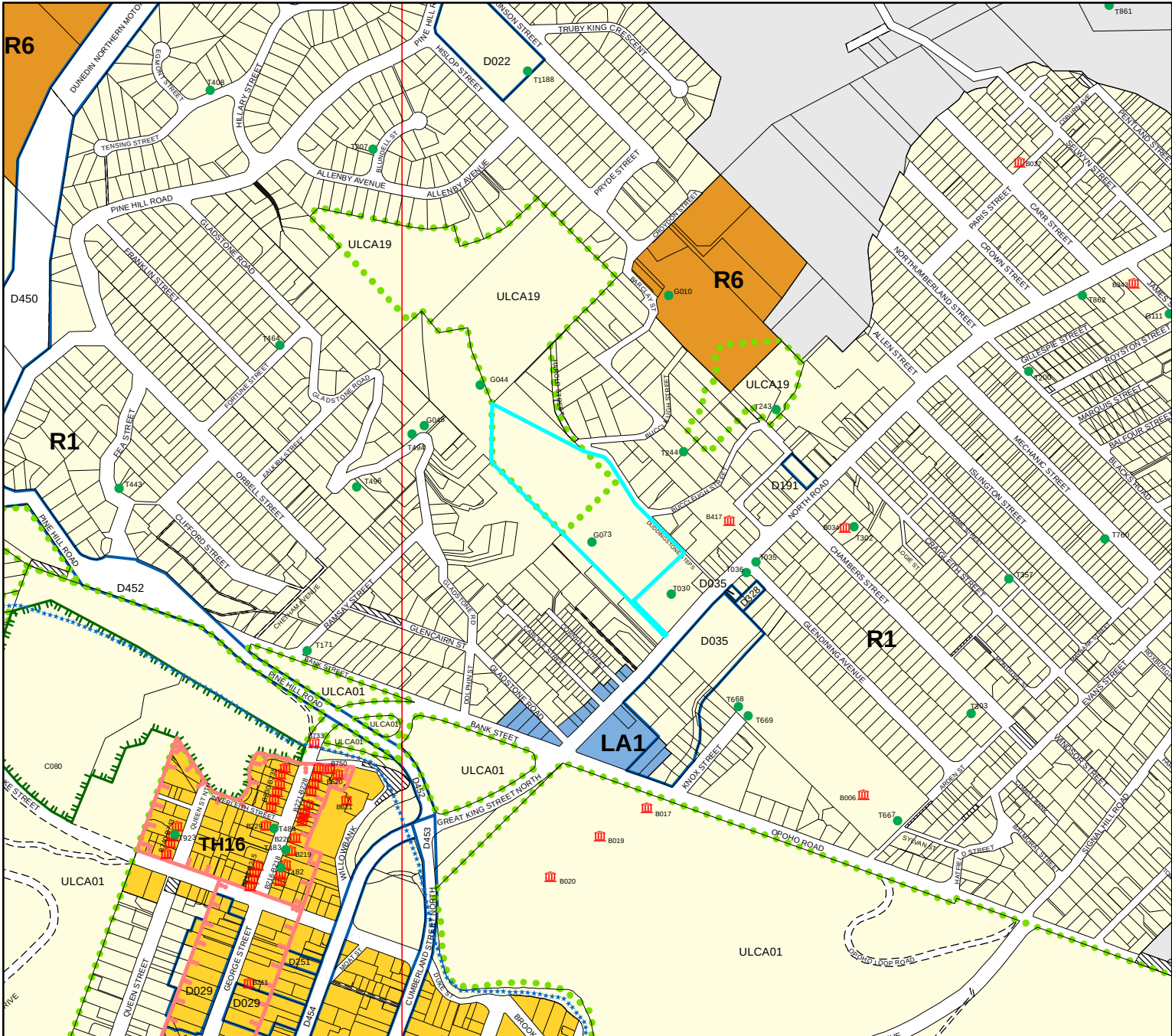
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PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES
This map is for illustration purposes only and is not accurate to surveying, engineering or orthophotographic standards. Every effort has been made to ensure correctness and timeliness of the information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

2019-2019 Urban. Copyright DCC/Aerial Surveys Ltd. Rural, ORCAerial 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.





Legend

- Significant Trees
 - Transpower Structure
 - Transpower Lines
 - Heritage Structure
 - Heritage Facade
 - DP Archaeological Sites
 - Airport Fan Designation 274 bdy
 - Port Height Restrictions
 - DP Designations
 - Urban Landscape Conservation Area
 - DP Taiari Aerodrome
 - Restricted Water Supply Area
 - Ground Water Protection Zone A
 - Ground Water Protection Zone B
 - Public Roads not Legal
 - Unformed Legal Road
- Zones**
- R1 - Residential 1 Zone
 - R2 - Residential 2 Zone
 - R3 - Residential 3 Zone
 - R4 - Residential 4 Zone
 - R5 - Residential 5 Zone
 - R6 - Residential 6 Zone
 - R6A
 - Campus Zone
 - Airport Zone
 - Stadium Zone
 - CA - Central Activity Zone
 - LSR - Large Scale Retail Zone
 - LA1 - Local Activity Zone 1
 - LA2 - Local Activity Zone 2
 - In1 - Industrial 1 Zone
 - In2 or SD - Industrial 2 or Special Development Zone
 - Port 1 Zone
 - Port 2 Zone
 - RR - Rural Residential Zone
 - Rural Zone
 - H - Harbourside
- Port & Airport Noise**
- Air Noise Boundary
 - Airport Outer Control Boundary
 - Outer Port Control Boundary
 - Port Noise Boundary

Esplanade Requirement

- Esplanade Reserve Required
- Esplanade Strip Required

Landscape Management Boundary

- outside boundary
- boundary between areas
- prominency boundary

Townscape

- Townscape and Heritage Precinct Boundary - Internal
- Townscape and Heritage Precinct Boundary

Pedestrian Frontage

- Identified Pedestrian Crossing
- Verandah Required

Areas of Significant Conservation Value boundary

- ASCV Boundary
- ASCV Boundary - Internal
- Areas of Significant Conservation Value (Estuarine edge)
- Areas of Significant Conservation Value (Wetland)

Most detail not shown at scales smaller than 1:25,000
Optimal scale range is 1:2000 - 1:5000
This Planning Map is indicative.

The official Planning Maps are compiled within the District Plan (Volume 2). This map is a representation of the official maps. However, due to the ability to display these maps at different scales, and the dynamic nature of the underlying cadastre, some inconsistencies or misalignment of data may be depicted which is not visible on the official maps. Consult Dunedin City Council for any clarification.



Operative District Plan Map

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

05 October 2017

Garden View Apartments Body Corporate 406606
PO Box 8091
Gardens
Dunedin 9041

Dear Sir/Madam

AMENDED COMPLIANCE SCHEDULE – BUILDING ACT 2004
REF: WOF-301478

DESCRIPTION: Garden View Apartments
LOCATION: 1 - 73 Buccleugh Street Dunedin

Please find enclosed a copy of your updated compliance schedule.

Your compliance schedule has been amended as a result of receiving a Form 11 request to remove the specified system SS 15.3 Fire Separation as this is boundary separation only.

Please check the enclosed compliance schedule carefully as it may contain requirements that you and your Independently Qualified Persons (IQP's) are unaware of. This compliance schedule will replace the one you are currently using.

If you consider the compliance schedule to be incorrect in any way please let us know, as you do have the ability to make a submission on the amendments made. The DCC will give due consideration to any submission received and make any adjustments deemed necessary.

We recommend you as soon as possible, notify all the IQP's that carry out your building warrant of fitness inspections and supply them with a copy of the compliance schedule.

If you would like to receive the compliance schedule as an electronic file please contact us and we can email you a link.

If you have any queries please do not hesitate to contact me on 03-474-3806.

Yours faithfully



Cory Barnes
Building Compliance Officer
bwof.contact@dcc.govt.nz

COMPLIANCE SCHEDULE Section 103, Building Act 2004
DCCBCA-F4-10AA-V2.0

Amendment Date: 5 October 2017

Issue Date: 7 July 2008

The Building:

Compliance Schedule Number:

WOF-301478

Street Address of Building:

1 - 73 Buccleugh Street Dunedin

Trading Name:

Santa Sabina Limited

Building Name:

Garden View Apartments

Classified Use(s):

Multi-Unit Dwelling

Crowd Activities:

SR

Legal Description of Land where Building is located:

UNIT 1 DP 406606 on LOT 2 DP 393888

The Owner/Licencee:

Name:

Garden View Apartments Body Corporate 406606

Address:

PO Box 8091,

Gardens,

Dunedin 9041

Mobile: 027 438 3995

Email Address:

wlowe@xtra.co.nz

The Maximum Number of Occupants that can safely use this building is: 8 Per Unit

Specified Systems Summary:

SS 2 Automatic or Manual Emergency Warning System

SS 14.2 Signs for Systems: SS 2

SS 15.2 Final Exits

Signature:



On Behalf of: Dunedin City Council

Position: Building Compliance Officer

Name: Cory Barnes

bwof.contact@dcc.govt.nz

Date Printed: 5 October 2017

DUNEDIN CITY COUNCIL BUILDING SERVICES
DCCBCA-F4-10F-V1.0

COMPLIANCE SCHEDULE NUMBER: WOF-301478
Date: 05-Oct-2017
DESCRIPTION: Garden View Apartments
LOCATION: 1 - 73 Buccleugh Street Dunedin

REPORTING, RECORDING and MAINTENANCE PROCEDURES:

The information herein has been supplied by the Applicant:

Specified System: SS2 - Automatic or Manual Emergency Warning System for Fire or Other Dangers		
Equipment Register		
Make: Ampac		
Model: NZ1	Type: 4(f)	
Response:	AUTOMATIC	
Supplementary devices:	Heat Detectors	
Alarm interfacing	Nil	
Performance / Installation standard:	NZS 4512:2003	
Inspections and maintenance standard:	NZS 4512:2003	
As a minimum these inspections and maintenance procedures will be carried out:	Planned preventative maintenance and responsive maintenance will be carried out in accordance with the nominated inspection and maintenance standard or document to ensure the system will operate as required. It is the IQP's responsibility to ensure that all inspections nominated in the relevant standard have been carried out.	
Inspection frequency and responsibility:	Monthly	IQP
	Annually	IQP
Reporting:	The owner must keep records of all inspections, maintenance and repairs undertaken in the previous 24 months. The records must be kept with the compliance schedule and as a minimum, include: • Details of any inspection test or preventative maintenance carried out. Include dates, work undertaken, faults found, remedies applied, and the person who performed the work • A Form 12A provided by an IQP annually	

DUNEDIN CITY COUNCIL BUILDING SERVICES

DCCBCA-F4-10F-V1.0

Specified System: SS14.2 - Signs for Systems
Equipment Register

System for which the sign is for:		Type:	Location:
1	SS 2	Manual Call Point Signs “How to operate”	On or adjacent to each call point
Performance / Installation standard:		The installation and performance standard are dependent on the system that the sign is for.	
Inspections and maintenance standard:		Compliance Schedule Handbook and NZBC F8 / AS1	
As a minimum these inspections and maintenance procedures will be carried out:		Planned preventative maintenance and responsive maintenance will be carried out in accordance with the nominated inspection and maintenance standard or document to ensure the system will operate as required. It is the IQP’s responsibility to ensure that all inspections nominated in the relevant standard have been carried out.	
Inspection frequency and responsibility:		Monthly	Owner
		Annually	IQP
Inspections and maintenance monthly inspections: Monthly maintenance:		• Of correct type • In correct location • Legible • Clean • Check securely fixed to wall • Check for damage	
Reporting:		The owner must keep records of all inspections, maintenance and repairs undertaken in the previous 24 months. The records must be kept with the compliance schedule and as a minimum, include: • Details of any inspection, test or preventative maintenance carried out. Include dates, work undertaken, faults found, remedies applied, and the person who performed the work • A Form 12A provided by an IQP annually • Register and training manual for owner inspections. The IQP is responsible for ensuring proper training is given and only people who have received training are to perform owner inspections	

DUNEDIN CITY COUNCIL BUILDING SERVICES

DCCBCA-F4-10F-V1.0

Specified System: SS15.2 - Final Exits			
Door / Exit Register			
Type:		Hardware:	Location:
1	Hinged Aluminium Door	Lever handles and standard door sets (Key entry / Latch Exit)	Living Room in each of the 15 units
Performance / Installation standard:		NZBC C2 / AS1	
Inspection and maintenance standard:		Compliance Schedule Handbook	
As a minimum these inspections and maintenance procedures will be carried out:		Planned preventative maintenance and responsive maintenance will be carried out in accordance with the nominated inspection and maintenance standard or document to ensure the system will operate as required. It is the IQP's responsibility to ensure that all inspections nominated in the relevant standard have been carried out.	
Inspection frequency and responsibility:		Monthly (Entire means of escape)	Owner
		Annually	IQP
Monthly inspections		The entire means of escape is to be checked to ensure that there are no impediments that will prevent, slow, restrict or trip or harm people escaping to a safe place in the event of an emergency. Doors and gates should be inspected to ensure they can be opened and that they are not: • Locked, barred or blocked • Operation of manual release provisions	
Annual inspections:		As monthly	
Reporting:		The owner must keep records of all inspections, maintenance and repairs undertaken in the previous 24 months. The records must be kept with the compliance schedule and as a minimum, include: • Details of any inspection, test or preventative maintenance carried out. Include dates, work undertaken, faults found, remedies applied, and the person who performed the work • A Form 12A provided by an IQP annually • Register and training manual for owner inspections. The IQP is responsible for ensuring proper training is given and only people who have received training are to perform owner inspections	



73 Buccleugh Street (Units 1-15)
Dunedin
GARDEN VIEW APARTMENTS
WOF-301478



DUNEDIN CITY COUNCIL

Kaunihera-a-rohe o Otago

50 The Octagon, PO Box 5045, Dunedin 9031, New Zealand

Telephone: 03 477 4000, Fax: 03 474 3594,

Email: dcc@dcc.govt.nz

www.CityofDunedin.com

CODE COMPLIANCE CERTIFICATE

DCC/CC/4-4-57-1.0

Section 95, Building Act 2004

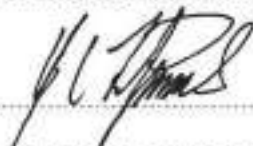
CCC NO:	ABA-2007-315197	Telephone No:	03 477 4000
APPLICANT		PROJECT	
Santa Sabina Limited C/O Lund South Limited PO Box 5912 Moray Place Dunedin 9058		Work Type: New Construction Intended Use/Description of Work: Erect 15 x 4 Bedroom Apartments in Three Blocks	
PROJECT LOCATION		Intended Life: Indefinite, not less than 50 years. This CCC also applies to the following Amended Consents:	
61 North Road Dunedin			
LEGAL DESCRIPTION			
Legal Description: LOT 2 DP 393888 Valuation Roll No: 26780 38100 Building Name: N/A			

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

Signed for and on behalf of the Council:

Name: 

Position: AUTHORISED OFFICER

Date: 4 July 2008



DIAGRAM A



As Built Plan

Received by: *[Signature]*

Date: 19 June 08

ABA No: 315/97

LEGEND

- Asbuilt Foul sewers
- To be Asbuilt Foul sewers
- Foul connections
- Kerbs
- Edge of Existing Formation
- Stormwater Line
- Manholes
- Lampholes

NOTES

- All Foul sewer lines are 150mm Ø uPVC Pipe.
- All Foul sewer connections 100mm Ø uPVC Pipe.
- Asbuilt information for uncompleted manholes will be provided upon completion of Stage 2 works.

SEE DIAGRAM A

The Otago Surveying Company Ltd trading as

**D.G.HATFIELD
& ASSOCIATES**

SURVEYING & RESOURCE MANAGEMENT CONSULTANTS
DUNEDIN MOSGIEL BALCLUTHA

GARDENS VIEW DEVELOPMENT - STAGE 1

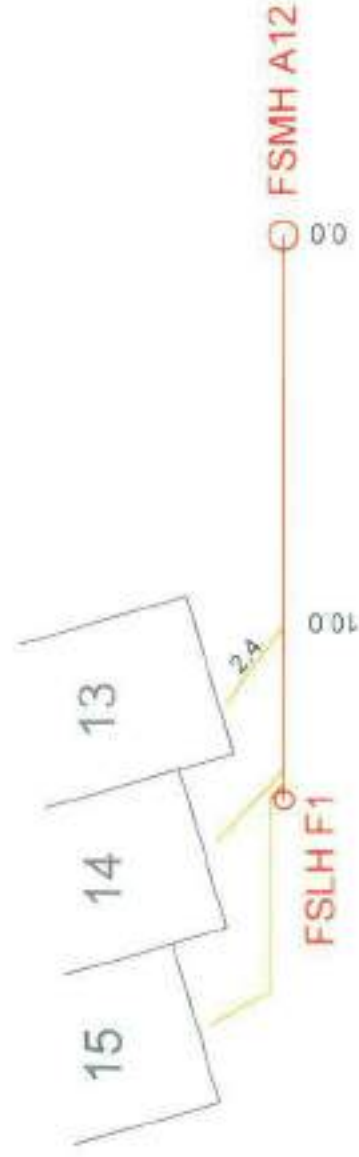
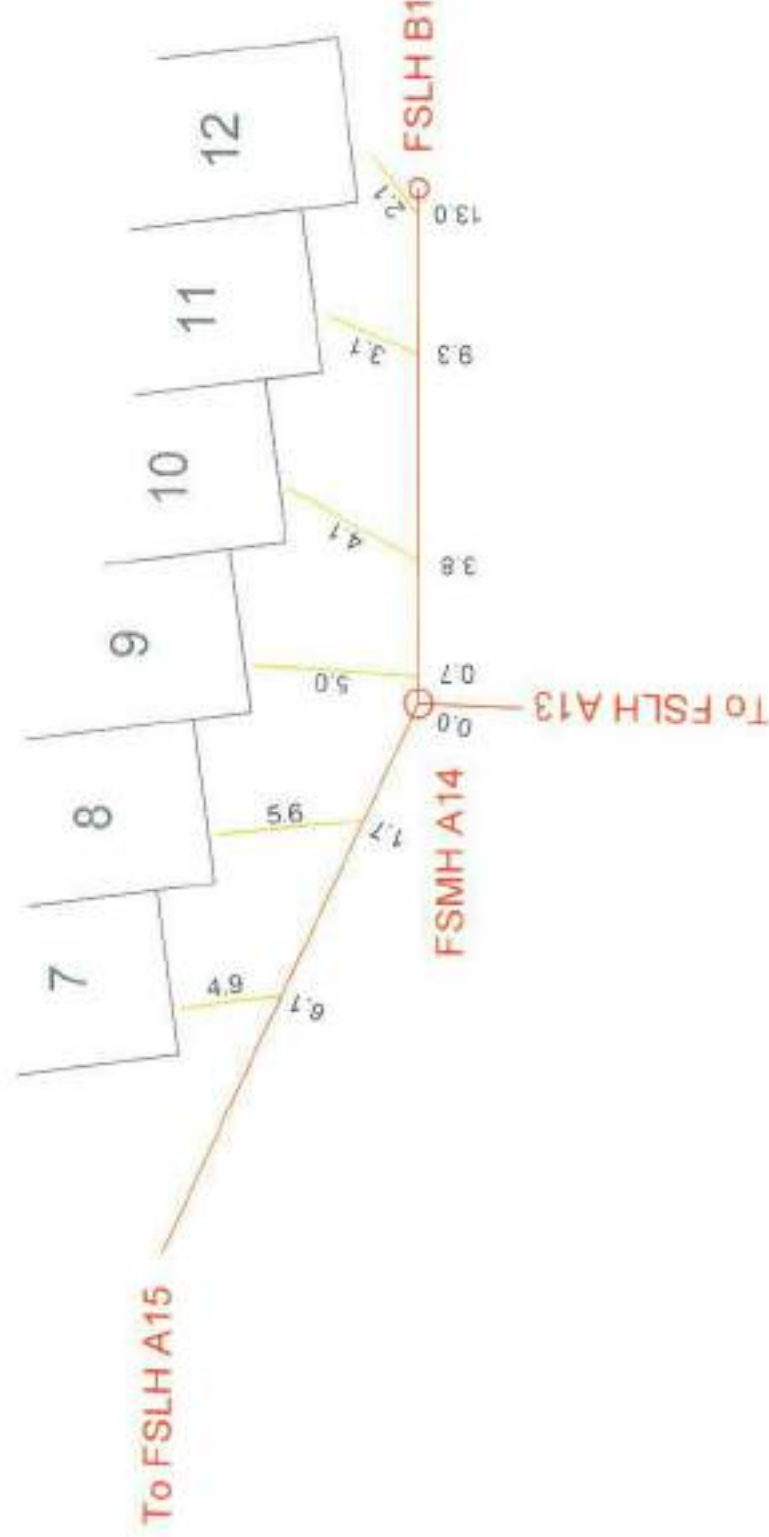
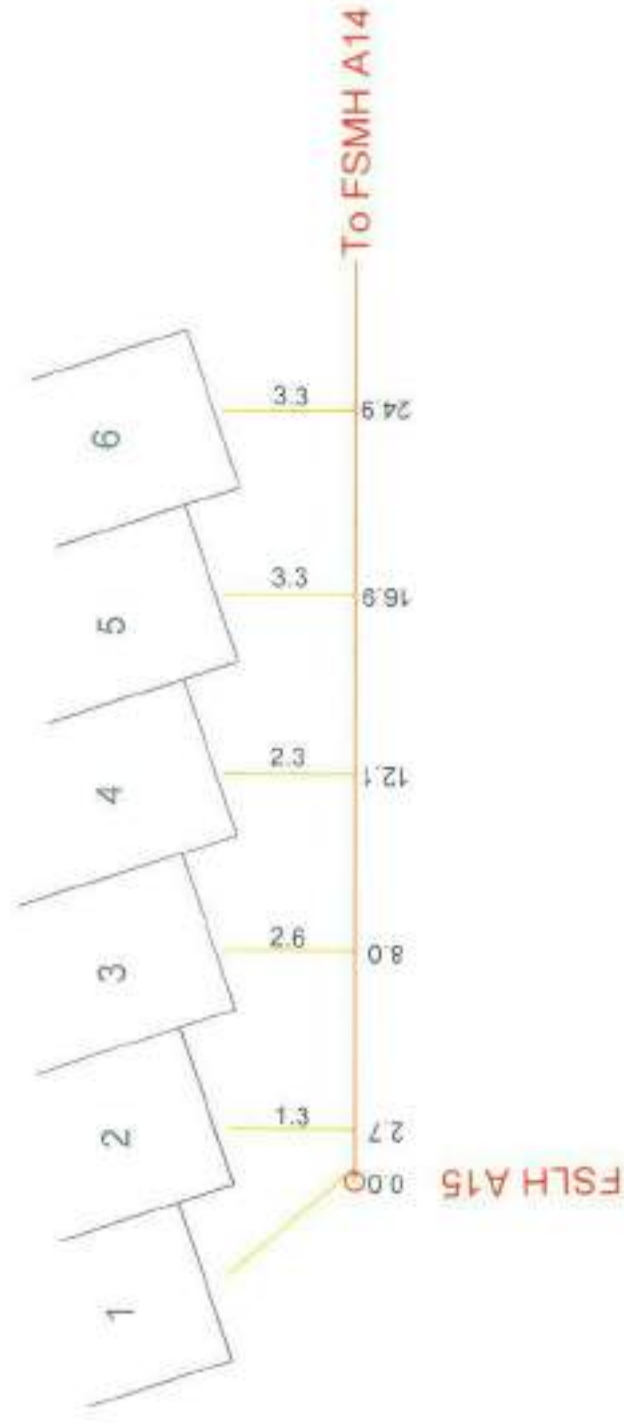
FOUL SEWER ASBUILT PLAN

SCALE: 1:500 @ A3

DATE: Jun 2008

JOB No. 6636

PLAN No. **6636/FA1**



The Otago Surveying Company Ltd trading as



**D.G. HATFIELD
& ASSOCIATES**

SURVEYING & RESOURCE MANAGEMENT CONSULTANTS
DUNEDIN MOSGIEL BAICLUTHA

GARDENS VIEW DEVELOPMENT - STAGE 1

FOUL SEWAGE CONNECTIONS ASBUILT PLAN

SCALE: Not to Scale

DATE: Jun 2008

JOB No. 6636

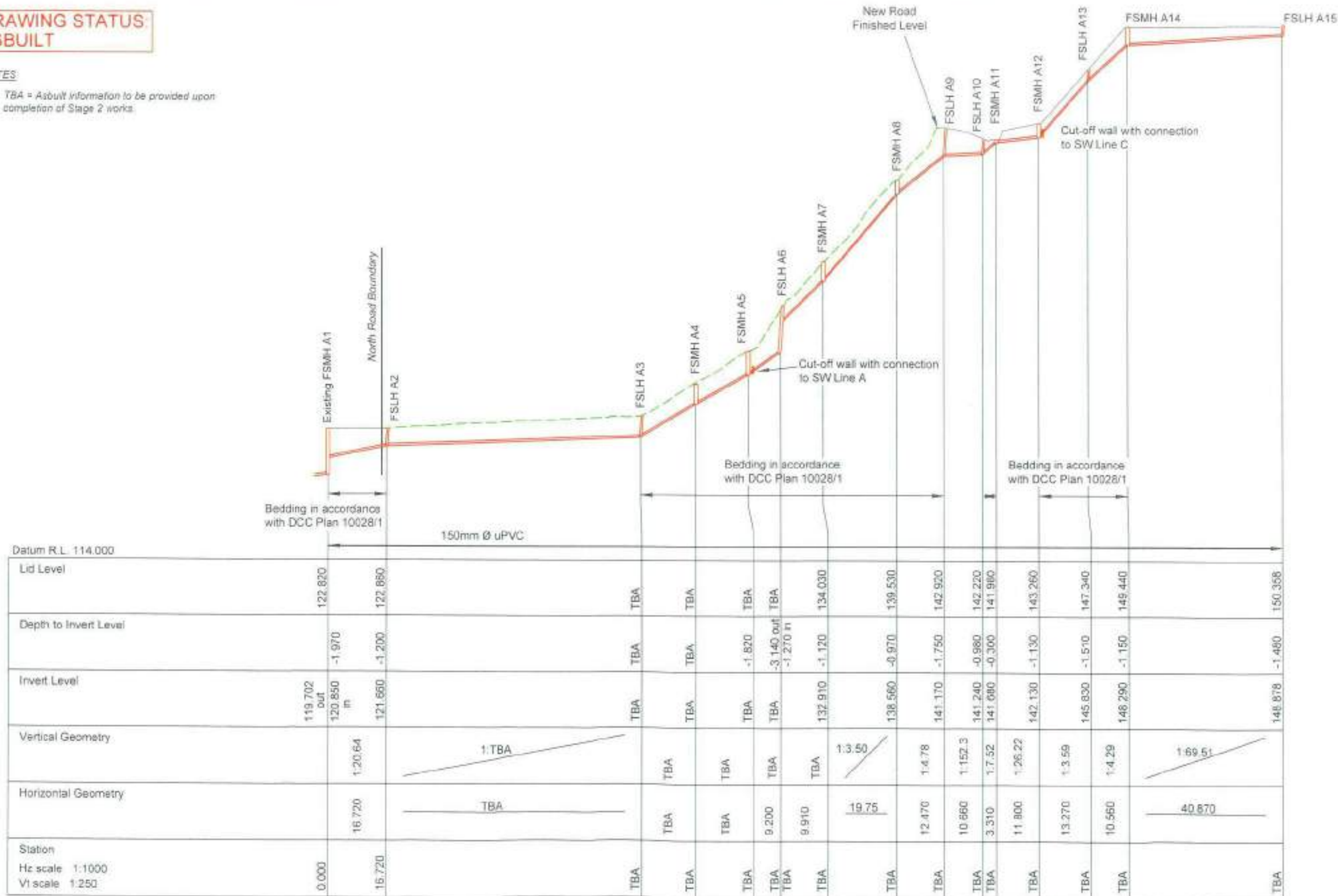
PLAN No.

6636/FA2

DRAWING STATUS: ASBUILT

NOTES

- TBA = Asbuilt information to be provided upon completion of Stage 2 works.

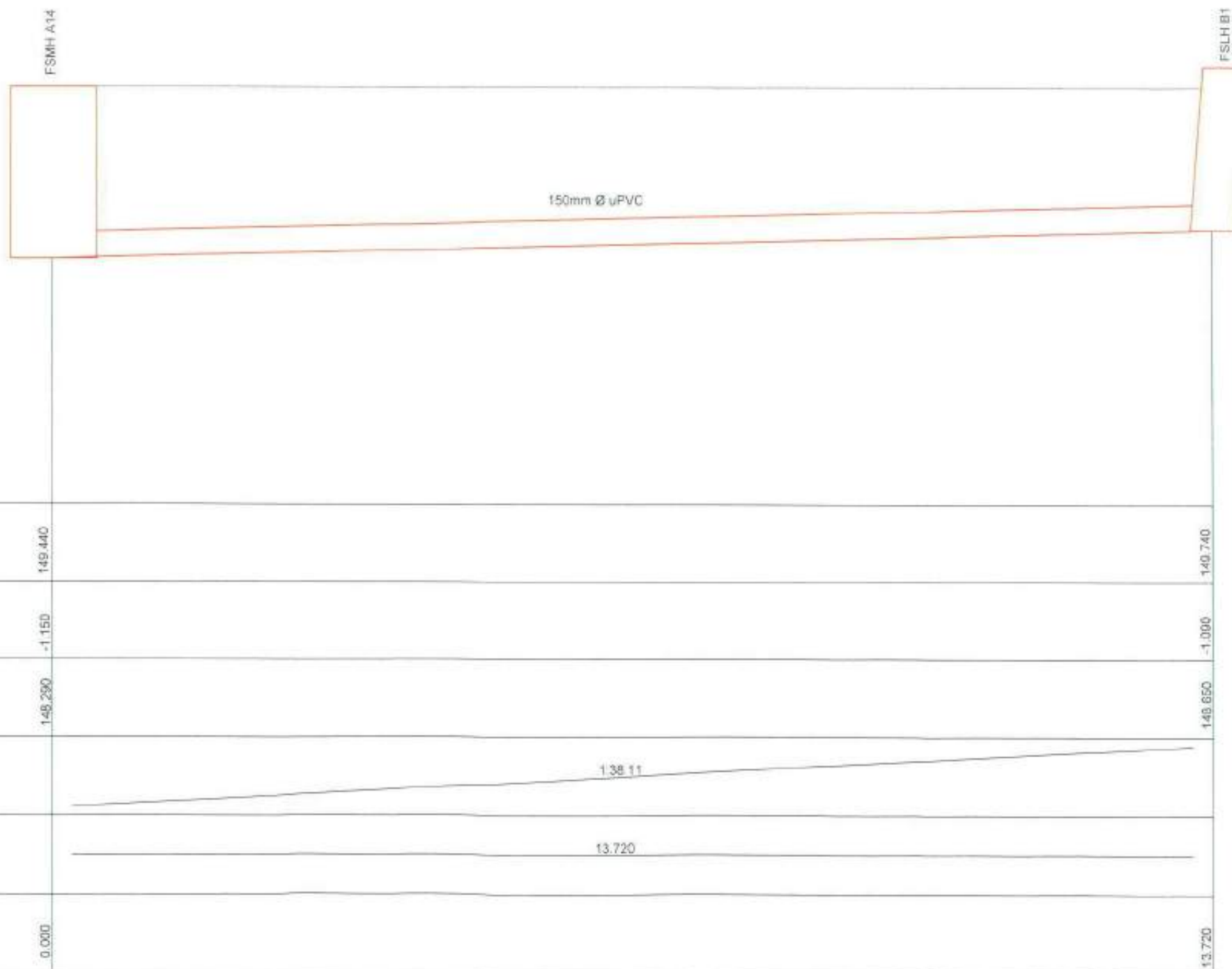


The Design Surveying Company Ltd trading as
D.G. HATFIELD & ASSOCIATES
 SURVEYING & RESOURCE MANAGEMENT
 DUNEDIN MOSGIEL BALCLUTHA

GARDENS VIEW DEVELOPMENT - STAGE 1 FOUL SEWER LINE A - ASBUILT LONGSECTION

No	AMENDMENTS	Initials	Date	ORIG SCALE	JOB No
				As Shown @ A3	0835
					PLAN No.
				DATUM	6636/FA3
				Origo Metric	
SURVEY	DRAWN	MD	05/08		
LEVEL	TRACED				
DESIGN	CHECKED	MD	08/08	L B	

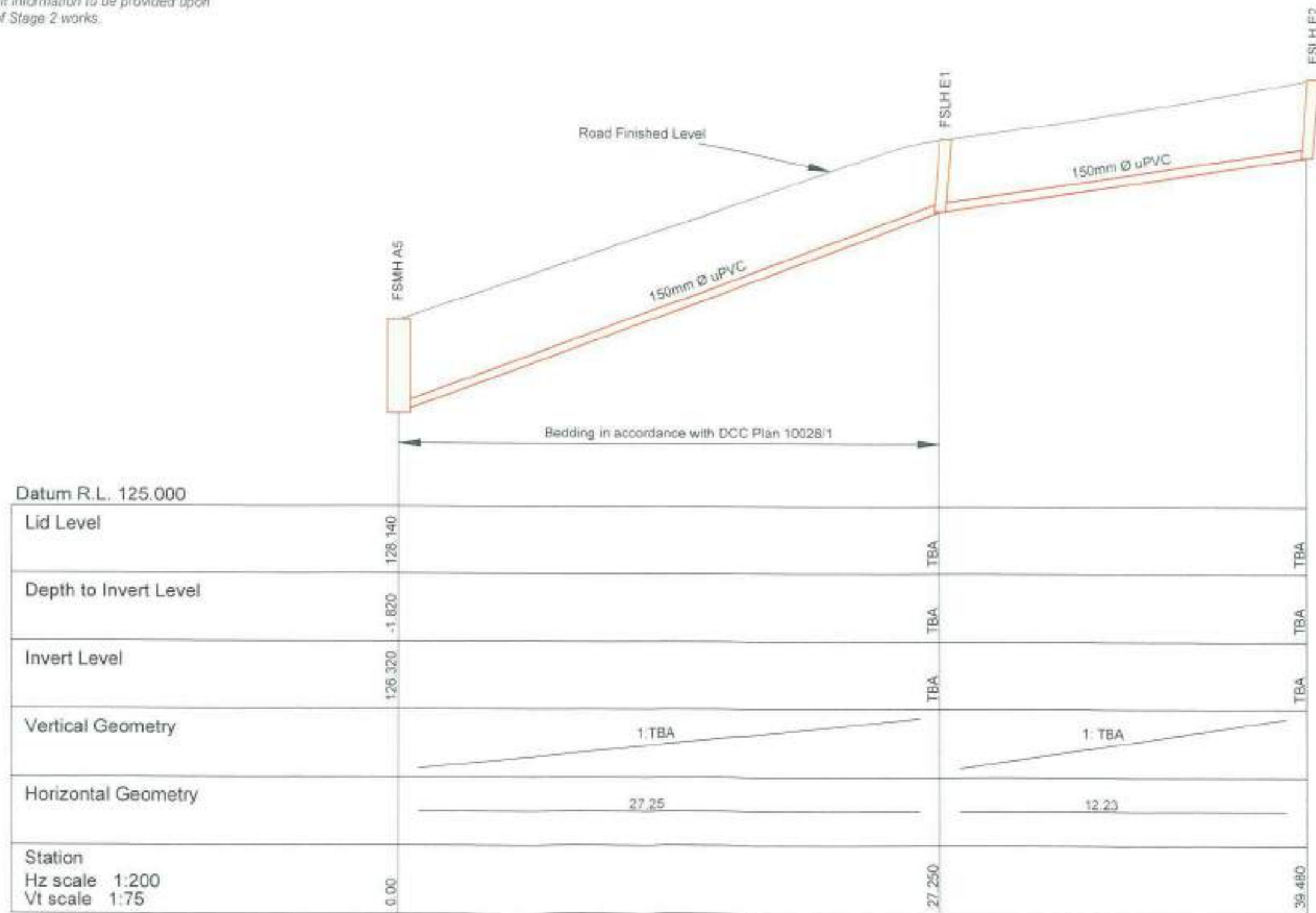
DRAWING STATUS:
ASBUILT



DRAWING STATUS:
ASBUILT

NOTES

- TBA = Asbuilt information to be provided upon completion of Stage 2 works.



The Otago Surveying Company Ltd trading as
D.G. HATFIELD & ASSOCIATES
SURVEYING & RESOURCE MANAGEMENT
DUNEDIN MOSGIEL BALCLUTHA

GARDENS VIEW DEVELOPMENT - STAGE 1
FOUL SEWER LINE E - ASBUILT LONGSECTION

No.	AMENDMENTS	Initials	Date	ORIG. SCALE	JOB No.
				As Shown @ A3	6636
					PLAN No.
				DATUM	6636/FA5
				Otago Metric	
SURVEY	DRAWN	MD	05/08		
LEVEL	TRACED				
DESIGN	CHECKED	MD	05/08	L.B.	

DRAWING STATUS:
ASBUILT

FSMH A12

FSLH F1

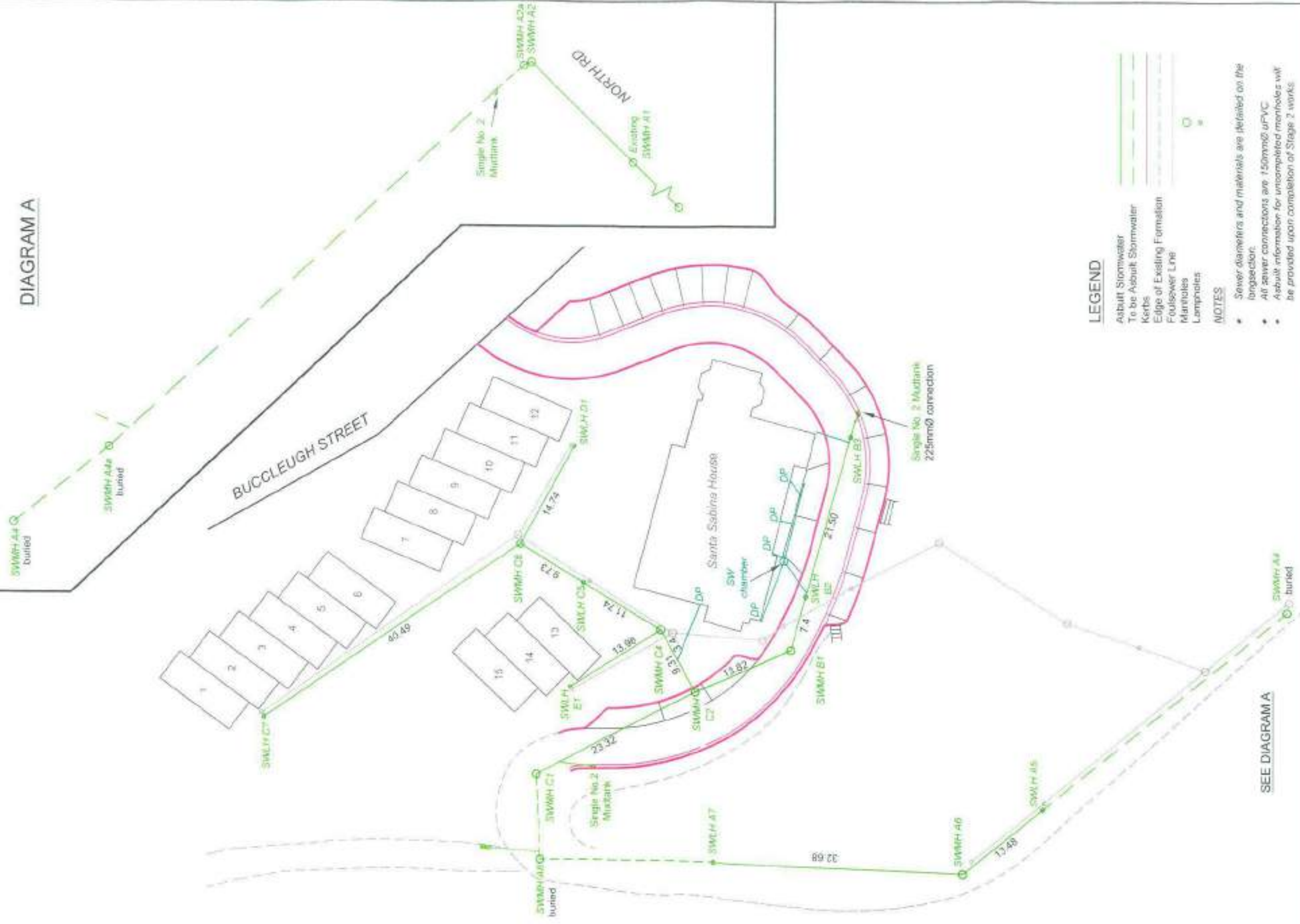
150mm Ø uPVC

Datum R.L. 141.000

Lid Level	143.260	143.260
Depth to Invert Level	-1.130	-0.940
Invert Level	142.130	142.340
Vertical Geometry		1:71.71
Horizontal Geometry		15.060
Station Hx scale 1:50 Vt scale 1:25	0.00	15.060



DIAGRAM A

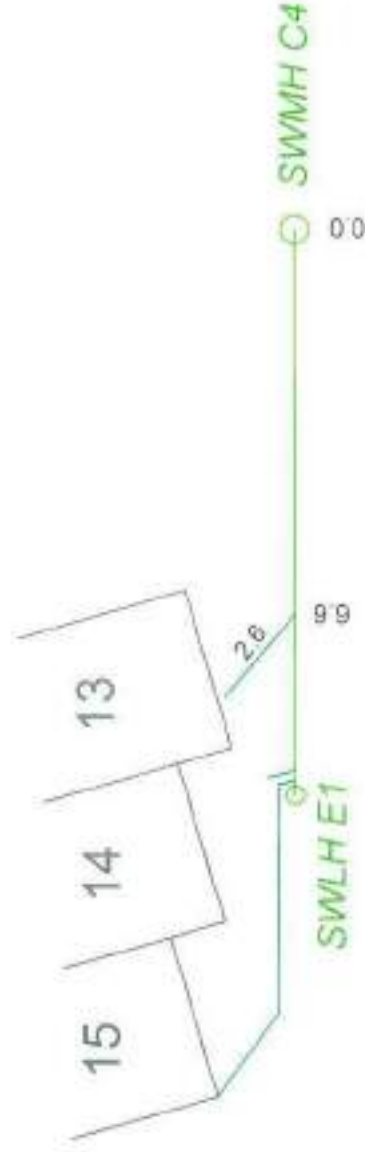
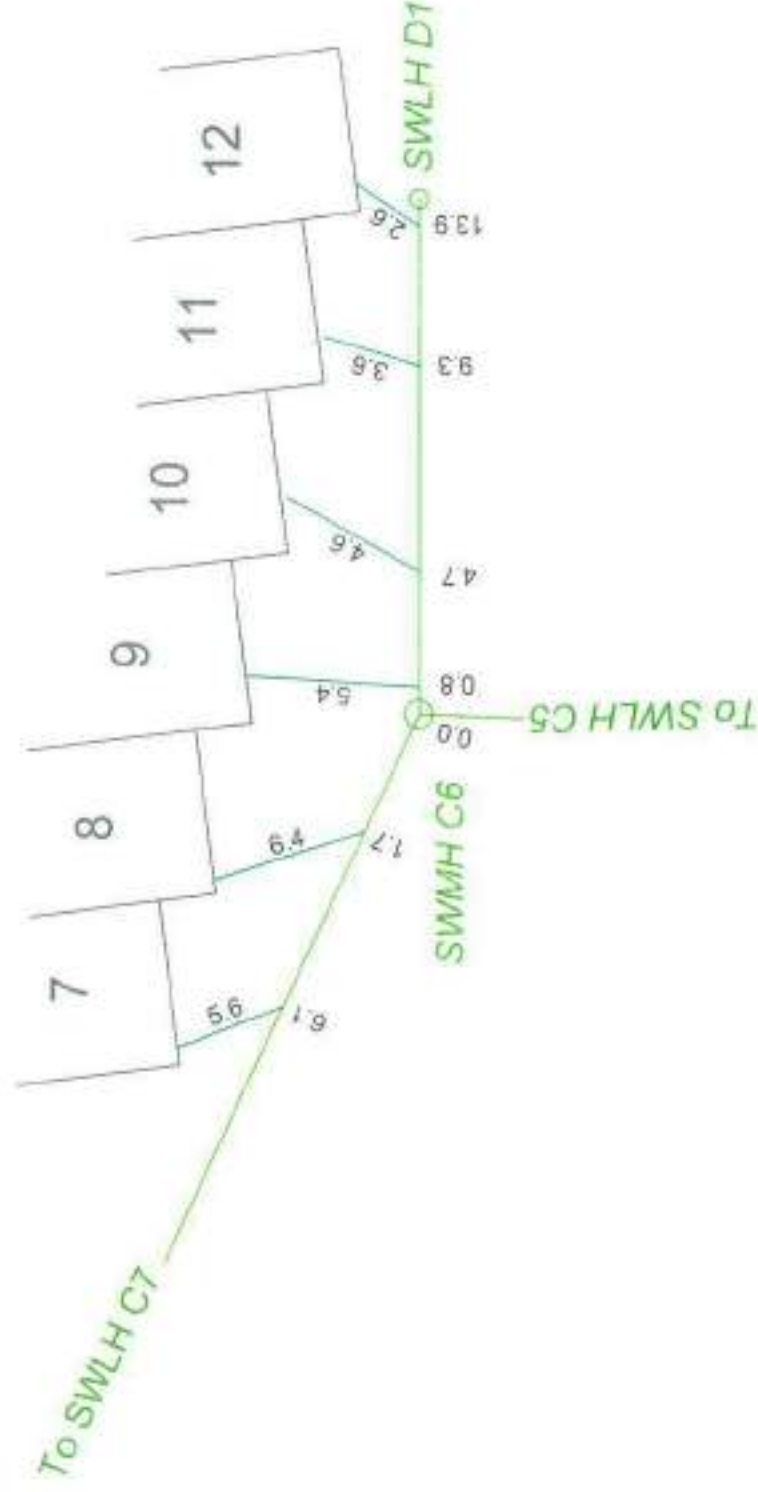
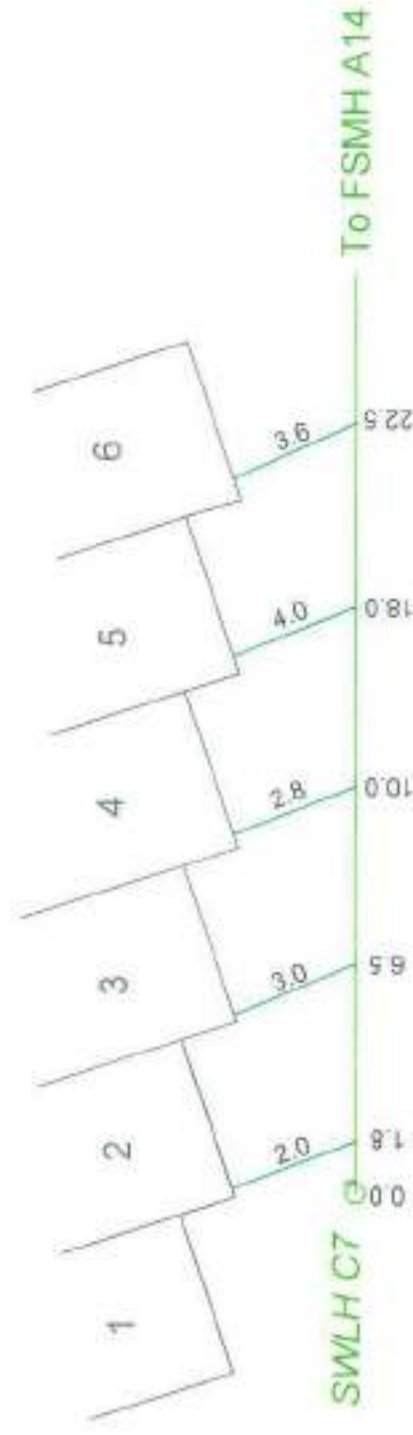


LEGEND

Asbuilt Stormwater	---
To be Asbuilt Stormwater	---
Kerbs	---
Edge of Existing Formation	---
Foulsewer Line	---
Manholes	○
Lampholes	○

NOTES

- Sewer diameters and materials are detailed on the longsection.
- All sewer connections are 150mm Ø uPVC
- Asbuilt information for uncompleted manholes will be provided upon completion of Stage 2 works.



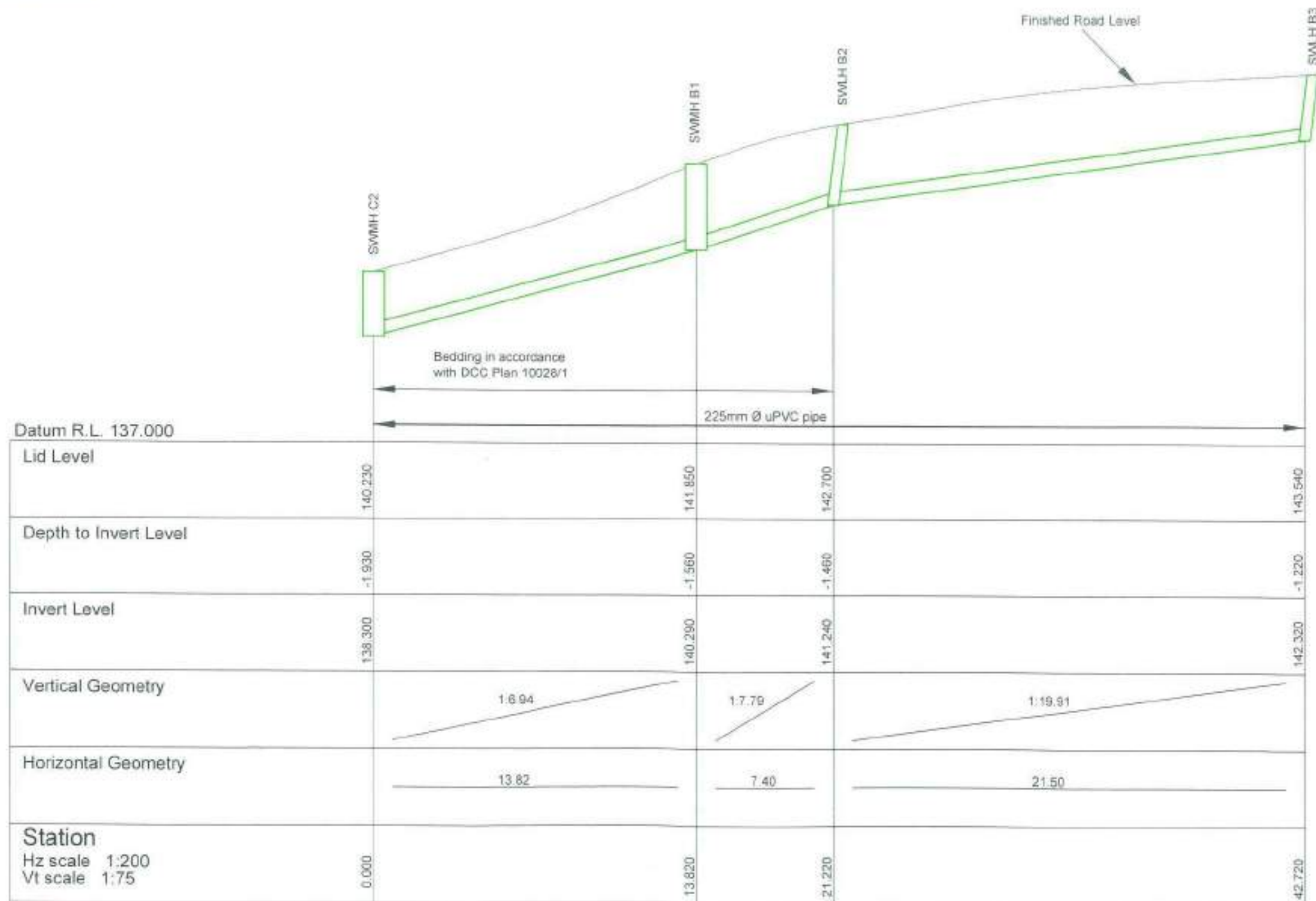
DRAWING STATUS: ASBUILT

NOTES

- TBA = Asbuilt information to be provided upon completion of Stage 2 works.



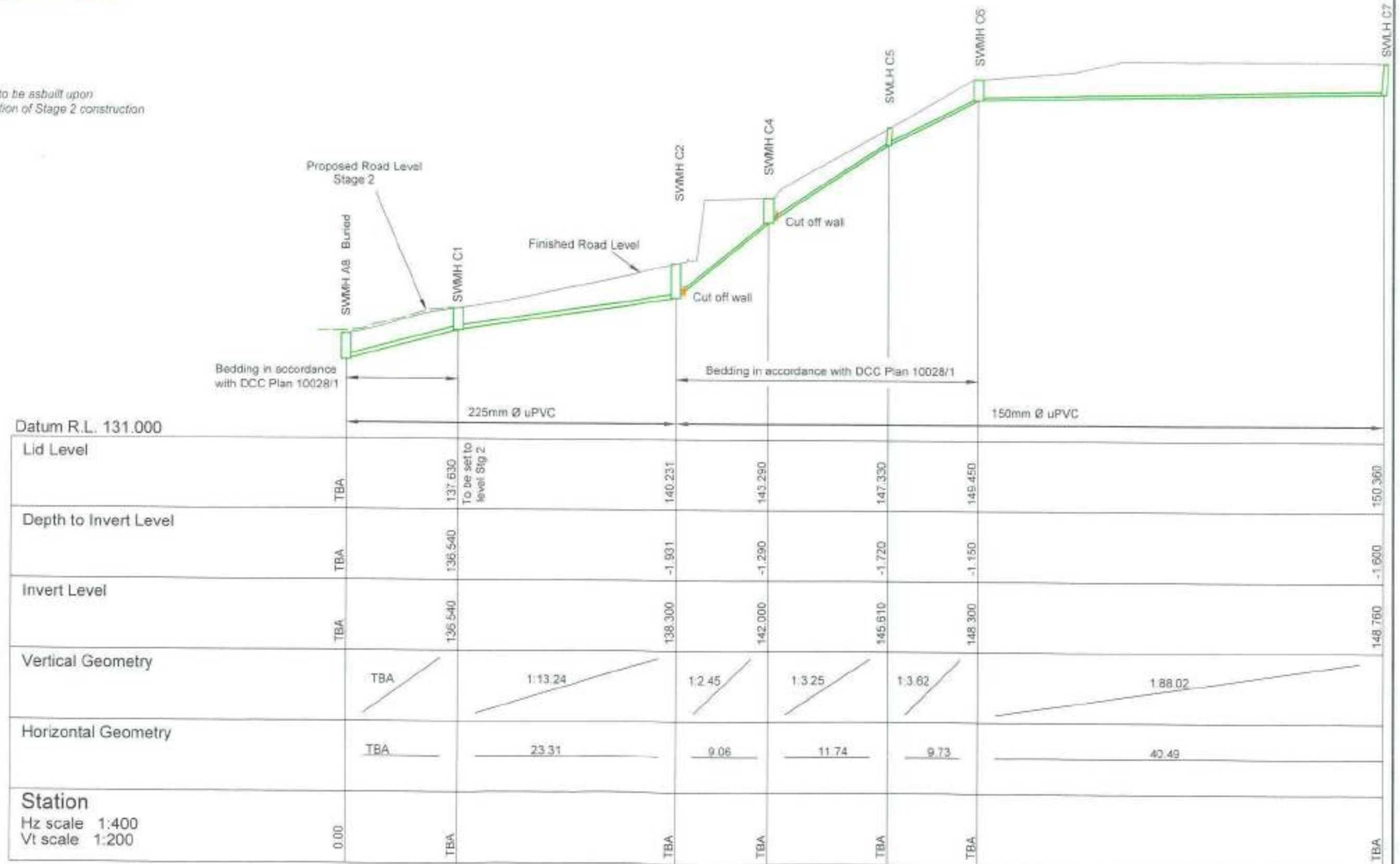
DRAWING STATUS:
ASBUILT



DRAWING STATUS:
ASBUILT

NOTES

- TBA = to be asbuilt upon completion of Stage 2 construction



DRAWING STATUS:
ASBUILT

SWMH C6

SWMH D1

150mm Ø uPVC pipe

Datum R.L. 147.000

Lid Level	149.450	149.710
Depth to Invert Level	-1.150	-0.870
Invert Level	148.300	148.840
Vertical Geometry	1:27.30	
Horizontal Geometry	14.740	
Station Hz scale 1:50 Vt scale 1:25	0.000	14.740

DRAWING STATUS
ASBUILT

SWMH C4

SWLHE1

150mm Ø uPVC pipe

Datum R.L. 141.000

Lid Level

143.290

143.290

Depth to Invert Level

-1.290

-0.940

Invert Level

142.000

142.350

Vertical Geometry

1:39.89

Horizontal Geometry

13.960

Station

Hz scale 1:50

Vt scale 1:25

0.00

13.960



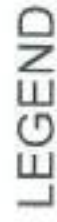
The Otago Surveying Company Ltd trading as

**D.G. HATFIELD
& ASSOCIATES**

SURVEYING & RESOURCE MANAGEMENT
DUNEDIN MOSGIEL BALCLUTHA

GARDENS VIEW DEVELOPMENT - STAGE 1
STORMWATER LINE E - ASBUILT LONGSECTION

No.	AMENDMENTS	Initials	Date	ORIG. SCALE	JOB No.
				As Shown @ A3	6636
					PLAN No.
				DATUM	6636/SA7
				Otago Metric	
SURVEY		DRAWN	MD	05/08	
LEVEL		TRACED			
DESIGN		CHECKED	MD	05/08	
				L.B.	



Asbuilt Water
Kerbs
Edge of Existing Formation
Valve

LEGEND

- Asbuilt Water
- Kerbs
- Edge of Existing Formation
- Valve

All household connections are single 25mmØ

BUCCLEUGH STREET

100mmØ HDPE

100mmØ uPVC

100mmØ non-testable double check non-return valve

100mmØ sluice valve

50mmØ MDPE

25mmØ MDPE

25mmØ tapping band

50mmØ tapping band

50mmØ sluice valve with blank plate

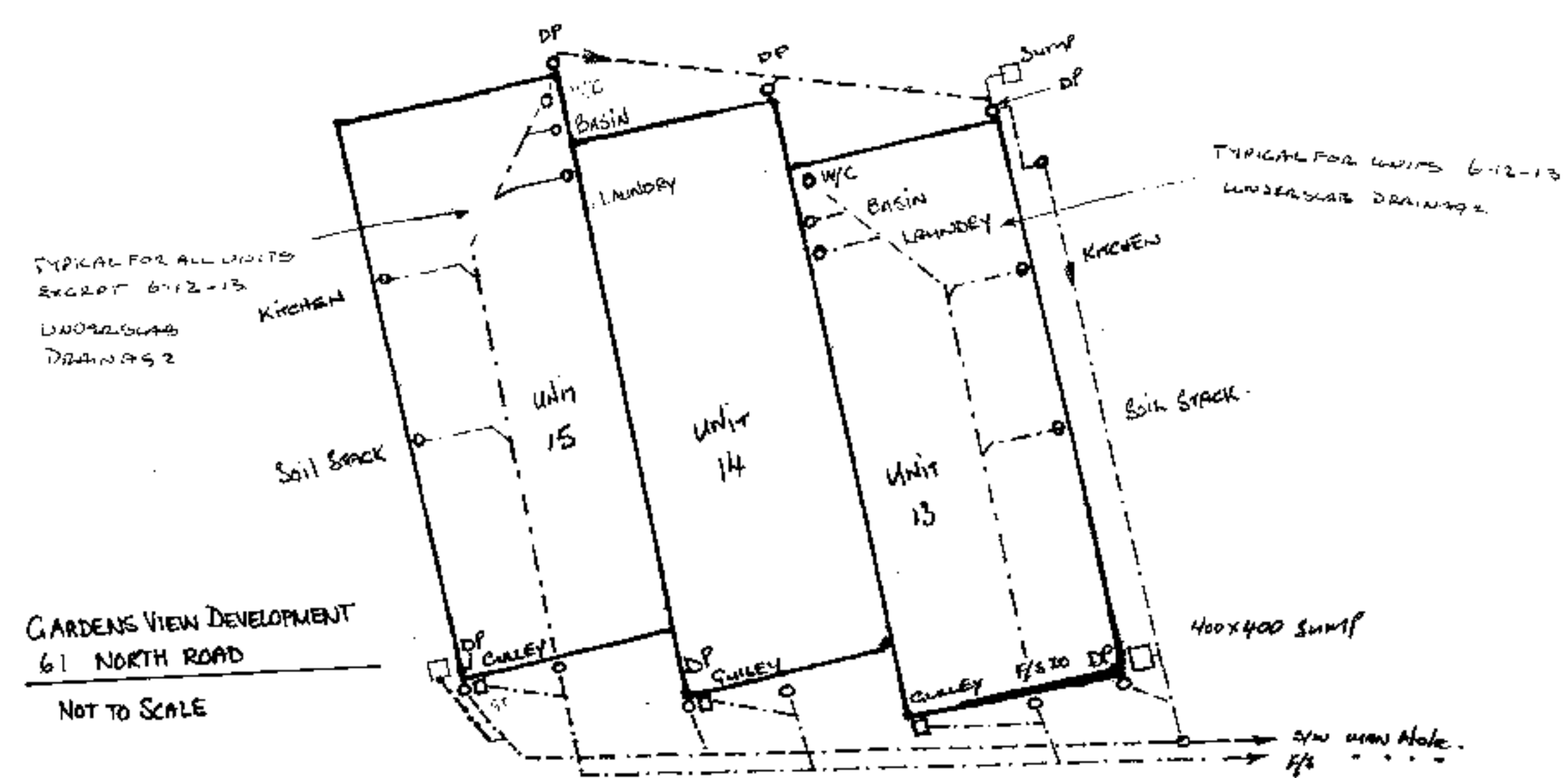
50mmØ tapping bands

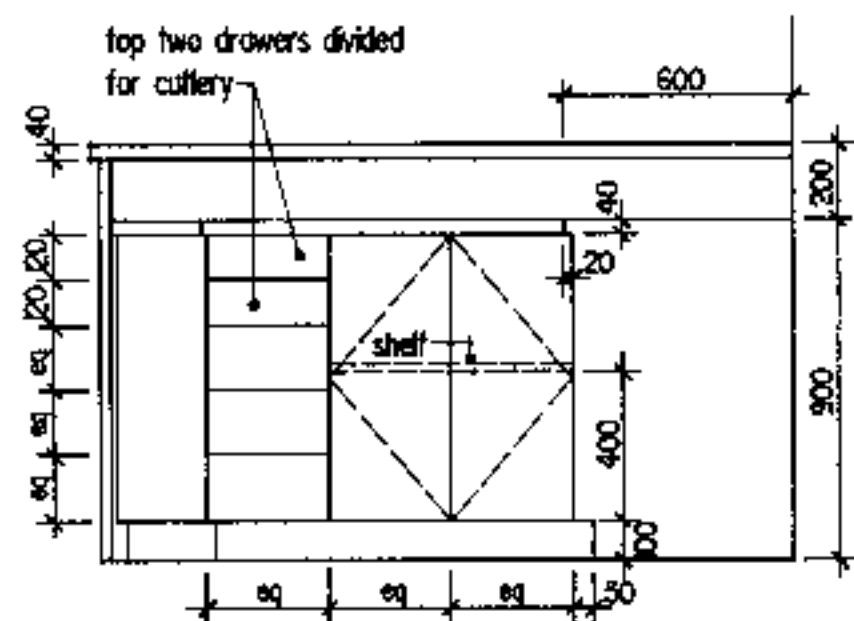
Currently no MB. To be installed Stg 2

Santa Sabina House

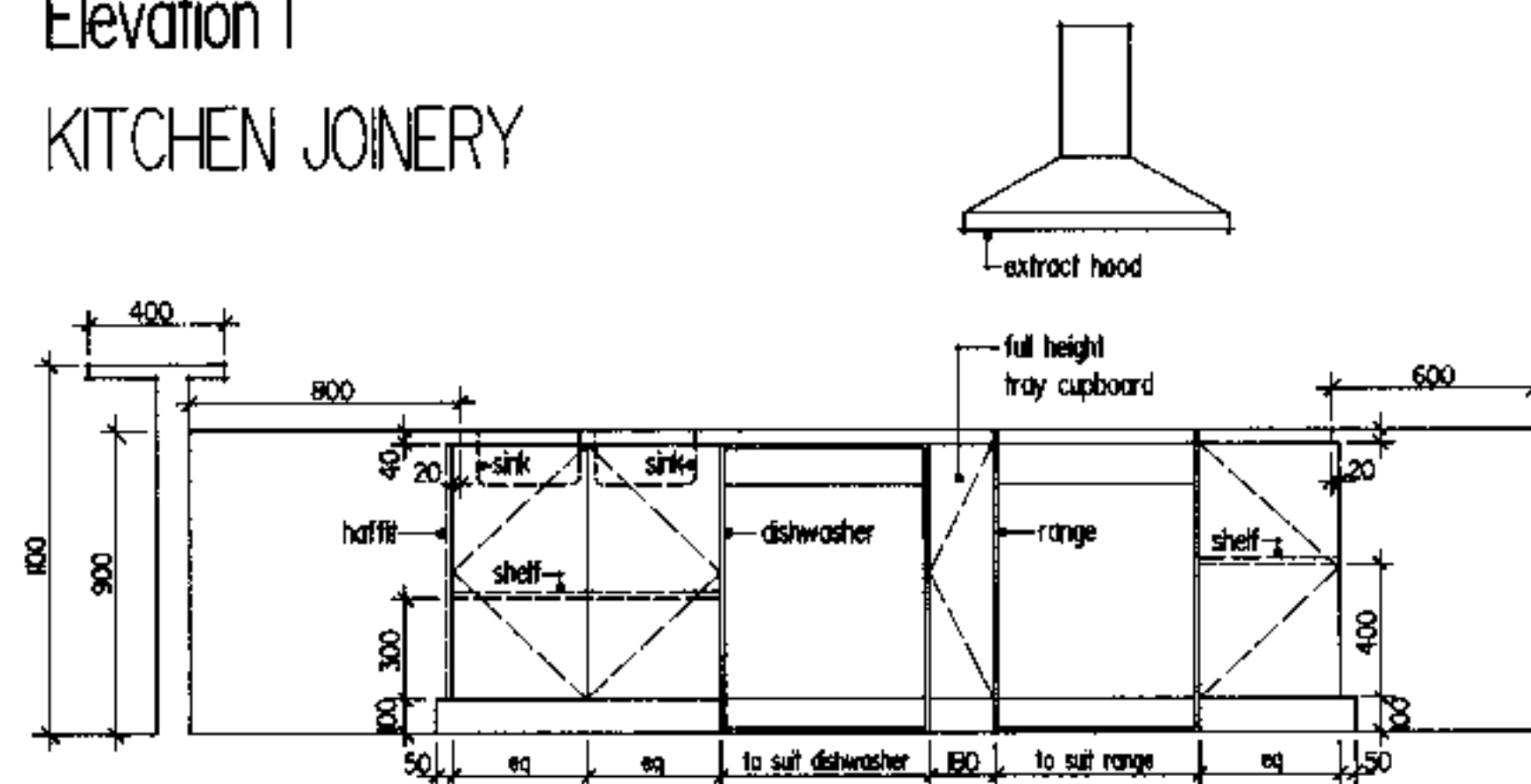
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15

6636/WA1

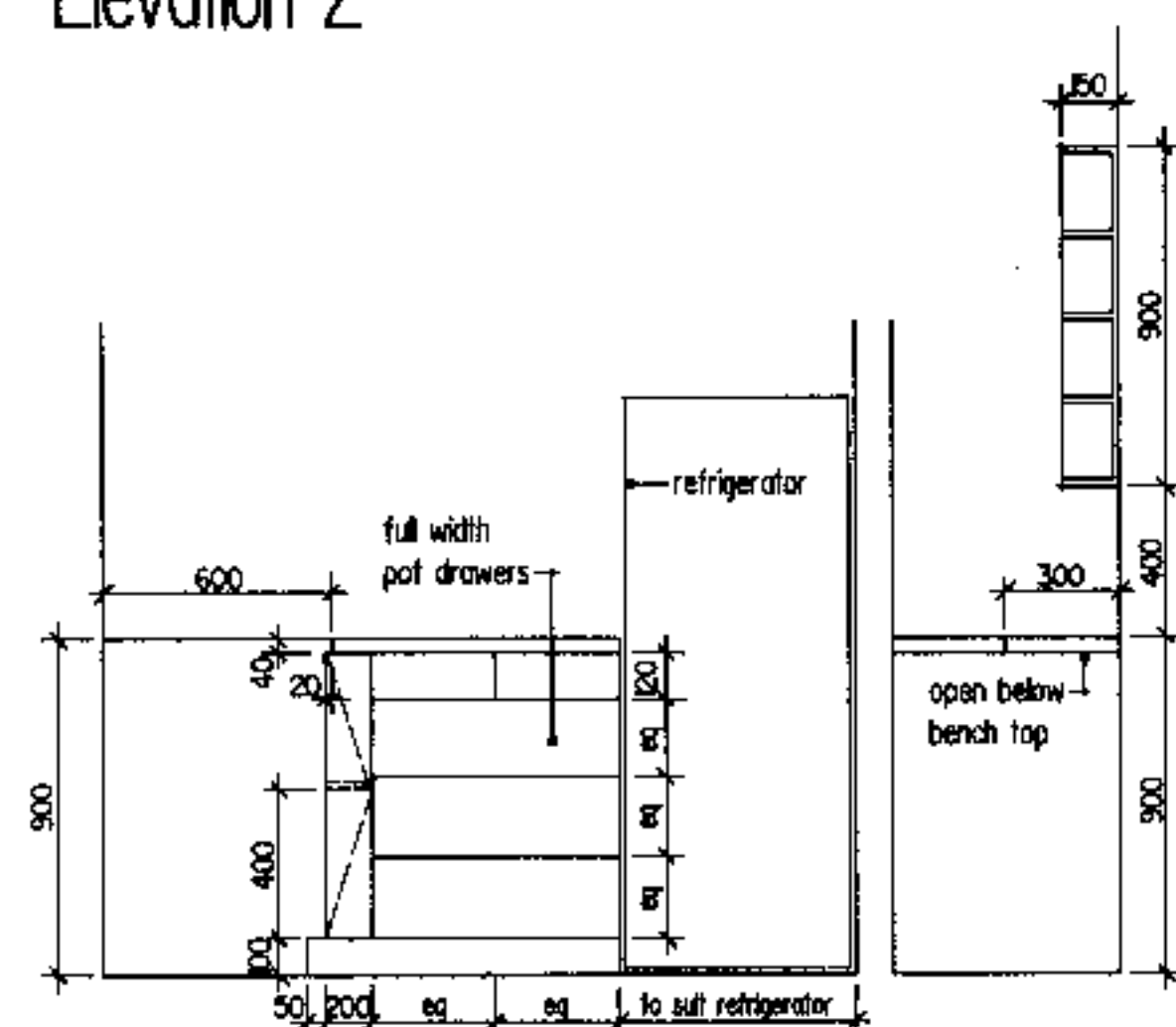
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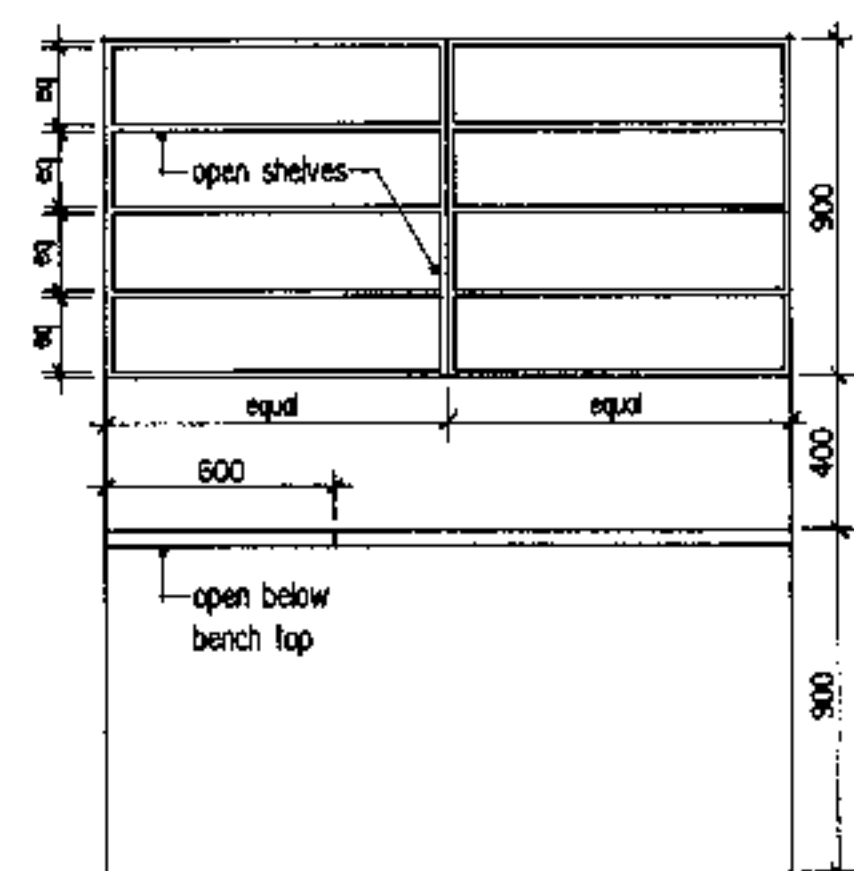
Elevation 1
KITCHEN JOINERY



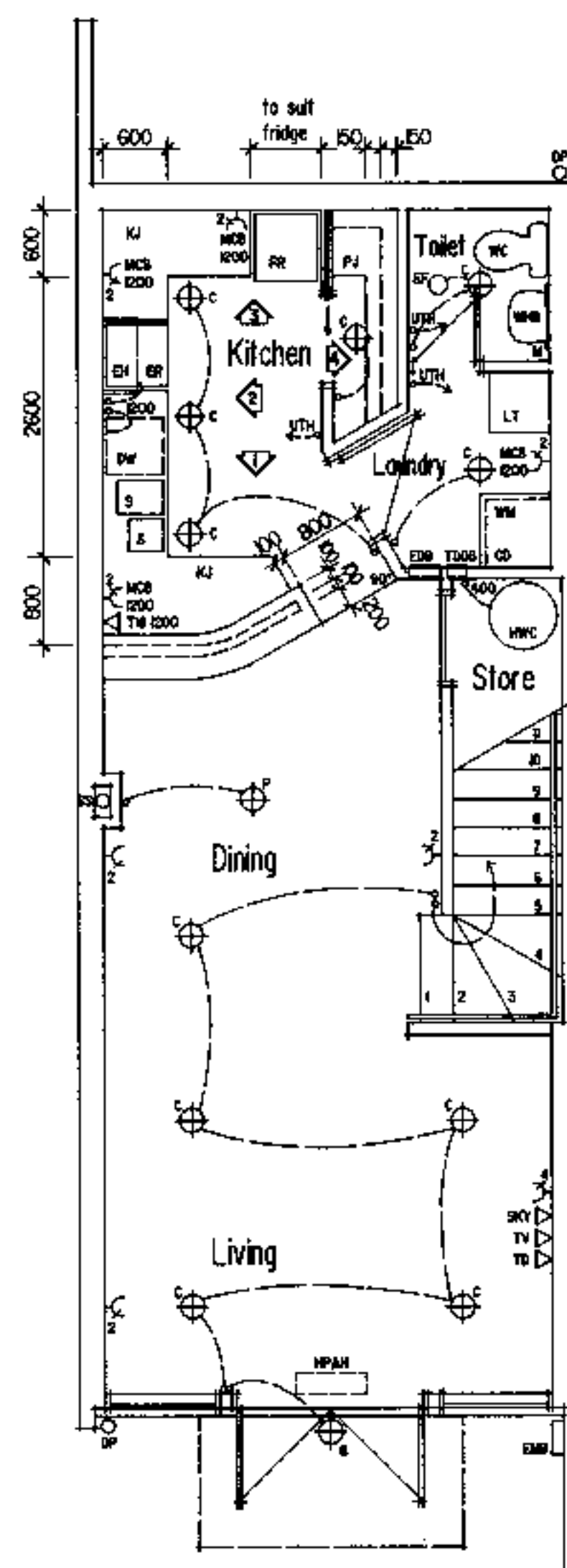
Elevation 2



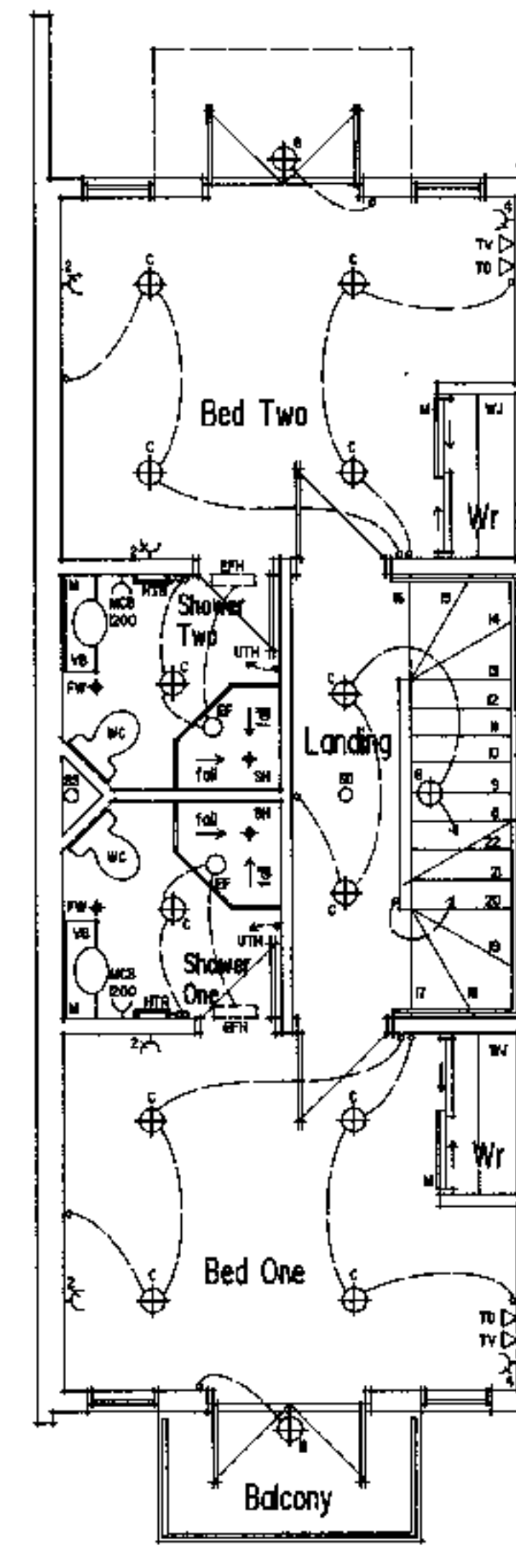
Elevation 3



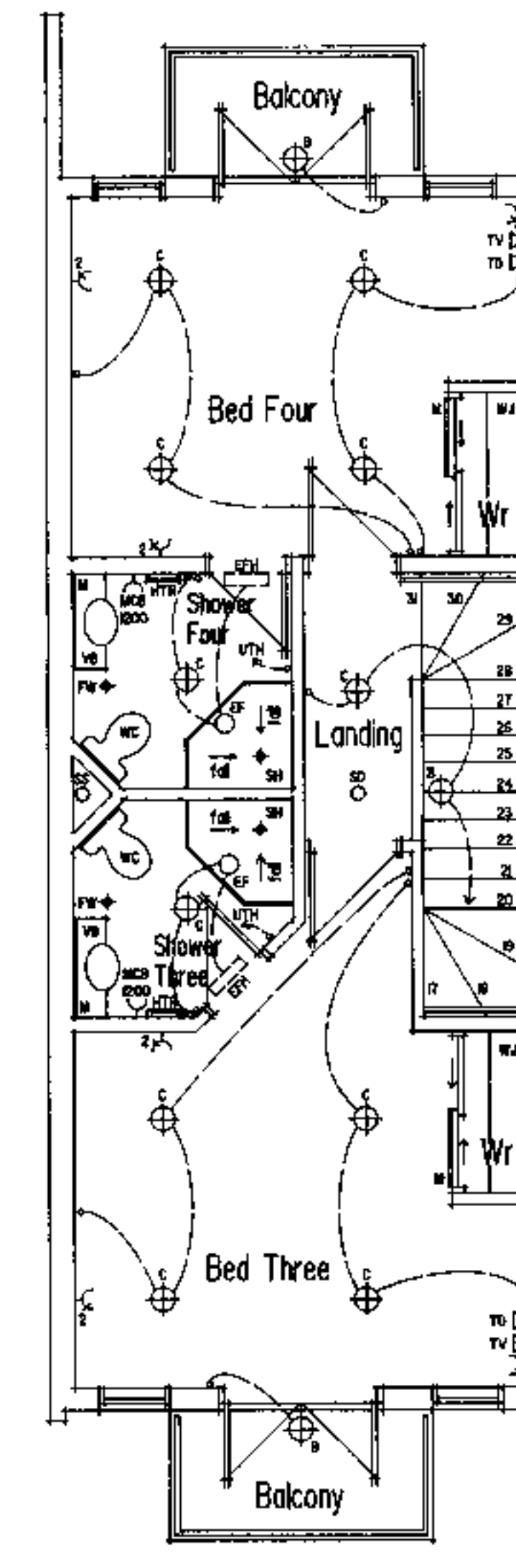
Elevation 4



Lower Ground Floor Plan
CENTRE UNITS FITTINGS PLANS

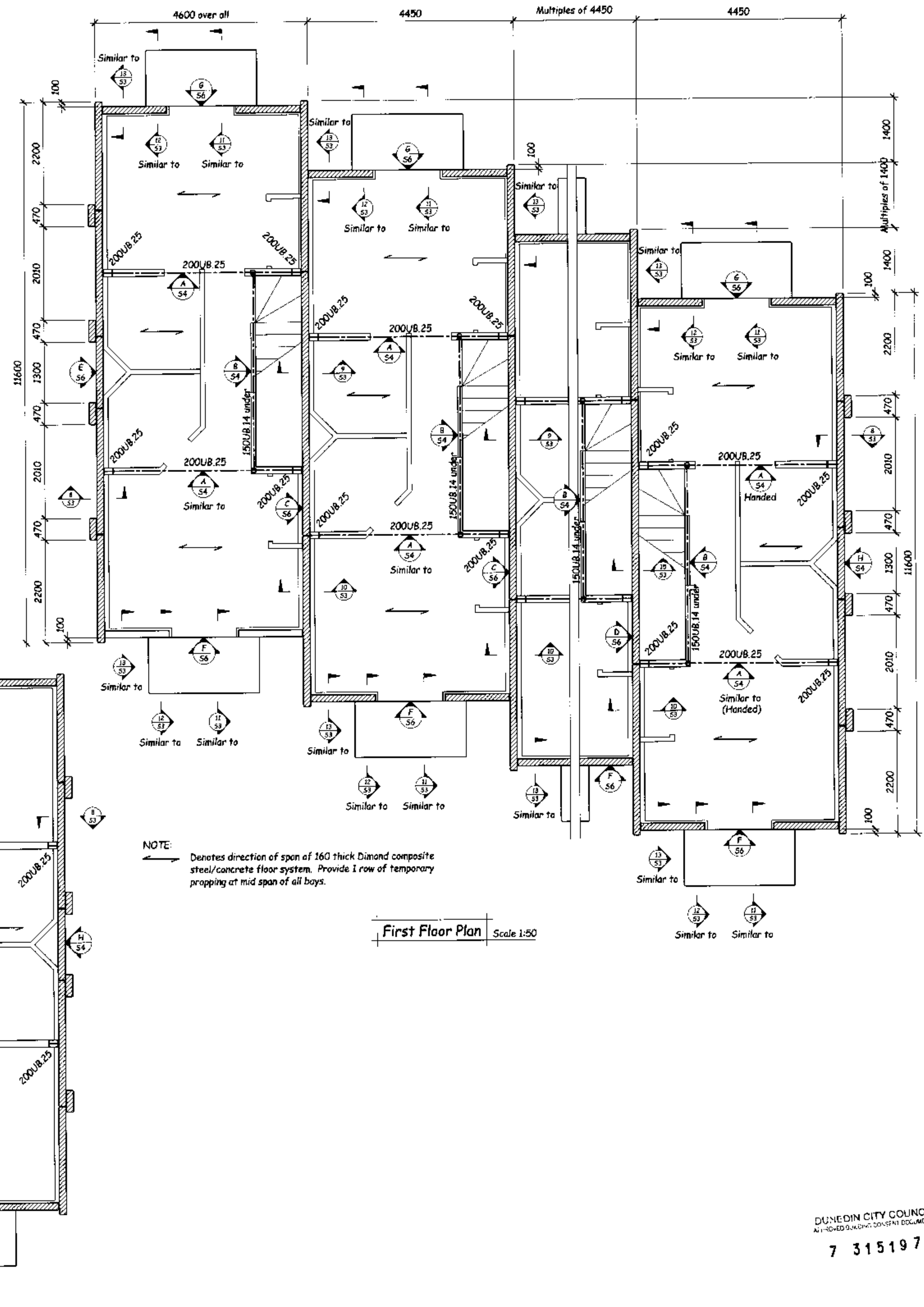


Upper Ground Floor Plan



First Floor Plan

DUNEDIN
APPROVED SIGNATURE
7 315197



NOTE:
 Denotes direction of span of 160 thick Dimond composite steel/concrete floor system. Provide 1 row of temporary propping at mid span of all bays.

First Floor Plan	Scale 1:50
-------------------------	------------

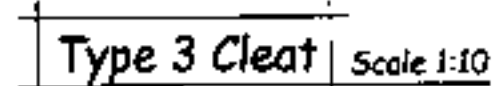
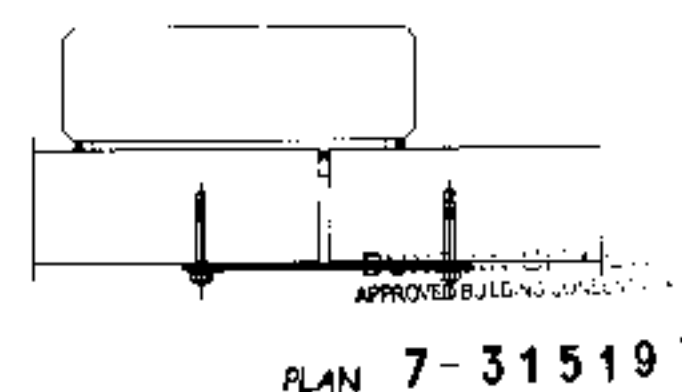
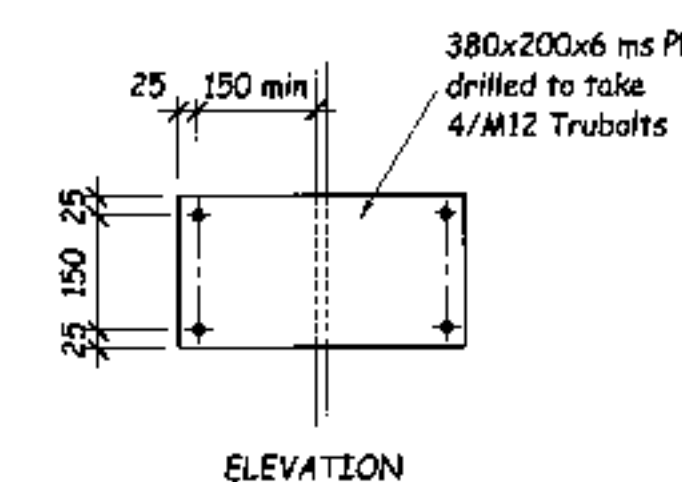
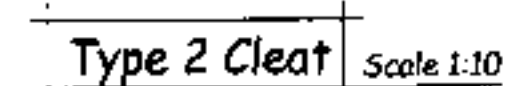
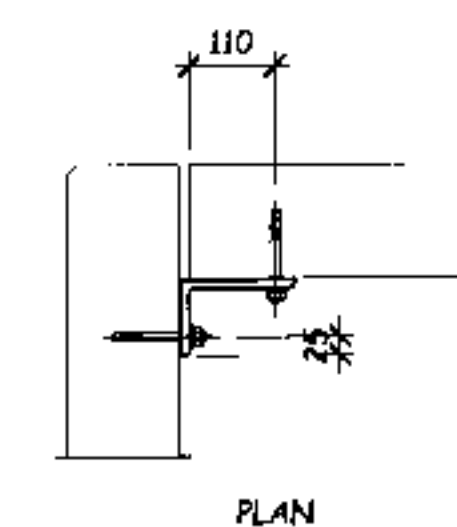
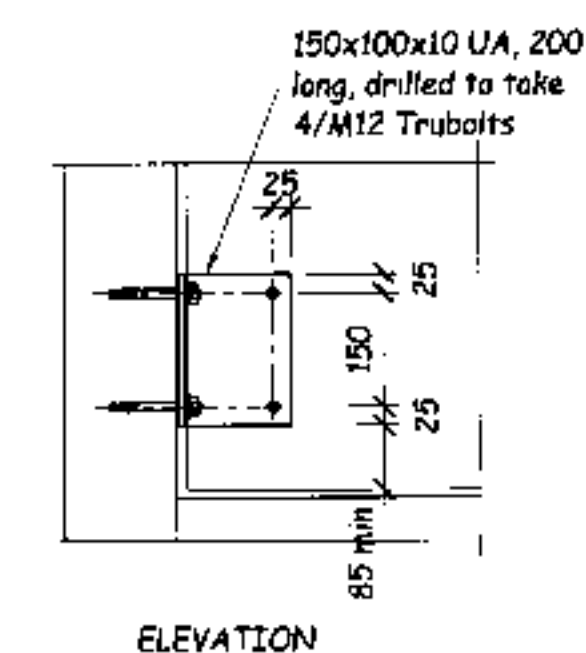
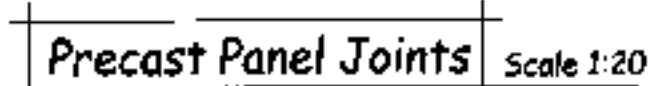
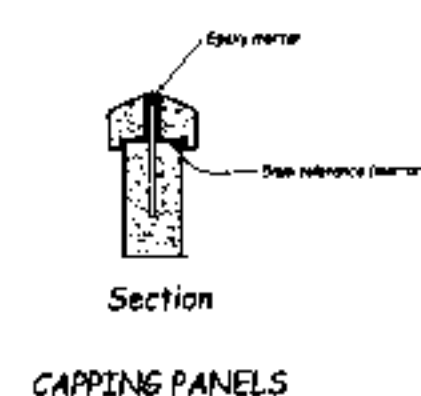
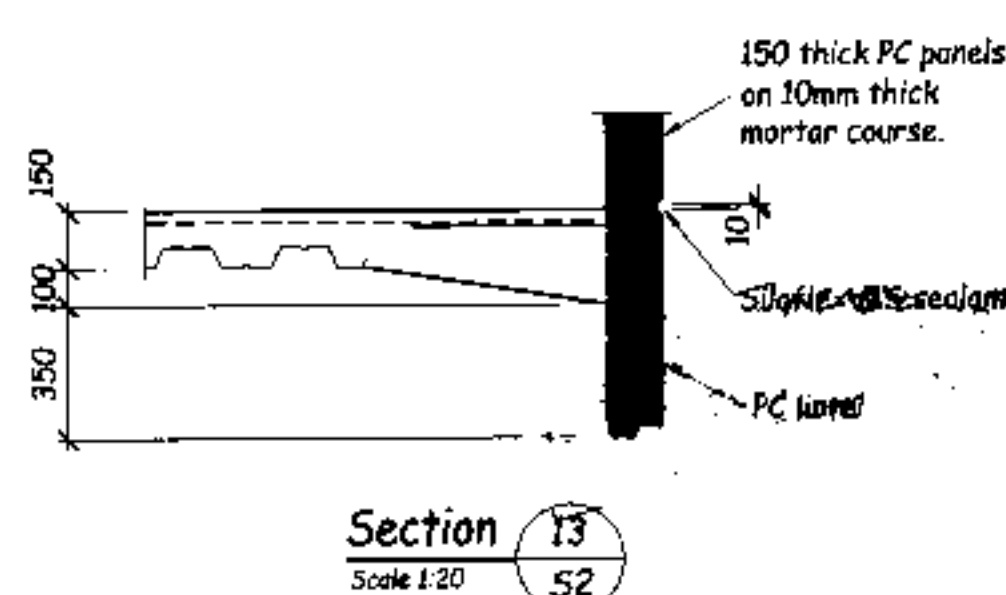
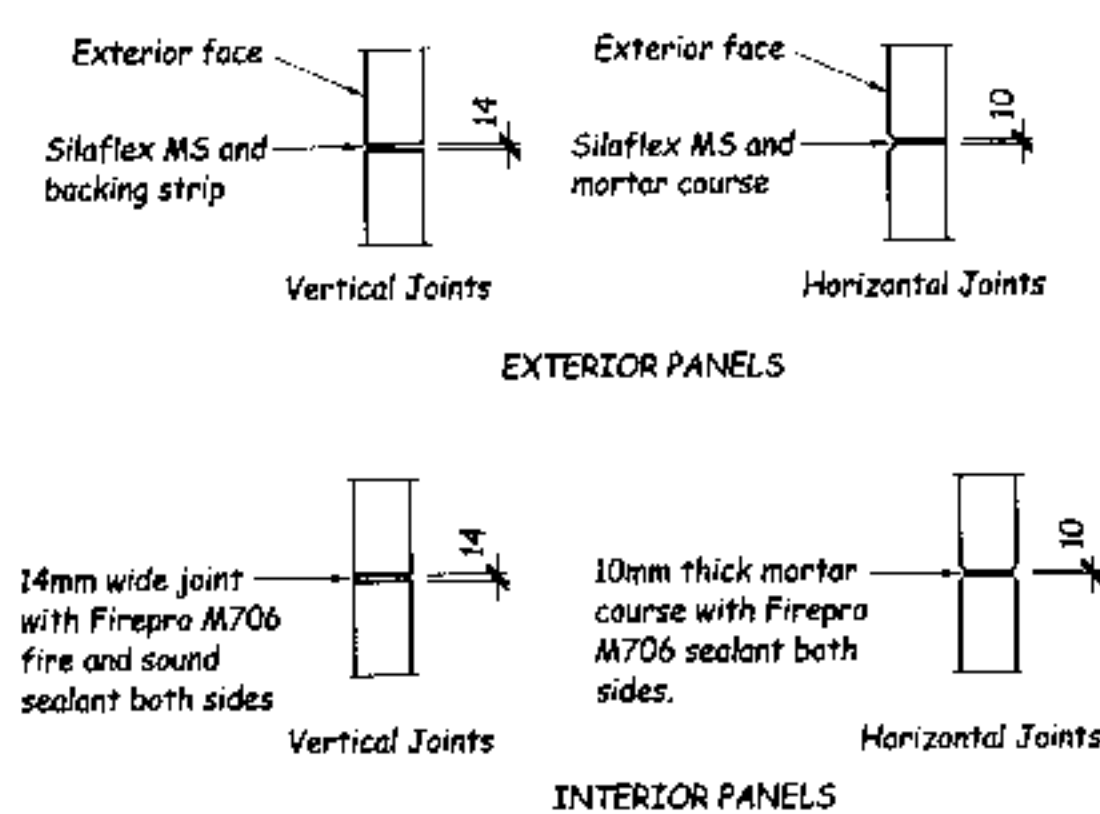
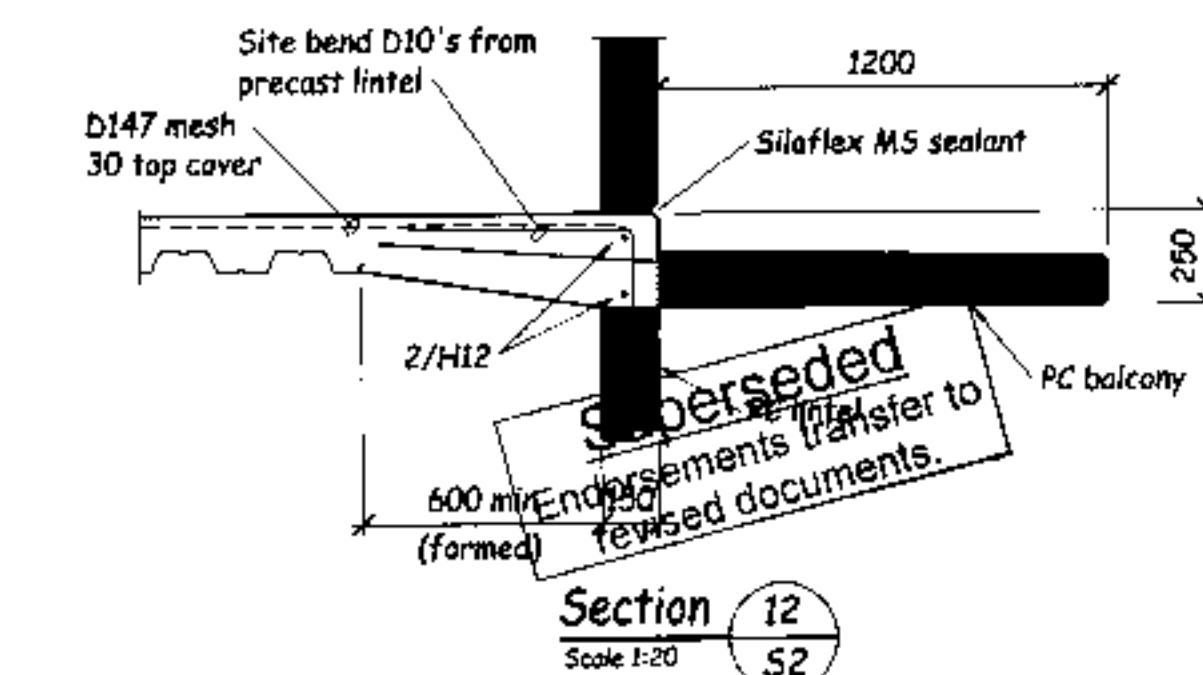
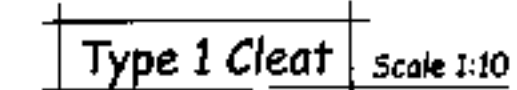
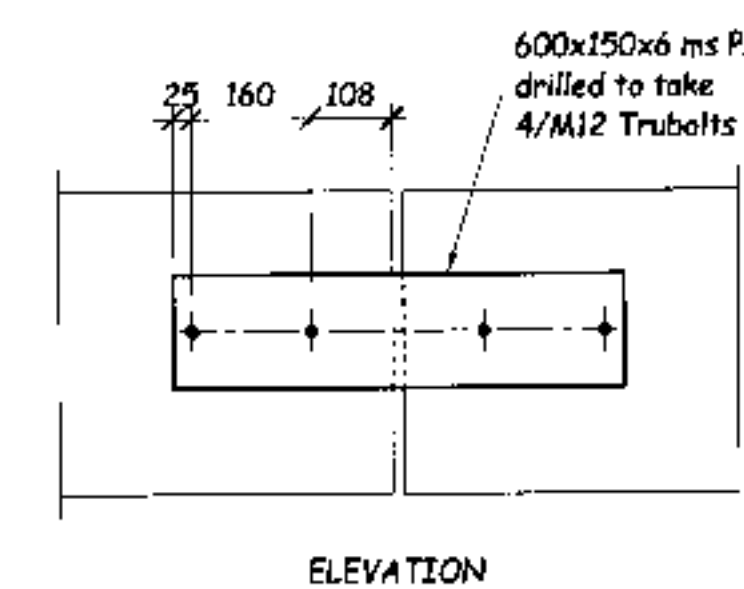
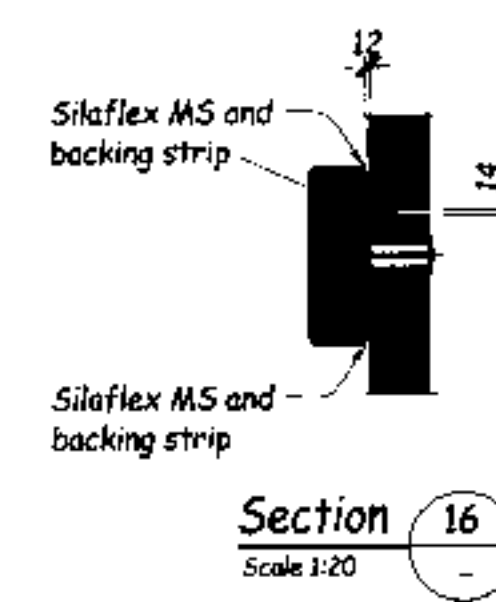
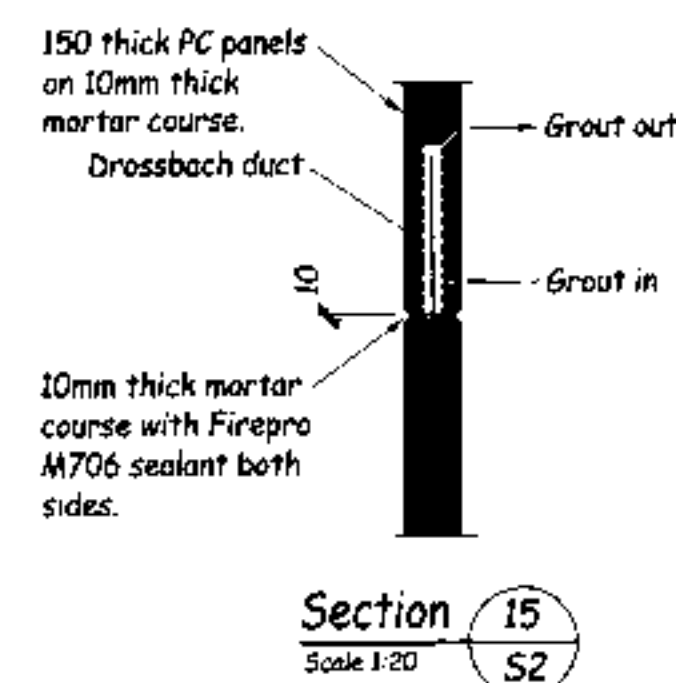
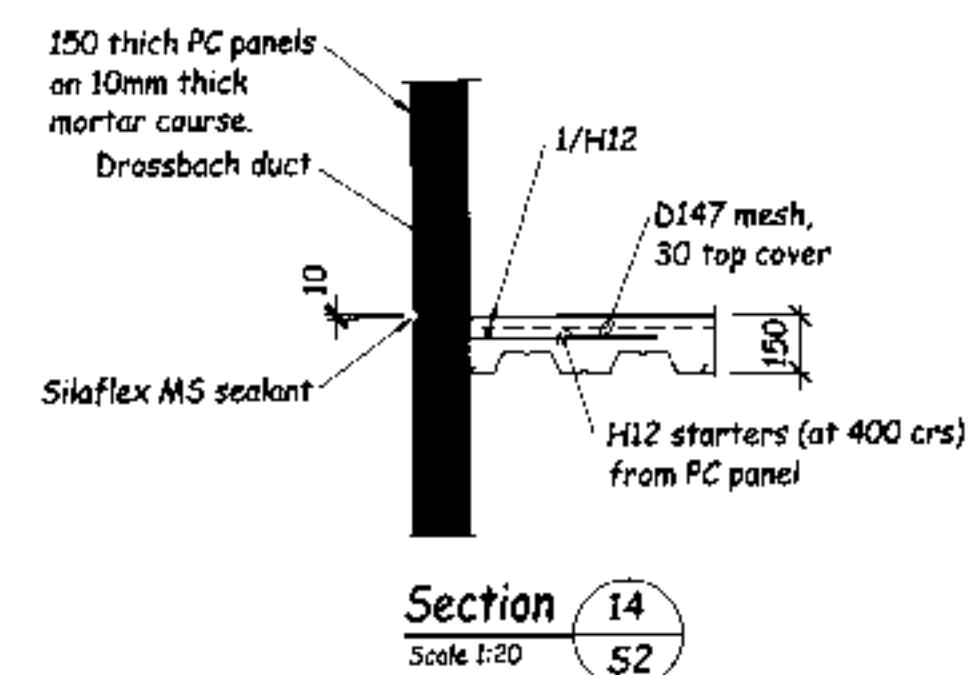
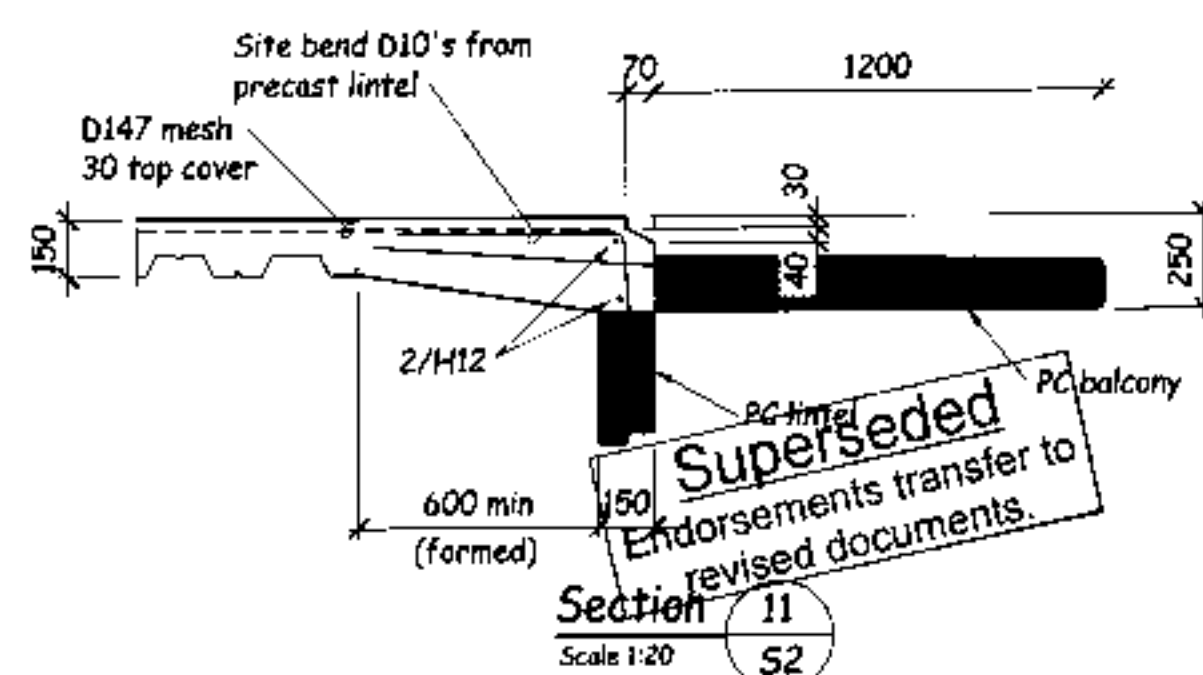
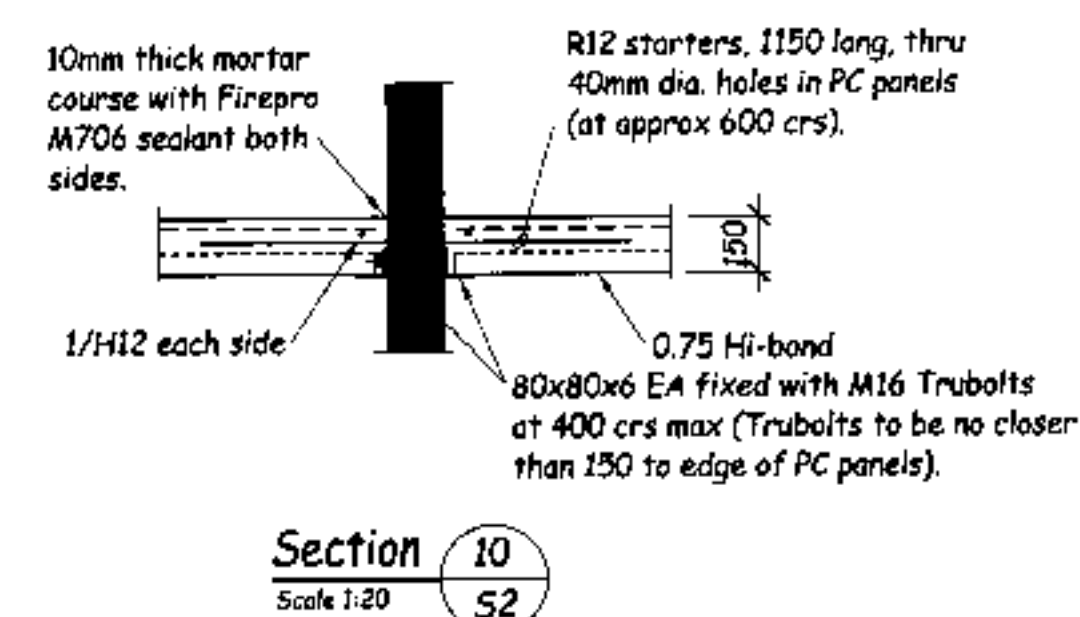
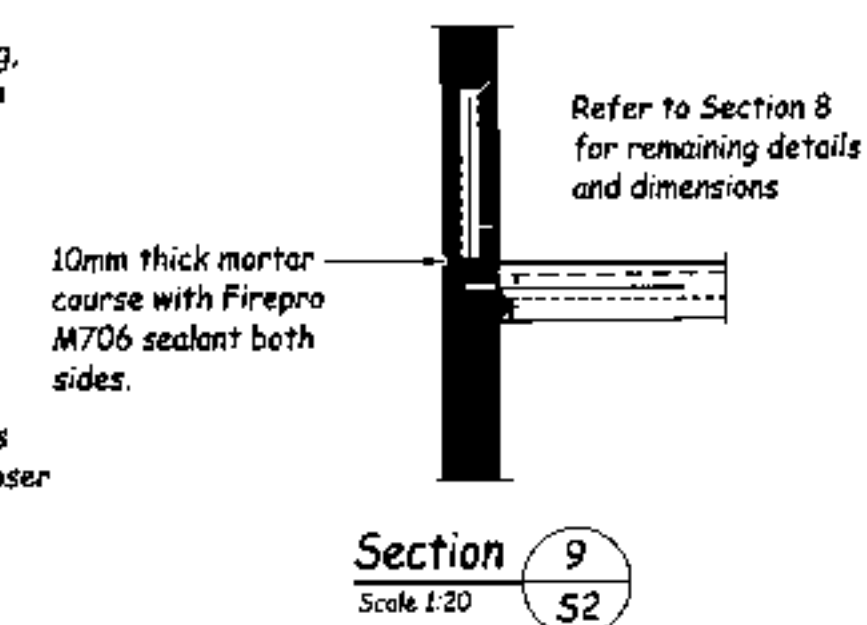
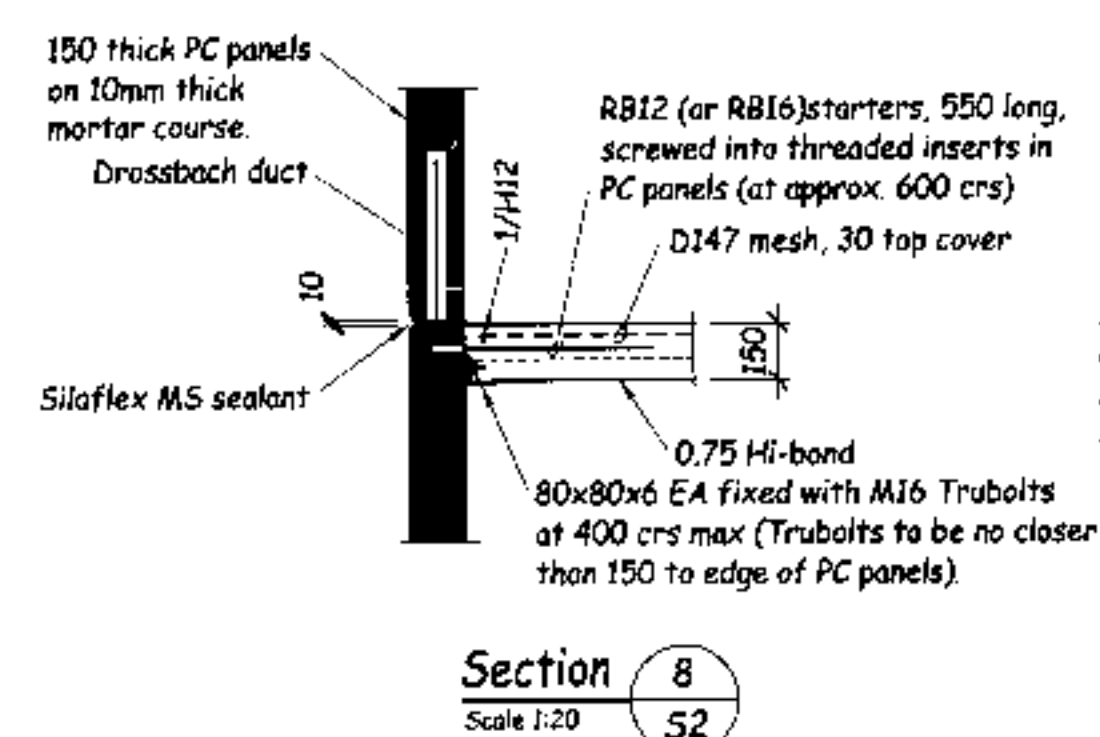
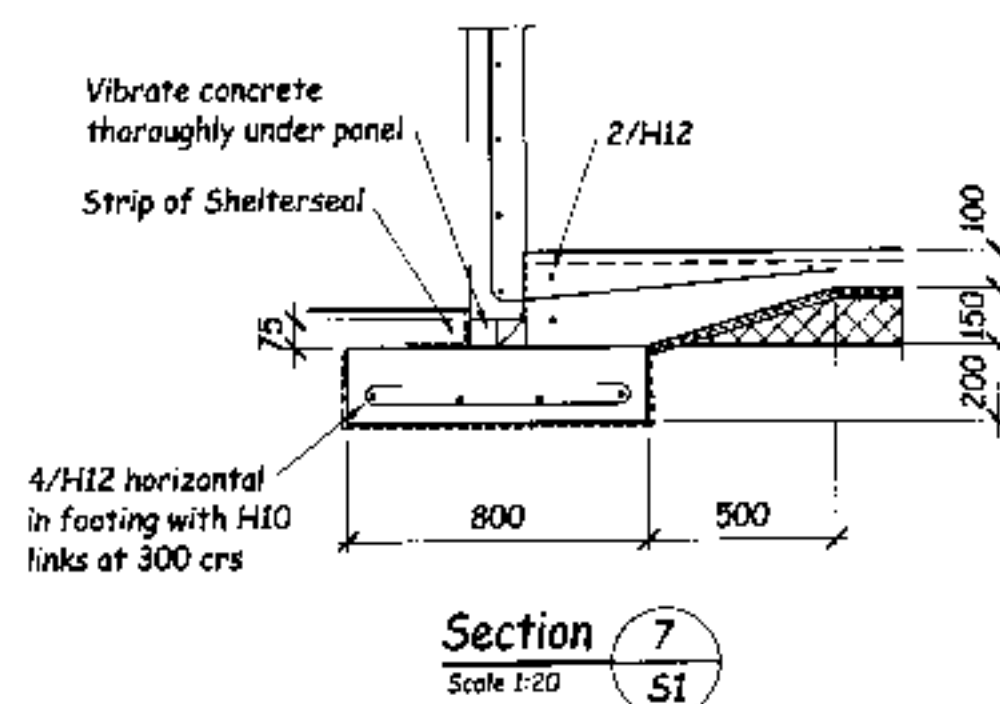
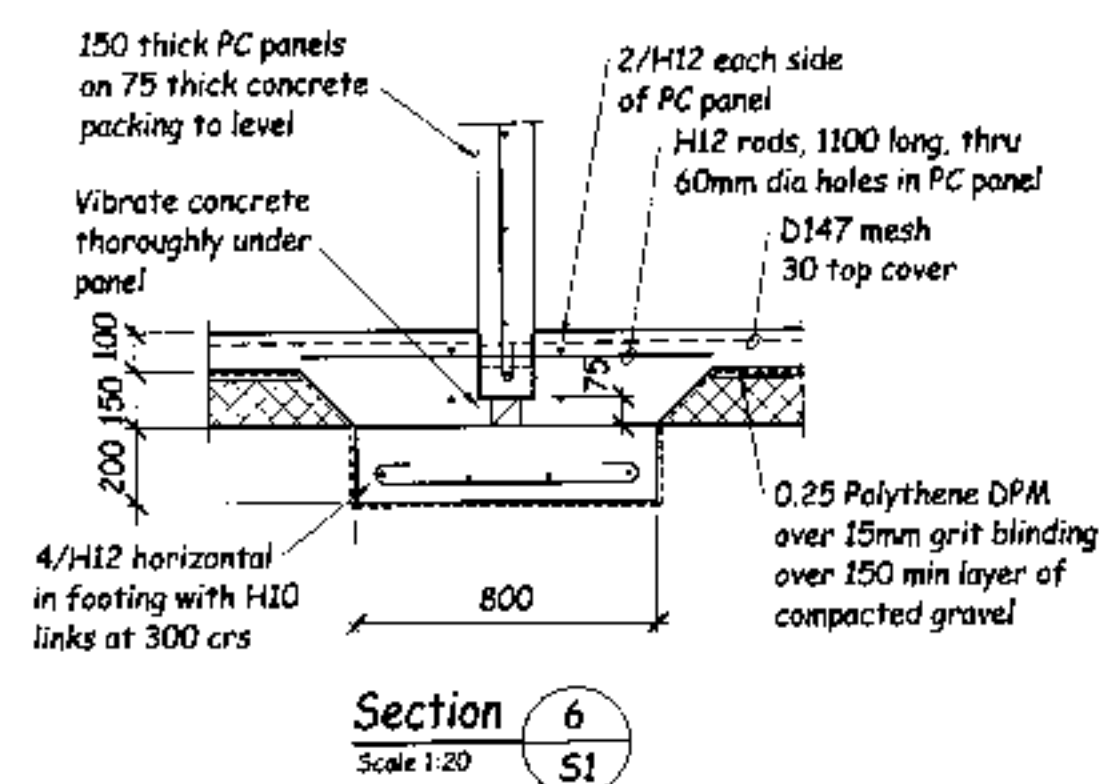
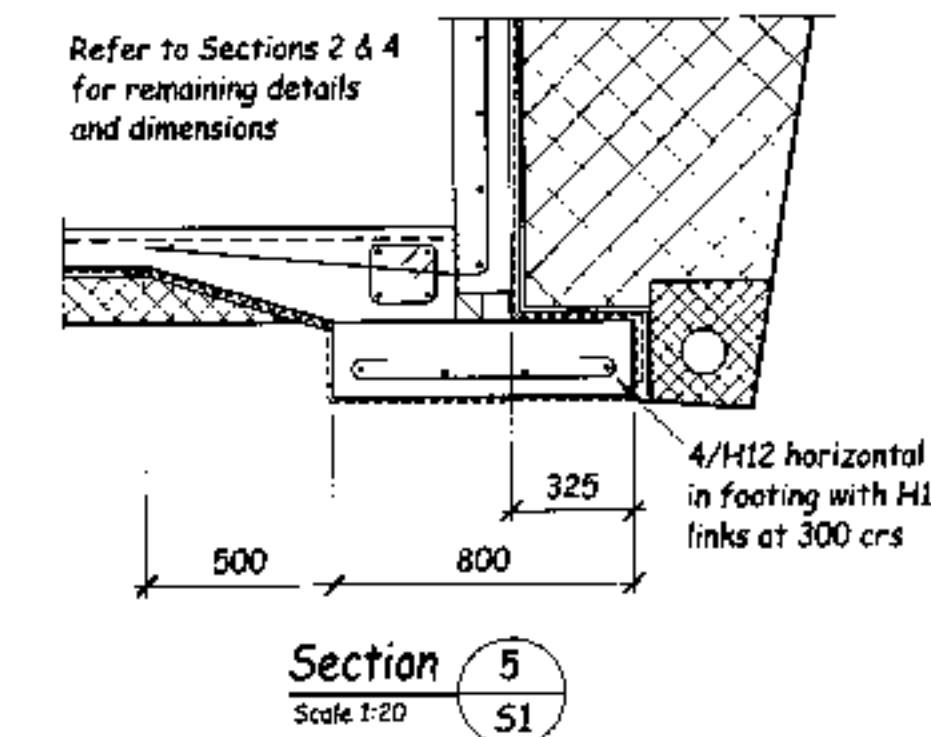
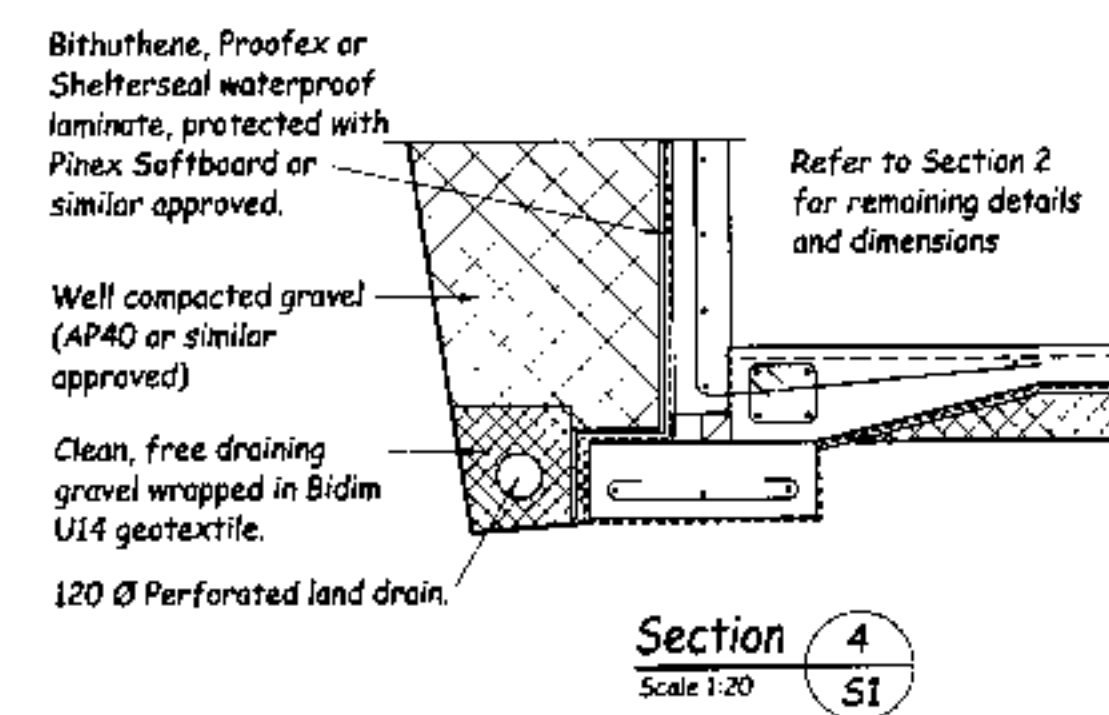
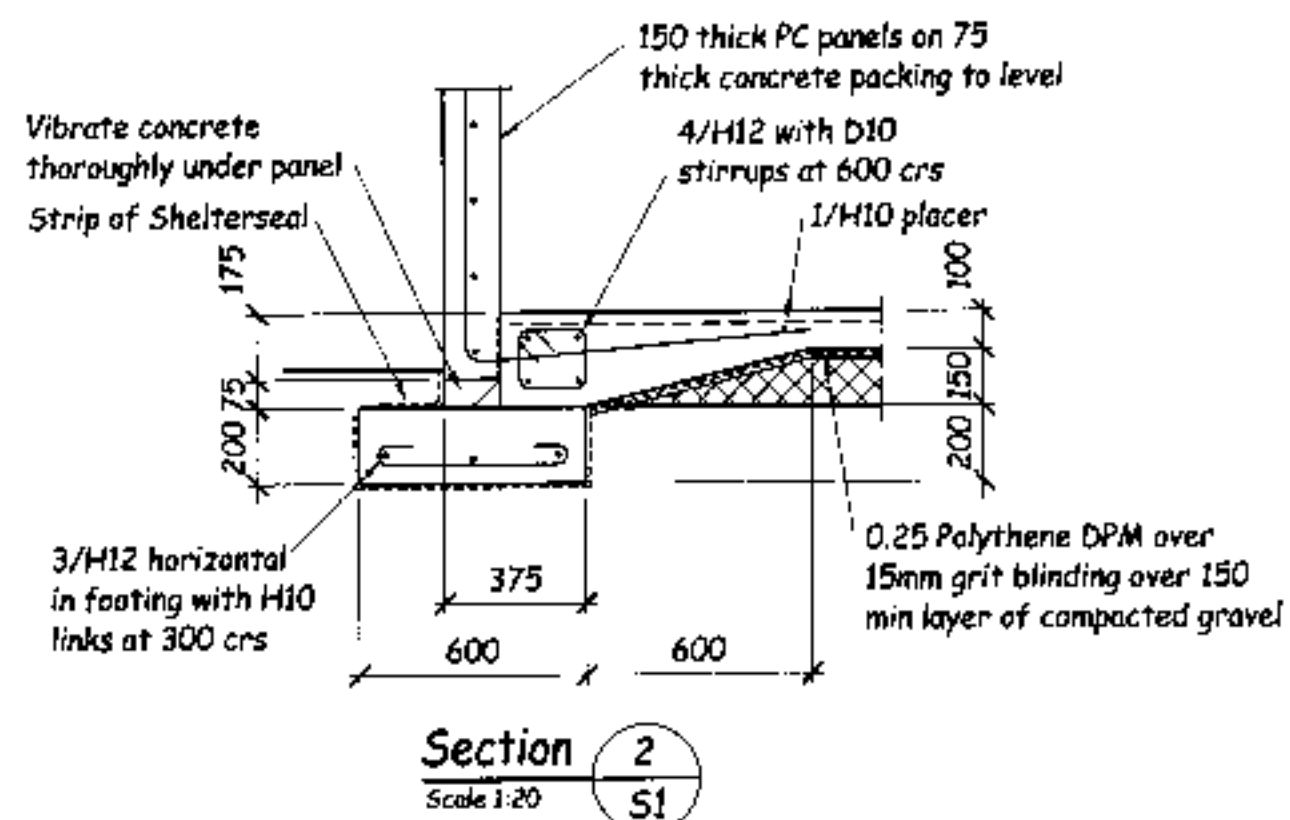
Upper Ground Floor Plan Scale 1:50

Refer to First Floor Plan above for layout dimensions

Contract No : 6217	Sheet : S2 of 15 sheets
Date Issued :	

DUNEDIN CITY COUNCIL
ALLIQUED BUILDING CONSENT DOCUMENTS

7 315197



STEVENSON BROWN LTD
Structural and Fire Engineers

Level 2 Spectrum House
32 Fildes Street,
PO Box 5264, Dunedin.

Phone 03 477 4270
Fax 03 477 4222
Email enquiries@stb.co.nz

All dimensions to be checked on site
Do not scale off these drawings
Any discrepancies between drawings
to be notified to the consultants

[illegible]

STRUCTURAL
Drawing

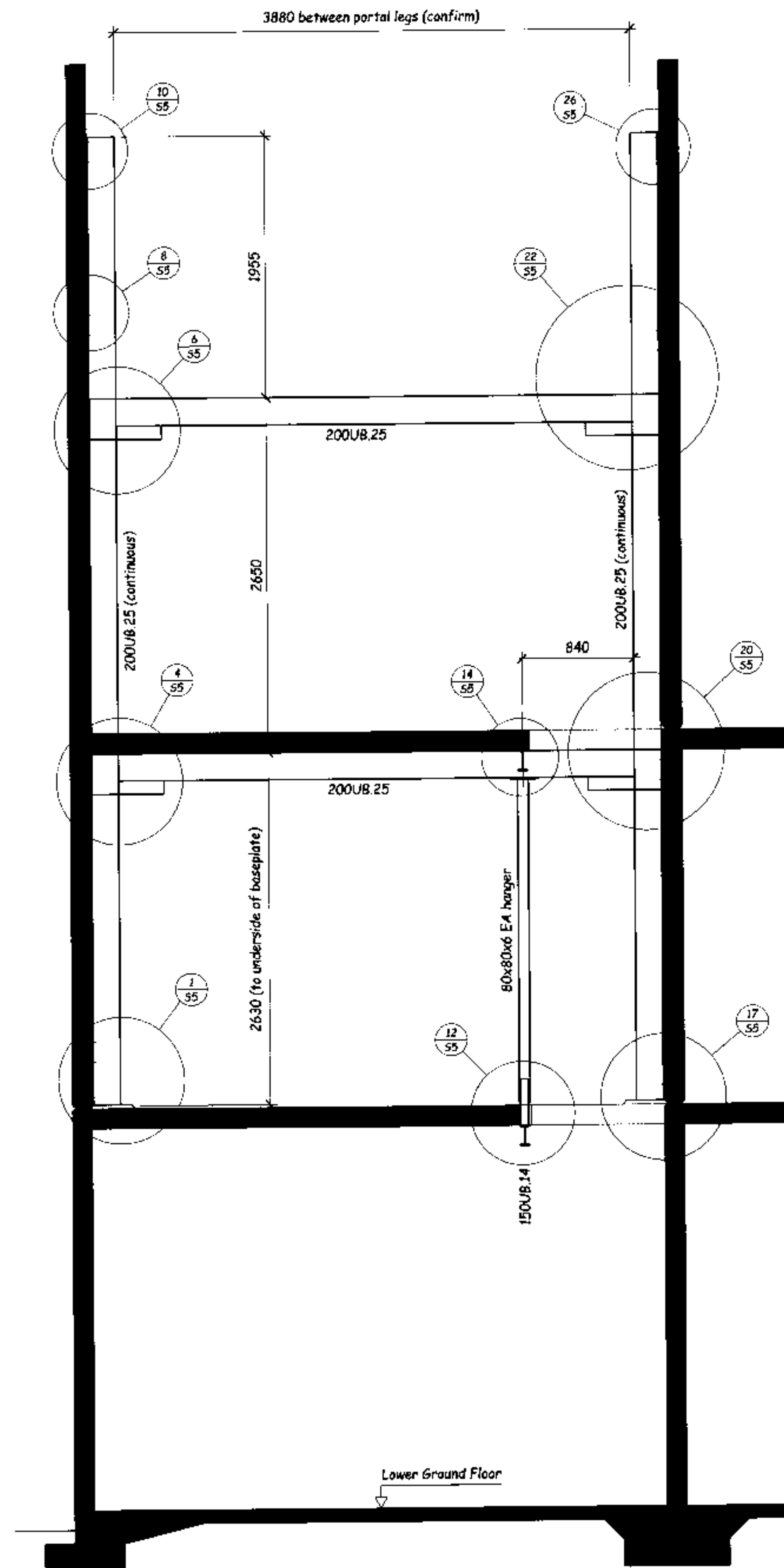
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**Gardens
View**

North Road
Dunedin

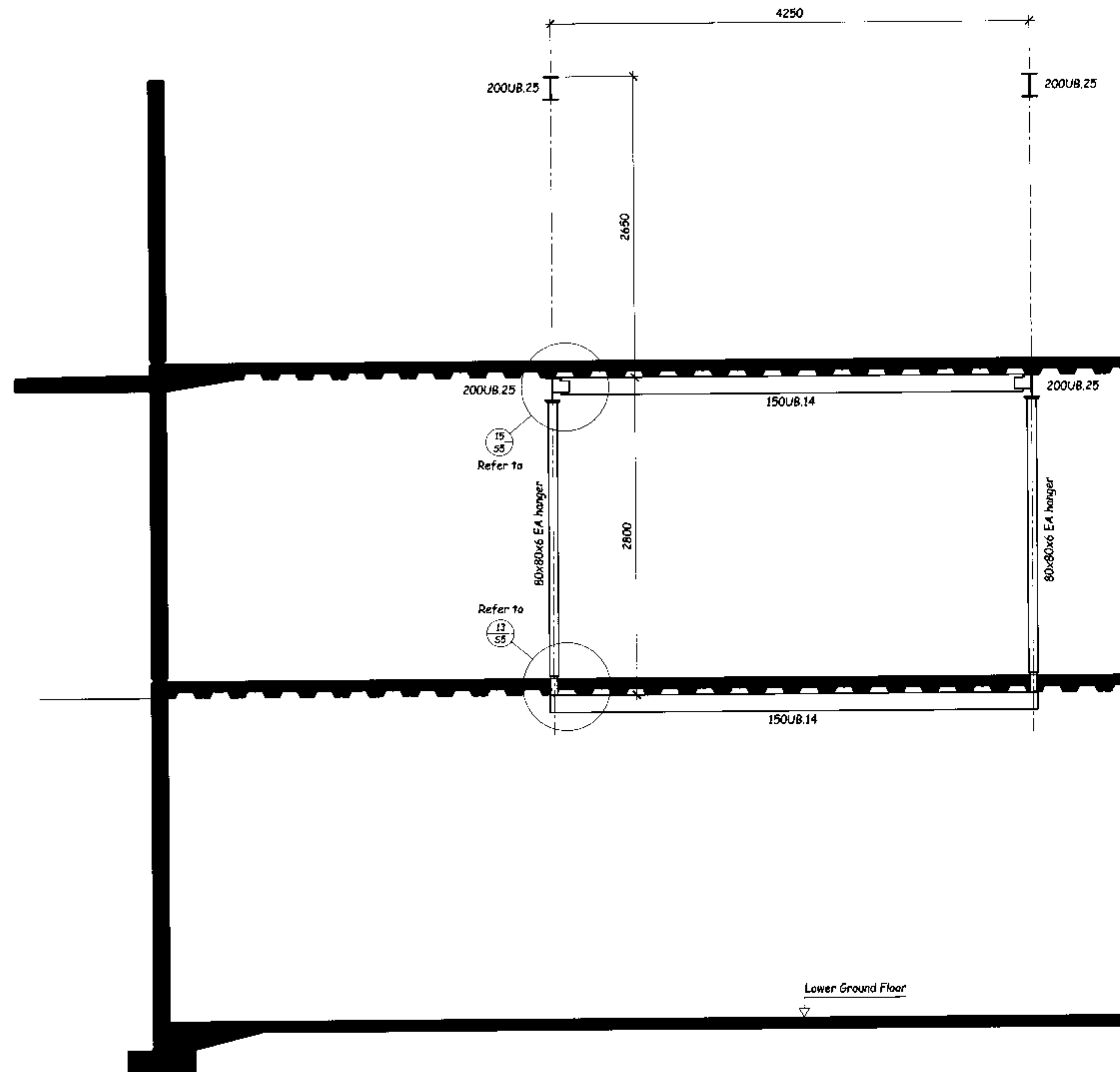
Designed :	Nick Brown
Checked :	Nick Brown
Drawn :	Rex Mullen
Date :	July 06
Scale :	As Shown when A1
CAD file :	

Insitu Concrete and PC Panel Fixing Sections & Details

Contract No 6217	Sheet : 53 of 15 sheets
Date Issued :	



Elevation A
Scale 1:25



Part Elevation B
Scale 1:25

STEVENSON BROWN LTD
Structural and Fire Engineers

Level 2 Station House
50 Fife Street
PO Box 540, Dunedin

Phone 03 477 4200
Fax 03 477 4566
Email enquiries@stebrow.co.nz

All dimensions to be checked on site
Do not scale off these drawings
Any discrepancies between drawings
to be notified to the consultants

No.	Revision	Date

STRUCTURAL
Drawing

Contract Title :
Gardens View

North Road
Dunedin

Designed : Nick Brown
Checked : Nick Brown
Drawn : Rex Mullen
Date : July 06
Scale : As Shown when A1
CAD file :

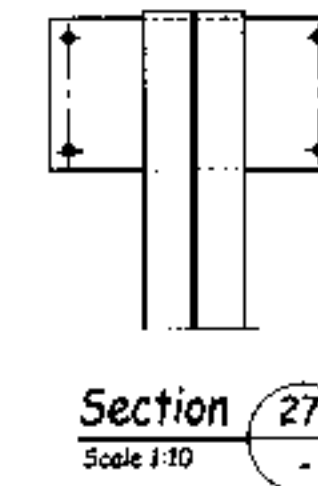
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Structural Steel
Frame Elevations

Contract No :
6217

Sheet :
S4
of 15 sheets

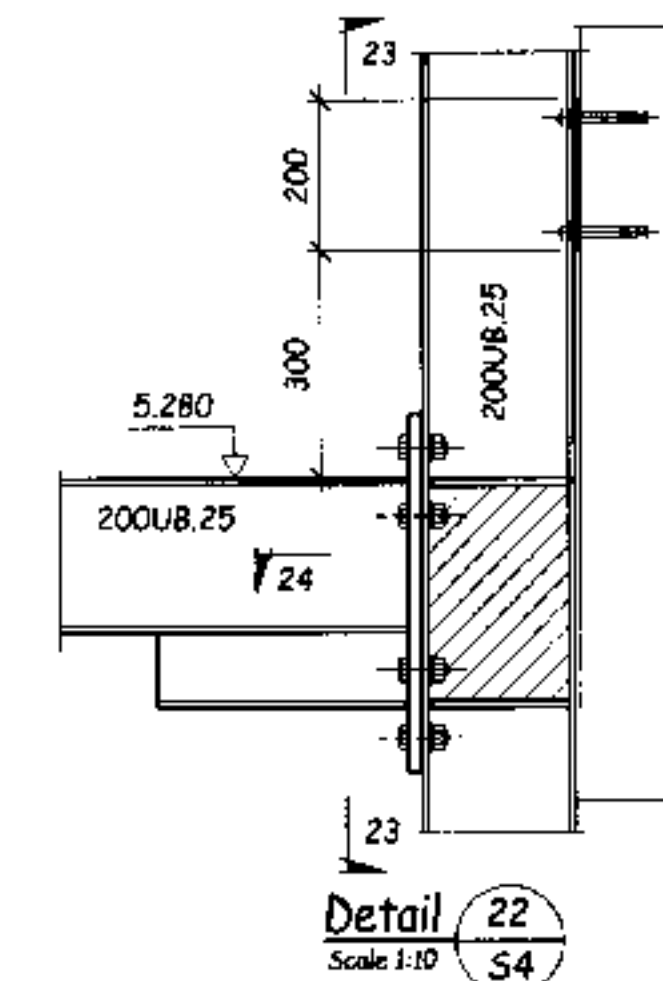
Date Issued :

7 315197

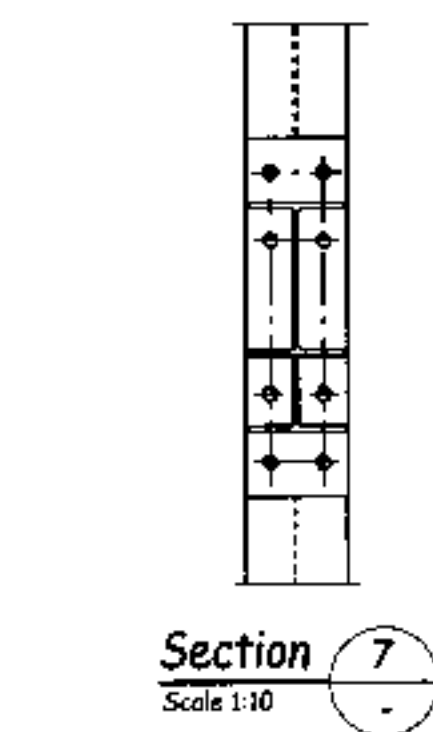


web thickening
(side only)

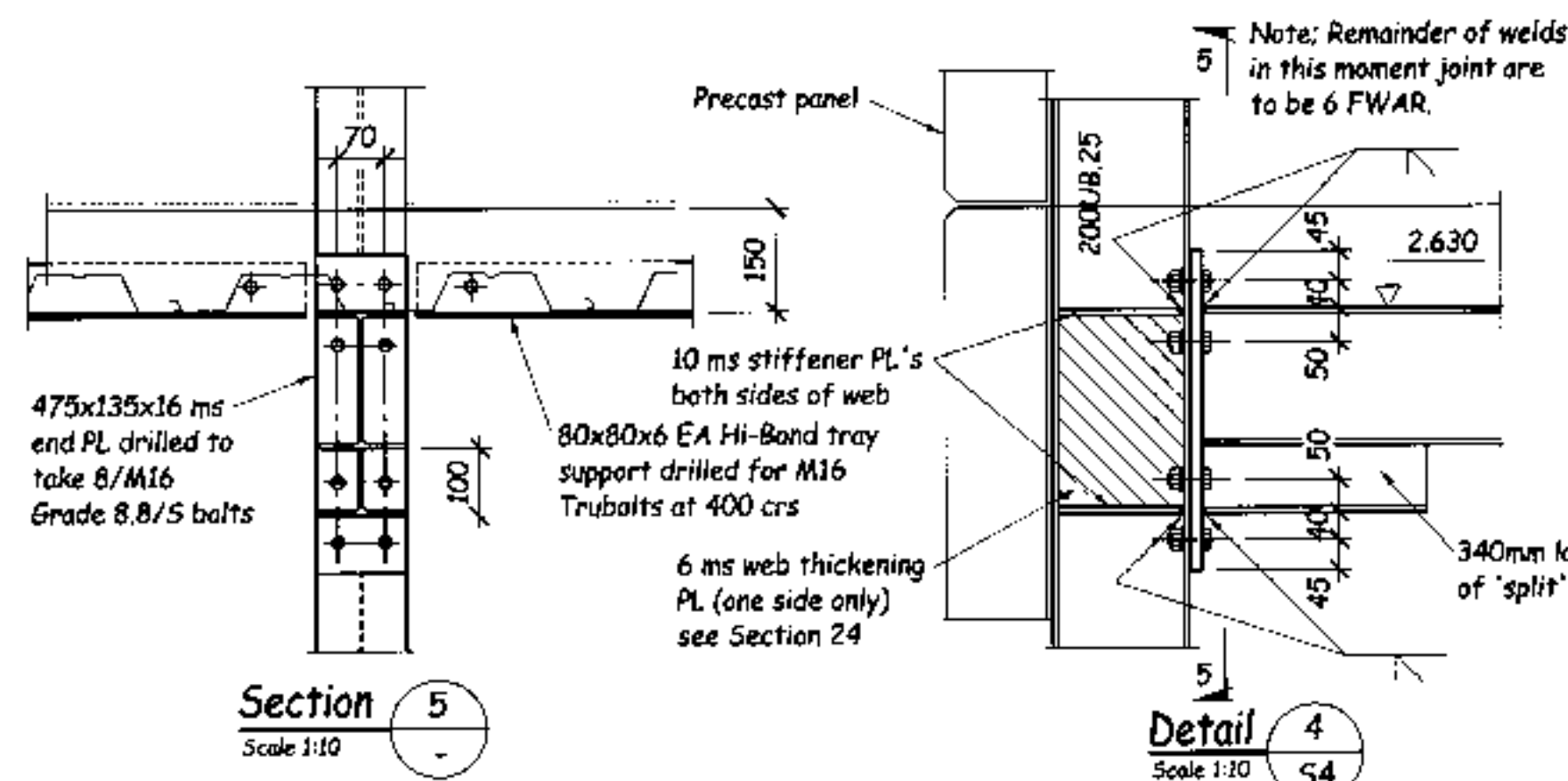
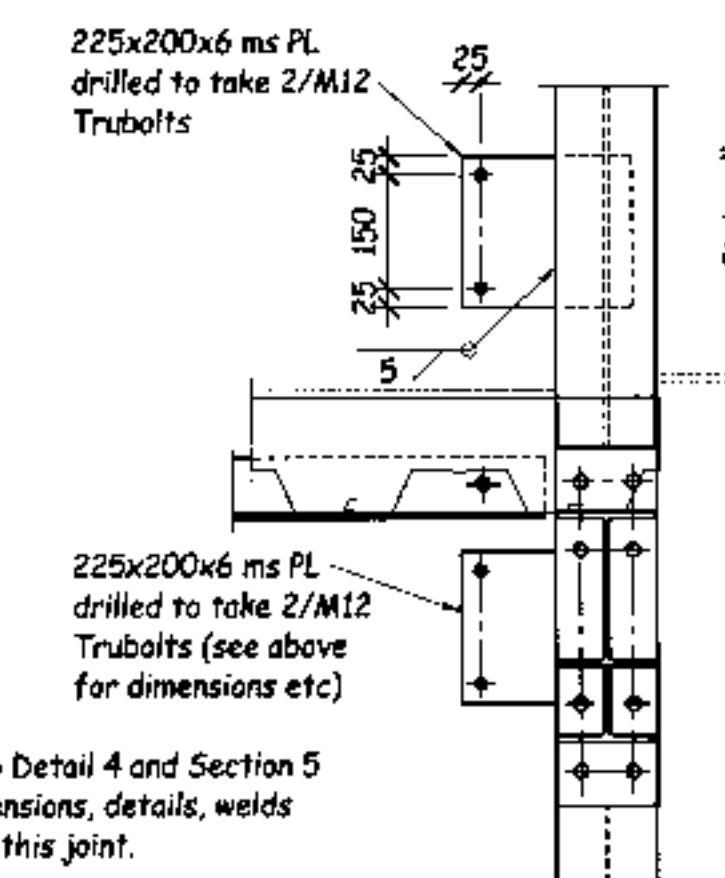
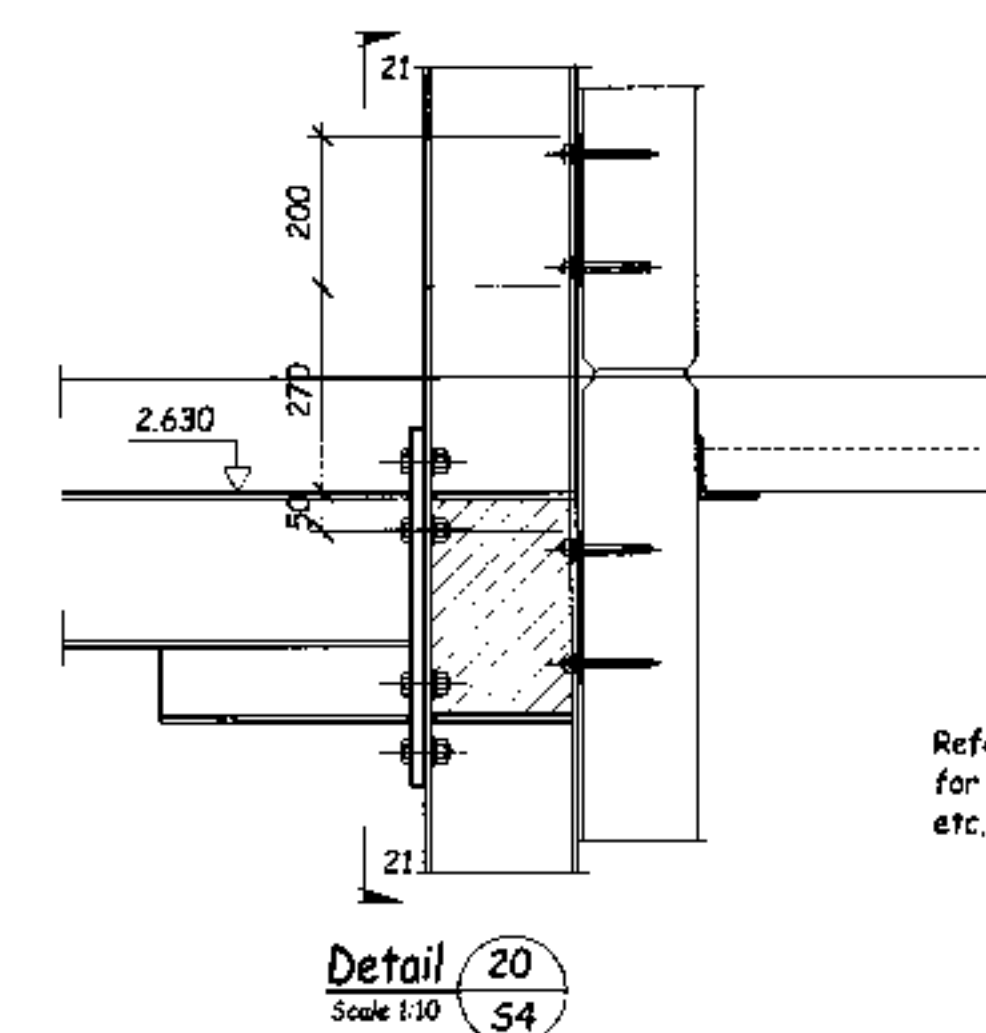
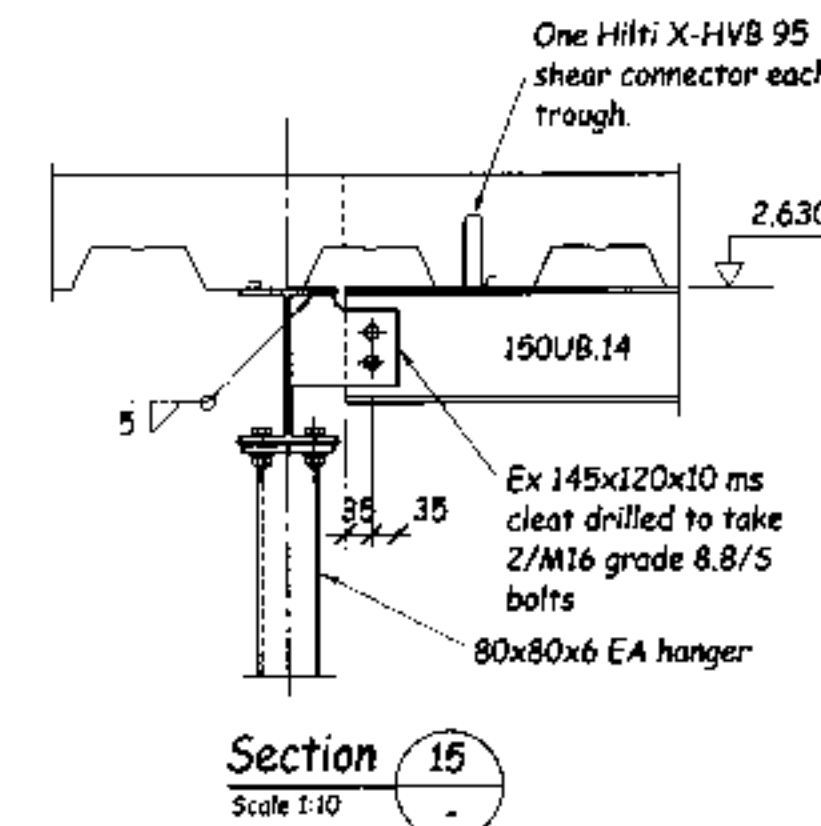
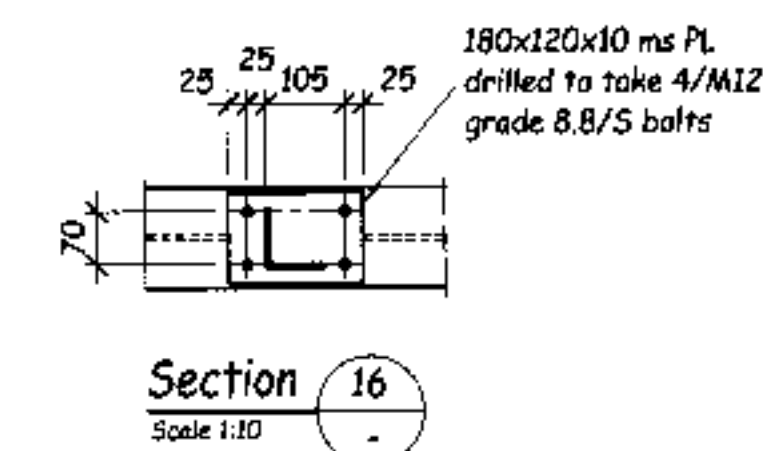
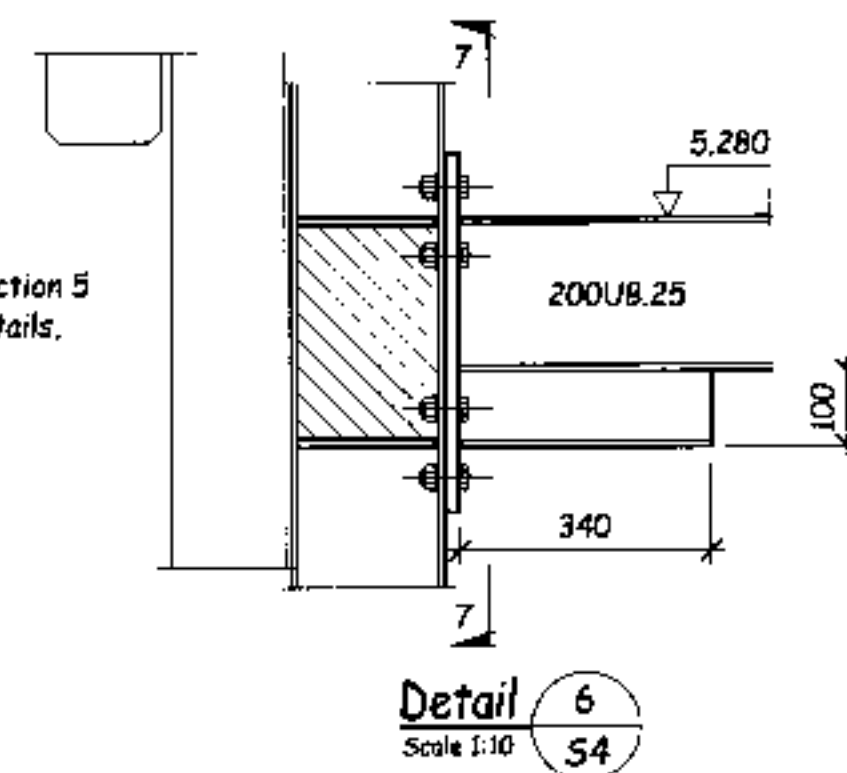
Section 24
Scale 1:10



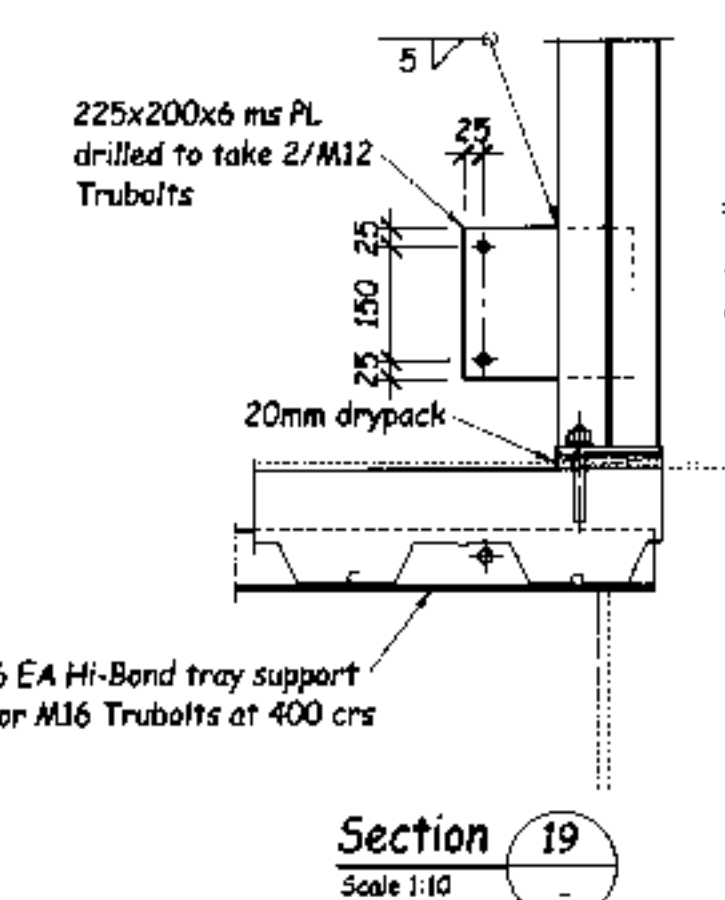
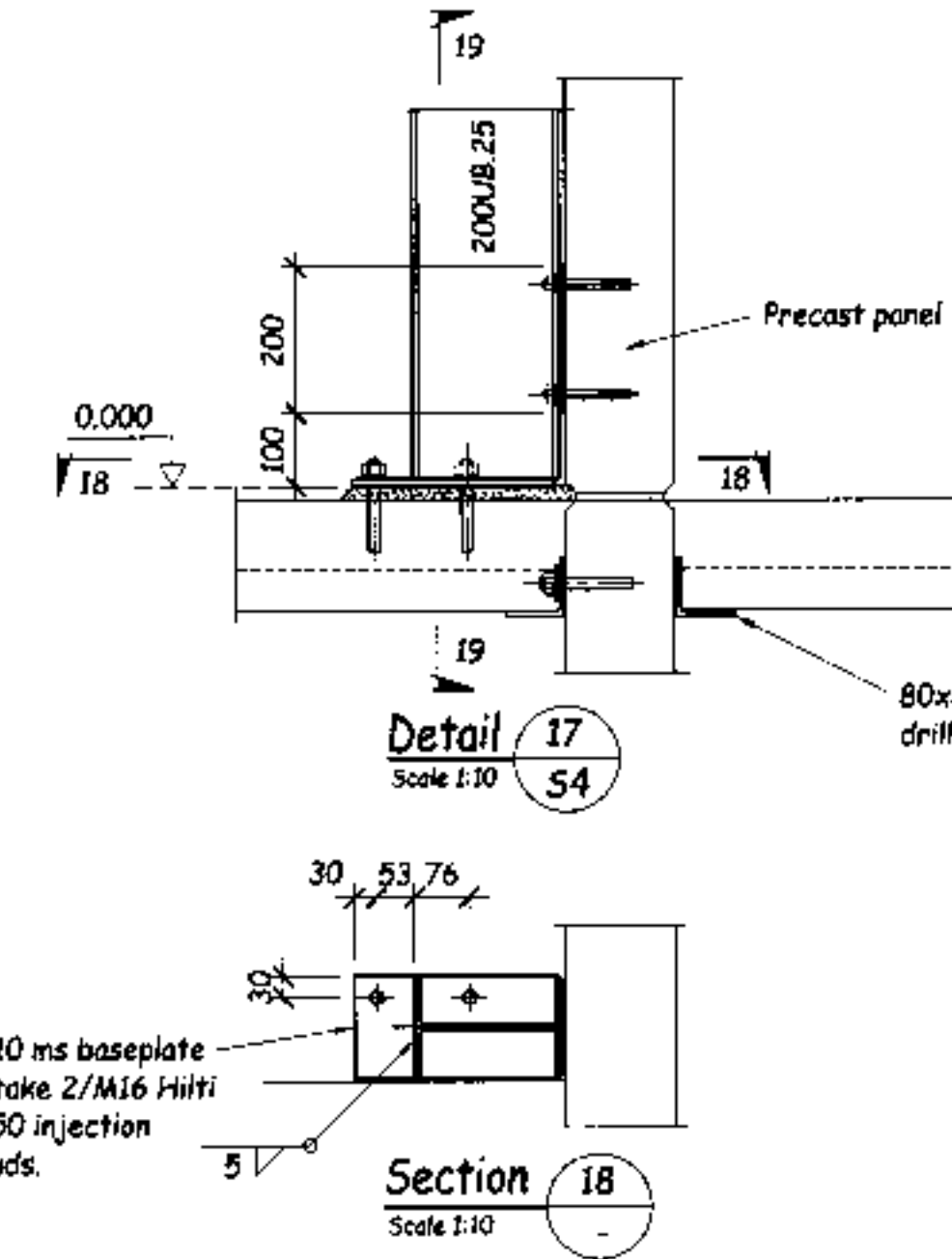
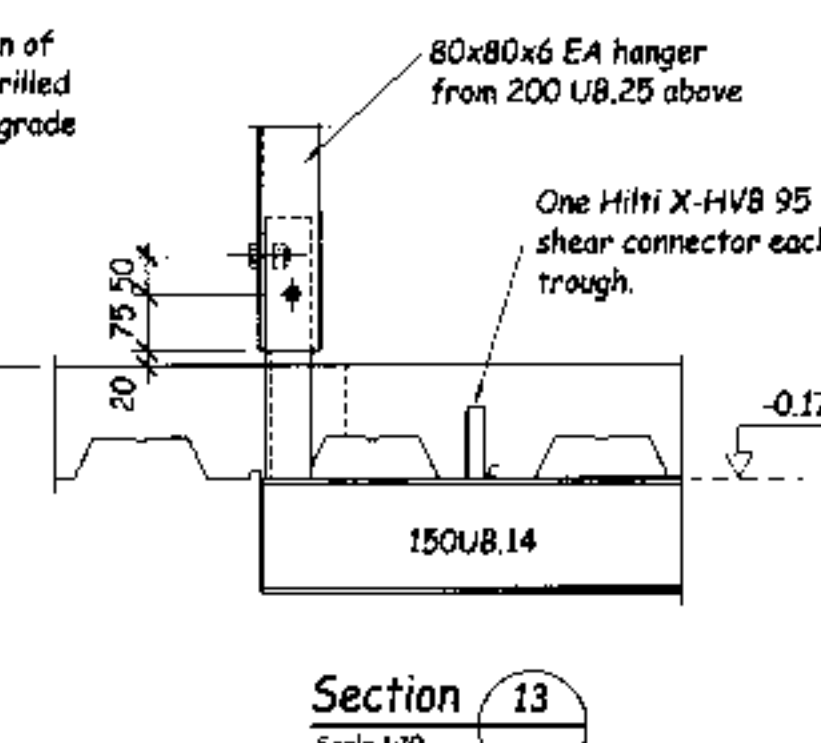
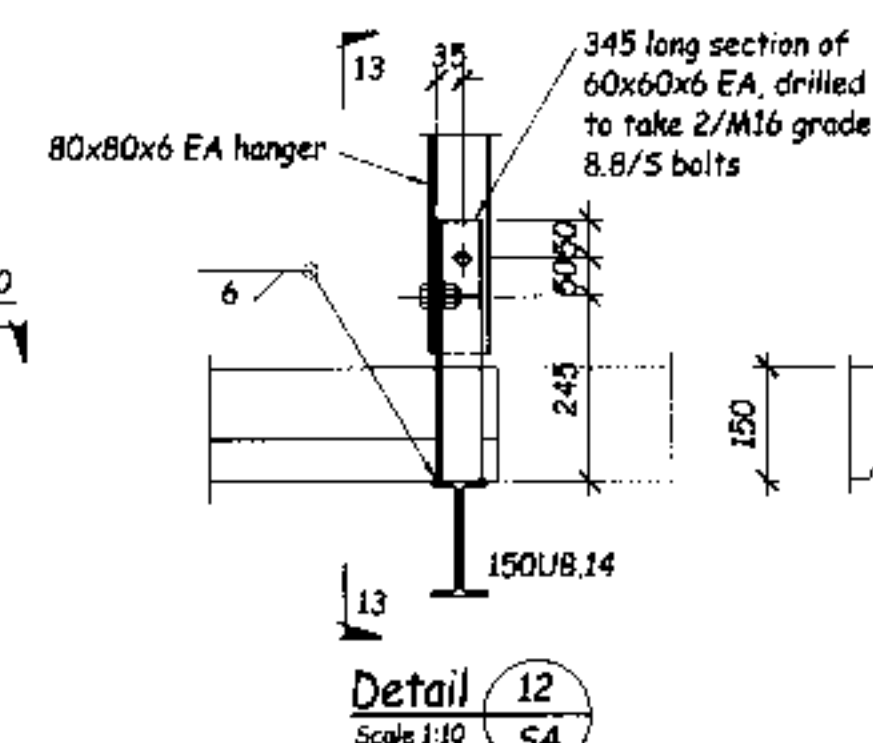
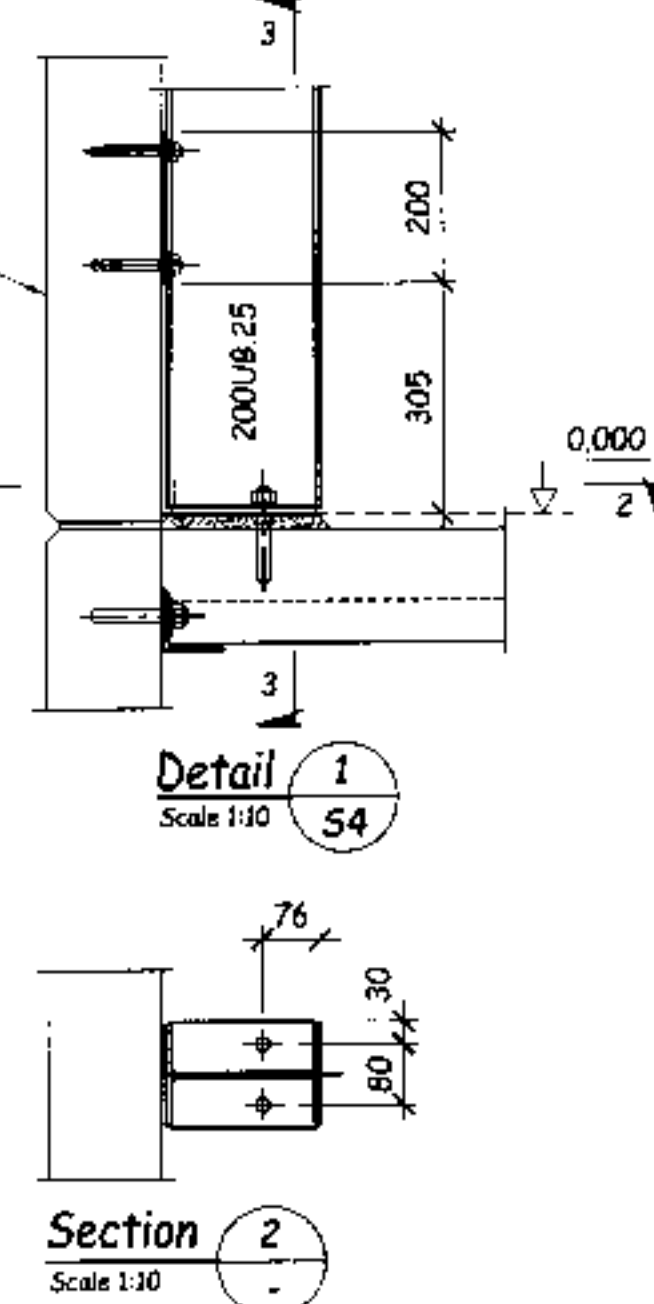
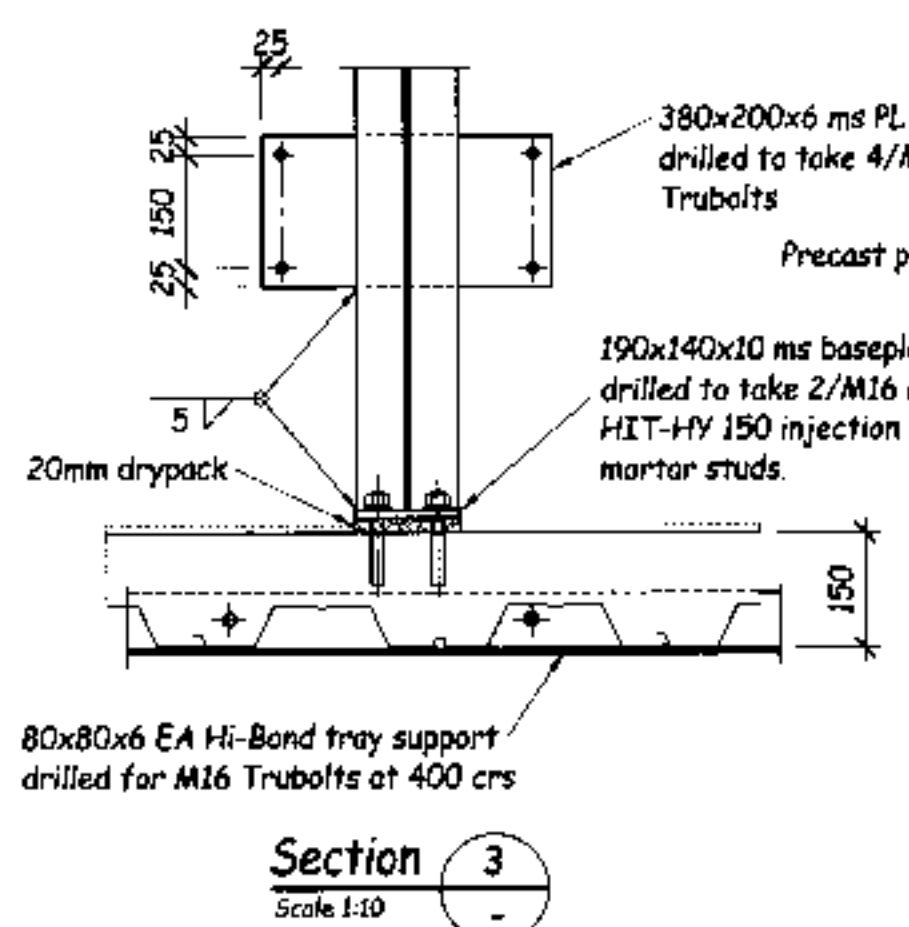
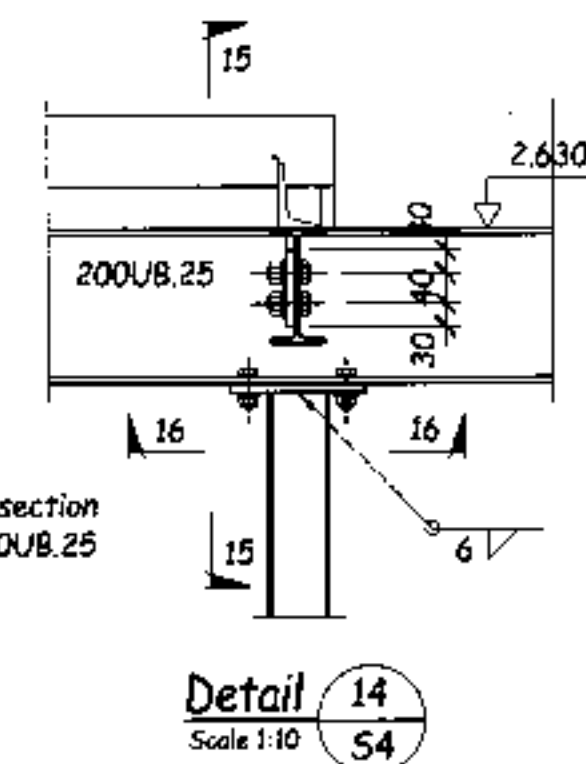
Refer to Detail 4 and Section 5
for dimensions, details, welds
etc. for this joint.



Refer to Detail 4 and Section 5 below for dimensions, details, welds etc, for this joint.



Note; Remainder of welds in this moment joint are to be 6 FWAR.

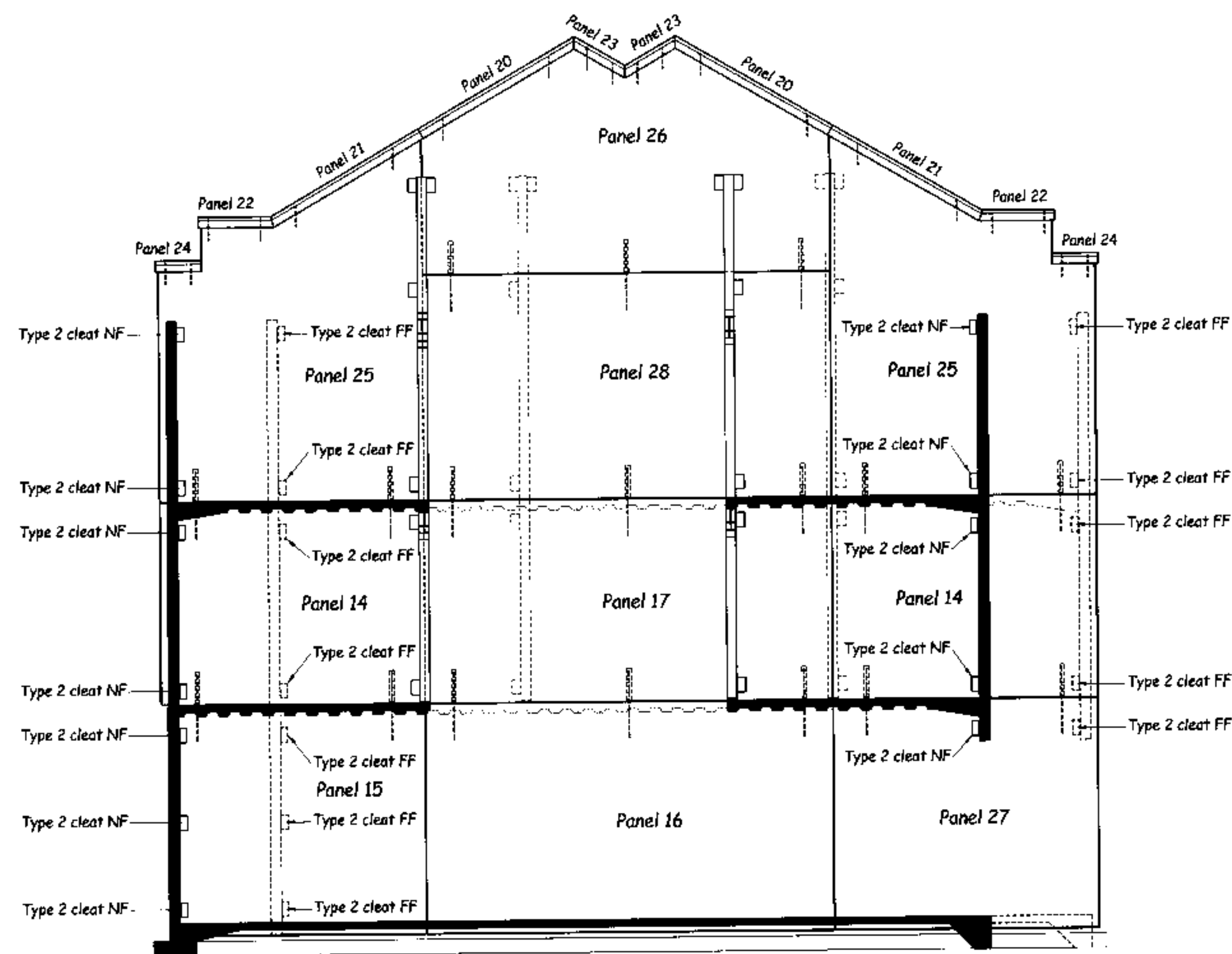


DUNEDIN CITY - 1000
APPROVED BUILDING CODE 1992

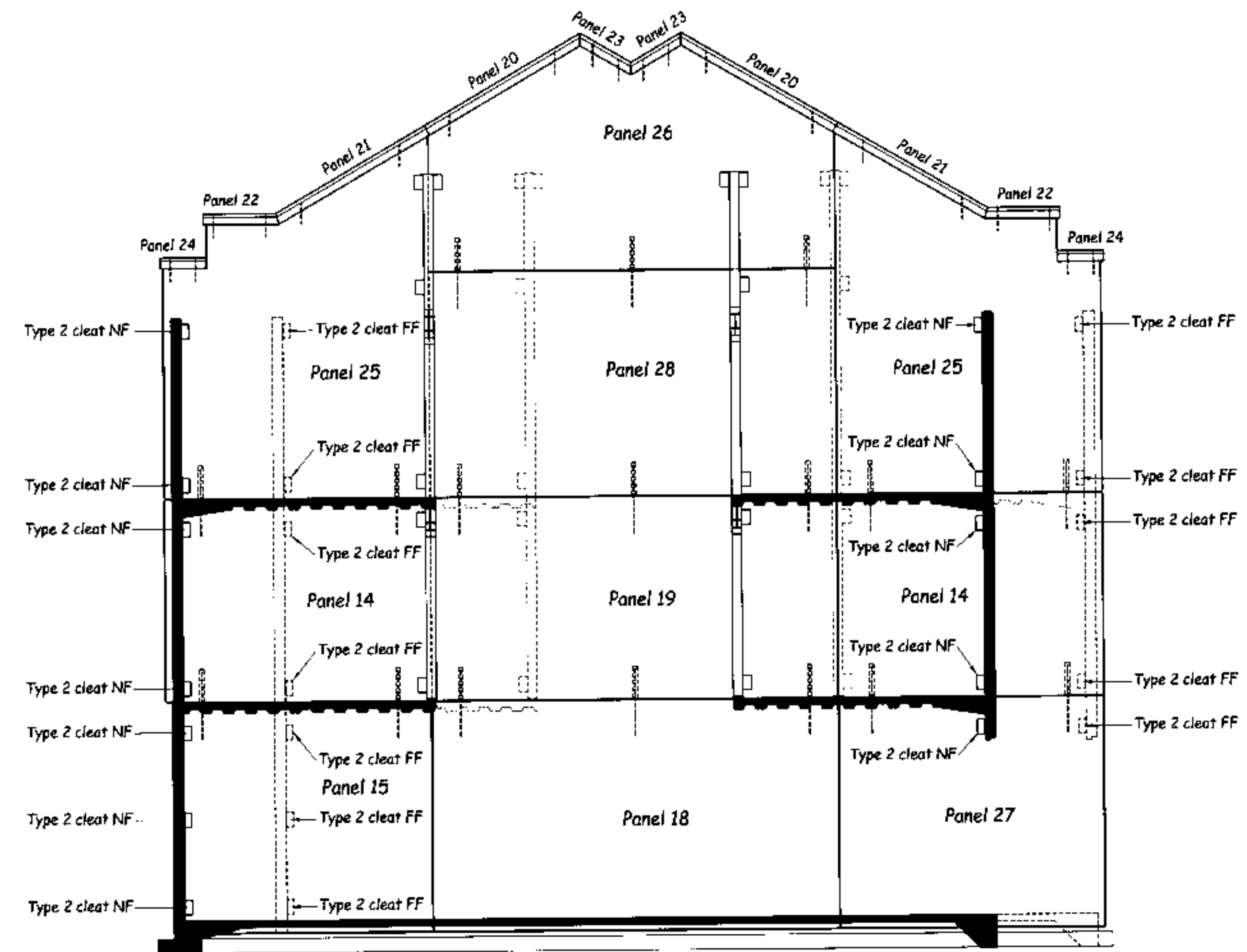
7 - 315197

NOTE: Datum for levels shown on this sheet is underside of portal baseplate.

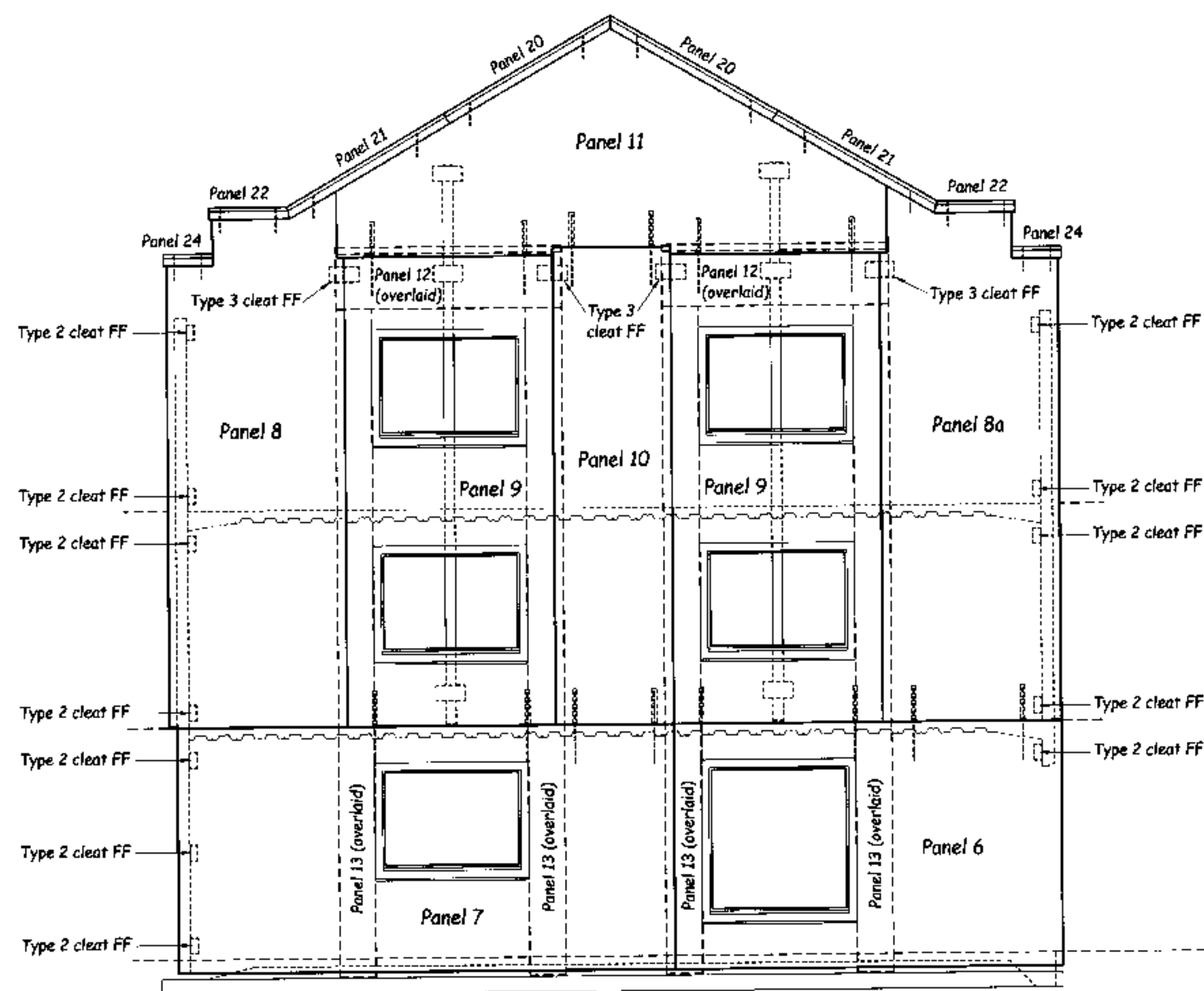
Contract Title : Gardens View	
North Road Dunedin	
Designed : Nick Brown	
Checked : Nick Brown	
Drawn : Rex Mullen	
Date : July 06	
Scale : As Shown when A1	
CAD file :	
Sheet Title :	
Structural Steel Sections & Details	
Contract No : 6217	Sheet S5 of 15 sheets
Date Issued :	



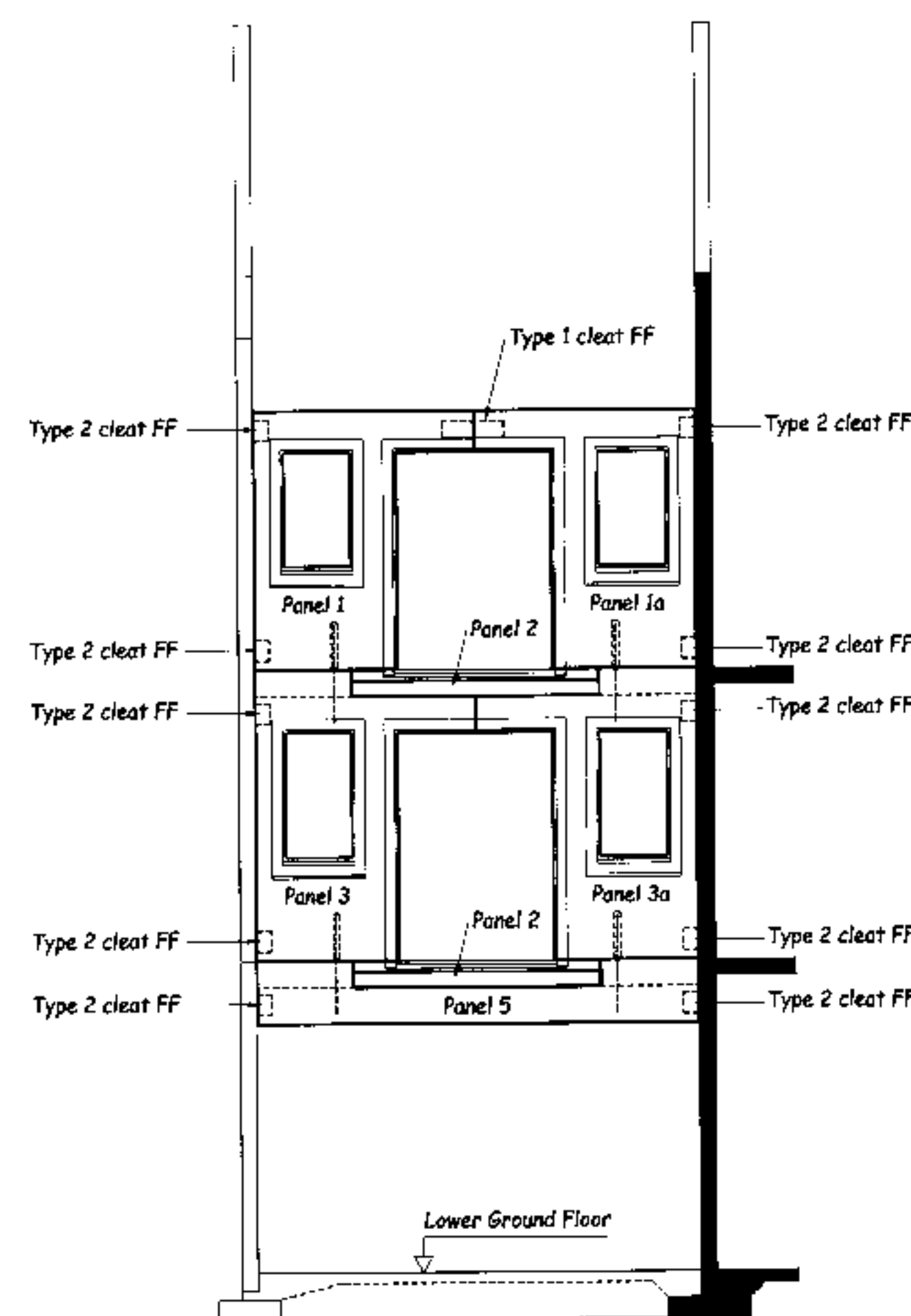
Elevation C
Scale 1:50



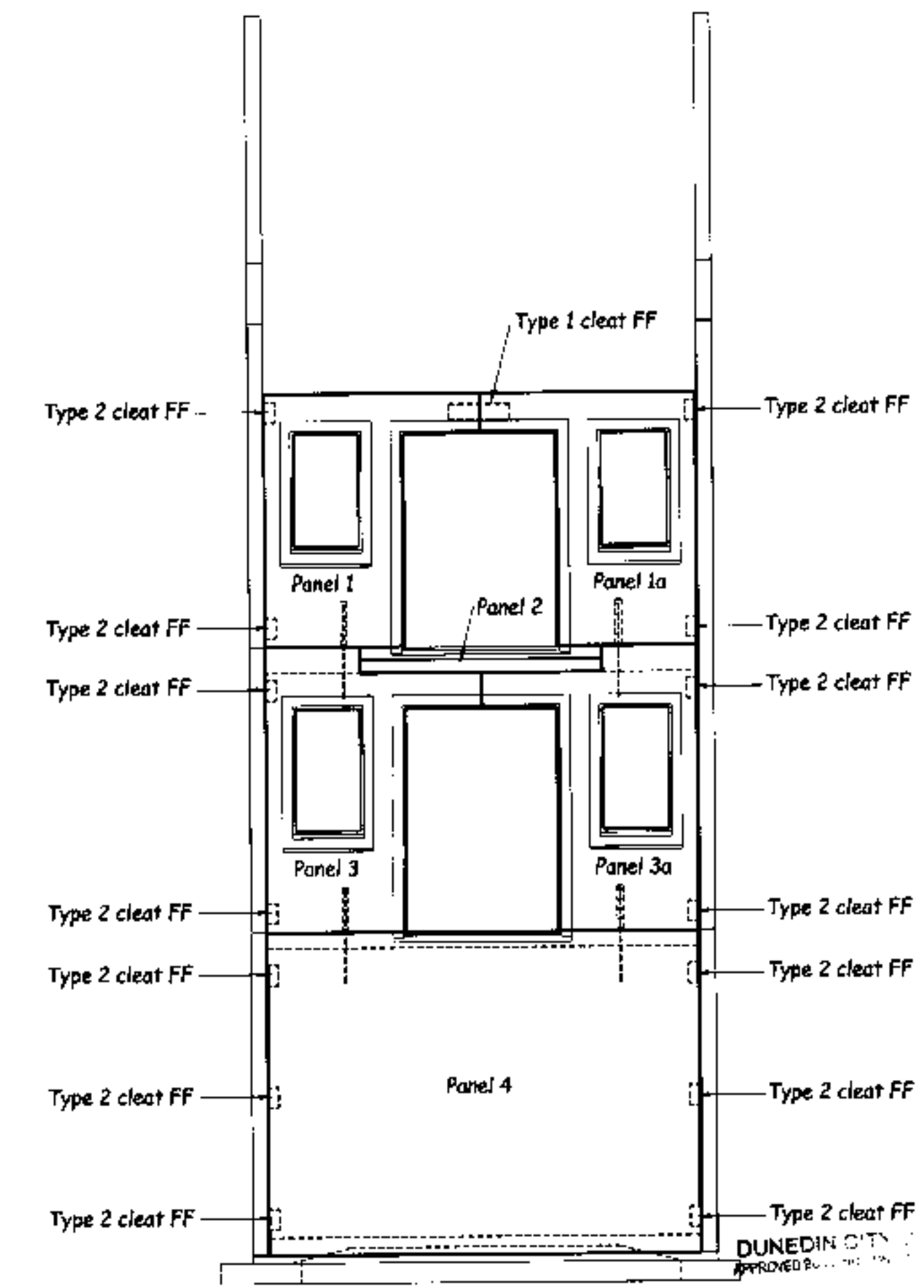
Elevation D
Scale 1:50



Elevation E
Scale 1:50



Elevation F
Scale 1:50



Elevation G
Scale 1:50

STEVENS ON BROWN LTD
Structural and Fire Engineers
Level 2 Ruanan House
31 Fleet Street
PO Box 1000, Dunedin
Phone 03 477 4200
Fax 03 477 4201
Email enquiries@stebrow.co.nz

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No	Revision	Date

STRUCTURAL
Drawing

Contract Title:
**Gardens
View**

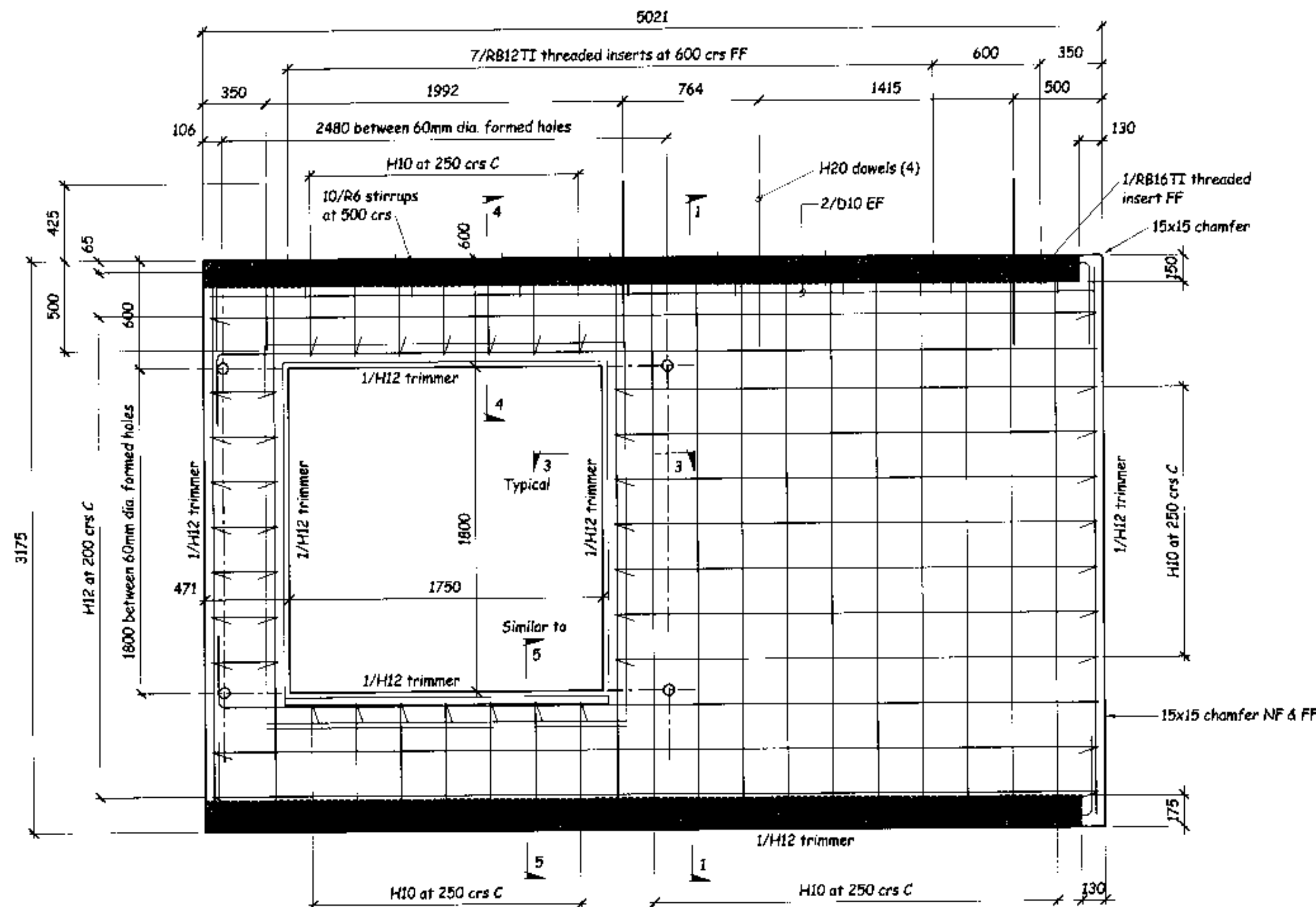
**North Road
Dunedin**

Designed : Nick Brown
Checked : Nick Brown
Drawn : Rex Mullen
Date : July 06
Scale : As Shown when A1
CAD file :

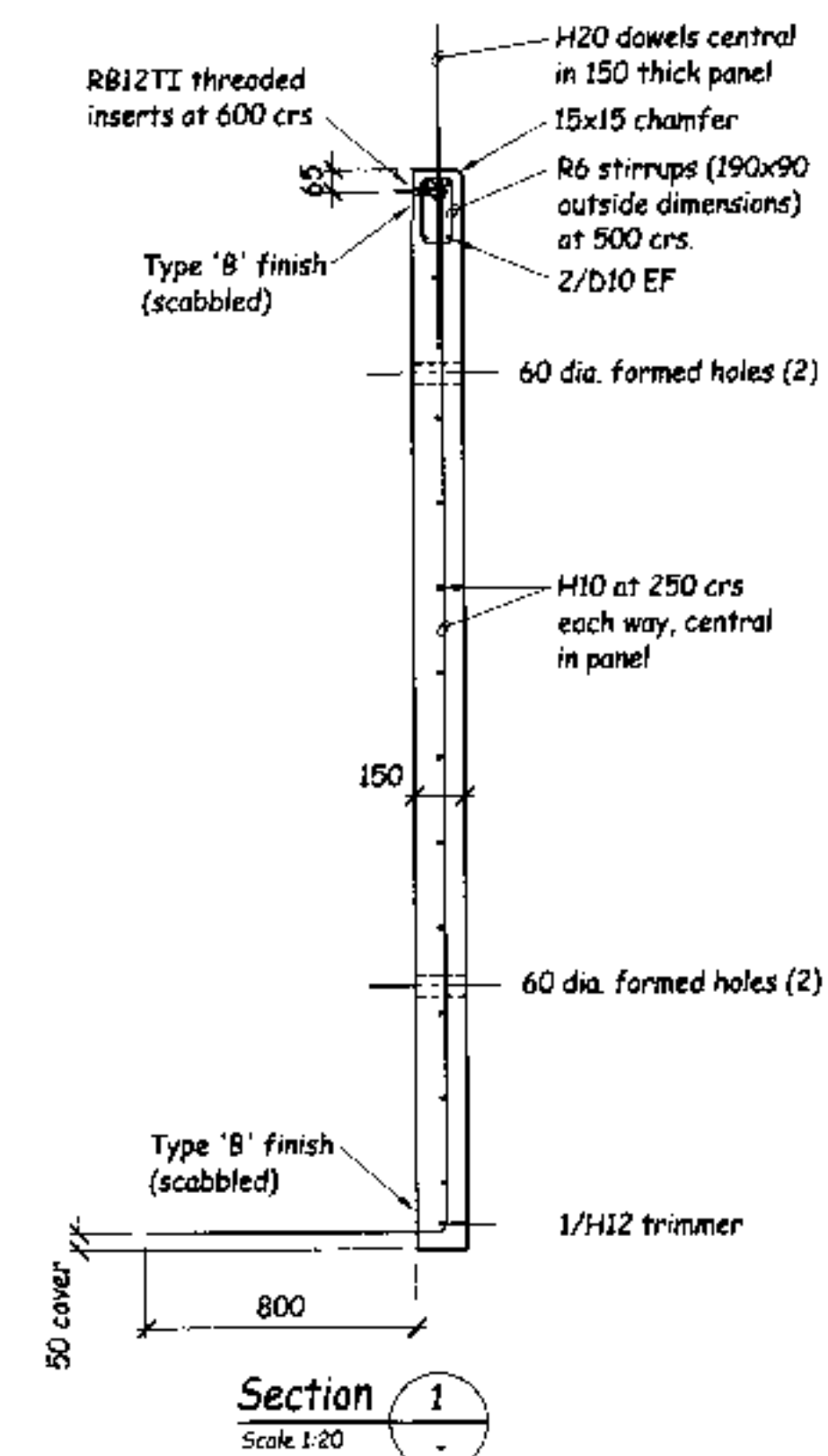
Sheet Title:
**Wall Elevations
Showing Precast Panel
Layouts and Cleat
Locations.**

Contract No :
6217
Date Issued :
7 31 51 S

Sheet :
56
of 15 sheets

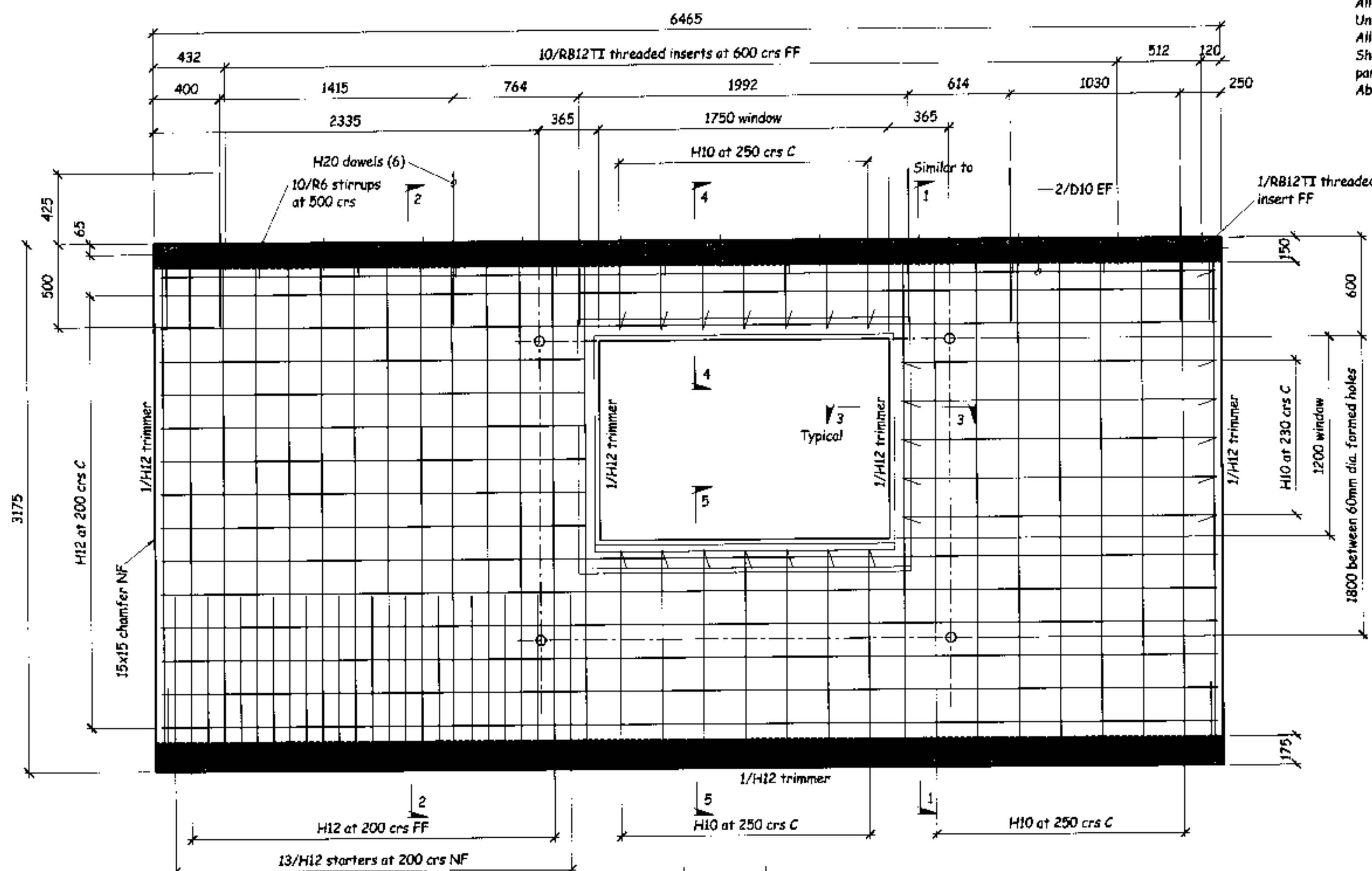


Panel 6 Scale 1:20

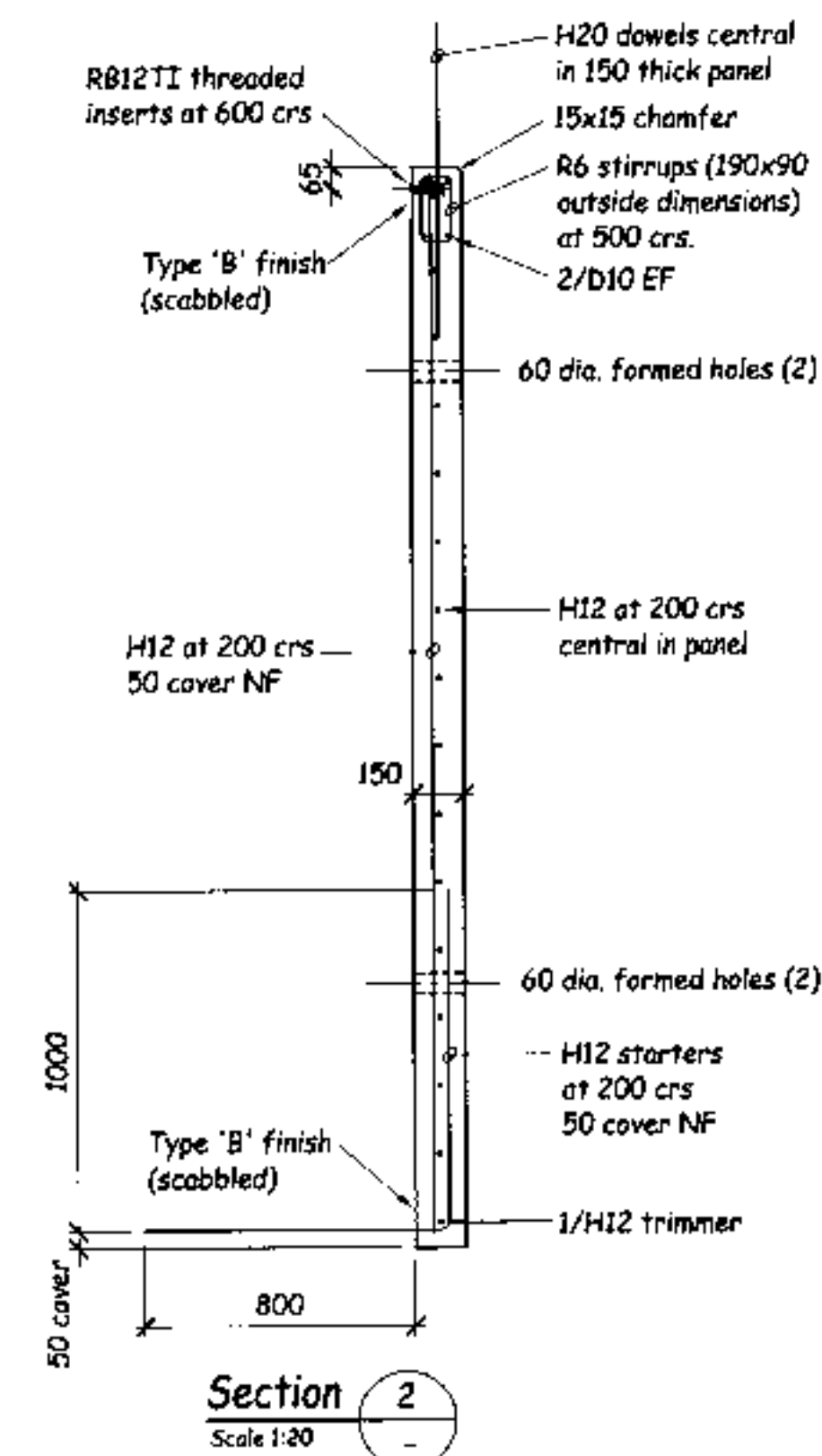


Section 1 Scale 1:20

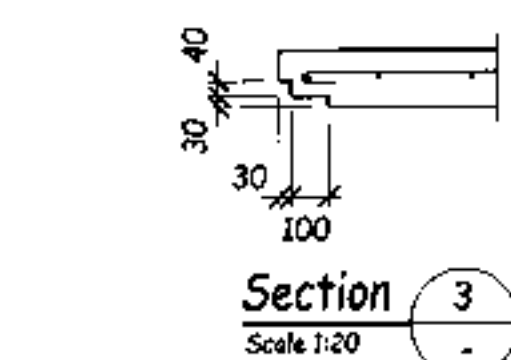
NOTE:
Unless shown otherwise, reinforcement in panels shall be H10 at 250 crs (max) EW, C.
All edges and openings shall be trimmed with 1/H12, extending 600 past opening.
Unless shown otherwise edges of panels will not require a chamfer.
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Shaded areas indicate parts of panel surface to have a Type 'B' (scabbled) finish. Refer to panel section for side or sides to be scabbled.
Abbreviations: NF - Near Face, FF - Far Face, EF - Each Face, C - Central, T - Top, crs - centres.



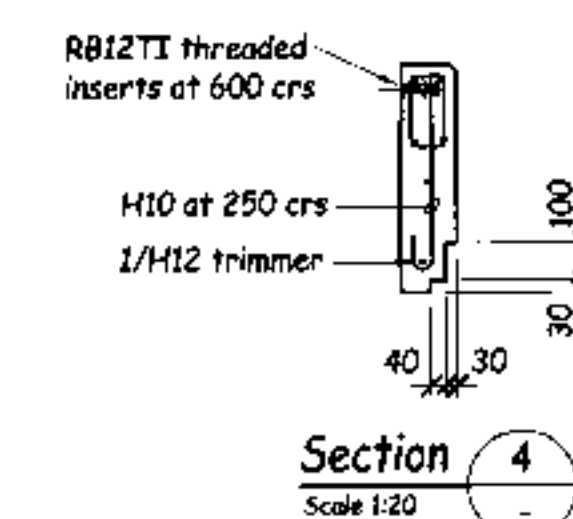
Panel 7 Scale 1:20



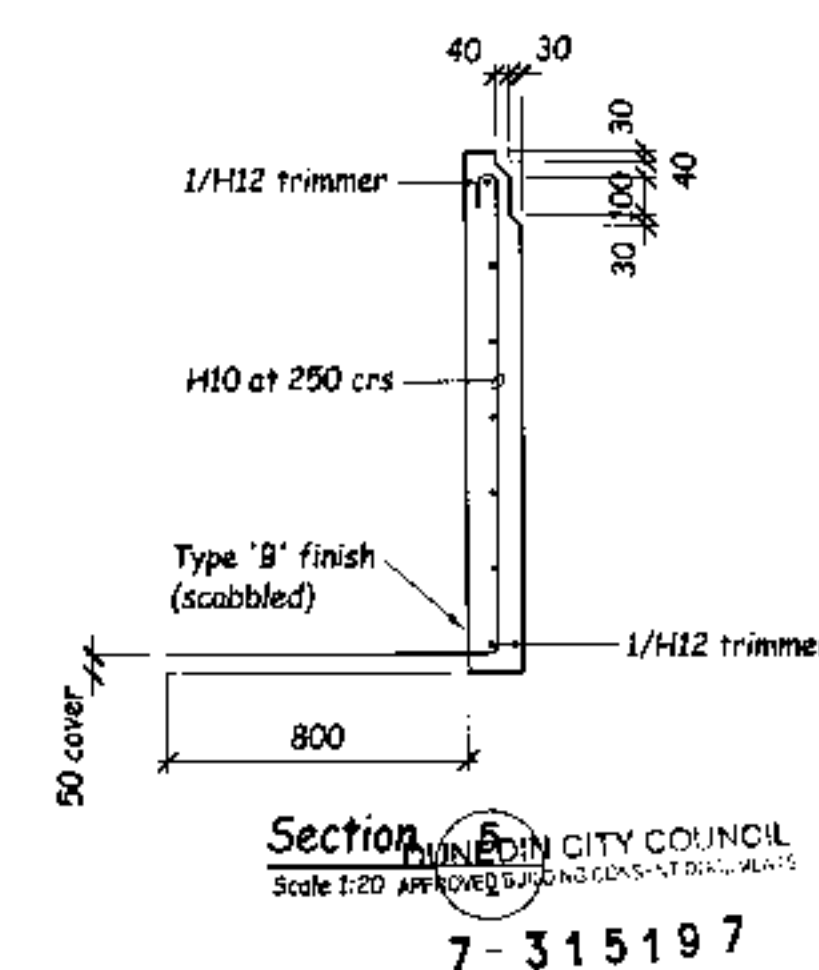
Section 2 Scale 1:20



Section 3 Scale 1:20



Section 4 Scale 1:20



Section 5 Scale 1:20

STEVENSON BROWN LTD
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57 Tees Street
PO Box 5556 Dunedin
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STRUCTURAL
Drawing

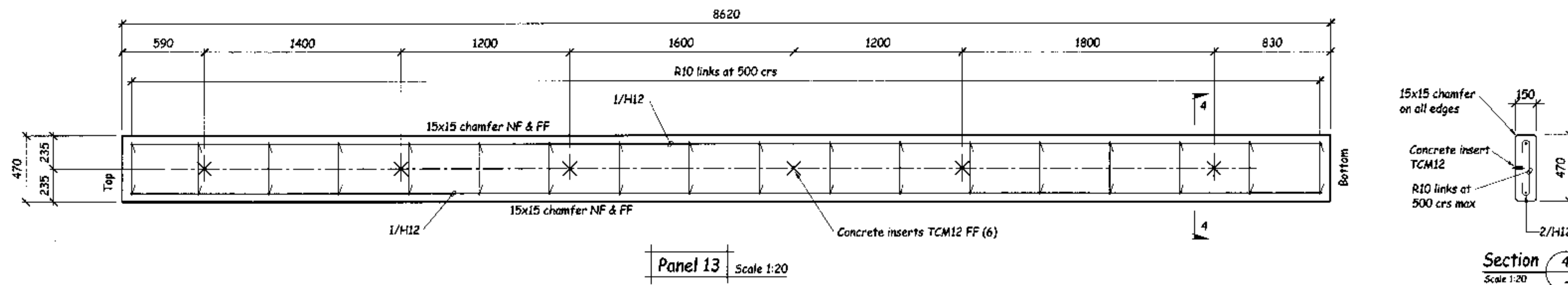
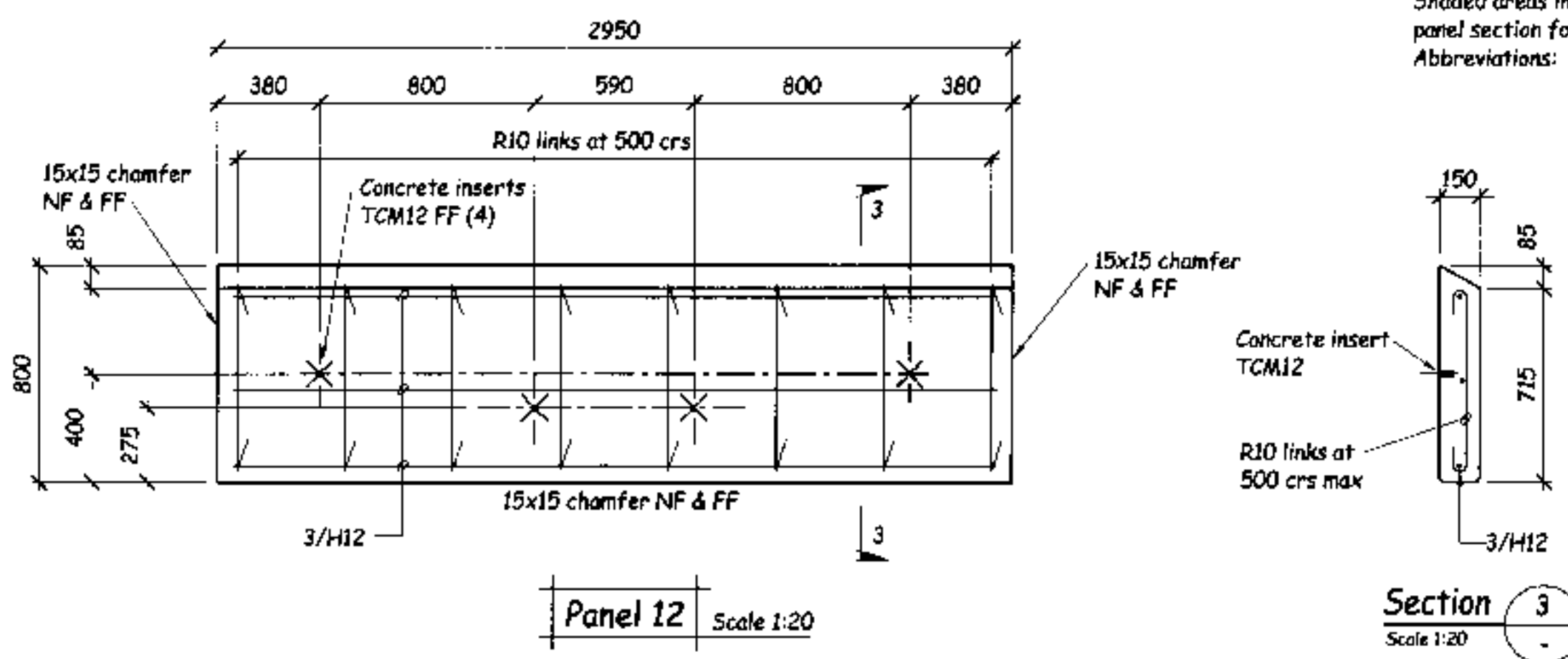
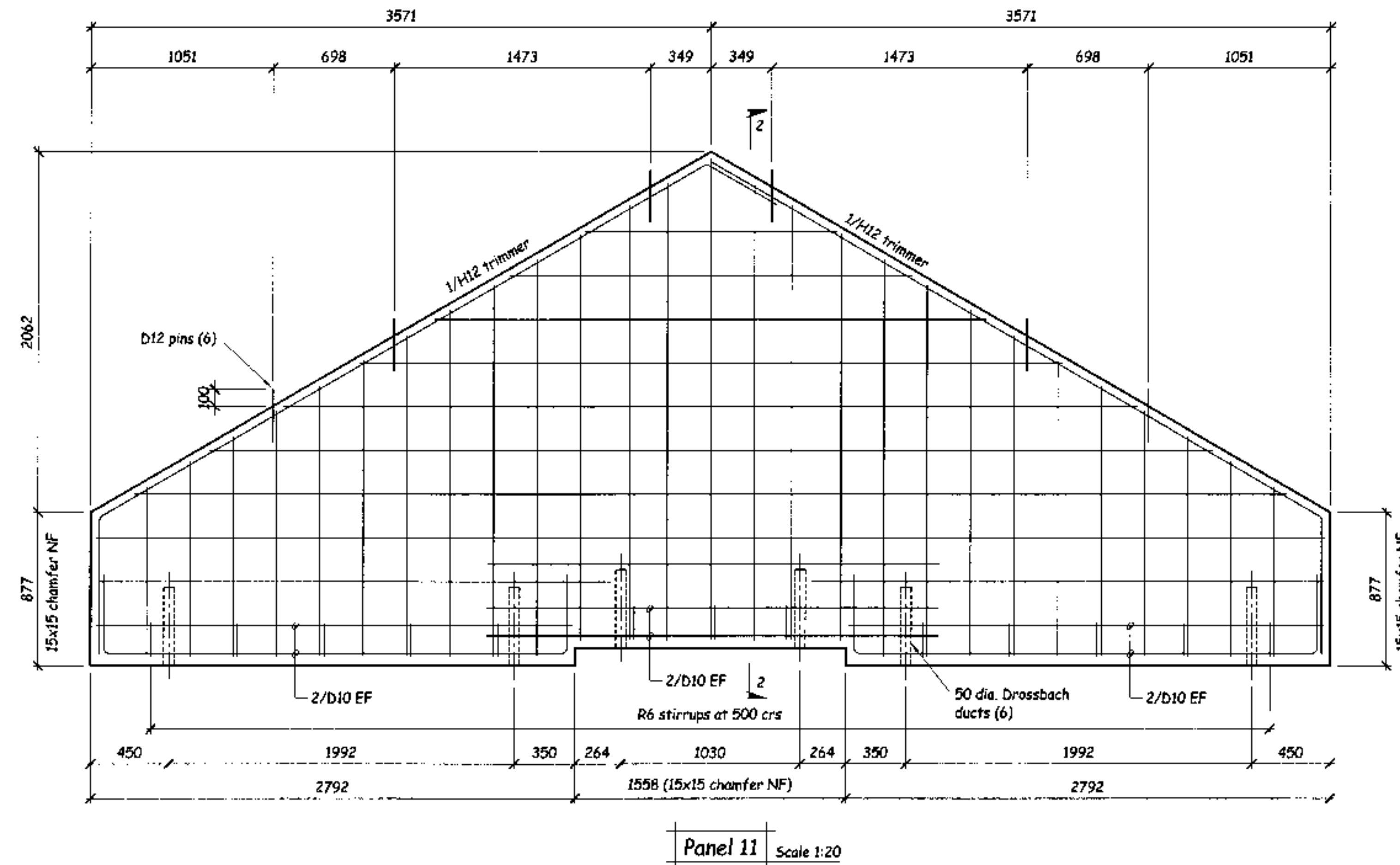
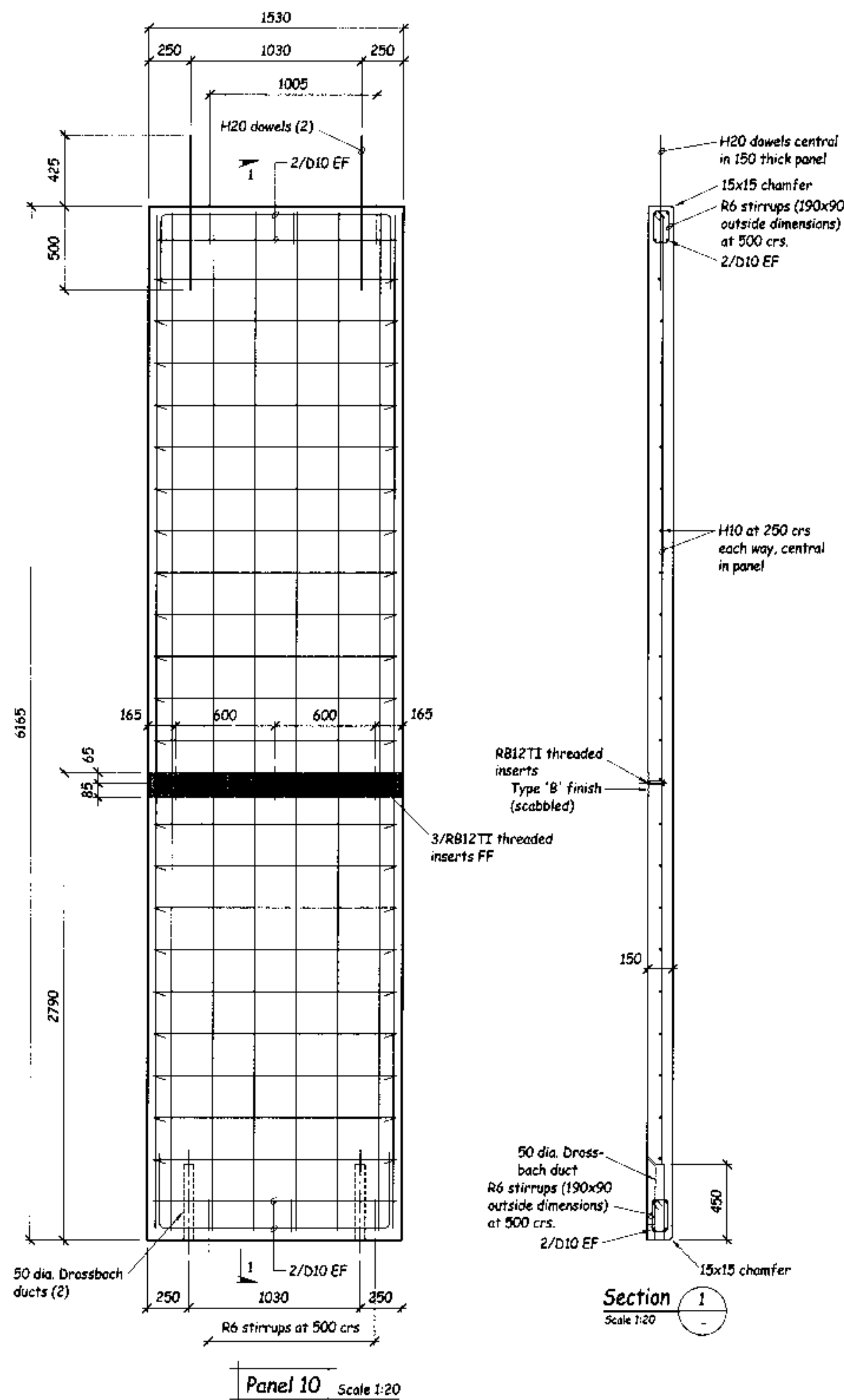
Contract Title :
Gardens View
North Road
Dunedin

Designed : Nick Brown
Checked : Nick Brown
Drawn : Rex Mullen
Date : July 06
Scale : As Shown when A1
CAD file :

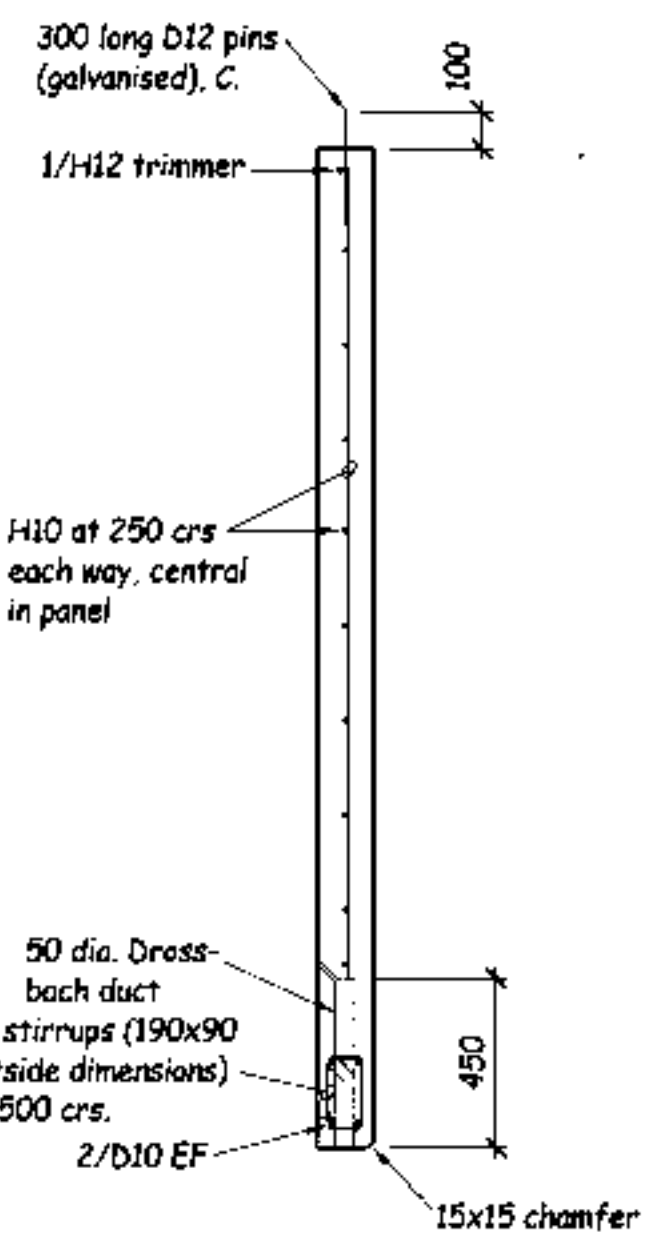
Sheet Title :
Precast Panel
Elevations
and Details

Contract No :
6217
Sheet :
S8
of 15 sheets
Date Issued :

7-315197



NOTE:
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STEVENSON BROWN LTD
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 Phone 03 477 4200, Fax 03 477 4202, Email enquiries@stevensonbrown.co.nz

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No.	Revision	Date

STRUCTURAL
Drawing

Contract Title : **Gardens View**

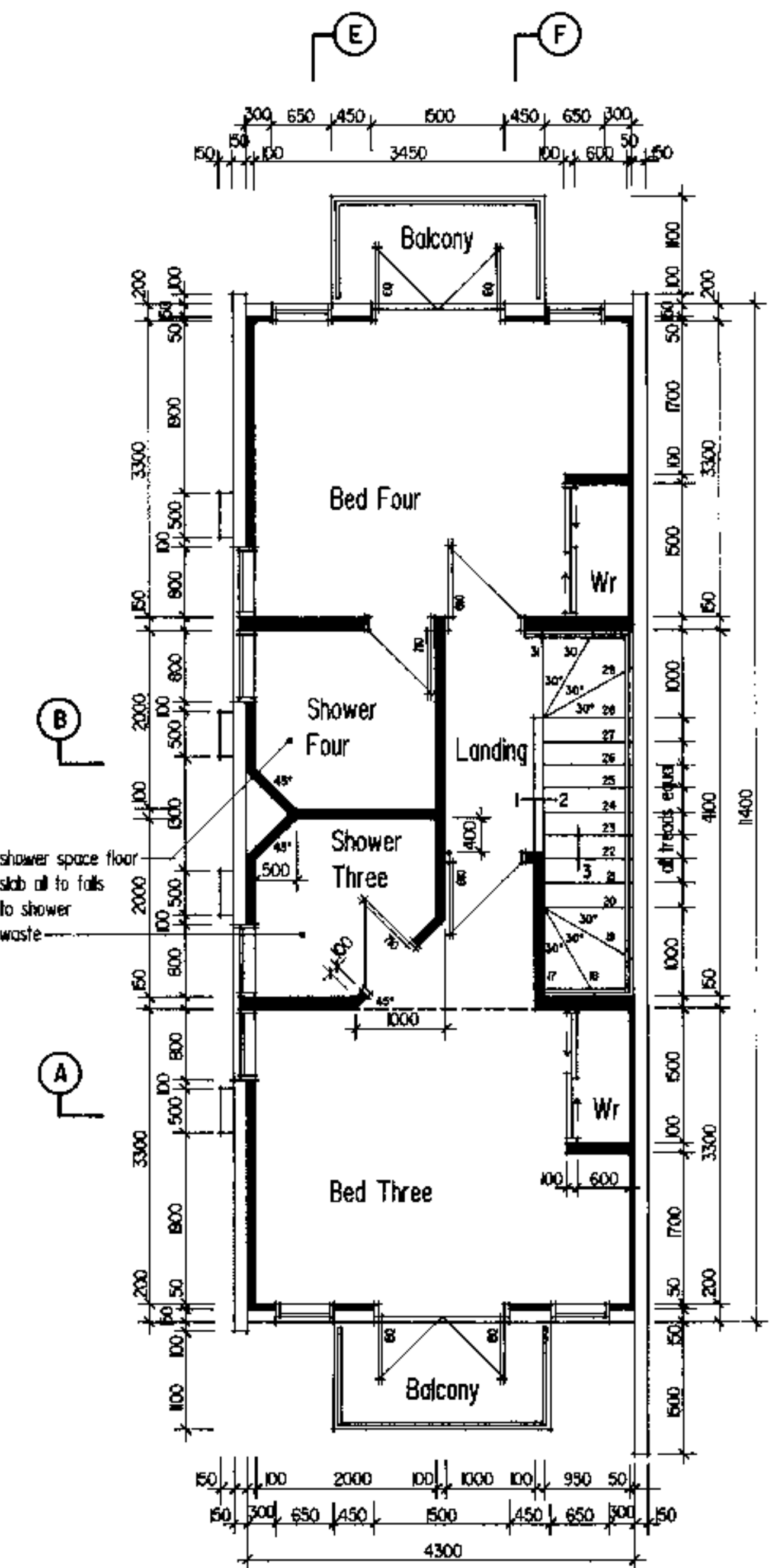
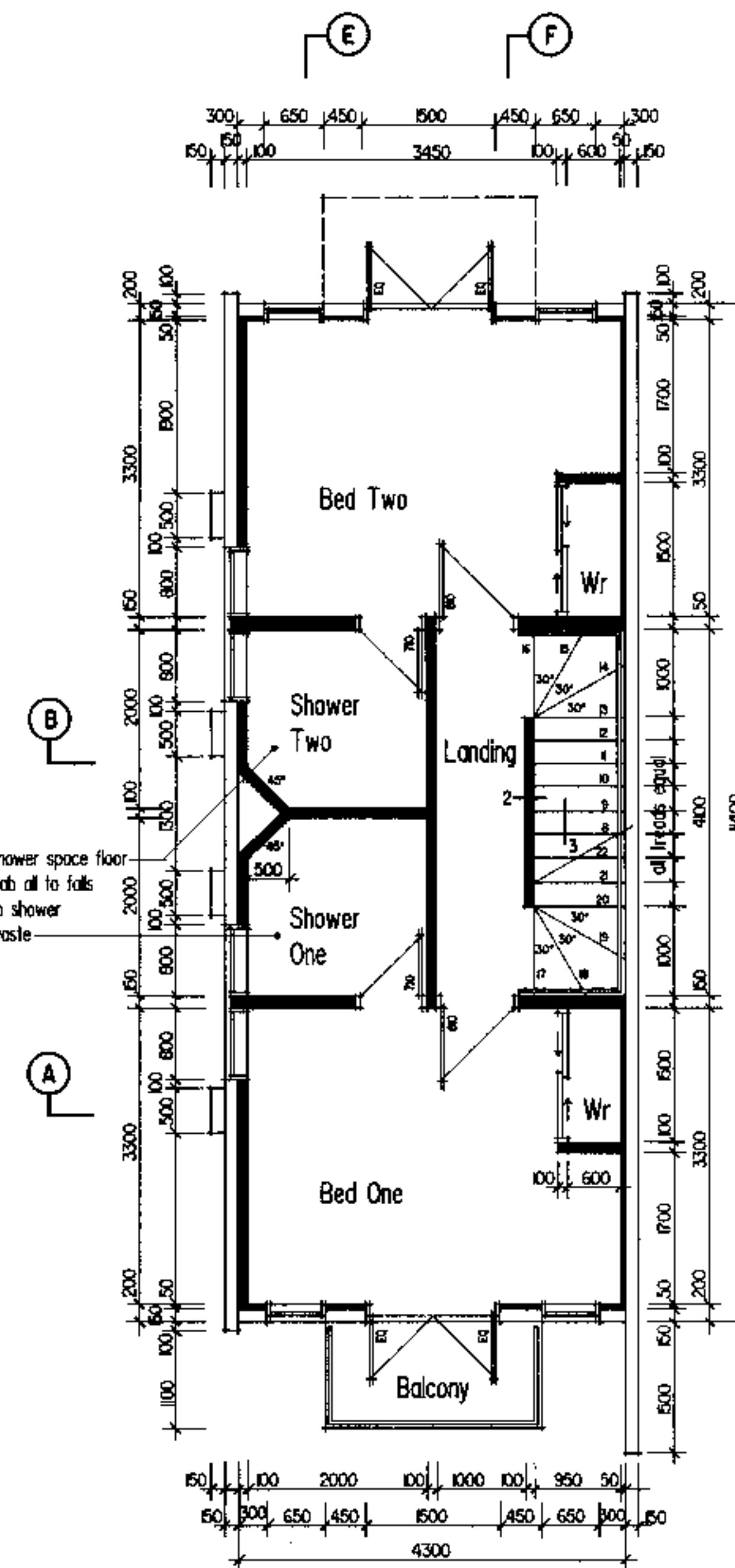
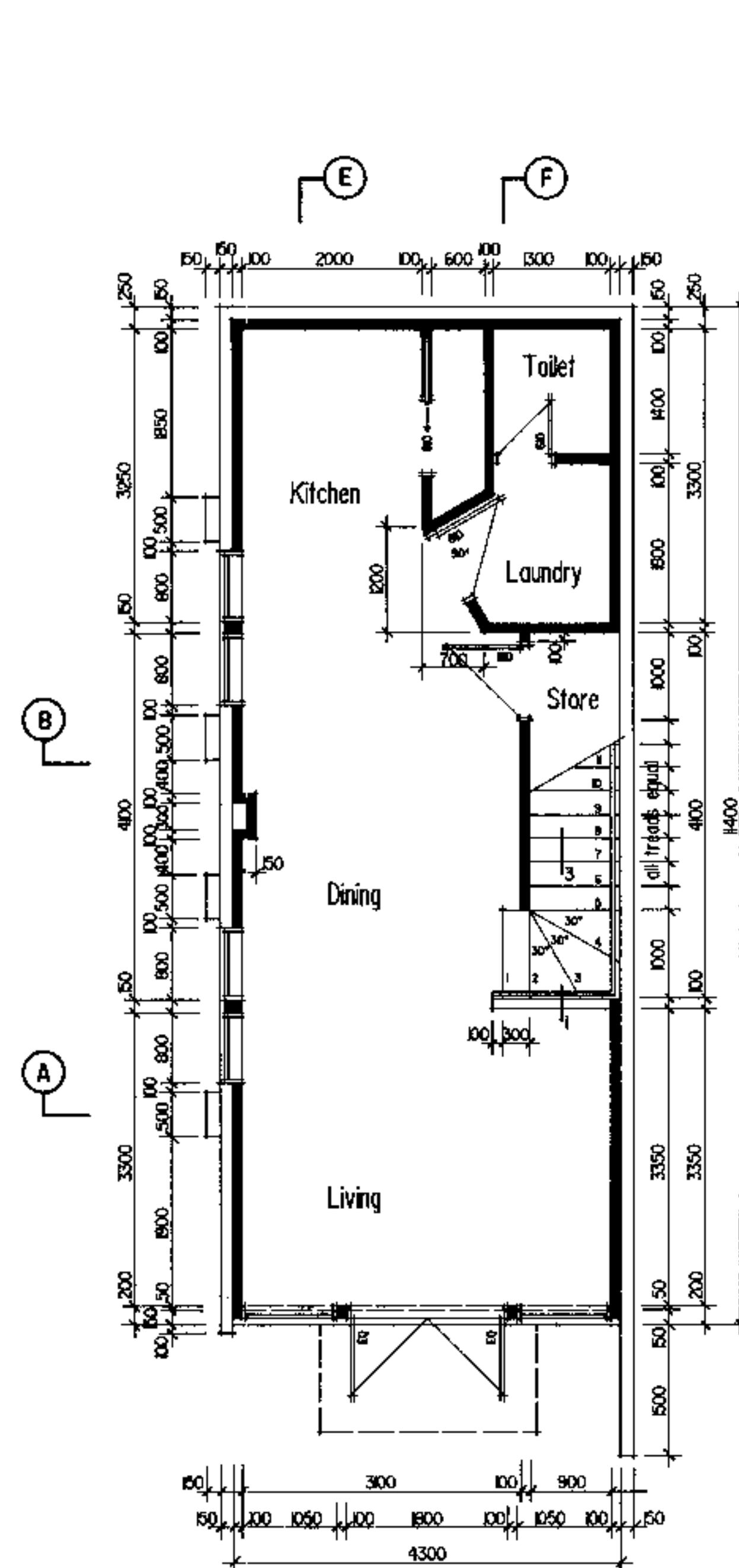
North Road
Dunedin

Designed : Nick Brown
 Checked : Nick Brown
 Drawn : Rex Mullen
 Date : July 06
 Scale : As Shown when A1
 CAD file :
 Sheet Title : **Precast Panel Elevations and Details**

Contract No : **6217** Sheet : **S10**
 of 15 sheets

Date Issued :

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 APPROVED BUILDING DEPARTMENT
 7-315197

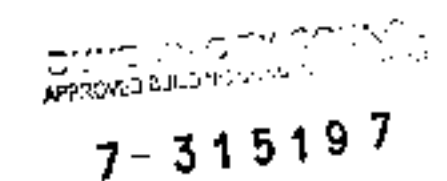
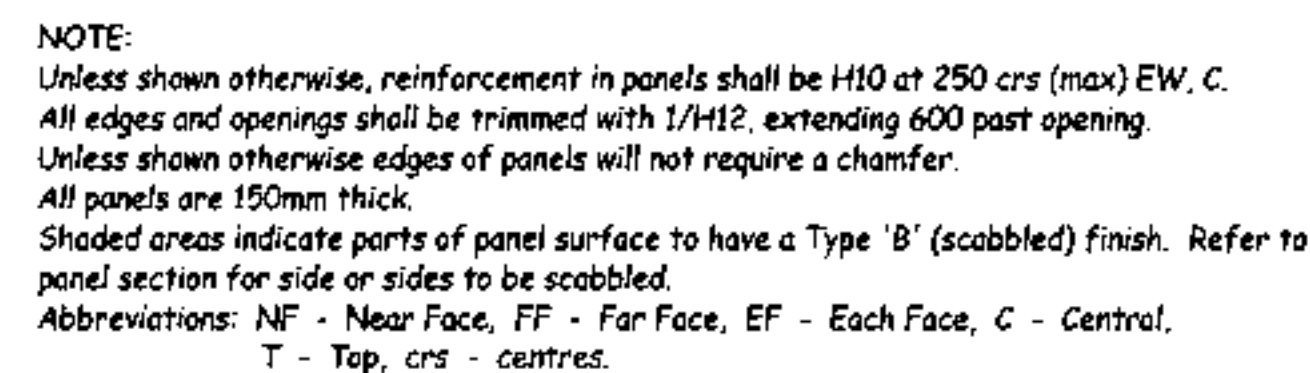
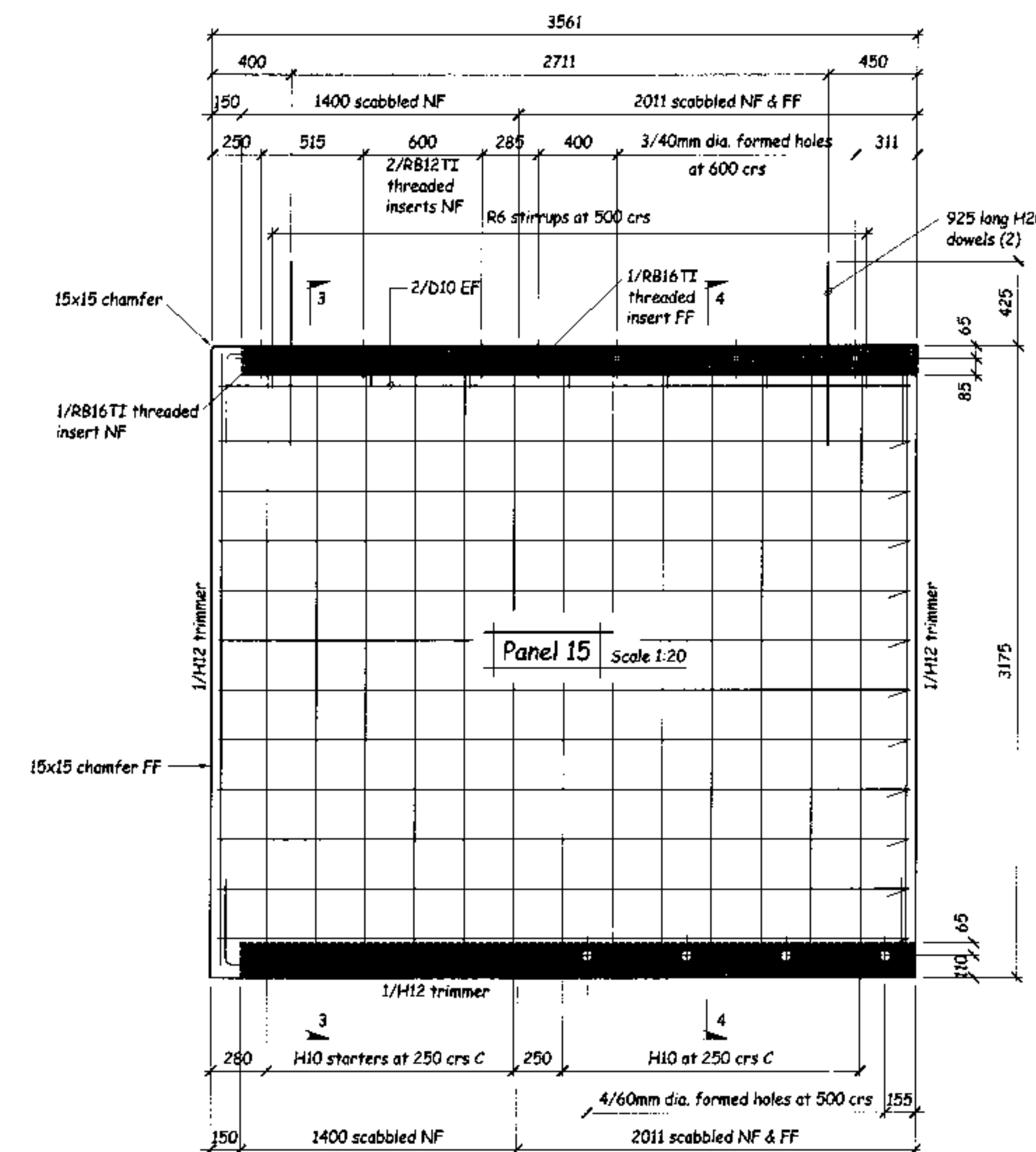


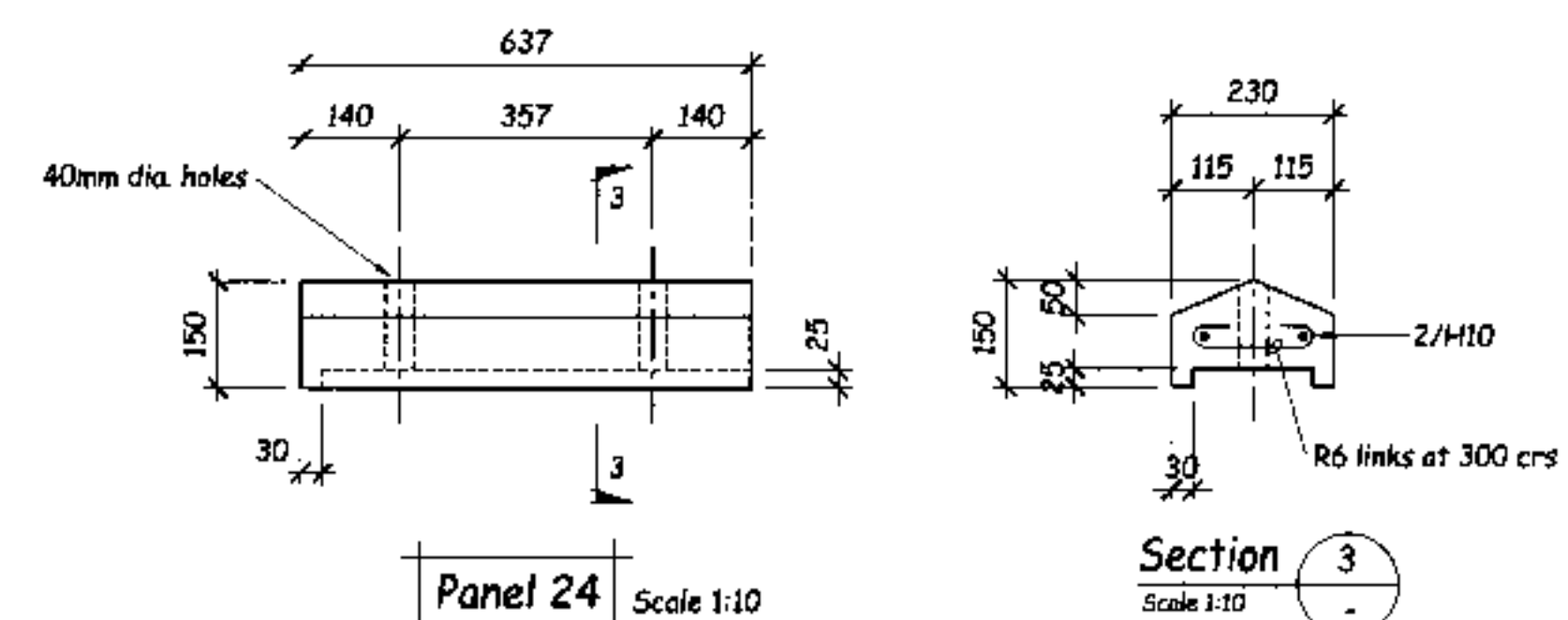
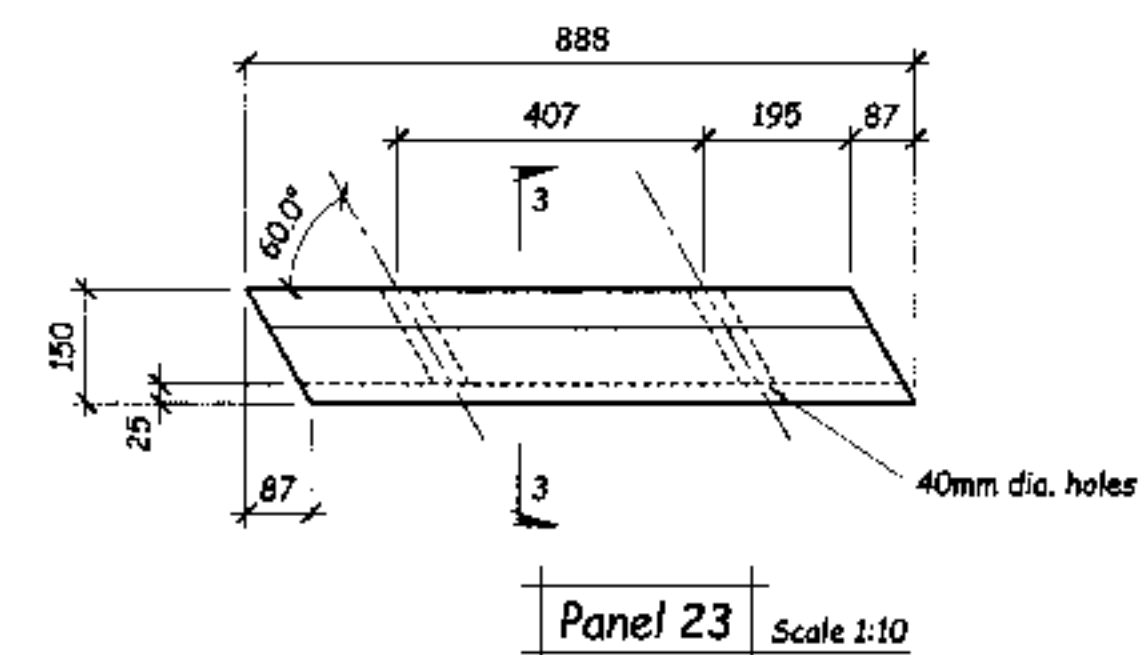
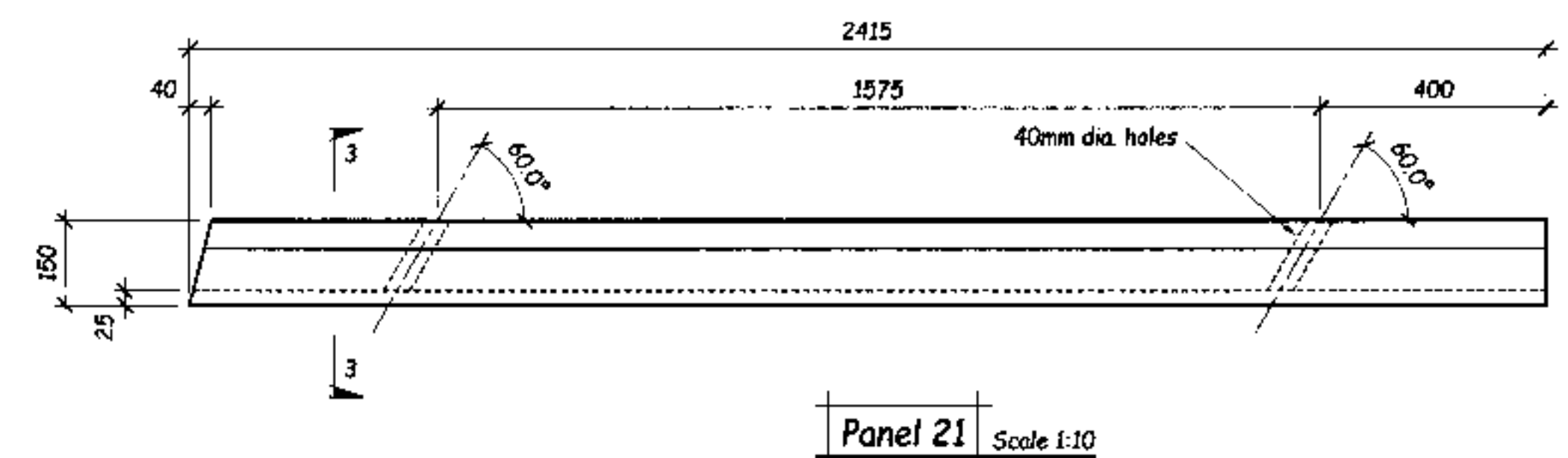
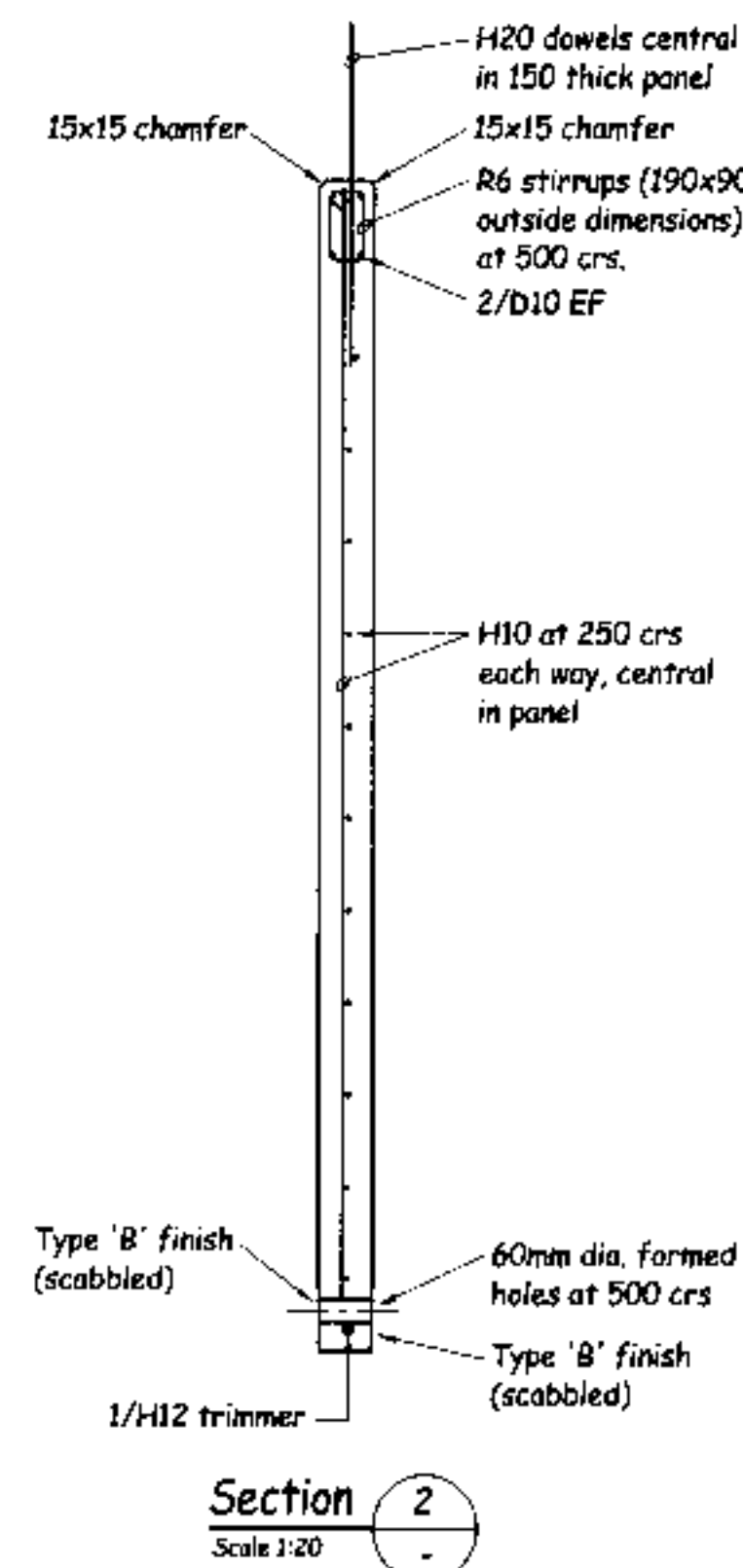
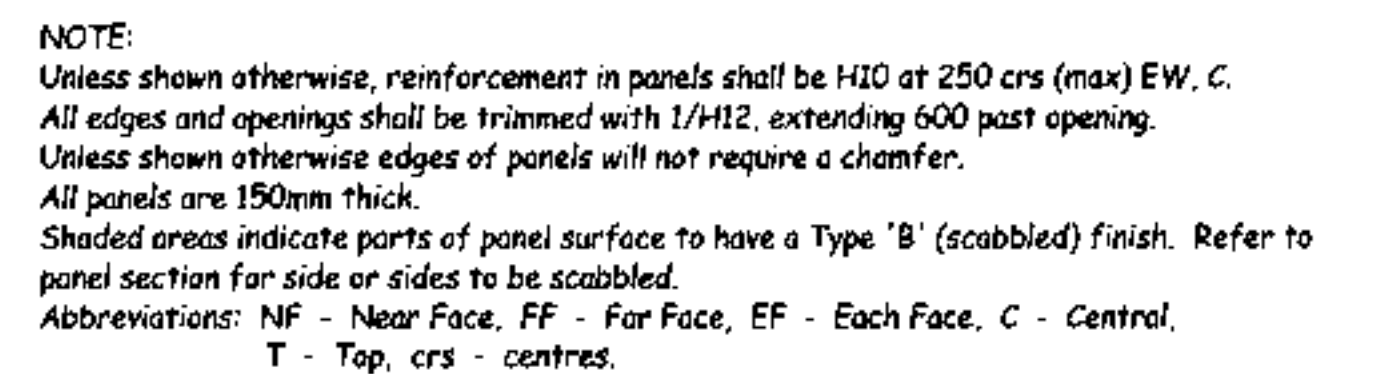
Lower Ground Floor Plan
END UNITS CONSTRUCTION PLANS

Upper Ground Floor Plan

First Floor Plan

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STEVENSON BROWN LTD
Structural and Fire Engineers

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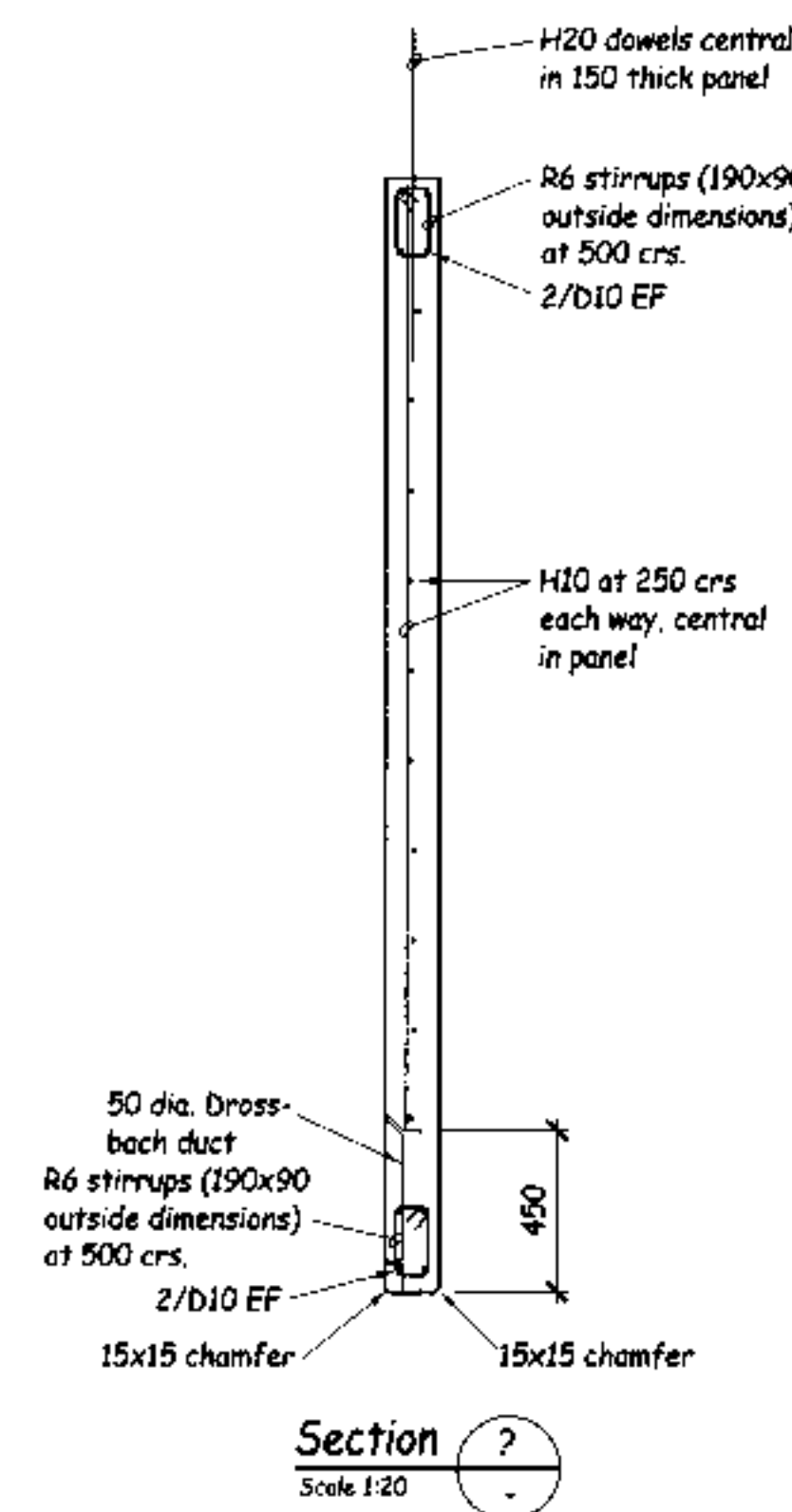
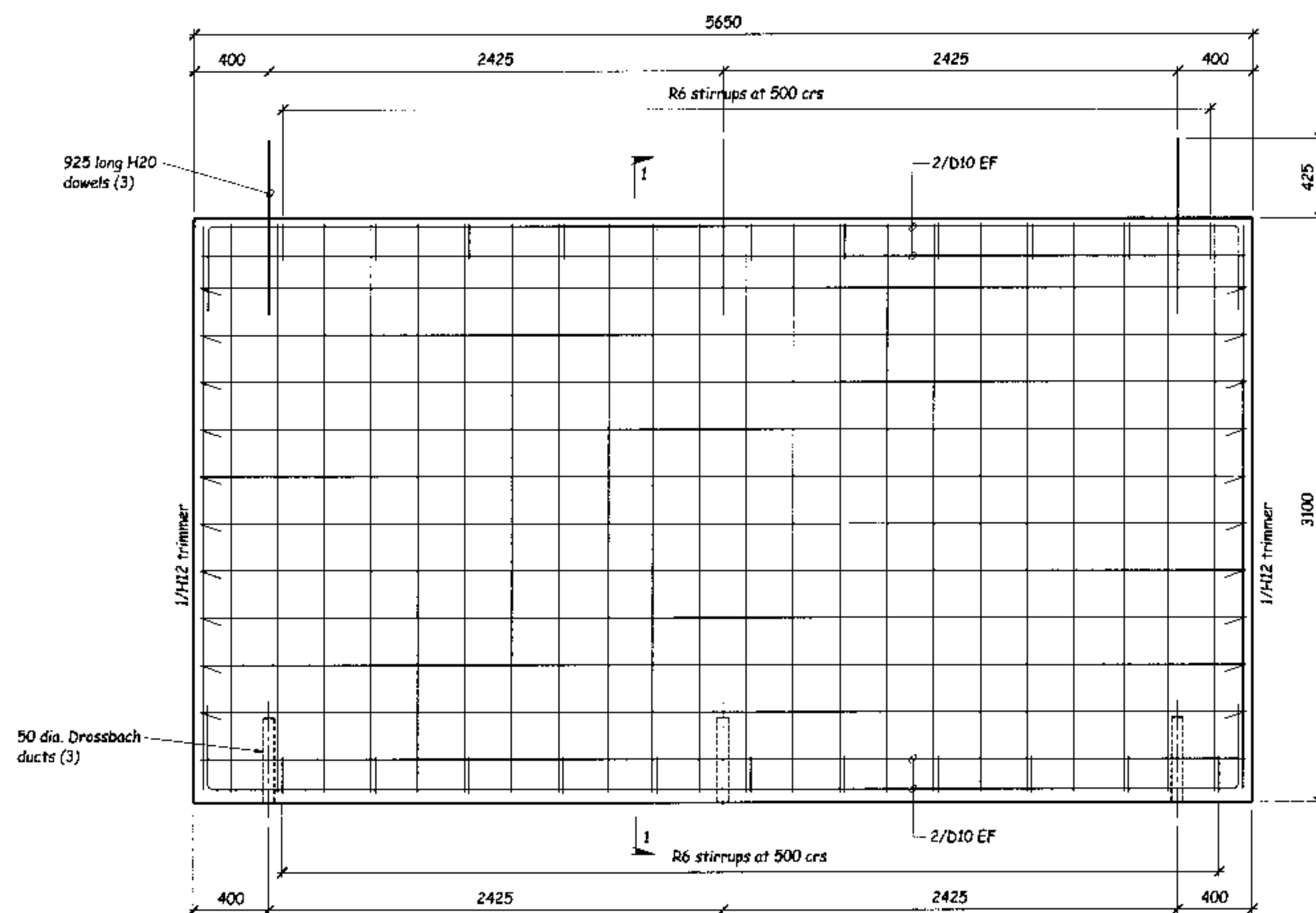
Contract Title :
**Gardens
View**

North Road
Dunedin

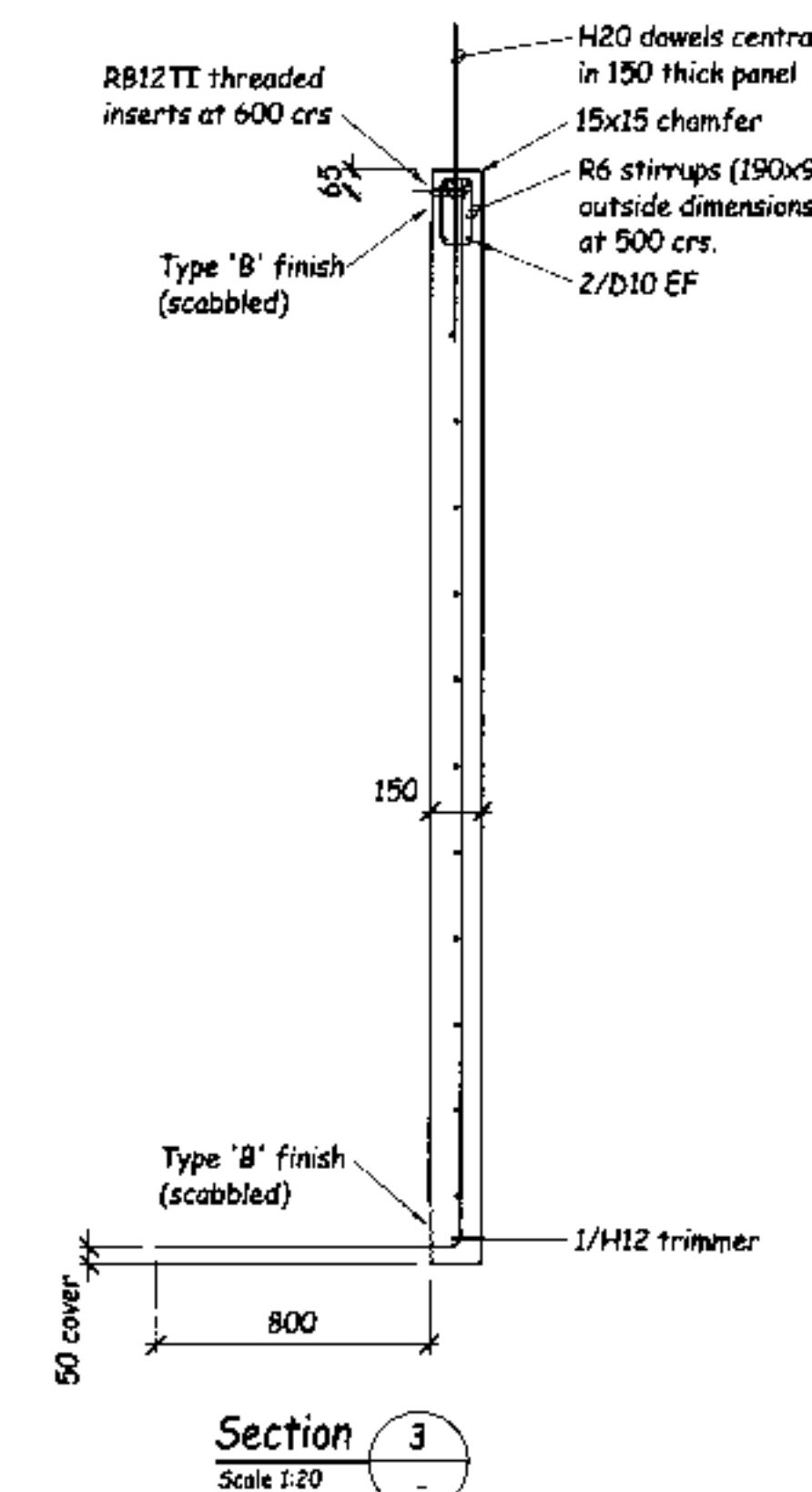
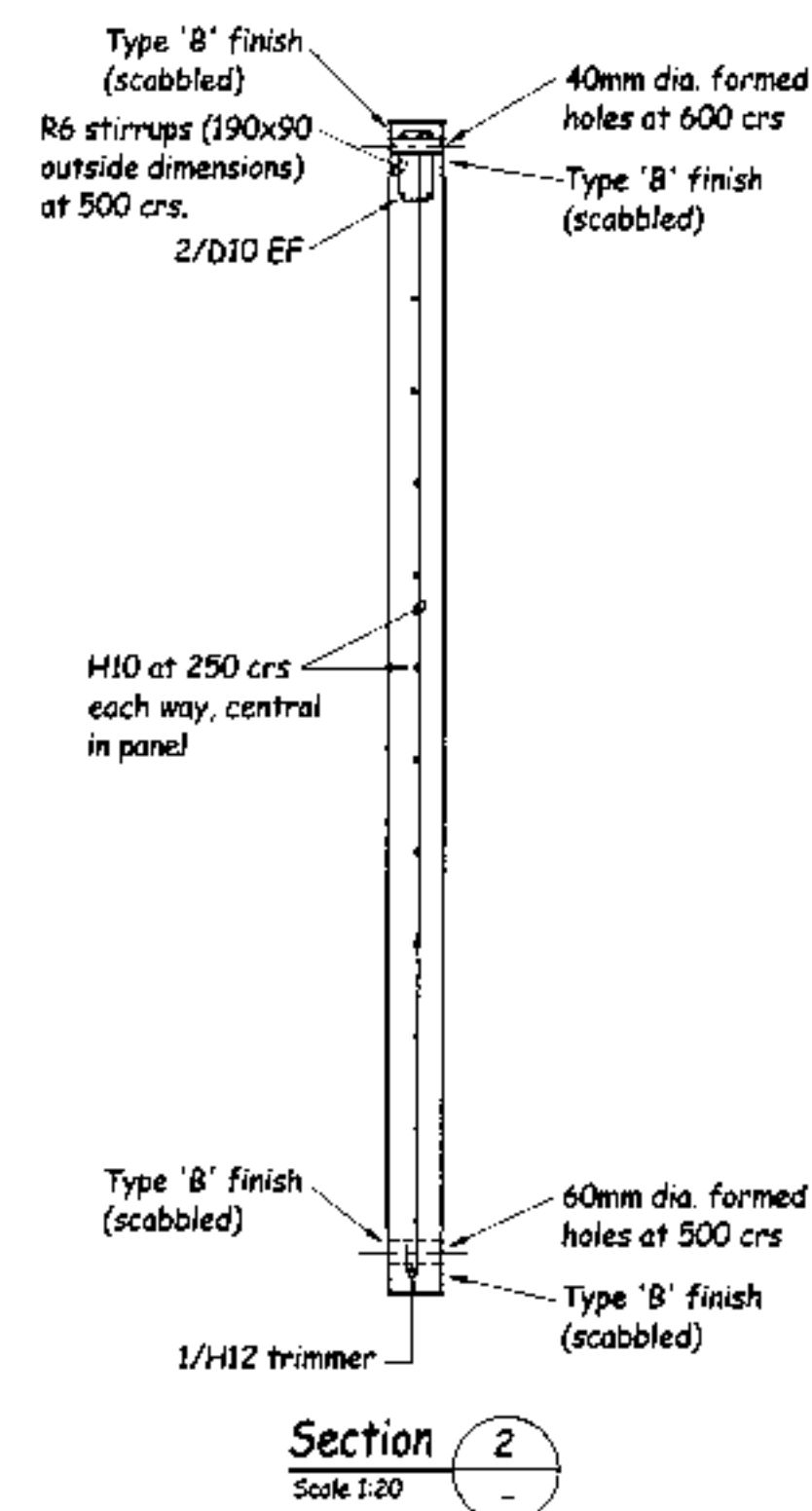
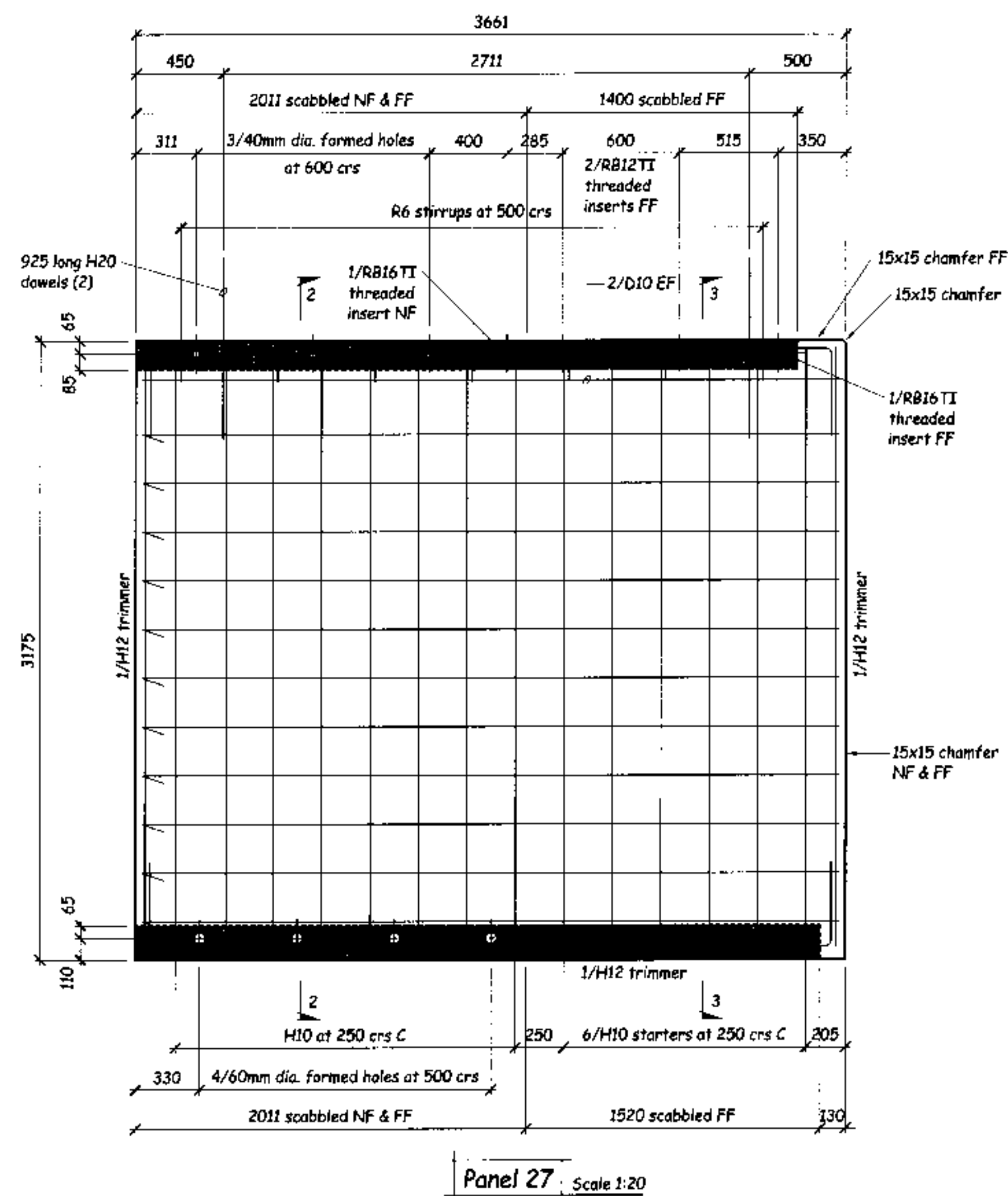
Designed :	Nick Brown
Checked :	Nick Brown
Drawn :	Rex Mullen
Date :	July 06
Scale :	As Shown when A1
CAD file :	
Sheet Title	

Precast Panel Elevations and Details

Contract No : 6217	Sheet : S13 of 15 sheets
Date Issued :	



NOTE:
Unless shown otherwise, reinforcement in panels shall be H10 at 250 c/s (max) EW, C.
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T - Top, c/s - centres.



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to be notified to the consultants

Any discrepancies between drawings
to be notified to the consultants

Any discrepancies between drawings
to be notified to the consultants

to be notified to the consultants

[illegible]

STRUCTURAL
Drawing

Contract title :

Gardens
View

North Road
Dunedin

Designed : Nick Brown

Checked : Nick Brown

Drawn : Rex Mullen

Date :	July 06
--------	---------

Date :	July 08
Scale :	As Shown when A1

CAD file :

Sheet Title -

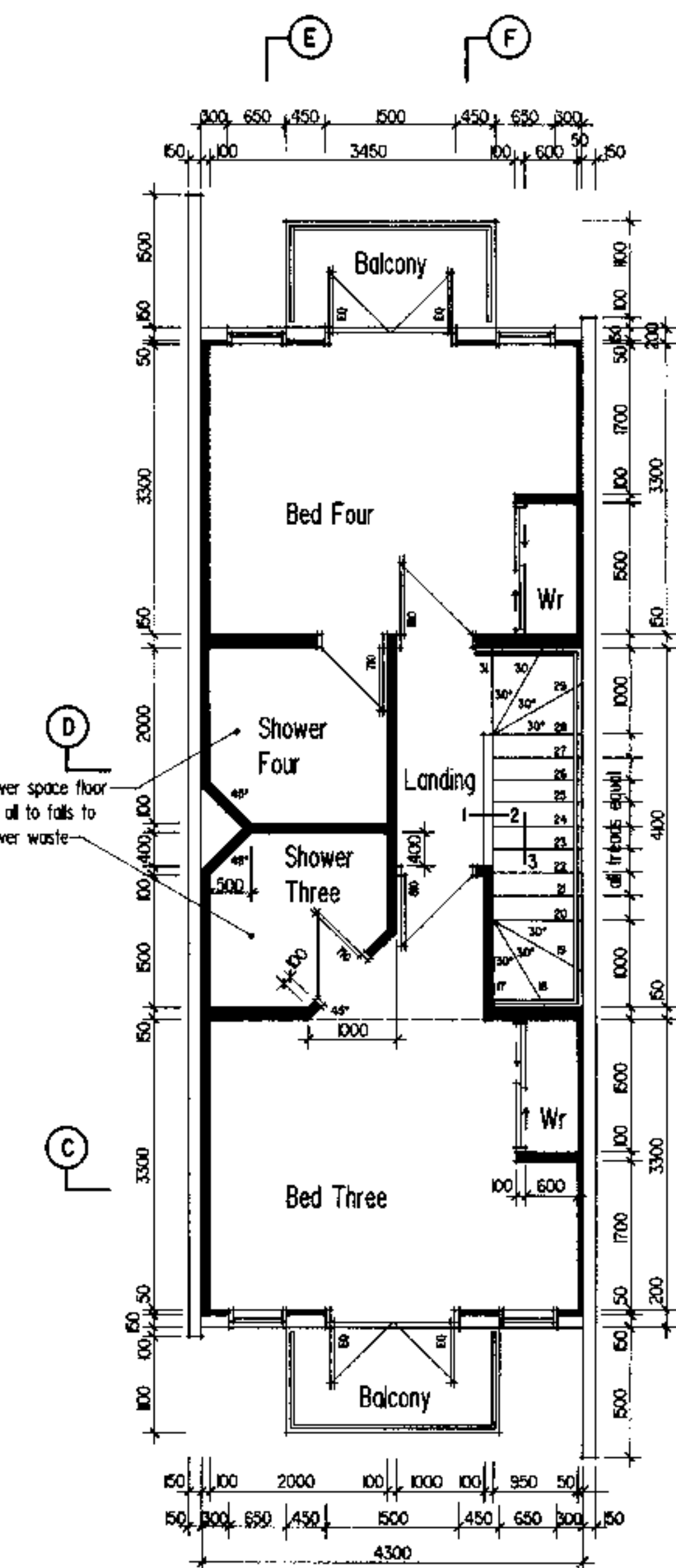
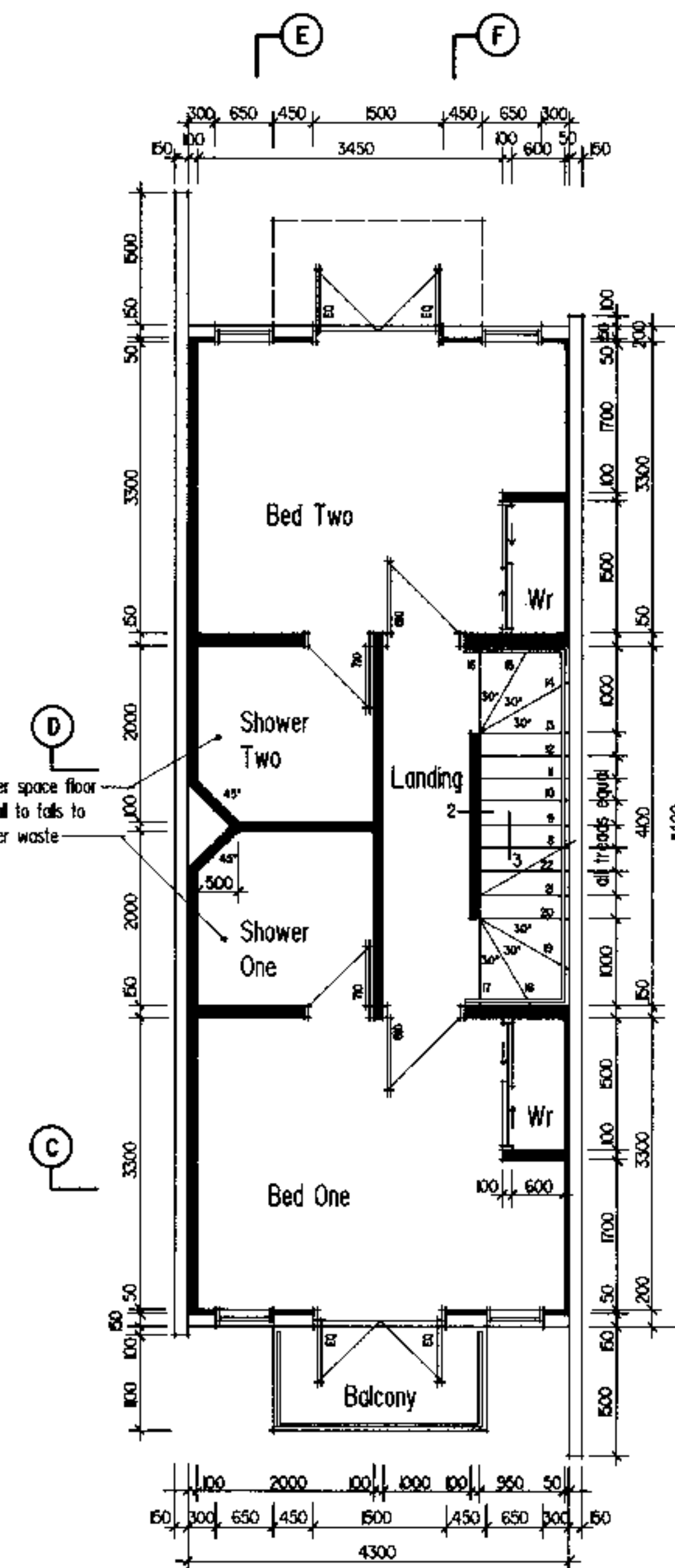
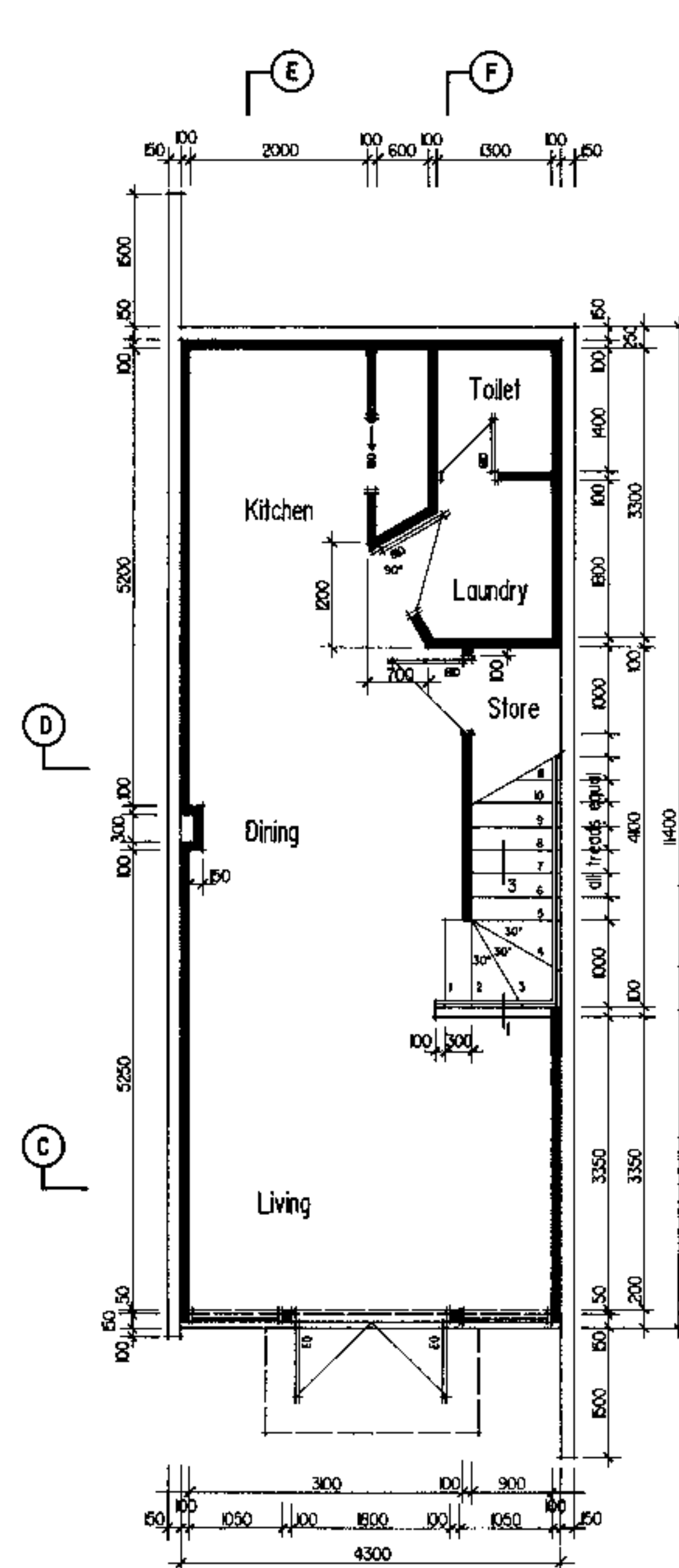
Precast Panel Elevations and Details

Contract No. _____	Sheet _____

CONTRACT NO.	SHEET
6217	S15

0217	313
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	of 15 sheets
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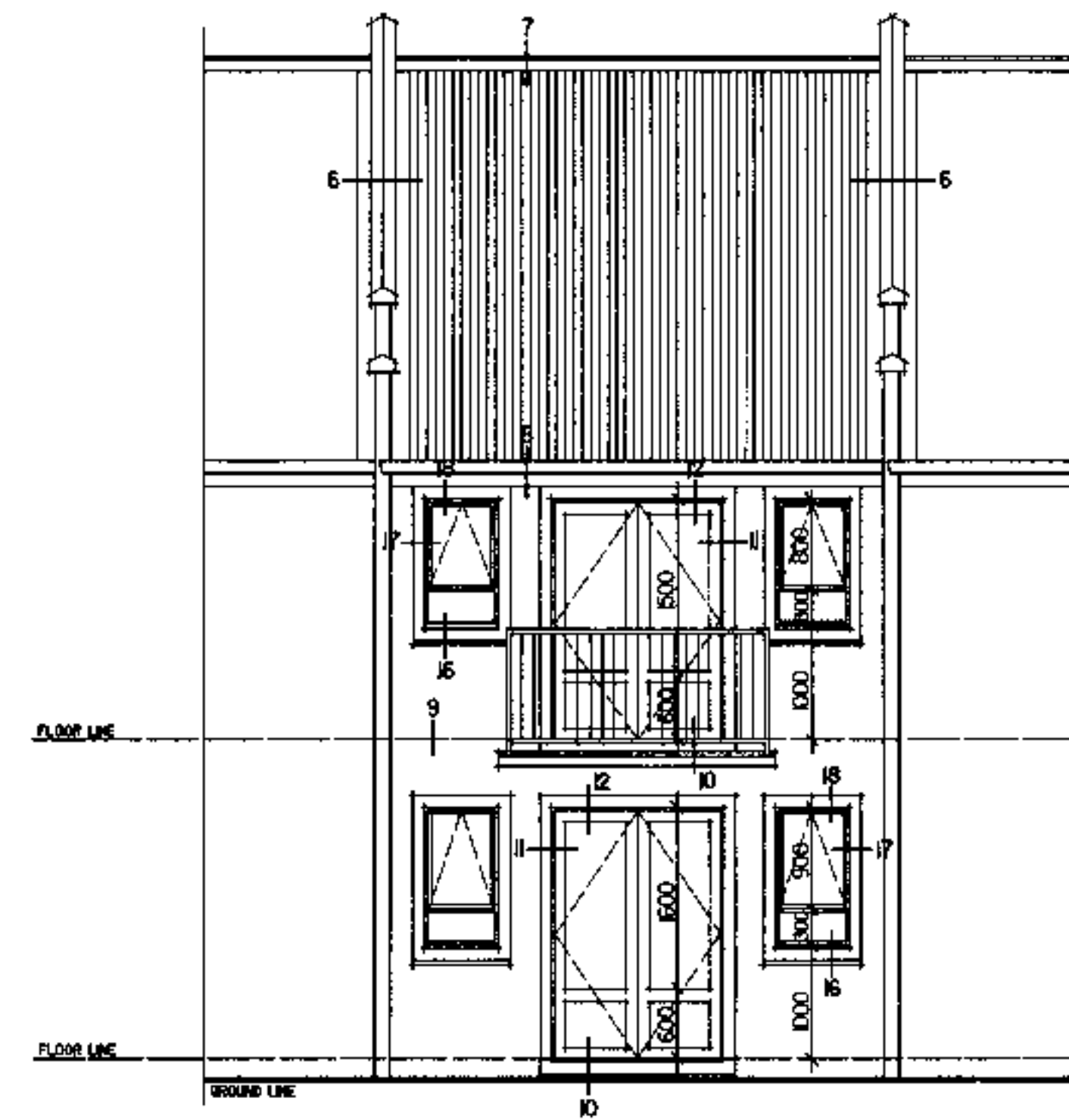


Lower Ground Floor Plan
CENTRE UNITS CONSTRUCTION PLANS

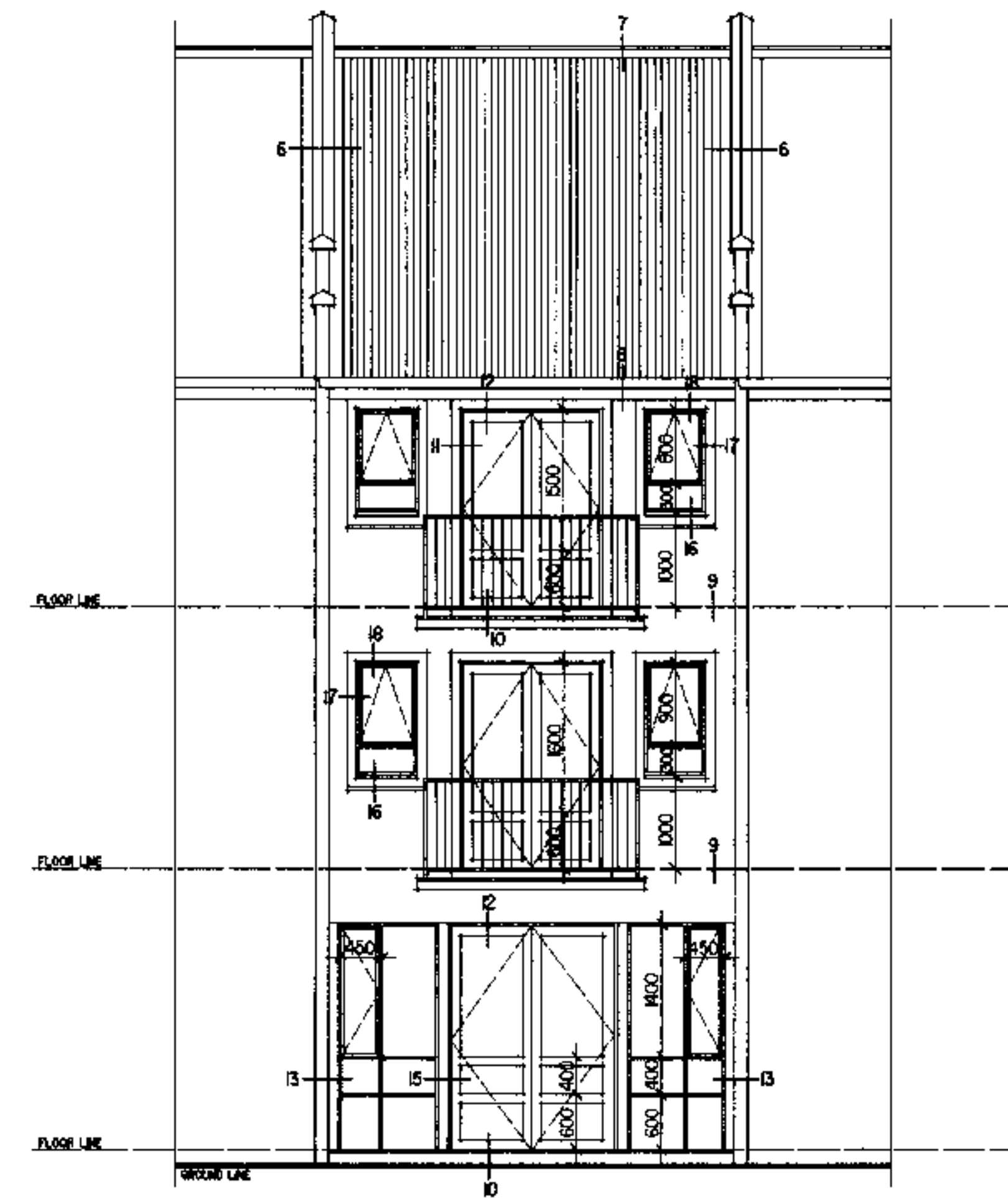
Upper Ground Floor Plan

First Floor Plan

7 315197

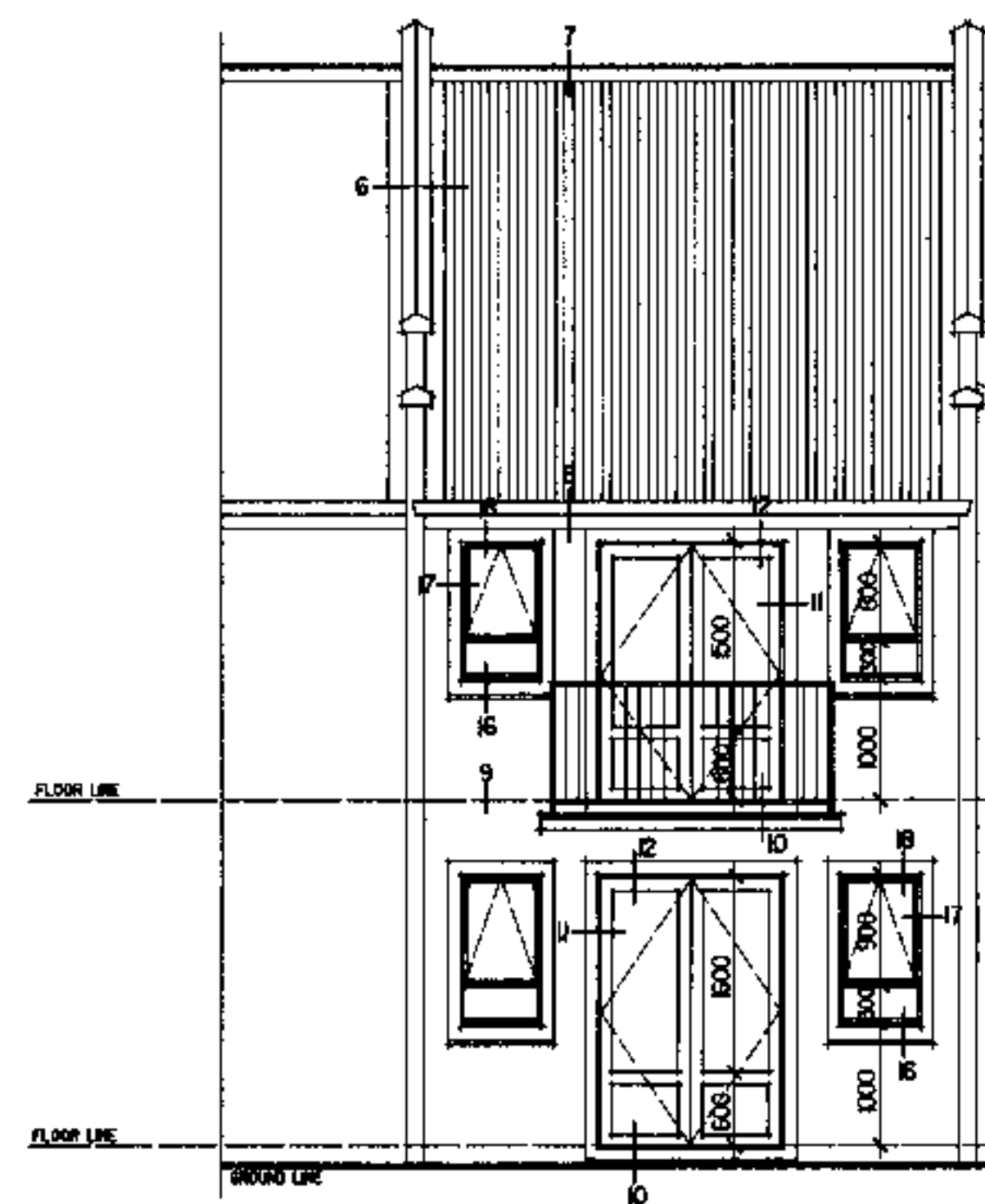


Centre Unit
REAR ELEVATION

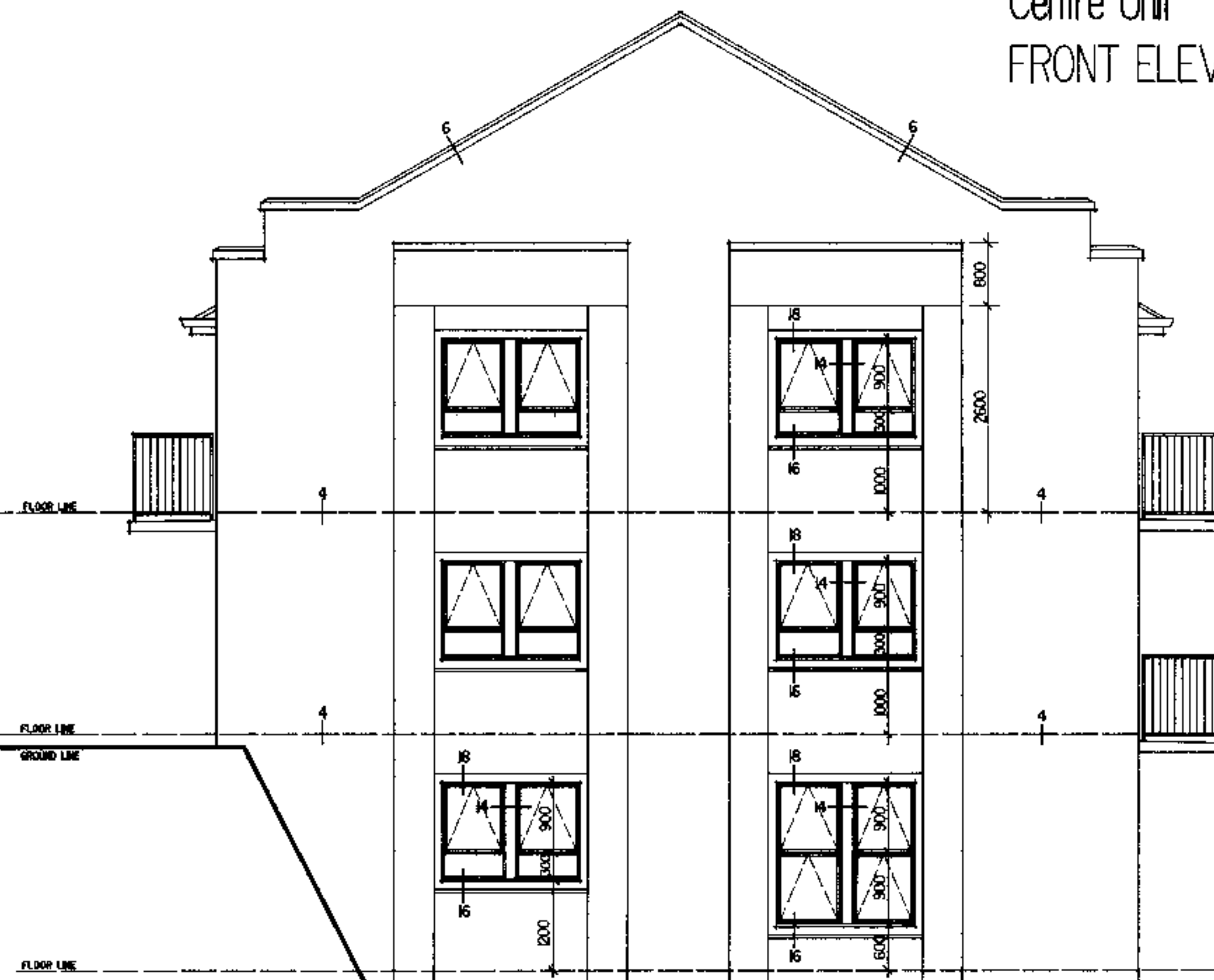


Centre Unit
FRONT ELEVATION

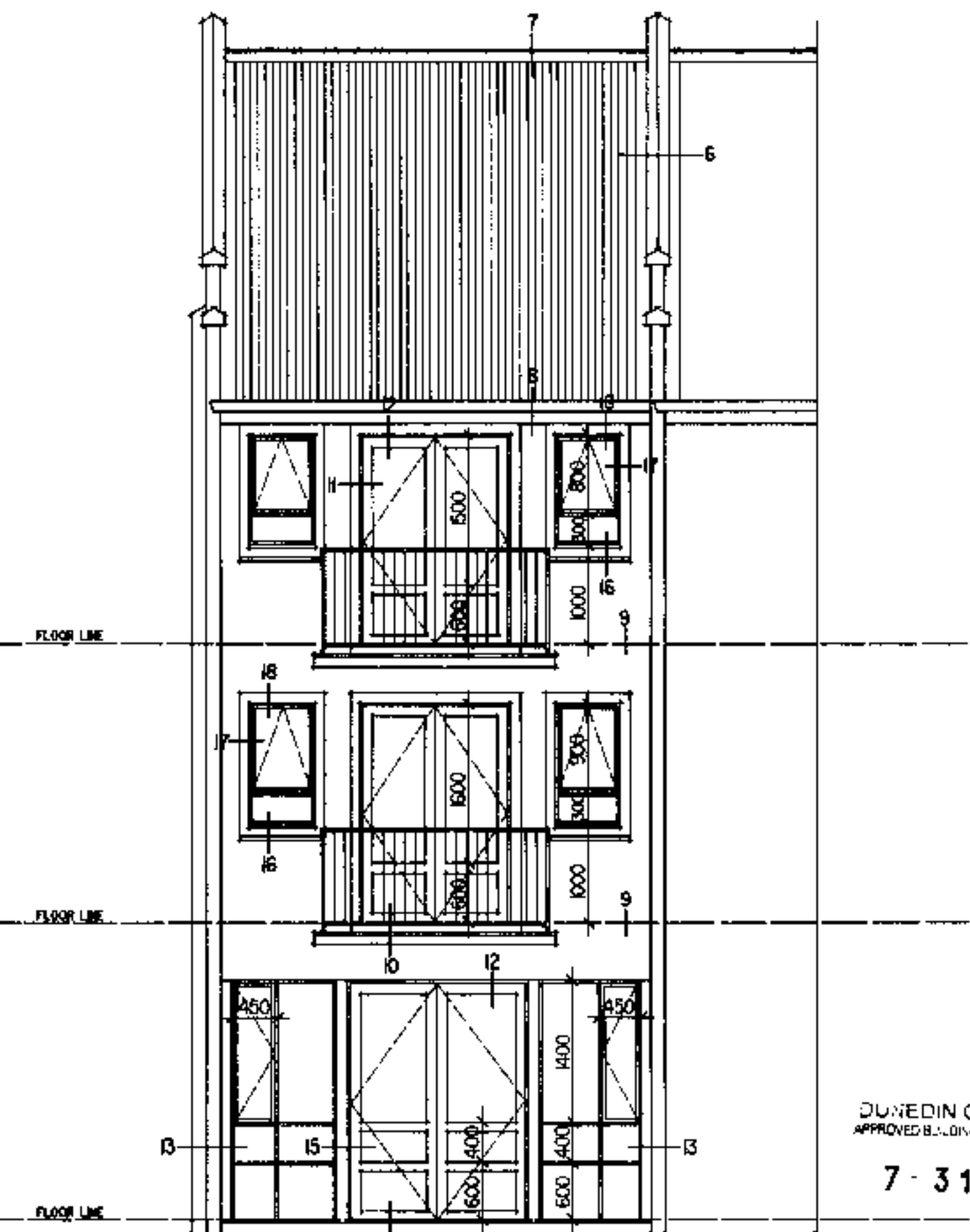
THREE PLANS AND A SECTION
COMPLIANCE WITH CC 2006/0899 OR
CNS 2006-309-015
16/4/09



End Unit
REAR ELEVATION



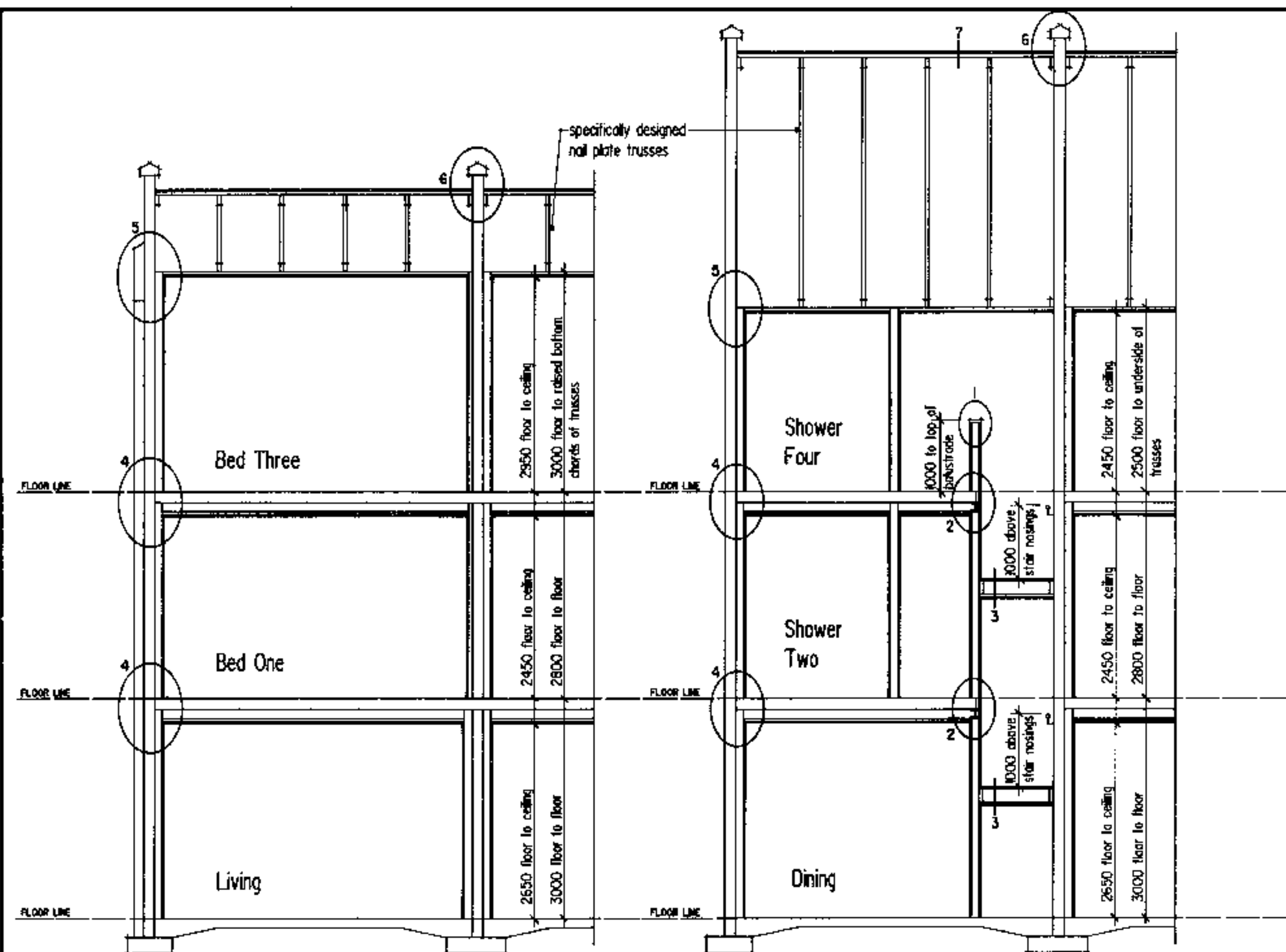
End Unit END ELEVATION



End Unit FRONT ELEVATION

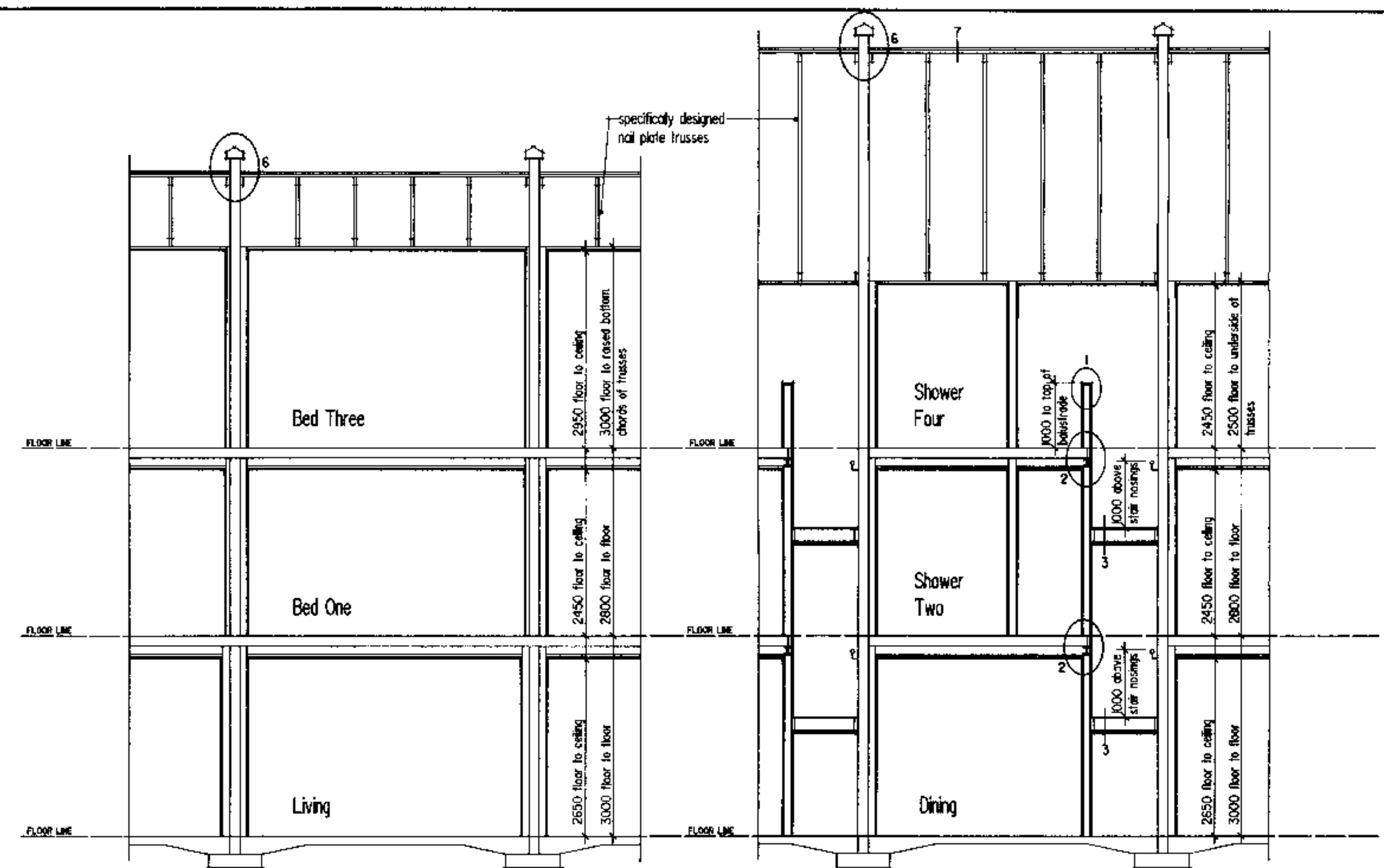
DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENT

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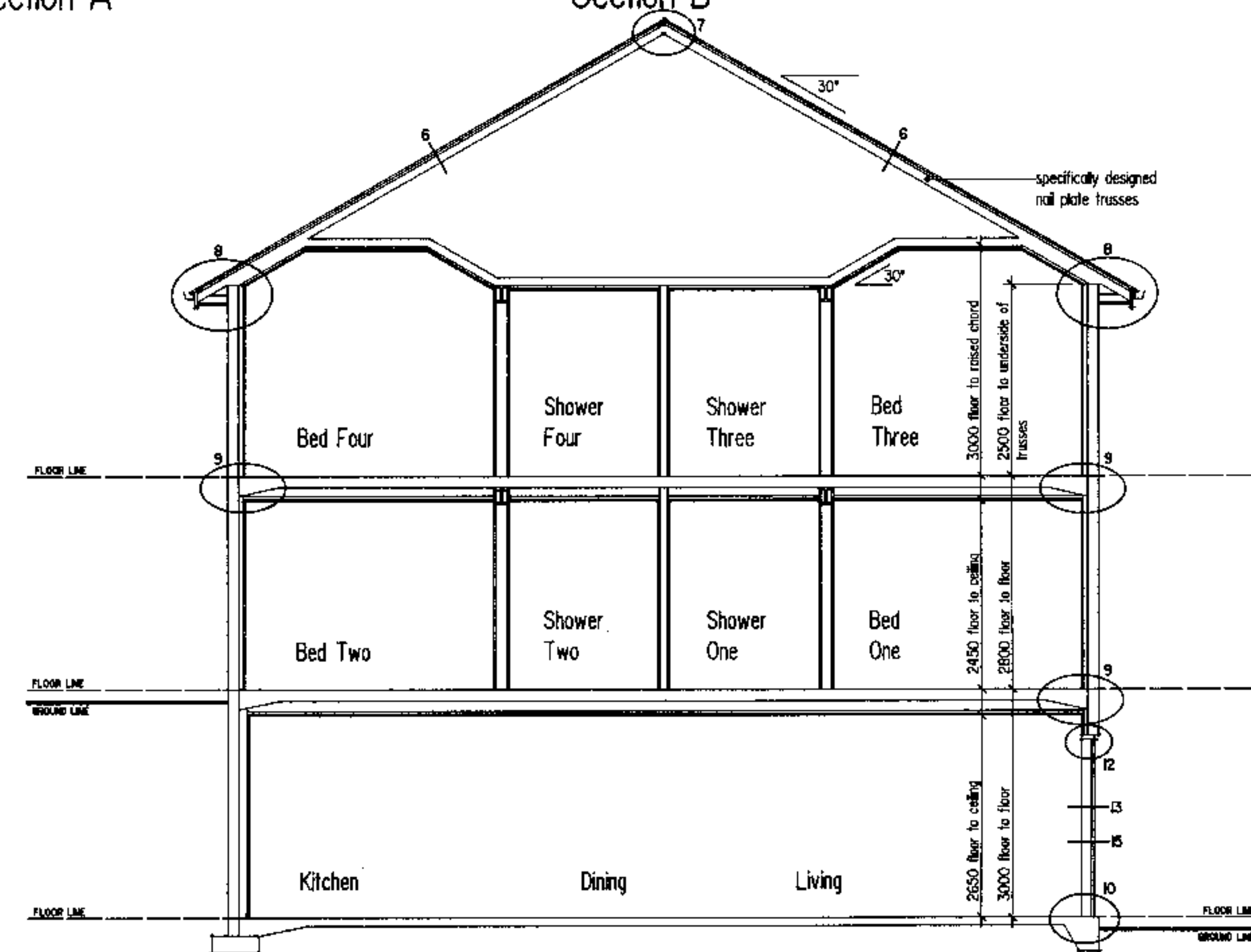
Section A

Section B

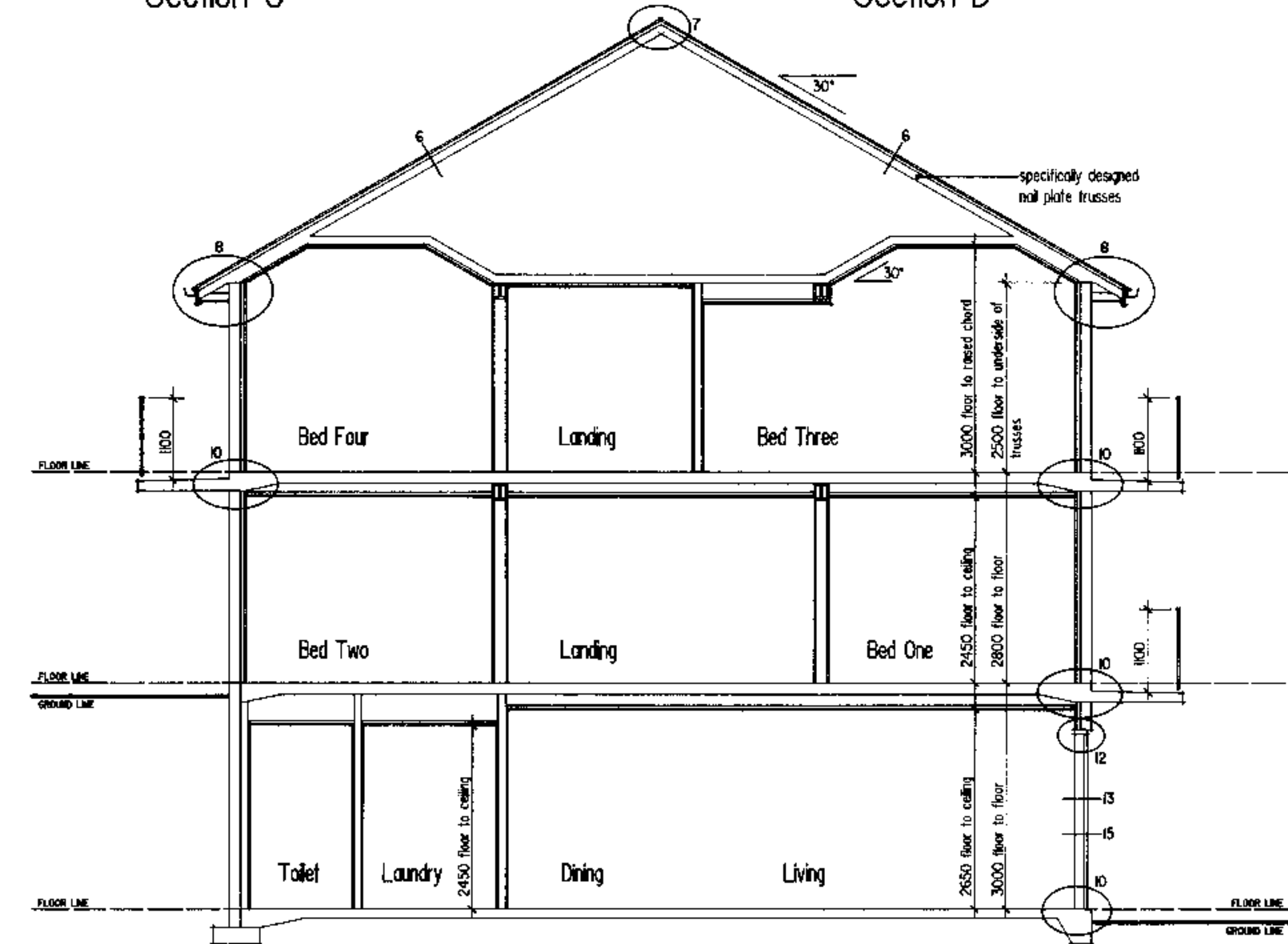


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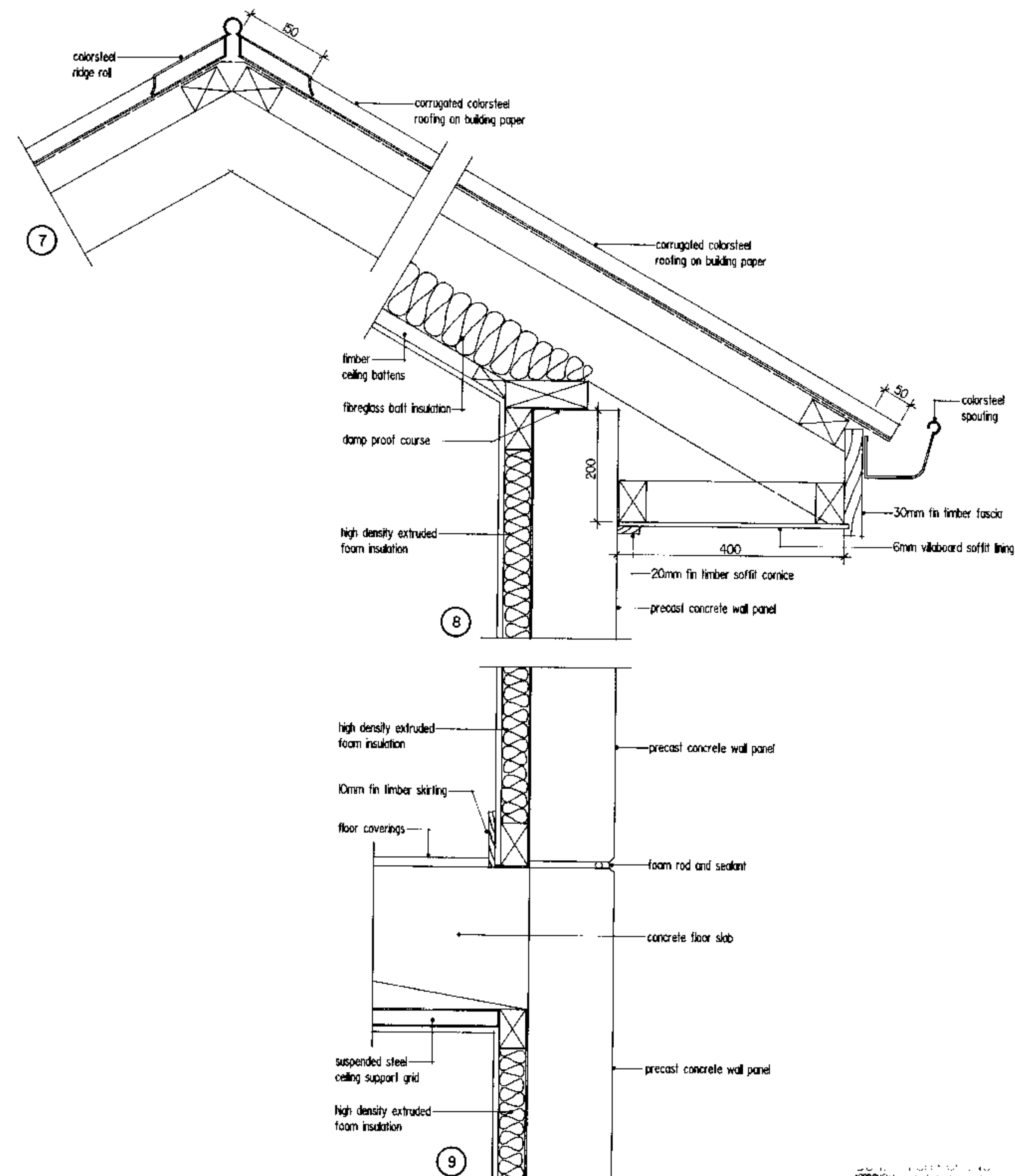
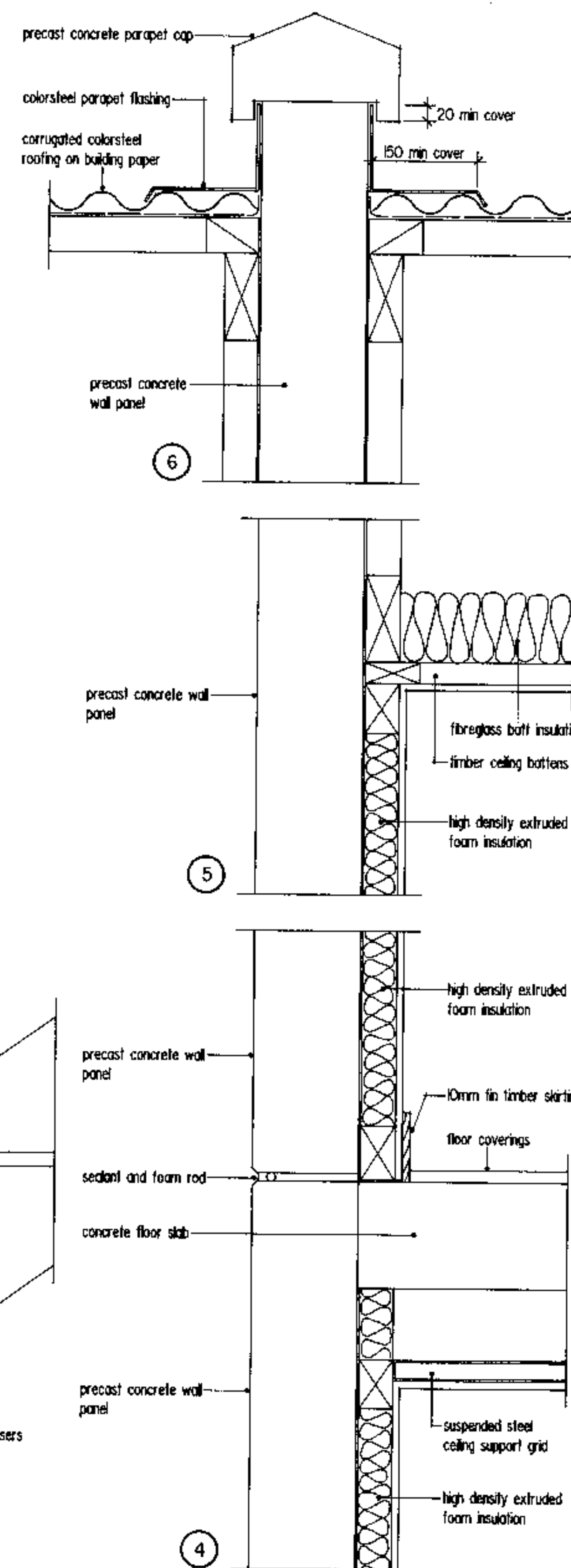
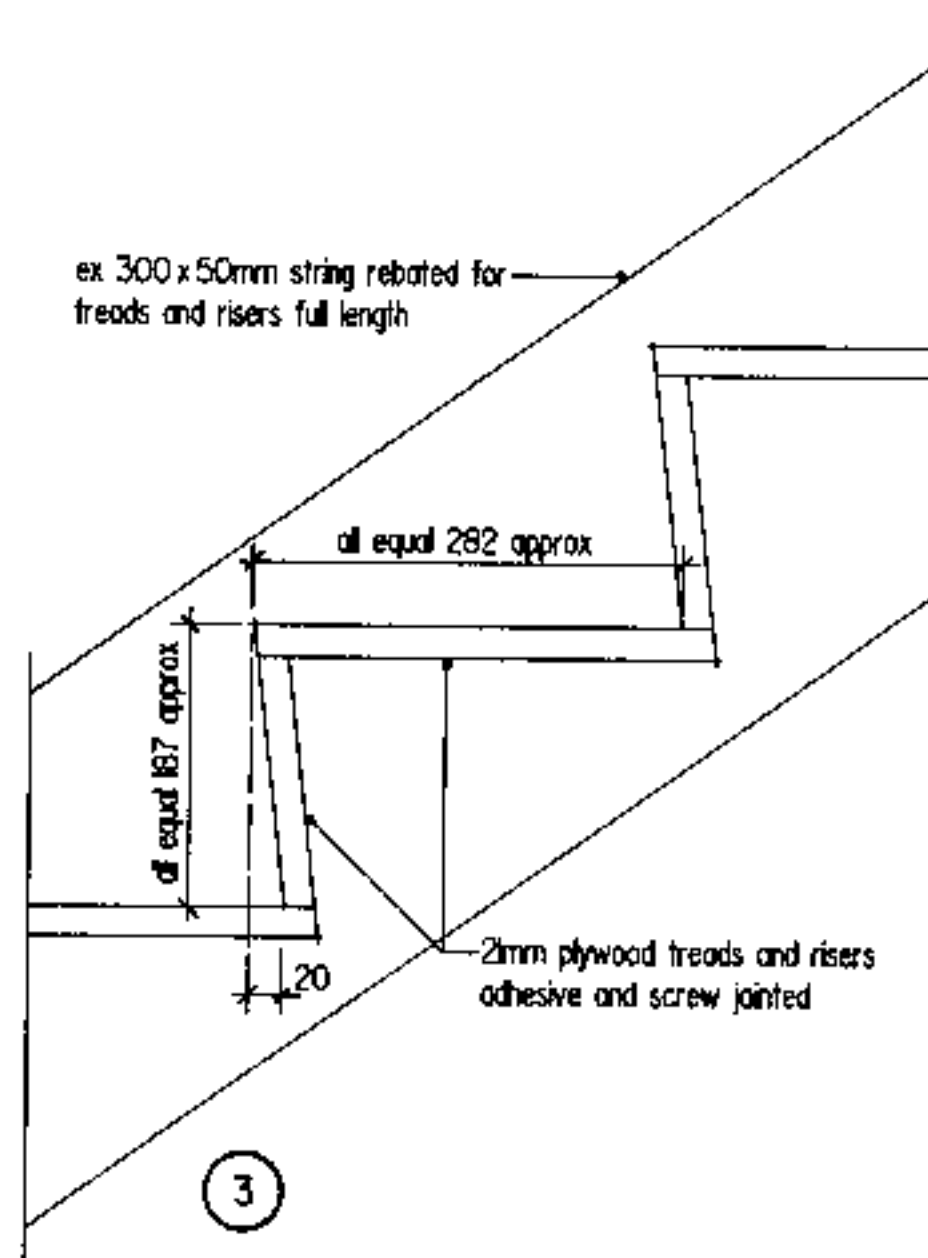
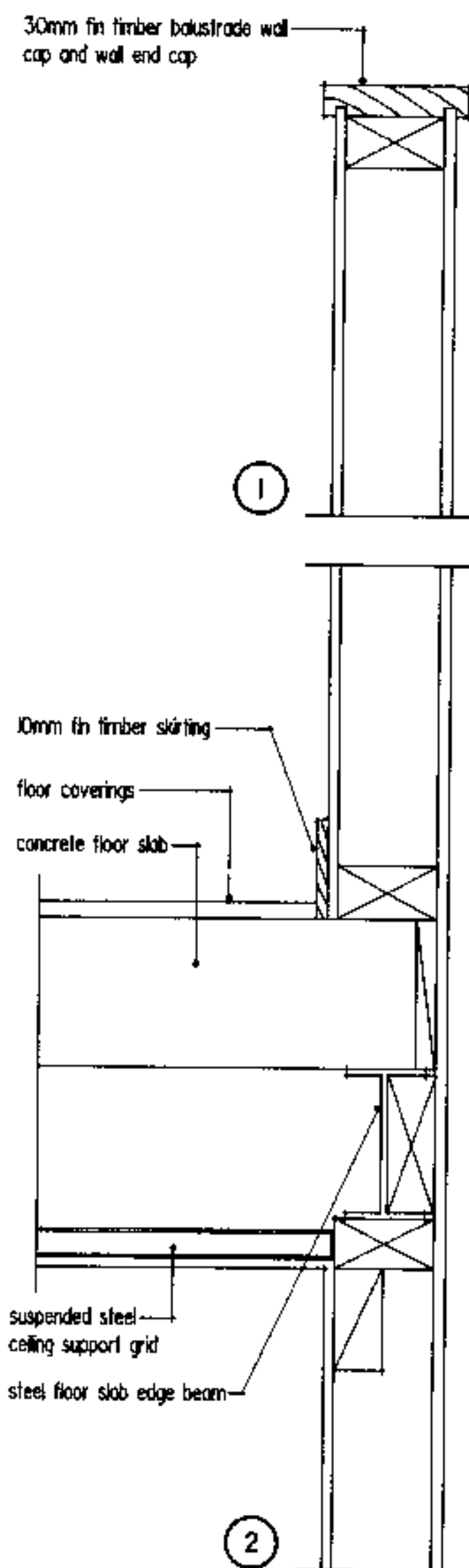
Section D



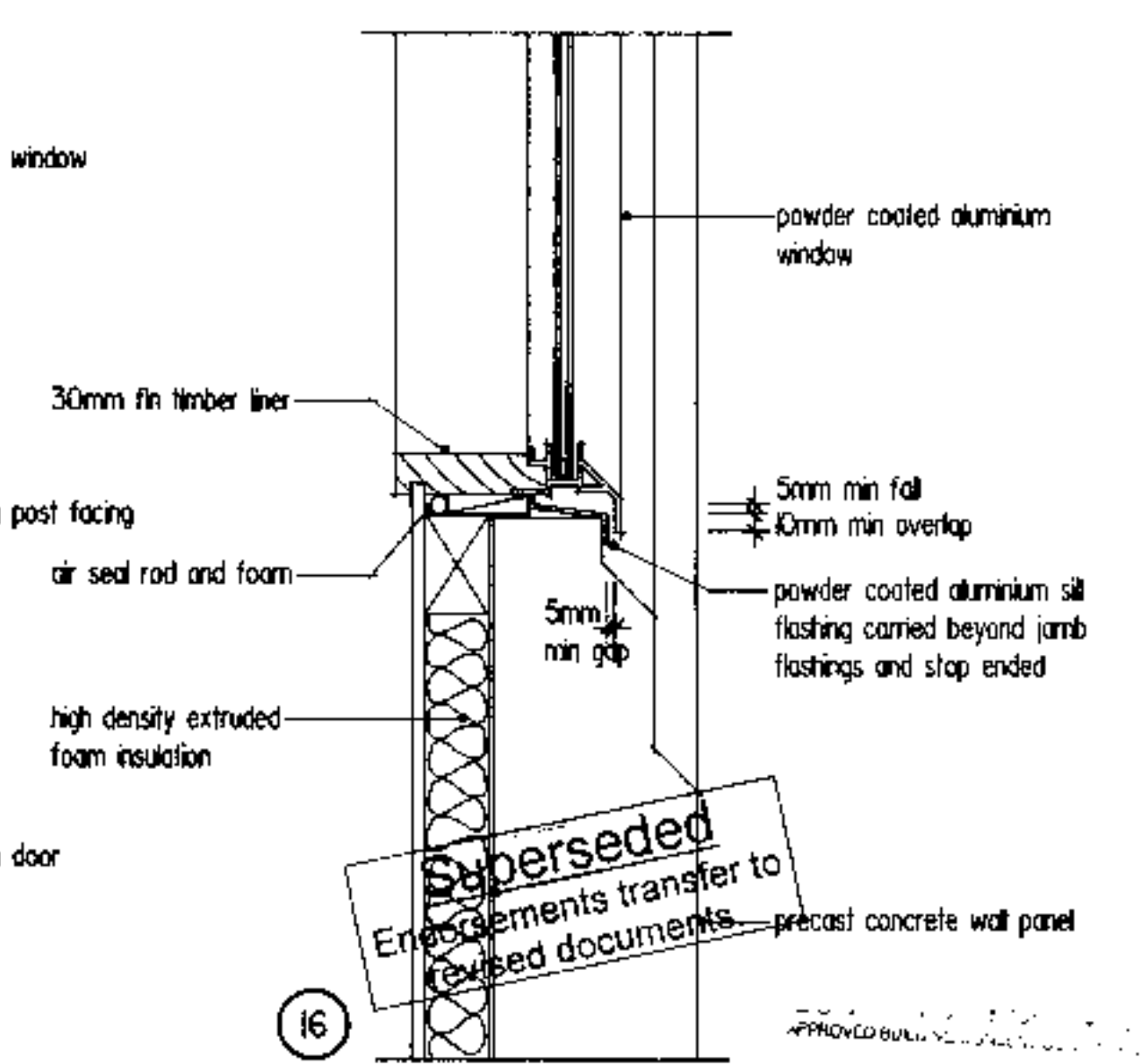
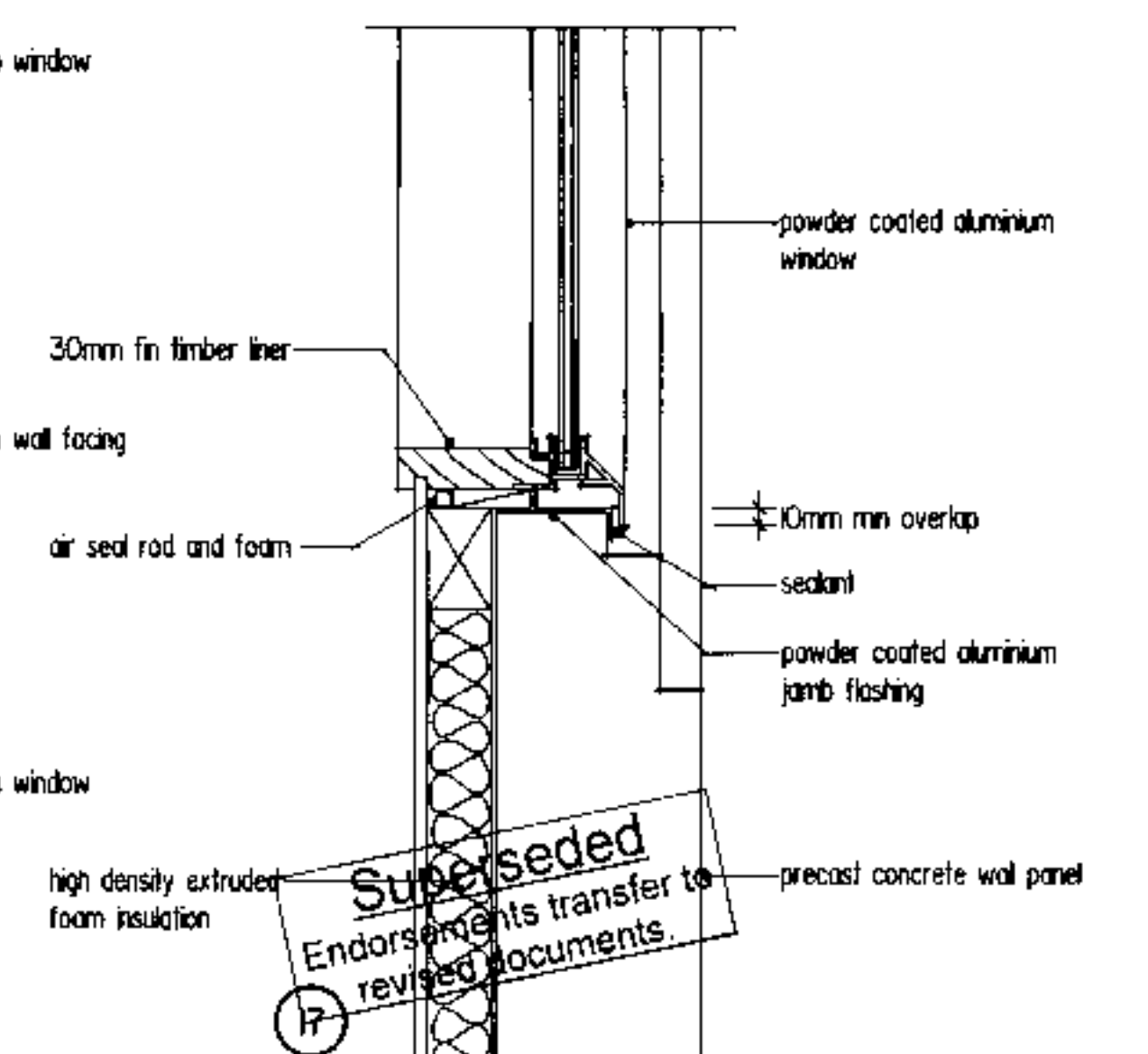
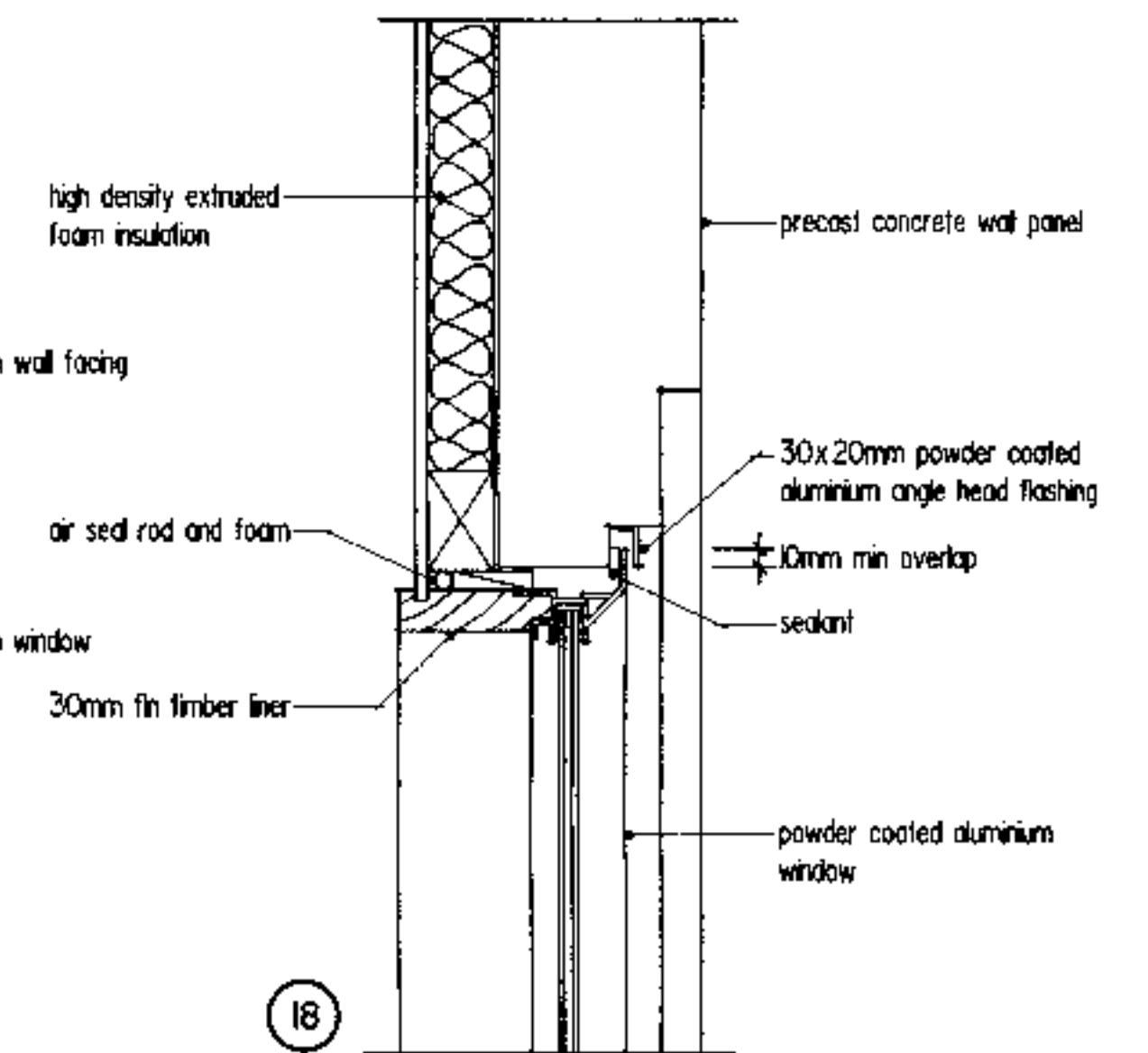
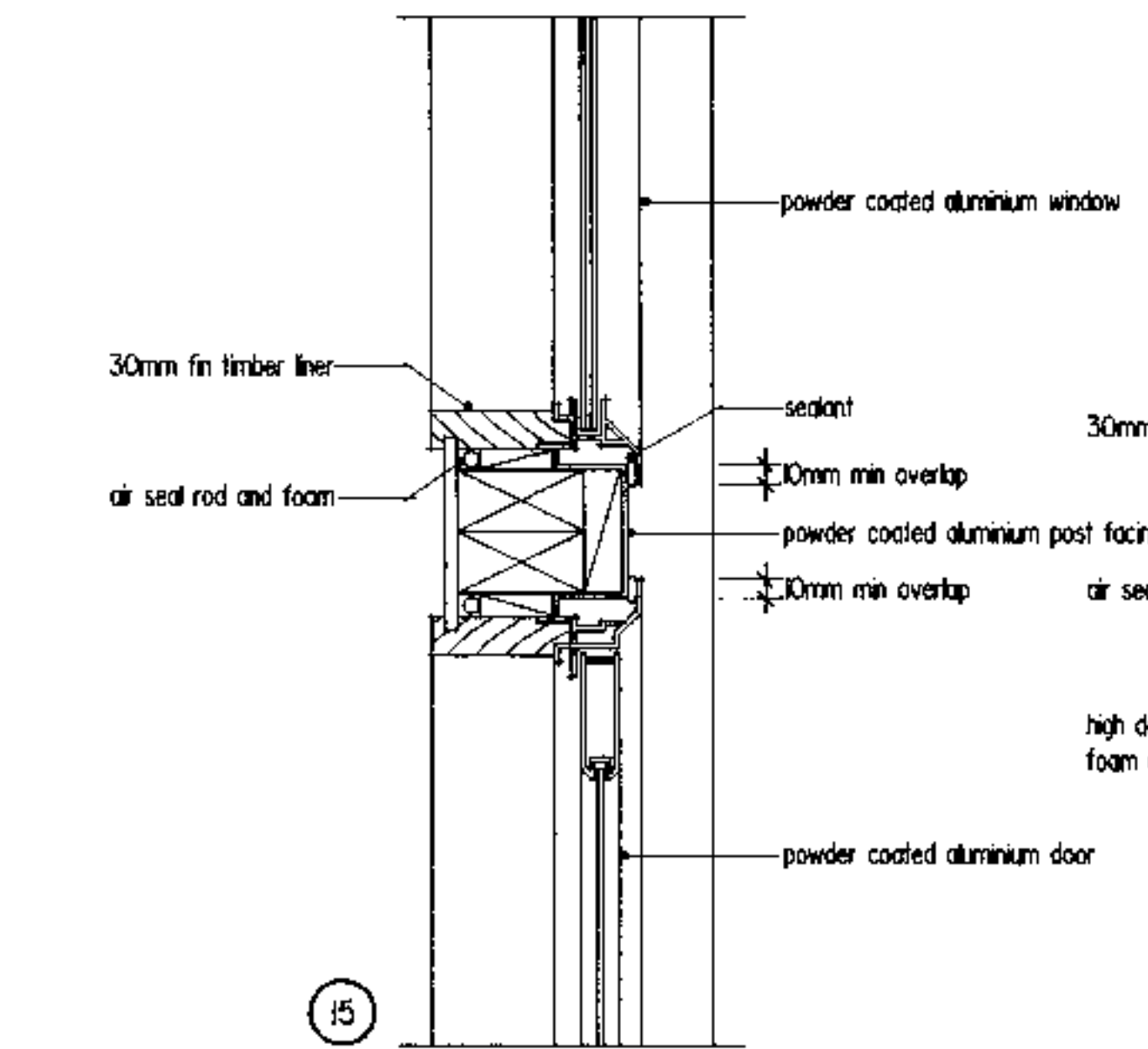
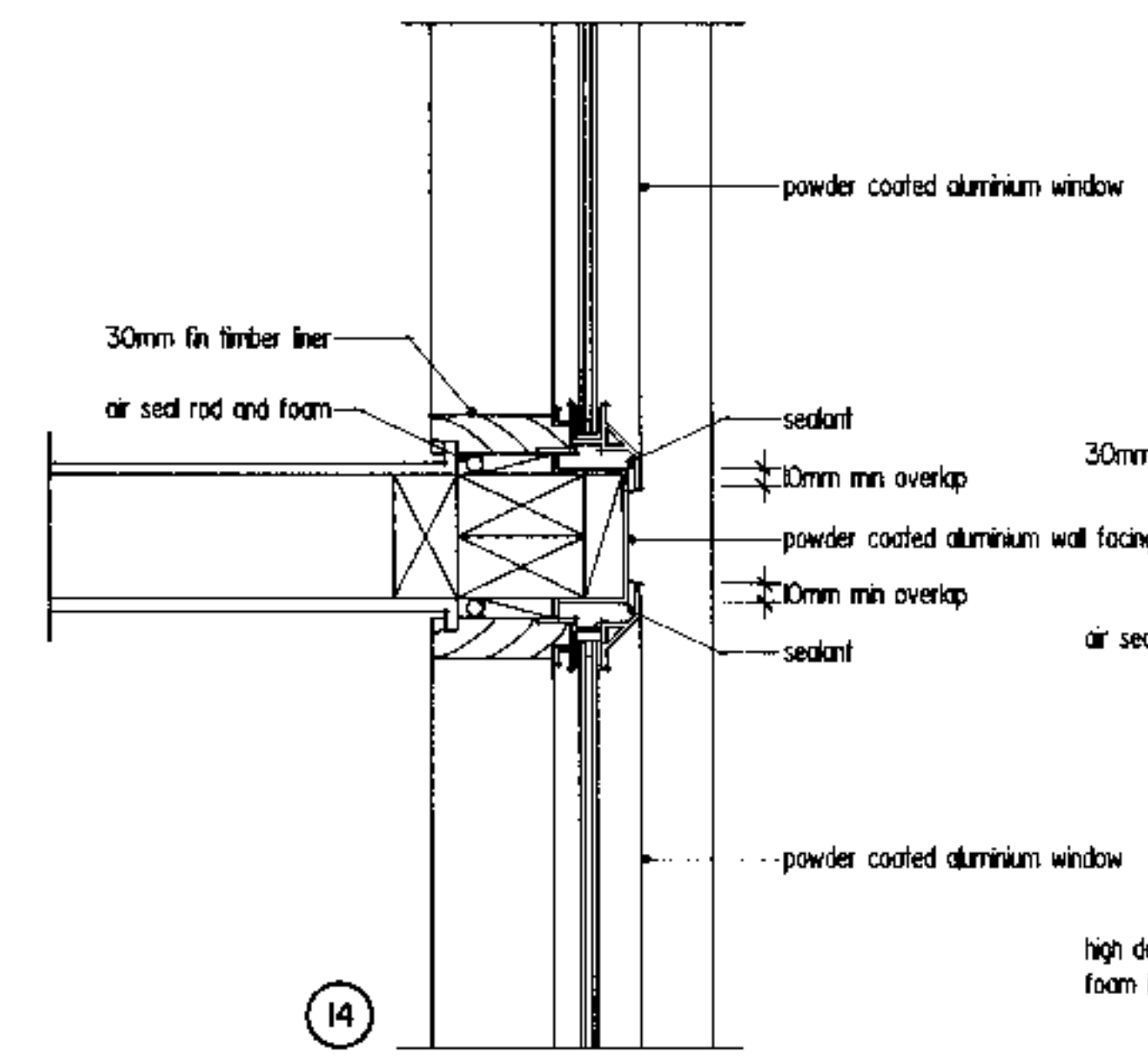
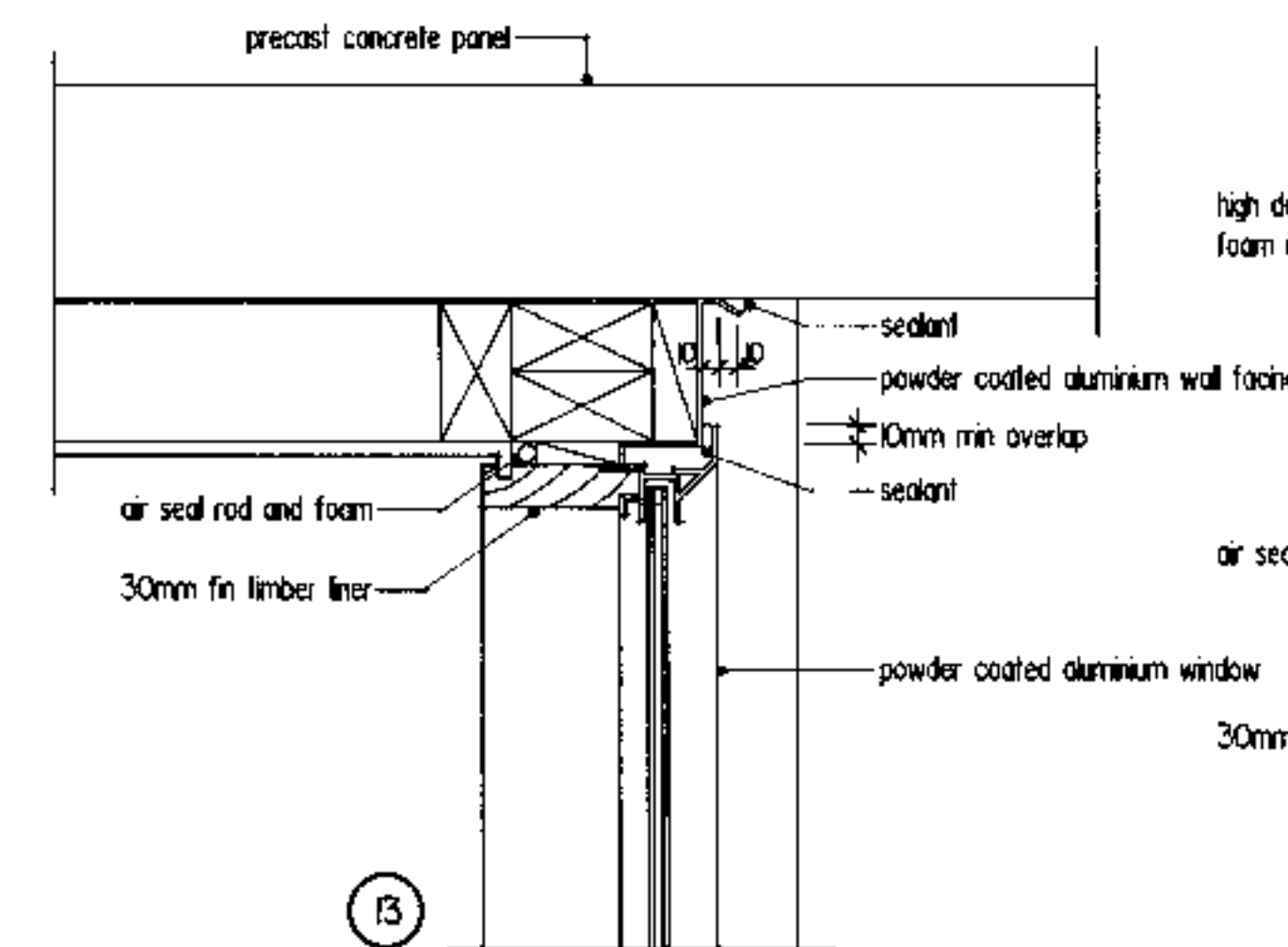
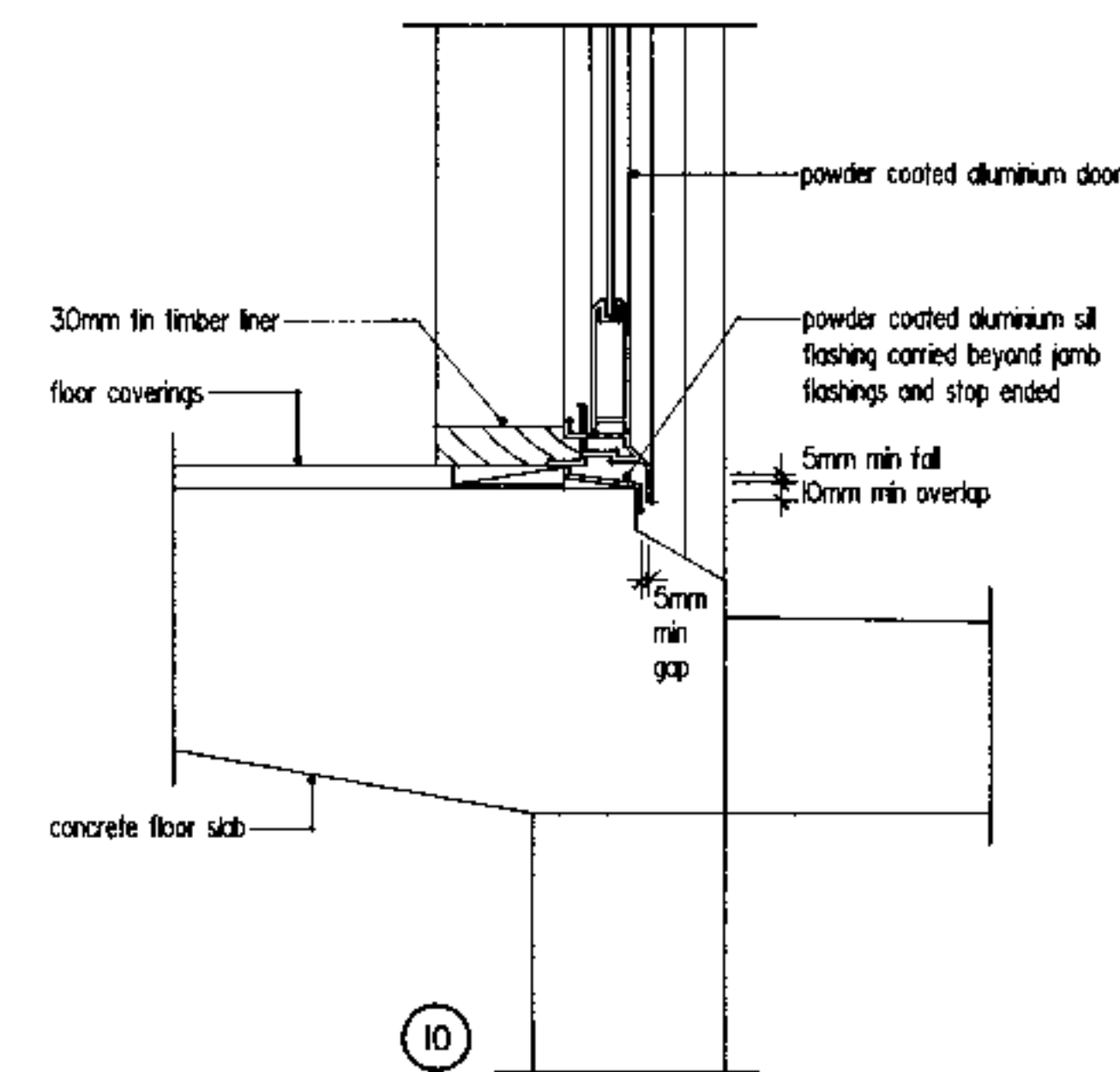
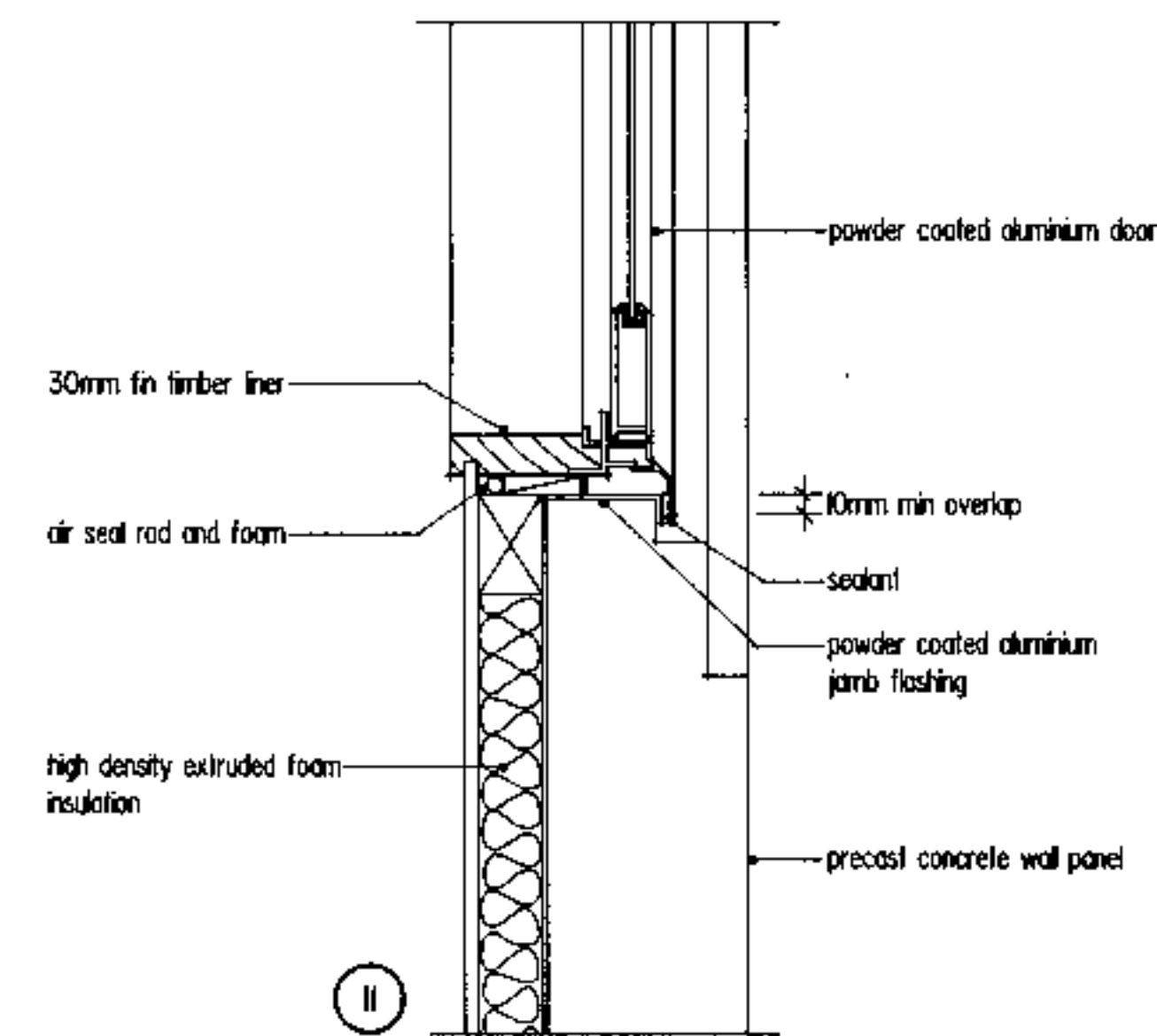
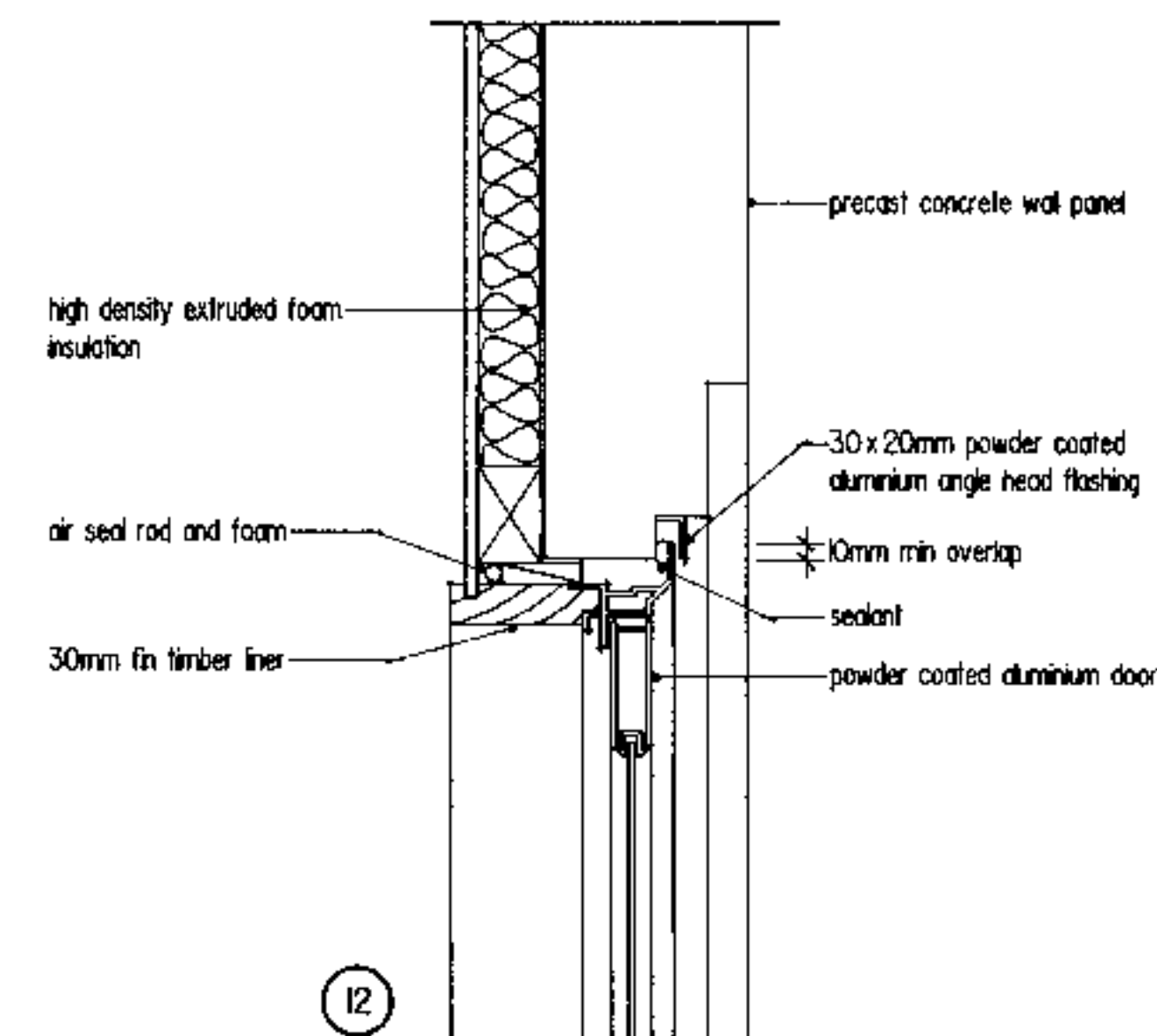
Section E



Section F



APPROVED FOR CONSTRUCTION
7-315197



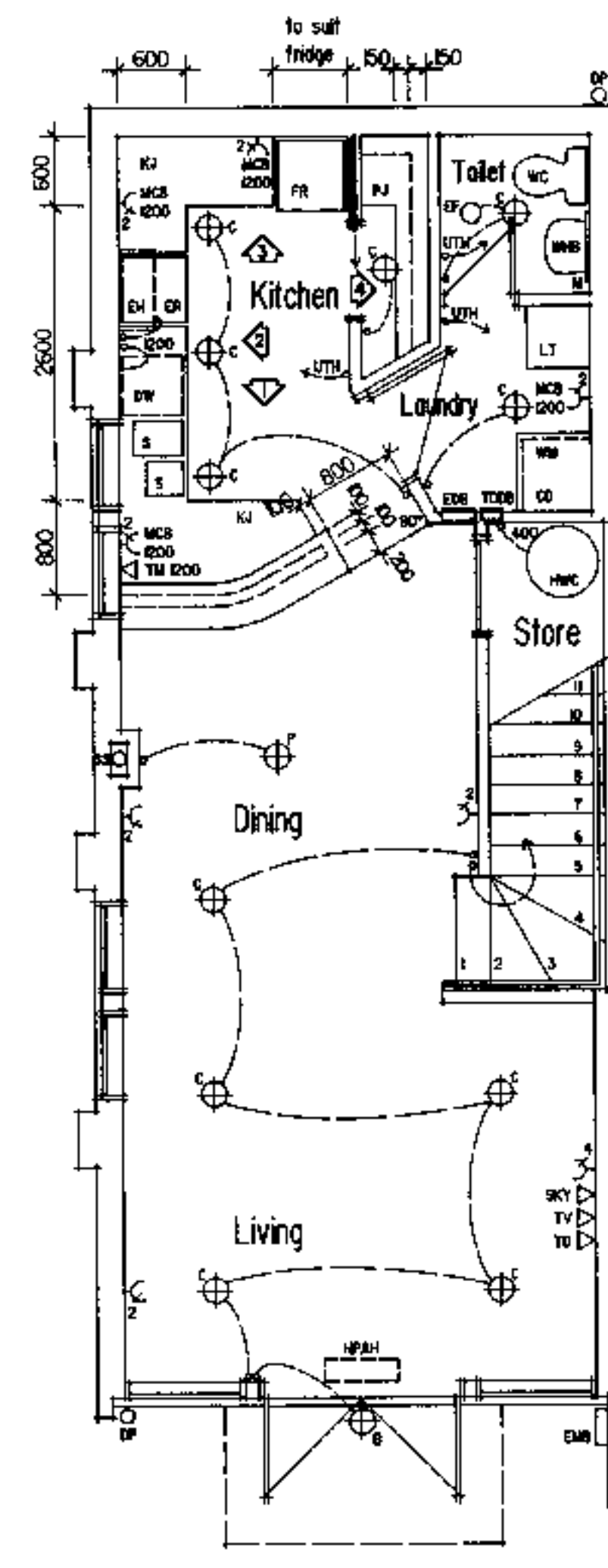
Superseded
Endorsements transfer to
revised documents.

Superseded
Endorsements transfer to
revised documents.

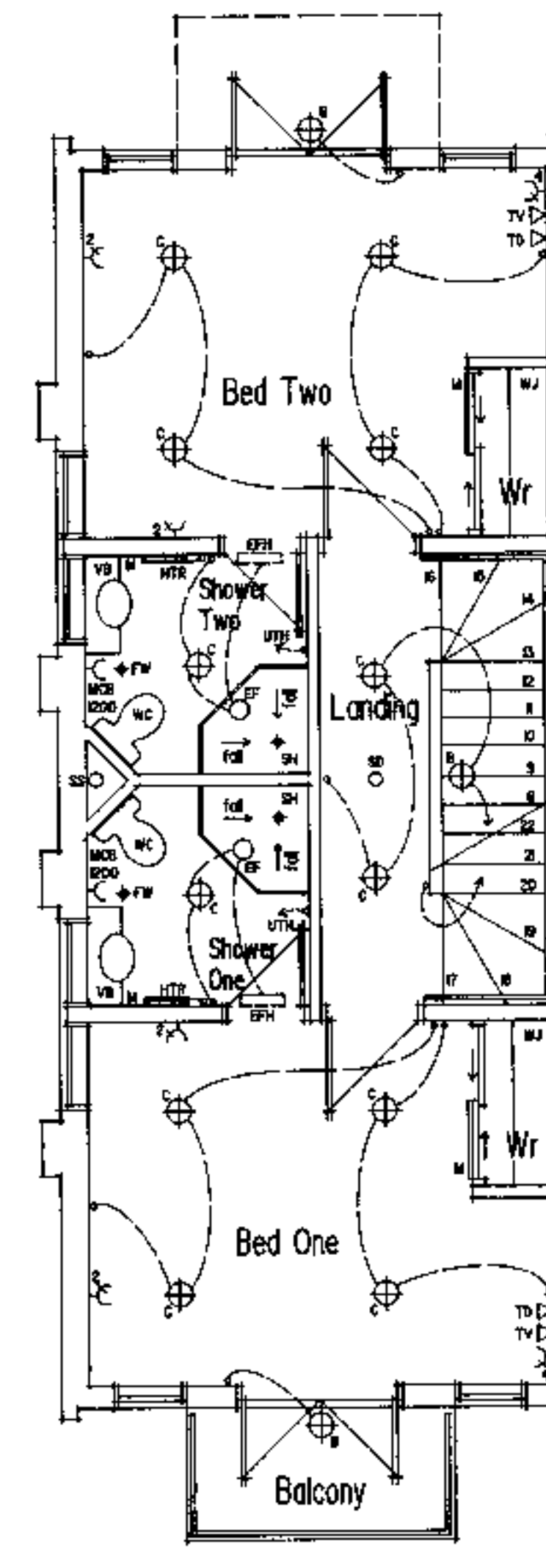
7-315197

Fittings Legend

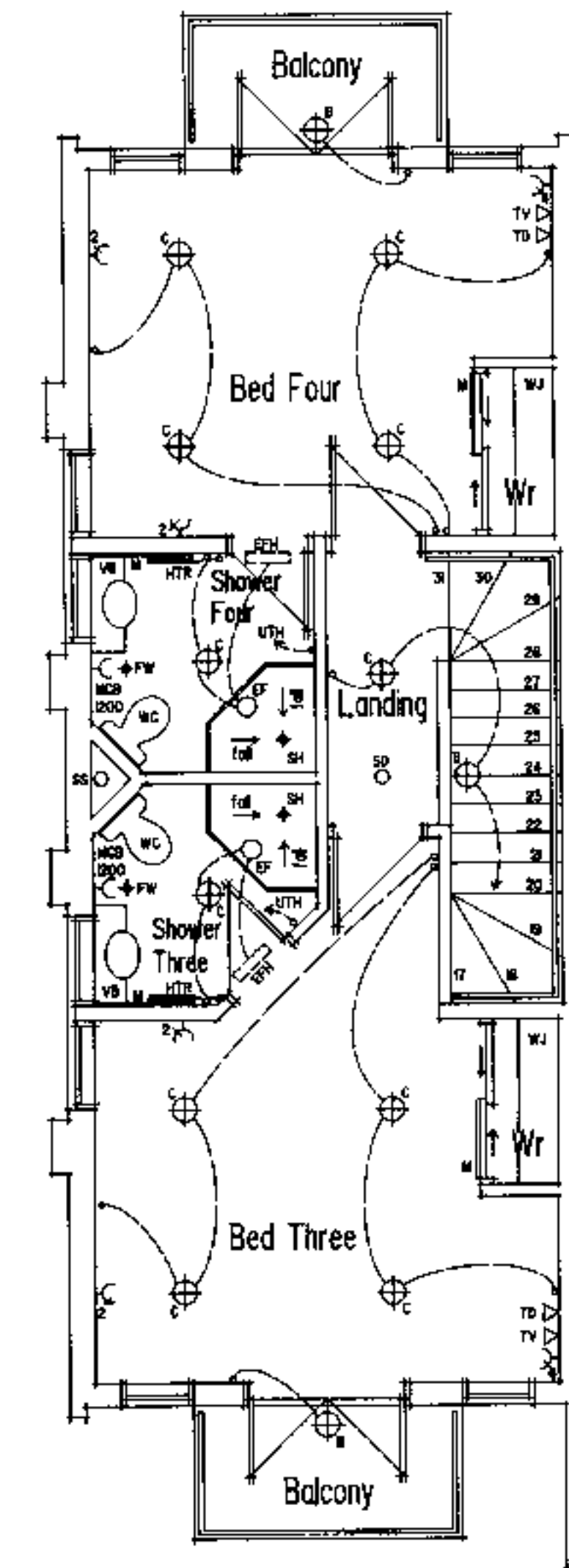
WJ	wardrobe joinery
KJ	kitchen joinery
PJ	pantry joinery
WHB	wash hand basin
LT	laundry tub
VB	vanity bench
WC	water closet
SH	shower waste
FW	floor waste
S	sink
HWC	hot water cylinder
WM	washing machine
CD	clothes dryer
DW	dishwasher
EH	extract hood
ER	electric range
FR	fridge
HPAH	heat pump air heater
UTH	under tile heating
EF	extract fan
EMB	electric meter board
EDB	electric distribution board
TDOB	telephone data distribution board
△ TV	television point 400 above floor
△ SKY	sky point 400 above floor
△ TD	telephone and data point 400 above floor
△ TM 1200	telephone main point 1200 above floor
⊖ 2	double switched socket outlet 400 above floor
⊖ 2 1200	double switched socket outlet 1200 above floor
⊖ 4	quad switched socket outlet 400 above floor
⊖ MCB 1200	mcb socket outlet 1200 above floor
⊖	switch 1000 above floor
⊖ 400	switch 400 above floor
⊖ 1200	switch 1200 above floor
⊕ P	pendant light fitting
⊕ C	ceiling light fitting
⊕ B	bulkhead light fitting
○ SD	smoke detector
HTR	heated towel rail
EFH	electric fan heater
DP	downpipe
SS	soil stack
M	mirror



Lower Ground Floor Plan



Upper Ground Floor Plan



First Floor Plan

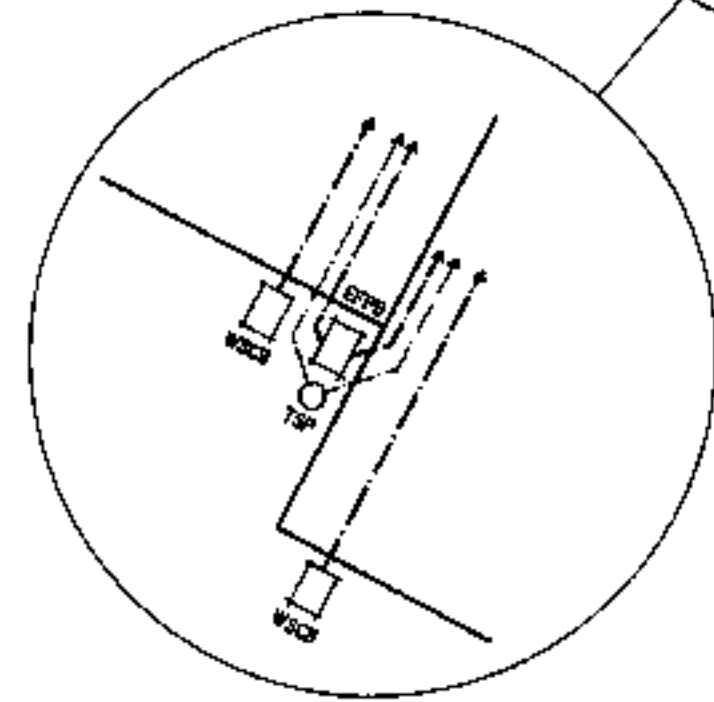
END UNITS FITTINGS PLANS

DUNEDIN CITY COUNCIL
APPROVED BY CITY ENGINEER

7 315197

Site Services Legend

- | | |
|-------|---|
| LD | Land Drain: 120mm dia perforated pvc sewer pipe discharging in driveway mud tank. |
| CE | Cleaning Eye: 120mm dia pvc sewer pipe rodding point to land drain. |
| GD | Groundwater Drain: 100mm dia perforated pvc ground drain pipe discharging in driveway mud tank. |
| SS | Soil Stack: 100mm dia pvc pipe soil stack run vertically to vent above roof. |
| FSD | Foul Sewer Drain: 100mm dia pvc sewer pipe run from soil stack to on site main sewer. |
| DP | Down Pipe: 80mm dia colorsteel downpipe. |
| SD | Stormwater Drain: 100mm dia pvc stormwater pipe run from downpipe to on site main stormwater. |
| TSP | Telecom Street Pedestal: Telecom supply connection point with one to each pair of units. |
| EFPB | Electrical Fuse Pilar Box: Electrical supply connection point with one to each pair of units. |
| WSCB | Water Services Connection Box: Water supply connection point with one to each unit. |
| Note: | With the exception of the Land Drain only, no service for any unit shall be run through any other units or under the outdoor auxiliary units of any other unit. |



Typical To All Units

Site Services Plan

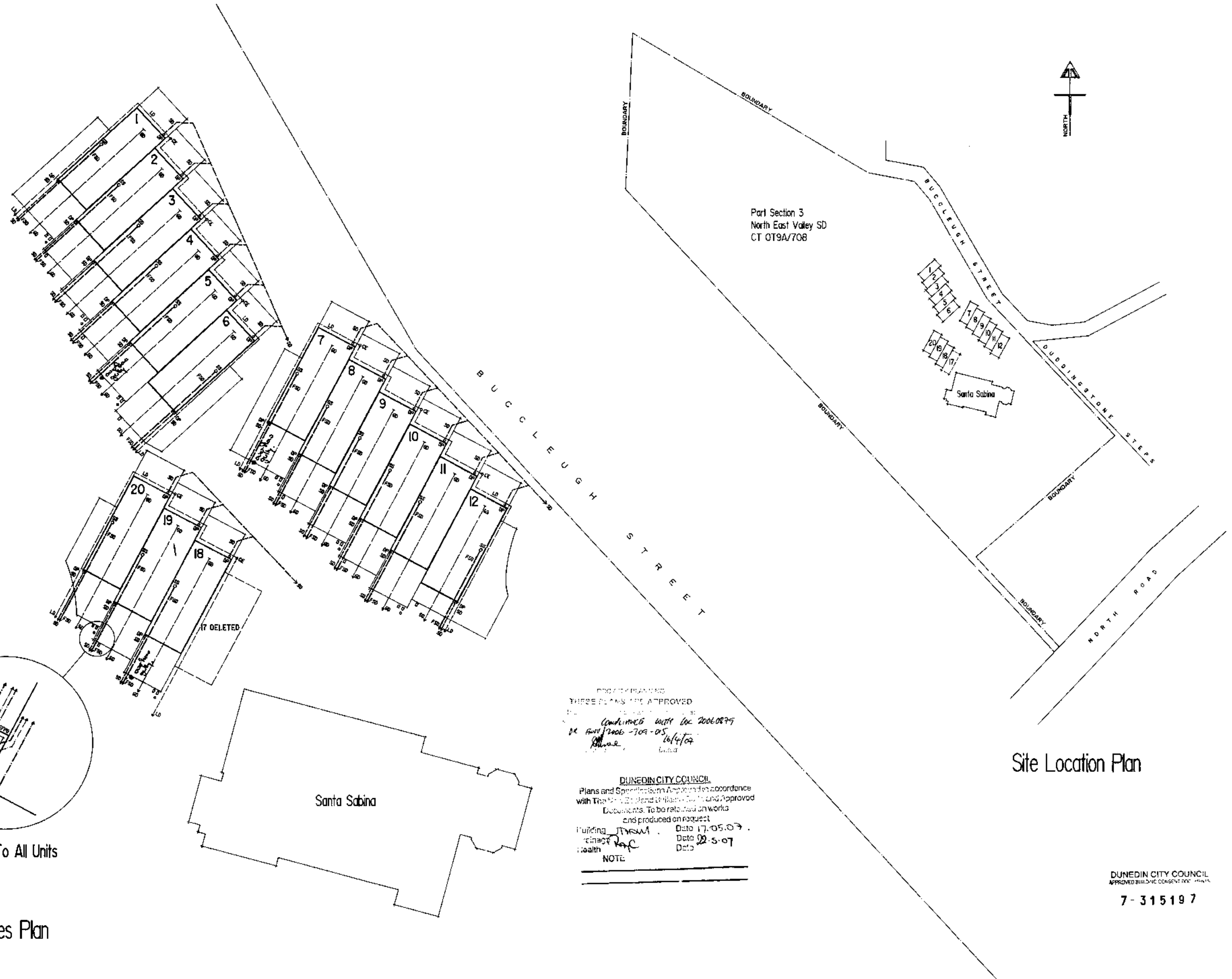


EXHIBIT PLANS AND
THESE PLANS ARE APPROVED
DATE 12/10/06 BY 2006-0879
DE 12/10/2006 - 709-05
[Signature] 12/14/06
[Signature]

DUNEDIN CITY COUNCIL
Plans and Specifications Approved in accordance
with The Building, Planning, Health and Approved
Dependants. To be retained on works
and produced on request

Building	17.05.07
Planning	22.5.07
Health	

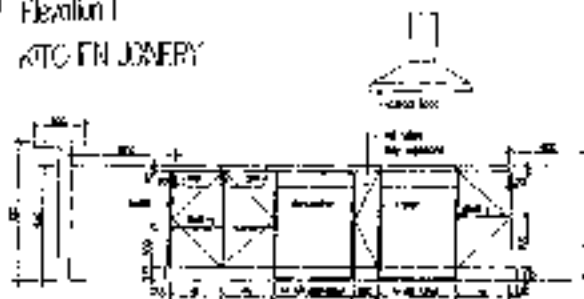
NOTE

Site Location Plan

DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT NOTIFICATION
7-315197



Elevation 1
RTO EN JOINT



Elevation 2



Elevation 3



Elevation 4

→ Inceiling duct
● Vertical duct
○ Ceiling grille



Lower Ground Floor Plan
CENTRE UNITS FORMED PLANS

Vertical
thru roof



Upper Ground Floor Plan

Vertical
thru roof



First Floor Plan

LOWRIE SCOTT

Geelong View

High Road : Dunedin

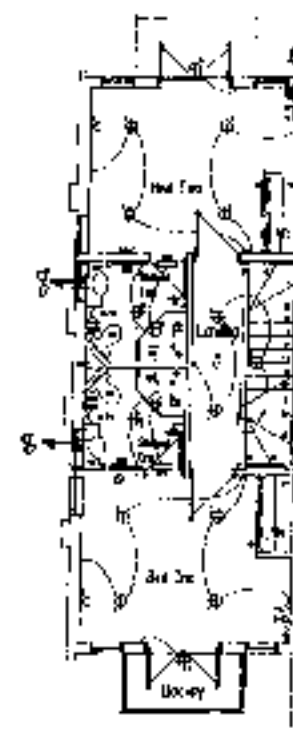
20

Fittings Legend

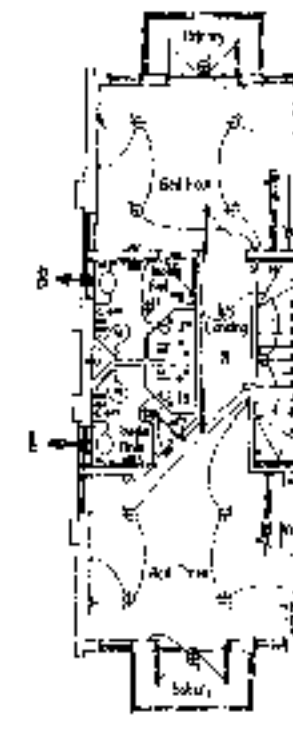
1	100mm door
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100	100mm door



Lower Ground Floor Plan



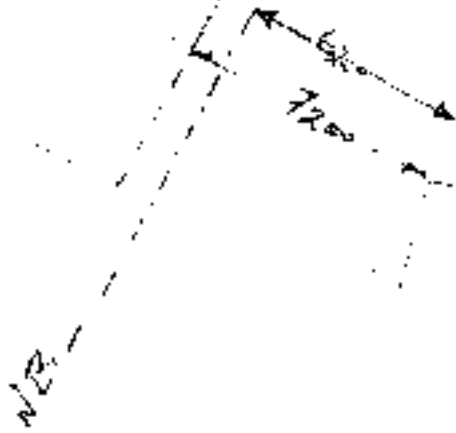
Upper Ground Floor Plan



First Floor Plan

END LISTS FITTINGS PLANS

FIRE REA A



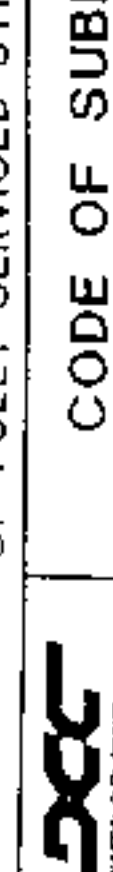
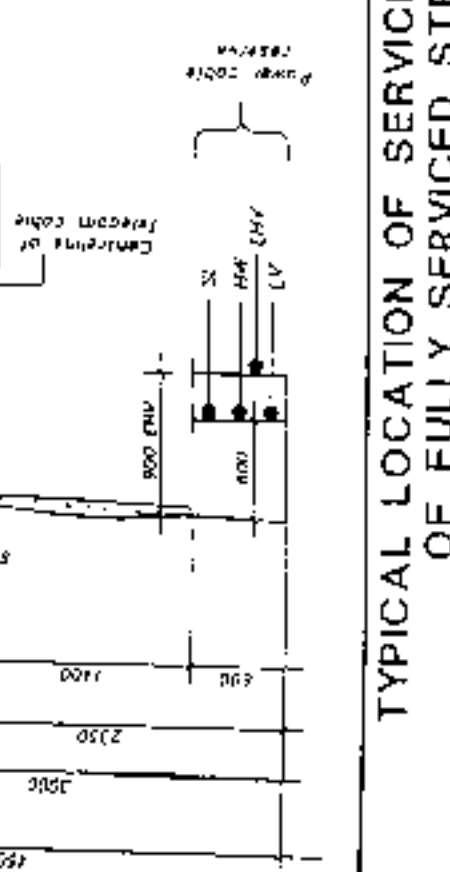
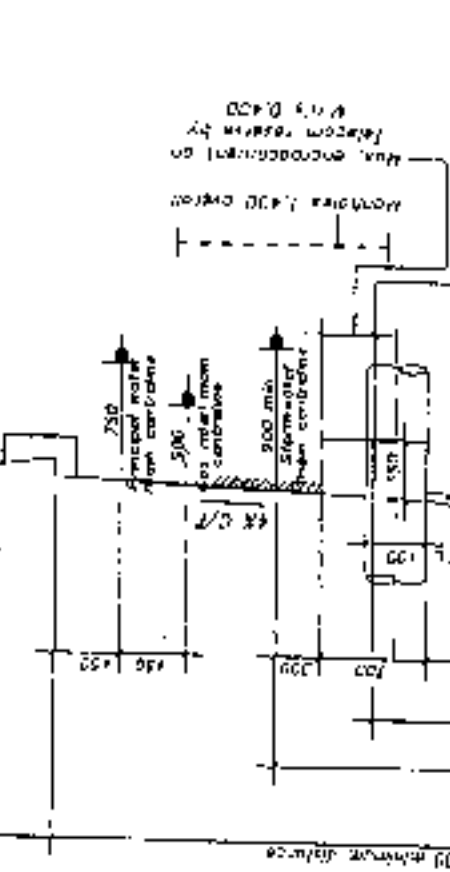
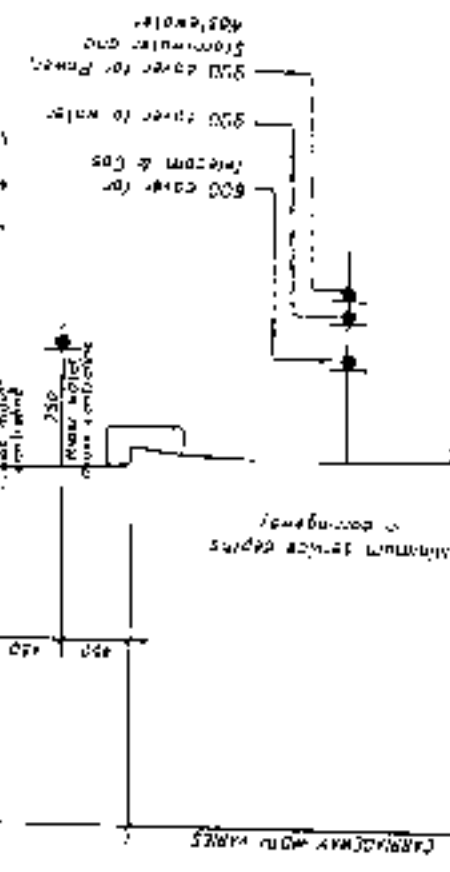
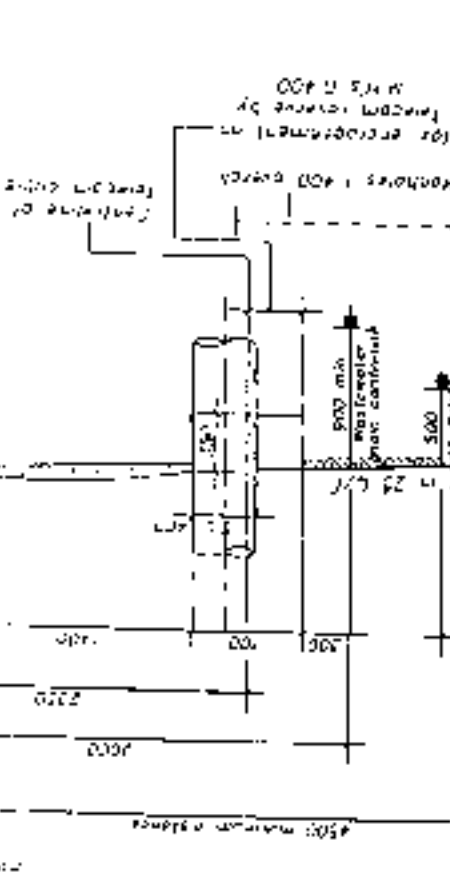
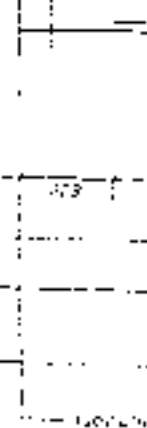
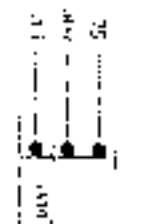
25/11/2023

of the new order to
the new order.

Gardens View
Revised

Endorsements on superseded plans transfer to this document.

20'-0" (6.1m)
20'-0" (6.1m)
20'-0" (6.1m)



NOTES

1. See notes to the best around manholes
2. Where the berm is to be greater than 450mm, the additional width shall be between the sidewalk reserve and the stormwater or watermain reserve where applicable
3. See details Street Lights

TYPICAL LOCATION OF SERVICES IN BERMS OF FULLY SERVICED STREETS



CODE OF SUBDIVISION

SHEET No.

2

DATE: 10/1/18

REF ID	STRUCTURAL ENDURANCE RATINGS
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FILE NO:	168	DRAWING No: FRA1
DATE:	11-04-06	
SCALE:	NIS	

$$A_F = 147.06 \text{ m}^2.$$

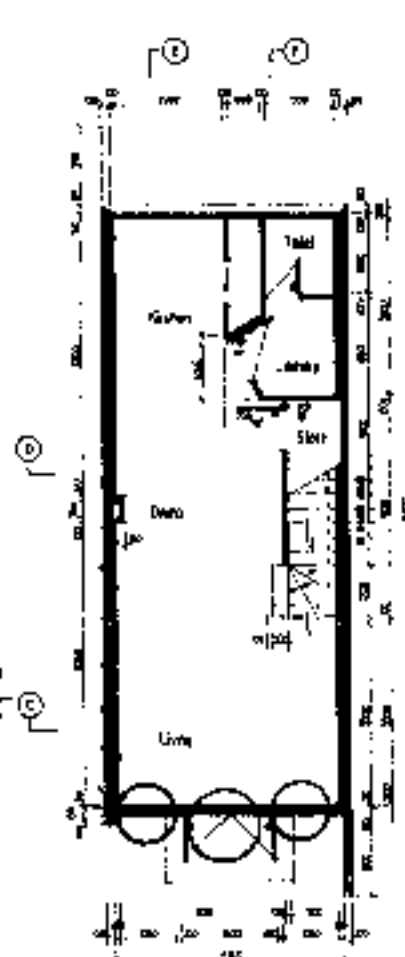
$$\text{Ratio } A_v/A_f = \frac{27.38}{142.06} = 0.19$$

FAC 1 (SR)

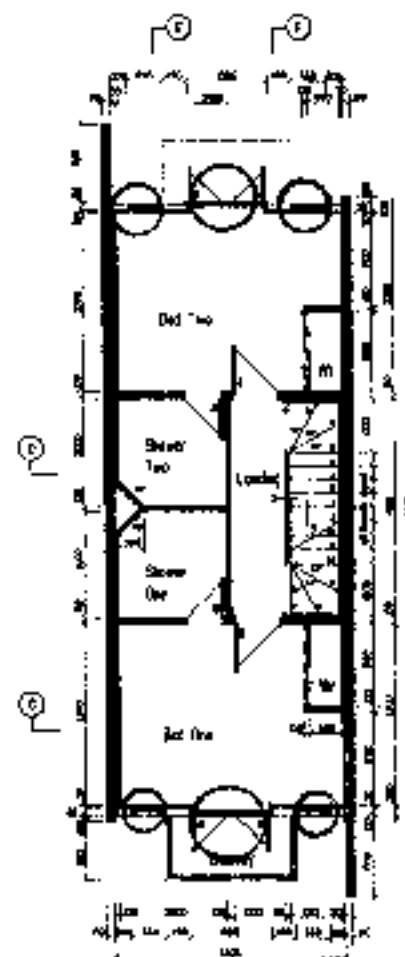
CASH table 6-1 FRIR 20/2/30

CAS/ table 4-1/5 F12 45/45/45 ©

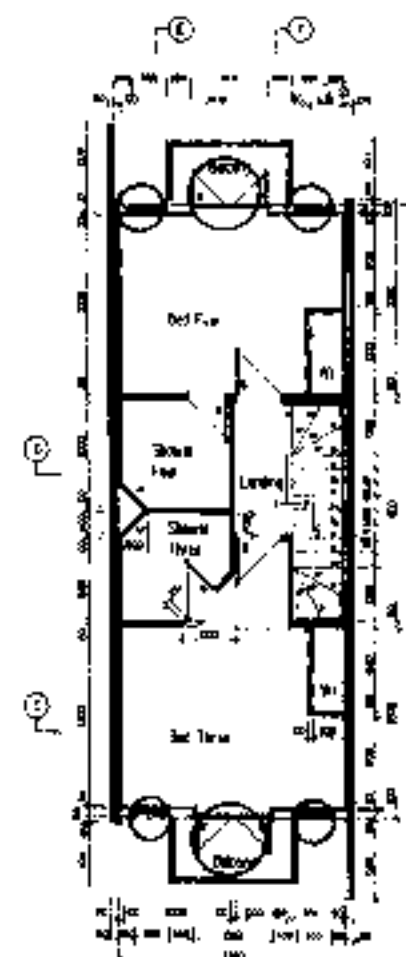
— F&B 45/45/45 to external party walls.



Lower Ground Floor Plan



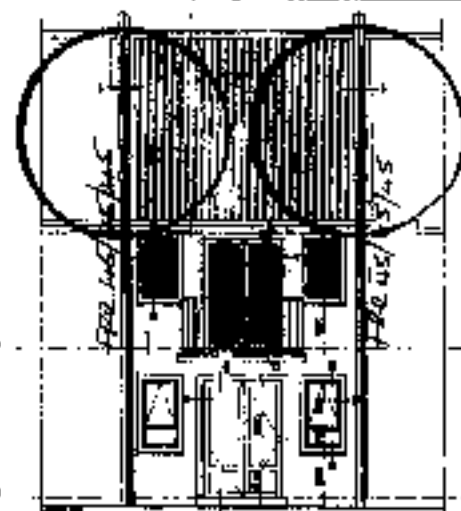
Upper Ground Floor Plan



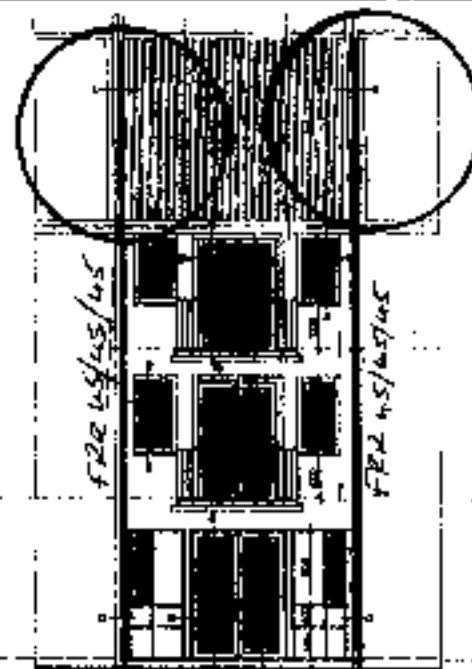
First Floor Plan

CENTRE UNITS CONSTRUCTION PLANS

FIRE SAFETY ADVISORY SERVICES (SOUTHERN)		
GARDENS VIEW APARTMENTS		
TITLE	FIRE RATING	
JOHN No.	105	DRAWING No: FR/2
DATE	27/09/16	
SCALE	NTS	

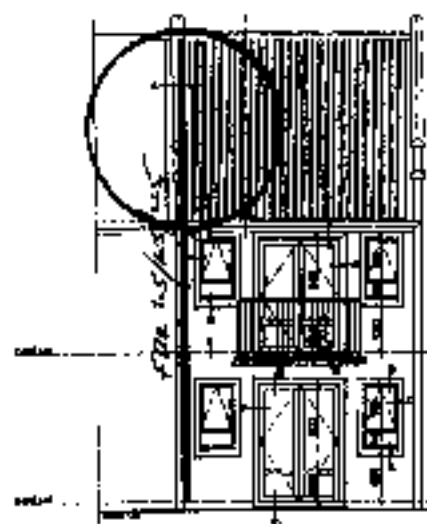


Centre Unit
REAR ELEVATION

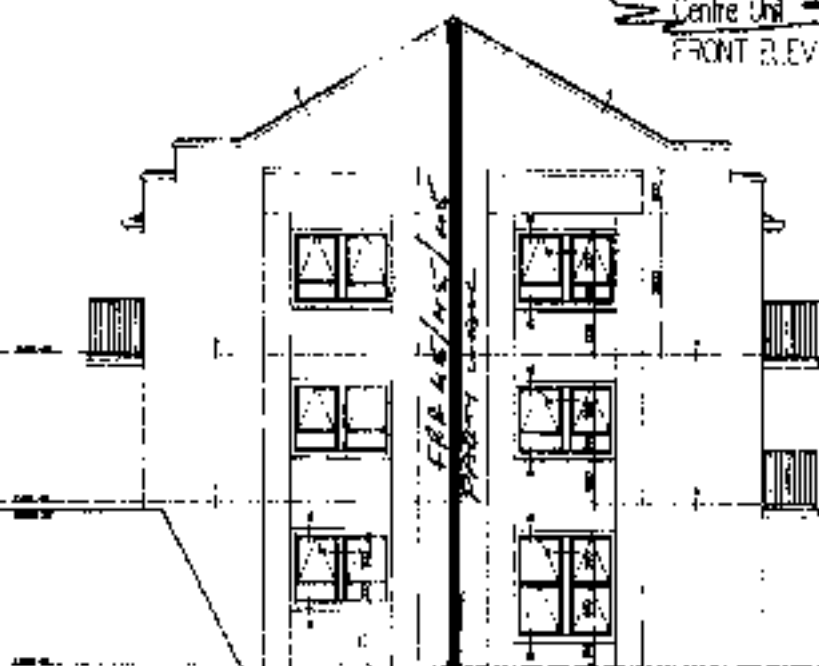


Centre Unit
FRONT ELEVATION

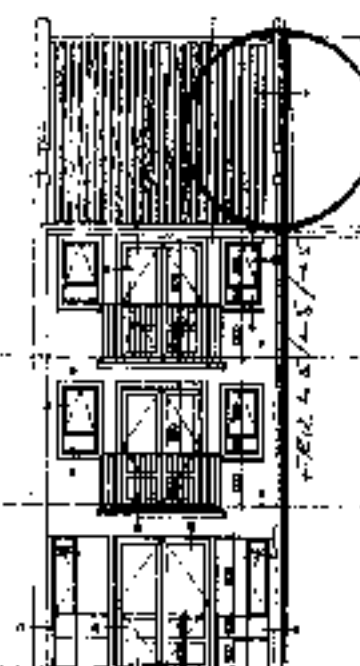
FR2 4S/4S/4S
TO UNDERSIDE
OF ROOF CASSING



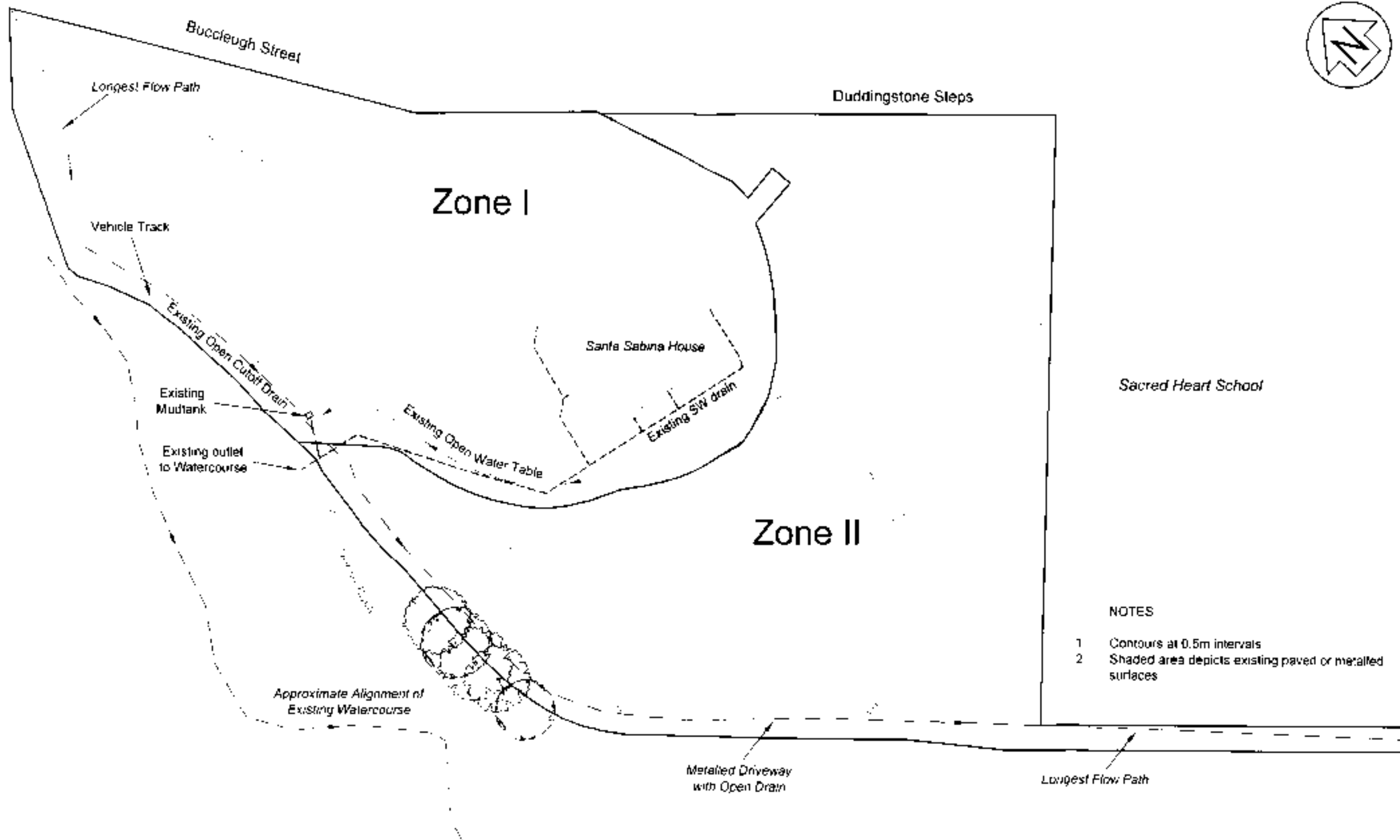
End Unit
REAR ELEVATION



End Unit
END ELEVATION



End Unit
FRONT ELEVATION



NOTES

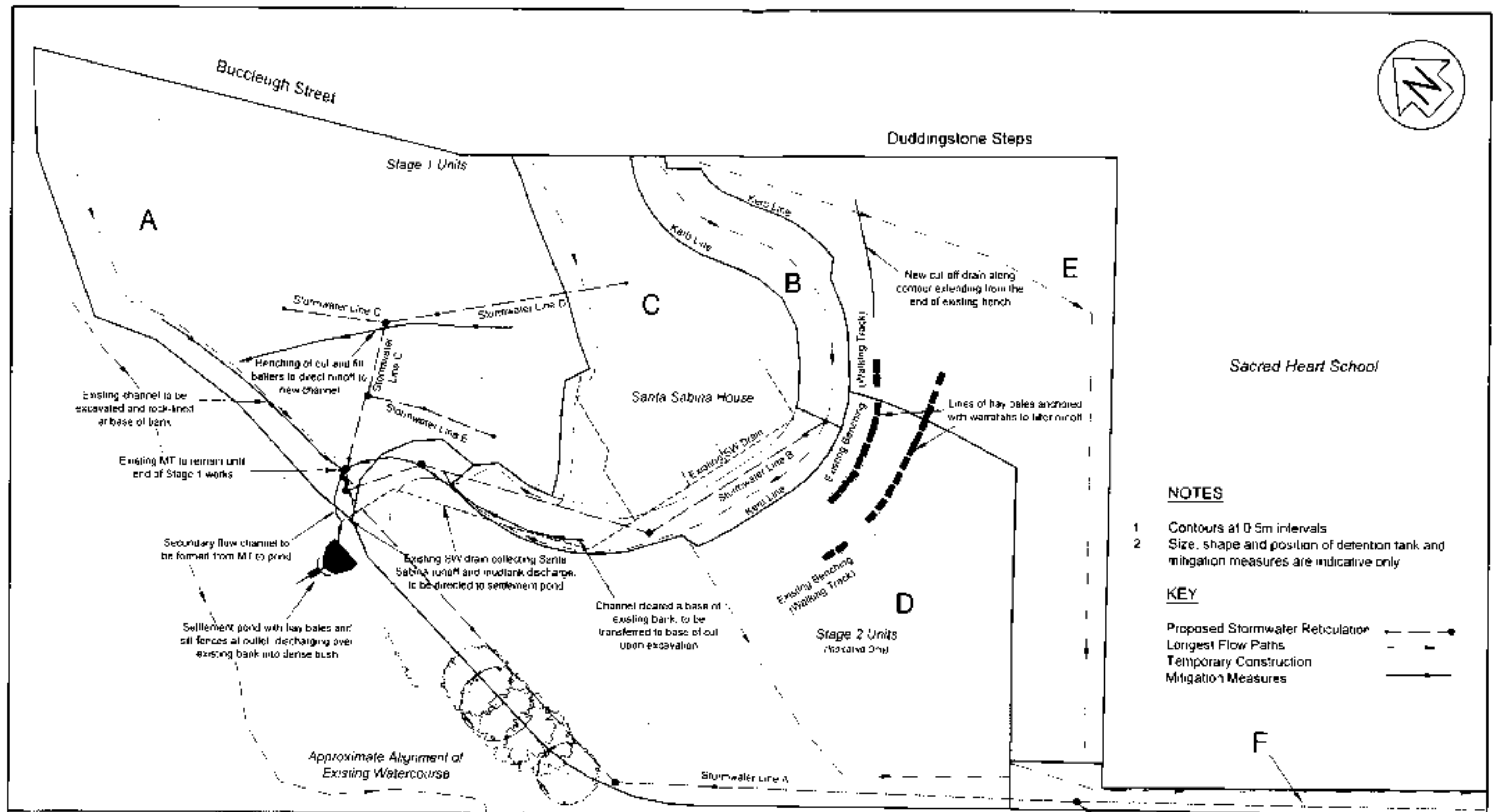
- 1 Contours at 0.5m intervals
- 2 Shaded area depicts existing paved or metalled surfaces



The Design Surveying Company Ltd trading as
D.G. HATFIELD & ASSOCIATES
SURVEYING & RESOURCE MANAGEMENT
DUNEDIN MOSGIEL BALCLUTHA

APPENDIX A PRE-DEVELOPMENT STORMWATER ZONES

No.	AMENDMENTS	Initials	Date	CRD. SCALE 1:500 (2-A3)	JOB No. CC35
					PLAN No. 5536/SWA
SURVEY	DRAWN	ASM		DATUM Geoid Mean	
LEVEL	TRACED				
DESIGN	ASM	CHECKED	CJM	L.R.	Page 8 of 11

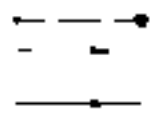


NOTES

- 1 Contours at 0.5m intervals
- 2 Size, shape and position of detention tank and mitigation measures are indicative only

KEY

Proposed Stormwater Reticulation
Longest Flow Paths
Temporary Construction
Mitigation Measures

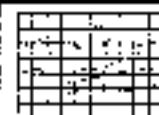
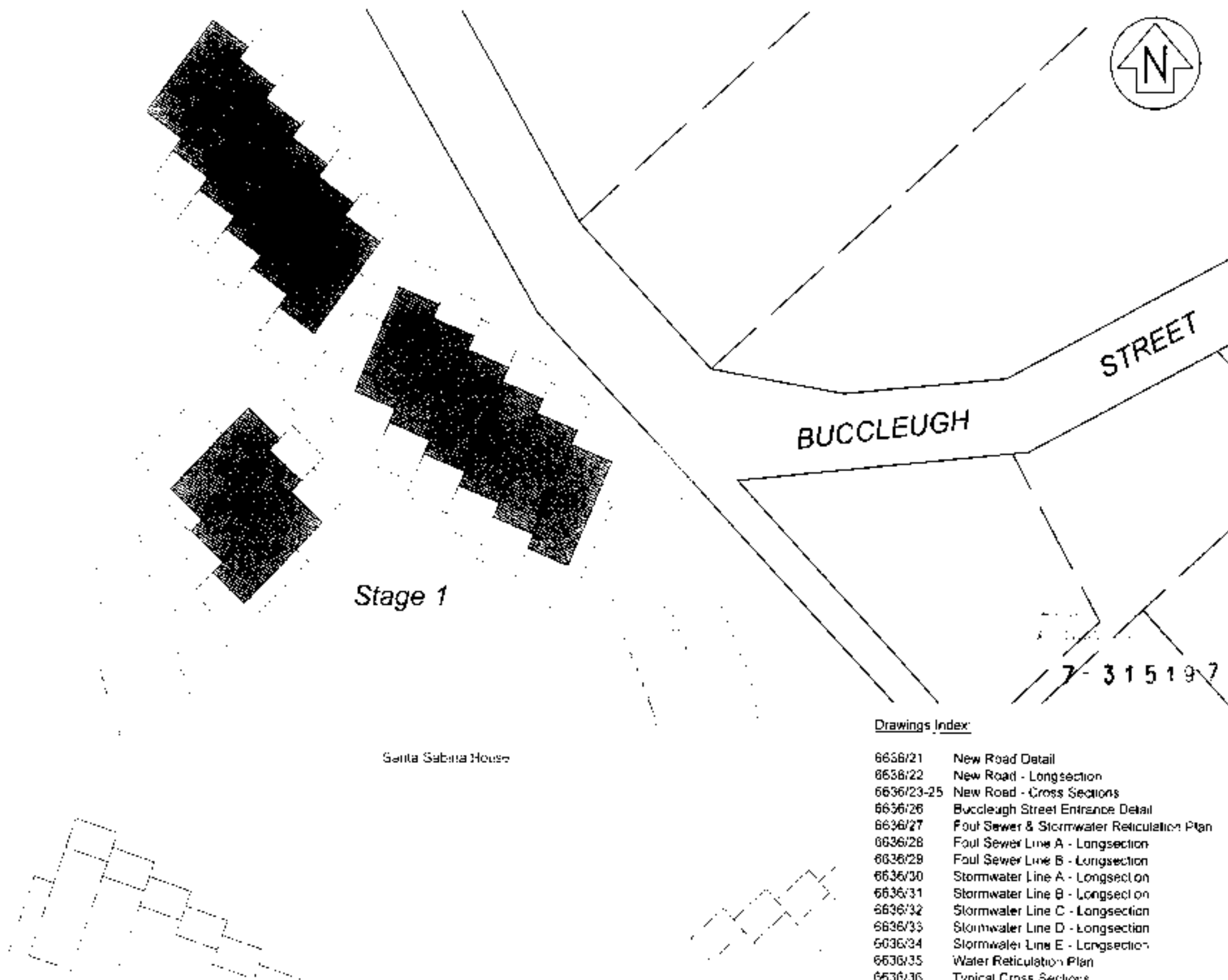


The Design Surveying Company Ltd trading as
D.G. HATFIELD & ASSOCIATES
SURVEYING & RESOURCE MANAGEMENT
DUNEDIN MOSGIEL BALCLUTHA

APPENDIX B STAGE 1 POST-DEVELOPMENT STORMWATER ZONES

No	AMENDMENTS	Initials	Date	ORIG. SCALE	JOB No
1	SW Line A & Zone E added (per approved)	ASM	05-07	1:600 @ A3	6635
				DATUM	PLANNING
				Orange Merit	6636/SWB
					Page 5 of 11

DRAWING STATION
6636/20



**D.G. HATFIELD
& ASSOCIATES**

SURVEYING & RESOURCE MANAGEMENT
DUNEDIN MOSGIEL BAIRIOUTHA

GARDENS VIEW DEVELOPMENT STAGE 1 ENGINEERING DRAWINGS

NO.	AMENDMENTS	Initials	Date	CRIS SCALE	ICR No.
				1:100 & 1:50	6636
					PLAN No.
				CRUM	6636/20
				NZGD 2000	
SURVEY	DRAWN				
LEVEL	TRACED				
DESIGN	CHECKED	CJM	15/07	LE	Scale 1:100

DRAWING STATION
FROM 1:100

BUCCLEUGH
STREET

Road Boundary

Proposed Subgrade Level at Centreline

Existing Ground Level at Centreline

Ch 145.00
End of Stage 1 seal
Remainder of road to be
used by construction
vehicles only

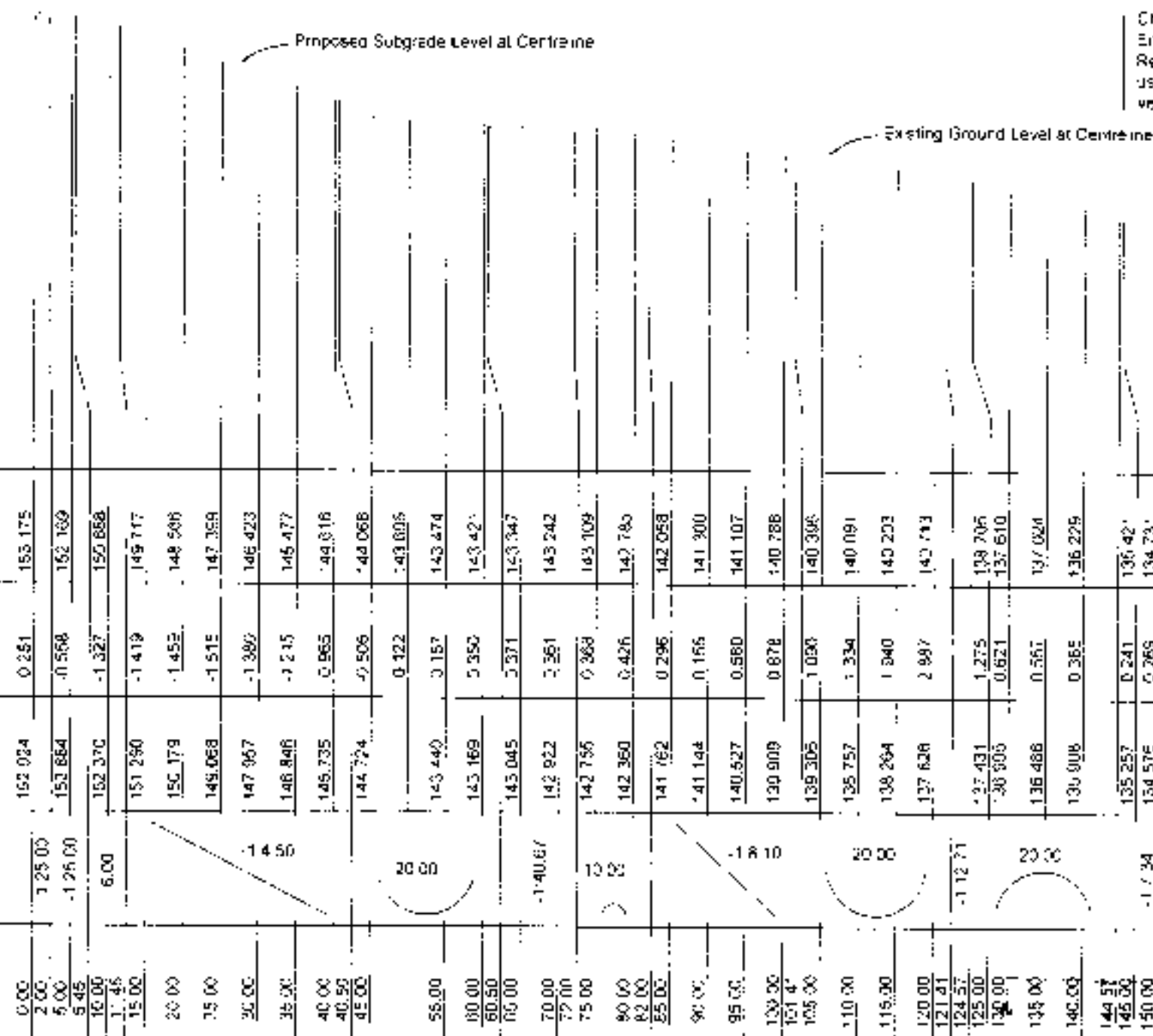
Datum R.L. 113.000
Existing Ground Level

Cut(-)/Fill(+)
To Subgrade Level

Subgrade Height

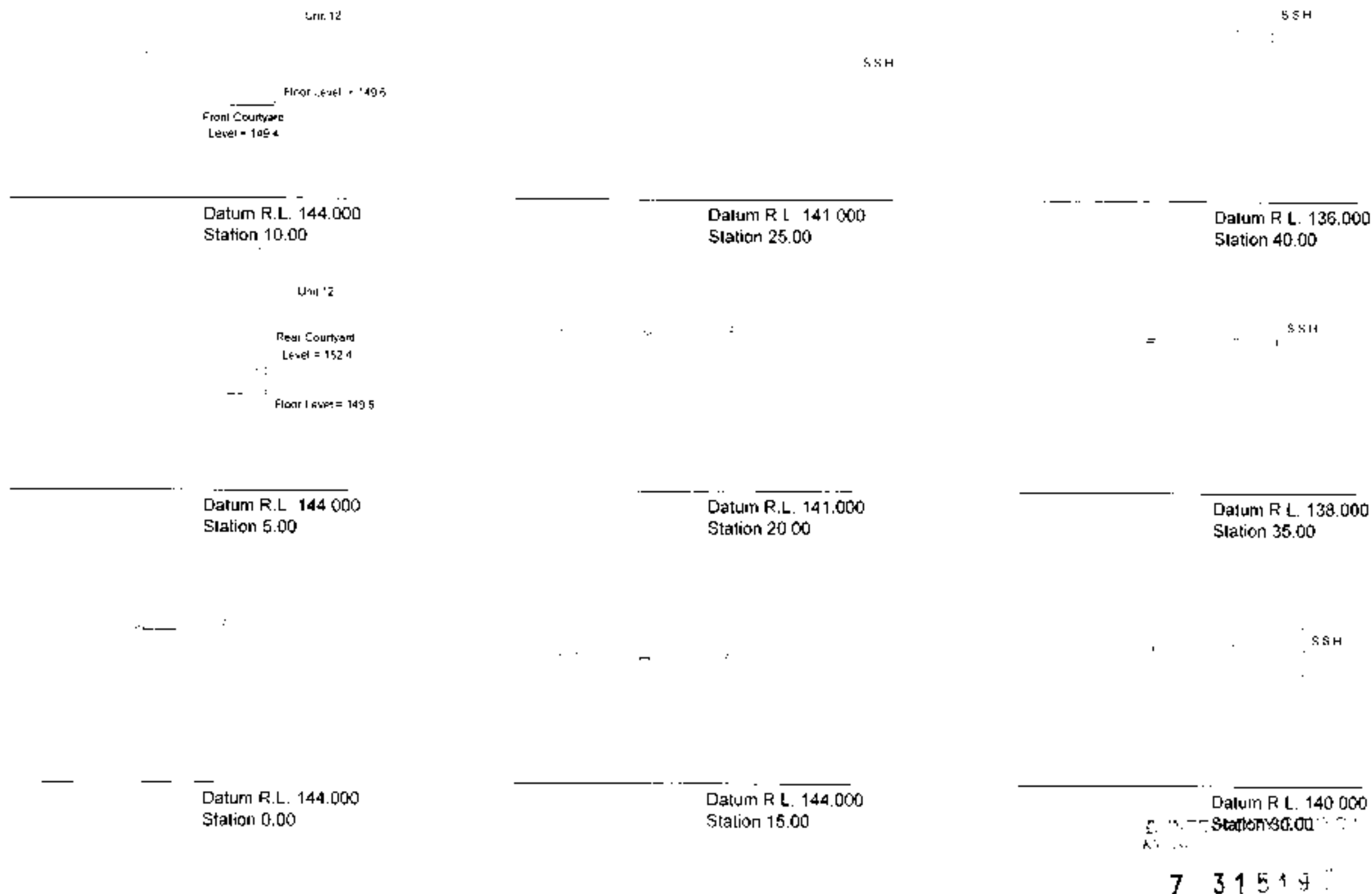
Vertical Geometry

Station
Hz scale 1:750
Vt scale 1:500



7-315137

DRAWING STATUS
PROVISIONAL



The Group Company Company and trading as
D.G. HATFIELD & ASSOCIATES

SURVEYING & RESOURCE MANAGEMENT
DUNEDIN MOSGIEL BALCLUTHA

GARDENS VIEW DEVELOPMENT - STAGE 1

NEW ROAD - CROSS-SECTIONS

No.	REVISIONS	Initials	Date	ORIG. SCALE	DOC NO.
1				1:200 G.P.	6636/23
2					
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DRAWING, STATION
P. 15, 16

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35.1

Datum R.L. 135.000
Station 70.00

Datum R.L. 134.000
Station 85.00

554

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354

Datum R L 135 000
Station 50.00

Datum R.L. 135.000
Station 65.00

Datum R.L. 135.000
Station 80.00

354

33H

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Datum R.L. 135.000
Station 45.00

Datum R.L. 135 000
Station 60.00

Datum R.L. 136 000
Stasiun 75 00

7 3 1 5 1

D.G. HATFIELD & ASSOCIATES
SURVEYING & RESOURCE MANAGEMENT
DUNEDIN MOSGIEL BALCHUTHA

GARDENS VIEW DEVELOPMENT - STAGE 1

NEW ROAD - CROSS-SECTIONS

NO.	AMENDMENTS		DATE	DATE SCALE	JOB NO. 665 PLAN NO. 6636/24
1				1/25/83	
SURVEY	DESIGN	CAD	DATE	DATE	6636/24
LEVEL	TRACED			8/20/2005	
DESIGN	ASM	CHECKED	CAD	DATE	

DRAWING STATUS
PROPOSED

Datum R.L. 132.000
Station 100.00

Datum R.L. 131.000
Station 115.00

Datum R.L. 131.000
Station 130.00

Datum R.L. 127.000
Station 145.00

Datum R.L. 133.000
Station 95.00

Datum R.L. 131.000
Station 110.00

Datum R.L. 131.000
Station 125.00

Datum R.L. 129.000
Station 140.00

Datum R.L. 134.000
Station 90.00

Datum R.L. 131.000
Station 105.00

Datum R.L. 131.000
Station 120.00

Datum R.L. 131.000
Station 135.00

7 315197



The Design Services Company Ltd. trading as
**D.G. HATFIELD
& ASSOCIATES**

SURVEYING & RESOURCE MANAGEMENT
DUNEDIN MOSGIEL BALCLUTHA

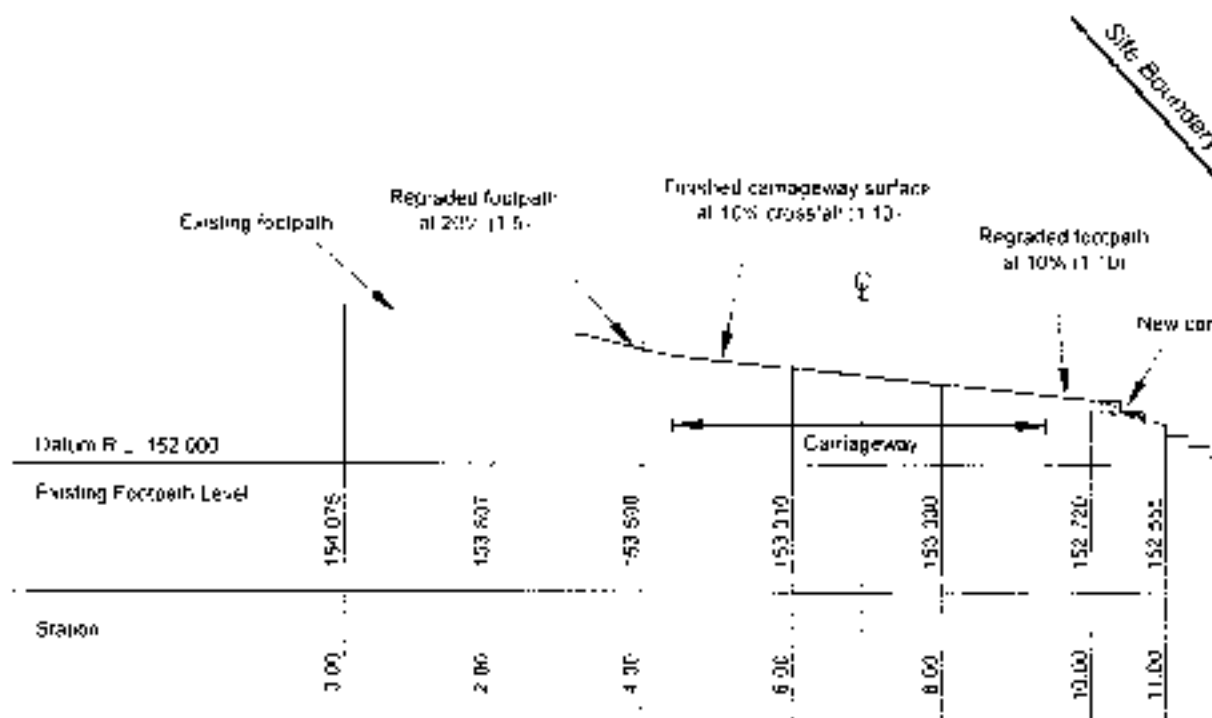
GARDENS VIEW DEVELOPMENT - STAGE 1

NEW ROAD - CROSS-SECTIONS

NO.	AMENDMENTS	DATE	DATE	DATE	DATE
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Buccleugh Street



SECTION
Scale 1:100

11

12

NOTES

- Existing contours shown at 0.10m intervals
- Raised kerb and channel is to be constructed in accordance with DCC Plan 70/115.3. Length of existing kerb to be broken out is as shown with downstream portion to be graded to match the existing mudlark level
- Transition of carriageway crossfall (from 10% to 3%) to occur approximately between chainages 0.00 and 10.00
- Carriageway to be graded longitudinally at 4% toward kerb & channel on Buccleugh Street side of boundary. Vertical transition at boundary (between 4% and -4%) to be confirmed on-site during construction
- All existing underground and overhead services are to be accurately located by the Contractor or by the relevant service authorities (at the Contractor's request) prior to any construction occurring

Area of existing footpath to be removed and reinstated with reinforced concrete (as per Drawing 6636/35) graded at 4% toward the existing kerb & channel

New kerb only and kerb & channel to terminate at site boundary

Existing water valve covers to be lifted

Start of vertical curve at chainage 5.45m

Existing kerb & channel to be removed and replaced with a raised bed vehicle crossing

Existing build-up of seal to be re-shaped to match new crossing while preserving the outside vehicle wheel line

Areas of existing footpath to be removed regraded and reinstated with asphalt concrete to match existing

New kerb and channel to be graded to match existing mudlark height

Existing mudlarks

New concrete steps to be constructed to match existing

Existing power poles

Duddingstone Steps

7 31519 7

DRAWING STATUS
PROVISIONAL

DRAWING STATION
DRAINAGE

DIAGRAM



0.5m wide open channel to be constructed at base of existing bank with Revaucol and filtersock drainage connected to new mudtank

Double No. 2 Mudtanks in new channel with connection to SW Line C

Single No. 2 Mudtank

Edge of Existing Formation

SW line to be clear of proposed service tree crown extents

BUCCLEUGH STREET

Duddingstone Steps

Sacred Heart School

Existing mudtank with unknown connection to be saddled onto SW Line A. Existing outlet across North Road to be plugged and abandoned

NORTH RD

Existing 150mm Stormwater to be upgraded to 315mm (40.0m length)

Position of line between FSMH A1 and FSMH A5 to be confirmed on site before excavation (to avoid conflict with significant vegetation)

Existing line to be upgraded to 315mm

Sacred Heart School

Site Boundary

Lot 1
DP 16344

Lot 2
DP 16344

Future Stage Units
(indicative only)

SEE DIAGRAM

NOTES

- 1 Pipe diameters to be as shown
- 2 All foul drain pipes and fittings to be in accordance with AS/NZS 1260
- 3 All stormwater drain pipes and fittings to be in accordance with NZS 7649 or AS 1254 unless shown otherwise
- 4 Lengths to be laid with haunched bedding (DCC Plan 10C28) are shown on long section sheets 020620 - 020633
- 5 Each Unit is to be serviced by individual SW and FG connections at locations to be confirmed. Foul sewer connections are to be 100mm Ø uPVC and stormwater connections 150mm Ø uPVC
- 6 Mudtanks to be connected to sewers with standard 150mm Ø uPVC pipes

LEGEND

Proposed Stormwater
Existing Foul Sewer
Proposed Foul Sewer
Kerbs
Edge of Existing Formation
Batter Lines
Bottom of Retaining Wall

7 3 1 5 1 0 7



The Slope Surveying Company Ltd trading as
D.G. HATFIELD & ASSOCIATES

SURVEYING & RESOURCE MANAGEMENT
DUNEDIN MOSGIEL KALCUTHA

GARDENS VIEW DEVELOPMENT - STAGE 1

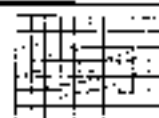
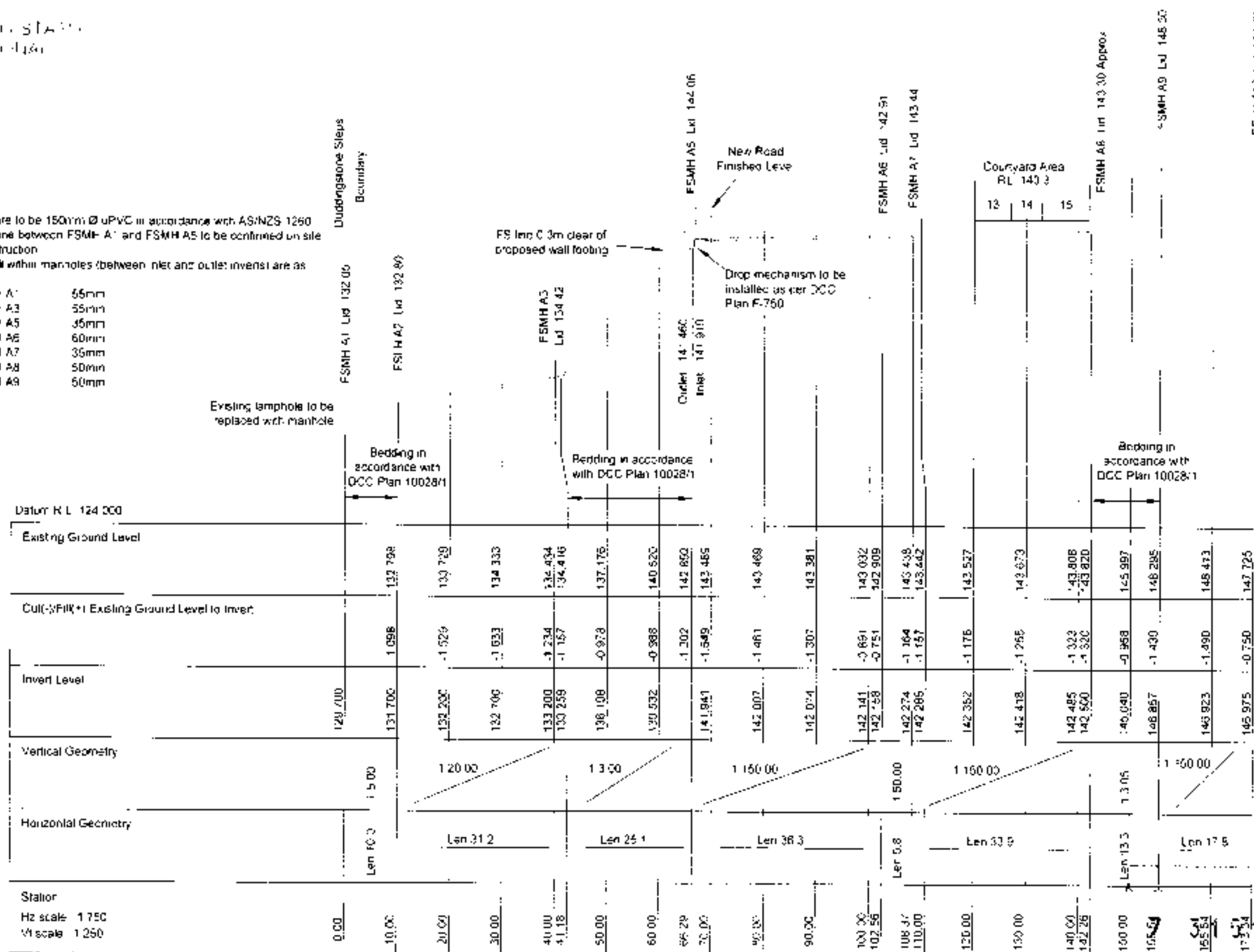
FOUL SEWER & STORMWATER RETICULATION PLAN

No. AMENDMENTS		Drawn	Date	CRIB SCALE	JOB No
Minor amendments		ASM	30/07	1:250 & 1:50	6636
					PLANNING
					6636/27
SURVEY	DRAWN	ASM	30/06	DATUM	1920 000
FIELD	TRACE				
DESIGN	ASM	CHECKED	1/08	1/07	LB
					STATION 011

NOTES

- 1 All sewers are to be 150mm Ø uPVC in accordance with AS/NZS 1260
- 2 Position of line between FSMH A' and FSMH A5 to be confirmed on site before construction
- 2 Minimum fall within manholes (between inlet and outlet inverts) are as follows

- FSMH A1 55mm
- FSMH A3 55mm
- FSMH A5 55mm
- FSMH A6 60mm
- FSMH A7 35mm
- FSMH A8 50mm
- FSMH A9 50mm



1. The Group Savings Committee, 10 members, all

**D. G. HATFIELD
& ASSOCIATES**

SURVEYING & RESOURCE MANAGEMENT
DUNEDIN MOSGIEL BALCLUTHA

GARDENS VIEW DEVELOPMENT - STAGE 1
FOUL SEWER LINE A - LONGSECTION

NO :	WENUMULA'S		DATE :	ORIG SCALE :	Job No :
	GSM HAS removed the products around			As Spec'd by AG	1838
				DATE :	FILE NO :
SURVEY :		DRAWN :	ASM :	DOCT :	6636/28
LEVEL :		TRACED :		Calc. Part. :	
DESIGN :	ASM :	CHECKED :	CUM :	DOCT :	

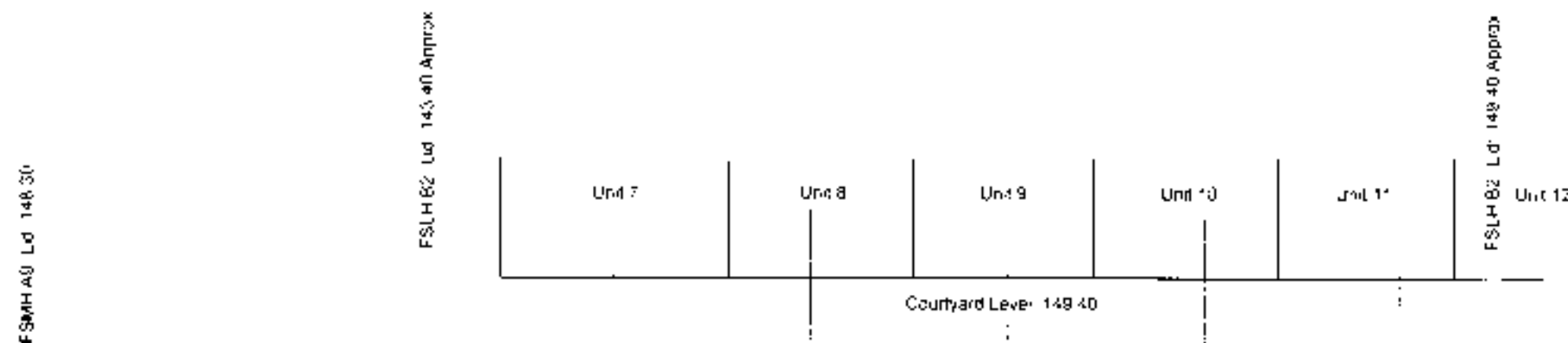
DRAWING STAGE 1
 REF: 6636/29

NOTES

- All proposed pipes are 150mm Ø uPVC in accordance with AS/NZS 1260
- The minimum fall within FSMH A3 between inlet shown and outlet is to be 65mm

Datum R.L. +45.000

Existing Ground Level	148.295	149.026	149.422	149.903	150.350	150.224	150.139	150.081	149.996
Cut-/Fill(+): Existing Ground Level to Invert	-1.446	-1.484	-1.180	-1.312	-1.916	-1.840	-1.706	-1.597	-1.490
Invert Level	148.850	147.542	148.234	148.284	148.334	148.384	148.434	148.484	148.506
Vertical Geometry	17.23		1.100.00						
Horizontal Geometry	Len 10.0		Len 27.3						
Station	0.00	5.00	10.00	15.00	20.00	25.00	30.00	35.00	40.00
Hz scale: 1:150									
Ver scale: 1:75									

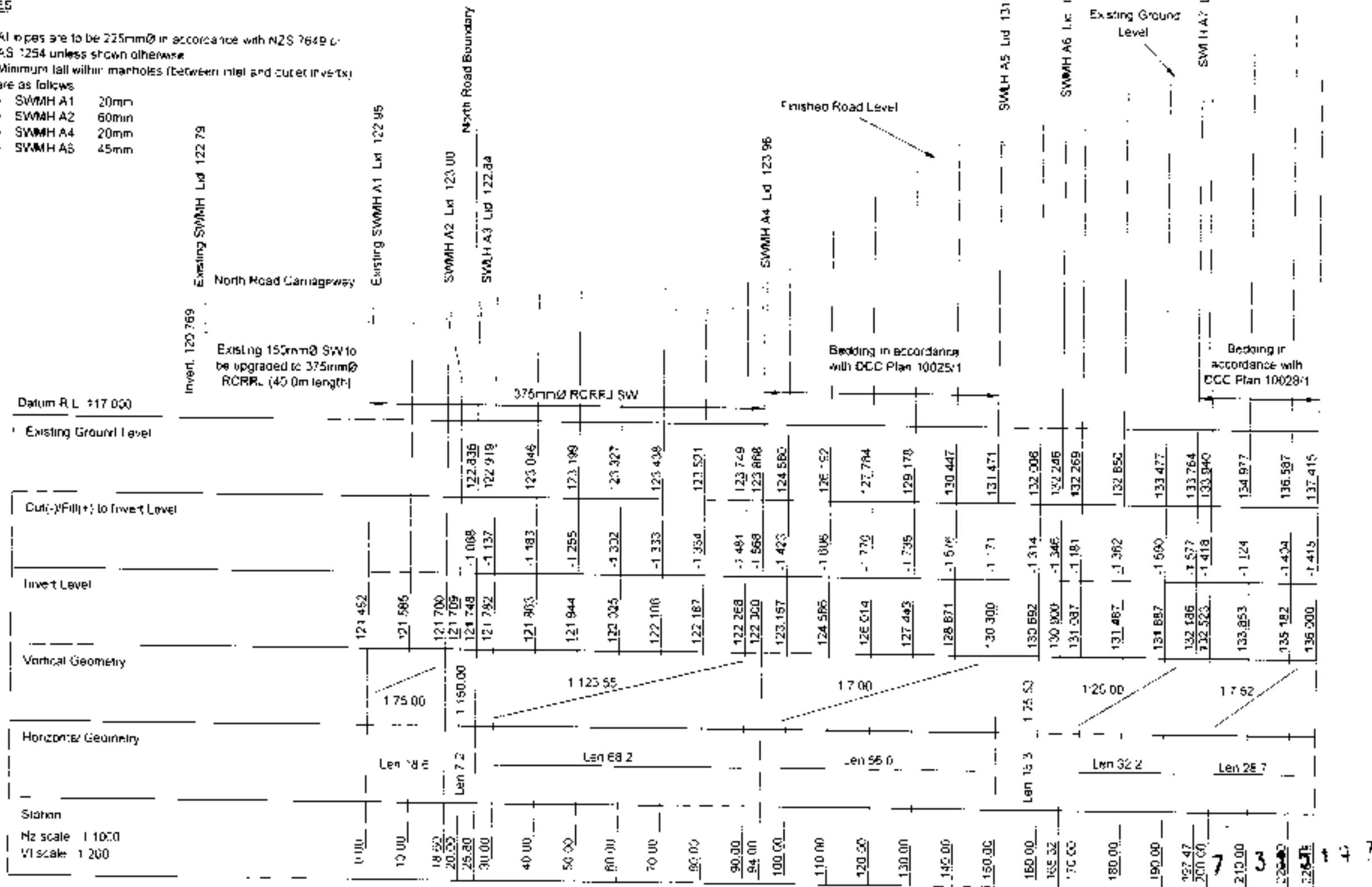


Bedding in accordance with DCC Plan 10028/1

CHAWING STATION PROPOSED

NOTES

- All pipes are to be 225mmØ in accordance with NZS 7649 or AS 1254 unless shown otherwise
- Minimum fall within manholes (between inlet and outlet invert) are as follows:
 - SWMH A1 20mm
 - SWMH A2 60mm
 - SWMH A4 20mm
 - SWMH A6 45mm



D.G. HATFIELD & ASSOCIATES
SURVEYING & RESOURCE MANAGEMENT
DUNEDIN MOSGIEL DALLISTON

GARDENS VIEW DEVELOPMENT - STAGE 1 STORMWATER LINE A - LONGSECTION

No.	REVISIONS	Date	Drawn	Checked	Scale	Job No.
1	As per 2/2/2018	05/27	ASD	ASD	As shown on A3	6636/30
DESIGN ASD CHECKED C.M.						
DATE 02/07 BY J.B.						

DRAWING STATION
PROVISIONAL

NOTES

- All pipes are to be 225mm Ø LPVC in accordance with NZS 7649 or AS 1254
- Minimum fall within manholes (between inlet and outlet inverts) are as follows:
 - SWMH A8 80mm
 - SWMH B1 40mm
 - SWMH B2 45mm

Datum R.L. 134.000

Existing Ground Level

Cut(-)/Fill(+) to Invert Level

Invert Level

Vertical Geometry

Horizontal Geometry

Station

Hx scale 1:300
Vt scale 1:100

Existing Ground Level

New Road Finished Level

Bedding in accordance
with DCC Plan 10028/1

SWMH B2 Lx 141.80

SWMH B3
Lx 143.40

SWMH A8 Lx 137.20

SWMH B1 Lx 137.65

124.32

110.05

113.47

Len 12.3

Len 36.6

Len 26.5

0.00

10.30

12.32

20.00

30.00

40.00

48.85

50.00

60.00

70.00

77.49

137.445

-1.336

136.080

137.796

-1.305

136.491

137.825

-1.238

136.587

140.550

-3.189

137.361

141.389

-3.543

138.346

142.505

-3.210

139.341

141.928

-1.535

140.222

142.056

-1.746

140.310

143.155

-2.103

141.052

143.303

-1.508

141.794

143.467

-1.117

142.350



**D.G. HATFIELD
& ASSOCIATES**

SURVEYING & RESOURCE MANAGEMENT
DUNEDIN MOSGIEL RANGIORA

GARDENS VIEW DEVELOPMENT - STAGE 1 STORMWATER LINE B - LONGSECTION

NO	AMENDMENTS	DATE	SCALE	LCB NO
1	Amended grades	20/07	As Shown & As	7777
SURVEY	DRAWN	ASM	20/07	DATUM
LEVEL	TRACED			2000 Reduced
DESIGN	CHECKED	CJM	20/07	LB
				PLAN NO
				6636/31
				Sheet 12 of 13

NOTES

- All pipes are 150mm Ø uPVC in accordance with NZS 7649 or AS 1254
- Minimum fall within manholes (between inlet and outlet inverts) are as follows:
 - SWMH AB 50mm
 - SWMH C2 20mm
 - SWMH C3 65mm

Datum R.L. 133.000

Existing Ground Level

Cut/INFILL (+) to Invert Level

Invert Level

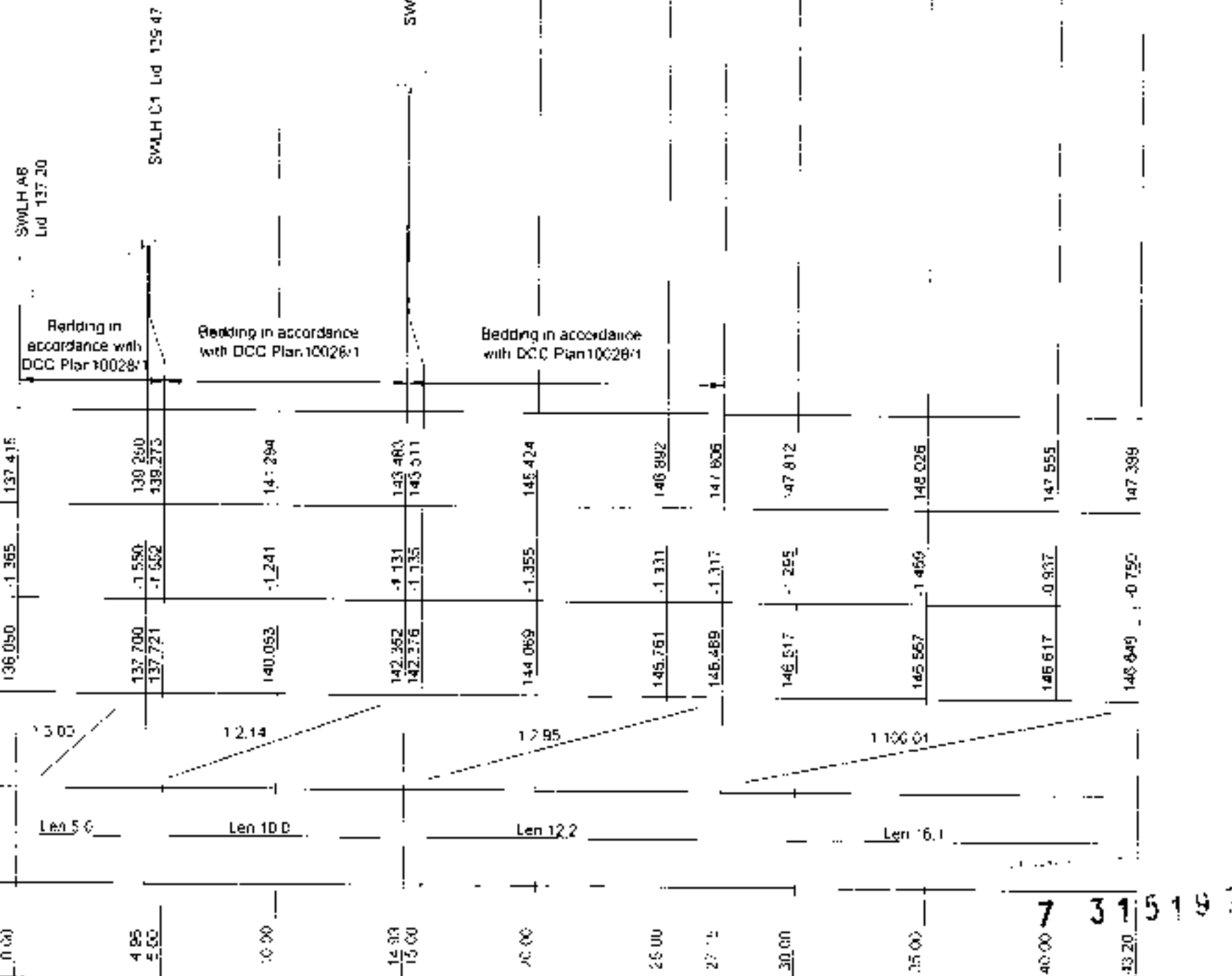
Vertical Geometry

Horizontal Geometry

Station

Hx scale 1:200

Vx scale 1:150



The Plans following comply with the requirements of the Resource Management Act 1991.
D.G. HATFIELD & ASSOCIATES
 SURVEYING & RESOURCE MANAGEMENT
 DUNEDIN MOSGIEL BAILEYTHA

GARDENS VIEW DEVELOPMENT - STAGE 1 STORMWATER LINE C - LONGSECTION

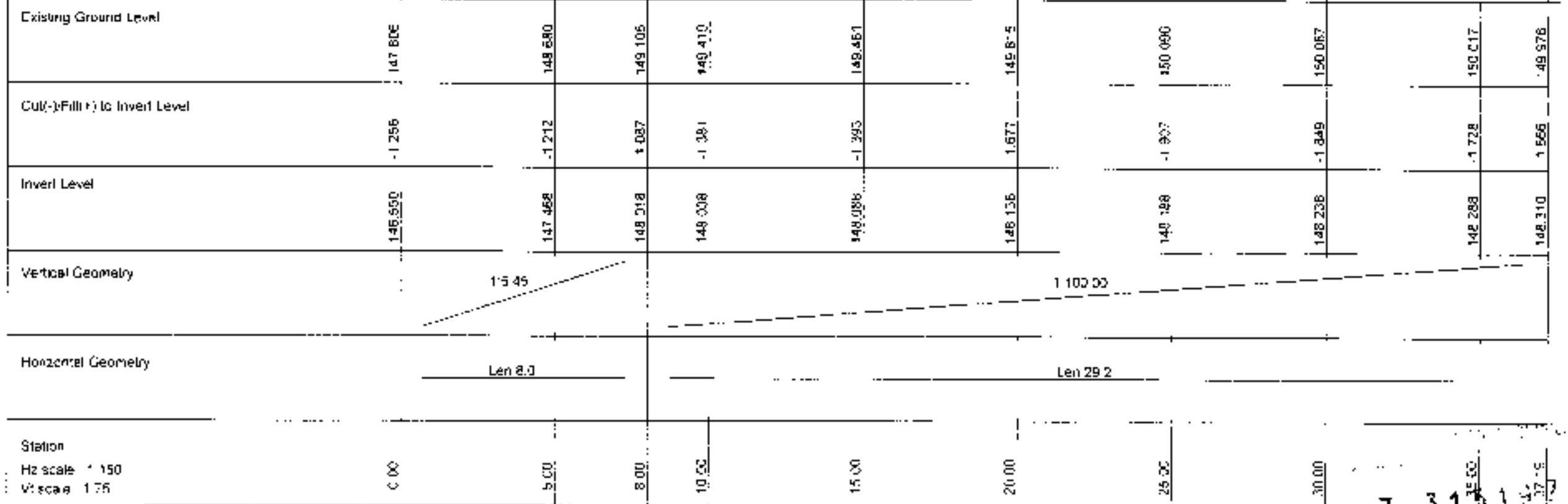
No.	DOCUMENTS	Date	ORIG. SCALE	Job No.
1	SWMH C2 cut-in plan, SWMH C3, SWMH C4	24/07	As Shown on Plan	6638/32
SURVEY	CRASH	01/06	DATE	06/06
LEVEL	TRACED		DATE	06/06
DESIGN	ASB	01/06/06	DATE	06/06

DRAWING STATUS
PRELIMINARY

NOTES

- 1 All sewers to be 150mm Ø uPVC in accordance with NZS 7649 or AS 1264
- 2 The minimum fall within SWMH C3 (between inlet shown and outlet) is to be 65mm

Datum R.L. 145.000



NOTES

1. All pipes are 150mm Ø uPVC in accordance with NZS 7649 or AS 1254.
2. The minimum fall within SWMH C2 (between inlet shown and outlet) is to be 65mm.

Datum R.L. 141.000

Existing Ground Level

Cut (+) / Fill (-) to Invert Level

Invert Level

Vertical Geometry

Horizontal Geometry

Station

Hz scale 1:100

Vs scale 1:50

SWMH C3 Lid: 143.46

SWMH E1 Lid: 143.30 Approx

Courtyard RL = 143.30

Unit 15

Unit 14

SWMH F2 Lid: 143.30 Approx

Unit 13

143.463

-1.063

142.420

143.442

-0.290

142.453

143.640

-1.105

142.481

143.549

-1.062

142.487

143.599

-1.079

142.520

143.610

-1.062

142.553

143.589

-1.022

142.566

1:150.00

1:150.00

Len 9.2

Len 12.6

0.00

5.00

9.16

10.00

15.00

20.00

21.80

23.60

25.40

27.20

29.00

30.80

32.60

34.40

36.20

38.00

39.80

41.60

43.40

45.20

47.00

48.80

50.60

52.40

54.20

56.00

57.80

59.60

61.40

63.20

65.00

66.80

68.60

70.40

72.20

74.00

75.80

77.60

79.40

81.20

83.00

84.80

86.60

88.40

90.20

92.00

93.80

95.60

97.40

99.20

101.00

102.80

104.60

106.40

108.20

110.00

111.80

113.60

115.40

117.20

119.00

120.80

122.60

124.40

126.20

128.00

129.80

131.60

133.40

135.20

137.00

138.80

140.60

142.40

144.20

146.00

147.80

149.60

151.40

153.20

155.00

156.80

158.60

160.40

162.20

164.00

165.80

167.60

169.40

171.20

173.00

174.80

176.60

178.40

180.20

182.00

183.80

185.60

187.40

189.20

191.00

192.80

194.60

196.40

198.20

200.00

201.80

203.60

205.40

207.20

209.00

210.80

212.60

214.40

216.20

218.00

219.80

221.60

223.40

225.20

227.00

228.80

230.60

232.40

234.20

236.00

237.80

239.60

241.40

243.20

245.00

246.80

248.60

250.40

252.20

254.00

255.80

257.60

259.40

261.20

263.00

264.80

266.60

268.40

270.20

272.00

273.80

275.60

277.40

279.20

281.00

282.80

284.60

286.40

288.20

290.00

291.80

293.60

295.40

297.20

299.00

300.80

302.60

304.40

306.20

308.00

309.80

311.60

313.40

315.20

317.00

318.80

320.60

322.40

324.20

326.00

327.80

329.60

331.40

333.20

335.00

336.80

338.60

340.40

342.20

344.00

345.80

347.60

349.40

351.20

353.00

354.80

356.60

358.40

360.20

362.00

363.80

365.60

367.40

369.20

371.00

372.80

374.60

376.40

378.20

380.00

381.80

383.60

385.40

387.20

389.00

390.80

392.60

394.40

396.20

398.00

399.80

401.60

403.40

405.20

407.00

408.80

410.60

412.40

414.20

416.00

417.80

419.60

421.40

423.20

425.00

426.80

428.60

430.40

432.20

434.00

435.80

437.60

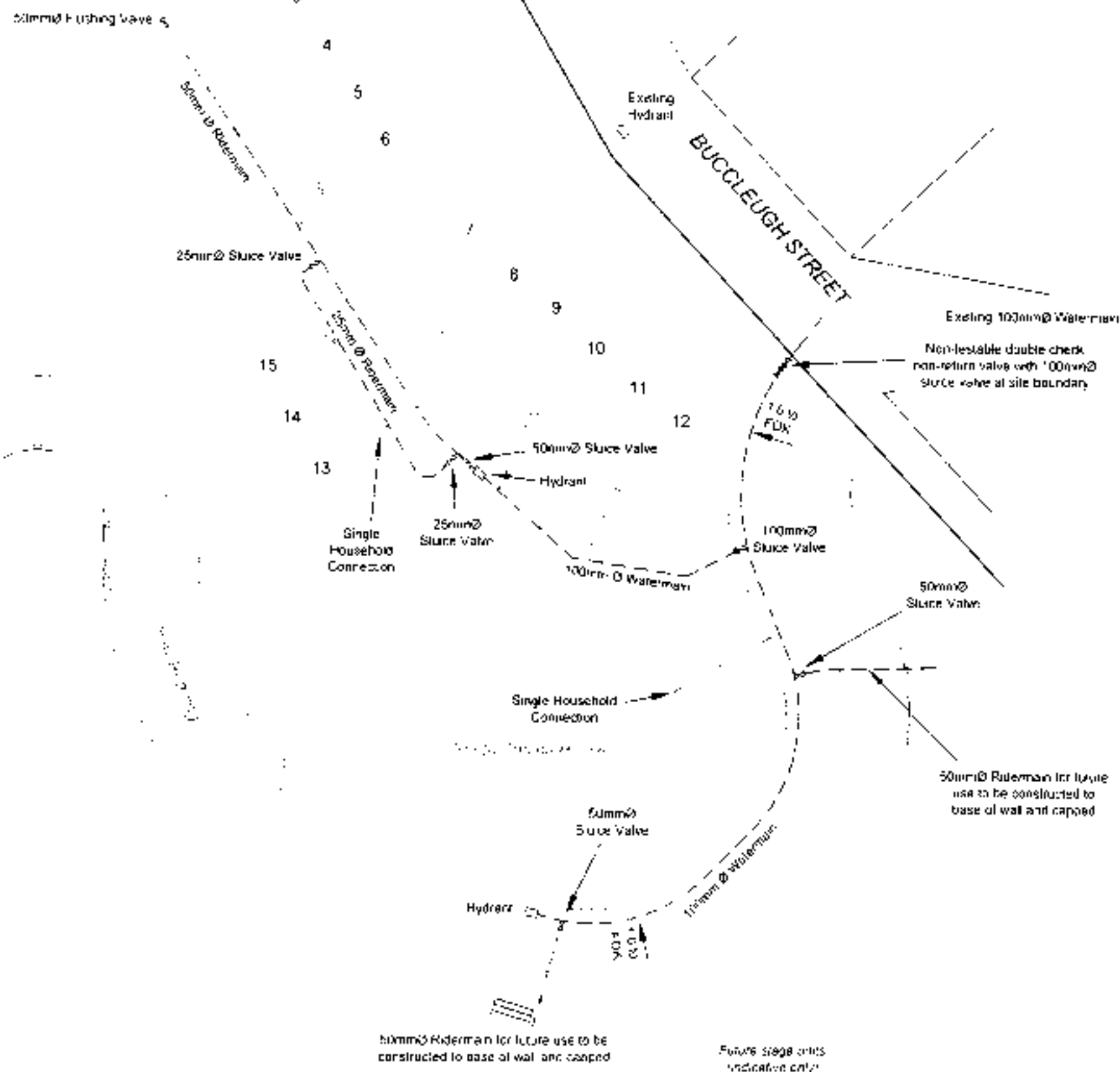
439.40

441.20

443.00

444.80

DRAWING STATUS
REVISIONS



NOTES

- 100mm Watermains are to be constructed of uPVC pipe in accordance with the Specification For Construction
- 50mm Ride-mans are to be constructed of MDPE pipe in accordance with the Specification For Construction
- Household connection positions are indicative only to be confirmed prior to installation
- Single household connections are to be installed as per DCC Plan 45/103/13
- Double household connections are to be installed as per DCC Plan 45/103/5

LEGEND

Existing Water
Proposed Water
Double Household Connection
Kerbs

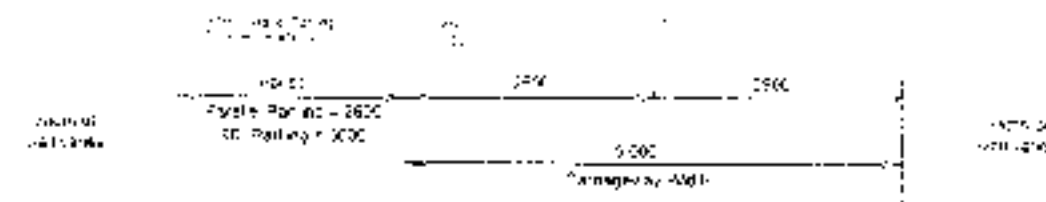
7 31 51 3 7

The D.G. Hatfield Company Ltd trading as
D.G. HATFIELD & ASSOCIATES
SURVEYING & RESOURCE MANAGEMENT
DUNEDIN MCEGIEL BALCLUTHA

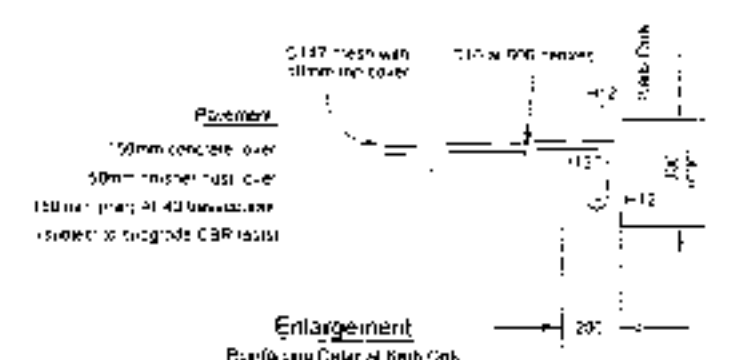
GARDENS VIEW DEVELOPMENT - STAGE 1 WATER RETICULATION PLAN

NO.	AMENDMENTS	DATE	ORIG. SCALE	JOB No
1	1. 100mm Watermain to be constructed of uPVC pipe in accordance with the Specification For Construction	ASM	1:100	6636/35
2	2. 50mm Ride-mans are to be constructed of MDPE pipe in accordance with the Specification For Construction	ASM	1:100	6636/35
3	3. Household connection positions are indicative only to be confirmed prior to installation	ASM	1:100	6636/35
4	4. Single household connections are to be installed as per DCC Plan 45/103/13	ASM	1:100	6636/35
5	5. Double household connections are to be installed as per DCC Plan 45/103/5	ASM	1:100	6636/35
SURVEY	DRAWN	DATE	DATUM	
LEVFI	TRACED	ASM	1:100	
DESIGN	CHECKED	CJM	1:100	

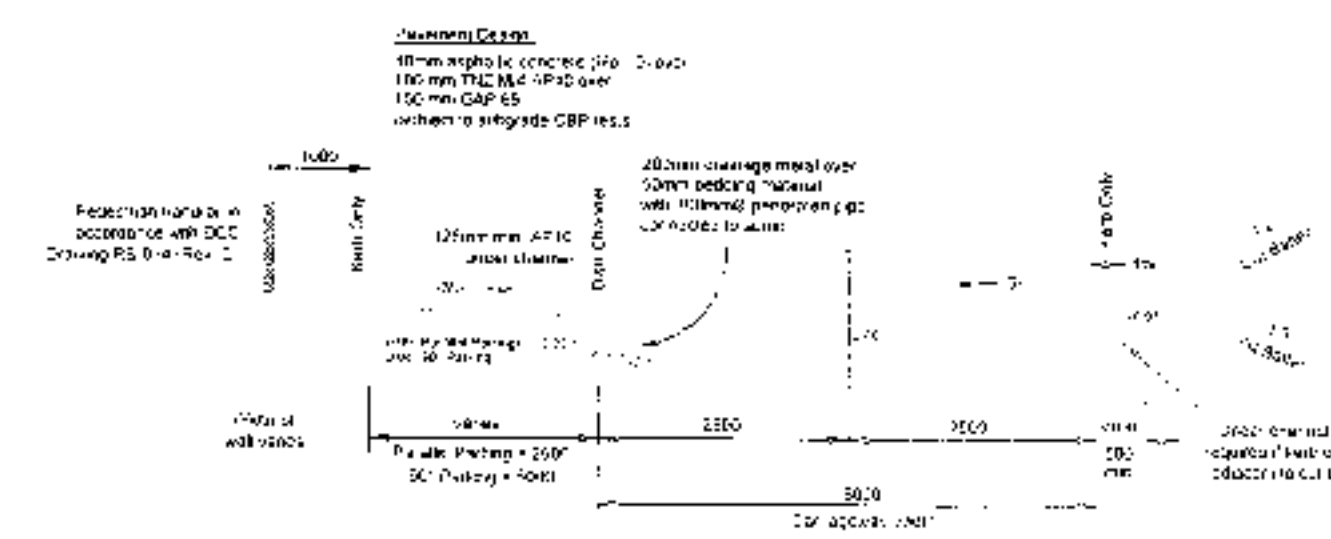
1. Concrete construction shall comply with NZS 3109:1997
 2. Concrete strength shall be 25MPa at 28 days
 3. H12 deformed 12mm deformed grade 500L reinforcement
 4. D12 deformed 12mm deformed grade 500L reinforcement at 600mm centres
 5. 20 longitudinal foundation reinforcing 50 bar diameters where convenient for stagger laps



- NOTES**
- Concrete construction shall comply with NZS 3109:1997
 - Concrete strength shall be 25MPa at 28 days
 - H12 deformed 12mm deformed grade 500L reinforcement
 - D12 deformed 12mm deformed grade 500L reinforcement at 600mm centres
 - 20 longitudinal foundation reinforcing 50 bar diameters where convenient for stagger laps

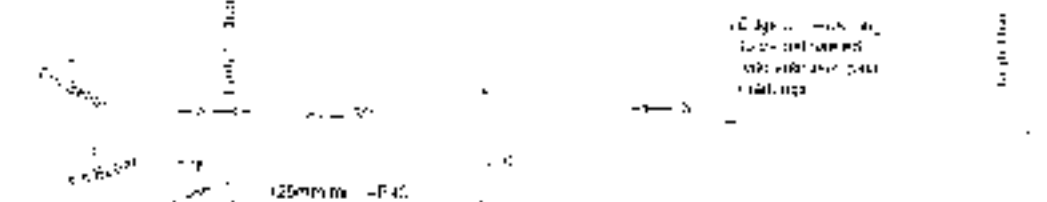


Cross Section A
Concrete Carriageway and Carparks

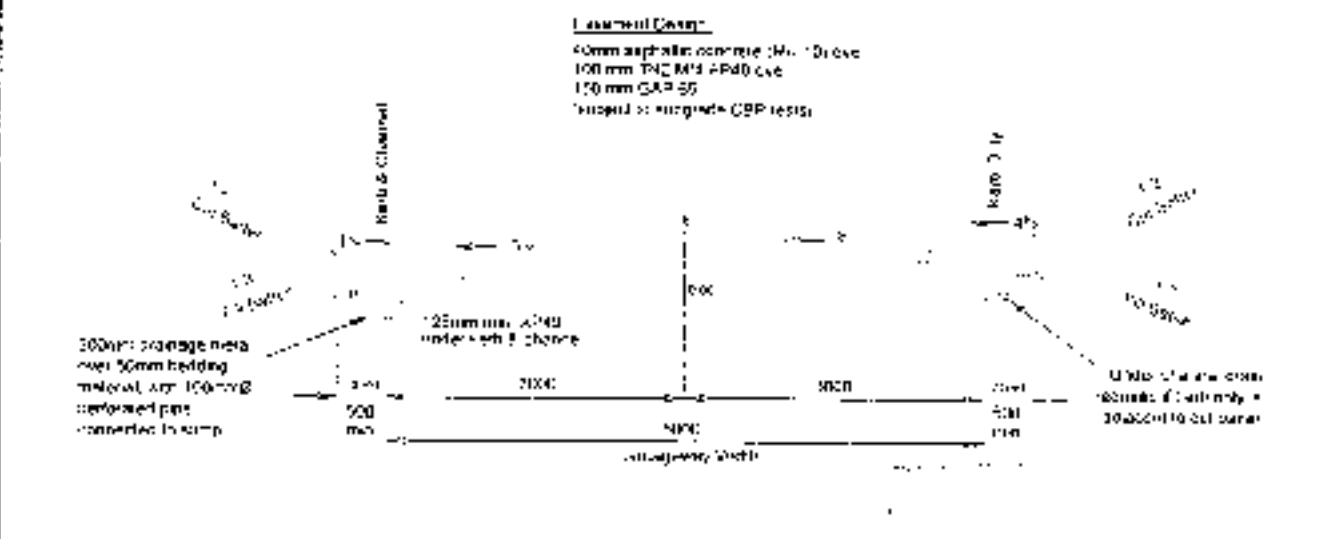


Cross Section B
Asphalt Carriageway and Carparks

1. Concrete construction shall comply with NZS 3109:1997
 2. Concrete strength shall be 25MPa at 28 days
 3. H12 deformed 12mm deformed grade 500L reinforcement
 4. D12 deformed 12mm deformed grade 500L reinforcement at 600mm centres
 5. 20 longitudinal foundation reinforcing 50 bar diameters where convenient for stagger laps



Cross Section C
Asphalt Carriageway and Carparks



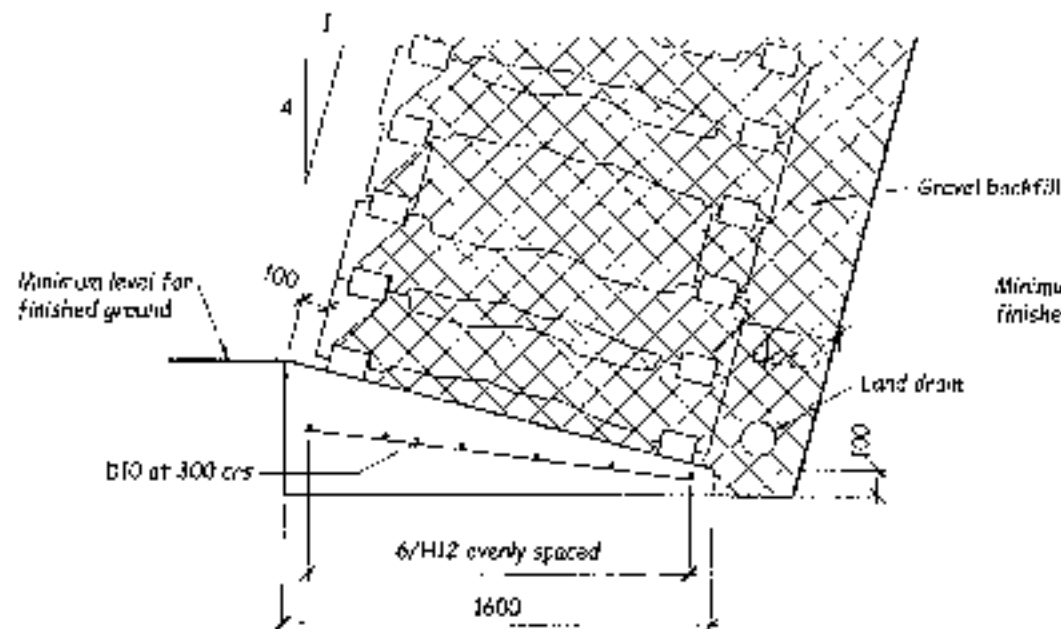
Cross Section D
Asphalt Carriageway

- NOTES**
- Concrete construction shall comply with NZS 3109:1997
 - Concrete strength shall be 25MPa at 28 days
 - H12 deformed 12mm deformed grade 500L reinforcement
 - D12 deformed 12mm deformed grade 500L reinforcement at 600mm centres
 - 20 longitudinal foundation reinforcing 50 bar diameters where convenient for stagger laps

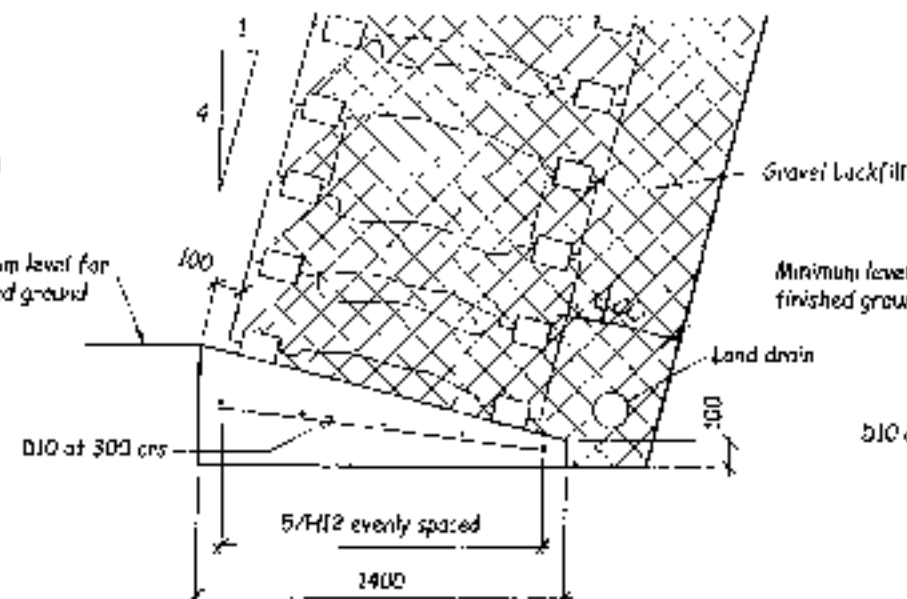
1. Concrete construction shall comply with NZS 3109:1997
 2. Concrete strength shall be 25MPa at 28 days
 3. H12 deformed 12mm deformed grade 500L reinforcement
 4. D12 deformed 12mm deformed grade 500L reinforcement at 600mm centres
 5. 20 longitudinal foundation reinforcing 50 bar diameters where convenient for stagger laps

1. Concrete construction shall comply with NZS 3109:1997
 2. Concrete strength shall be 25MPa at 28 days
 3. H12 deformed 12mm deformed grade 500L reinforcement
 4. D12 deformed 12mm deformed grade 500L reinforcement at 600mm centres
 5. 20 longitudinal foundation reinforcing 50 bar diameters where convenient for stagger laps

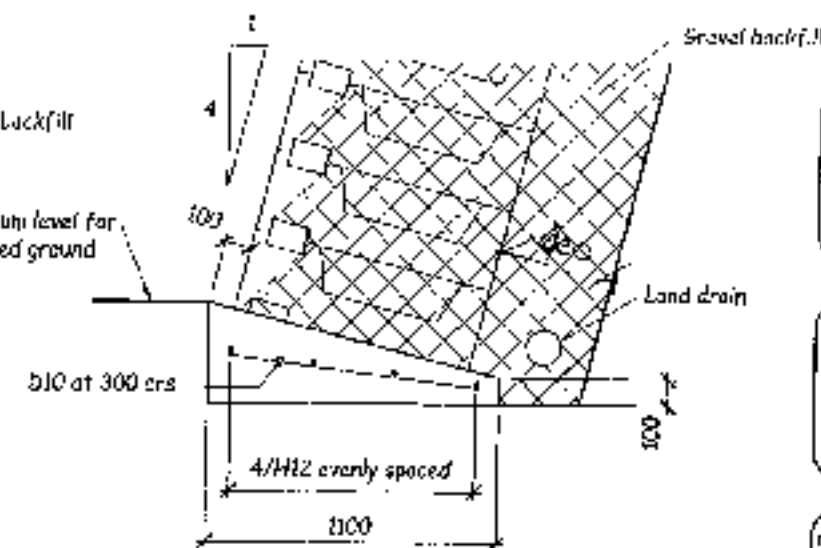
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3	...	...	...	...	...
4	...	...	...	...	...
5	...	...	...	...	...



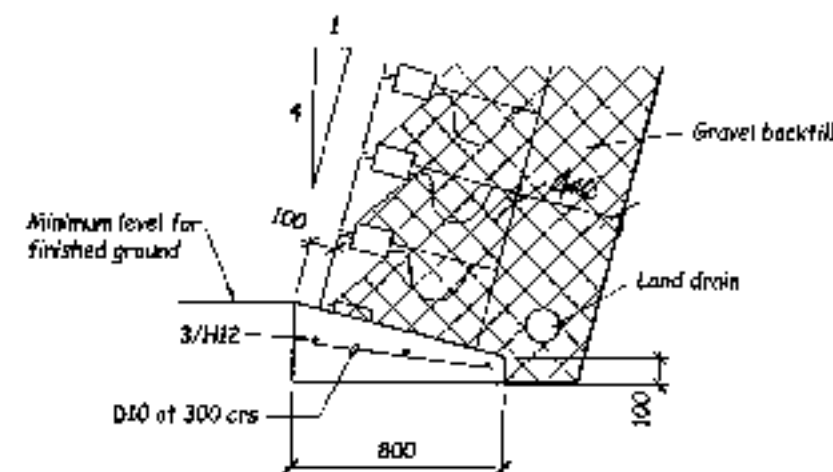
Detail 1
Scale 1:20



Detail 2
Scale 1:20

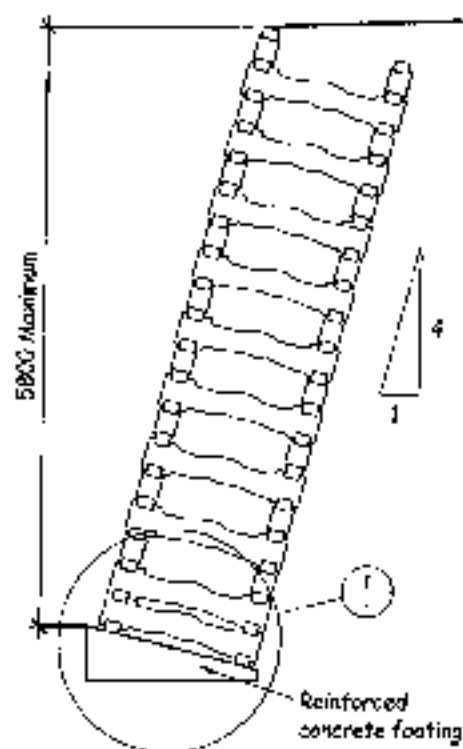


Detail 3
Scale 1:20

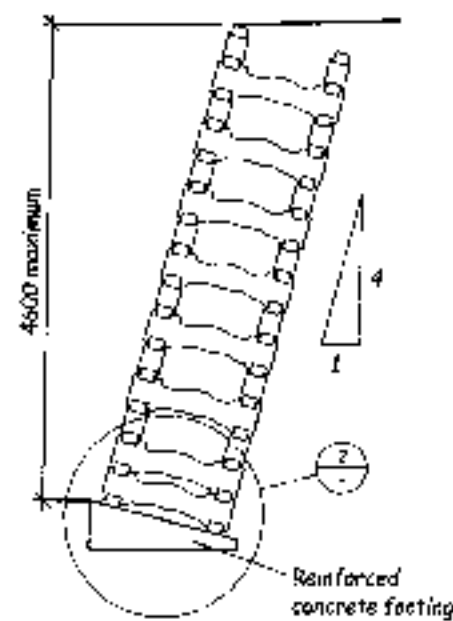


Detail 4
Scale 1:20

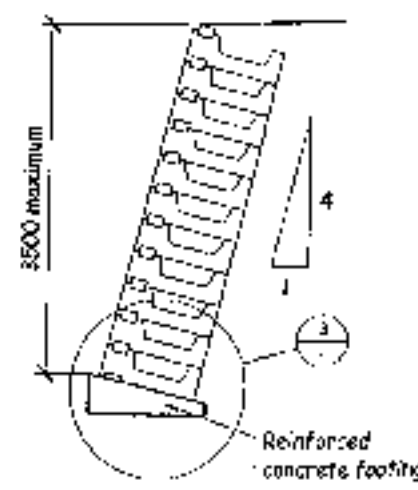
NTS



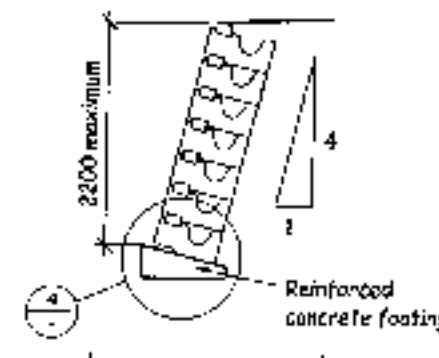
1500 Crib Wall Scale 1:50



1200 Crib Wall Scale 1:50



900 Crib Wall Scale 1:50



600 Crib Wall Scale 1:50

All dimensions to be checked on site
Do not scale off these drawings
Any discrepancies between drawings
to be notified to the consultants

No.	Reason	Date

STRUCTURAL
Drawing

Contract Title:
Gardens View
Development
61 North Rd
Site Works

Designed : Nick Brown
Checked : Nick Brown
Drawn : Rob Miller
Date : May 05
Scale : As shown on A2
CAD file

Sheet Title:
Crib Walls,
Typical Sections
and Details

Contract No. : Sheet :
6400 : 51
Date Issued :

7 3 1 5 1 3 7

JLCA 19

PROVISIONAL ONLY
ALL AREAS & DIMENSIONS
SUBJECT TO FINAL SURVEY

Scale 1:400



Urban Landscape Conservation Boundary

Existing Retaining Wall

BUCCLEUGH STREET

Boundary

FFL = 150.5m

FFL = 149.6m

FFL = 143.5m

Santa Sabina House

315197

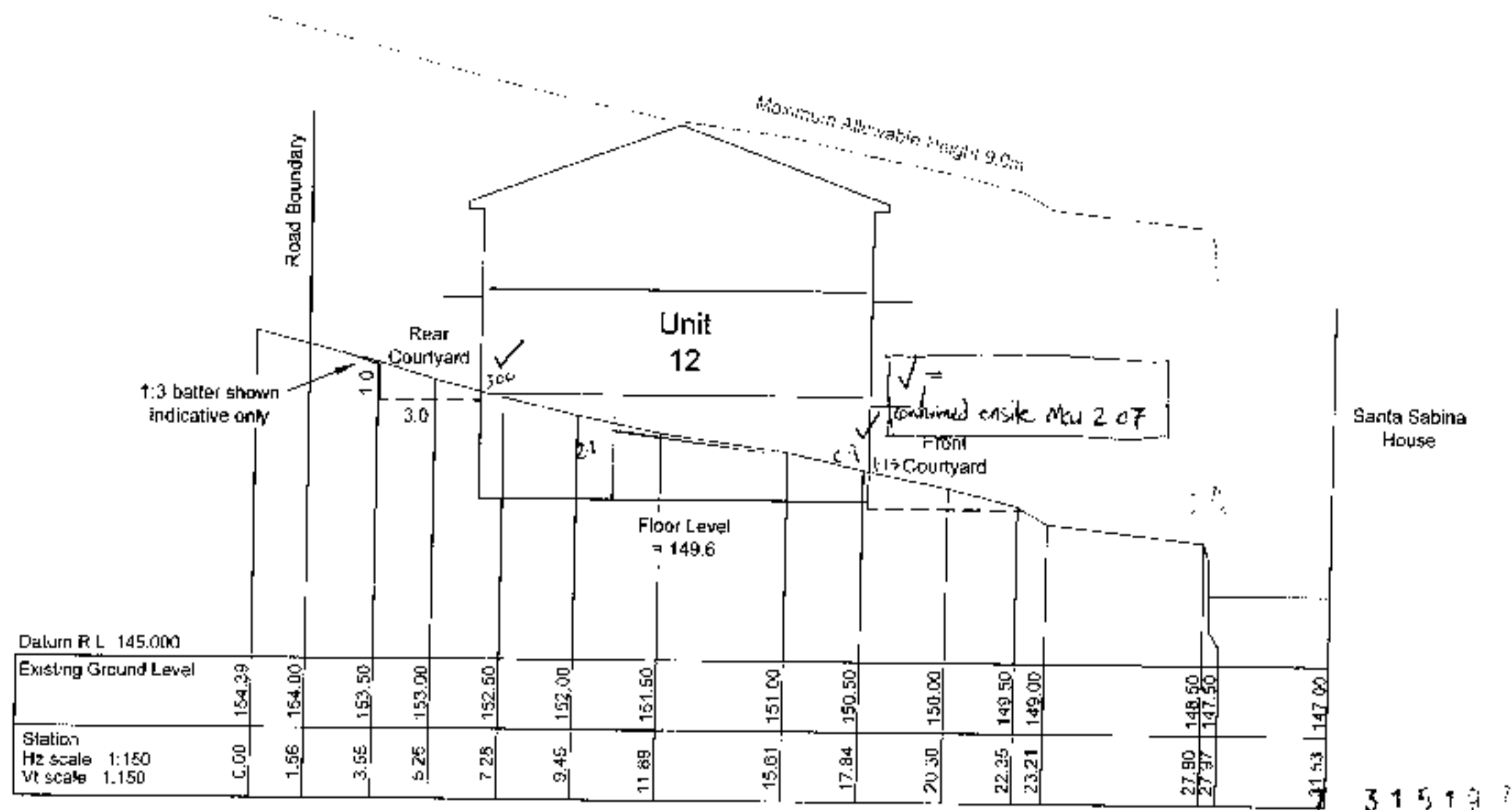


The Otago Surveying Company Ltd trading as
D.G. HATFIELD & ASSOCIATES

Lot 29 DP 75 & Pt Sec 3 North East Valley SD
CT's OT9A/708 Ltd & OT116/48
UNIT CROSS-SECTION INDEX SHEET

SURVEYING & RESOURCE MANAGEMENT		
DUNEDIN	MOSGIEL	BALCLUTHA
SCALE 1:400 @ A3	JOS No.	PLAN No.
DATE Feb 2007	6336	6336/38-1

PROVISIONAL ONLY
 TOTAL AREAS & DIMENSIONS
 SUBJECT TO FINAL SURVEY



The Otago Surveying Company Ltd trading as
D.G. HATFIELD & ASSOCIATES

Lot 29 DP 75 & Pt Sec 3 North East Valley SD

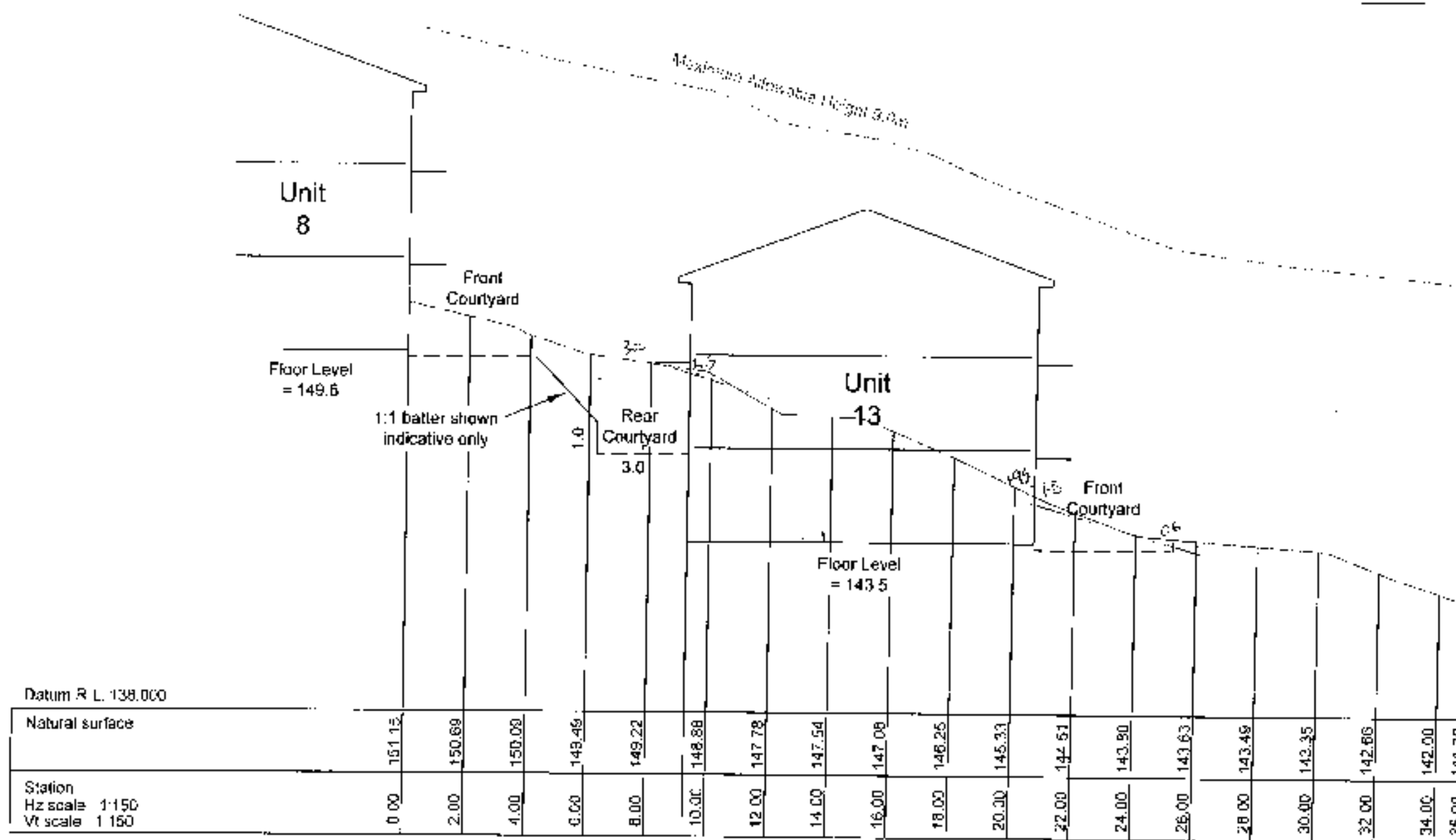
CT's OT9A/708 Ltd & OT116/48

SECTION A - A'

SURVEYING & RESOURCE MANAGEMENT
DUNEDIN MOSGIEL BALCLUTHA

SCALE 1:150 @ A3	JOB No 6336	PLAN No 6336/38-2
DATE Feb 2017		

PROVISIONAL ONLY
 DETAIL, AREAS & DIMENSIONS
 SUBJECT TO FINAL SURVEY



7 31514 7

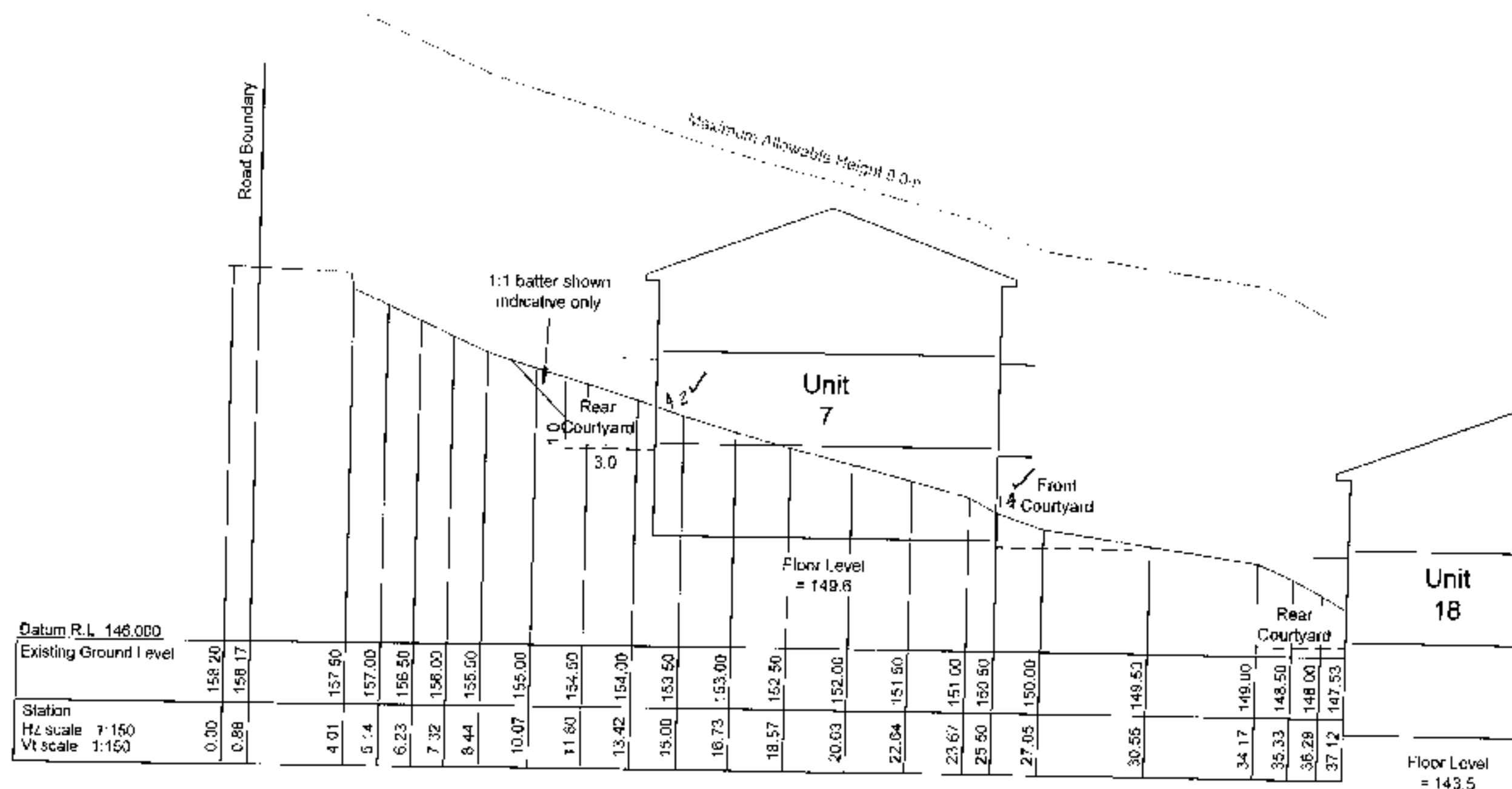


The Otago Surveying Company Ltd trading as
D.G. HATFIELD & ASSOCIATES

Lot 29 DP 75 & Pt Sec 3 North East Valley SD
 CT's OT9A/708 Ltd & OT116/48
SECTION B - B'

SURVEYING & RESOURCE MANAGEMENT		
DUNEDIN	MOSGIEL	BALCLUTHA
SCALE 1:150 @ A3	JOB No.	PLAN No
DATE Feb 2007	6636	6636/38-3

PROVISIONAL ONLY
 DETAIL AREAS & DIMENSIONS
 SUBJECT TO FINAL SURVEY



7 31519



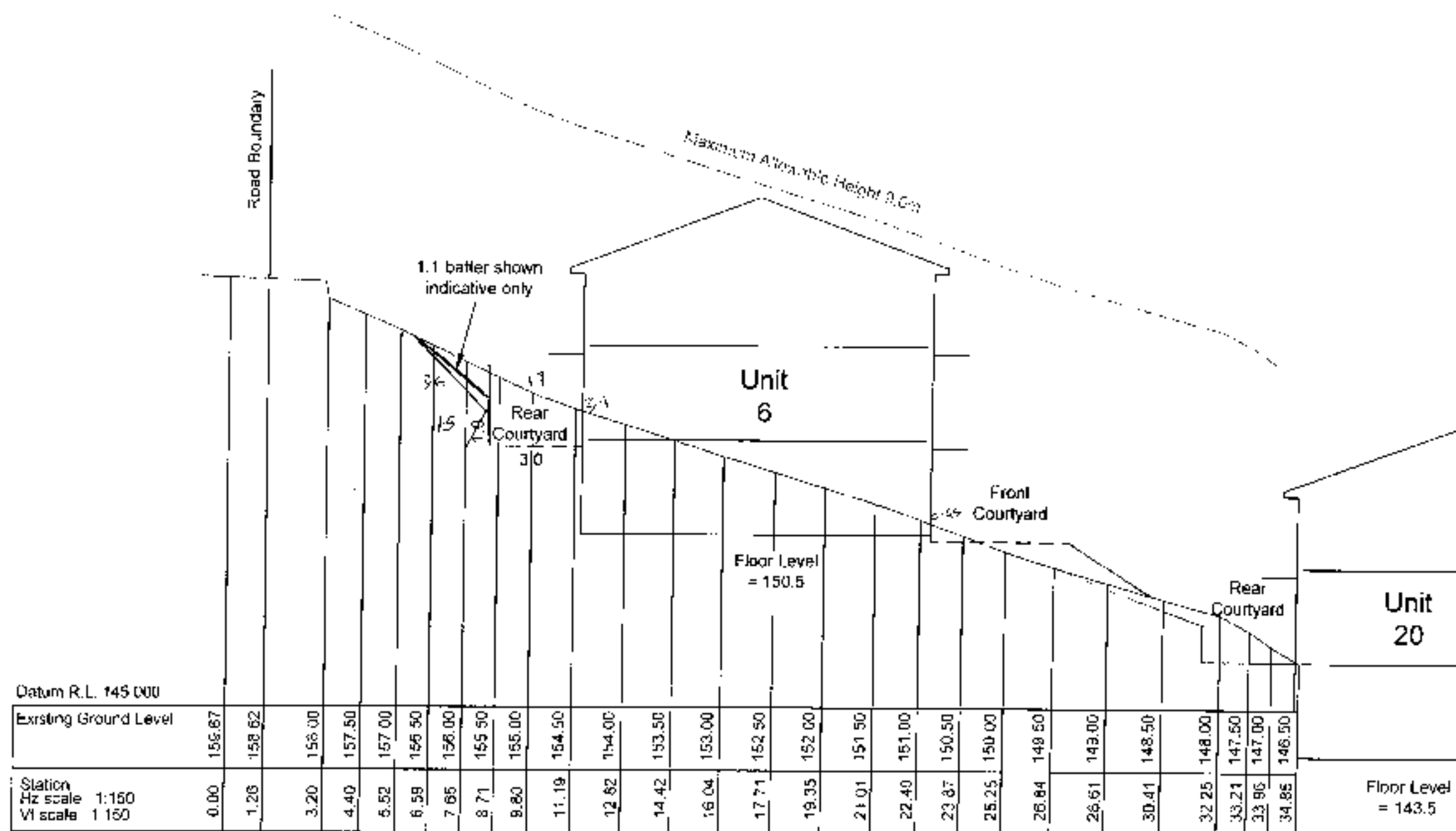
The Glaco Surveying Company Ltd trading as
D.G. HATFIELD & ASSOCIATES

Lot 29 DP 75 & Pt Sec 3 North East Valley SD
 CT's OT9A/708 Ltd & OT116/48
SECTION C - C'

SURVEYING & RESOURCE MANAGEMENT
DUNEDIN MOSGIEL BALCLUTHA

SCALE 1:150 @ A3	JCB No 6636	PLAN No. 6636/38-4
DATE Feb 2007		

PROVISIONAL ONLY
 DETAIL, AREAS & DIMENSIONS
 SUBJECT TO FINAL SURVEY



7 315137

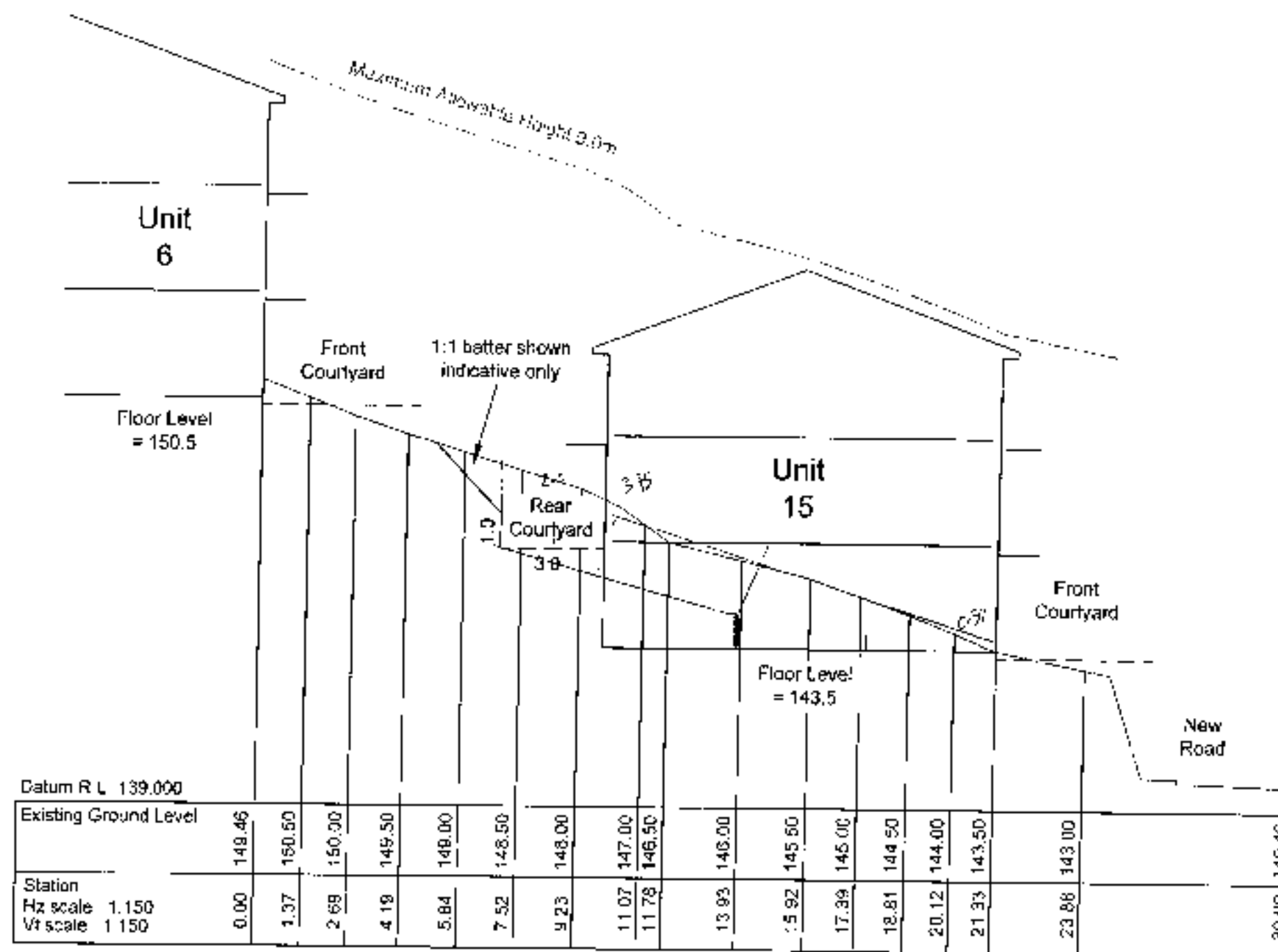


The Otago Surveying Company Ltd trading as
D.G. HATFIELD & ASSOCIATES

Lot 29 DP 75 & Pt Sec 3 North East Valley SD
 CT's OT9A/708 Ltd & OT116/48
SECTION D - D'

SURVEYING & RESOURCE MANAGEMENT		
DUNEDIN	MOSGIEL	BALCLUTHA
SCALE 1:150 @ A3	JOB No. 6836	PLAN No. 6836/38 5
DATE Feb 2007		

PROVISIONAL ONLY
 DETAIL, AREAS & DIMENSIONS
 SUBJECT TO FINAL SURVEY



7 3 1 5 1 3 1



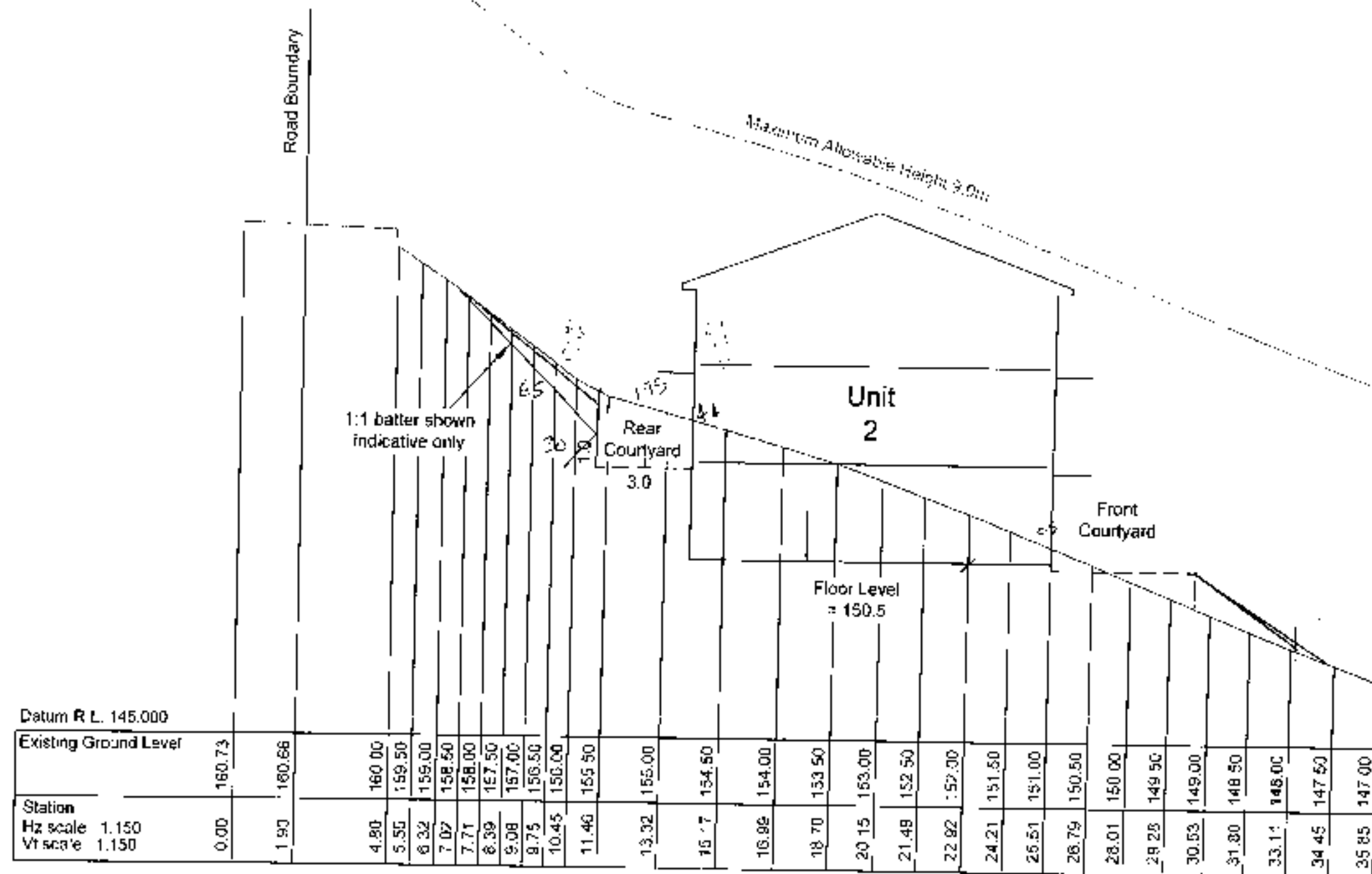
The Otago Surveying Company Ltd trading as
D.G. HATFIELD & ASSOCIATES

Lot 29 DP 75 & Pt Sec 3 North East Valley SD
 CT's OT9A/708 Ltd & OT116/48
SECTION E - E'

SURVEYING & RESOURCE MANAGEMENT
DUNEDIN MOSGIEL BALCLUTHA

SCALE 1:150 @ A3	JOB No. 5036	PLAN No. 8636/38-6
DATE Feb 2007		

PROVISIONAL ONLY
ALL AREAS & DIMENSIONS
SUBJECT TO FINAL SURVEY



7 315107



The Glagole Surveying Company Ltd trading as
D.G. HATFIELD & ASSOCIATES

Lot 29 DP 75 & Pt Sec 3 North East Valley SD
CT's OT9A/708 Ltd & OT116/48
SECTION F - F'

SURVEYING & RESOURCE MANAGEMENT		
DUNEDIN	MOSGIEL	BALCLUTHA
SCALE 1:150 @ A3	JOS No	PLAN No.
DATE Feb 2007	6636	E636/38-7

Balustrade/
Fence

1.500m
Max Cantilever

1.500m to
bolts

100mm
min

Decking

30mm fall

Paving
Hard fill.

B79 galu
Bowmac Bracket

245x45 MSGP H5
at 450 c/s

2H12

2H12

Concrete strip
Flooring. 600 wide
1000 average depth

TIMBER WALKWAY
GARDENS VIEW

S.O.B. 7079

26 FEB 2008.

Attention David Low
Lind South
4775906

EX 125x100
RS Beorer
(Noi Framing)

* Liberally cover
bracket and bolts
with grease before
after assembly.

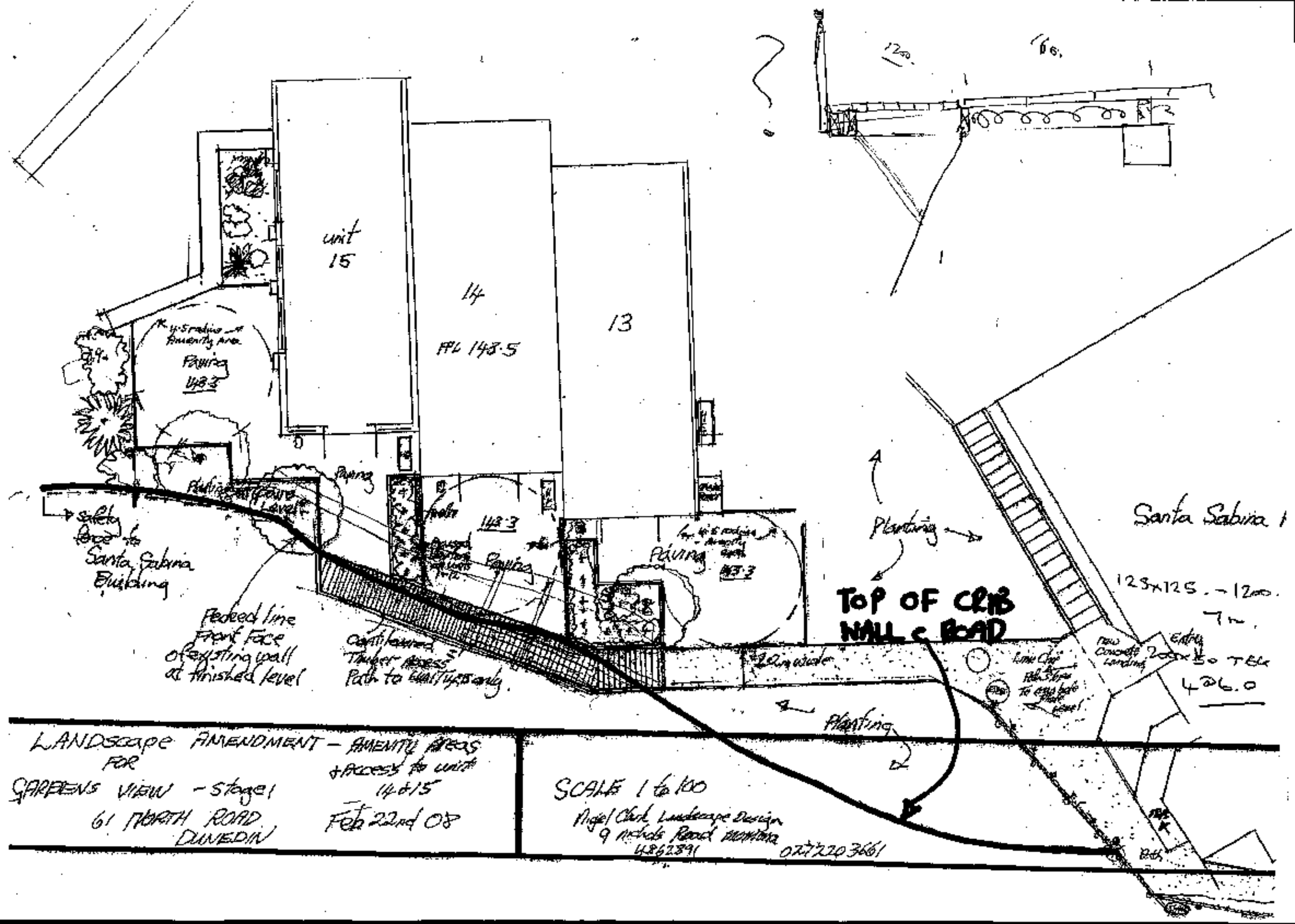
Bathurst & Co
Post
(by others)

Note Position
found to
suit Berkestrade
Post set out.

Ballast rack
fixing bolts
extend through
125x75x6 angle
at rear

125x75x6 Angle 2000mm
long. Hot Dip Galvanized
(Each Ballustrade
post)

RALLIOTRACE E. V. M. C.



unit
15

14

13

FPL 148.5

R. 4.5 radius
Amenity Area
Paving
148.3

Paving
Level

Safety
Gate to
Santa Sabina
Building

Pedestrian
Front Face
of existing wall
at finished level

Carriageway
Timber Access
Path to Unit 14 only

148.3

Living
148.3

Top of CRIB
WALL & ROAD

Santa Sabina 1

12.5 x 12.5 - 12.00

7m

New Concrete
Landing
Entry
200 x 50 TEL
426.0

Line Clear
Paving
to existing
level

LANDSCAPE AMENDMENT - AMENITY AREAS
FOR
GARDENS VIEW - stage 1
61 NORTH ROAD
DUNEDIN
Feb 22nd 08

SCALE 1 to 100
Angel Clark Landscape Design
9 Melville Road Dunedin
4862391 0277203661

Carriageway widens to 6.0m from chainage 122.00 to 140.00

End of Stage 1 seal. Remainder of road to be used by construction vehicles only.

Extent of excavation for curb wall. Kerbing to be at least 0.5m clear of wall.

Dish channel and kerbing to be constructed to back of existing footpath

Buccleugh Street

Existing Kerb & Channel

Duddingstone Steps

Existing garage to be removed

Seal to be applied to batter at 1:5 grade to meet existing (to allow for vehicle access and parking)

Vehicle drop crossing locations shown are approximate only, and are to be confirmed on-site before installation

Shaded area indicates areas for textured concrete surfacing (between chainages 0.00 & 45.00)

NOTES

- All retaining walls in excess of 1.0m in height are to be fitted with pedestrian hand rails in accordance with Detail 1, DCC Standard Plan RS-014, Rev 'D'. Pedestrian rails fitted adjacent to parallel parks are to be a minimum of 1.0m from the face of kerb to facilitate vehicle side door entry.

LEGEND

- Kerbs
- Vehicle Drop Crossings
- Carpark Delineation
- Edge of Existing Formation
- Top of Batter
- Bottom of Batter

Existing concrete steps to be retained

Existing concrete steps to be retained

The Slope Surveying Company Ltd trading as
D.G. HATFIELD & ASSOCIATES
 SURVEYING & RESOURCE MANAGEMENT
 DUNEDIN MOSGIEL BALCLUTHA

GARDENS VIEW DEVELOPMENT - STAGE 1 NEW ROAD DETAIL

**DRAWING STATUS:
 PROVISIONAL**

No.	AMENDMENTS	Initials	Date	ORIG. SCALE	JOB No.
				1:250 @ A3	6636
					PLAN No.
					6636/21
SURVEY				DATUM	
LEVEL				NZGD 2000	
DESIGN					
					Sheet 2 of 10

NOTES

- All sewers are to be 150mm Ø uPVC in accordance with AS/NZS 1260.
- Minimum fall within manholes (between inlet and outlet inverts) are as follows:
 - FSMH A4 20mm
 - FSMH A5 40mm
 - FSMH A7 35mm
 - FSMH A8 55mm
 - FSMH A11 40mm
 - FSMH A12 50mm
 - FSMH A14 70mm

Construct standard drop structure to existing invert (approx. height 1.15m) in accordance with DCC Plan F-750. Ensure new length of sewer has a minimum 1.30m cover.

Bedding in accordance with DCC Plan 10028/1

Bedding in accordance with DCC Plan 10028/1

Bedding in accordance with DCC Plan 10028/1

Datum R.L. 116.000

Station	Hz scale 1:1000	Vt scale 1:250	Existing Ground Level	Cut(-)/Fill(+) to Invert Level	Invert Level	Vertical Geometry	Horizontal Geometry
0+00			119.702 Existing		120.85 New		Len 15.6 1:20.13
15+62			121.626	-1.204	121.626		
20+00			121.663	-1.250	121.663		
30+00			121.746	-1.292	121.746		
40+00			121.829	-1.366	121.829		
50+00			121.913	-1.429	121.913		
60+00			121.996	-1.454	121.996		
70+00			122.079	-1.487	122.079		
80+00			122.163	-1.527	122.163		
83+00			122.188	-1.561	122.188		
90+00			123.280	-1.417	123.280		
97+82			124.500	-1.480	124.500		
100+00			124.811	-1.445	124.811		
110+00			126.240	-1.633	126.240		
111+82			126.500	-1.614	126.500		
114+44			126.957	-1.420	126.957		
120+00			128.809	-1.815	128.809		
130+00			132.142	-1.358	132.142		
131+97			132.800	-1.269	132.800		
140+00			135.185	-0.933	135.185		
150+00			138.155	-1.135	138.155		
151+53			138.610	-0.932	138.610		
160+00			140.304	-1.490	140.304		
164+02			141.109	-1.866	141.109		
170+00			141.185	-1.549	141.185		
174+40			141.240	-0.889	141.240		
178+07			142.000	-0.909	142.000		
180+00			142.042	-1.146	142.042		
190+00			142.259	-1.270	142.259		
194+19			142.350	-1.309	142.350		
200+00			144.547	-1.177	144.547		
204+50			146.250	-0.915	146.250		
210+00			147.326	-2.113	147.326		
215+24			148.350	-1.214	148.350		
220+00			148.425	-1.235	148.425		
230+00			148.581	-1.281	148.581		
240+00			148.738	-1.188	148.738		
250+00			148.895	-1.082	148.895		
256+70			149.000	-0.717	149.000		

FSMH A14
Lid: 149.55

Unit 10

Unit 11

FSLH B1 Lid: 149.40

Courtyard Level: 149.40

NOTES

1. All proposed pipes are 150mm Ø uPVC in accordance with AS/NZS 1260.
2. The minimum fall within FSMH A13 between inlet shown and outlet is to be 80mm

Datum R.L. 147.000

Existing Ground Level	149.504	150.011	149.980	150.011
Cut(-)/Fill(+) to Invert Level	-1.144	-1.528		-1.424
Invert Level	148.420	148.482		148.587
Vertical Geometry	1:80.00			
Horizontal Geometry	Len 13.4			
Station	0.00	5.00	10.00	13.35
Hz scale 1:50 Vt scale 1:25				



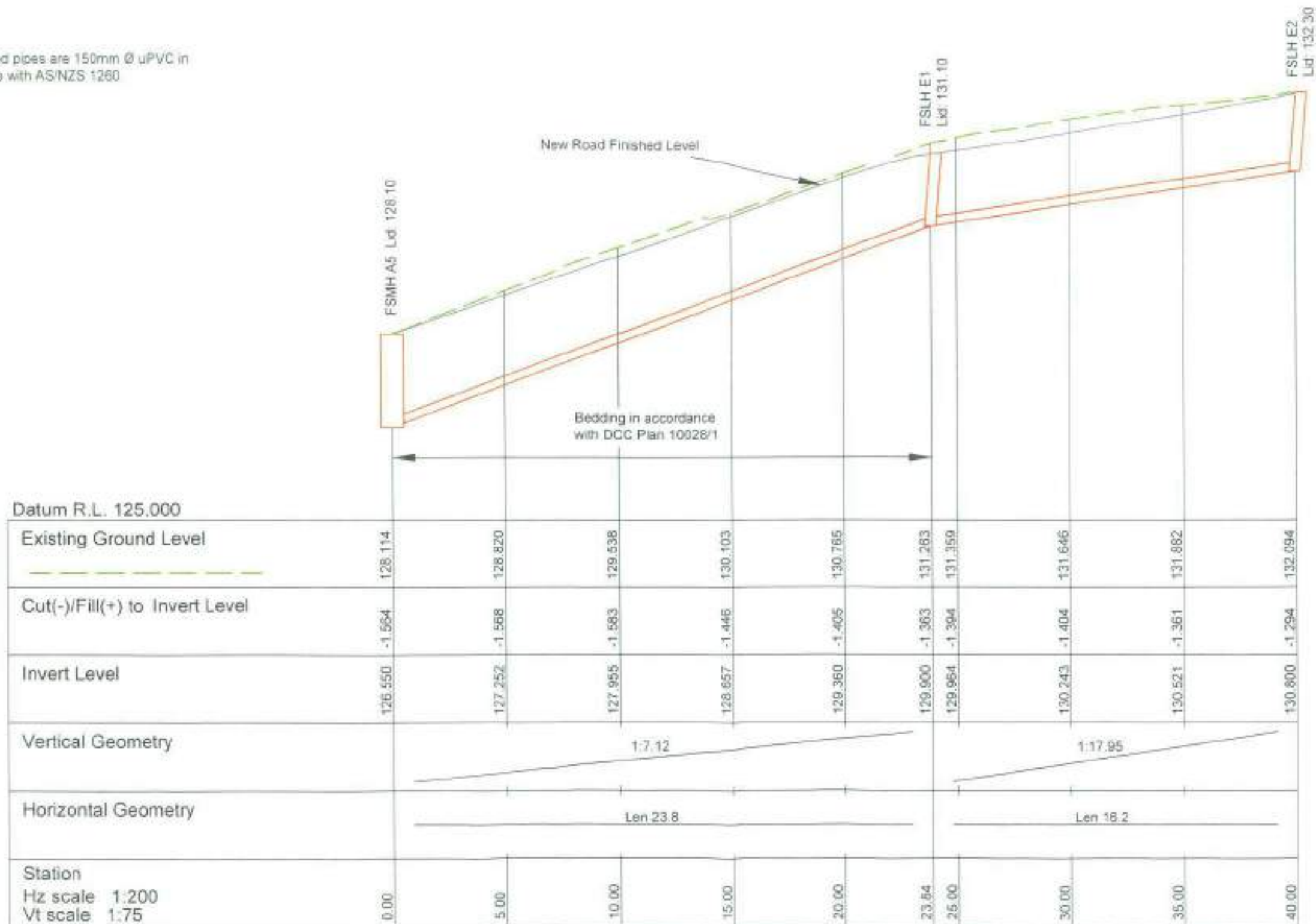
The Gtago Surveying Company Ltd trading as
D.G. HATFIELD & ASSOCIATES
SURVEYING & RESOURCE MANAGEMENT
DUNEDIN MOSGIEL BALCLUTHA

GARDENS VIEW DEVELOPMENT - STAGE 1 FOUL SEWER LINE B - LONGSECTION

No.	AMENDMENTS	Initials	Date	ORIG. SCALE	JOB No.
1	Amended Layout	ASM	10/07	As Shown @ A3	6636
					PLAN No.
					6636/29
SURVEY		DRAWN	ASM	03/07	DATUM
LEVEL		TRACED			DCC Records
DESIGN	ASM	CHECKED	CJM	05/07	L.B.
					Sheet 10 of 18

NOTE

1. All proposed pipes are 150mm Ø uPVC in accordance with AS/NZS 1260



NOTES

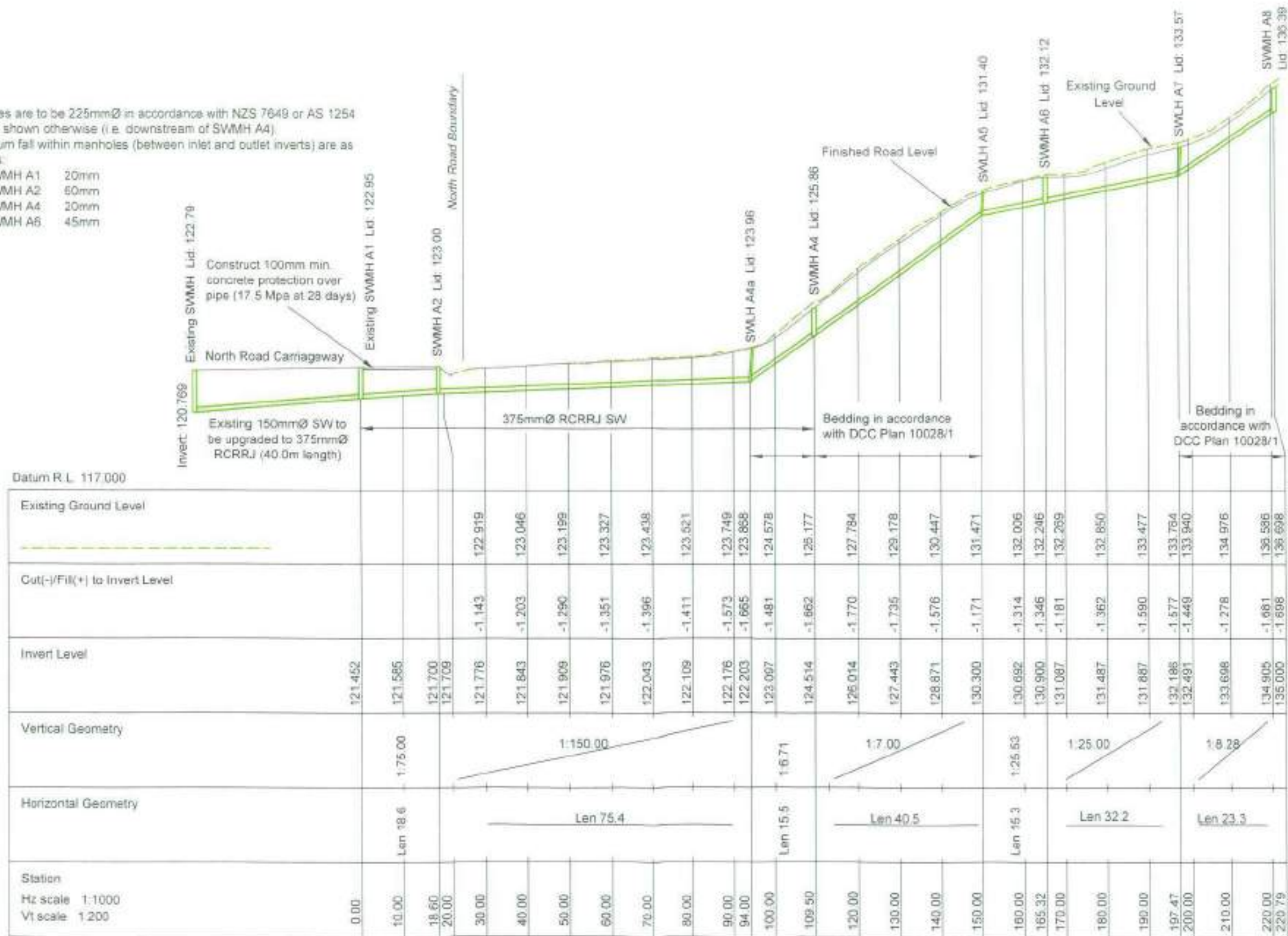
1. All proposed pipes are 150mm Ø uPVC in accordance with AS/NZS 1260
2. The minimum fall within FSMH A12 between inlet shown and outlet is to be 60mm

Datum R.L. 141.000					
Existing Ground Level		143.659	143.659	143.657	143.657
Cut(-)/Fill(+) to		-1.249	-1.187	-1.122	-1.113
Invert Level		142.410	142.472	142.535	142.545
Vertical Geometry			1:60.00		
Horizontal Geometry			Len 10.8		
Station		0.00	5.00	10.00	10.76
Hx scale 1:50					
Vt scale 1:25					



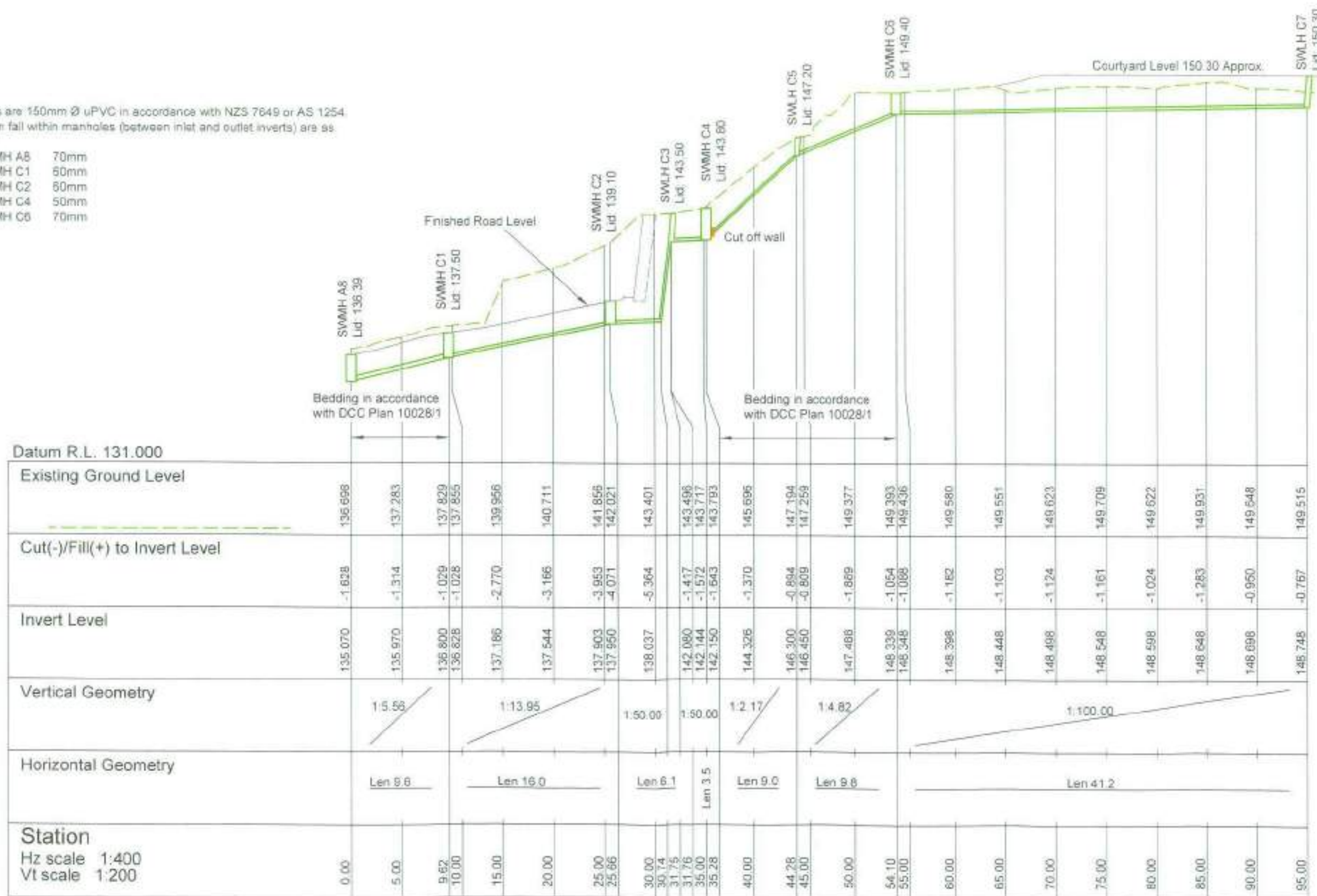
NOTES

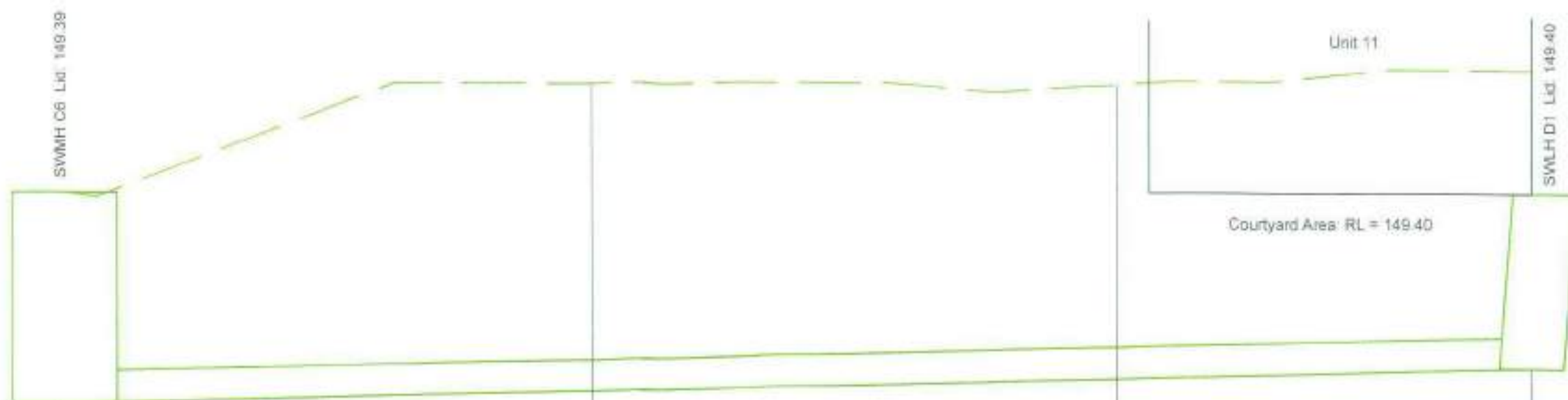
- All pipes are to be 225mmØ in accordance with NZS 7649 or AS 1254 unless shown otherwise (i.e. downstream of SWMH A4).
- Minimum fall within manholes (between inlet and outlet inverts) are as follows:
 - SWMH A1 20mm
 - SWMH A2 60mm
 - SWMH A4 20mm
 - SWMH A6 45mm



NOTES

- All pipes are 150mm Ø uPVC in accordance with NZS 7649 or AS 1254
- Minimum fall within manholes (between inlet and outlet inverts) are as follows:
 - SWMH A8 70mm
 - SWMH C1 60mm
 - SWMH C2 60mm
 - SWMH C4 50mm
 - SWMH C6 70mm





NOTES

1. All sewers to be 150mm Ø uPVC in accordance with NZS 7649 or AS 1254.
2. The minimum fall within SWMH C6 (between inlet shown and outlet) is to be 65mm.

Datum R.L. 147.000

Existing Ground Level	149.393	149.914	149.909	149.676
Cut(-)/Fill(+) to Invert Level	-0.993	-1.452	-1.384	-1.402
Invert Level	148.400	148.462	148.525	148.574
Vertical Geometry	1.80.00			
Horizontal Geometry	Len 13.9			
Station	0.00	5.00	10.00	13.941
Hz scale 1:50 Vt scale 1:25				

SWMH C4
Lid: 143.80

Unit 13

Unit 14

SWLH E1
Lid: 143.30

Courtyard RL = 143.30

NOTES

1. All pipes are 150mm Ø uPVC in accordance with NZS 7649 or AS 1254
2. The minimum fall within SWMH C4 (between inlet shown and outlet) is to be 120mm.

Datum R.L. 141.000

Existing Ground Level

Cut(-)/Fill(+) to Invert Level

Invert Level

Vertical Geometry

Horizontal Geometry

Station

Hz scale 1:50
Vt scale 1:25

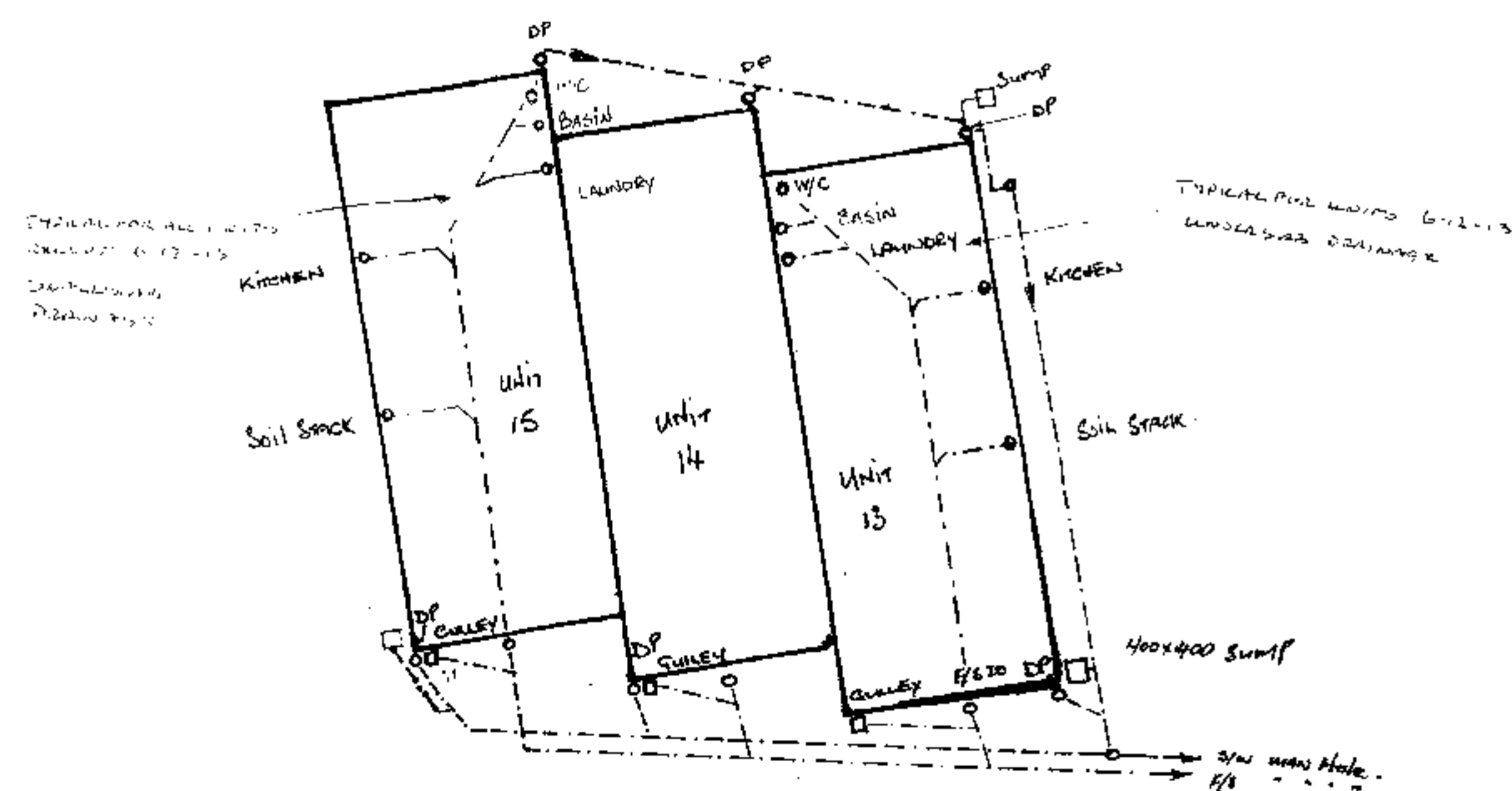
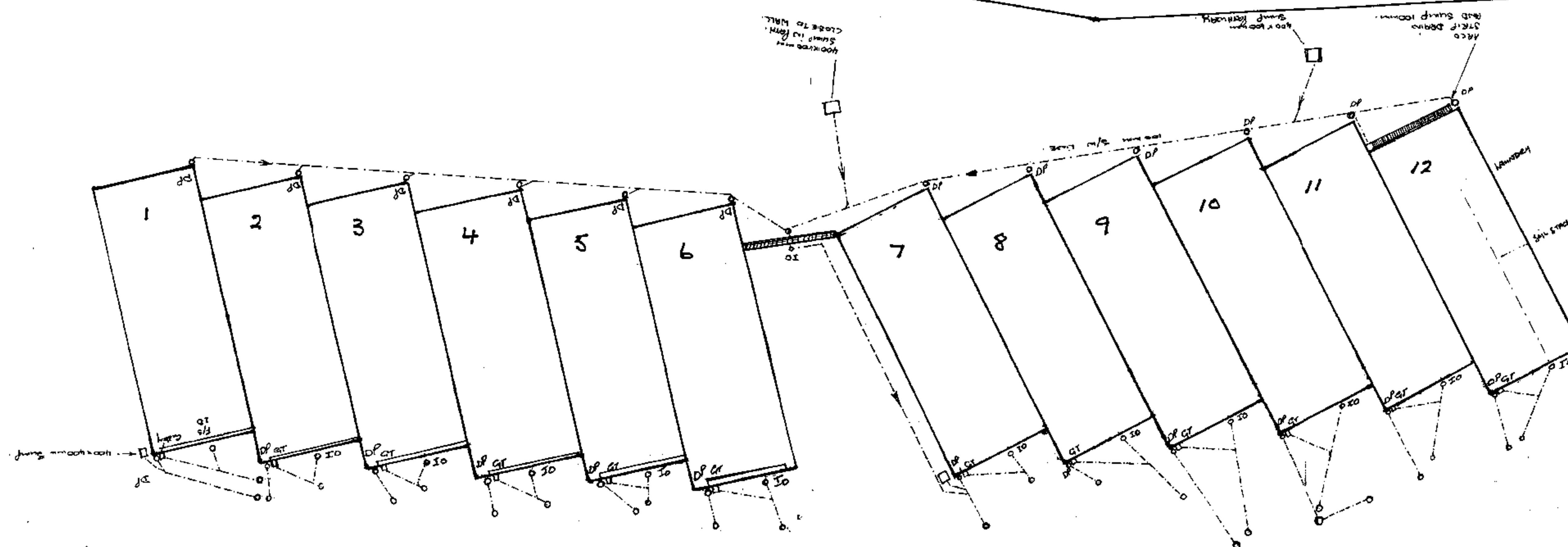
143.690

-1.291

142.399

10.33

GARDENS VIEW DEVELOPMENT - STAGE 1 STORMWATER LINE E - LONGSECTION

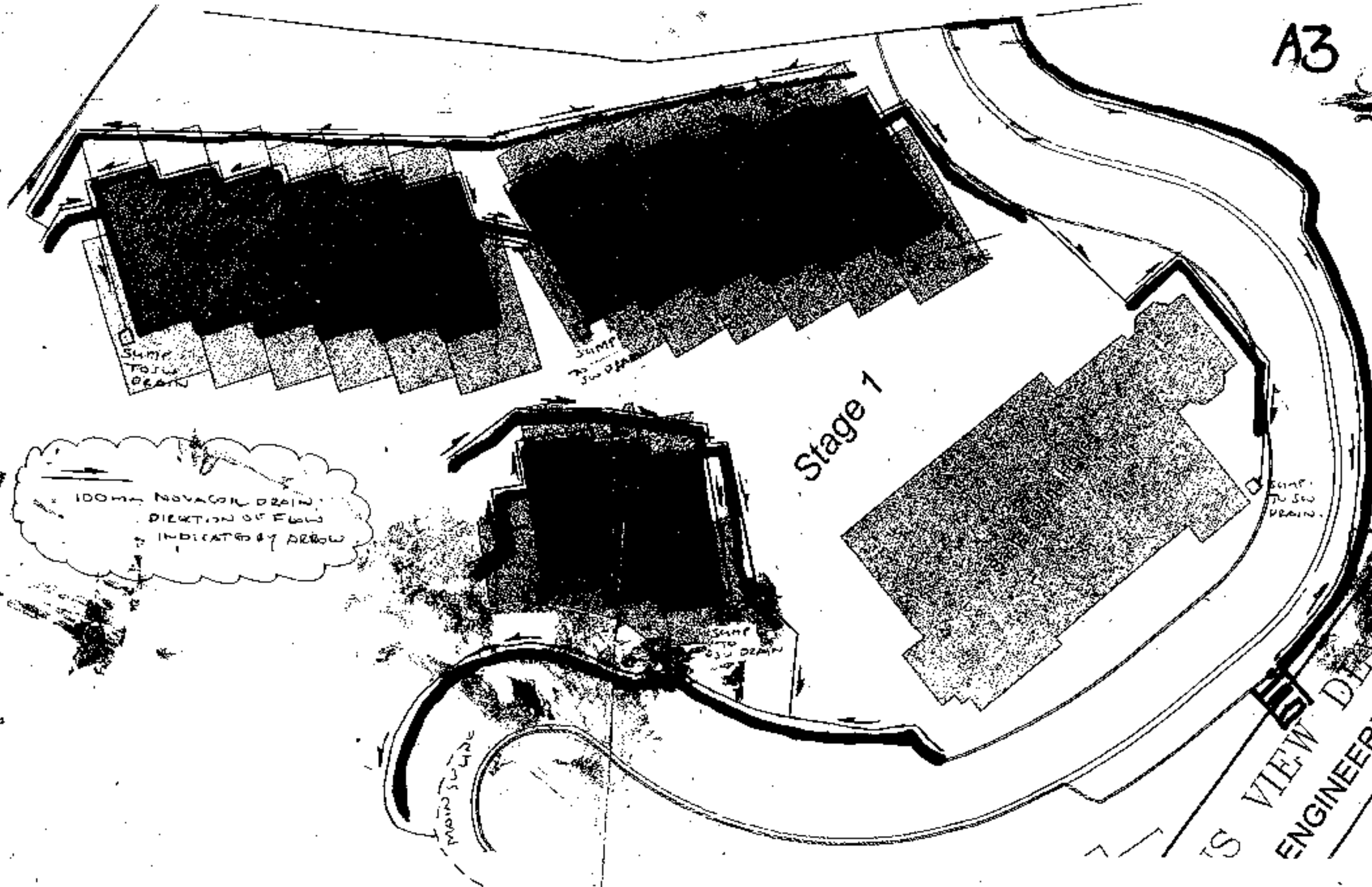


As Built Plan
Received by: [Signature]
Date: 16-4-08
ABA No: 2-315197

GARDEN VIEW
CONSENT NO
315197

AS BUILT
POLLEY PLUMBERS LTD
Cable Car House 112 Eglinton Road
P.O. Box 7002 Dunedin
Phone 453-6119

A3



VIEW DEL
ENGINEERING

GARDEN VIEW STAGE 1.

ABA 2007-315197.

AS BUILT - NOVACELL DRAINS BEHIND RETAINING

SCALE 1:400.

As Built Plan

Received by: *[Signature]*

Date *16-11-08* -OK

ABA No: *7-315197*

Cribwall
Master Plan

29.2.08



**DUNEDIN CITY
COUNCIL**

Kaunihera-a-rohe o Otepoti

50 The Octagon, PO Box 5045, Dunedin 9031, New Zealand

Telephone: 03 477 4000, Fax: 03 474 3594,

Email: dcc@dcc.govt.nz

www.CityofDunedin.com

CODE COMPLIANCE CERTIFICATE

Section 95, Building Act 2004

CCC NO:	ABA-2007-317771	Telephone No:	03 477 4000
APPLICANT		PROJECT	
Santa Sabina Limited C/O Lund South Limited PO Box 5912 Moray Place Dunedin 9058		Work Type: New Construction Intended Use/Description of Work: Retaining Wall And Carpark - Plan	
PROJECT LOCATION		Intended Life: Indefinite, not less than 50 years. This CCC also applies to the following Amended Consents: Not applicable	
1 - 73 Buccleugh Street Dunedin			
LEGAL DESCRIPTION			
Legal Description: UNIT 1 DP 406606, LOT 2 DP 393888 Valuation Roll No: 26780-38100 Building Name: N/A			

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

Signed for and on behalf of the Council:

Name: 

Position: AUTHORISED OFFICER

Date: 1 August 2008

**DUNEDIN CITY**

Kaitiaki-a-māhō o Ōtepoti

50 The Octagon, PO Box 5045, Moray Place
 Dunedin 9058, New Zealand
 Telephone: 03 477 4000, Fax: 03 474 3594
 Email: dcc@dc.govt.nz

CODE COMPLIANCE CERTIFICATE

Section 95, Building Act 2004

CCC NO:	ABA-2008-1153	Telephone No:	03 477 4000
APPLICANT		PROJECT	
Colin Thom 25A Woodside Terrace Andersons Bay Dunedin 9013		Work Type: Additions/Extensions Intended Use/Description of Work: Upgrade Bedrooms, Swimming Pool, Spa, Gym in Basement, Plan	
PROJECT LOCATION		Intended Life: Indefinite, not less than 50 years. This CCC also applies to the following Amended Consents: N/A	
1 73 Buccleugh Street Dunedin			
LEGAL DESCRIPTION			
Legal Description: UNIT 1 DP 406606 on LOT 2 DP 393888 Valuation Roll No: 26780 38104 Building Name: N/A			

The Building Consent Authority named above is satisfied, on reasonable grounds, that

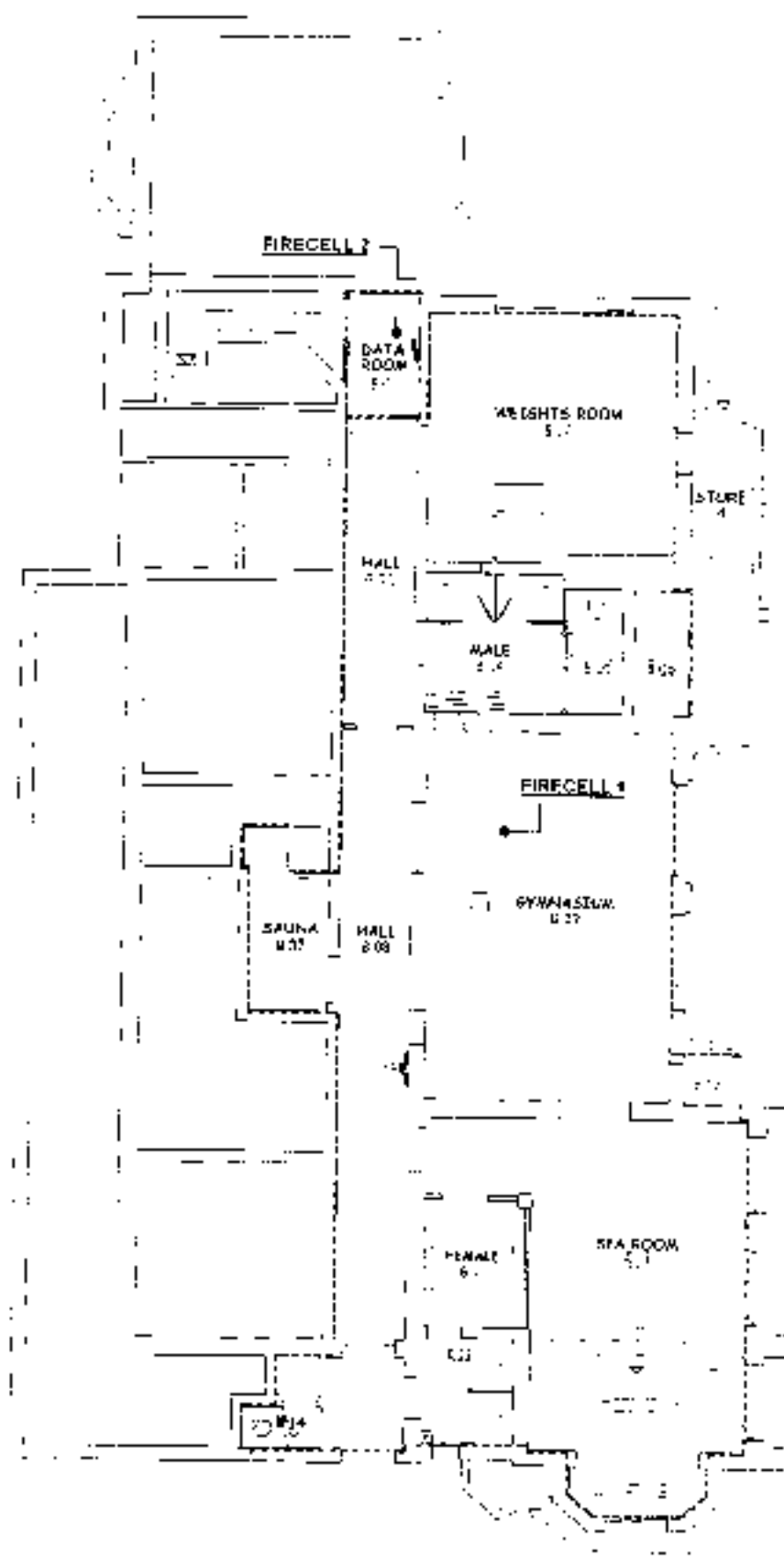
- (a) The building work complies with the Building Consent, and
- (b) The specified systems in the building are capable of performing to the performance standards set out in the Building Consent.

☐ Compliance Schedule attached

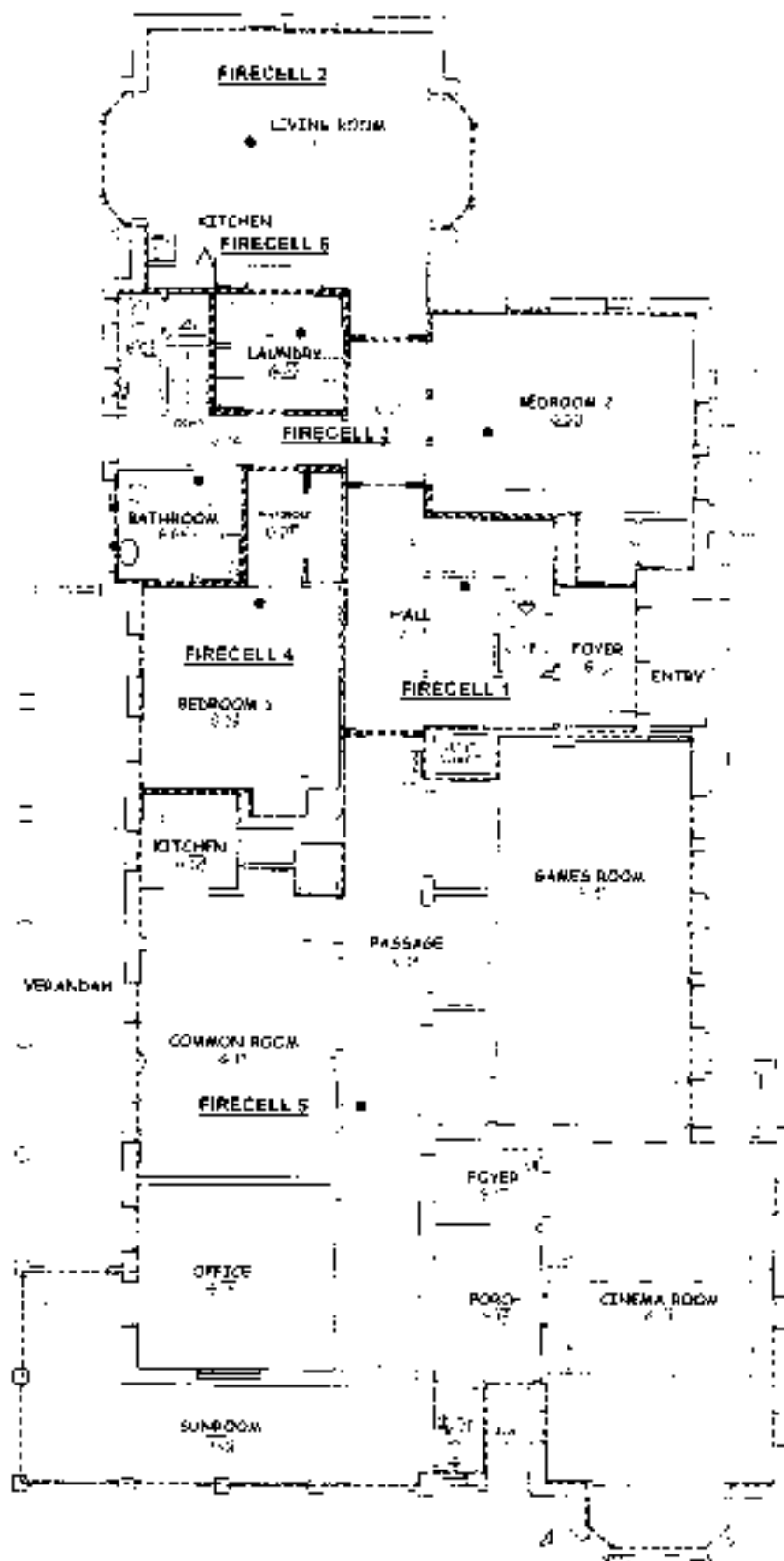
Signed for and on behalf of the Council:

TEAM LEADER INSPECTIONS

Date: 15 February 2010

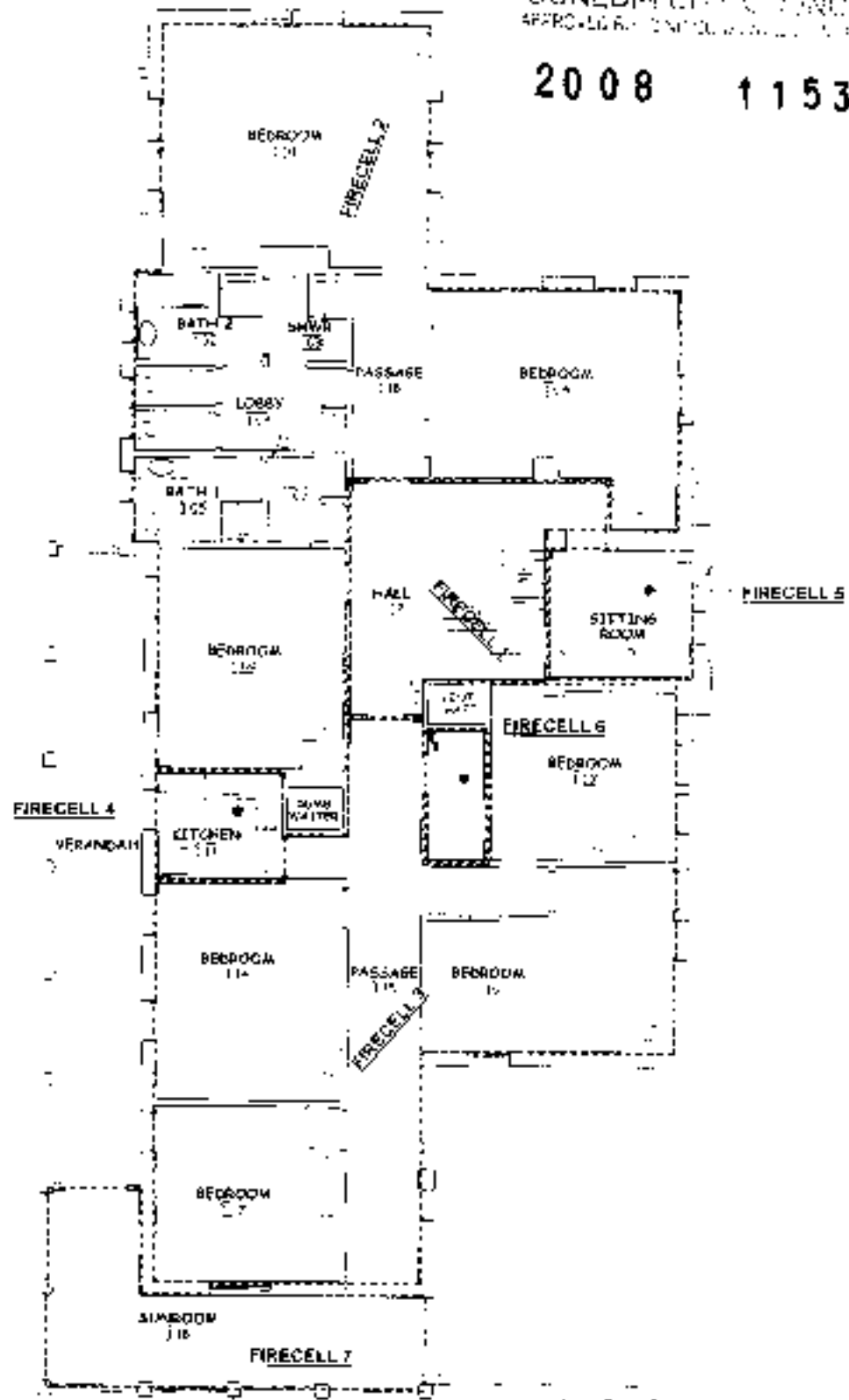


PROPOSED BASEMENT PLAN
NOT TO SCALE DATE: 11/15/2011



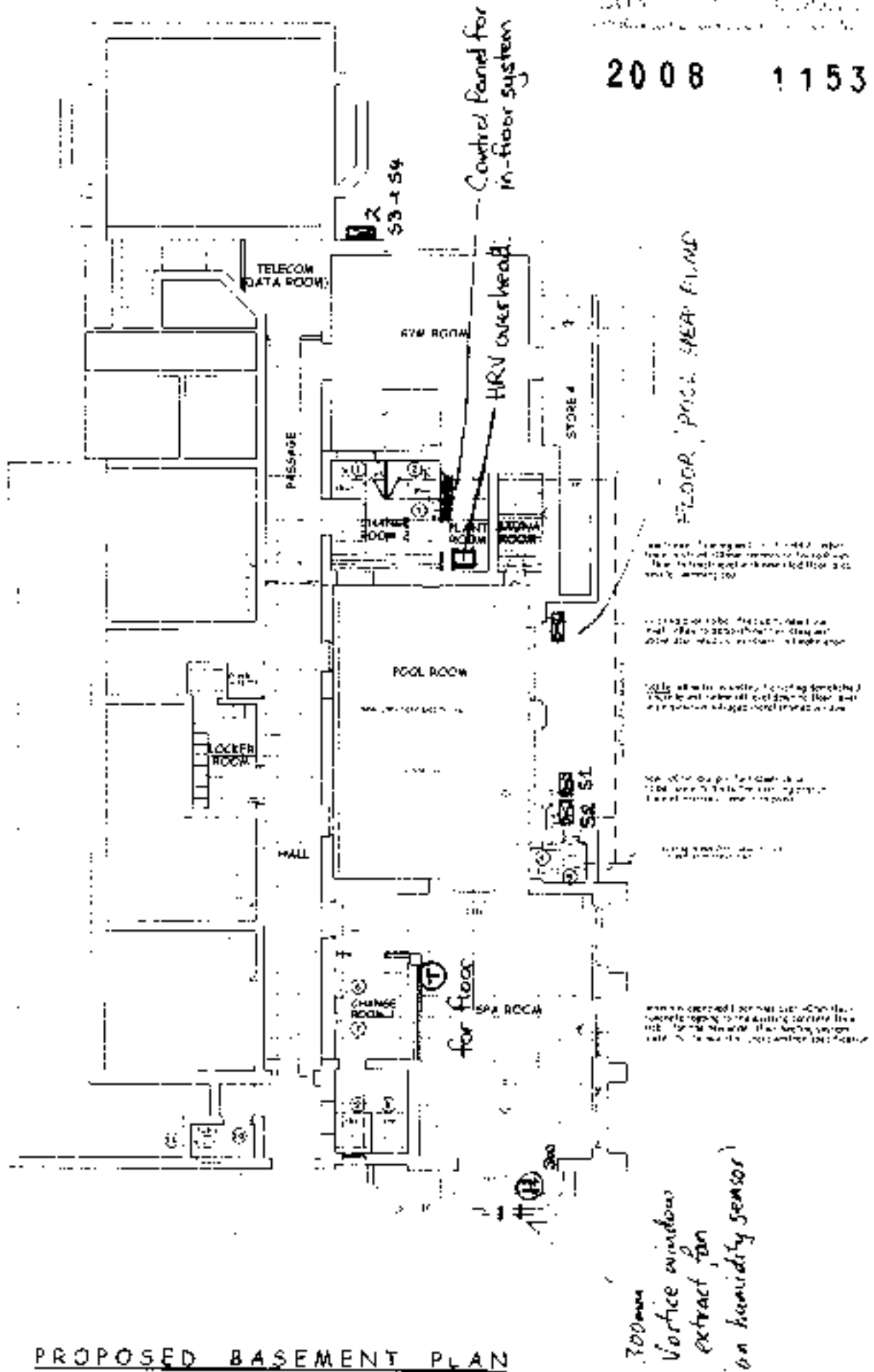
PROPOSED GROUND FLOOR PLAN

2008 1153



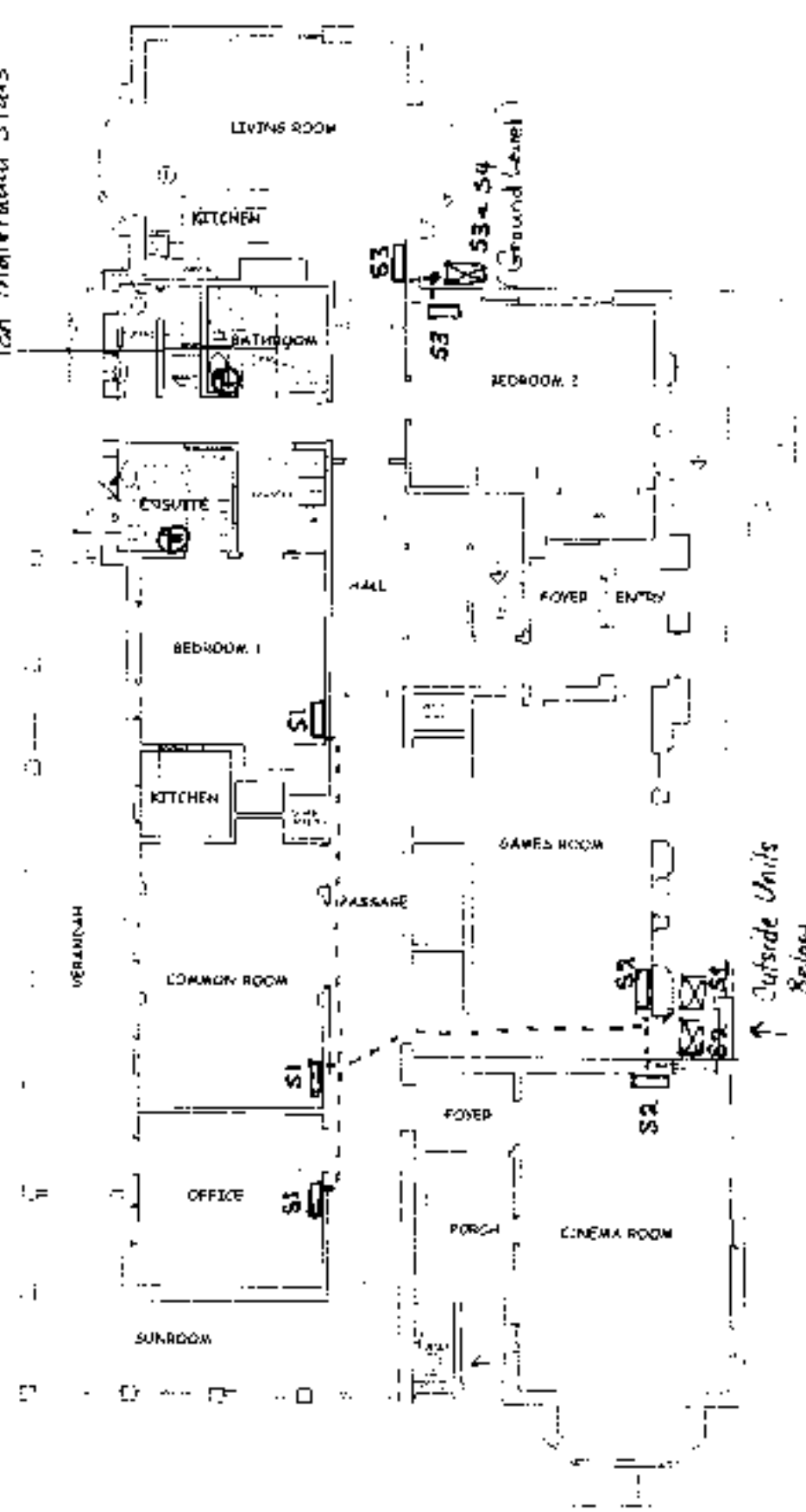
PROPOSED FIRST FLOOR PLAN
DATE: 10/11/07 DRAWN: J. GREGG

2008 1153

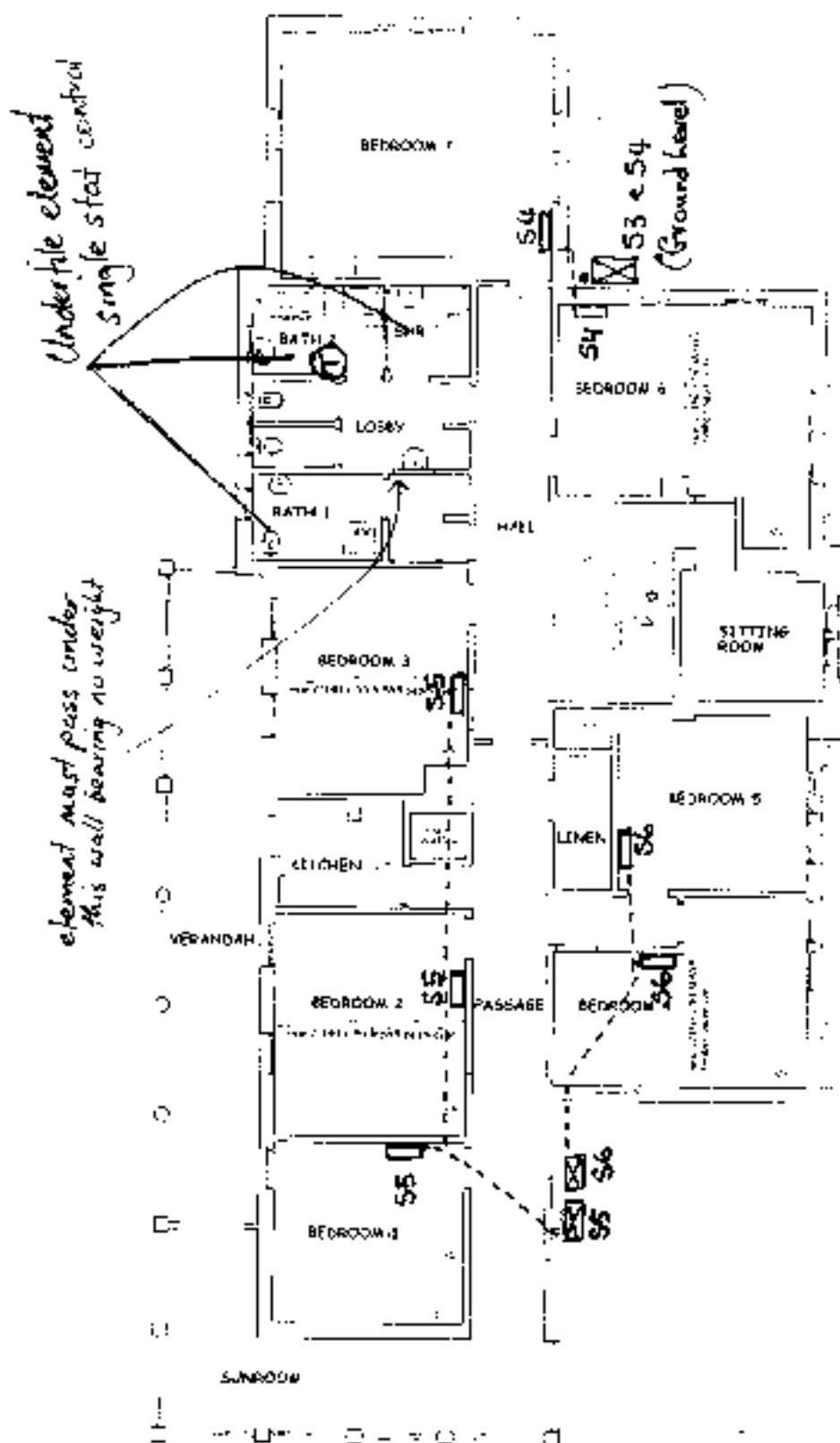


PROPOSED BASEMENT PLAN

*Underfile Elements
on individual flats*



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

ROOFING NOTES:

1. EXISTING ROOFLINE

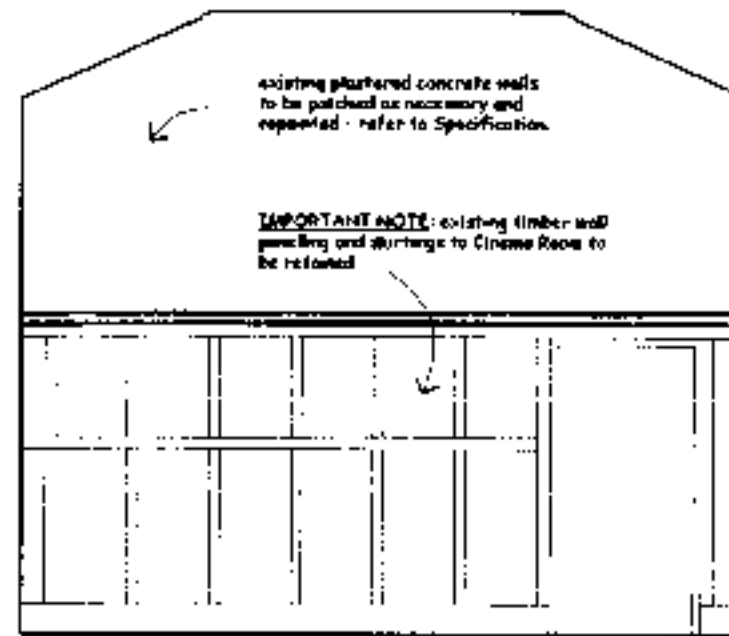
Allow to replace all existing roofings with new approved asbestos roofings and repair the existing timber fascia boards as required.

2. EXISTING BUTTERS

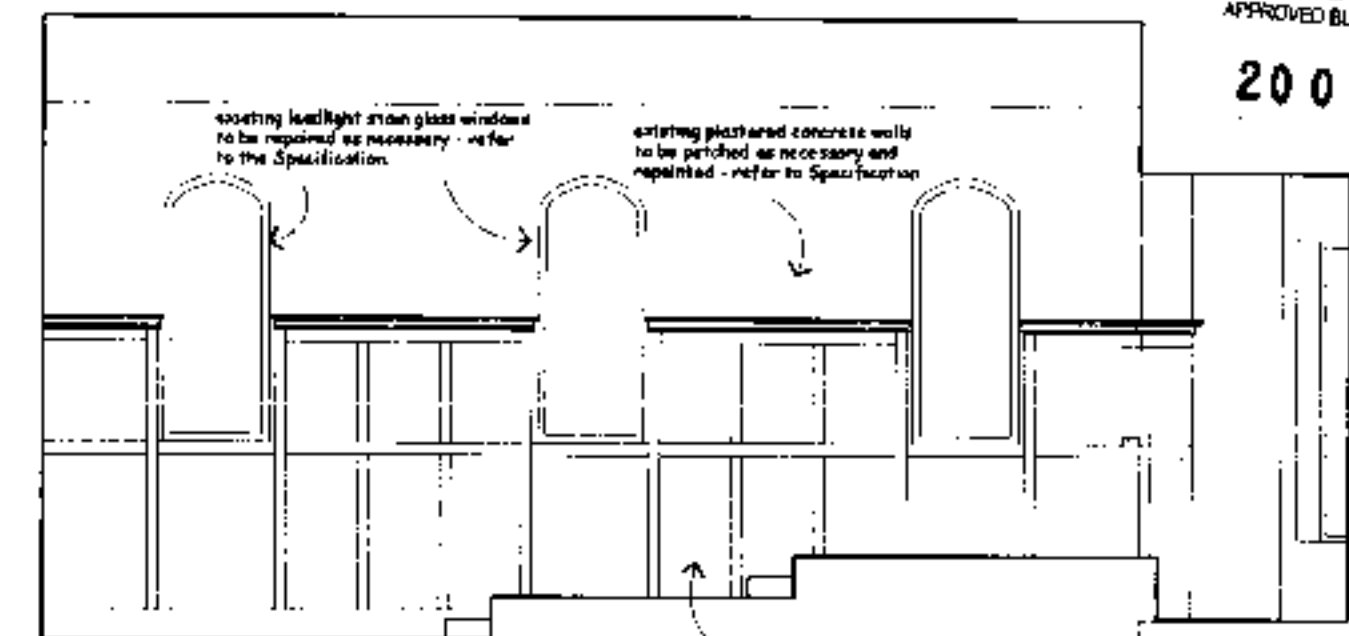
The contractor to investigate the condition of all existing gutters and report back to the consultant their findings.

3. EXISTING ROOFING

The contractor to investigate the condition of the existing roofing and report back to the consultant their findings.

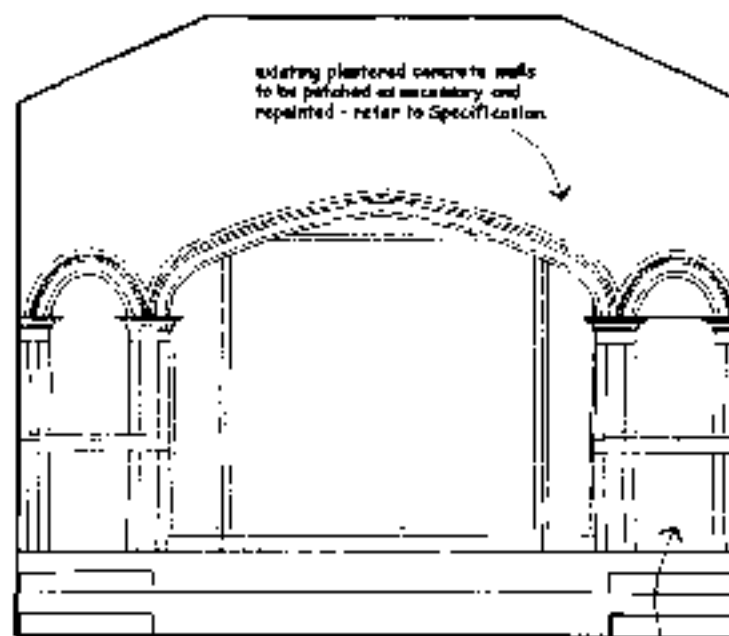


6:19 - ELEVATION 1
SCALE 1:50



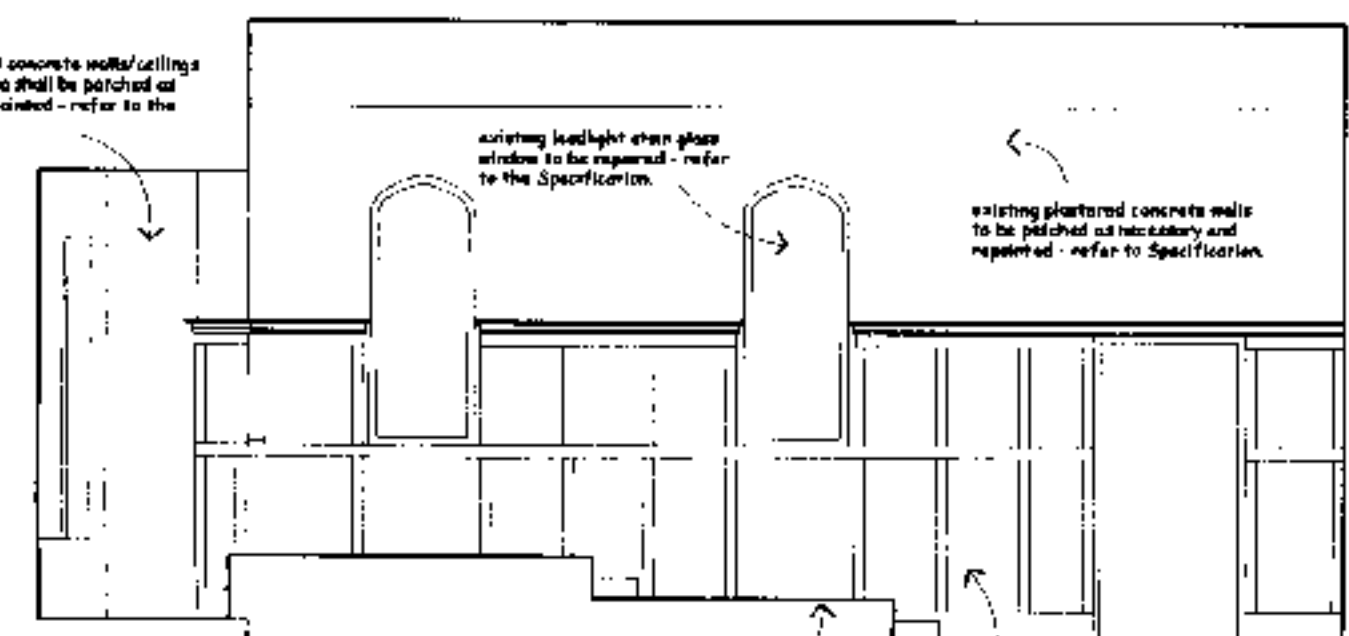
6:19 - ELEVATION 2
SCALE 1:50

IMPORTANT NOTE: existing wall paneling to walls in Cinema Room to remain untouched during construction of new floor framing and new timber flooring to be cut/shaped around panel bottoms.



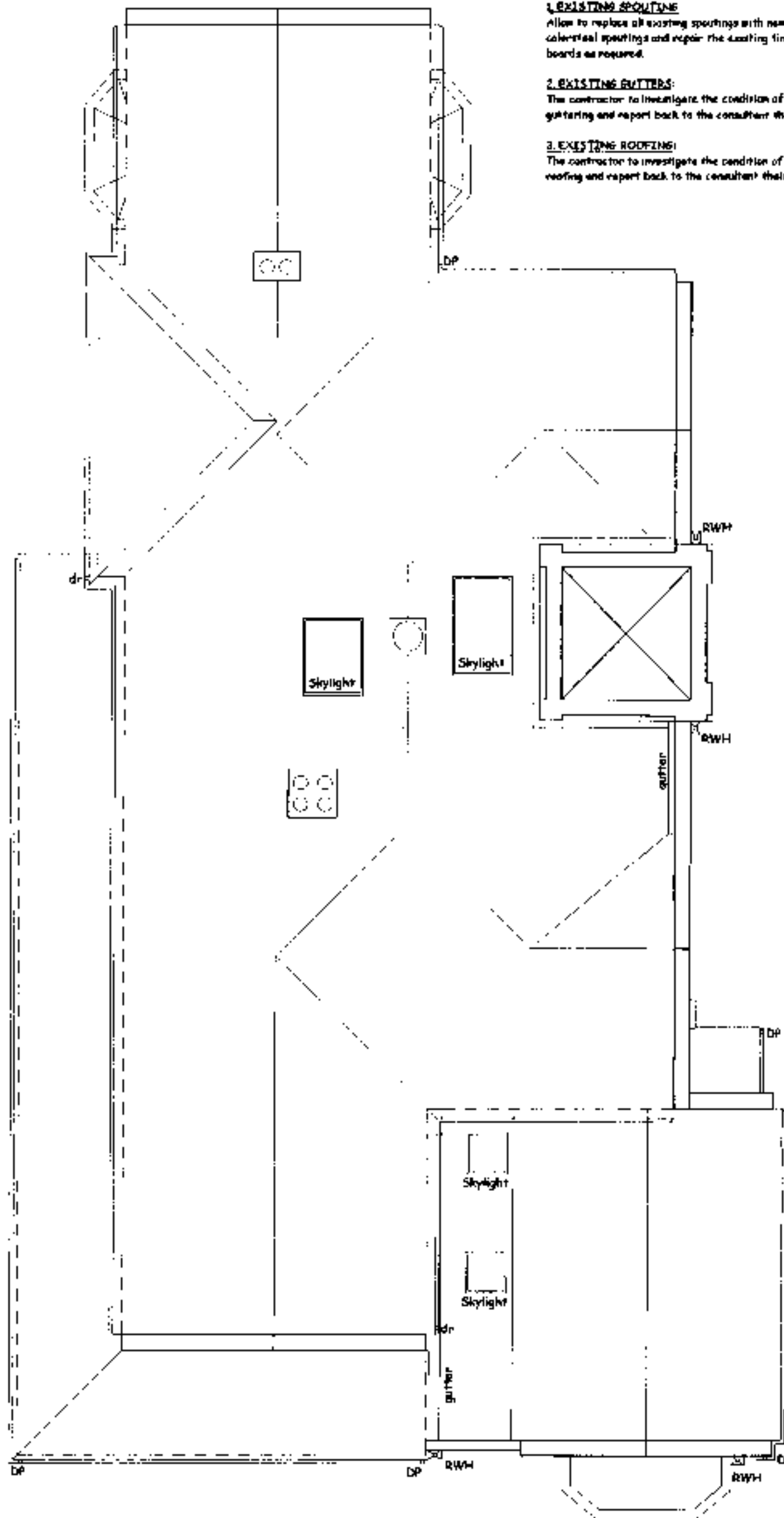
6:19 - ELEVATION 3
SCALE 1:50

existing plastered concrete walls/ceilings to bay window area shall be patched as necessary and repaired - refer to the Specification.

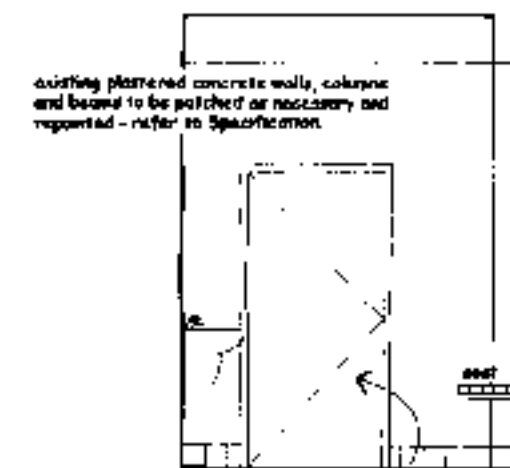


6:19 - ELEVATION 3
SCALE 1:50

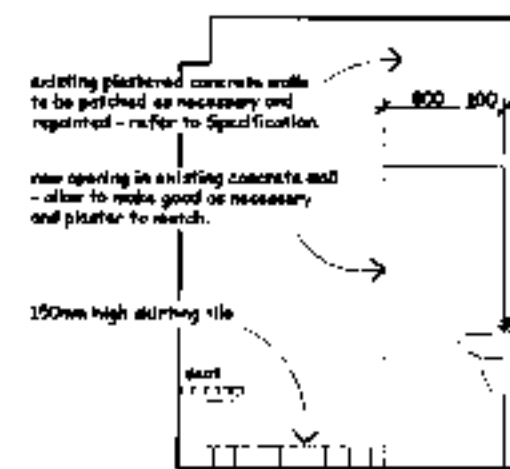
IMPORTANT NOTE: existing wall paneling to walls in Cinema Room to remain untouched during construction of new floor framing and new timber flooring to be cut/shaped around panel bottoms.



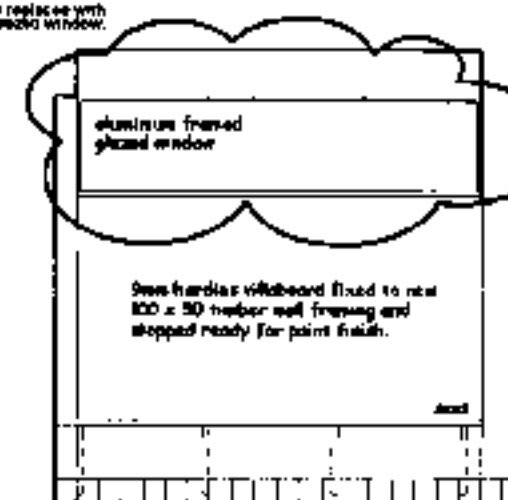
EXISTING ROOF PLAN
SCALE 1:100



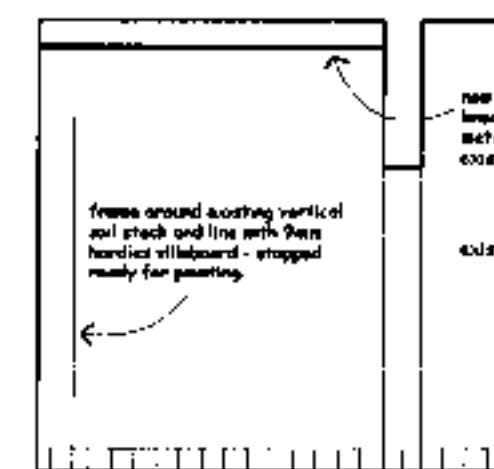
B:11 - ELEVATION 1
SCALE 1:50



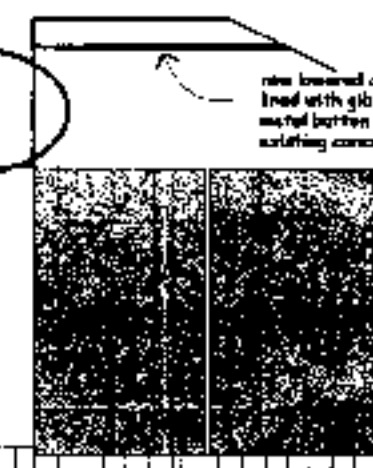
B:11 - ELEVATION 3
SCALE 1:50



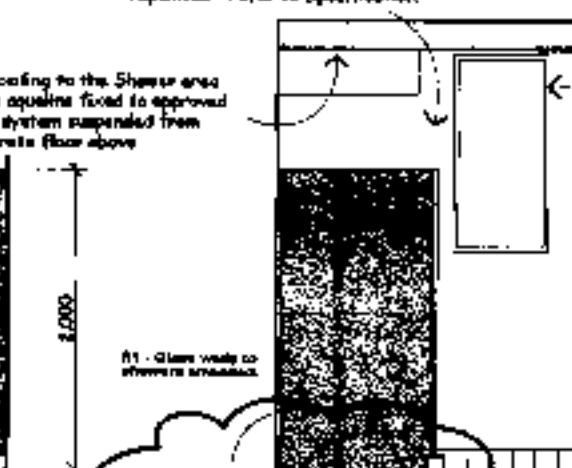
B:11 - ELEVATION 2
SCALE 1:50



B:11 - ELEVATION 4
SCALE 1:50

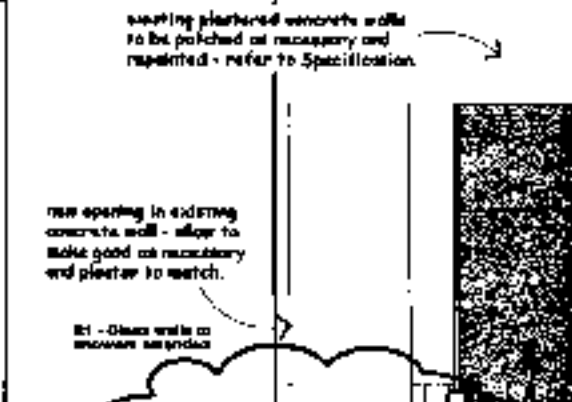


10mm coloured toughened glass to frame and doors of shower area - complete with approved metal frames - refer to the Specification



6mm coloured toughened low iron glass fixed to existing concrete walls

B:12 - ELEVATION 3
SCALE 1:50



B:12 - ELEVATION 1
SCALE 1:50

R1 - Shower glass walls amended and glass block window replaced with aluminum framed glazed window (10/07/08)

BUILDING CONSENT ISSUE

MIKE SOWMAN
DESIGN LIMITED

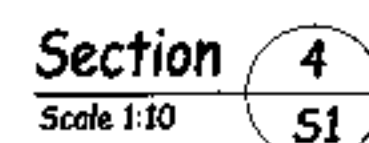
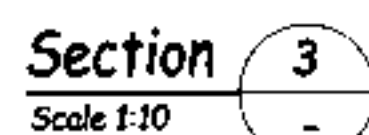
Unit 226, Cambridge
Tel: 03 475 1999
Fax: 03 475 1998
Mobile: 0274 684 121
email: mikesowman@msd.co.nz
www.msdesign.co.nz

DO NOT SCALE OFF DRAWINGS ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION

"GARDEN VIEW"
SANTA SABINA
BUILDING ALTERATIONS
61 NORTH ROAD
DUNEDIN

ROOF PLAN

job no. : CN06-0514	date : 08/03/2008
scale : AS SHOWN	print date : 20/07/2008
no sheets : R1	sheet no : 09



Tylock plate BT20 (136 wide x 240 deep) each side of joint

Gangnail FB25L flitch beam (200x6 ms flitch)

Ex 100x100 block, 240 deep, fixed to brickwork (or concrete band) with 3/8" M12 chemset bolts or a combination of them and M12 Coach Screws (3 in total required)

Detail 5
Scale 1:10 S1



CITY OF NEW YORK
COUNTY OF NEW YORK
JUL 11 1964

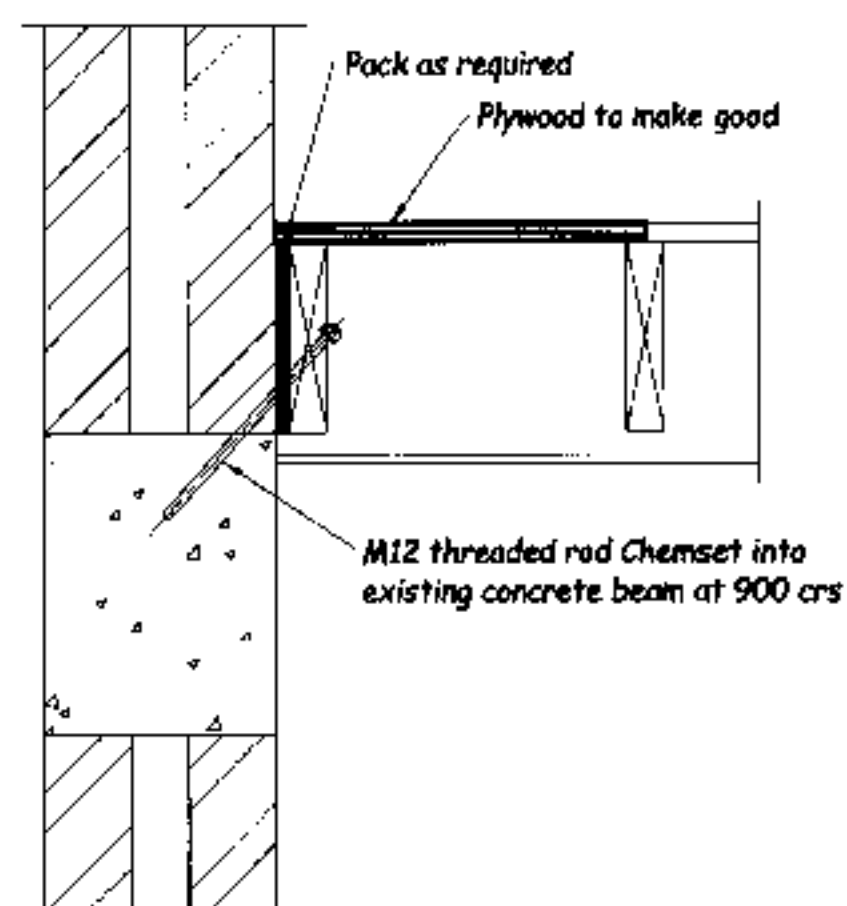
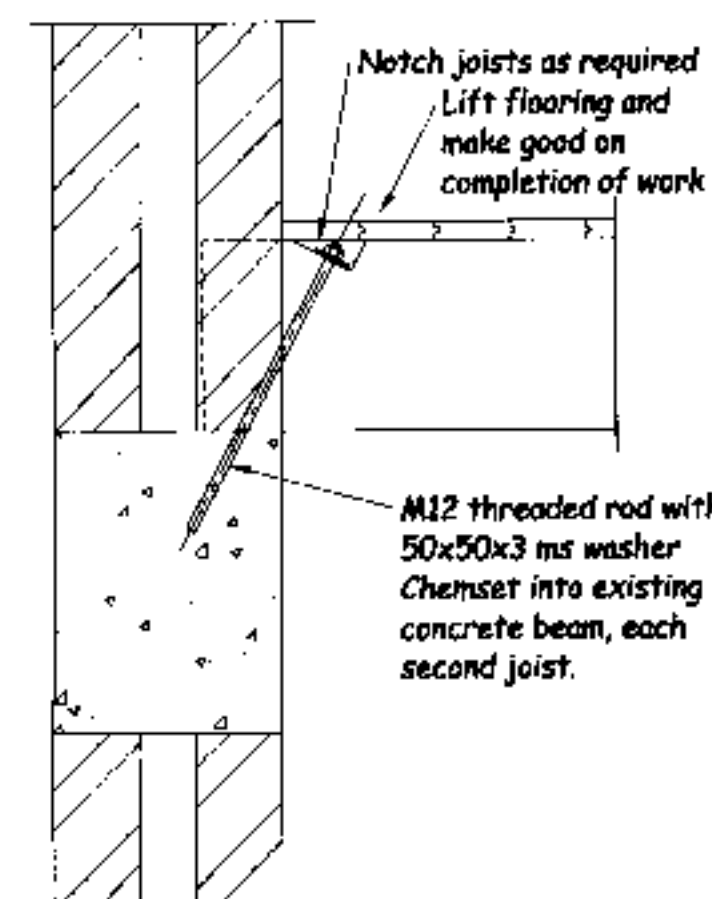
Lower 2 Bedroom House
62 Filbert Street
PO Box 1904, Dunedin.
Phone 03 477 6226
Fax 03 477 6232
Email reservations@stevens.co.nz

Existing rafter and sarking

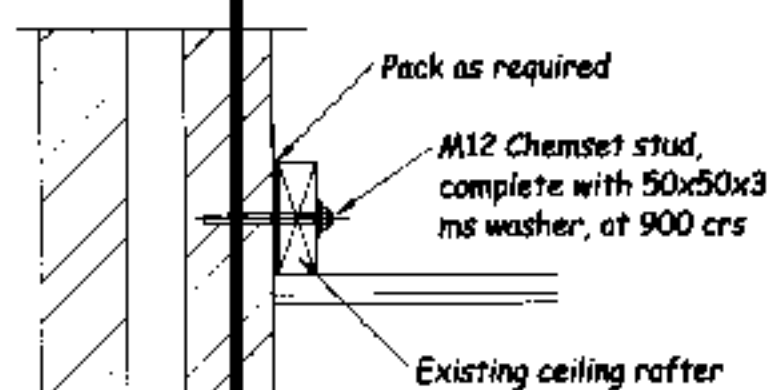
M12 Chemset stud, complete with 50x50x3 ms washer, at 900 crs

Pack as required

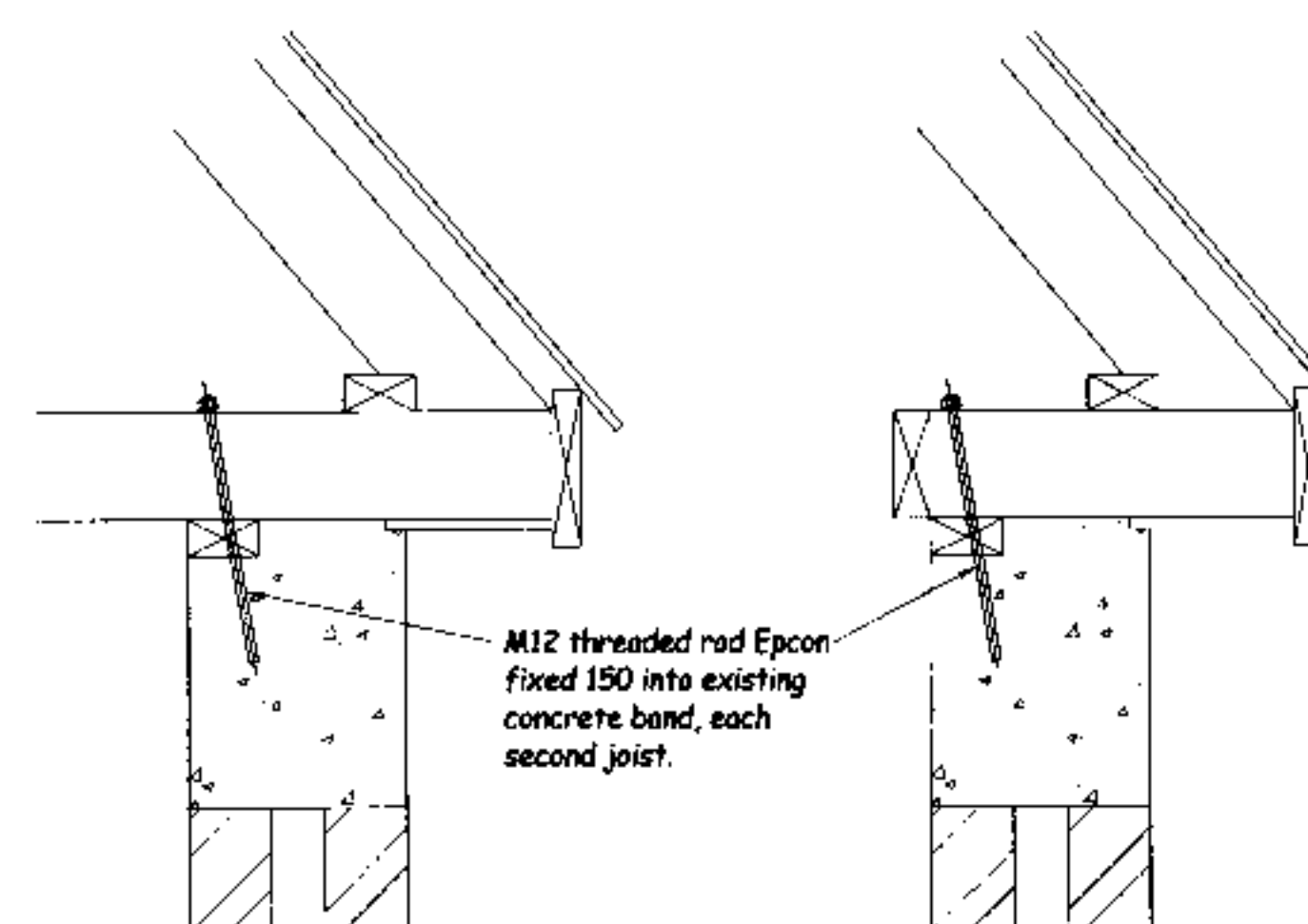
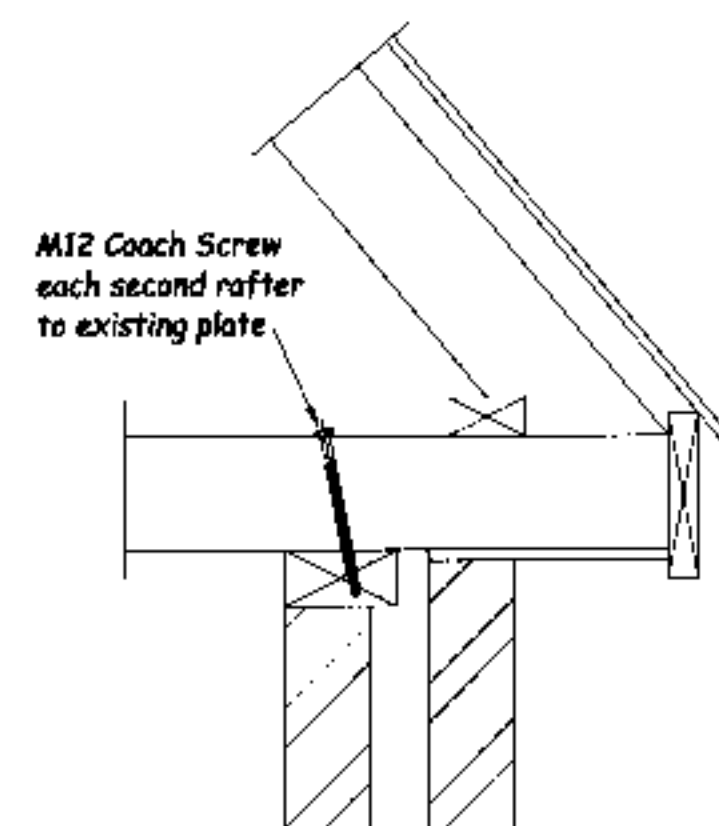
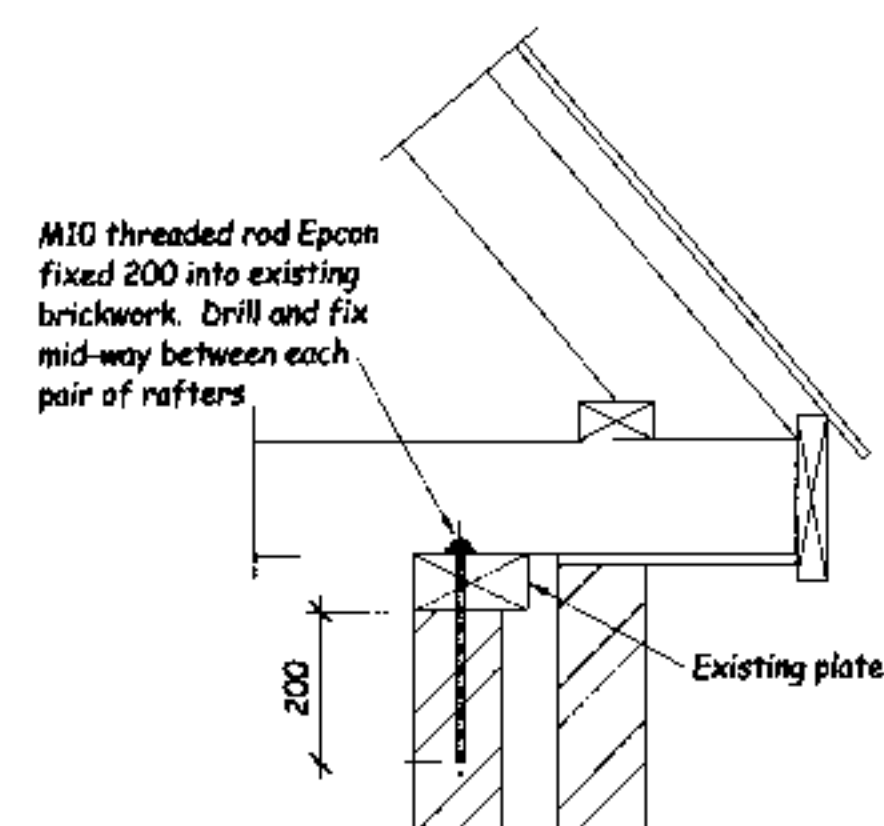
Helix Remedial veneer ties to all gables - 350 crs vertically and 600 crs horizontally.



**First Floor Strengthening
Walls/Floor Connection** Scale 1:10



Gable End Strengthening	Scale 1:10
-------------------------	------------



Roof/Wall Connections Scale 1:10

[illegible]

STRUCTURAL
Drawing

Contract Title

**"Garden View"
Santa Sabina
Building
Alterations**
61 North Road
Dunedin

Designed : Nick Brown

Checked : Nick Brown

Drawn : Rex Mullen

Date : May 08

Scale : As Shown when A R

CAD file :

Sheet Title :

Structural and Earthquake Strengthening Details

Contract No.	
--------------	--

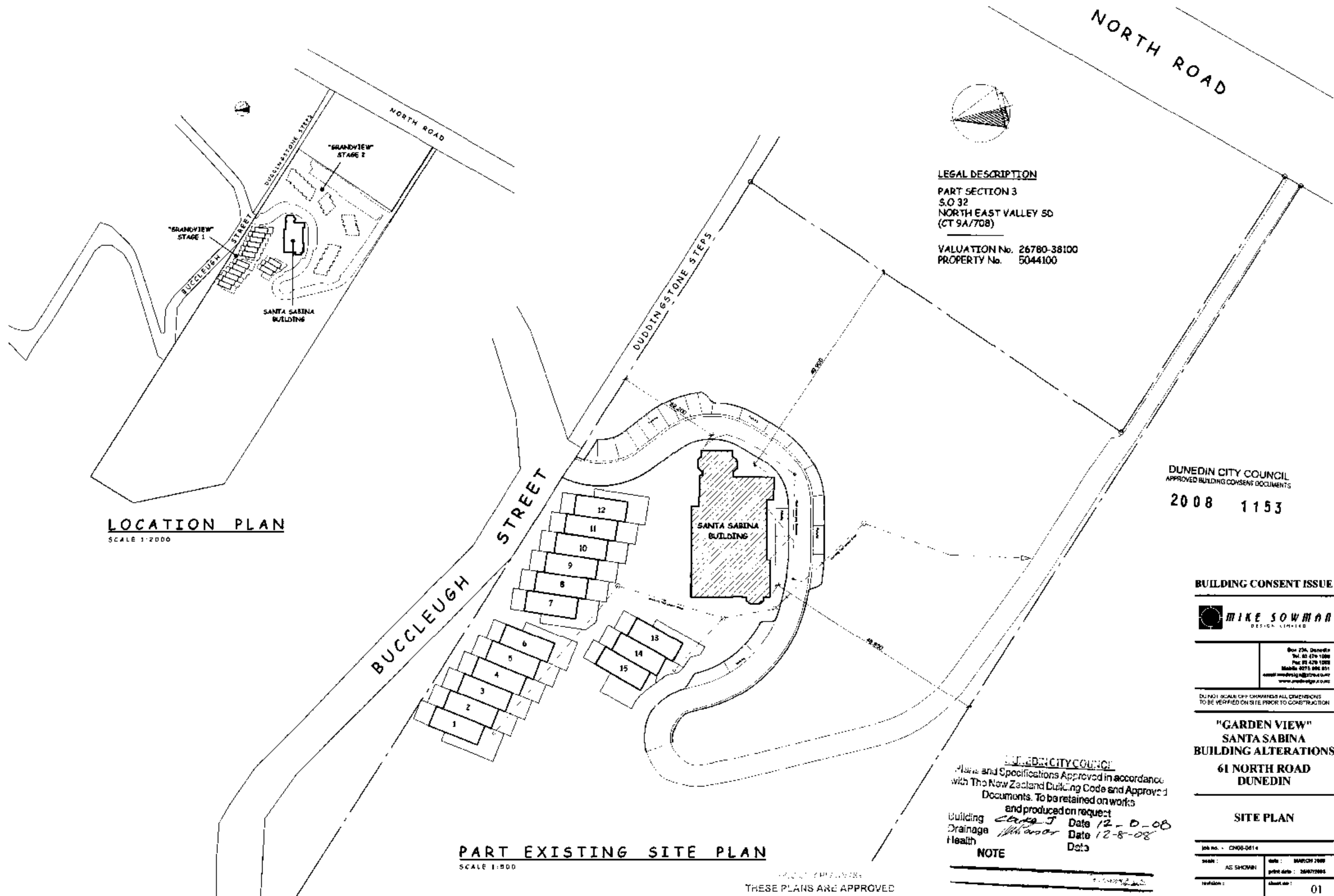
7146

	5
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6 S2A

of 2 sheets

Date Issued



LOCATION PLAN
SCALE 1:2000

PART EXISTING SITE PLAN
SCALE 1:500

LEGAL DESCRIPTION
PART SECTION 3
S.O 32
NORTH EAST VALLEY 50
(CT 9A/708)

VALUATION No. 26780-38100
PROPERTY No. 5044100

DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENTS
2008 1153

BUILDING CONSENT ISSUE

MIKE SOWMAN
DESIGN LIMITED

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Fax 03 479 1098
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www.mikesowman.co.nz

DO NOT SCALE OFF DIMENSIONS
TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION

"GARDEN VIEW"
SANTA SABINA
BUILDING ALTERATIONS
61 NORTH ROAD
DUNEDIN

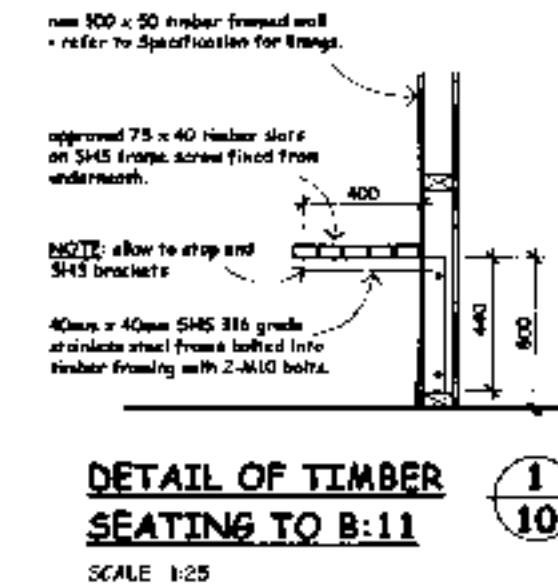
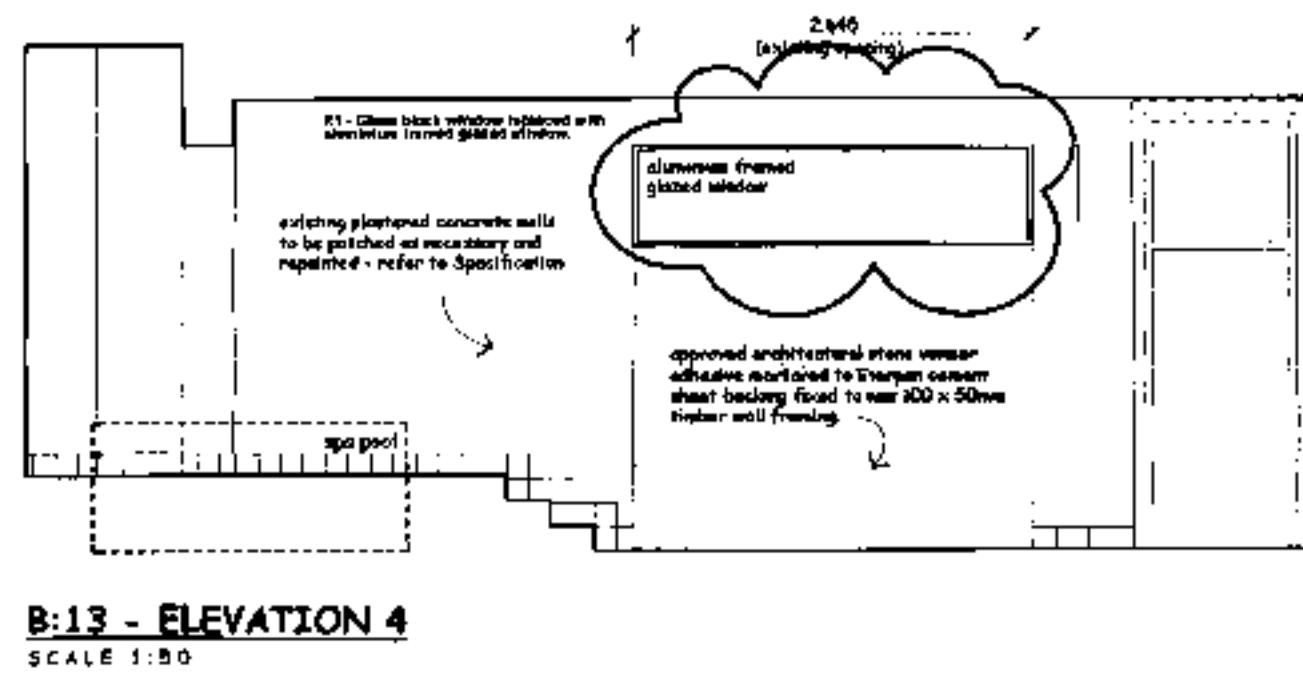
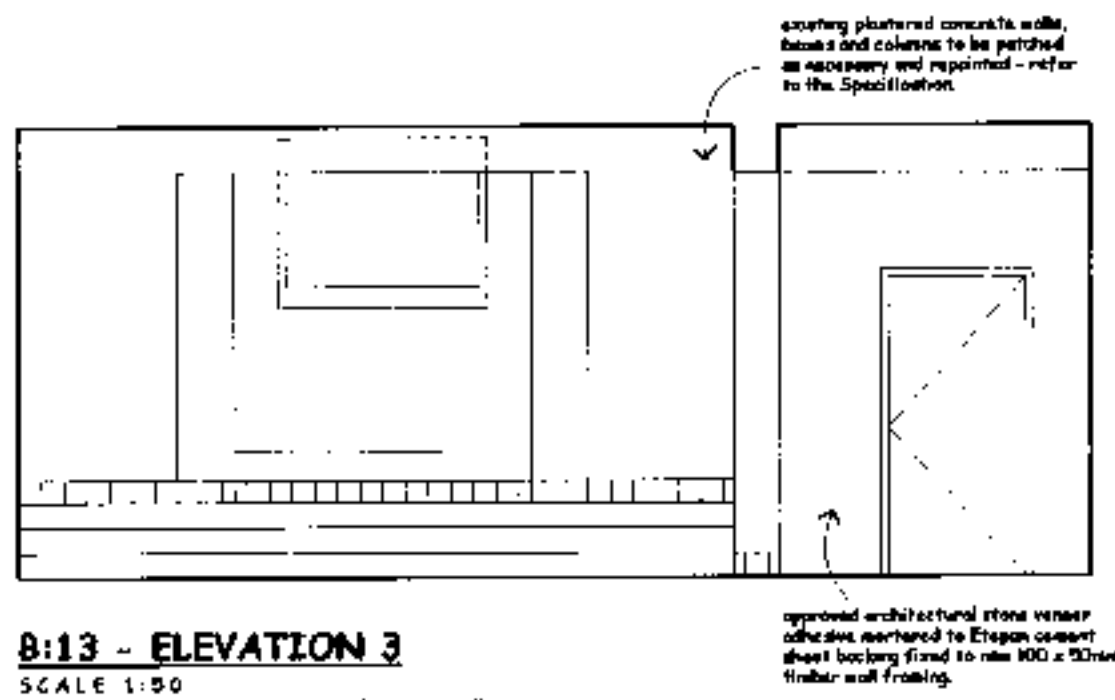
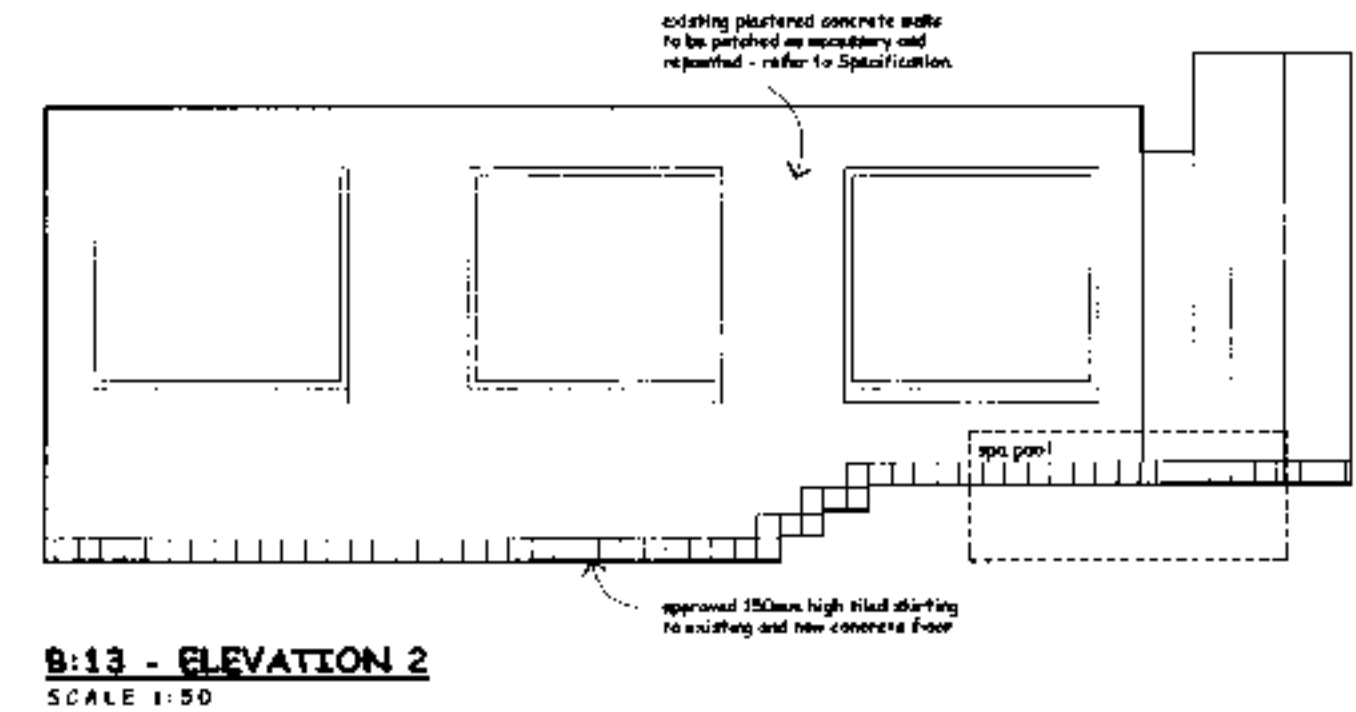
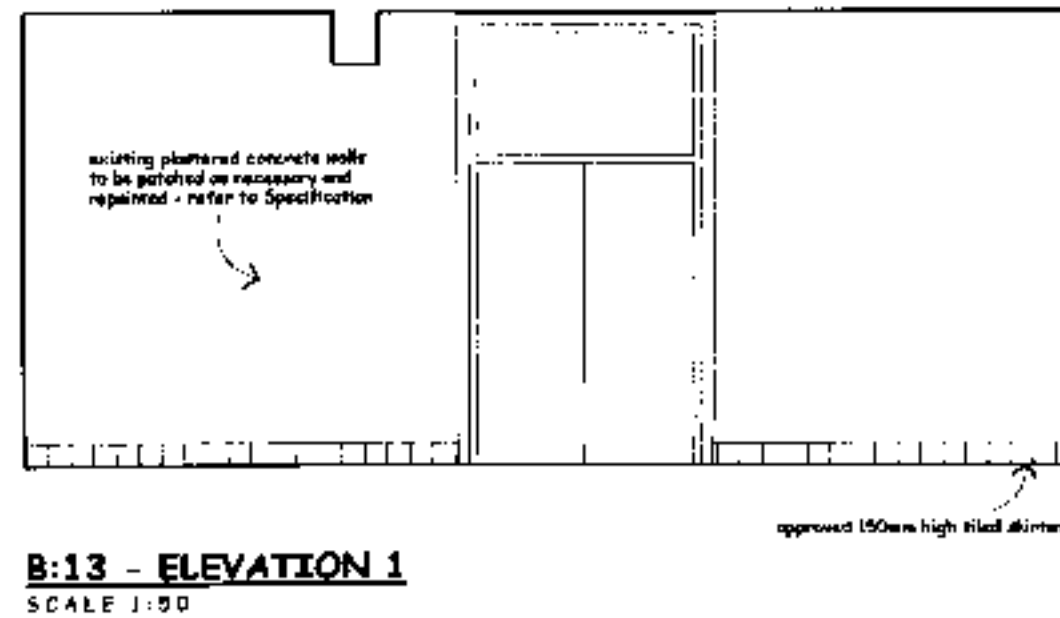
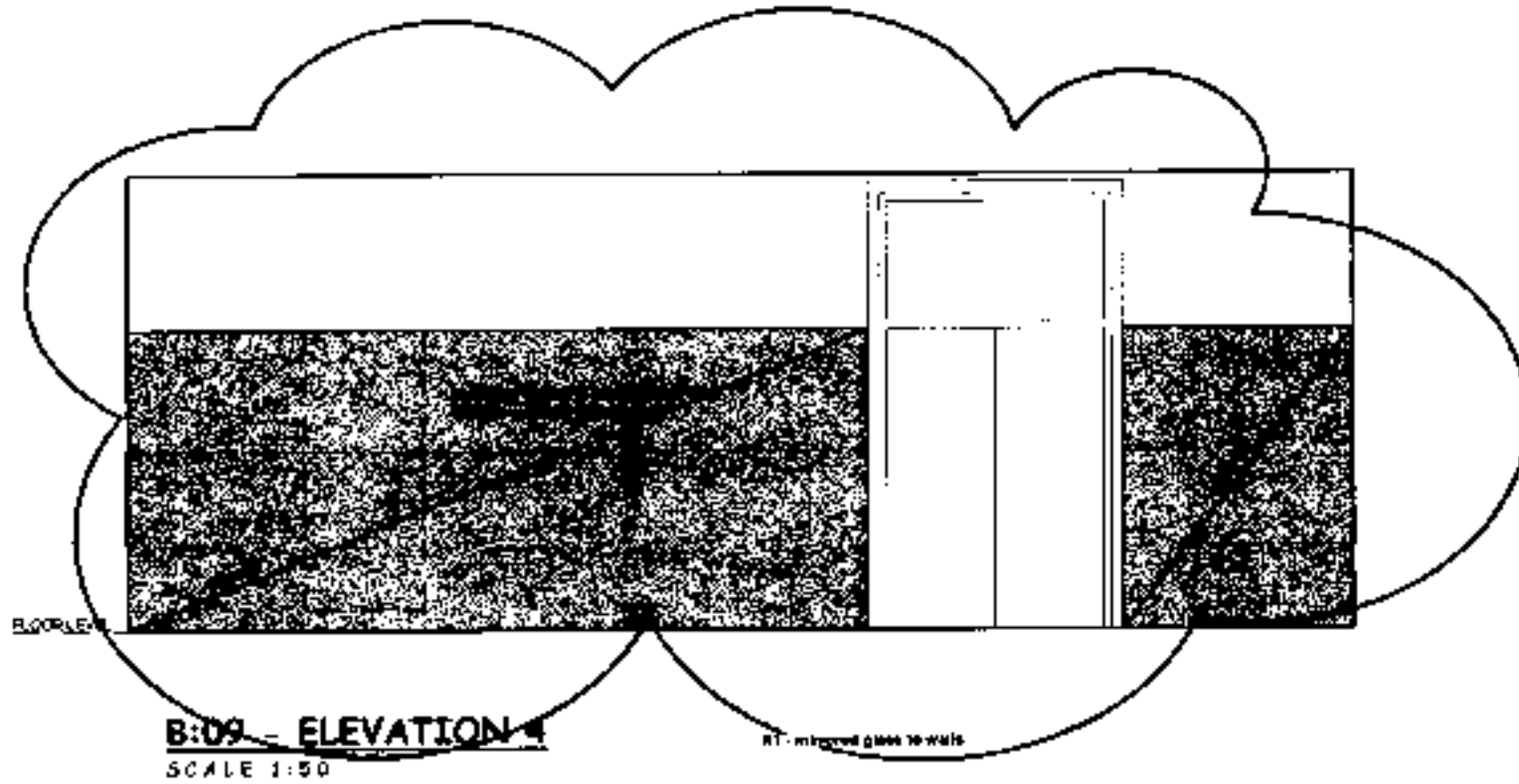
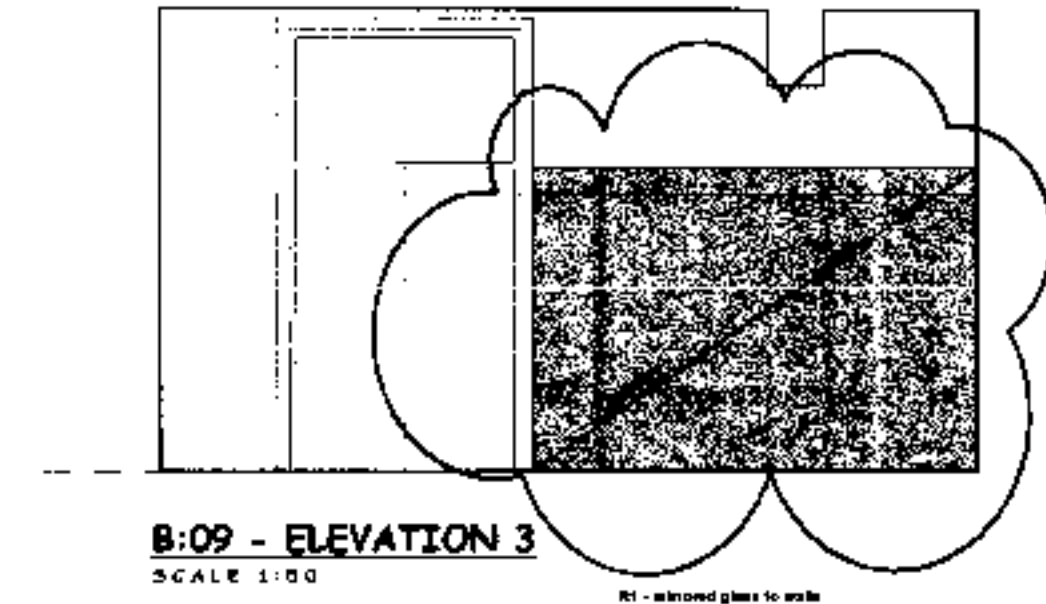
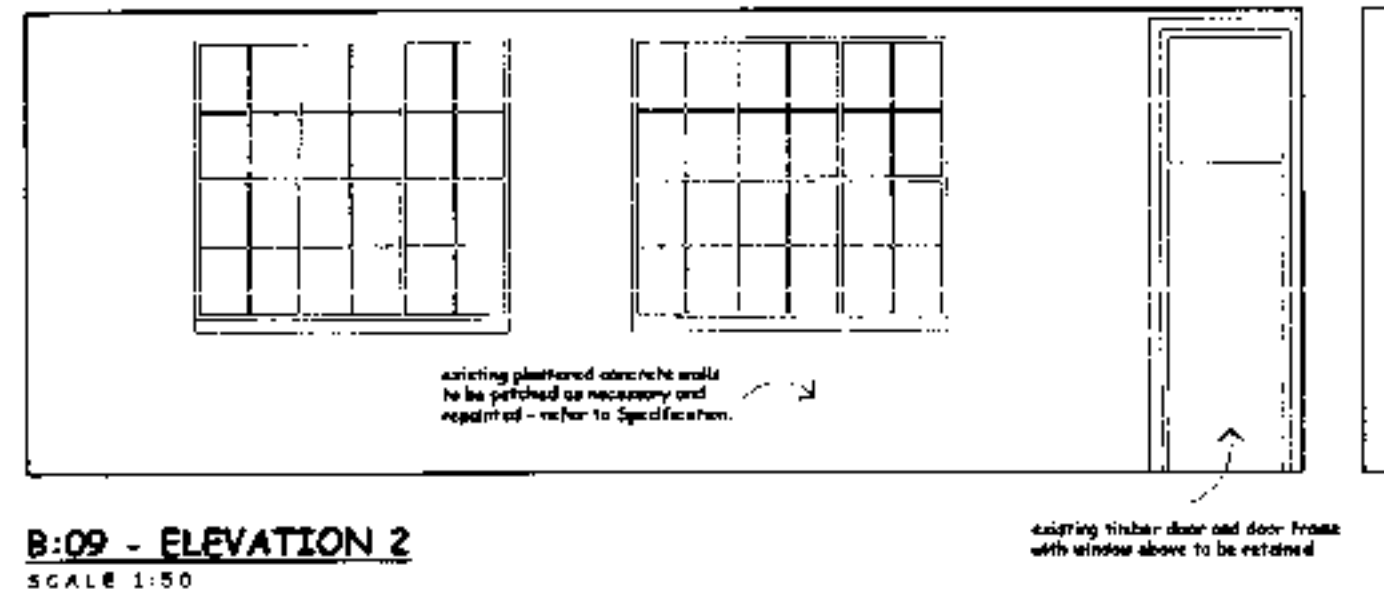
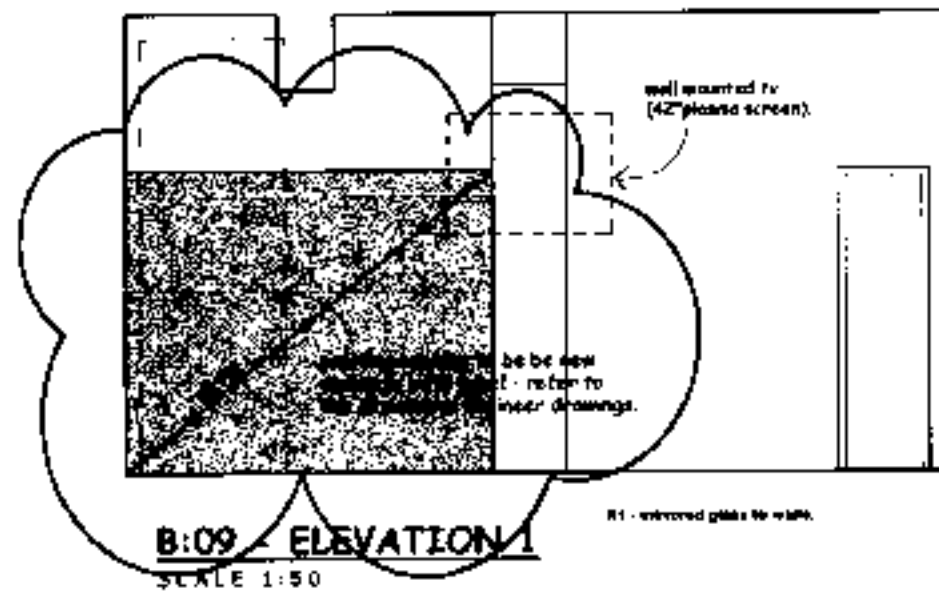
SITE PLAN

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 12-8-08
Drainage Date 12-8-08
Health Date

NOTE

THESE PLANS ARE APPROVED
If a revision is required, it must be approved by the District Engineer
subject to L116005-369811/A

Job no. : CN08-0614	date : MARCH 2008
scale : AS SHOWN	print date : 28/07/2008
revision :	sheet no : 01



R1 - Shower glass walls amended and glass block window replaced with aluminium framed glazed window. Mirrored glass to B:09 walls. (1005703)

BUILDING CONSENT ISSUE

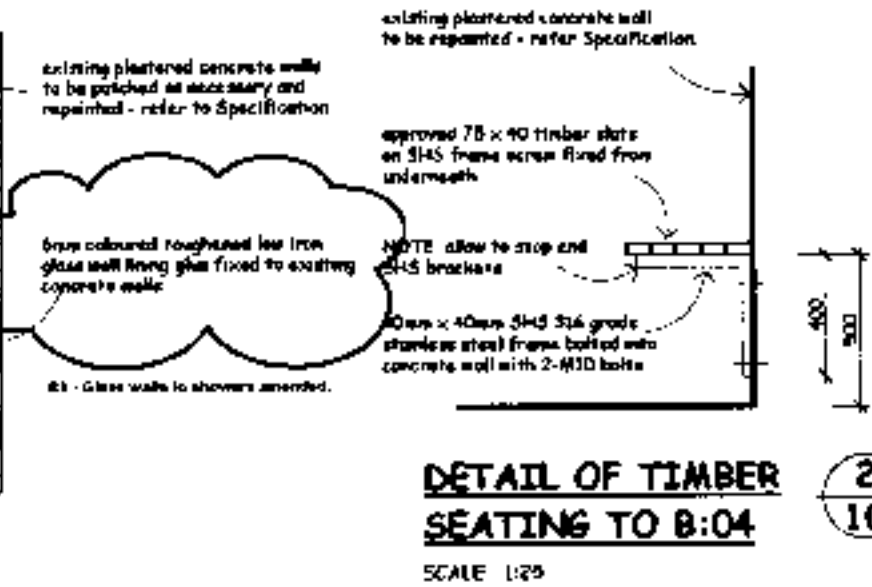
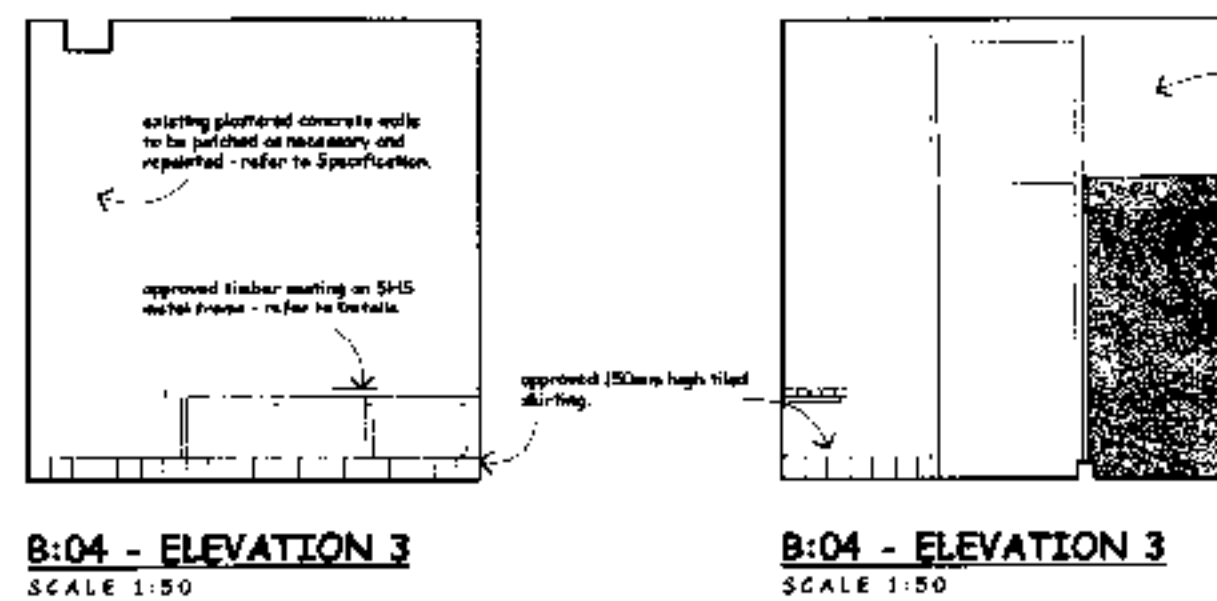
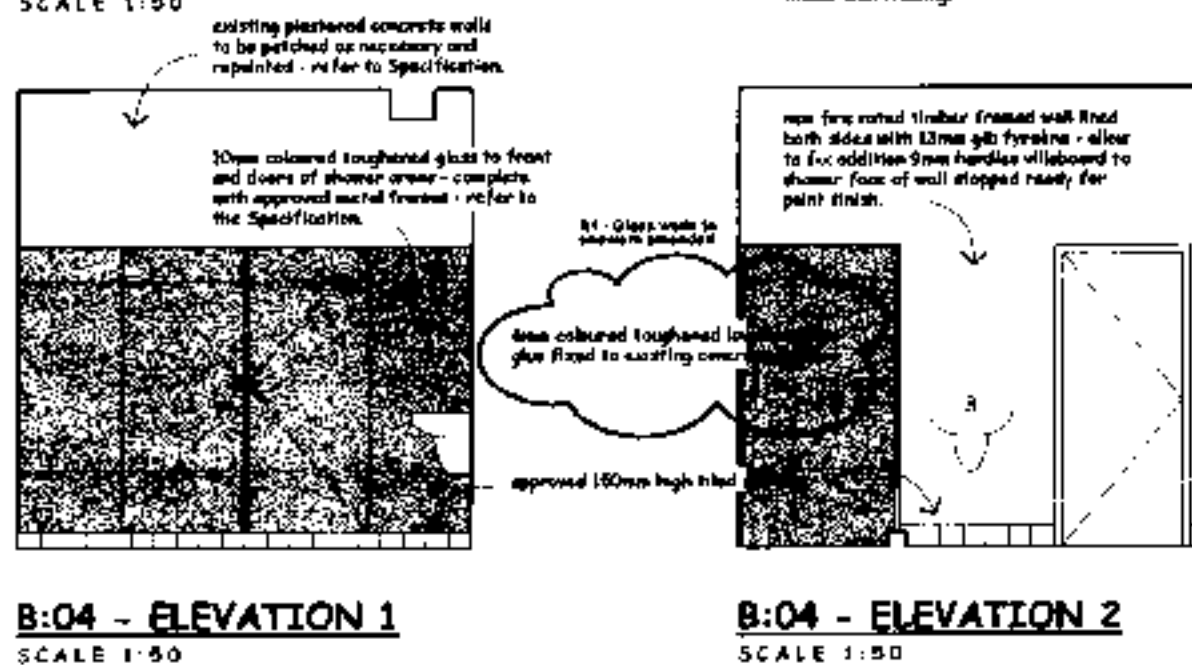
MIKE SOWMAN
DESIGN LIMITED

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Tel: 03 478 1000
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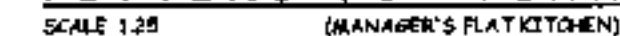
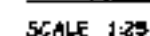
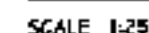
DO NOT SCALE OFF DRAWINGS ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION

"GARDEN VIEW"
SANTA SABINA
BUILDING ALTERATIONS
61 NORTH ROAD
DUNEDIN

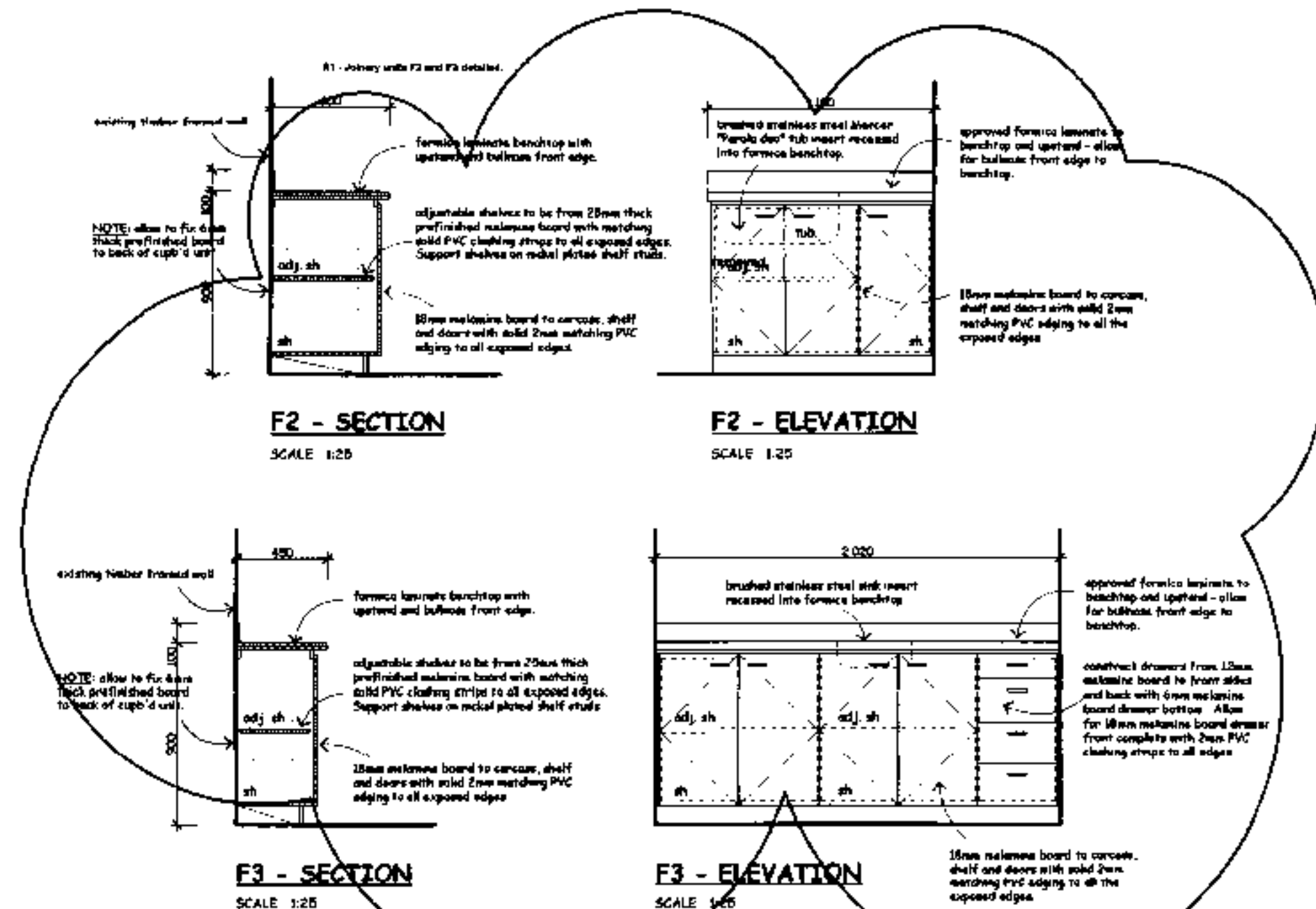
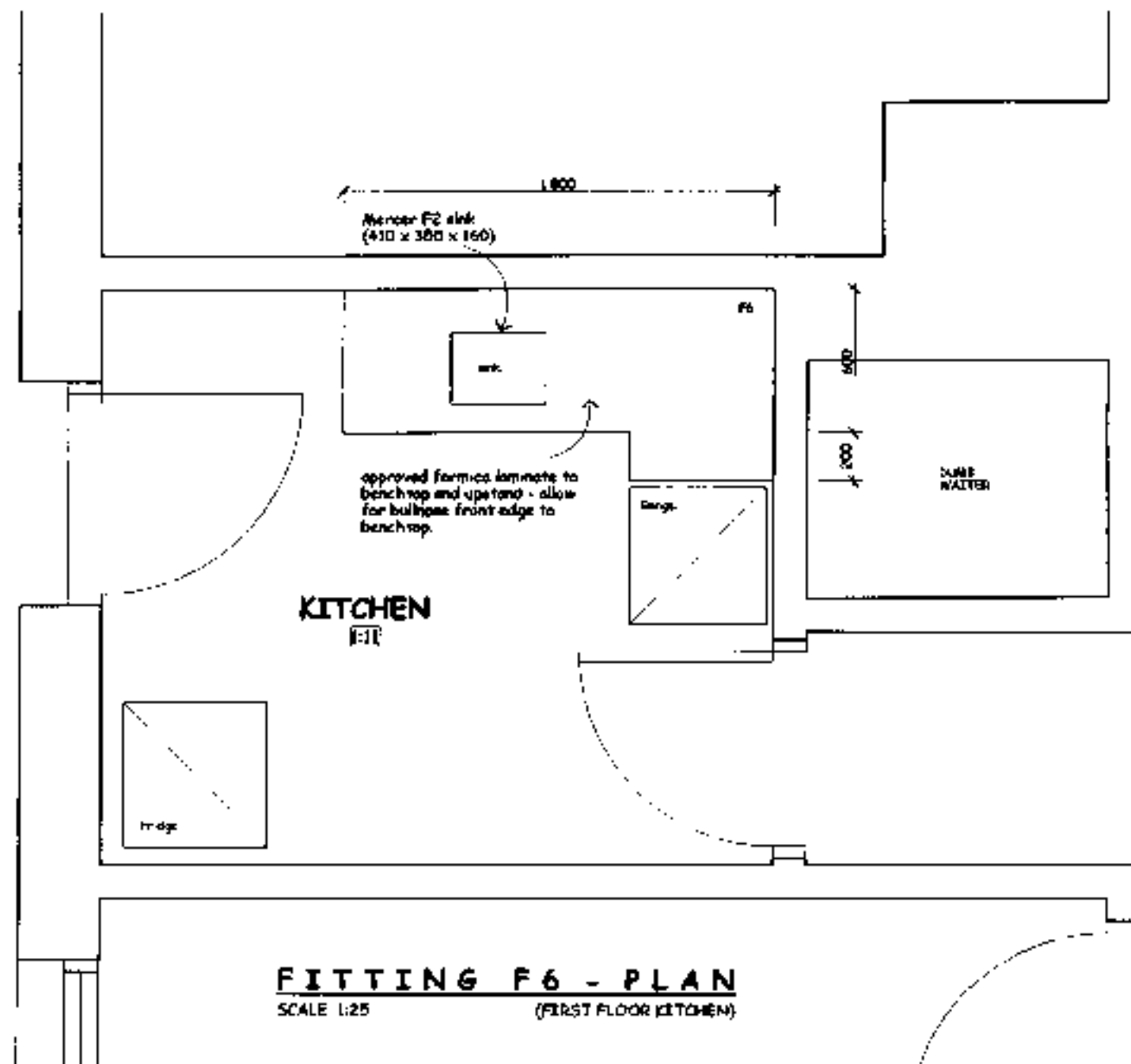
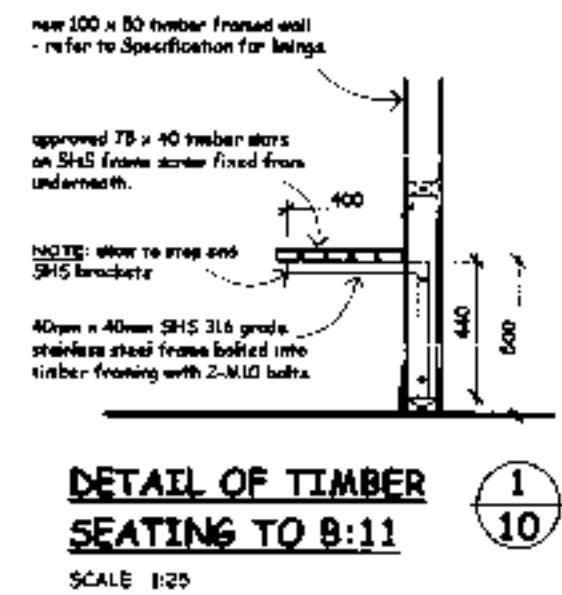
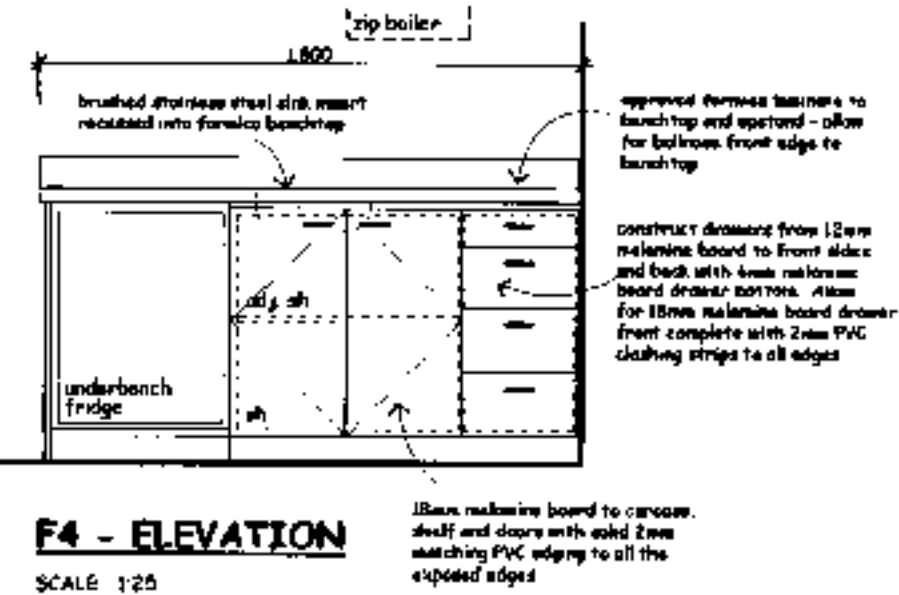
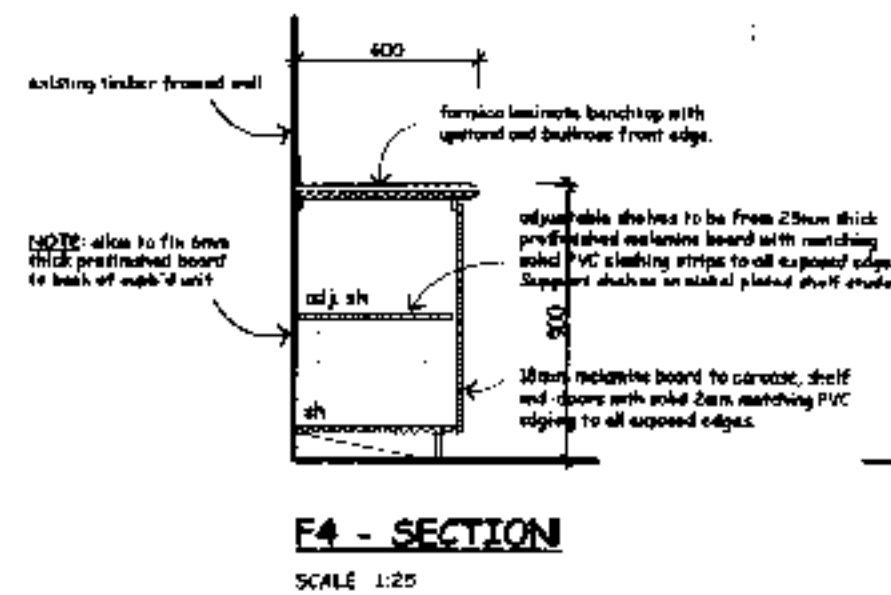
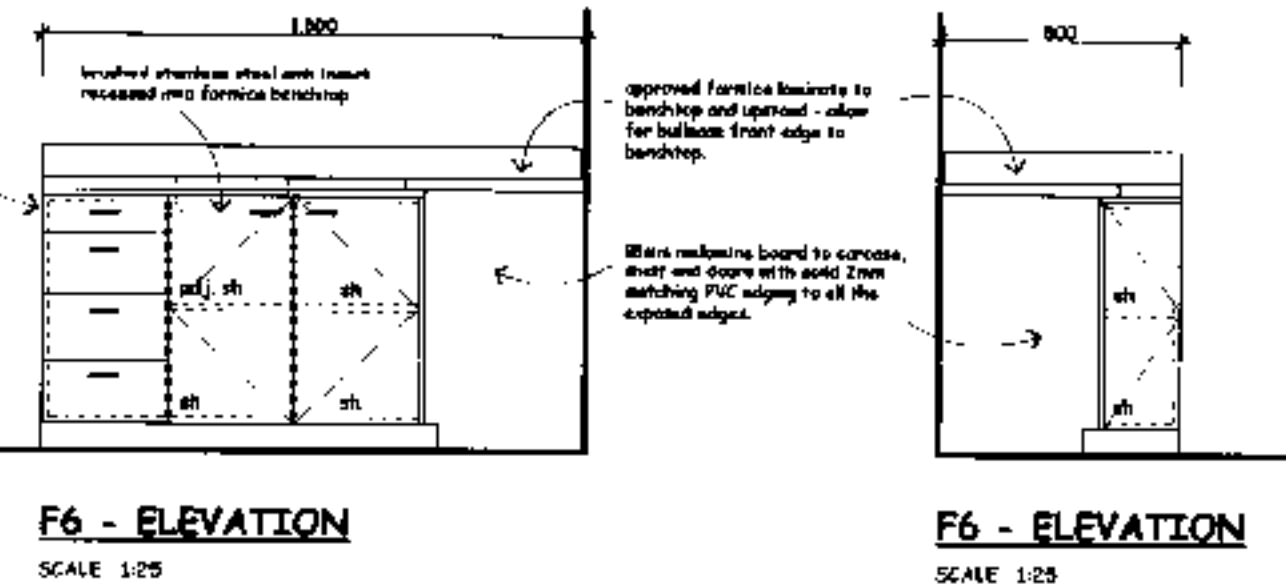
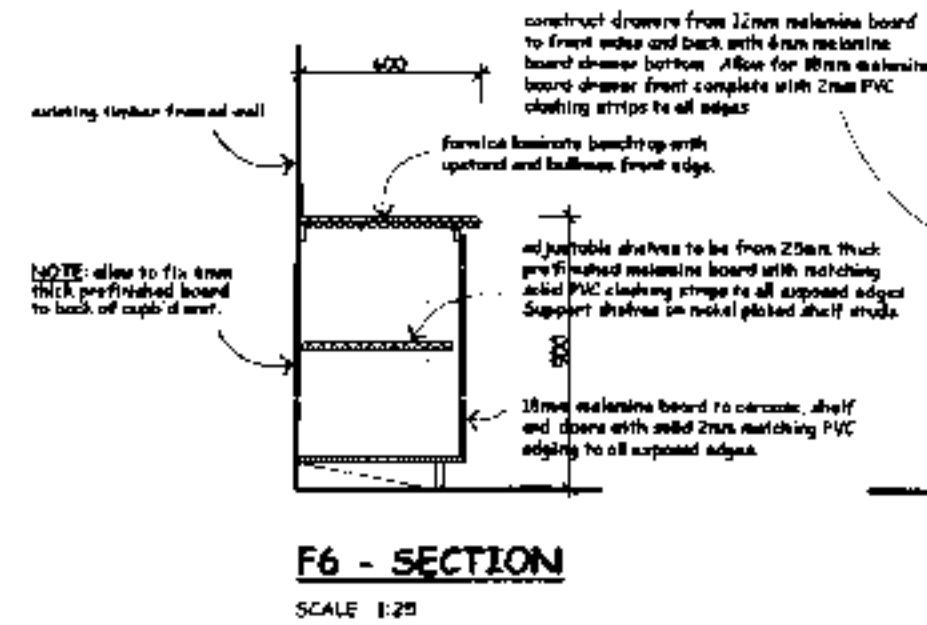
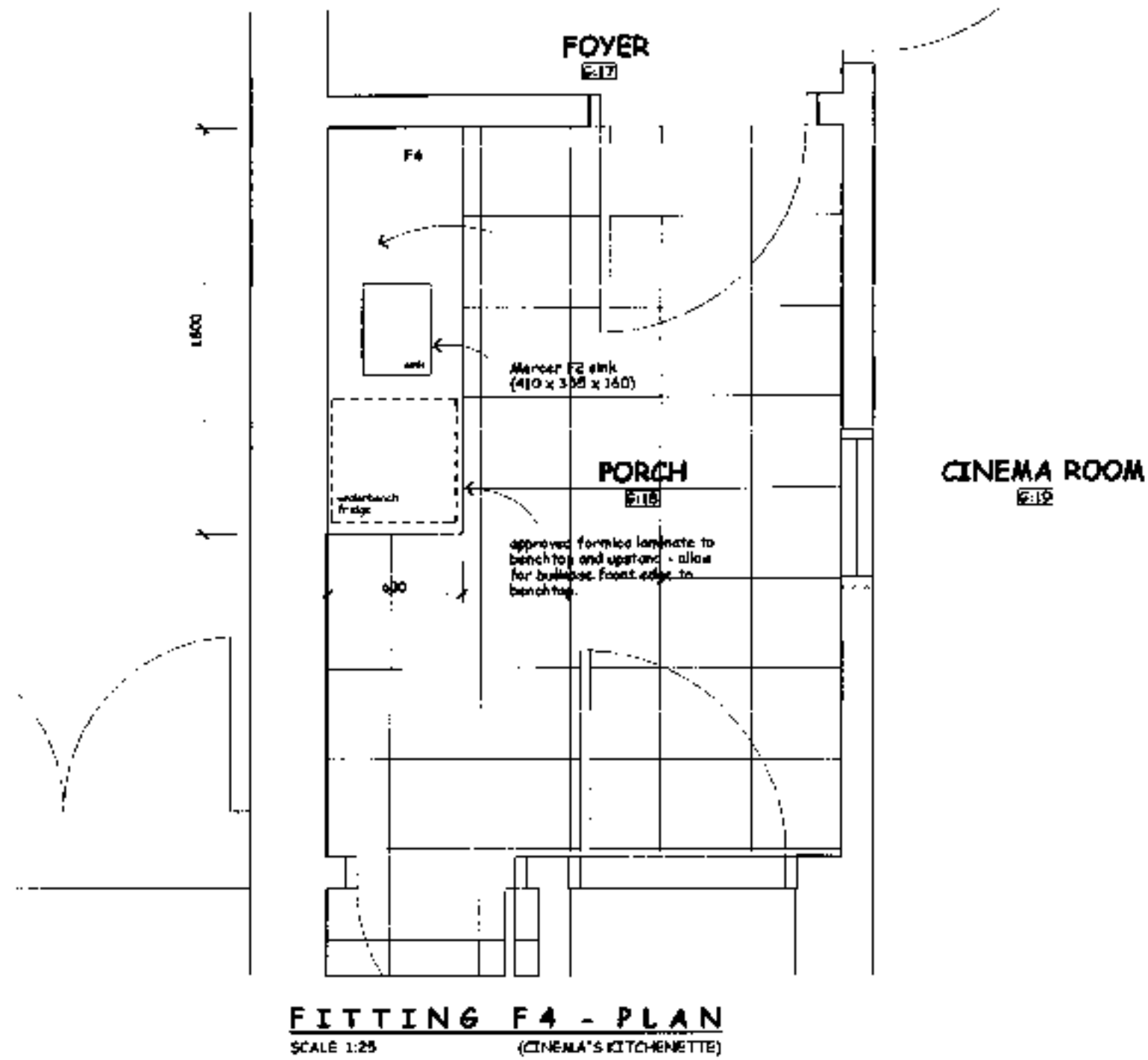
INTERNAL WALL ELEVATIONS



job no. : CN06-0614	date : MARCH 2008
scale : AS SHOWN	print date : 28/07/2008
revision : R1	sheet no : 10



revision : sheet no : 44



R1 - Joinery units F2 and F3 detailed (1000/08)
BUILDING CONSENT ISSUE

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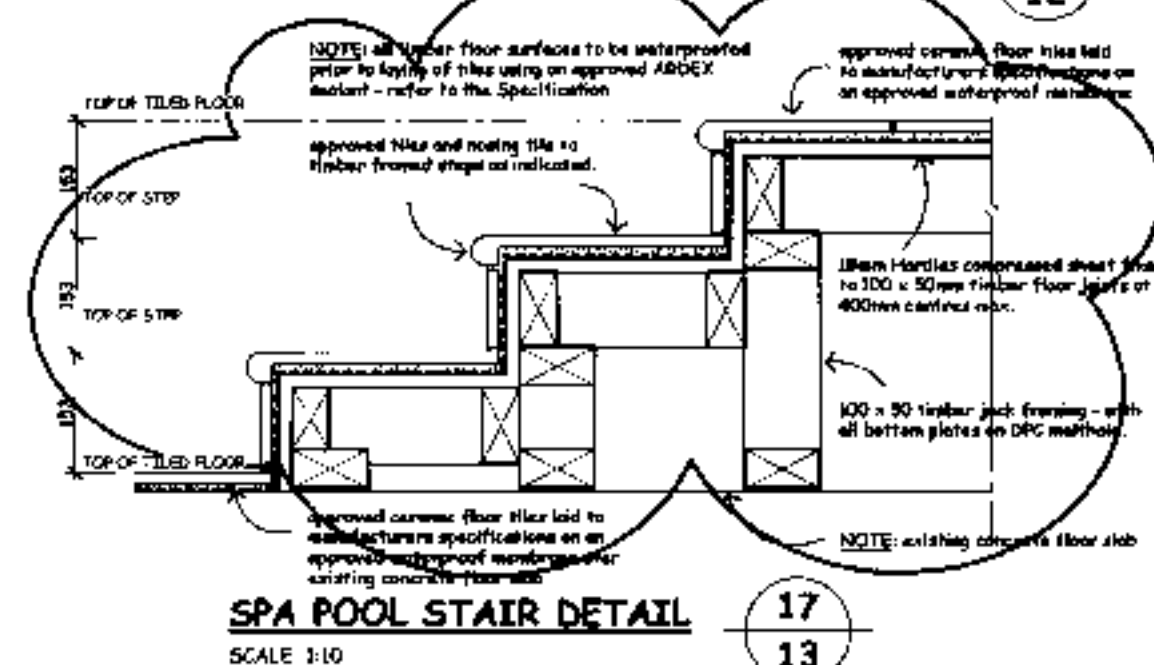
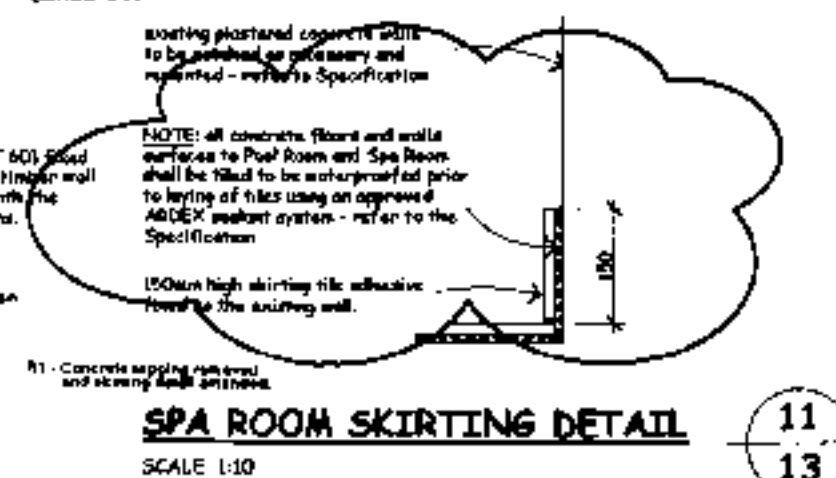
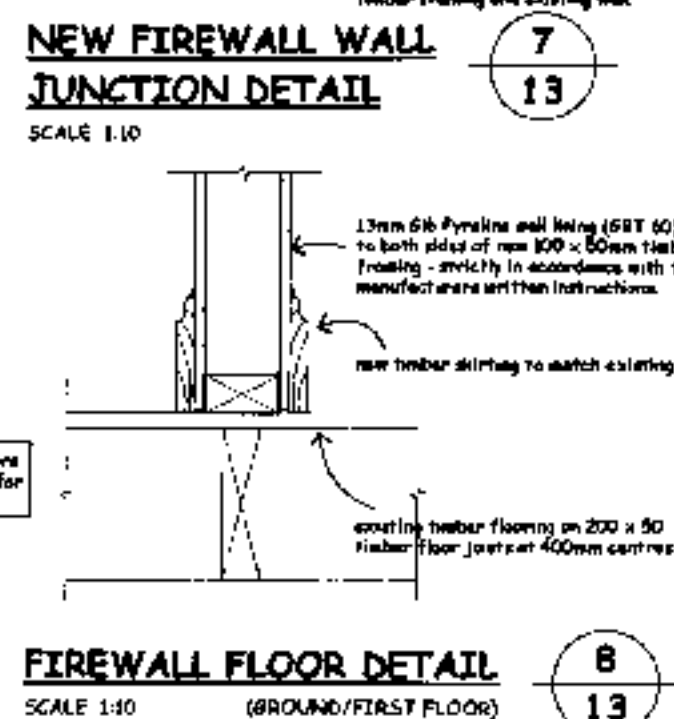
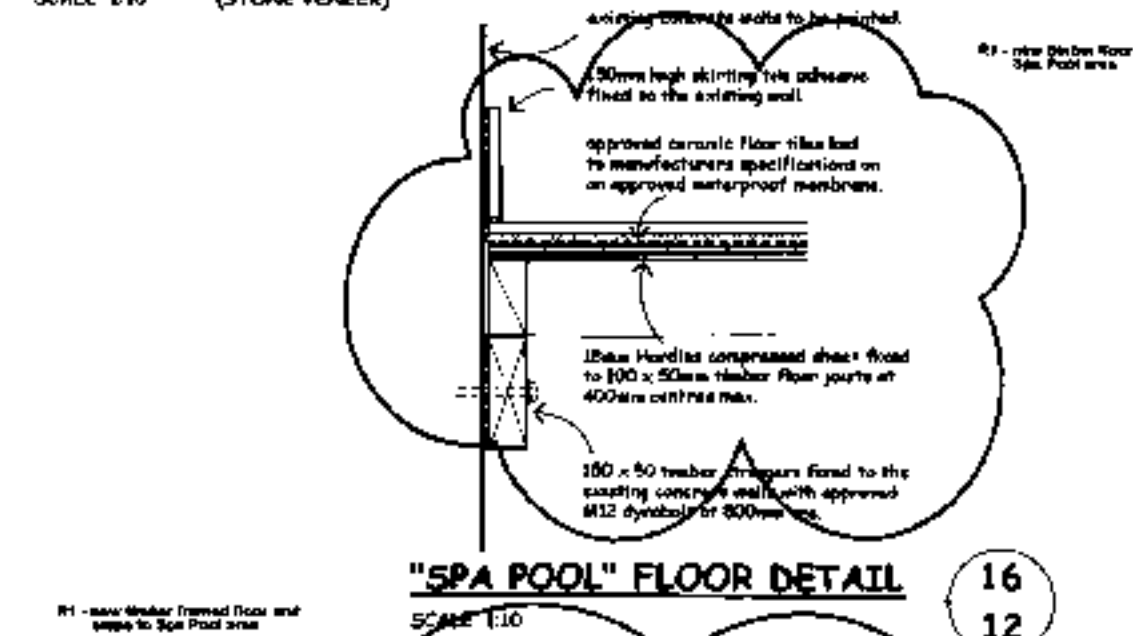
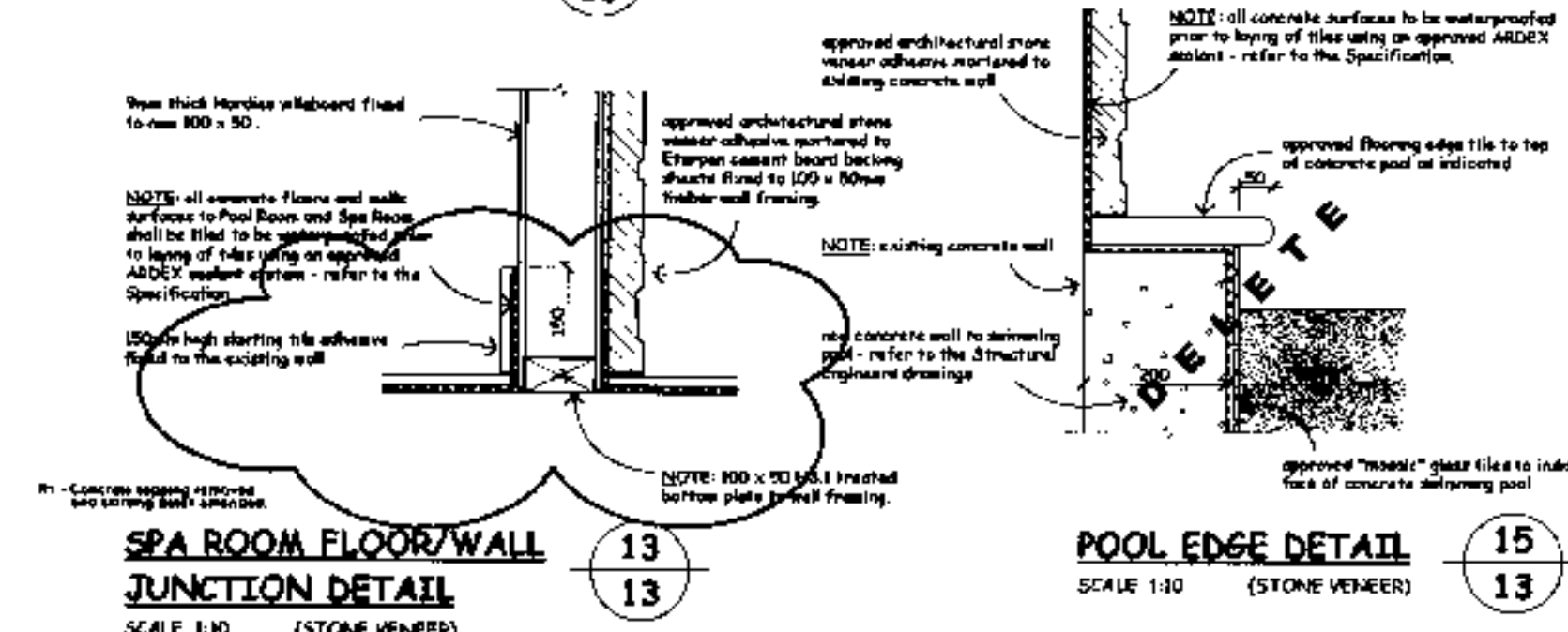
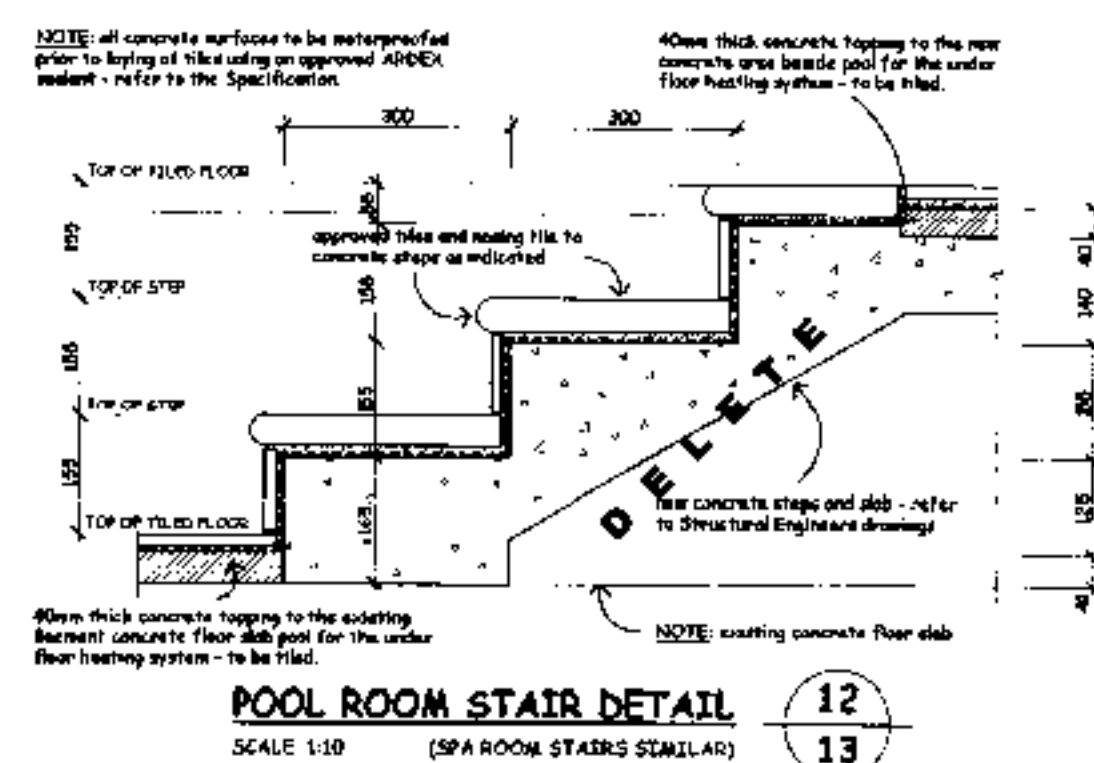
Unit 2/30, Otago
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"GARDEN VIEW"
SANTA SABINA
BUILDING ALTERATIONS
61 NORTH ROAD
DUNEDIN

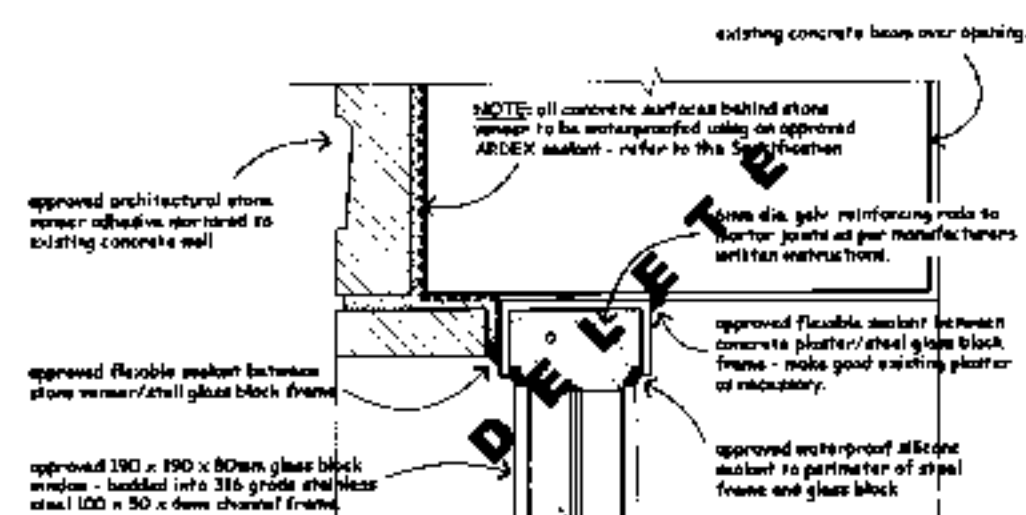
JOINERY DETAILS

Job no.: CND00014
Scale: AS SHOWN
Revision: R1
Date: MARCH 2008
Print date: 09/07/2004
Sheet no.: 12



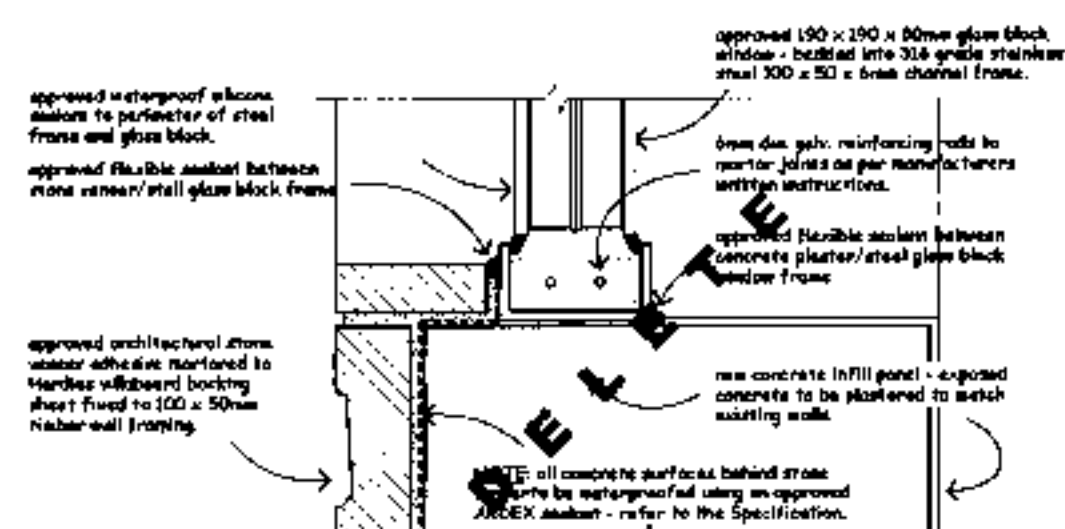
job no. - CND-0514	
ac title : AS SHOWN	date : MARCH 2006
yr/mo/jm :	print num : 2461/2006
R1	class no : 13

2008 1153



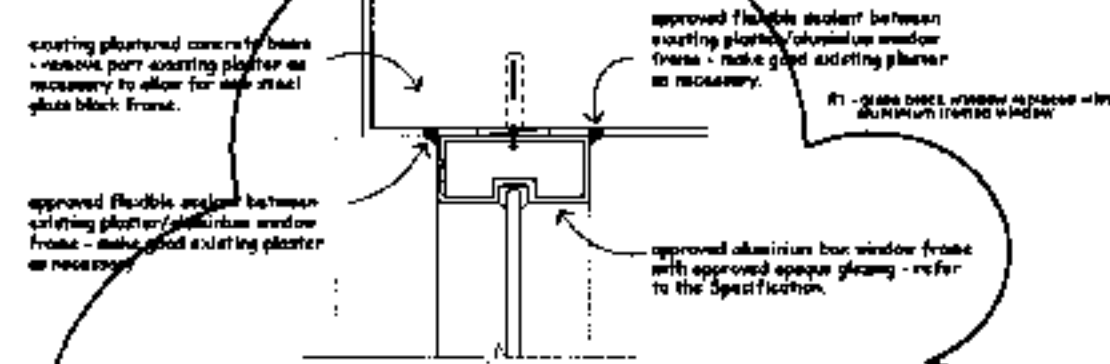
"GLASS BLOCK" HEAD DETAIL TO POOL ROOM (JAMB SIMILAR)
SCALE 1:5

1
14



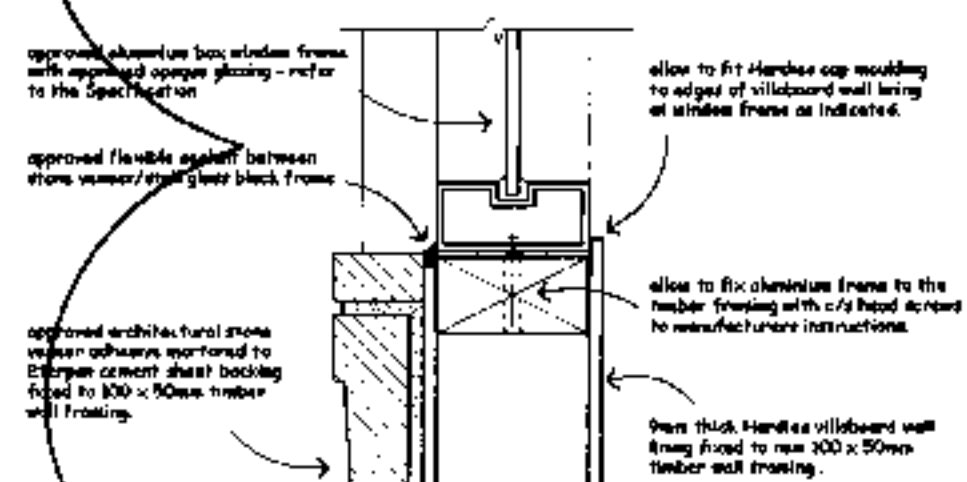
"GLASS BLOCK" SILL DETAIL TO POOL ROOM
SCALE 1:5

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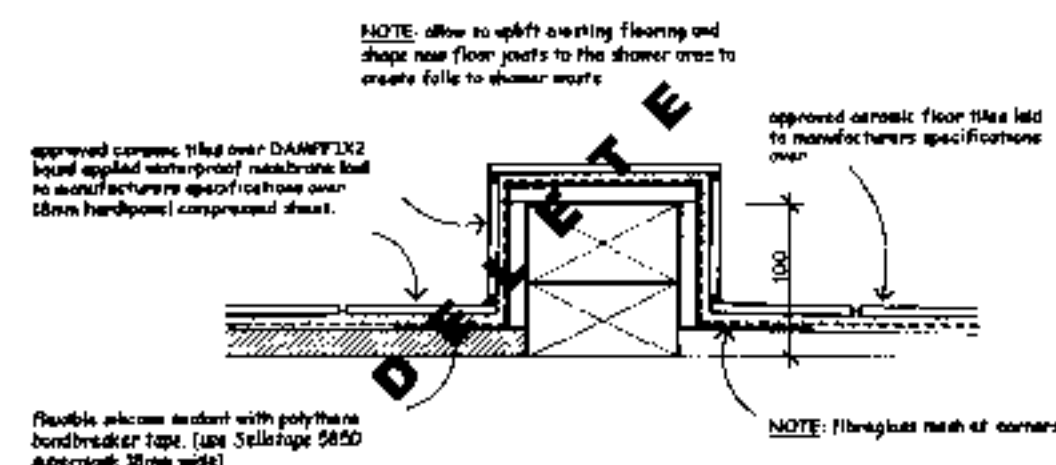
INTERNAL WINDOW HEAD DETAIL TO SPA ROOM (JAMB SIMILAR)
SCALE 1:5

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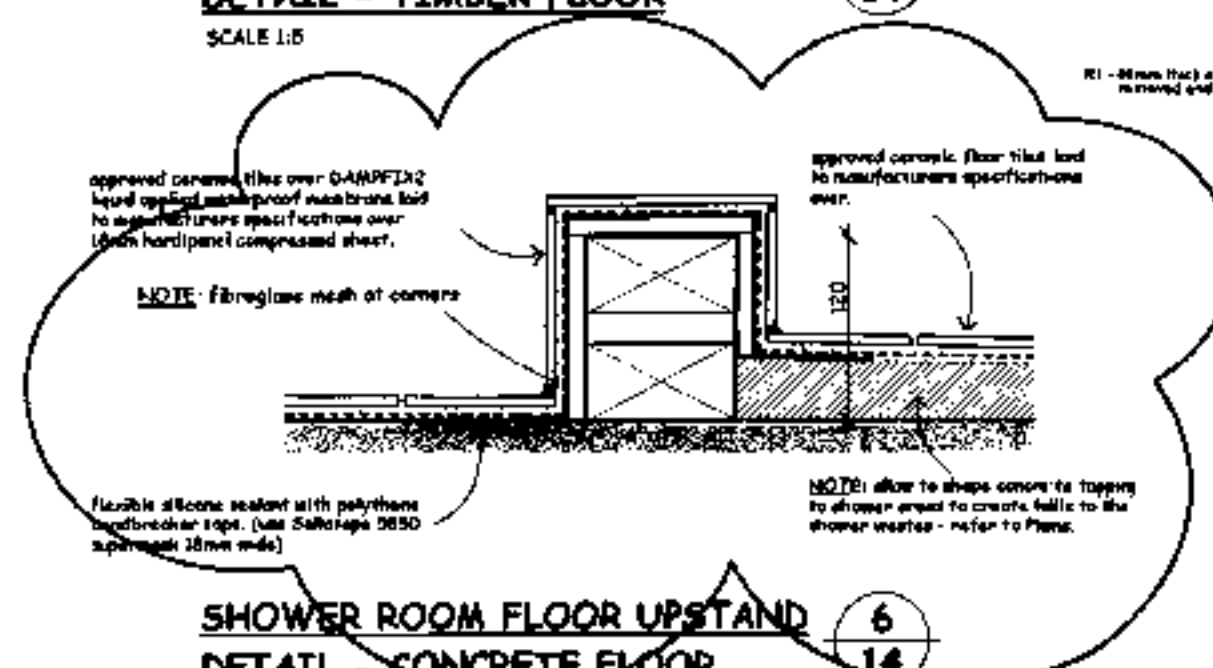
INTERNAL WINDOW SILL DETAIL TO SPA ROOM
SCALE 1:5

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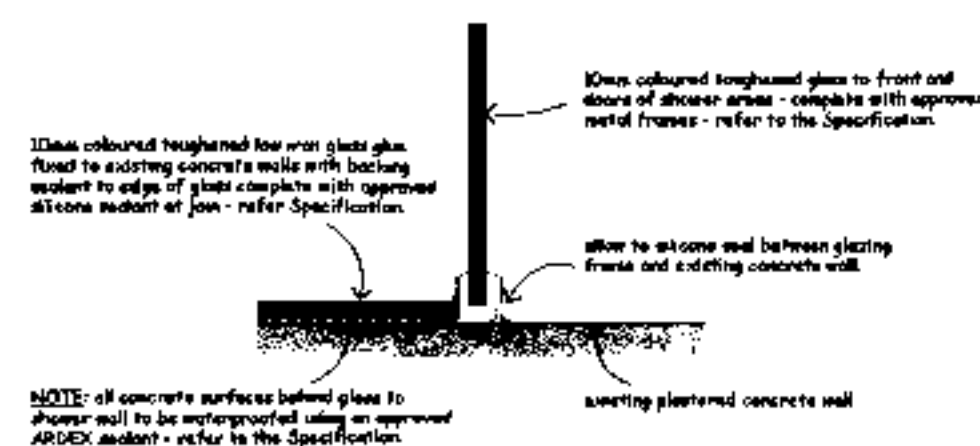
SHOWER ROOM FLOOR UPSTAND DETAIL - TIMBER FLOOR
SCALE 1:5

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14



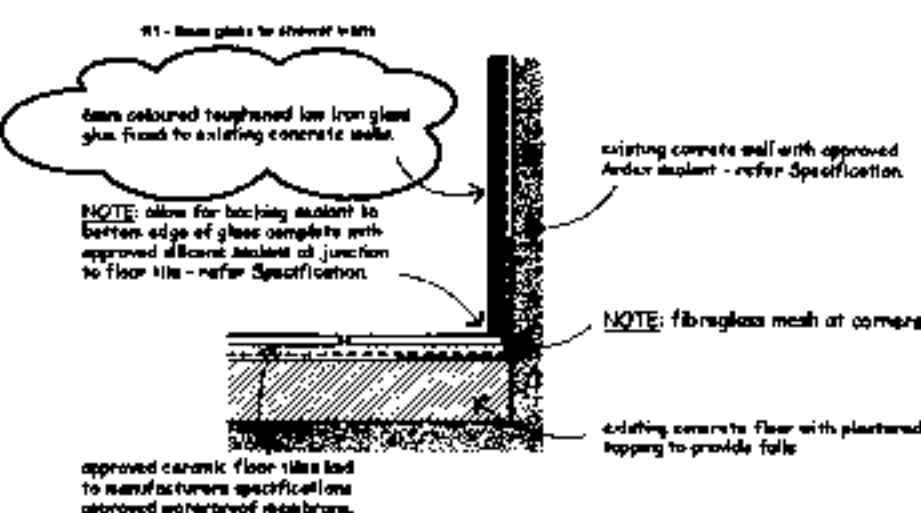
SHOWER ROOM FLOOR UPSTAND DETAIL - CONCRETE FLOOR
SCALE 1:5

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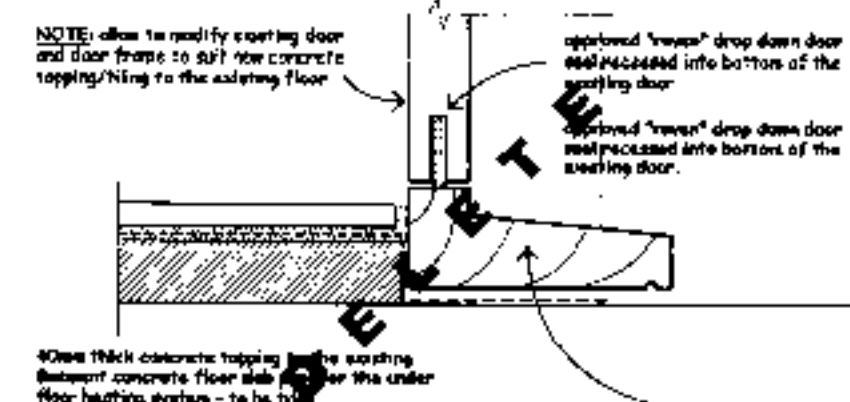
SHOWER ROOM WALL JUNCTION DETAIL
SCALE 1:5

7
14



SHOWER FLOOR/WALL JUNCTION DETAIL - CONCRETE FLOOR
SCALE 1:5

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14



EXISTING BASEMENT ENTRY DOOR SILL DETAIL
SCALE 1:5

9
14

R1 - 40mm concrete topping removed, the shower glass walls amended and glass block window replaced with alum. framed window (1000/08)

BUILDING CONSENT ISSUE

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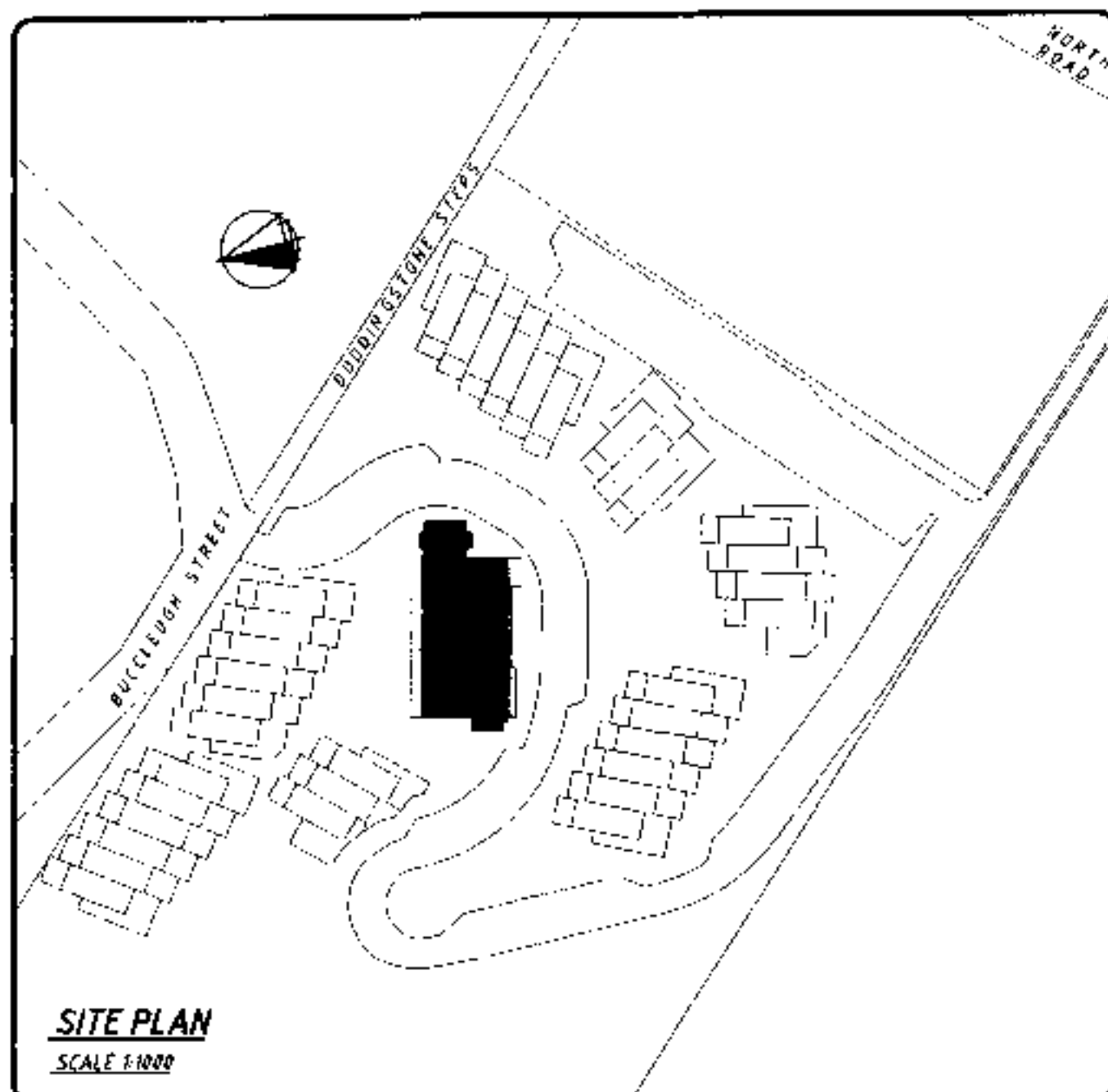
Box 298, Dunedin
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Email: mikedesign@xtra.co.nz
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"GARDEN VIEW"
SANTA SABINA
BUILDING ALTERATIONS
61 NORTH ROAD
DUNEDIN

CONSTRUCTION DETAILS

job no. : C700-0514	date : MARCH 2008
scale : AS SHOWN	print date : 28/07/2008
revision : R1	sheet no. : 14



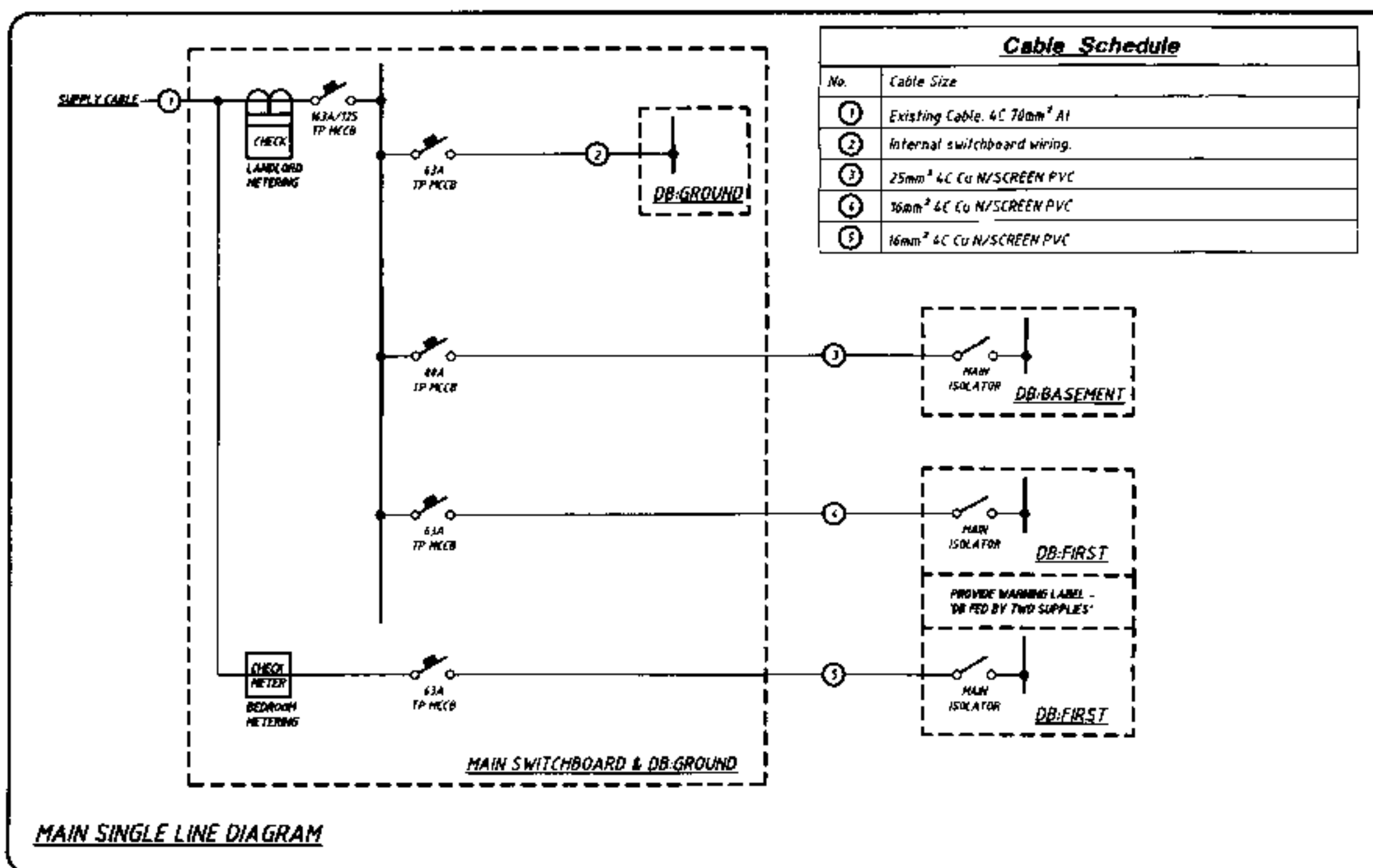
"GARDEN VIEW" SANTA SABINA BUILDING ALTERATIONS - 61 North Rd, Dunedin

DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENT

2008 1153

ELECTRICAL SERVICES

- E1.1 - Location Plan and Details
- E2.1 - Legends and Details
- E3.1 - Basement: Lighting, Power and Data Layout Plans
- E3.2 - Ground Floor: Lighting, Power and Data Layout Plans
- E3.3 - First Floor: Lighting, Power and Data Layout Plans
- E4.1 - Evacuation Lighting Requirements and Layout Plan
- E4.2 - Fire Alarm System Layout Plan
- E4.3 - Electrical for Mechanical Services



29-JULY-2008 2 CONSTRUCTION
26-MAY-2008 1 TENDER

CONSTRUCTION

This document shall be read in conjunction with the specification



PEDERSEN READ
PROFESSIONAL ELECTRICAL ENGINEERS

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Client:

Architect:
MIKE SOWMAN DESIGN LIMITED
Ph: (03) 470-1080
Mechanical Engineer:

Structural Engineer:

Project:

"GARDEN VIEW"
SANTA SABINA BUILDING
ALTERATIONS
61 NORTH RD, DUNEDIN

Doc Title:
ELECTRICAL SERVICES
LOCATION PLAN AND DETAILS

Sup's Approval: 1899a - site, 1899b - basement, 1899c - ground, 1899d - first
Rev: 1899a - elect, 1899b - site, 1899c - ground, 1899d - first
Scale: AS SHOWN
Date: 1899
Author:

E1.1 2

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 12-8-08
Drainage Date 12-8-08
Health Date
NOTE

2008 1153

29-XXV-2008-3 CONSTRUCTION
24-JUNE-2008 2 NTELL
26-MAY-2008 1 TENDER

CONSTRUCTION

This document shall be read in conjunction with the specification



PEDERSEN READ
PROFESSIONAL ELECTRICAL ENGINEERS

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Architect:
MIKE SOWMAN DESIGN LIMITED
P.O. Box 103, 470-1080
Residential Engineer:

Structural Engineer:

Project:

**"GARDEN VIEW"
SANTA SABINA BUILDING
ALTERATIONS
61 NORTH RD, DUNEDIN**

Day Title
ELECTRICAL SERVICES
LEGENDS AND DETAILS

Sheet Number	File Name	Scale of A3
1899v - site	1899e - elect	AS SHOWN
1899s - basement		
1899a - ground		
1899c - first		
Sheet No.	Date Replaced	Job No.
		1899
		Revision

E2.1 3

General Legend

REFER TO THE SHEET NOTES

DB	Location of electrical distribution board - refer to the Specification for details.
MSB	Location of main electrical switchboard - refer to the Specification for details.
SW	Single way light switches: EX Existing light switch. Replace at existing position with new light switch. Number indicates number of switches in existing plate. REH Allow to remove switch and wiring. Fill cavity in wall and finish such that the location of removed switch matches the rest of wall. NEW Install a new vertical configuration light switch mounted at door handle height. The number (if shown) indicates the number of gangs required. No number indicates single gang switch.
2SW	Two way light switches: REH Allow to remove existing single way switch in this location and replace with new switch plate wired for two-way switching. NEW Vertical configuration light switch mounted at door handle height, wired for two-way switching. The subscript number indicates the number of gangs required - no subscript indicates single gang switch.
DB	Location of existing doorbell button. Button is to be replaced with new button wired to existing doorbell sounder.
H	Location of existing heater. Allow to remove heater and all related connections and wiring.
NS	Location of existing nightstore heater. Allow to remove heater and all related connections and wiring.
QJRM	Location of existing phone jack. Allow to remove all related connections and wiring.
DTV	Television outlet suitable for use with digital signals mounted at 500mm above finished floor level to the bottom of the outlet plate. Align with the 230V plug socket outlet adjacent.
DO1	Single horizontal data outlet as 1-gang flush plate - 2No. RJ45 mechanisms (Category 6). The outlet is to be mounted adjacent to the 230V plug socket outlet. Provide 2No. RJ45/RT adaptor to allow outlet to be used for telephone connection.
DO2	Double horizontal data outlet as 2-gang flush plate - 2No. RJ45 mechanisms (Category 6). The outlet is to be mounted adjacent to the 230V plug socket outlet. Provide 2No. RJ45/RT adaptors to allow outlet to be used for telephone connection.

Emergency Lighting Legend

REFER TO SHEET NOTES

EX1	Surface mounted, self-contained, maintained emergency EXIT luminaire, complete with LED lamps (1Watt). The viewing face shall have "EXIT" in white letters on a green background. Fitting shall be wall-mounted, centred above the door, with arrow indicators where shown. Order models to suit indicators and mounting. Acceptable Manufacturers: - Luxalite LED EXIT
EM1	Ceiling mounted, self-contained, non-maintained emergency luminaire, complete with 2No. 8Watt halogen lamp. Acceptable Manufacturers: - Rexel Vistral MENVSIM
EM2	Wall mounted, self-contained, non-maintained emergency luminaire, suitable for exterior installation, complete with 2No. 8Watt halogen lamp. Acceptable Manufacturers: - Rexel Vistral MENVSIM
EM3	Exterior rated, ceiling mounted, self-contained, maintained emergency luminaire, complete with 2No. 18Watt compact fluorescent lamp. Acceptable Manufacturers: - Sumo 350 NSM218CE/W
EM4	Exterior rated, wall mounted, self-contained, maintained emergency luminaire, suitable for exterior installation, complete with 2No. 18Watt compact fluorescent lamp. Acceptable Manufacturers: - Sumo 350 NSG218CE/W

Fire Alarm System Legend

REFER TO SHEET NOTES

TD	Location of fire alarm system analogue addressable thermal detector unit mounted on the ceiling
SD	Location of fire alarm system analogue addressable smoke detector unit mounted on the ceiling
SP	Location of fire alarm system speaker unit, wall mounted at 2300mm above finished floor level.
BP	Location of fire alarm system speaker unit, wall mounted at 2300mm above floor level, with analogue addressable manual call point at 1200mm above floor level directly below

Permanent Connection Legend

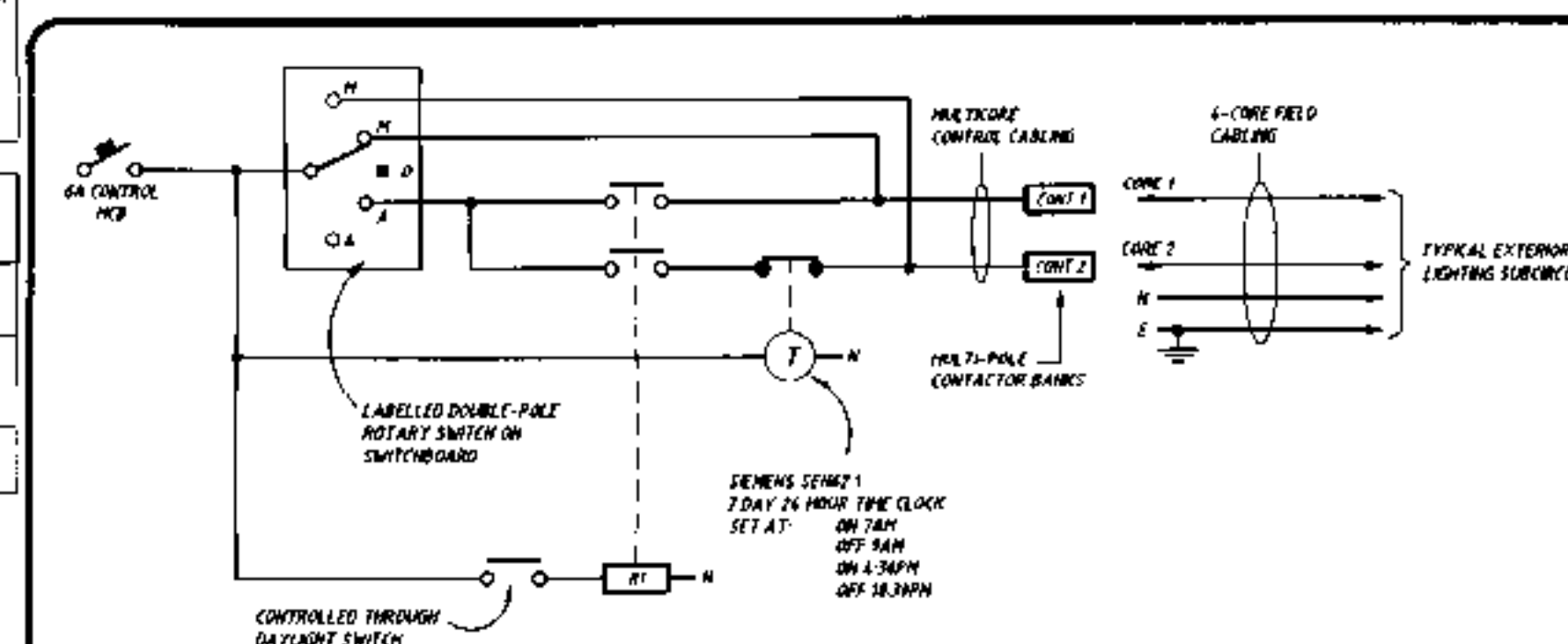
REFER TO THE SHEET NOTES

SEA	Sea area humidity ventilation: - Provide a 10Amp 230V supply to fan. - Install humidity sensor for control of fan as indicated in drawing. - Install IP65 rated isolator in accessible location adjacent to fan. - Fan and humidity sensor supplied by others.
FE1	Bathroom Extract Fan with Run-On Timer: - Fan is to be supplied via local lighting circuit. - The fan is to be controlled via a run-on timer activated via the light switch in each bathroom. Refer to specification for details. - Duct fan to outside building and provide ducting, grills and penetrations as required.
FE2	Window Mounted Extract Fan with Run-On Timer: Fan supplied and installed by others. Allow for adjacent isolator and run on timer. Fan is to be supplied via local lighting circuit.
FE3	Ceiling Mounted Extract Fan with Run-On Timer: Fan supplied and installed by others. Allow for adjacent isolator and run on timer. Fan is to be supplied via local lighting circuit.
W-OV	Kitchen wall Oven Unit: - 2Ex4.0sqmm TPS subcircuit, 25Amp mcb. - Install a labeled (engraved) 25Amp isolator at 1400mm AFFL in accessible location away from hob and oven. - Locate adjacent to the hob isolator. - Install a 25Amp socket below bench on cable entry side of oven. - Provide and install a matching 25Amp plug top and flex, and connect to the oven terminals. - Allow to test the oven. The oven is supplied by others.
HB	Electric Benchtop Hob: - 2ExTPS subcircuit. - Install a labeled 25Amp isolator at 1500mm above bench level, adjacent to the range. - Install a permanent connection, adjacent to hob concealed within joinery. - Provide and install a matching 25Amp plug top and flex, and connect to the range terminals. - Allow to test the range. The range is supplied by others.
RANGE	Electric Range: - 2ExTPS subcircuit. - Install a labeled 32Amp isolator at 1500mm above bench level, adjacent to the range. - Install a range socket, centred behind range at 500mm above floor level (or located to suit socket above on range). - Provide and install a matching 32Amp plug top and flex, and connect to the range terminals. - Allow to test the range. The range is supplied by others.
HOOD	Extract Hood: - 2ExTPS subcircuit. - Install a 10Amp switched permanent connection adjacent to the hood on the cable entry side. - Install 3-core flex connection to the terminal chamber. - Allow to connect to the fan control systems, test and assist with commissioning. - The hood is provided and installed by others.
SAUNA	Sauna: - 2Ex4sqmm TPS subcircuit, 25Amp rcd. - Install a single switched permanent connection outlet mounted adjacent to the sauna supply point. - Install a labeled IP rated isolator (standard flush plate type). - The outlet and isolator are to be mounted in accordance with the requirements of NZECP-2 and NZS 3000:2007. - Confirm the location of the sauna supply point and desired position of isolator with the installer prior to installing any cabling. - Install high-temperature 3-core flex connection to the sauna supply terminals. - Connect, test and assist with commissioning. - The sauna is provided and installed by others.
SPA	SPA: - 2Ex4sqmm TPS subcircuit, 25Amp rcd. - Install a single switched plug socket outlet mounted adjacent to the spa motor, within the spa enclosure. - Install a labeled IP rated isolator (standard flush plate type) at high level adjacent to the spa. - The outlet and isolator are to be mounted in accordance with the requirements of NZECP-2 and NZS 3000:2007. - Confirm the location of the spa motor with the installer prior to installing any cabling. - Install high-temperature 3-core flex connection to the spa motor terminals. - Connect, test and assist with commissioning. - The spa bath is provided and installed by others.
NP-02	Heatpump units, Small (S6 & S7): - Provide a 15Amp, 230V supply to outdoor unit. - Install a weatherproof switch connection adjacent to the outdoor unit - confirm location on site. - Install a connection to the outdoor unit in flexible armoured conduit. - Provide 15mm 4C cabling between indoor heads and relevant outdoor unit, as indicated in drawings, as per manufacturers specification. - Connect and test the units. - The units are supplied and installed by other trades.
NP-01	Heatpump units, Large (S1-S5): - Provide a 20Amp, 230V supply to outdoor unit. - Install a weatherproof switch connection adjacent to the outdoor unit - confirm location on site. - Install a connection to the outdoor unit in flexible armoured conduit. - Provide 15mm 4C cabling between indoor heads and relevant outdoor unit, as indicated in drawings, as per manufacturers specification. - Connect and test the units. - The units are supplied and installed by other trades.
UT	Under Tile Heating: - Provide a 16Amp, 230V supply to each floor, supplied to thermostat height (position indicated on plan), with draw wire to bottom plate to draw elements and probe wires to thermostats. - Install control unit as per manufacturers specification. - Elements to be installed by others.
EX HW	Location of existing electric hot water cylinder to remain. Connect to MSB DB-G.
GAS HW	Gas Hot Water Heating: - 2ExTPS subcircuit. - Install an IP rated 10Amp permanent connection adjacent to the unit on the cable entry side. - Install an IP rated isolator adjacent to permanent connection. - Install 3-core flex connection to the terminal chamber. - The Gas Water Heater is provided and installed by others.
HWC	Hot Water Cylinder: - 2ExTPS subcircuit. - Install a 20Amp switched permanent connection adjacent to the cylinder on the cable entry side. - Install high-temperature 3-core flex connection to the terminal chamber. - Connect to the thermostat and elements, test and assist with commissioning. - Allow to provide 4mm ² earth wire to HWC position from switchboard location. Allow to earth all metal pipework at the HWC location. In compliance with AS/NZS 3000:2007. - The HWC is provided and installed by others.

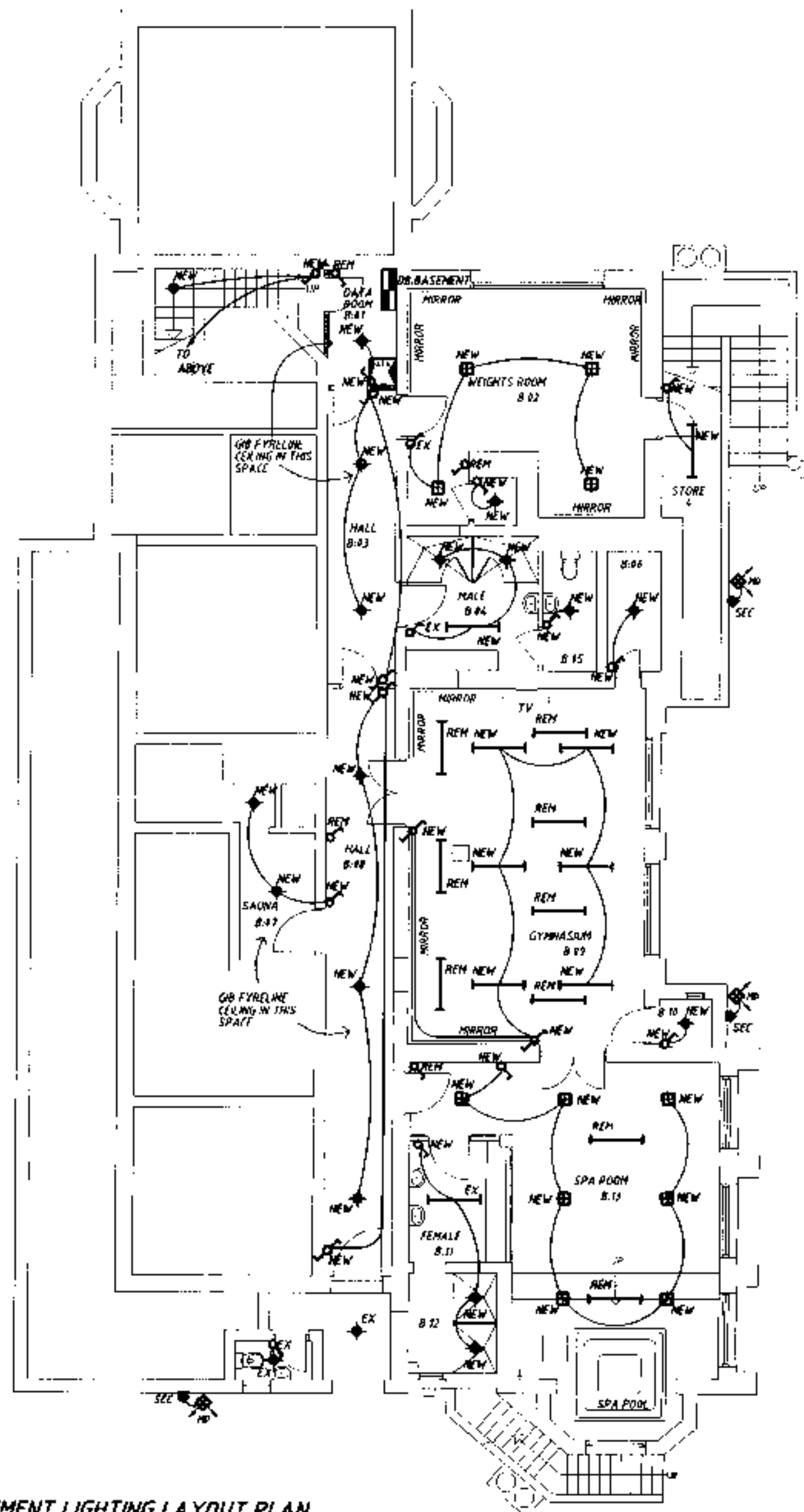
Lighting Legend

REFER TO SHEET NOTES

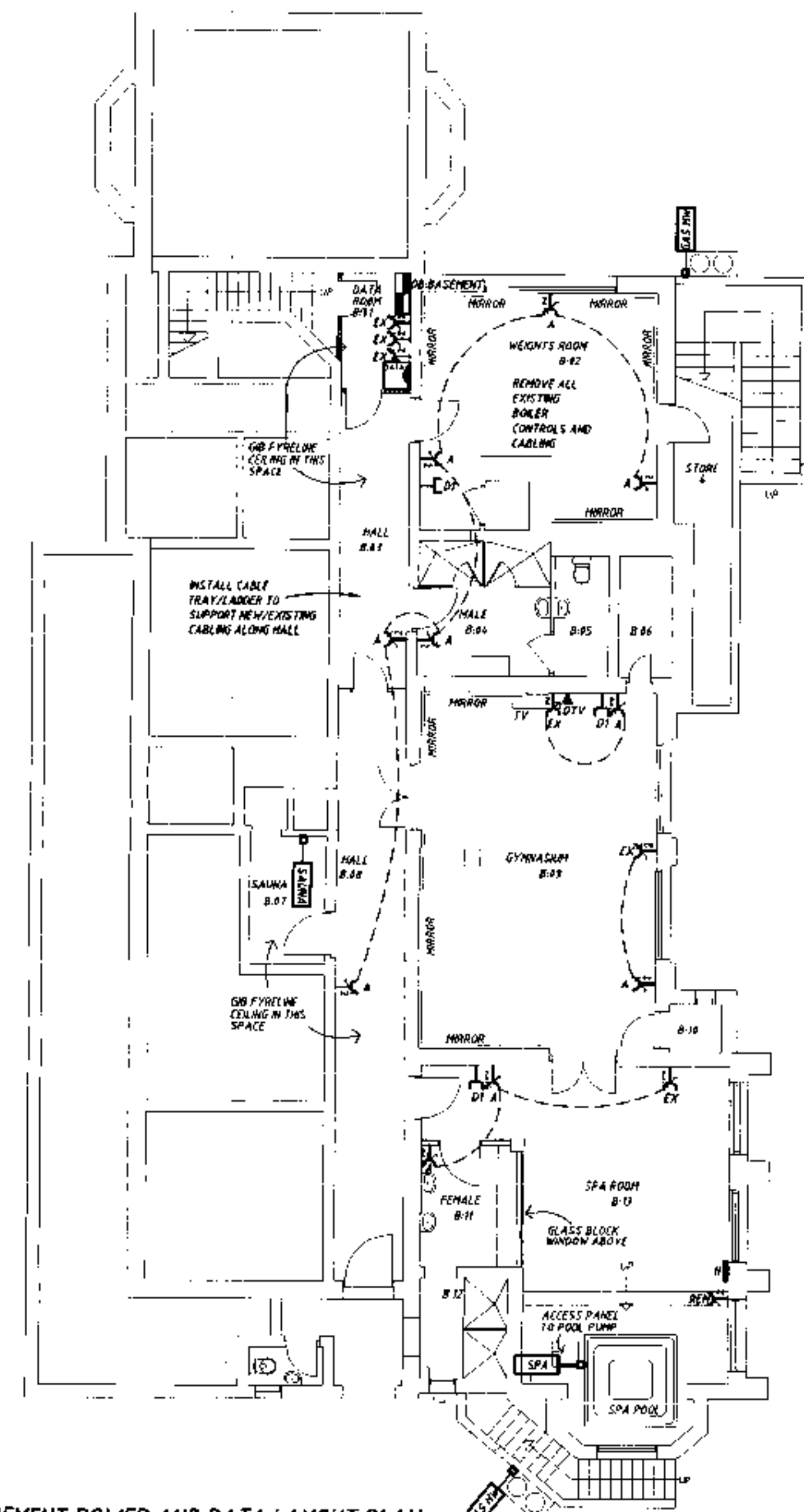
EX	Existing light fitting to be replaced. Replacement fitting to be specified at later date.
NEW	New light fittings. Fitting to be specified at later date. Fittings are to either be controlled from indicated light switch or to switch with indicated existing lighting.
SEC	New security light fitting with motion detector fitted. Fitting to be controlled with existing exterior lighting.



EXTERIOR LIGHTING CONTROL SCHEMATIC DIAGRAM (INDICATIVE ONLY)



BASEMENT LIGHTING LAYOUT PLAN
SCALE 1:100



BASEMENT POWER AND DATA LAYOUT PLAN
SCALE 1:100

NOTES

1. ALLOW TO REMOVE ALL SURFACE TRUNKING AND CABLE CONDUIT THROUGHOUT BUILDING. WHERE POSSIBLE, RELOCATE WIRING WITHIN WALL AND CEILING CAVITIES. WHERE THIS IS NOT POSSIBLE ALLOW TO CHASE WIRING INTO WALL. ENSURE WIRING IS PROTECTED WITH CONDUIT WITHIN CHASE RECESS. FINISH SO THAT CHASING MATCHES WALL SURFACE.

DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENT

2008 1153

29-JULY-2008 2 CONSTRUCTION
26-MAY-2008 1 TENDER

CONSTRUCTION

This document shall be read in conjunction with the specification



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Ph: (03) 470-1080
Head Office: Dunedin

Structural Engineer:
Project:

"GARDEN VIEW"
SANTA SABINA BUILDING
ALTERATIONS
61 NORTH RD, DUNEDIN

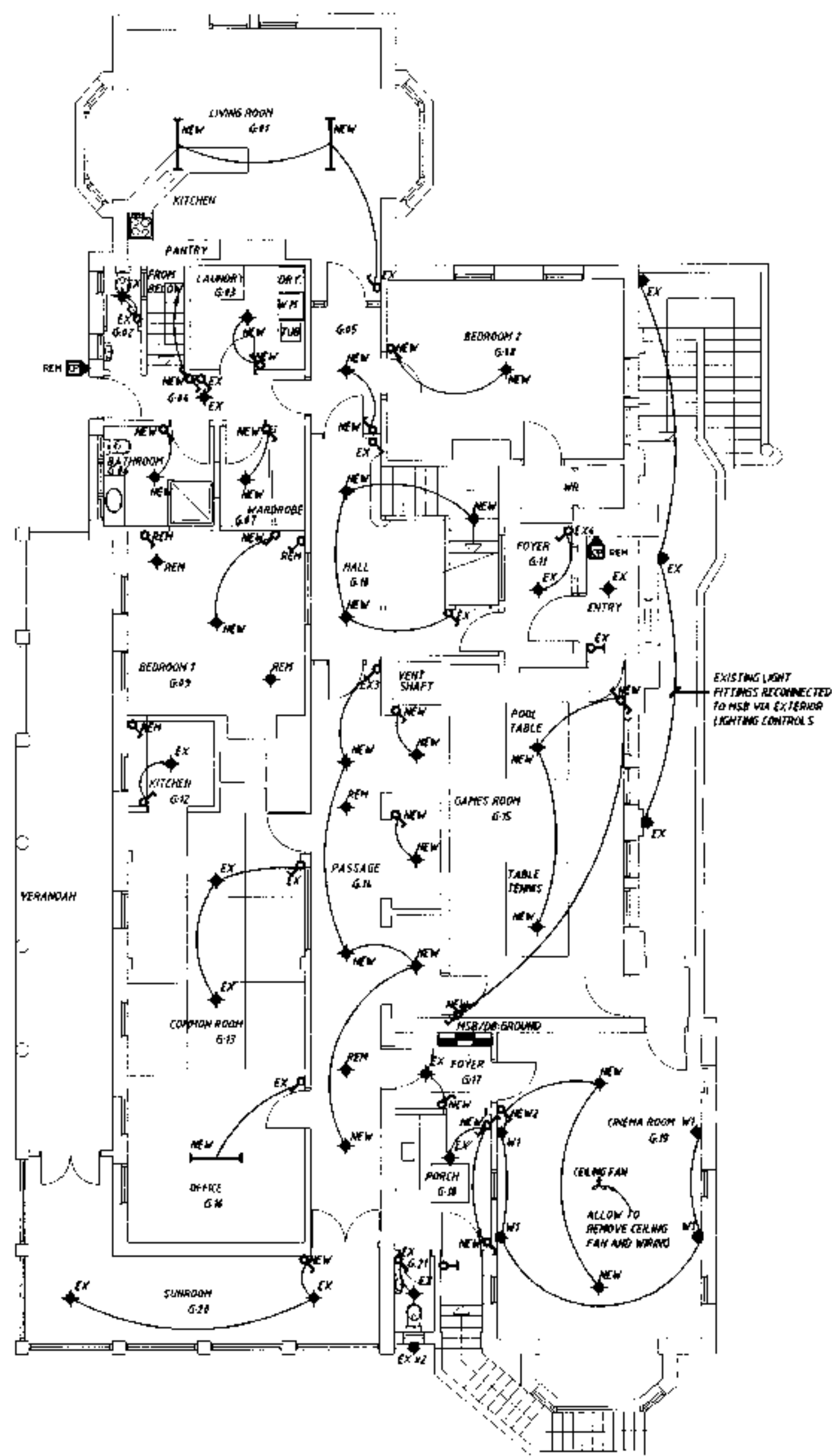
By Title:
ELECTRICAL SERVICES
BASEMENT: LIGHTING, POWER
AND DATA LAYOUT PLANS

Works Attached	File Name	Scale of A1
1899x - site	1899x - elect	1:100
1899x - basement	1899x - data	1:100
1899x - ground	1899x - first	1:100
1899x - first	1899x - first	1:100
E3.1		2

THESE PLANS ARE APPROVED

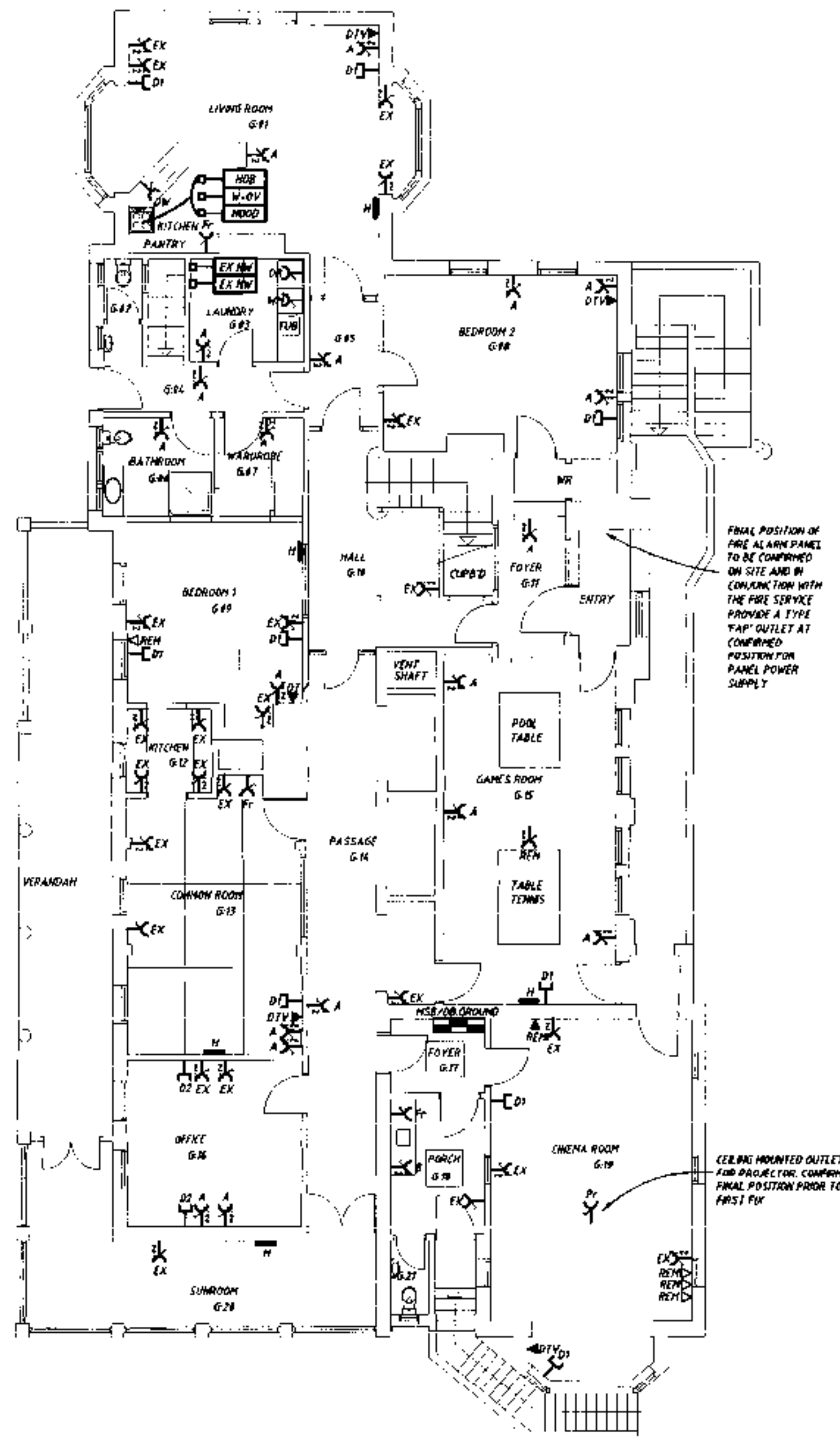
For use in conjunction with the Building Consent

Consent Number: 2008-249811/A



GROUND FLOOR LIGHTING LAYOUT PLAN

SCALE 1:100



GROUND FLOOR POWER AND DATA LAYOUT PLAN

SCALE 1:100

NOTES

1. ALLOW TO REMOVE ALL SURFACE TRUNKING AND CABLE CONDUIT THROUGHOUT BUILDING WHERE POSSIBLE, RELOCATE WIRING WITHIN WALL AND CEILING CAVITIES WHERE THIS IS NOT POSSIBLE ALLOW TO CHASE WIRING INTO WALL, ENSURE WIRING IS PROTECTED WITH CONDUIT WITHIN CHASE RECESS, FINISH SO THAT CHASING MATCHES WALL SURFACE
2. CONFIRM LOCATIONS OF DIGITAL TV OUTLETS AND ASSOCIATED 230V OUTLET WITH ARCHITECT PRIOR TO INSTALLATION
3. CONFIRM LOCATIONS OF ALL EMERGENCY AND STANDARD LIGHT FITTINGS PRIOR TO FIRST FIX

DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENT

2008 1153

29-JULY-2008 2 CONSTRUCTION
24-JULY-2008 1 TENDER

CONSTRUCTION

This document shall be read in conjunction with the specification

MIKE SOWMAN
ARCHITECTURAL DESIGN

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MIKE SOWMAN DESIGN LIMITED
PHN (03) 470-1000

Structural Engineer: _____

Project: _____

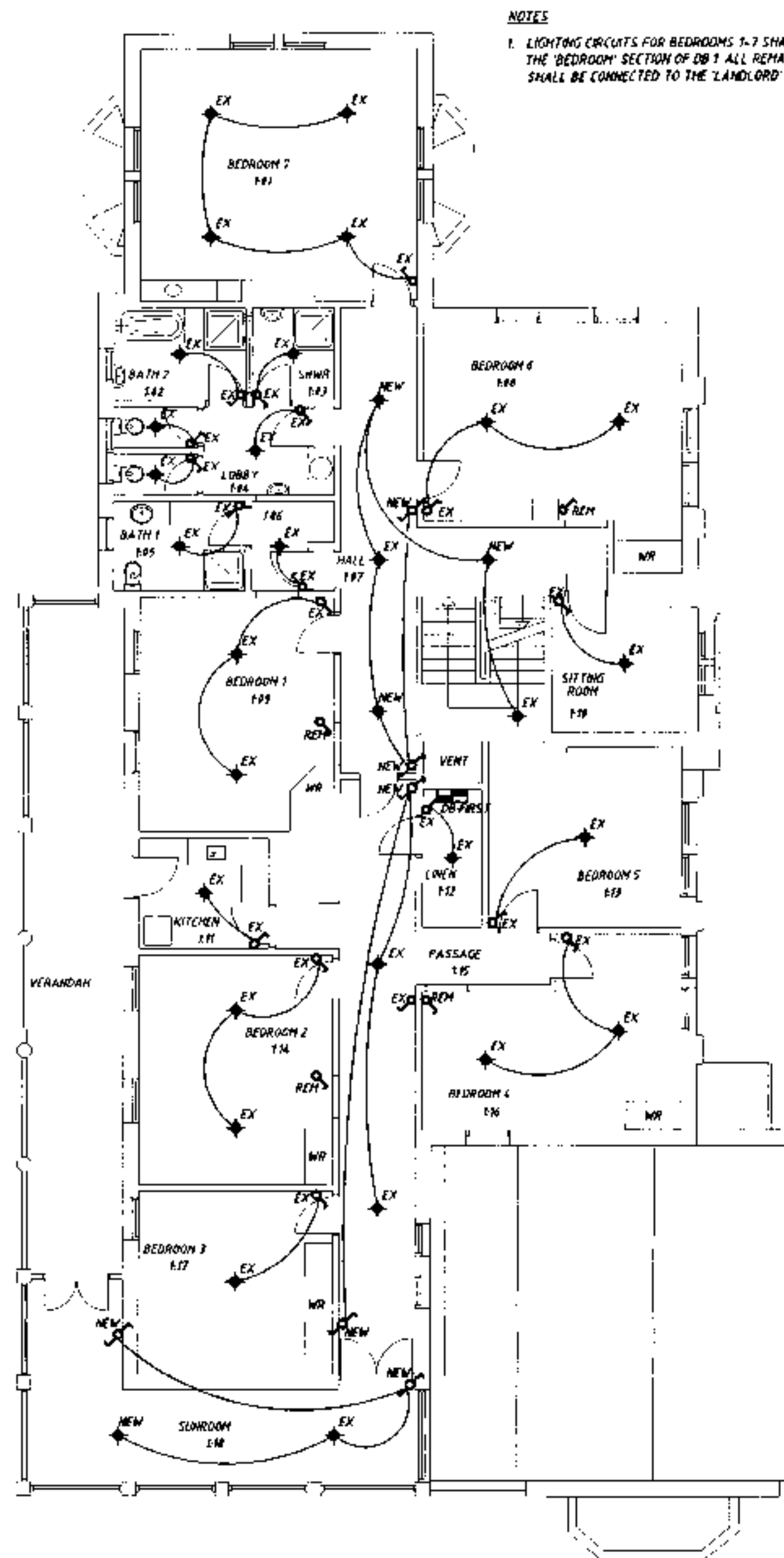
"GARDEN VIEW"
SANTA SABINA BUILDING
ALTERATIONS
61 NORTH RD, DUNEDIN

Draw Title:
ELECTRICAL SERVICES
GROUND FLOOR: LIGHTING,
POWER AND DATA LAYOUT
PLANS

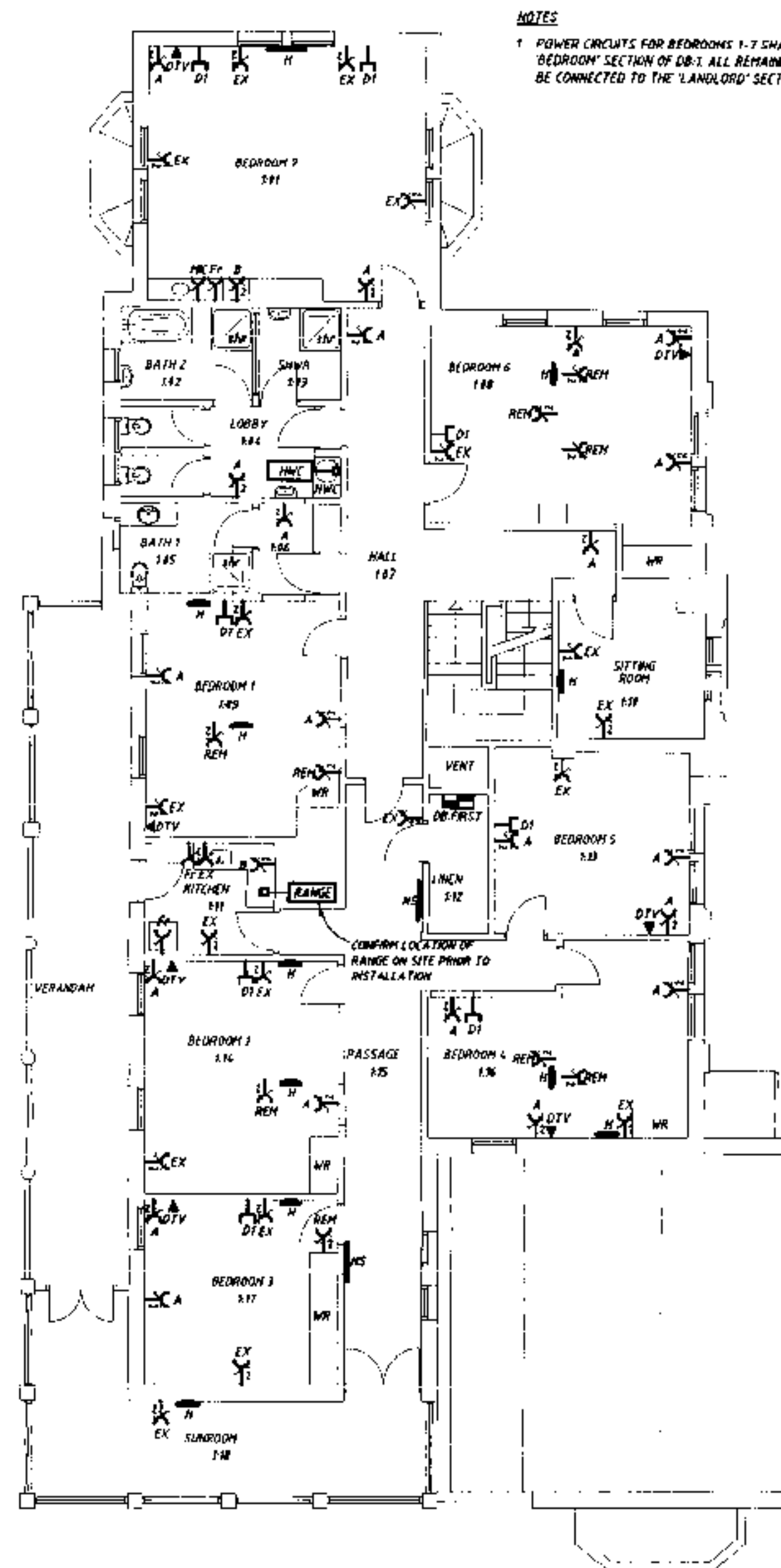
Drawn By:	1899a - site	1899b - electrical	Scale of A2
1899c - basement	1899d - ground	1899e - first	1:100
1899f - total	1899g - site	1899h - site	1899i - site
1899j - site	1899k - site	1899l - site	1899m - site

E3.2

2



FIRST FLOOR LIGHTING LAYOUT PLAN
SCALE 1:100



FIRST FLOOR POWER AND DATA LAYOUT PLAN
SCALE 1:100

NOTES

1. ALLOW TO REMOVE ALL SURFACE TRUNKING AND CABLE CONDUIT THROUGHOUT BUILDING. WHERE POSSIBLE, RELOCATE WIRING WITHIN WALL AND CEILING CAVITIES. WHERE THIS IS NOT POSSIBLE ALLOW TO CHASE WIRING INTO WALL, ENSURE WIRING IS PROTECTED WITH CONDUIT WITHIN CHASE RECESS, FINISH SO THAT CHASING MATCHES WALL SURFACE.
2. CONFIRM LOCATIONS OF DIGITAL TV OUTLETS AND ASSOCIATED 230V OUTLET WITH ARCHITECT PRIOR TO INSTALLATION.

DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENT

2008 1153

29-JULY-2008 3 CONSTRUCTION
04-APR-2008 2 HTT EIT
26-MAY-2008 1 TENDER

CONSTRUCTION

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Mechanical Engineer:

Structural Engineer:

Project:

"GARDEN VIEW"
SANTA SABINA BUILDING
ALTERATIONS
61 NORTH RD, DUNEDIN

Doc Title:
ELECTRICAL SERVICES
FIRST FLOOR: LIGHTING,
POWER AND DATA LAYOUT
PLANS

Drawn: AMedley	Proj Name: 1859a - elect	Scale of A3: 1:100
1859a - a1a	Date Printed:	Job No: 1859
1859a - basement		
1859a - ground		
1859a - first		

E3.3 **3**

- extent of existing concrete walls.
- new timber framed fire rated wall to be lined both sides with 13mm Fyneline to achieve FRL 45/45/45 wall.
- approved brick infill panel to be plastered to match existing.
- new 100 x 50 timber framed wall.
- new concrete infill panels - refer to the Structural Engineers drawings.

PLUMBING NOTES:

BASEMENT DRAINAGE

1. dr - Each trap connected to 65mm Ø waste under floor slab discharging into gully trap.
2. dr - Each trap connected to 65mm Ø waste under floor slab discharging into gully trap.
3. whb - 40mm Ø waste from fitting to connect to 65mm Ø waste in floor slab to discharge into new gully trap.
4. whb - 40mm Ø waste from fitting to connect to 65mm Ø waste in floor slab to discharge into new gully trap.
5. wc - 100mm waste from new wc pan in floor slab to be connected to 100mm main foul sewer drain return into existing foul sewer drain.
6. whb - 40mm Ø waste connected to 65mm Ø waste in floor slab discharging into existing gully trap.
7. whb - 40mm Ø waste connected to 65mm Ø waste in floor slab discharging into existing gully trap.
8. dr - Each trap connected to 65mm Ø waste under floor slab discharging into existing gully trap.
9. dr - Each trap connected to 65mm Ø waste under floor slab discharging into existing gully trap.
10. whb - 40mm Ø waste connected to new 65mm Ø waste outside to existing main foul sewer drain.
11. wc - 100mm waste from new wc pan to connect into the existing main foul sewer drain - existing to be retained.

- R2 - New raised path area in front of the existing Entry slab area to Basement (27/08/08)
R1 - Swimming pool, new concrete beams and the 40mm concrete topping deleted. Spa Pool set into new timber framed floor structure. Plant Room deleted and the Toilet/Sauna Room relocated (10/07/08)

BUILDING CONSENT ISSUE



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DO NOT SCALE OFF DRAWINGS ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION

**"GARDEN VIEW"
SANTA SABINA
BUILDING ALTERATIONS
61 NORTH ROAD
DUNEDIN**

BASEMENT PLANS

job no. : CH06-0014	date : MARCH 2008
scale : AS SHOWN	print date : 2008/03/04
revision : R2	sheet no. : 02

NEW DRAINAGE NOTE:
Refer to Proposed Basement Plan for extent of new drains and allow to cut existing concrete floor as necessary.

NOTE: existing data/telecom hub unit to be retained

BOILER ROOM

STORE 4

STORE 2

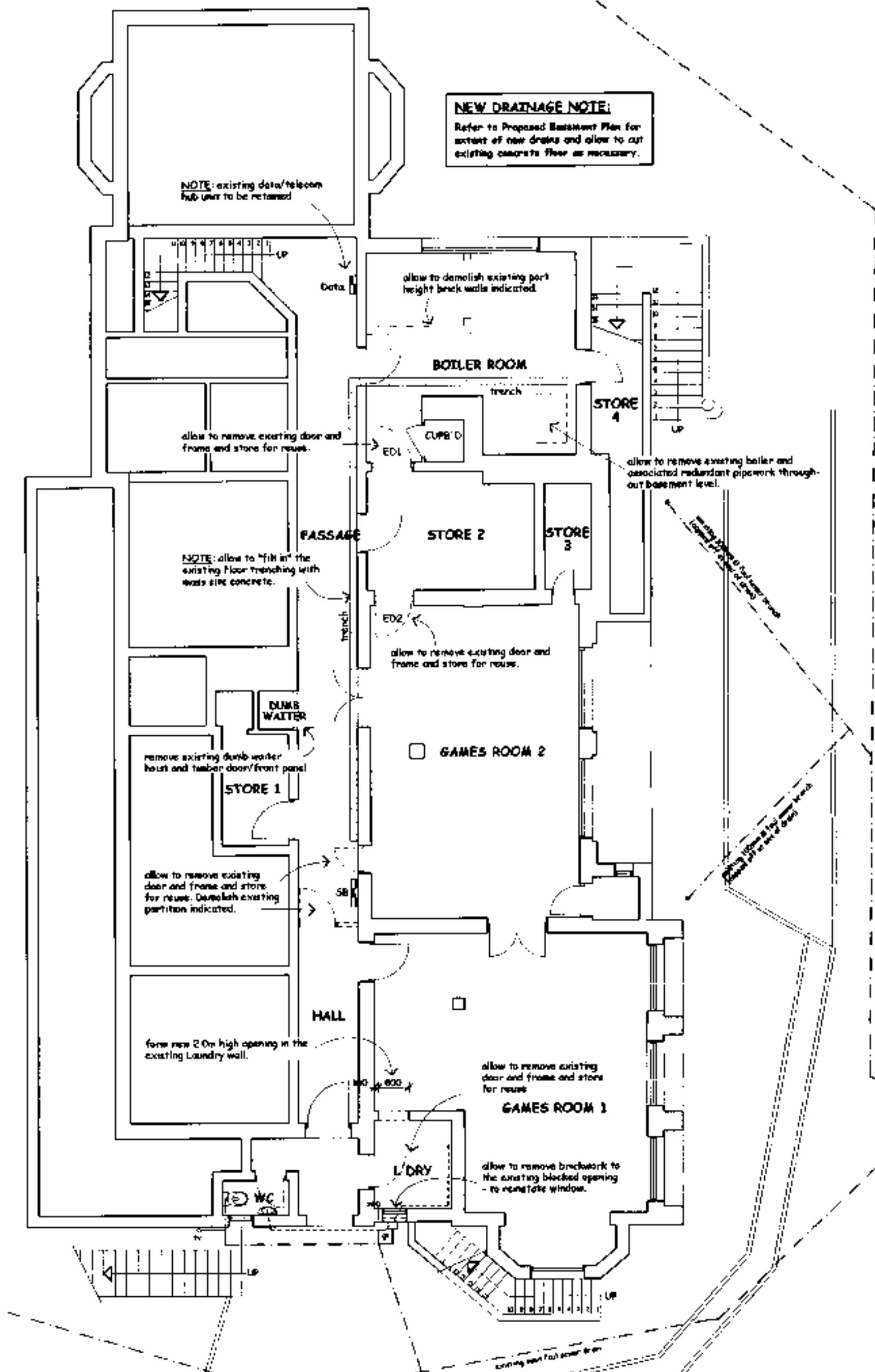
STORE 3

GAMES ROOM 2

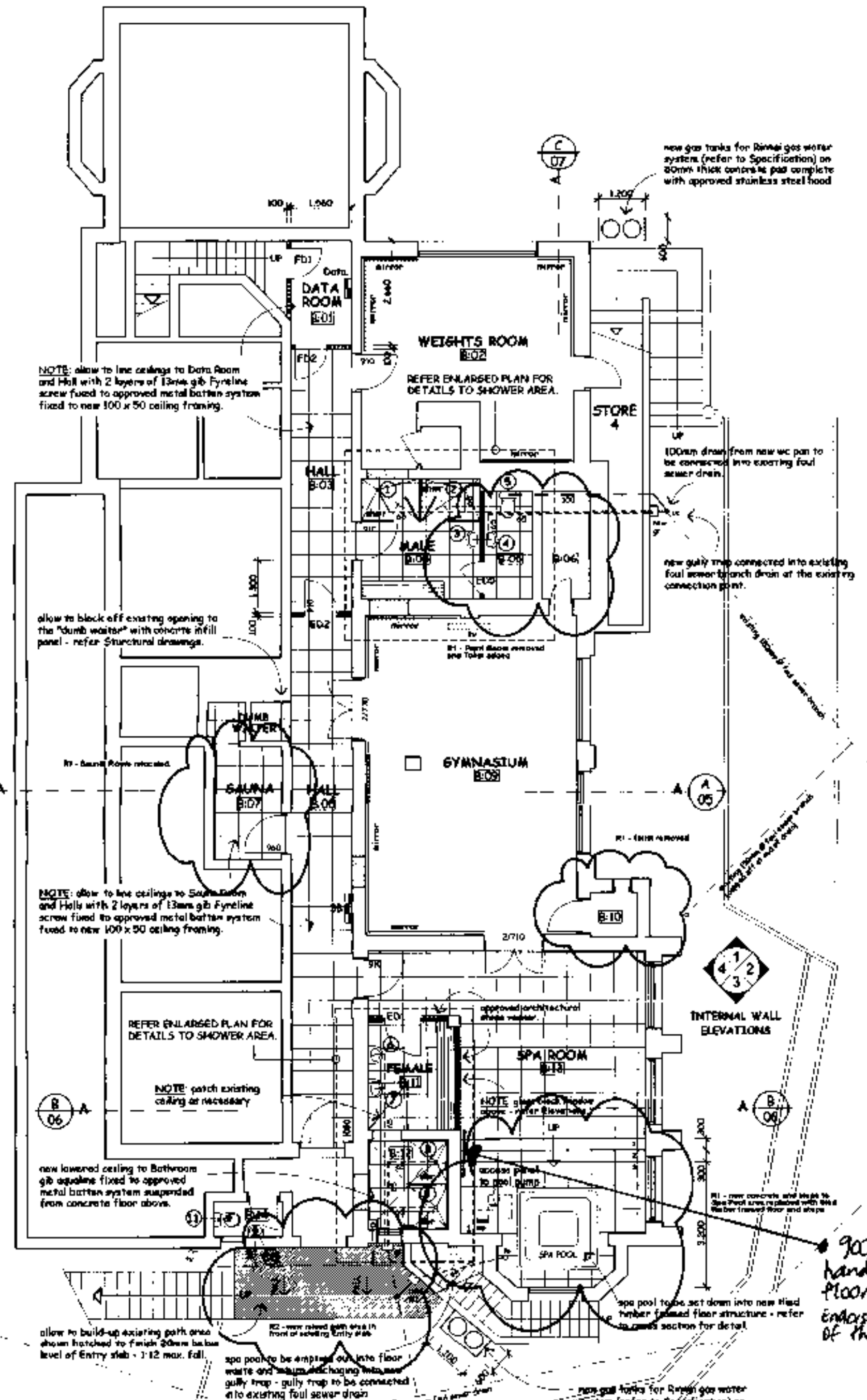
GAMES ROOM 1

HALL

L'DRY



DEMOLITION PLAN - BASEMENT
SCALE 1:100



PROPOSED BASEMENT PLAN
SCALE 1:100

900 mm high handrail above floor level.
Endorsed at the request of the Designer

Emergency Lighting Evaluation Legend

REFER TO THE SHEET NOTES

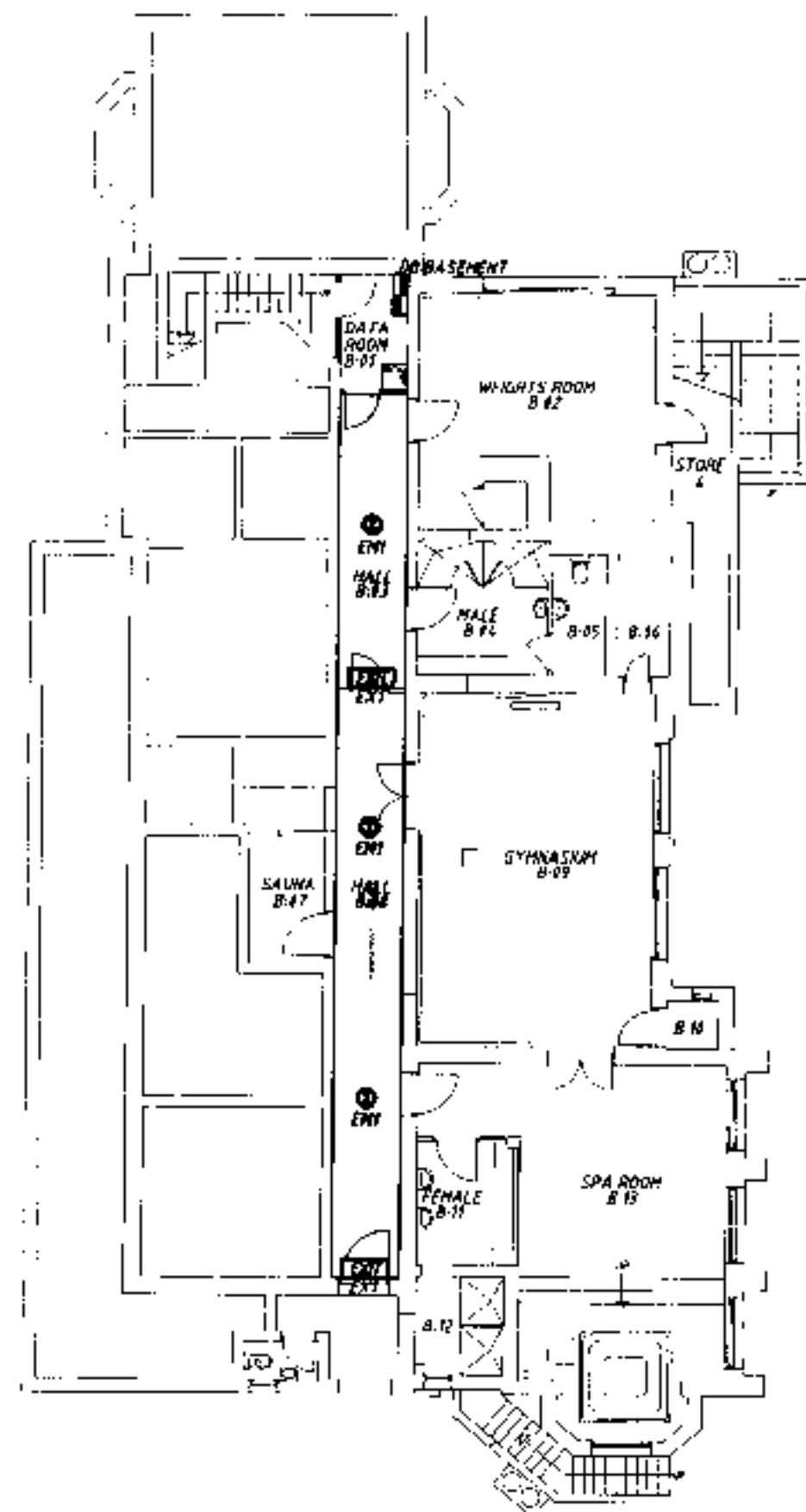
	0.2 Lux level Open path requirement
	1.0 Lux level Exitway requirement
	1.0 Lux level Change in level requirement

NOTES

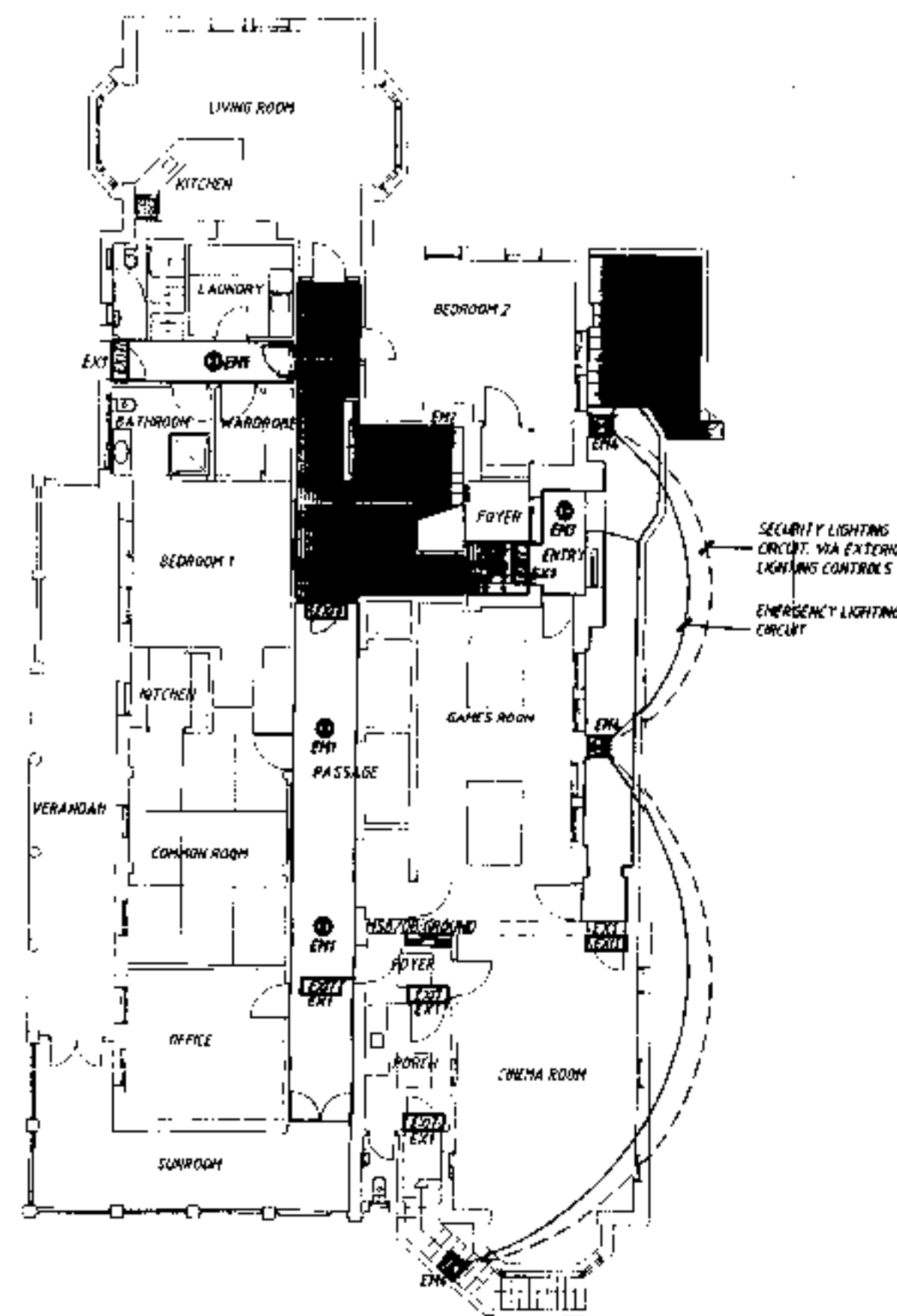
1. FINAL POSITIONS OF EMERGENCY LIGHT FITTINGS TO BE CONFIRMED PRIOR TO FIRST FIX

DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENT

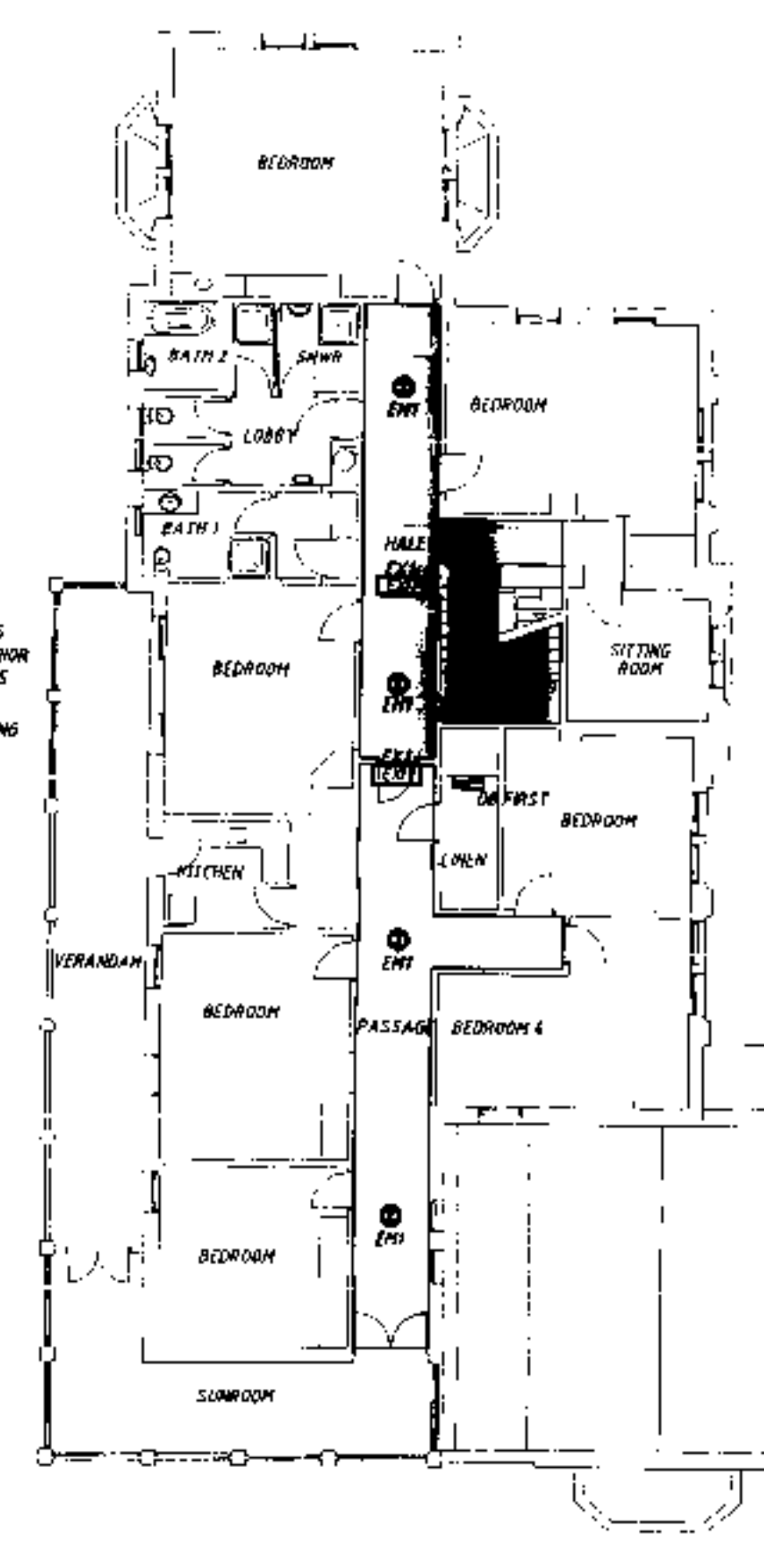
2008 1153



BASEMENT PLAN
SCALE 1:150



GROUND FLOOR PLAN
SCALE 1:150



FIRST FLOOR PLAN
SCALE 1:150

29-JULY-2008 2 CONSTRUCTION
24-MAY-2008 1 TENDER

CONSTRUCTION

This document shall be read in conjunction with the specification



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New Zealand Company

Structural Engineer:

Project:

"GARDEN VIEW"
SANTA SABINA BUILDING
ALTERATIONS
61 NORTH RD, DUNEDIN

Day Title:
ELECTRICAL SERVICES
EVACUATION LIGHTING
REQUIREMENTS AND LAYOUT
PLAN

Drawn by:	Rev Name:	Scale of Rev:
1899a - plan	1899a - elect	1:150
1899a - basement	Open Project	Rev No:
1899a - ground		1899
1899a - first	Drawn by:	Revised:

E4.1

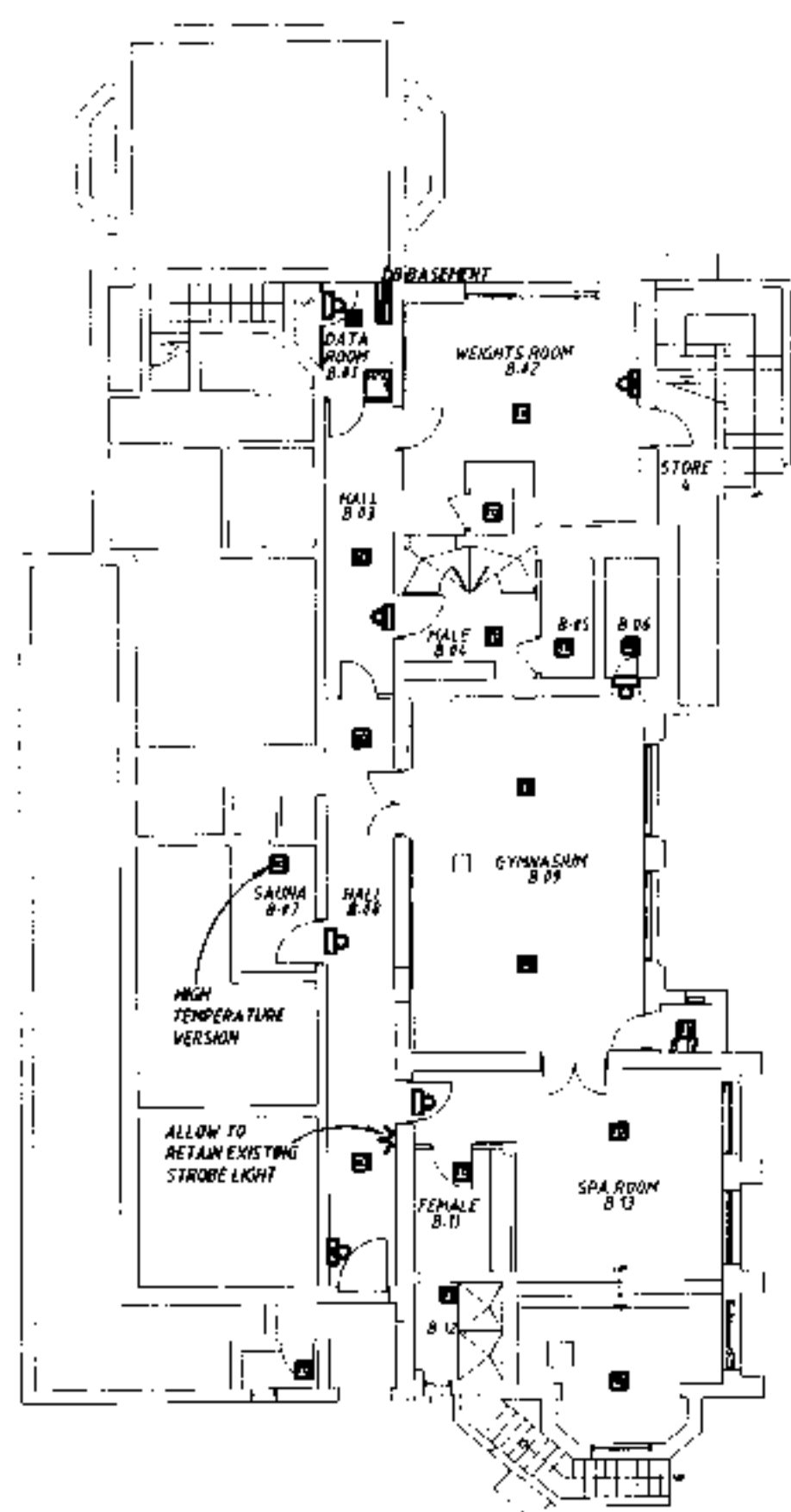
2

NOTES

1. ALLOW TO ASSESS THE EXISTING BUILDING AND CONFIRM AREAS THAT REQUIRE CEILING SPACE DETECTION PRIOR TO SUBMISSION OF A PRICE FOR THESE WORKS
2. DETECTION LAYOUTS ARE INDICATIVE. THE FIRE ALARM INSTALLER SHALL ALLOW TO REVIEW EACH INDIVIDUAL SPACE AND ENSURE PLACEMENT OF DETECTORS IS IN FULL COMPLIANCE WITH THE REQUIREMENTS OF NZS4512:2003

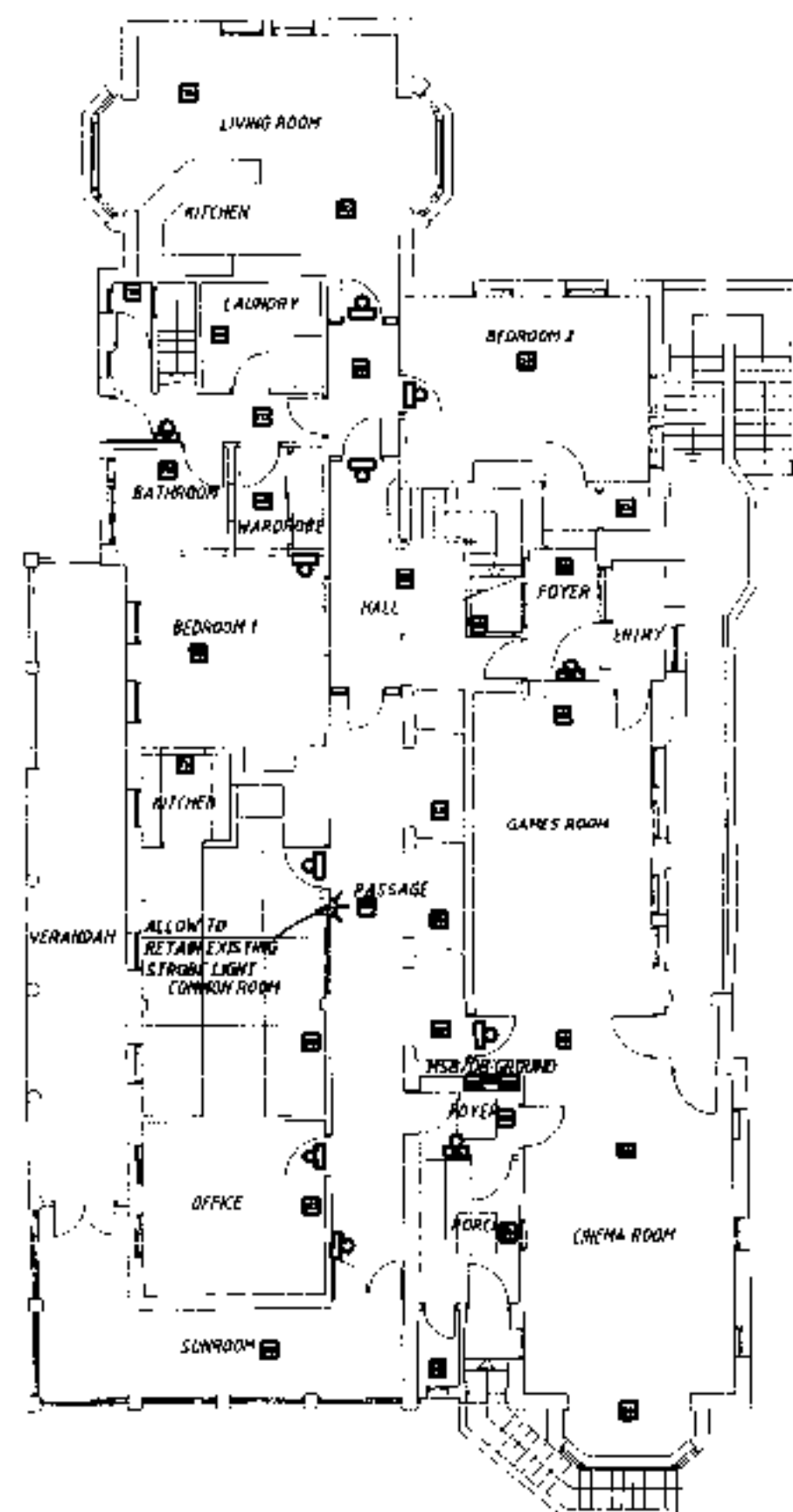
DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENT

2008 1153



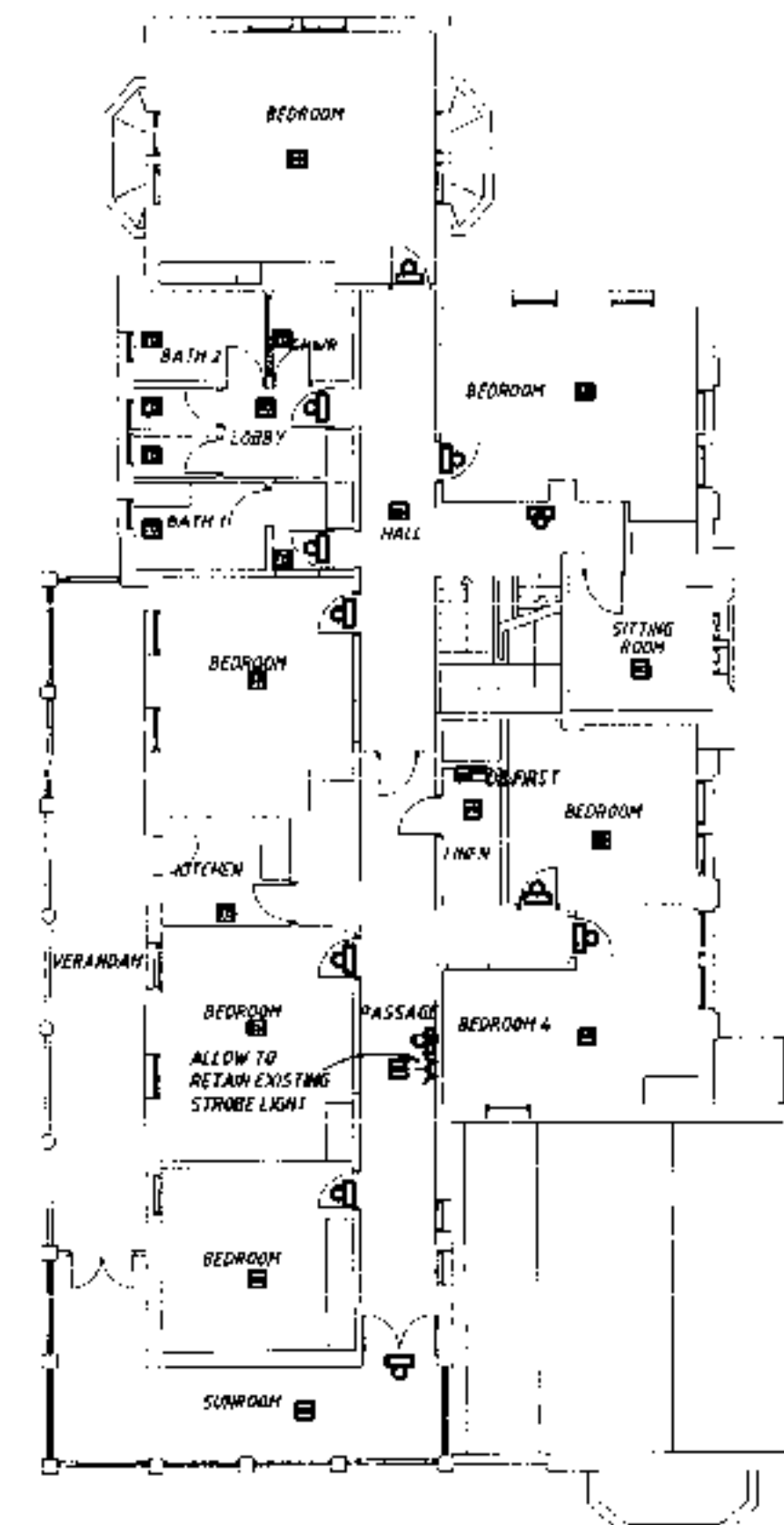
BASEMENT PLAN

SCALE 1:150



GROUND FLOOR PLAN

SCALE 1:150



FIRST FLOOR PLAN

SCALE 1:150

29-JULY-2008 2 CONSTRUCTION
26-MAY-2008 1 TENDER

CONSTRUCTION

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Registered Engineer

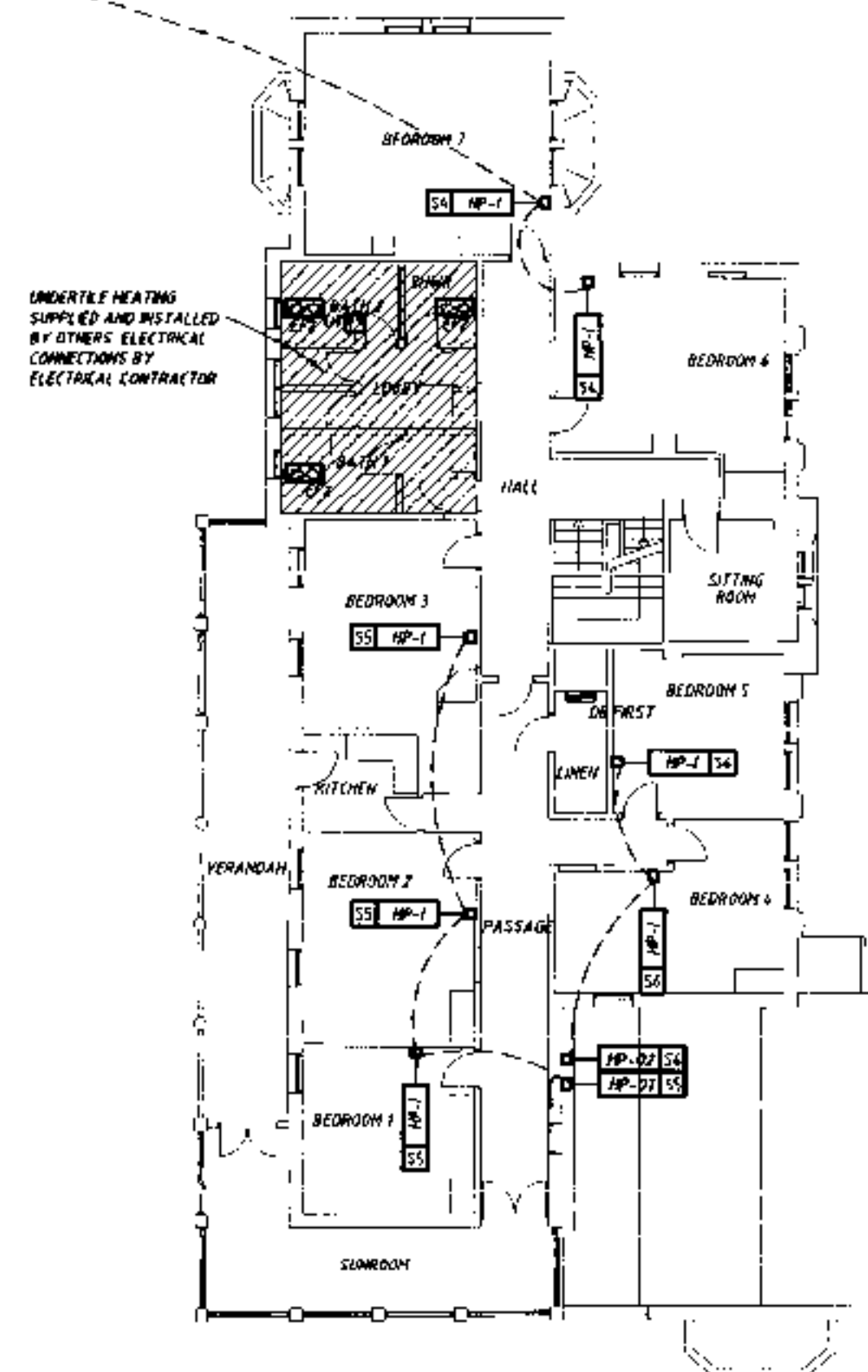
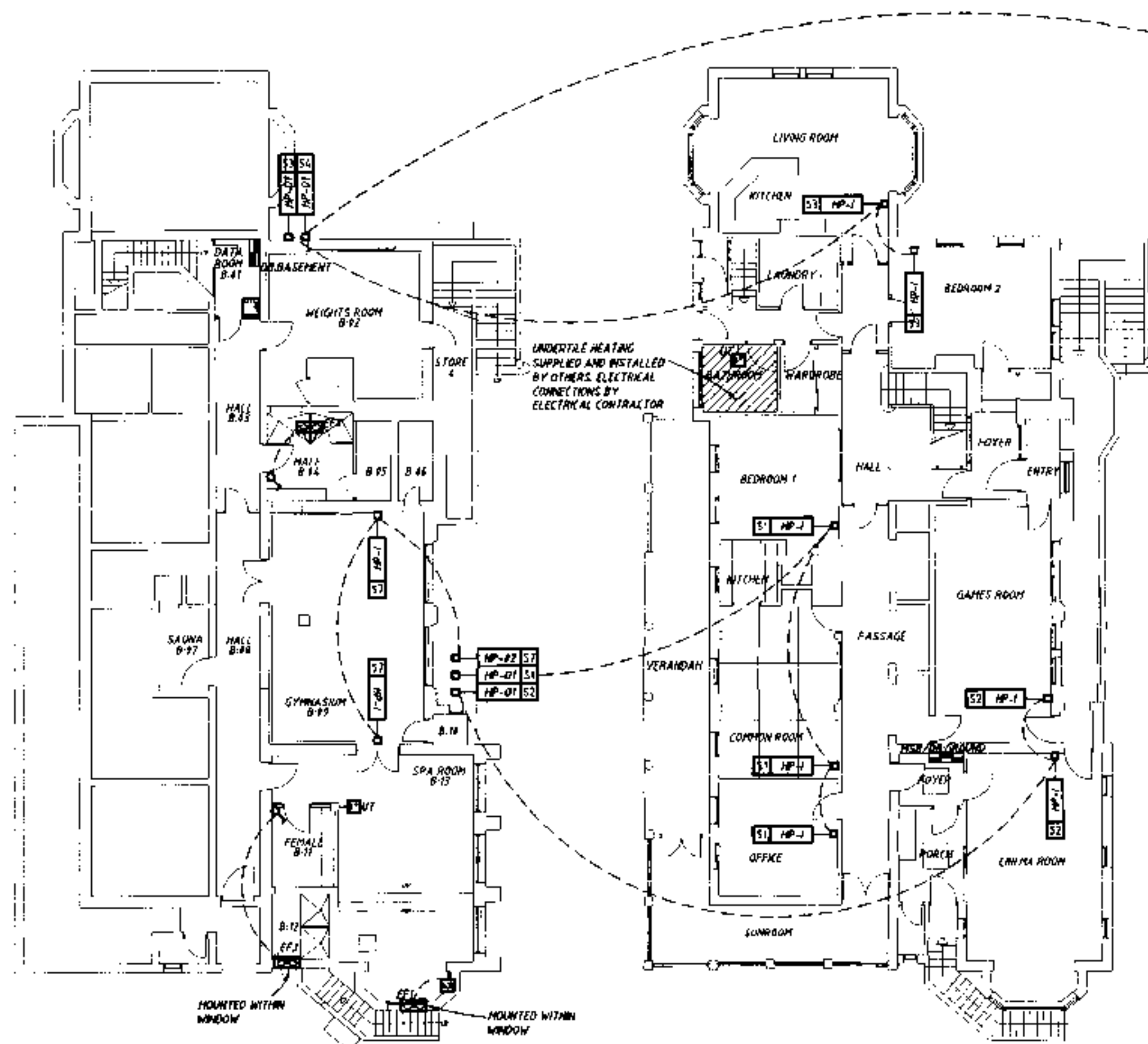
Structural Engineer:

Project:

**"GARDEN VIEW"
SANTA SABINA BUILDING
ALTERATIONS
61 NORTH RD, DUNEDIN**

Day Title:
**ELECTRICAL SERVICES
FIRE ALARM SYSTEM
LAYOUT PLAN**

Drawn By:	1899a - elec1	Scale of A3:
1899a - 5-6		1:150
1899a - basement	Date Plotted:	Job No:
1899a - ground		1899
1899a - first	Sheet No:	Revision:
	E4.2	2



23-JULY-2008 2 CONSTRUCTION
26-MAY-2008 1 TENDER

CONSTRUCTION

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Project:

"GARDEN VIEW"
SANTA SABINA BUILDING
ALTERATIONS
61 NORTH RD, DUNEDIN

Drawn By:

ELECTRICAL SERVICES
ELECTRICAL FOR MECHANICAL
SERVICES

Drawn By:	File Name:	Scale of A2:
18994 - site	18994 - elect	1:150
18994 - basement	Drawn By:	Job No:
18994 - ground		1899
18994 - first	Sheet No:	Revisions:

E4.3

2

FLOOR PLAN LEGEND

- extent of existing brick/timber walls.
- new timber framed fire rated wall to be lined both sides with 13mm Fyresline to achieve FR45/45/45 wall.
- approved brick infill panel to be plastered to match existing.
- new 100 x 50 timber framed wall.

PLUMBING NOTES:

GROUND FLOOR DRAINAGE

12. wc - 100mm waste from new wc pan to be connected into existing main foul sewer drain/wall stack.
13. whb - 40mm Ø waste from new fitting to below floor level. Connect to 40mm Ø waste and in turn to existing main foul sewer drain/wall stack.
14. whb - 40mm Ø waste from new fitting to below floor level. Connect to 40mm Ø waste and in turn to existing main foul sewer drain/wall stack.
15. whb - waste from new sink unit to connect into existing 40mm Ø vertical waste pipe discharging into the existing gully trap below - existing 40mm Ø 1.1 on exterior wall taken up thru roof above.
16. whb - 40mm Ø waste from new fitting to discharge into existing gully trap.
17. whb - 40mm Ø waste from new fitting to discharge into existing gully trap.
18. wc - 100mm waste from new wc pan to be connected into existing main foul sewer drain.
19. whb - 40mm Ø waste from fitting to below floor level. Connect to new 40mm Ø waste discharging into the existing gully trap - 40mm Ø waste from existing machine to be connected into 40mm Ø waste servicing hub.
20. whb - 40mm Ø waste from new fitting to discharge into existing gully trap.
21. wc - waste from new wc pan to connect into existing 100mm Ø waste pipe under floor connected to the existing main foul sewer drain.
22. whb - 40mm Ø waste from new sink unit taken under floor to discharge into existing gully trap.

NOTE: New Cleanair sink to Laundry area connected into existing main foul sewer drain via 40mm Ø wastepipe under floor - refer to the Floor Plan.

R1 - New handrail to live main stairs shown. New Cohortite ramp/steps to back door and Bathroom G 06 changed to a new Accessible Bathroom (27/08/08).

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DO NOT SCALE OFF DRAWINGS ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION

"GARDEN VIEW"
SANTA SABINA
BUILDING ALTERATIONS
61 NORTH ROAD
DUNEDIN

GROUND FLOOR PLANS

job no. -	CH06-0814
scale -	AS SHOWN
date -	MARCH 2008
drawn by -	SH/ST/ST/ST
checked by -	R1
sheet no. -	03

DEMOLITION NOTES

RADIATOR NOTE:

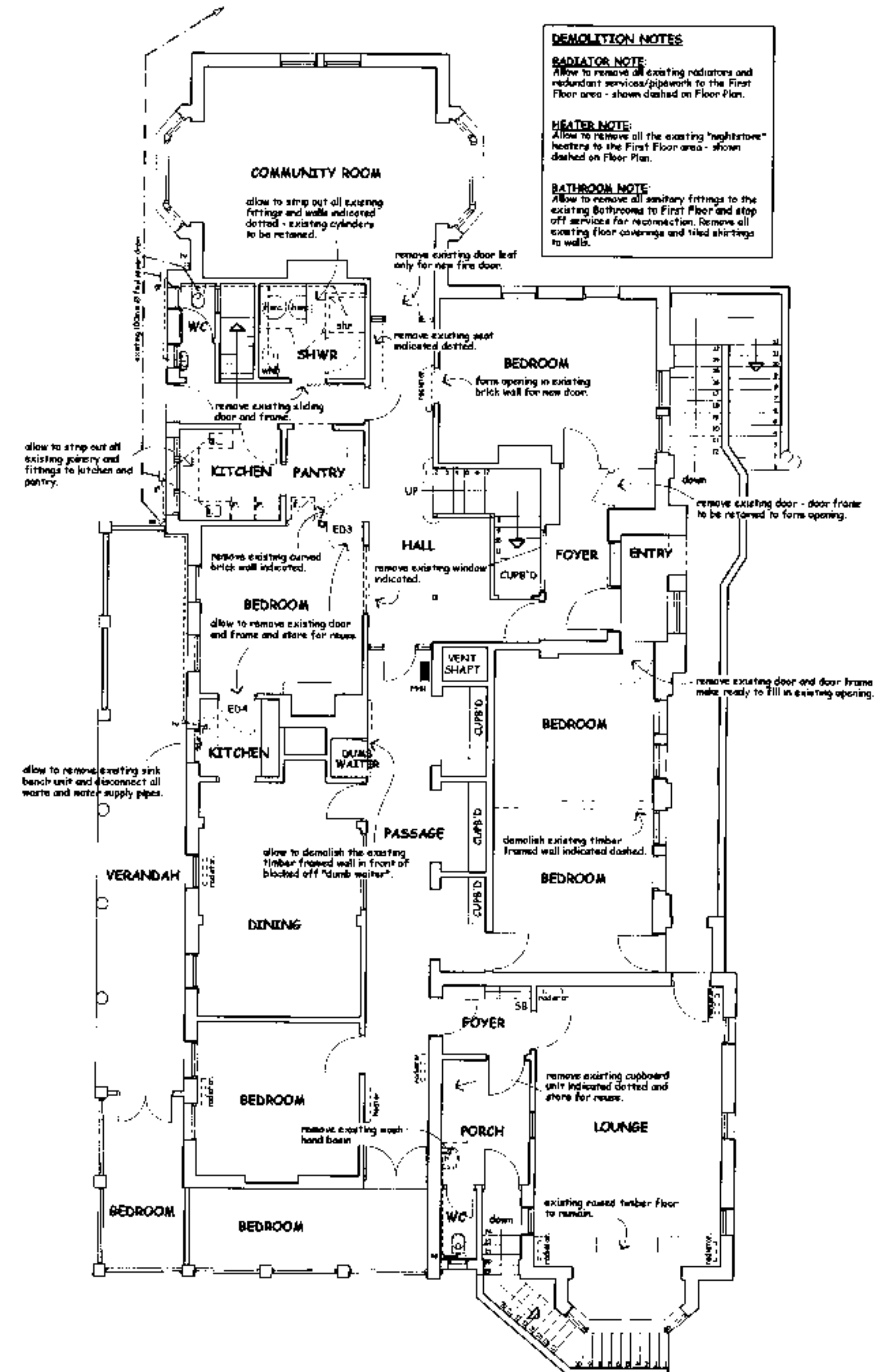
Allow to remove all existing radiators and redundant services/pipework to the First Floor area - shown dashed on Floor Plan.

HEATER NOTE:

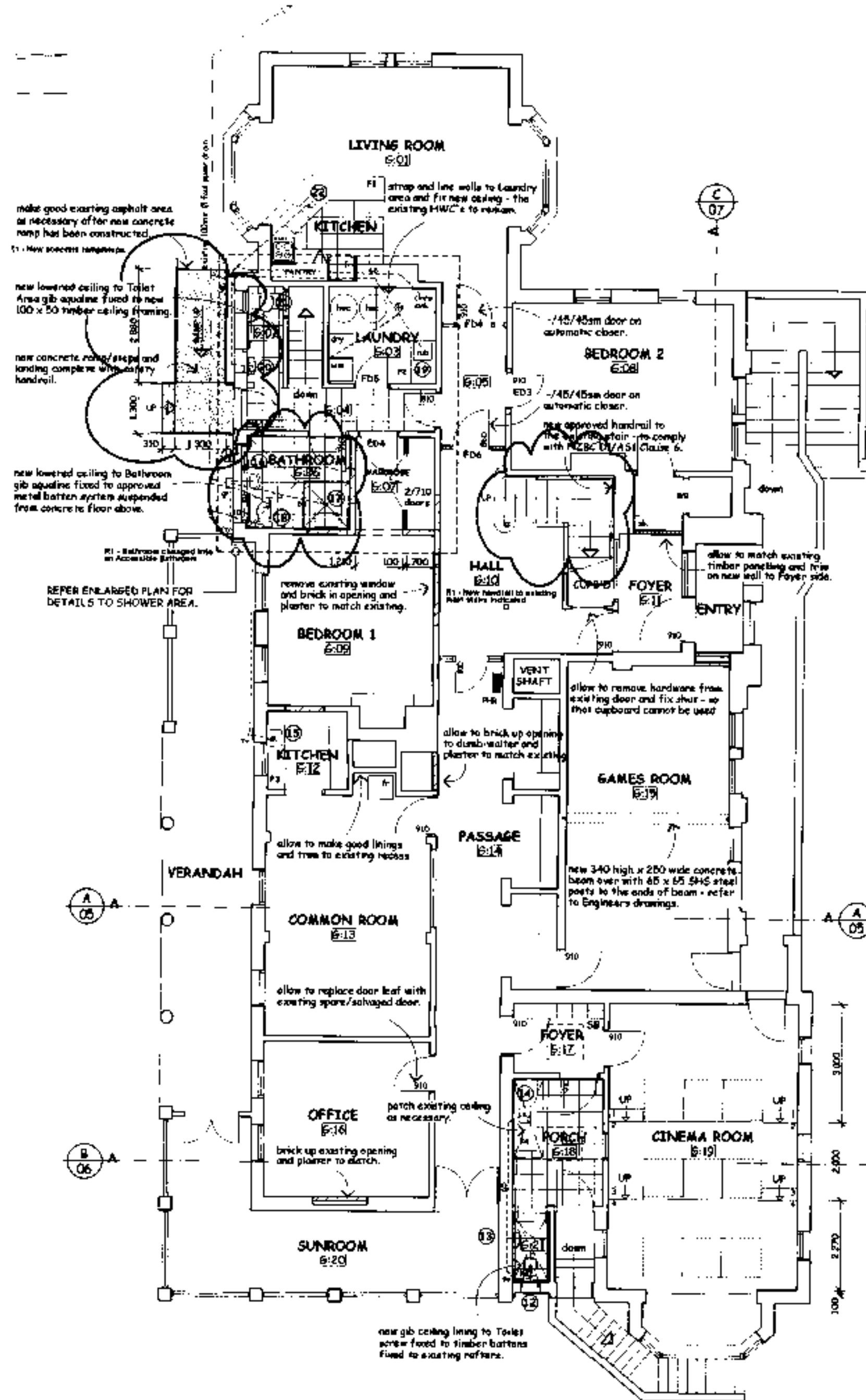
Allow to remove all the existing "nightmare" heaters to the First Floor area - shown dashed on Floor Plan.

BATHROOM NOTE:

Allow to remove all sanitary fittings to the existing Bathroom to First Floor and stop off services for reconnection. Remove all existing floor coverings and tiled skirting to walls.



DEMOLITION PLAN - GROUND FLOOR
SCALE 1:100



PROPOSED GROUND FLOOR PLAN
SCALE 1:100

2008 1153

FLOOR PLAN LEGEND

- extent of existing brick/timber walls
- new timber framed fire rated wall to be lined both sides with 13mm Fyreline to achieve FRR 45/45/45 wall.
- approved brick infill panel to be plastered to match existing.
- new 100 x 50 timber framed wall

PLUMBING NOTES:

FIRST FLOOR DRAINAGE

- 100mm Ø waste from fitting within floor framing connected into existing 65mm Ø vertical pipe/vent discharging into gully trap below.
- 100mm Ø waste from new w.c. pan connected into the existing main foul sewer soil stack.
- 40mm Ø waste from fitting discharging into floor waste (65mm Ø waste from floor waste to main foul sewer soil stack).
- 40mm Ø waste from new fitting to below floor level. Connect to 65mm Ø waste under floor and in turn into the existing main foul sewer soil stack.
- 100mm Ø waste from new w.c. pan connected into the existing main foul sewer soil stack.
- 100mm Ø waste from new w.c. pan connected into the existing main foul sewer soil stack.
- 40mm Ø waste from fitting discharging into floor waste (65mm Ø waste from floor waste to main foul sewer soil stack extension).
- 40mm Ø waste from fitting connected into 65mm Ø waste in floor framing and in turn to the new main foul sewer soil stack extension.
- 100mm Ø waste from fitting discharging into floor waste (65mm Ø waste from floor waste to main foul sewer soil stack extension).
- 40mm Ø waste from fitting discharging into floor waste (65mm Ø waste from floor waste to main foul sewer soil stack extension).
- 40mm Ø waste from fitting discharging into floor waste (65mm Ø waste from floor waste to main foul sewer soil stack extension).
- 40mm Ø waste from fitting discharging into floor waste (65mm Ø waste from floor waste to main foul sewer soil stack extension).
- 40mm Ø waste from fitting discharging into floor waste (65mm Ø waste from floor waste to main foul sewer soil stack extension).
- 40mm Ø waste from fitting discharging into floor waste (65mm Ø waste from floor waste to main foul sewer soil stack extension).

R1 - New handrail to the main stairs shown, and Bathroom 1:05 changed to a new Accessible Bathroom (27/08/08)

BUILDING CONSENT ISSUE

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"GARDEN VIEW"
SANTA SABINA
BUILDING ALTERATIONS
61 NORTH ROAD
DUNEDIN

FIRST FLOOR PLANS

job no. : CND8-0514	date : MARCH 2008
scale : AS SHOWN	proj no. : 13005-1000
revision : R1	sheet no. : 04

DEMOLITION NOTES

RADIATOR NOTE

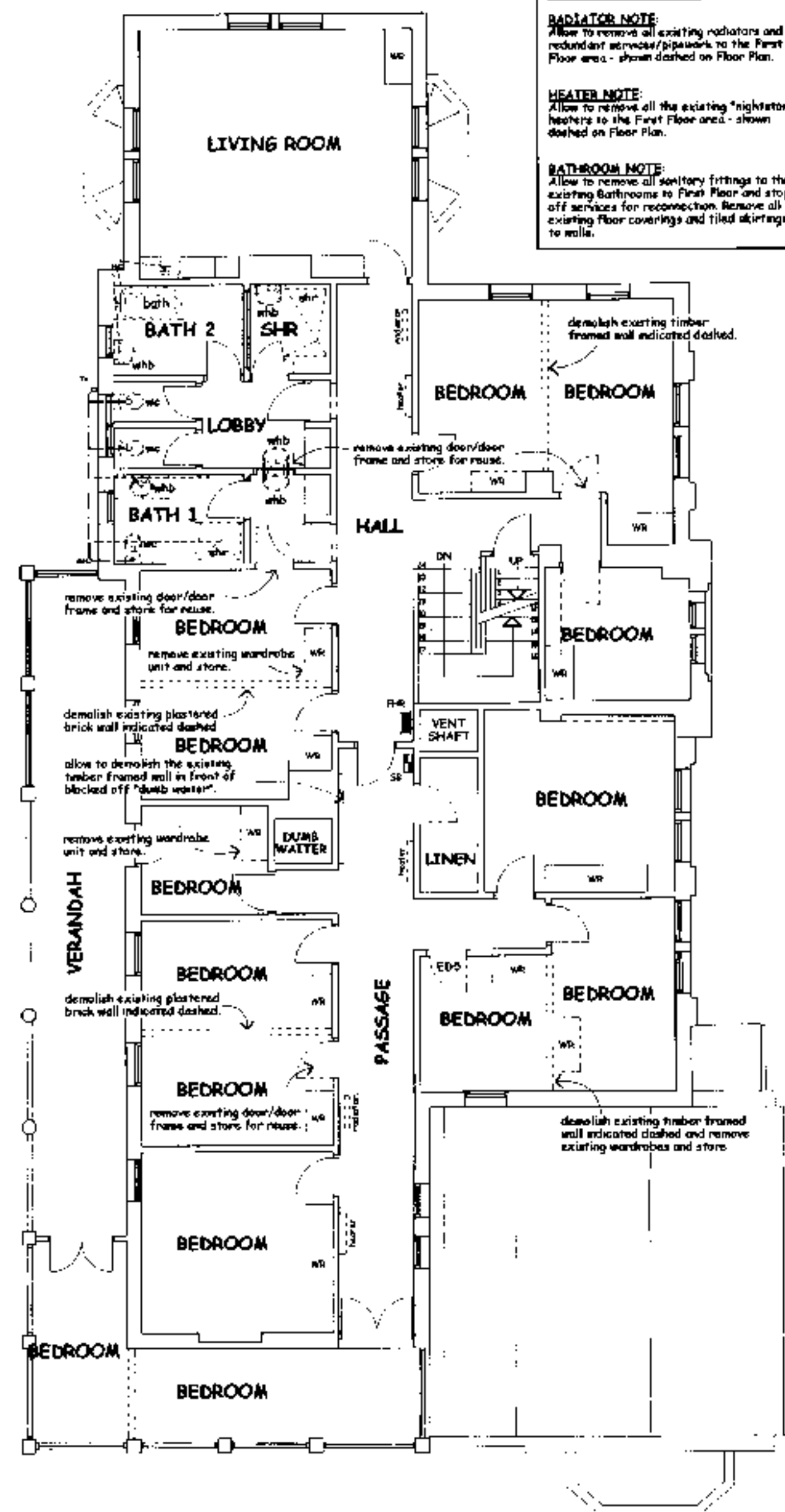
Allow to remove all existing radiators and redundant access/pipework to the First Floor area - shown dashed on Floor Plan.

HEATER NOTE

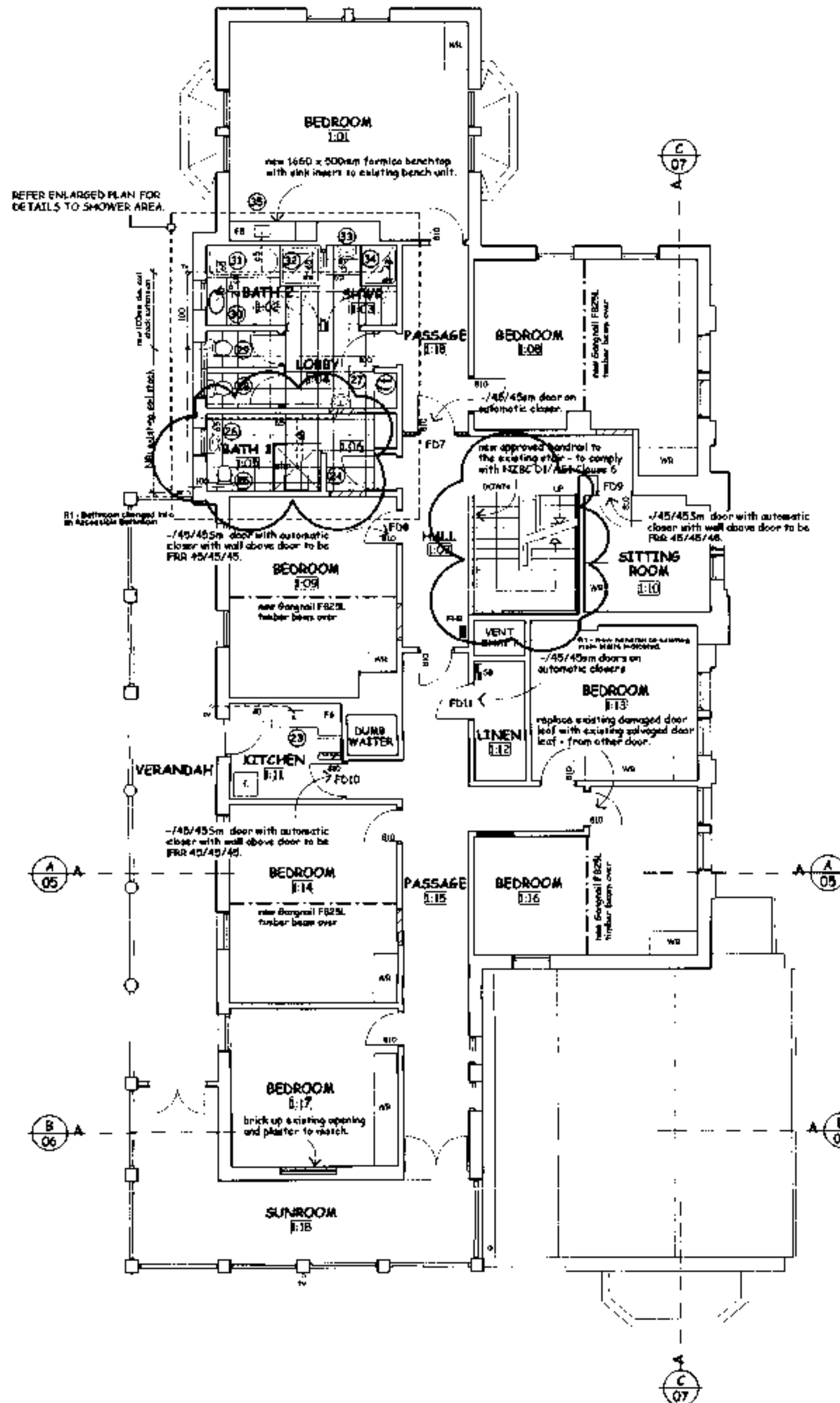
Allow to remove all the existing "nightmare" heaters to the First Floor area - shown dashed on Floor Plan.

BATHROOM NOTE

Allow to remove all sanitary fittings to the existing Bathrooms to First Floor and stop off services for reconnection. Remove all existing floor coverings and tiled skirtings to walls.



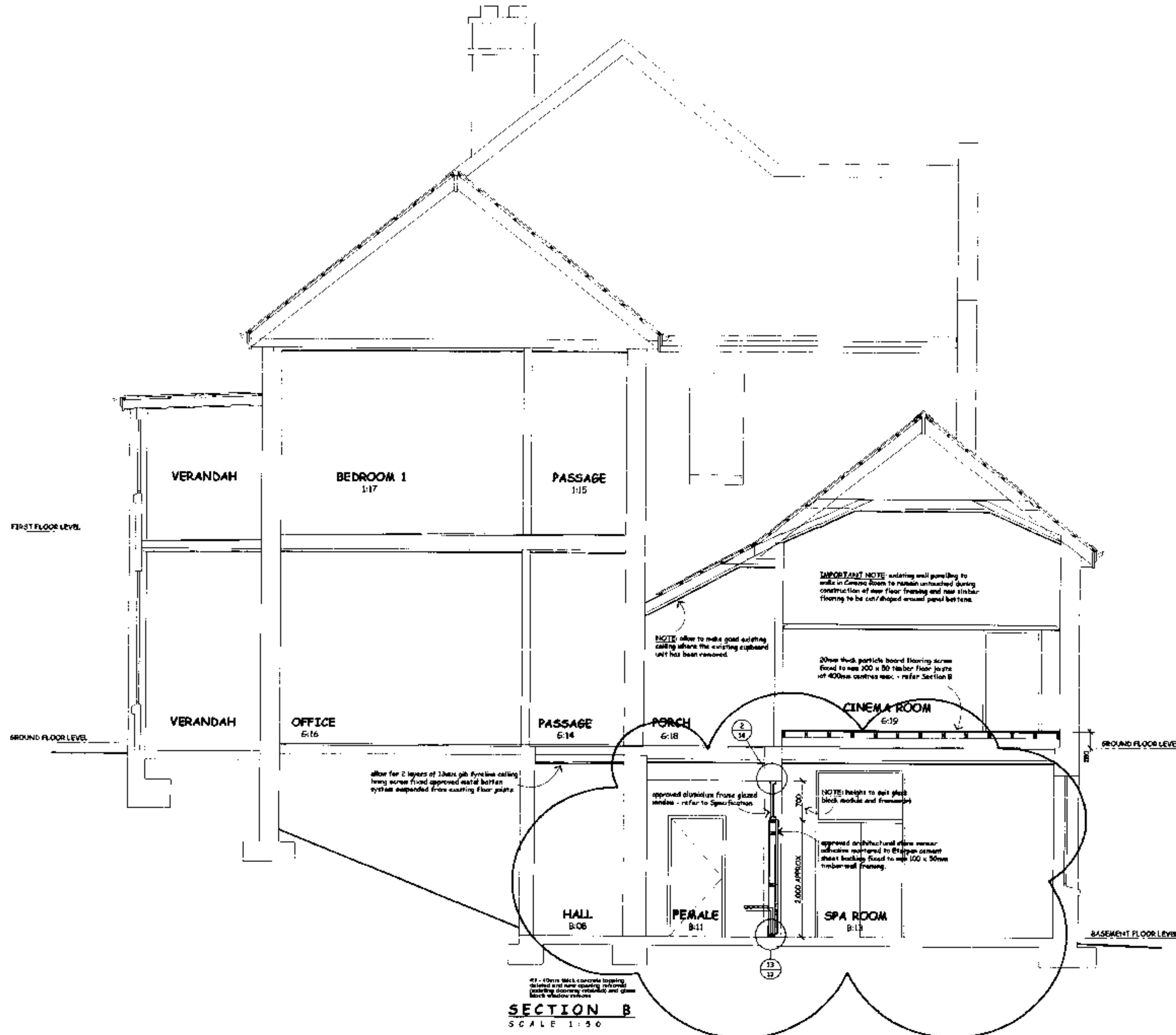
DEMOLITION PLAN - FIRST FLOOR
SCALE 1:100



PROPOSED FIRST FLOOR PLAN
SCALE 1:100



job no. - C706-0514	
scale : AS SHOWN	date : MARCH 2008 print date : 25/03/2008
revision : R2	sheet no : 05



R1 - 40mm concrete topping deleted and new opening removed - existing doorway to be retained. Glass block window replaced with aluminium framed glass window (10/07/08)

BUILDING CONSENT ISSUE

MIKE SOWMAN
DESIGN LIMITED

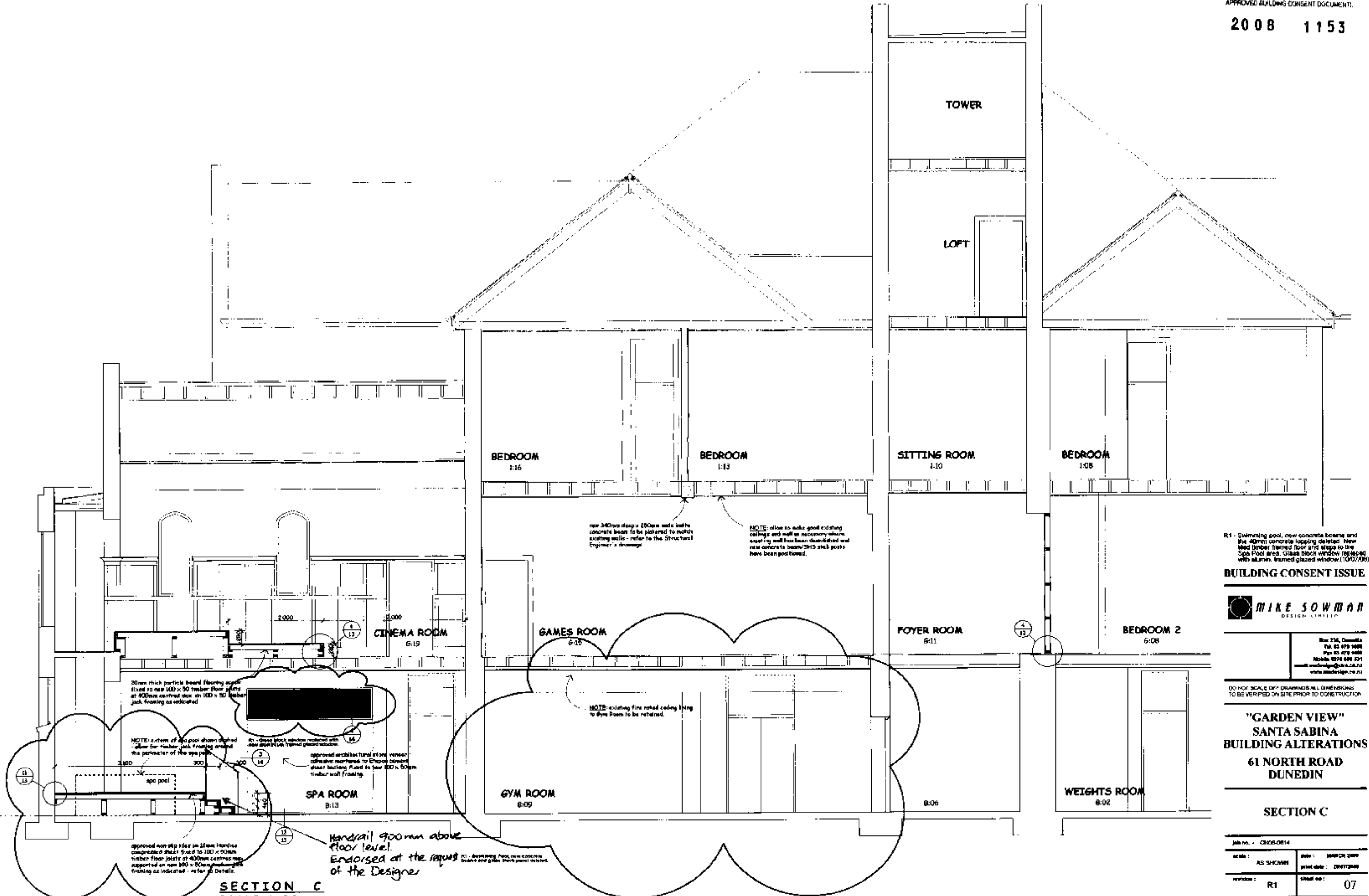
Box 244, Dunedin
Tel: 03 478 1888
Fax: 03 478 1888
Mobile: 0274 686 831
email: mikesowman@xtra.co.nz
www.mikesowman.co.nz

DO NOT SCALE OFF DRAWINGS ALL DIMENSIONS
TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION

"GARDEN VIEW"
SANTA SABINA
BUILDING ALTERATIONS
61 NORTH ROAD
DUNEDIN

SECTION B

job no. : CH08-0014	date : 28/07/2008
scale : AS SHOWN	print date : 28/07/2008
revision : R1	sheet no : 06



BUILDING CONSENT ISSUE

MIKE SOWMAN
DESIGN LIMITED

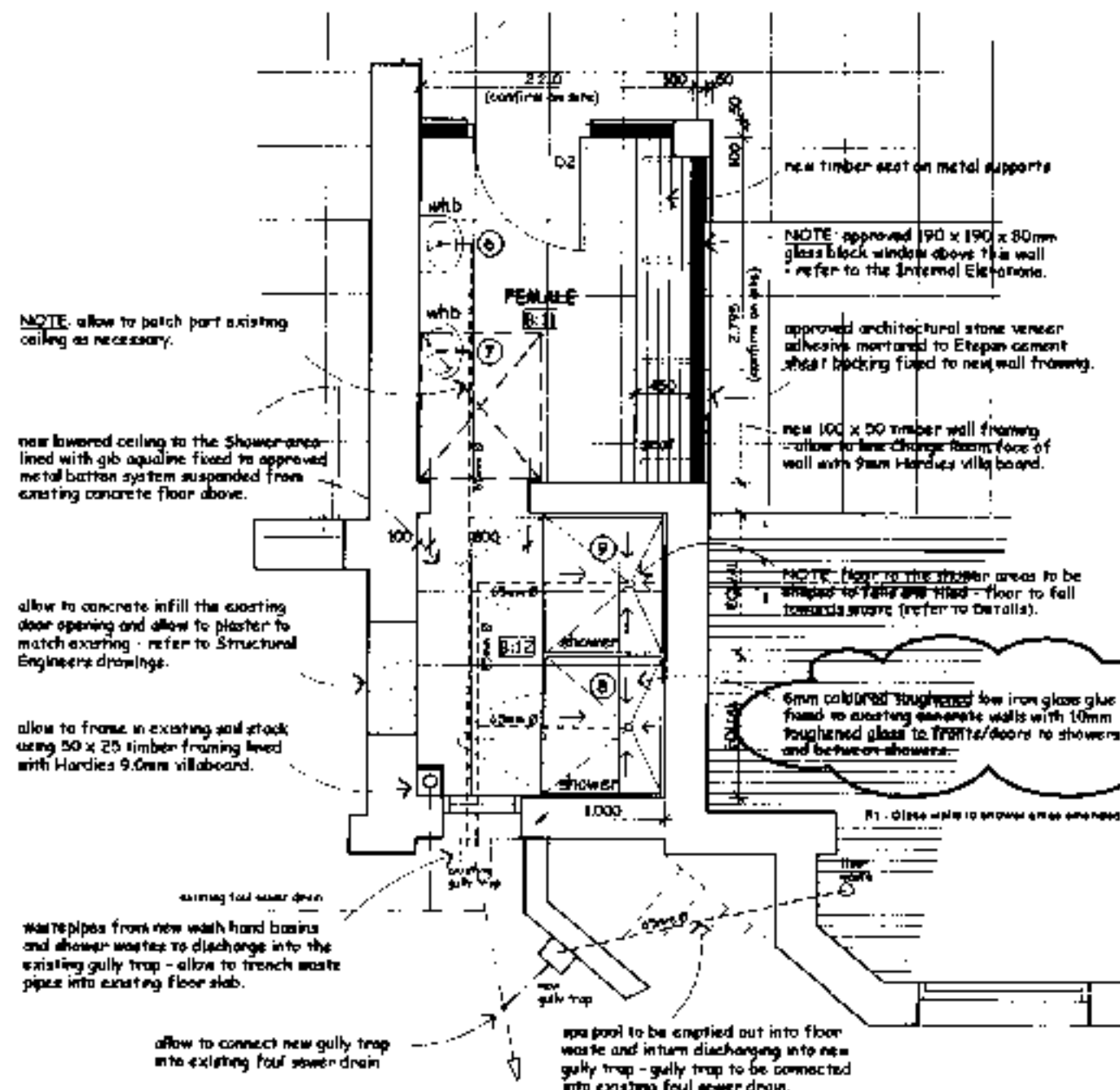
Box 254, Dunedin
Tel: 03 479 1000
Fax: 03 479 1000
Mobile: 0274 694 521
email: mikesowman@icloud.co.nz
www.mikesowman.co.nz

DO NOT SCALE OR DRAWINGS ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION

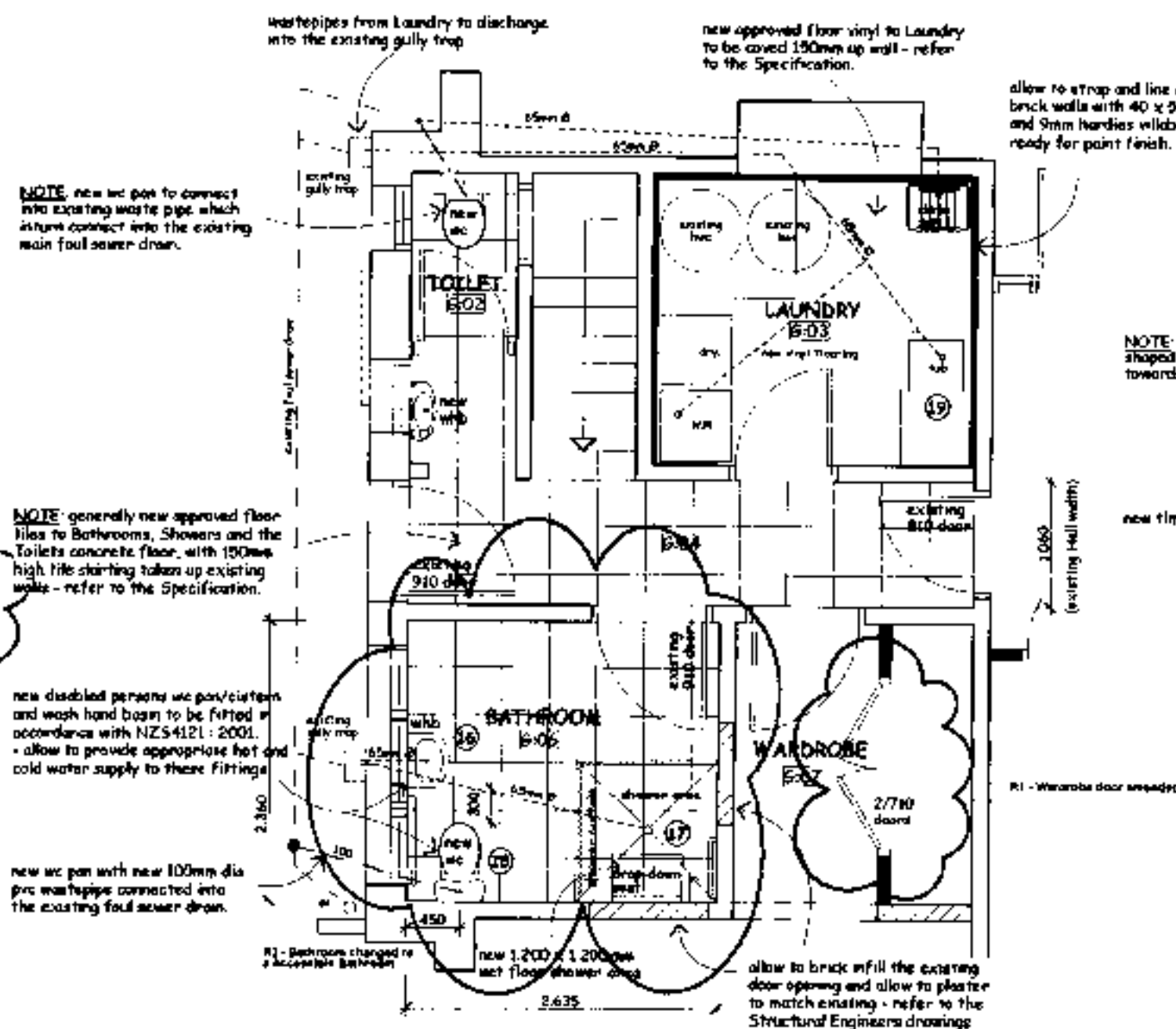
"GARDEN VIEW"
SANTA SABINA
BUILDING ALTERATIONS
61 NORTH ROAD
DUNEDIN

SECTION C

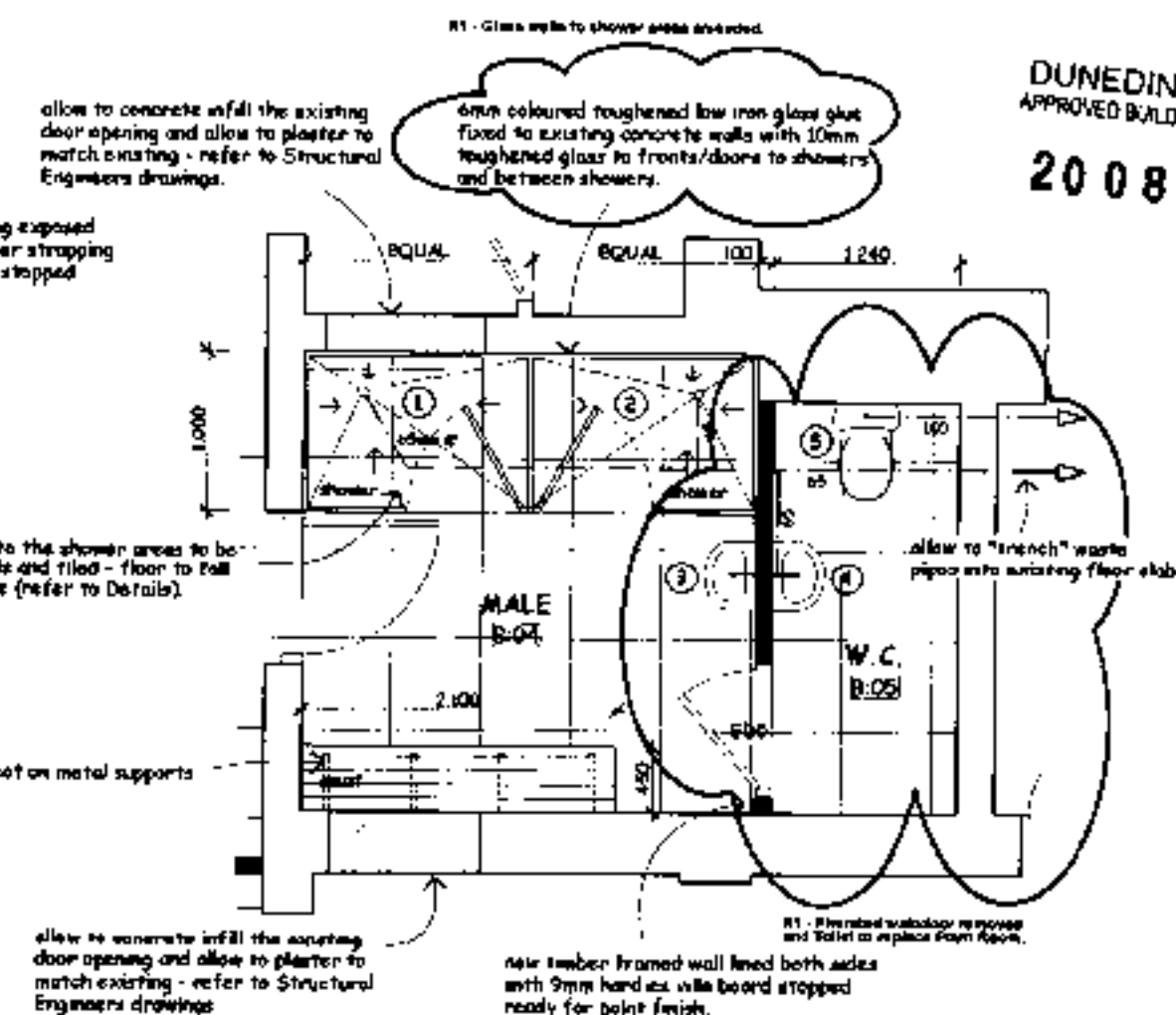
job no. : C208-0814	date : 2008/08/14
scale : AS SHOWN	drawn : MASON 2008
revision : R1	print date : 2007/08/08
	sheet no : 07



FEMALE CHANGE FLOOR PLAN
SCALE 1:50 (BASEMENT)

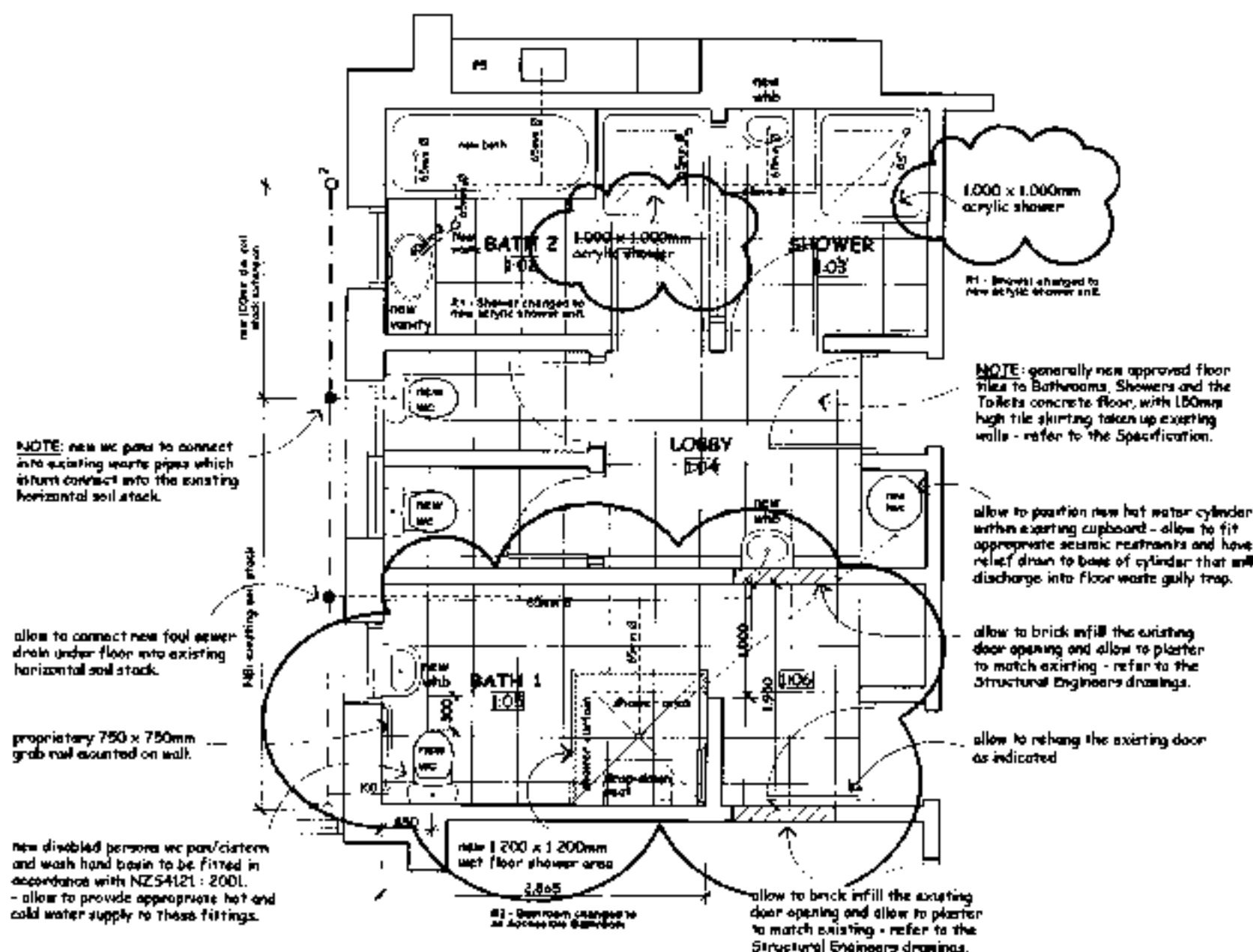


BATHROOM FLOOR PLAN
SCALE 1:50 (GROUND FLOOR)



MALE TOILET FLOOR PLAN
SCALE 1:50 (BASEMENT)

DRAINAGE NOTES:
REFER TO FLOOR PLANS FOR MAIN DRAINAGE LAYOUT AND FOR RUMMING NOTES.

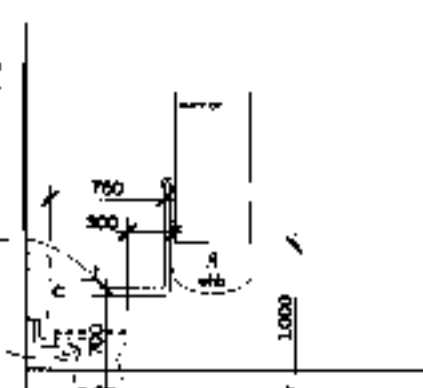


BATHROOM FLOOR PLAN
SCALE 1:50 (FIRST FLOOR)

door handle and hardware to comply with NZS4121:2001 - Section 7 Clause 3.7

proprietary 750 x 750mm grab rail mounted on wall.

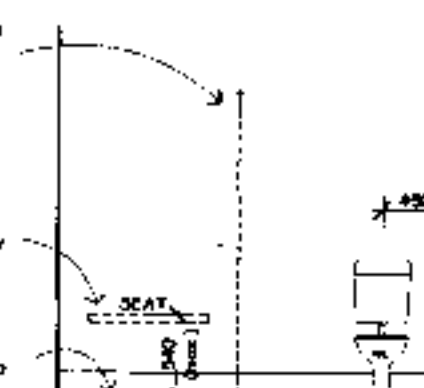
approved disabled pan and cistern indicated dotted.



refer specification for details of "privacy" curtain and rail system.

allow to provide solid blocking in wall framing for proprietary fold down shower seat.

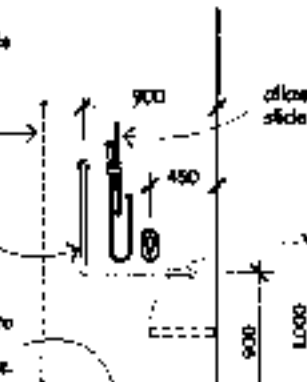
allow to construct new floor to new shower area with 25mm max. falls towards floor waste.



refer specification for details of "privacy" curtain and rail system.

proprietary 750 x 750mm grab rail mounted on wall.

allow to construct new floor to new shower area with 25mm max. falls towards floor waste.



TYPICAL ACCESSIBLE BATHROOM ELEVATIONS
SCALE 1:50

R2 - Bathrooms G-08 and 1.05 changed into Accessible Bathrooms. (27/08/08)
R1 - Acrylic showers to Ground and First Floor bathrooms and Basement shower areas glass walls provided. Doors to wardrobe in Room G-07 amended. (10/07/08)

BUILDING CONSENT ISSUE

MIKE SOWMAN
DESIGN LIMITED

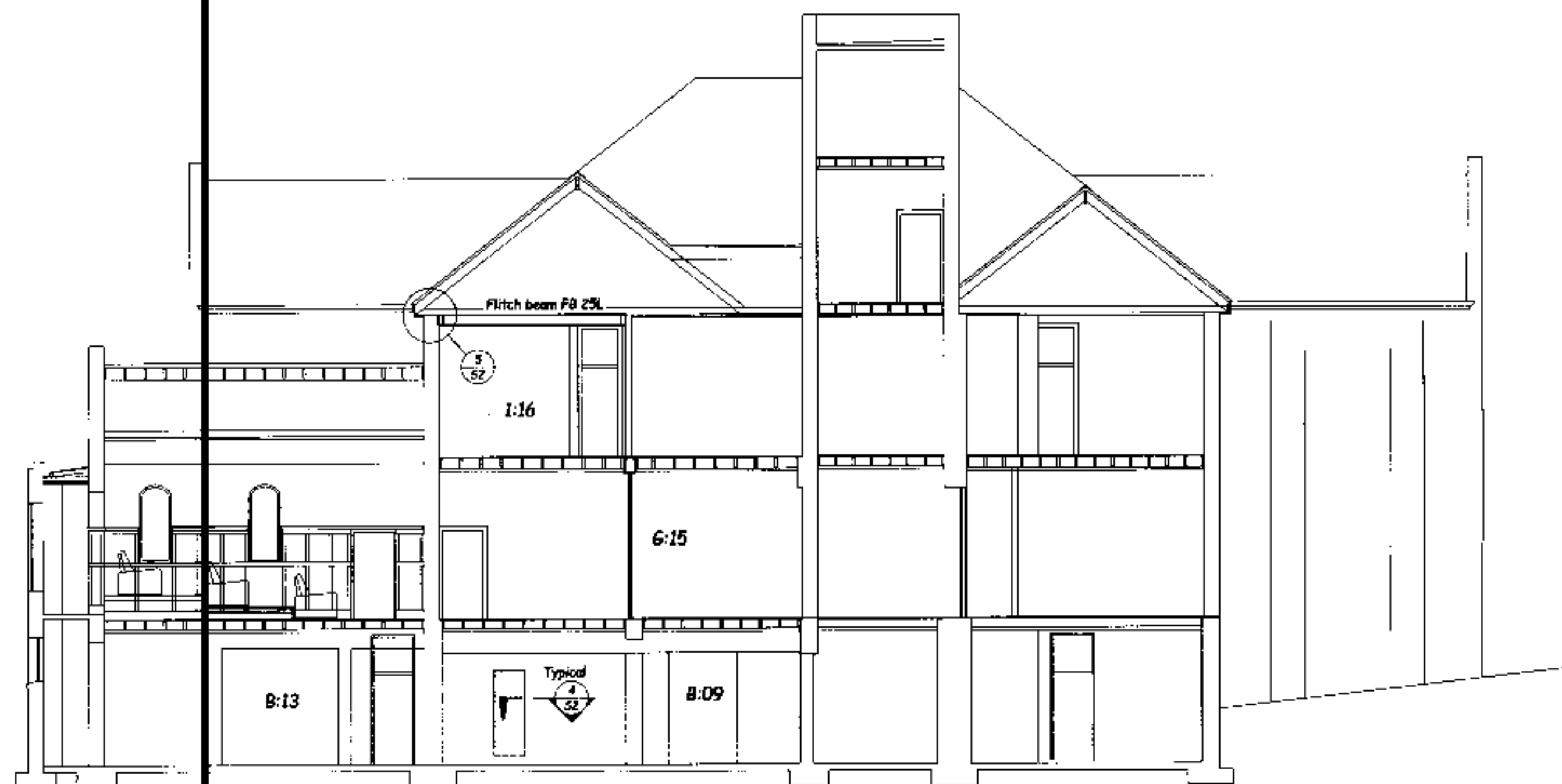
Box 236, Dunedin
Tel: 03 478 9888
Fax: 03 478 1099
Mobile: 0275 684 831
email: mikesowman@msd.co.nz
www.mikesowman.co.nz

DO NOT SCALE OFF DRAWINGS ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION

"GARDEN VIEW"
SANTA SABINA
BUILDING ALTERATIONS
61 NORTH ROAD
DUNEDIN

1:50 FLOOR PLANS

job no. -	CH00-0014
scale:	AS SHOWN
date:	14/01/2008
revision:	R2
sheet no.:	08

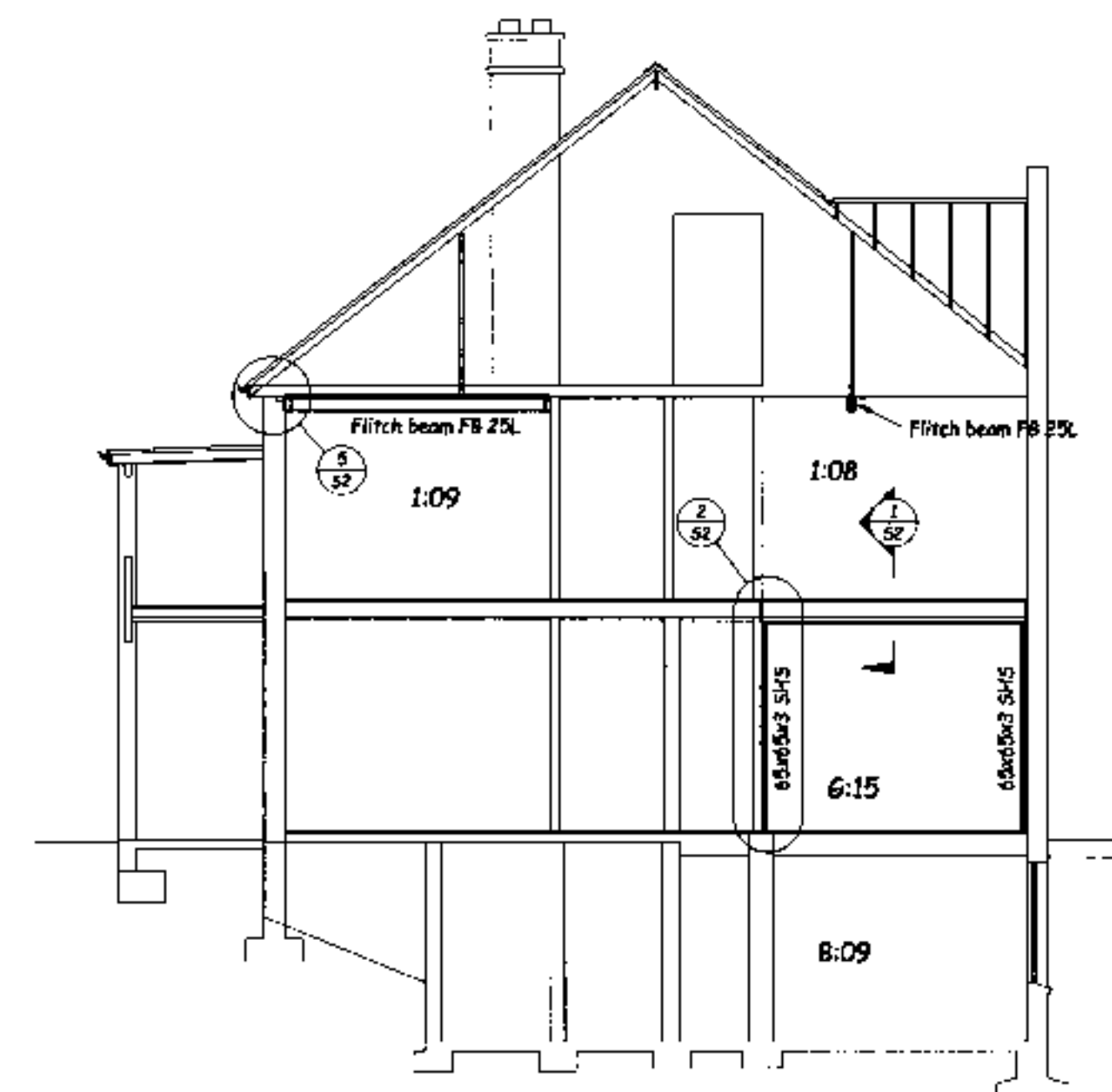


Section Thru Gym Scale 1:100



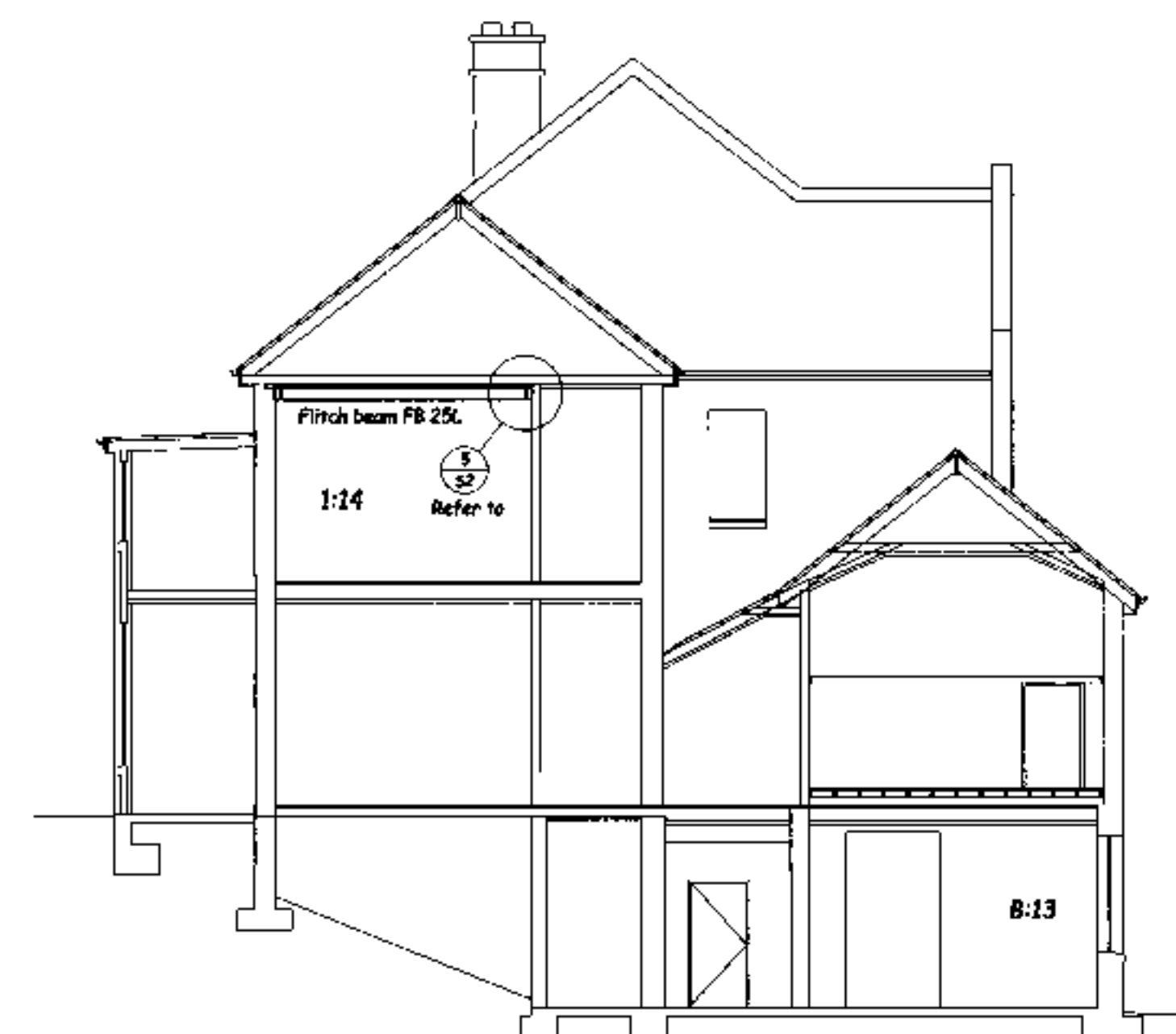
Section C Scale 1:100

Refer to Architects drawings for location of this Section



Section A Scale 1:100

Refer to Architects drawings for location of this Section



Section B Scale 1:100

Refer to Architects drawings for location of this Section

DUNEDIN CITY COUNCIL
APPROVED FOR THE COUNCIL
2008 1153

STEVENSON BROWN LTD.
Structural and Fire Engineers
Level 2 Harbour House
62 Fleet Street
PO Box 1001, Dunedin
Phone 03 477 6236
Fax 03 477 6235
Email enquiries@stebrow.co.nz

All dimensions to be checked on site
Do not scale off these drawings
Any discrepancies between drawings
to be notified to the consultants

No	Revision	Date
A	Pool and beam above deleted	7/08

STRUCTURAL
Drawing

Contract Title :
**"Garden View"
Santa Sabina
Building
Alterations**
61 North Road
Dunedin

Designed : Nick Brown
Checked : Nick Brown
Drawn : Rex Mullen
Date : May 08
Scale : As Shown when A1
CAD file :

Sheet Title :
**Transverse
and
Longitudinal
Sections**

Contract No :
7146
Date Issued :
Sheet :
S1A
of 2 sheets

DUNEDIN CITY COUNCIL
Plans and Specifications Approved in accordance
with the Building Code and Approved
Plans and Specifications on works
12-8-08
12-8-08
Health
N.C.



View Instrument Details

Instrument No.	8991462.13
Status	Registered
Date & Time Lodged	08 Mar 2012 17:20
Lodged By	Guest, Samuel Michael Dexter
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Computer Registers	Land District
423235	Otago
549580	Otago

Annexure Schedule: Contains 2 Pages.

Signature

Signed by Samuel Michael Dexter Guest as Territorial Authority Representative on 08/03/2012 12:28 PM

*** End of Report ***

CONSENT NOTICE PURSUANT TO SECTION 221

RESOURCE MANAGEMENT ACT 1991

DP 406606

IN THE MATTER of Redevelopment of Units on Lot 2 DP 393888 in certificate of title 423235

and

IN THE MATTER of Subdivision Consent SUB-2010-106 pursuant to Sections 105, 220 & 221 of the Resource Management Act 1991

Pursuant to Section 221 of the Resource Management Act 1991 the Dunedin City Council by resolution passed under delegated authority on the 15th day of November 2010 imposed the following conditions of subdivision consent on the Common Property on DP 406066 and Unit 16 (certificate of title 549580) on DP 406066

- (a) The registered proprietor shall not further subdivide the property beyond that anticipated by SUB-2010-109. However this consent notice shall not prevent minor boundary adjustments, amalgamations of titles or variations to the Unit Title Plan adjusting the boundary of existing sites or the creation of accessory units.

Dated at Dunedin this 18th day of January 2012


.....
Authorised Officer
DUNEDIN CITY COUNCIL

DUNEDIN CITY COUNCIL
CONSENT NOTICE PURSUANT TO SECTION
RESOURCE MANAGEMENT ACT 1991
DP 406606

Nb 9

CONO

IN THE MATTER of Redevelopment of Units on Lot 2 DP 393888 in certificate of title 423235

and

IN THE MATTER of Subdivision Consent SUB-2010-106 pursuant to Sections 105, 220 & 221 of the Resource Management Act 1991

Pursuant to Section 221 of the Resource Management Act 1991 the Dunedin City Council by resolution passed under delegated authority on the 15th day of November 2010 imposed the following conditions of subdivision consent on the Common Property on DP 406066

- (a) The registered proprietor shall not erect any structure or remove any bush without the prior consent of the Dunedin City Council in respect of the area subject to the Urban Landscape Conservation Area overlay in the Dunedin District Plan as at 30 August 2007 subject to the exception that the area (now part of AU16C) previously identified by ENV-2006-CHC-346 as needing to be cleared to allow construction of the previously consented Stage 3 units, but only if further resource consent is obtained for development in this area and only when any further units are to be constructed.

Dated at Dunedin this 18th day of January 2012

.....

Authorised Officer
DUNEDIN CITY COUNCIL



View Instrument Details

Instrument No.	8991462.14
Status	Registered
Date & Time Lodged	08 Mar 2012 17:20
Lodged By	Guest, Samuel Michael Dexter
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991

Toitu te
Land whenua
Information
New Zealand



Affected Computer Registers	Land District
423235	Otago

Annexure Schedule: Contains 1 Page.

Signature

Signed by Samuel Michael Dexter Guest as Territorial Authority Representative on 01/02/2012 11:48 AM

*** End of Report ***

DUNEDIN CITY COUNCIL
CONSENT NOTICE PURSUANT TO SECTION 221
RESOURCE MANAGEMENT ACT 1991
DP 406606

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Dated at *Dunedin* this *18th* day of *January* 2012

M.C. Dorley
.....
Authorised Officer
DUNEDIN CITY COUNCIL

Reference: RMA 2006-0003, RMA 2006-0004, & RMA 2005-0450 / 5044100 / 254401 & 115163
Enquiries to: Lianne Darby
Direct Phone: 474 3348

1 June 2006 (posted out 3 June 2006)

Gardens View Limited
C/- La Hood Allen
PO Box 5589
DUNEDIN

Attention: Sam Guest

Dear Mr Guest

**RESOURCE CONSENT APPLICATION: RMA 2006-0003 & RMA 2006-0004
61 NORTH ROAD
DUNEDIN**

The above application for the development of the land at 61 North Road, and for the subdivision of the same under the Unit Titles Act 1972, was processed on a notified basis in accordance with sections 93 and 94 of the Resource Management Act. The Consent Hearings Committee, comprising Councillors Colin Weatherall (Chairperson), Paul Hudson and Richard Walls, heard and considered the application at a hearing on 4 and 5 April 2006.

At the end of the public part of the hearing, the Committee, in accordance with section 48(1) of the Local Government Official Information and Meetings Act 1987, resolved to exclude the public.

The Committee on 23 May 2006 **granted consent in part (with conditions)** to the applicant to construct a total of 48 units (c.f. 54 units in the application), and to subdivide these units under the Unit Titles Act 1972. Approximately 2900m² of the site is to be vested with Council as reserve (addressed by resource consent RMA 2006-0450). The full text of this decision commences below.

The Hearing and Appearances

The applicant was represented at the hearing by Sam Guest (Solicitor), and Bill Lowe (Shareholder), with Geoff Bates (Consulting Surveyor), and John McKenzie (Architect) also present on the 4th April in support.

Council staff in attendance at the hearing were Alan Worthington (Advisor to Committee), Lianne Darby (Processing Officer) and Karen Bain (Governance Support Officer). Phil Dowsett, Jo Oranje, and Ron Minnema, from Dunedin City Council Transportation Planning, and Nick Karlovsky, Architecture and Urban Design, attended on 4th April.

The following submitters spoke at the hearing:

- Mr John Mills,
- Mr Don Anderson & Mr John Farrow (for the Catholic Diocese of Dunedin),
- Ms Susan Stenhouse,
- Mr John McGann,
- Mr Gerd Stettner,
- Sister Mary Twomey,
- Ms Elizabeth Kennedy,

- Mr Ewen Kerstens,
- Ms Lynette Brook,
- Mr John Dawson,
- Mr Gerard de Courcy (for Sacred Heart School Board of Trustees),
- Mr and Mrs A & M Pickering,
- Mr Geoff Foote (for himself and Body Corporate 18925),
- Mrs Eileen Foote,
- Ms Melissa Shipman & Mr Roger Smith (for the New Zealand Fire Service),
- Ms Judy Egerton,
- Ms Ruth Littlewood & Dr Gary Blackman (for the New Zealand Historic Places Trust),
- Ms Jacqueline Sinclair,
- Ms Charlotte Flaherty,
- Cr Teresa Stevenson for herself and Ms Sarah McAndrew; and
- Mr Alan Starrett.

Procedural Issues

Cr Walls referred to the number of real estate advertisements that had appeared for the proposed development, none of which stated the development was still subject to the obtaining of resource consent. Their publication could be construed as indicating the Committee's decision was a foregone conclusion, which was not the case, and he felt it was important that submitters had good faith in the resource consent process.

Mr Guest apologised that the words 'conditional upon consent' were not included in the advertisements, but assured the Committee that there was an advisory clause within the sale and purchase agreements to this effect. The Committee notes that despite this assurance, subsequent advertising continues to omit reference to the fact that the proposal remains 'conditional to consent'.

Lianne Darby commented that three submissions had been misfiled between departments and were not included in the summary of submissions within her report. However, all submissions were in the agenda papers, Appendix D.

Principal Issues of Contention

The principal issues of contention are as follows: the majority of the units within the proposed development will be over the 9m maximum height, those units within the existing Santa Sabina building will have insufficient open amenity space, and the North Road access is narrower than the 6m required for the proposed number of units on-site. Further matters of non-compliance relating to the Unit Title subdivision of the units i.e. the residential activity failing to comply with all the performance criteria of the Residential 1 zone rules, and the close proximity of the units to 'common' areas, makes the proposal a non-complying activity.

Summary of Evidence

The evidence presented at the hearing reiterated and expanded on the issues and any concerns addressed in the planning report, application and submissions. The evidence covered the following matters:

- Mr Guest explained that the applicant intended to modify the application in response to concerns about the lack of amenity open space for the Santa Sabina units as raised within the Planner's report. The proposed amendment involves the construction of a retaining wall at the car park to the west of the Santa Sabina building, so as to provide a more level area for outdoor amenity use.
- Mr Lowe described his intention to develop a 'quality product', with superior development, construction and furniture. The development will have a full time manager.
- Mr Lowe explained the importance of landscaping for the development, and that he is happy to work with Council to achieve a good result. However, it was difficult at that

time to anticipate which existing trees and shrubbery would be retained until work began on the site. For this reason, Mr Guest submitted that the proposed condition requiring the preparation of a landscape management plan prior to work commencing be amended so that landscape management plans be prepared on a stage by stage basis to allow flexibility.

- The applicant stated he has no intention to develop the remainder of the site. Some land is to be vested with Council as reserve, as discussed below in the section headed, '**Amendments to Proposal subsequent to Hearing**'.
- Mr Bates, surveyor, confirmed that the site can be serviced. The applicant was working closely with the Otago Regional Council to reach an agreement over a suitable design for the stormwater system.
- Phil Dowsett and Ron Minnema, Transportation Planning, explained their views on the use of Buccleugh Street as ingress/egress for the proposed development. They considered that traffic on Buccleugh Street was generally slow moving, sight lines at the proposed entrance/exit were sufficient, and the number of vehicles using this road was currently low.
- Nick Karlovsky, Council Architect, expressed his concerns about the urban design of the proposal. He commented that the District Plan does not allow control over appearance of buildings.
- Submitters raised concerns about the following:
 - The design and appearance of the proposed buildings.
 - The setting of a precedent for reduced amenity open space for multi-unit developments.
 - The use of the North Road entrance, including concerns about safety for pedestrians and other vehicles using North Road.
 - The use of the Buccleugh Street entrance/exit, which primarily focussed on the inadequacy of the road to cope with the extra traffic and its impact on existing users of the road.
 - Construction traffic.
 - Lighting for the development.
 - Frosts compromising vehicular and pedestrian safety during winter.
 - The scale and intensity of the development.
 - Shading affects of the proposed development on the school.
 - The existing ROW at the North Road entrance creating opposing traffic to the main traffic flow into the development.
 - How to evaluate the assessment of environmental effects in the application when the author is not acknowledged.
 - Water runoff from the site which is already causing problems.
 - Hazardous driveway.
 - The number of parking spaces.
 - The increase in traffic in the area due to the development.
 - The compromising of the heritage and aesthetic values of the existing Santa Sabina building.
 - Quality of the proposed development.
 - The weighting given to the exceptional amenity values of the site in the Planner's report.
 - The large number of units.
 - The strong reaction from the school community, overlooked in the Planner's report. Student behaviour considered inappropriate for school environment.
 - Loss of sunlight to neighbouring properties.
 - Fire servicing issues.
- Mr Guest reiterated for the Committee that the proposal was in a Residential 1 zone with zoning rights, and that it is non-complying because of minor issues only. He

addressed some issues raised by submitters, in particular, a proposed land swap with the school, the height of the buildings, the North Road access, the amenity open space, and technical subdivision issues.

Statutory and Other Provisions

In accordance with section 104 of the Resource Management Act the recommending report to the Committee detailed in full the relevant statutory provisions and other provisions, which the Committee considered. These statutory provisions include the following Part II matters of the Act: section 5(2)(c), 7(c), and 7(f). Regard was given to chapters 4 – Manuwhenua, and 5 – Land of the Regional Policy Statement for Otago. As detailed in the recommending report, regard was given to the relevant provisions of the following chapters of the District Plan: 4 – Sustainability, 5 – Manuwhenua, 8 – Residential, 20 – Transportation, and 21 – Environmental Issues. There were three submissions in support, one neutral, and seventy-one in opposition.

Main findings of fact

The site is comprised of three titles at 61 North Road, Dunedin; Part Section 3 North East Valley Survey District (CT OT9A/708, 3.2185ha), Allotment 26-28 Block II Deposited Plan 75 (CT OT119/59, 4249m²), and Allotment 29 Deposited Plan 75 (CT OT116/48, 759m²). The subject site is a sloping property, having frontage to North Road, Buccleugh Street, and Harold Street (unformed). The upper portion of the site is located within an Urban Landscape Conservation Area and is densely vegetated. The lower area is generally park like grounds containing a number of mature trees including a group of protected sequoia trees, and an existing building (a former convent) known as the Santa Sabina building.

Residential activity at a density of one residential unit per 500m² of site area is a permitted use for this zone. However, the proposal fails the maximum height, minimum amenity open space, and minimum driveway width requirements, and accordingly, the land use proposal is a restricted discretionary activity pursuant to Rule 8.7.4(i). The Unit Title subdivision fails to meet the requirements of Rule 18.5.1(iii)(b), and is therefore a non-complying activity pursuant to Rule 18.5.2. Overall, the proposal is a non-complying activity.

Amendments to Proposal subsequent to Hearing

The hearing was adjourned on 5 April 2006, and the Committee requested further information from the applicant. The Committee requested that the applicant provide:

- Shading diagrams for units 21 to 32 (later modified to units 21 to 29);
- A conceptual landscape plan for the entire site;
- Confirmation of any agreement reached with Council's Community and Recreational Services department (CARS) regarding the vesting of land as reserve;
- Advice as to how the applicant wished to treat the land in the certificate of title OT OT94/258 when, if consent were to be granted, this land would be physically separated from the main body of the site by the reserve, and would not be required to meet any density provisions.

Shading diagrams were not received. Instead, the applicant offered to reduce the heights of units 21 to 29 so that they complied with the 9m maximum for the zone. The proposed reduction in height was accepted by the Committee.

A landscape plan was provided showing those trees the applicant expected to retain on-site, should consent be granted.

Correspondence between the applicant and CARS was submitted. These parties have agreed to a 2900m² (subject to survey) triangular section of the subject site being vested with Council as reserve. This vesting of land is to be the reserves contribution for the development, should consent be granted.

The applicant advised that it was no longer the intention to include the land of CT OT94/258 as part of the subject site.

Based on the information presented at the hearing, and on subsequent correspondence, the Committee reconvened on 23 May 2006, and determined to grant consent in part subject to the following:

- A subdivision to define the subject site, which is currently 'limited as to parcels', and to create reserve to vest with Council shall be completed prior to the development of the property. Council has received a subdivision consent application (RMA 2006-0450) which attends to this matter.
- The number of units shall be reduced. Units 13 to 16, 34, and 35, shall be removed from the development, and the position of Units 42 to 47 changed so that these units are further from the school boundary. Plans numbered 6636/5 and 6636/6 have since been submitted by the applicant, at the request of Council, to show the new layout.
- The land of CT OT94/258 shall be removed from the 'subject site'. This land will be physically separated from the main development by the reserve, and is not required for the proposal to meet the density provisions of the District Plan. Furthermore, this land may be residentially developed in the future while complying with density provisions regardless of whether or not it forms part of this proposal. Therefore, there appeared to be no reason to include it as part of the subject site.

Decision

The final consideration of the application, which took into account all information presented at the hearing, was held during the public excluded portion of the hearing. The Consent Hearings Committee reached the following decision after visiting the site and considering the application under the statutory framework of the Resource Management Act 1991.

Subdivision RMA 2006-0003

COMMENCEMENT OF CONSENT

Pursuant to section 116 of the Resource Management Act 1991, this consent shall not commence until such time as the survey plan for subdivision consent RMA 2006-0450 has been deposited with Land Information New Zealand.

*That pursuant to section 34A(1) and 104B and after having regard to Part II matters and sections 104 and 104D of the Resource Management Act 1991, the Dunedin City Council **grants in part** consent for a **non-complying** activity to subdivide the site at 61 North Road, Dunedin, being the land legally described as Lot 2 of subdivision consent RMA 2006-0450, in accordance with the Unit Titles Act 1972, subject to the following conditions imposed under sections 108 and 220 of the Act:*

Stage 1: Units 1 – 12 and 17 - 20

1. *The proposal shall be given effect to generally in accordance with the amended plans submitted by DG Hatfield & Associates entitled 'Gardens View Development', Nos. 6636/5 and 6636/6, received at Council on 26 May 2006, and taking into account the vesting of reserve under subdivision consent RMA 2006-0450, and the accompanying information submitted as part of RMA 2006-0003 received by Council on 23 December 2005, except where modified by the following:*
2. *That prior to certification of the survey plan pursuant to section 223 of the Resource Management Act 1991, the applicant shall ensure the following:*
 - a) *That if a requirement for any easement for services is incurred during the survey, then that easement shall be granted or reserved and included in a Memorandum of Easements*

- b) *Easements for drainage shall be reserved as required.*
3. *Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the applicant shall complete the following:*
- a) *Those trees to be removed shall be limited to those trees immediately affected by Stage 1 construction (including driveway and parking areas), and these shall be removed no sooner than necessary. The consent holder shall consult with Council's arborist before any trees are removed to discuss whether individual trees can be retained.*
 - b) *The location of Units 17 to 20 shall be modified to provide an area of amenity space for the seven residential units of the existing Santa Sabina building. The area shall be at the southwest end of the Santa Sabina building, shall measure no less than 100m², and shall be able to accommodate three 4.5m diameter circles that do not overlap.*
 - c) *A landscape management plan for Stage 1 shall be prepared in consultation with Council's Landscape Architect prior to construction commencing. The landscape management plan shall show areas of construction, retaining walls, paths, driveway and parking areas, the assigned amenity open space for each unit, trees to be retained, and proposed amenity planting.*
 - d) *The consent holder shall submit an earthworks permit application to Council prior to undertaking development related earthworks, and shall comply with the conditions of that permit once obtained.*
 - e) *There shall be no excavation or change in ground level around the base of the protected sequoia trees, within the spread of the crown of the trees. This is to include construction of the access/roadway, services, drainage, or any other works. A fence is to be constructed around the base of the trees, ideally at the extent of the crown spread or, if this is unachievable, to the greatest extent possible, to prevent damage to the trees from construction equipment, machinery, and materials.*
 - f) *The requirements of Part 4 and 5 (Drainage and Water Supply) of the Council's Code of Subdivision are to be complied with. Therefore, applications for water supply are to be submitted to the Dunedin City Council Water and Waste Services Business Unit.*
 - g) *Full details of how Units 1 to 12 and 17 to 20 are to be served for water shall be forwarded to Water and Waste Services Business Unit for approval. This detail can accompany the application for water supply.*
 - h) *That a stormwater management plan for the whole development shall be prepared and submitted to the Dunedin City Council Water and Waste Services Business Unit for approval, prior to any construction occurring. This management plan is to include how stormwater runoff is to be managed during the earthworks phase of each stage of the development.*
 - i) *An assessment shall be carried out by the applicant with respect to the availability (capacity) of wastewater services, which includes the volume of discharge expected to be generated for each stage as well as the completed development. The findings of this shall be forwarded to the Water and Waste Services Business Unit as part of the approval to service the sites.*
 - j) *That detailed engineering plans for water supply, wastewater and stormwater shall be provided to Water and Waste Services for approval. These plans shall*

take into account the repositioning of Units 42 to 47 during stage 3 and show all services clear of future units.

- k) All units shall have a standard manifold inside a manifold box, located in a convenient place outside each unit.*
- l) Any water services to the site from the existing water reticulation shall have a double check valve installed where the water supply enters the subject site at the boundary.*
- m) The subdividing owner shall provide to Council 'as-built' plans and information detailing all engineering works completed in relation to or in association with Stage 1 of this development.*
- n) The Buccleugh Street fence between Buccleugh Street and Units 1 to 12 shall be replaced by a fence no higher than 1.1m. This fence shall have two gateways for pedestrians, one outside Unit 4 and the other outside Unit 10.*
- o) A traffic management plan for Stage 1 shall be prepared in consultation with Council's Transportation Planning department prior to construction commencing.*
- p) The vehicle access from North Road shall be restricted to traffic entering the site only, except during periods of construction when condition 3(t) shall apply.*
- q) Signage shall be displayed at the northwestern end of the access strip to North Road, advising that the access is one-way (ingress) for all traffic. Details regarding the sign shall be provided to the Transportation Planning Manager for approval.*
- r) The North Road access strip shall be physically constrained to a width of 3m for a distance of at least 5m south of the northernmost point of the 4m wide access strip to clearly discourage drivers from exiting the site via the North Road entrance. Details of the method used to achieve this physical constraint shall be forwarded to the Transportation Planning Manager for approval prior to construction. Landscaping of the North Road access strip shall not impede any emergency vehicles from using this entrance.*
- s) An arrow indicating that the access is one-way shall be permanently marked on the driveway near the northwestern end of the North Road access strip at the approach to the area where the width is restricted. The arrow shall comply with the attached diagram titled 'Lane Arrow Markings' and should be positioned so as to also be visible to motorists attempting to negotiate the driveway in the wrong direction before they reach the portion restricted in width.*
- t) During periods of construction, the North Road driveway to the site shall be closed to general traffic and all cars directed to the Buccleugh Street entrance/exit in order to minimise conflict with heavy vehicles using the North Road driveway in accordance with condition 3(u) below. Signage shall be placed at each end of the North Road driveway to instruct drivers of this temporary restriction. This restriction does not apply to those cars using the school car park which have right of way over the North Road entrance and may, therefore, continue to use this access point.*
- u) During periods of construction, all construction and earthmoving vehicles shall use the North Road driveway for ingress and egress. No traffic associated with construction or earthworks shall utilise Buccleugh Street for access to or from the site.*
- v) Engineering plans showing the details of the construction of the vehicle entrance at Buccleugh Street shall be submitted to the Transportation Planning Manager for approval, prior to commencement of construction. The plans shall*

include the vehicle access being formed to a minimum width of 5.0m. The plans shall show provision for vehicles to be positioned level with the carriageway of Buccleugh street while still within the site to maximise visibility of on-coming traffic before encroaching upon the carriageway. The plans shall also make satisfactory provision for any intersection with Duddingstone Steps to ensure that pedestrians using the steps can continue to do so safely.

- w) The access to Buccleugh Street shall be constructed in accordance with the plans approved in condition (v) above.*
- x) A gate shall be provided to allow pedestrian access from the lower portion of the site directly to the Duddingstone Steps.*
- y) On-site parking shall be provided for Units 1 to 12 and 17 to 20, plus at least a further four parking spaces for visitors. Vehicle parking shall be confined to the dedicated parking spaces.*
- z) The surface of all parking, associated access and manoeuvring areas shall be formed, hard surfaced and adequately drained.*
- aa) All parking spaces shall be permanently marked to ensure that the parking areas are used effectively.*
- bb) In accordance with section 128 and 129 of the Resource Management Act 1991, at yearly intervals from the date of granting the resource consent, the Council may serve notice on the consent holder of its intention to review conditions (q), (r), (w), and (y).*

Stage 2: Units 21 – 29

- 1. The proposal shall be given effect to generally in accordance with the amended plans submitted by DG Hatfield & Associates entitled 'Gardens View Development', Nos. 6636/5 and 6636/6, received at Council on 26 May 2006, and taking into account the vesting of reserve under subdivision consent RMA 2006-0450, and the accompanying information submitted as part of RMA 2006-0003 received by Council on 23 December 2005, except where modified by the following:*
- 2. That prior to certification of the survey plan pursuant to section 223 of the Resource Management Act 1991, the applicant shall ensure the following:*
 - a) That if a requirement for any easement for services is incurred during the survey, then that easement shall be granted or reserved and included in a Memorandum of Easements.*
 - b) Easements for drainage shall be reserved as required.*
- 3. Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the applicant shall complete the following:*
 - a) Units 21 to 29 shall be reduced in height so that no point of the units are greater than 9m above existing ground level, excluding television & radio aerials, and receiving dishes not exceeding 1m in diameter. The consent holder shall engage a surveyor to confirm existing ground level before earthworks commence, and also to confirm the heights of the buildings at the time of framing inspection when the construction has reached the highest point.*
 - b) Those trees to be removed shall be limited to those trees immediately affected by Stage 2 construction (including driveway and parking areas), and these shall be removed no sooner than necessary. The consent holder shall consult with*

Council's arborist before any trees are removed to discuss whether individual trees can be retained.

- c) A landscape management plan for Stage 2 shall be prepared in consultation with Council's Landscape Architect prior to construction commencing. The landscape management plan shall show areas of construction, retaining walls, paths, driveway and parking areas, the assigned amenity open space for each unit, those trees to be retained, and proposed amenity planting.*
- d) The consent holder shall submit an earthworks permit application to Council prior to undertaking development related earthworks, and shall comply with the conditions of that permit once obtained.*
- e) There shall be no excavation or change in ground level around the base of the protected sequoia trees, within the spread of the crown of the trees. This is to include construction of the access/roadway, services, drainage, or any other works. A fence is to be constructed around the base of the trees, ideally at the extent of the crown spread or, if this is unachievable, to the greatest extent possible, to prevent damage to the trees from construction equipment, machinery, and materials.*
- f) The requirements of Part 4 and 5 (Drainage and Water Supply) of the Council's Code of Subdivision are to be complied with. Therefore, applications for water supply are to be submitted to Water and Waste Services Business Unit.*
- g) Full details of how Units 21 – 29 are to be served for water shall be forwarded to Water and Waste Services Business Unit for approval. This detail can accompany the application for water supply.*
- h) Construction of the stormwater system shall be in accordance with the stormwater management plan submitted to the DCC Water and Waste Services Business Unit at Stage 1, and approved by that department at the time.*
- i) That detailed engineering plans for water supply, wastewater and stormwater shall be provided to Water and Waste Services for approval.*
- j) All units shall have a standard manifold inside a manifold box, located in a convenient place outside each unit.*
- k) Any water services to the site from the existing water reticulation shall have a double check valve installed where the water supply enters the subject site at the boundary.*
- l) The subdividing owner shall provide to Council 'as-built' plans and information detailing all engineering works completed in relation to or in association with this development.*
- m) A traffic management plan for Stage 2 shall be prepared in consultation with Council's Transportation Planning department prior to construction of Stage 2 units commencing.*
- n) The use of the North Road driveway shall be in accordance with Stage 1 conditions: 3(p) and 3(u).*
- o) The access formation and signage for the North Road entrance and driveway shall remain in accordance with Stage 1 conditions: 3(q), (r), and (s).*

- p) *The formation of the Buccleugh Street entrance shall remain in accordance with Stage 1 condition: 3(w).*
- q) *On-site parking shall be provided for Units 1 to 12 and 17 to 29, plus at least a further six parking spaces (in total) for visitors. Vehicle parking shall be confined to the dedicated parking spaces.*
- r) *The surface of all parking, associated access and manoeuvring areas shall be formed, hard surfaced and adequately drained.*
- s) *All parking spaces shall be permanently marked to ensure that the parking areas are used effectively.*
- t) *In accordance with section 128 and 129 of the Resource Management Act 1991, at yearly intervals from the date of granting the resource consent, the Council may serve notice on the consent holder of its intention to review Stage 2 conditions 3(o), 3(p), and 3(q).*

Stage 3: Units 30 –33 and 36 - 47

- 1. *The proposal shall be given effect to generally in accordance with the amended plans submitted by DG Hatfield & Associates entitled 'Gardens View Development', Nos. 6636/5 and 6636/6, received at Council on 26 May 2006, and taking into account the vesting of reserve under subdivision consent RMA 2006-0450, and the accompanying information submitted as part of RMA 2006-0003 received by Council on 23 December 2005, except where modified by the following:*
- 2. *That prior to certification of the survey plan pursuant to section 223 of the Resource Management Act 1991, the applicant shall ensure the following:*
 - a) *That if a requirement for any easement for services is incurred during the survey, then that easement shall be granted or reserved and included in a Memorandum of Easements.*
 - b) *Easements for drainage shall be reserved as required.*
- 3. *Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the applicant shall complete the following:*
 - a) *Those trees to be removed shall be limited to those trees immediately affected by Stage 3 construction (including driveway and parking areas), and these shall be removed no sooner than necessary. The consent holder shall consult with Council's arborist before any trees are removed to discuss whether individual trees can be retained.*
 - b) *A landscape management plan for Stage 3 shall be prepared in consultation with Council's Landscape Architect prior to construction commencing. The landscape management plan shall show areas of construction, retaining walls, paths, driveway and parking areas, the assigned amenity open space for each unit, trees to be retained, and proposed amenity planting.*
 - c) *The consent holder shall submit an earthworks permit application to Council prior to undertaking development related earthworks, and shall comply with the conditions of that permit once obtained.*
 - d) *There shall be no excavation or change in ground level around the base of the protected sequoia trees, within the spread of the crown of the trees. This is to include construction of the access/roadway, services, drainage, or any other works. A fence is to be constructed around the base of the trees, ideally at the*

extent of the crown spread or, if this is unachievable, to the greatest extent possible, to prevent damage to the trees from construction equipment, machinery, and materials.

- e) The requirements of Part 4 and 5 (Drainage and Water Supply) of the Council's Code of Subdivision are to be complied with. Therefore, applications for water supply are to be submitted to Water and Waste Services Business Unit.*
- f) Full details of how Units 30 to 33 and 36 to 47 are to be served for water shall be forwarded to Water and Waste Services Business Unit for approval. This detail can accompany the application for water supply.*
- g) Construction of the storm water system shall be in accordance with the storm water management plan submitted to the DCC Water and Waste Services Business Unit at Stage 1, and approved by that department at the time.*
- h) That detailed engineering plans for water supply, wastewater and storm water are to be provided to Water and Waste Services for approval.*
- i) All units shall have a standard manifold inside a manifold box, located in a convenient place outside each unit.*
- j) Any water services to the site from the existing water reticulation shall have a double check valve installed where the water supply enters the subject site at the boundary.*
- k) The subdividing owner shall provide to Council 'as-built' plans and information detailing all engineering works completed in relation to or in association with this development.*
- l) A traffic management plan for Stage 3 shall be prepared in consultation with Council's Transportation Planning department prior to construction of Stage 3 units commencing.*
- m) The use of the North Road driveway shall be in accordance with Stage 1 conditions: 3(p) and 3(u).*
- n) The access formation and signage for the North Road entrance and access strip shall remain in accordance with Stage 1 conditions: 3(q), (r), and (s).*
- o) The formation of the Buccleugh Street entrance shall remain in accordance with Stage 1 condition: 3(w).*
- p) On-site parking shall be provided for Units 1 to 12, 17 to 33, and 36 to 47, plus at least a further ten parking spaces (in total) for visitors. Vehicle parking shall be confined to the dedicated parking spaces.*
- q) The surface of all parking, associated access and manoeuvring areas shall be formed, hard surfaced and adequately drained.*
- r) All parking spaces shall be permanently marked to ensure that the parking areas are used effectively.*
- s) The access to car parks AU30 to AU47 shall be extended a further 6m beyond the full length as shown by the application plan 6636/4 (i.e. the access is to be as shown on plan 6636/6). This is to ensure that fire-fighting vehicles can service Units 45 to 47 if required.*

- t) *In accordance with section 128 and 129 of the Resource Management Act 1991, at yearly intervals from the date of granting the resource consent, the Council may serve notice on the consent holder of its intention to review Stage 3 conditions: (n), (o), and (p).*

Stage 4: Units 48 - 54

1. *The proposal shall be given effect to generally in accordance with the amended plans submitted by DG Hatfield & Associates entitled 'Gardens View Development', Nos. 6636/5 and 6636/6, received at Council on 26 May 2006, and taking into account the vesting of reserve under subdivision consent RMA 2006-0450, and the accompanying information submitted as part of RMA 2006-0003 received by Council on 23 December 2005, except where modified by the following:*
2. *That prior to certification of the survey plan pursuant to section 223 of the Resource Management Act 1991, the applicant shall ensure the following:*
 - a) *That if a requirement for any easement for services is incurred during the survey, then that easement shall be granted or reserved and included in a Memorandum of Easements.*
 - b) *Easements for drainage shall be reserved as required.*
3. *Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the applicant shall complete the following:*
 - a) *Amenity open space shall be provided adjacent to the Santa Sabina building for Units 48 to 54. The amenity space shall have an area of at least 100m², and be able to accommodate three 4.5m diameter circles that do not overlap.*
 - b) *There shall be no excavation or change in ground level around the base of the protected sequoia trees, within the spread of the crown of the trees. This is to include construction of the access/roadway, services, drainage, or any other works. A fence is to be constructed around the base of the trees, ideally at the extent of the crown spread or, if this is unachievable, to the greatest extent possible, to prevent damage to the trees from construction equipment, machinery, and materials.*
 - c) *The requirements of Part 4 and 5 (Drainage and Water Supply) of the Council's Code of Subdivision are to be complied with. Therefore, applications for water supply are to be submitted to Water and Waste Services Business Unit.*
 - d) *Full details of how Units 48 to 54 are to be served for water shall be forwarded to Water and Waste Services Business Unit for approval. This detail can accompany the application for water supply.*
 - e) *Construction of the stormwater system shall be in accordance with the stormwater management plan submitted to the DCC Water and Waste Services Business Unit at Stage 1, and approved by that department at the time.*
 - f) *That detailed engineering plans for water supply, wastewater and stormwater are to be provided to Water and Waste Services for approval.*
 - g) *All units shall have a standard manifold inside a manifold box, located in a convenient place outside each unit.*
 - h) *Any water services to the site from the existing water reticulation shall have a double check valve installed where the water supply enters the subject site at the boundary.*

- i) *The subdividing owner shall provide to Council 'as-built' plans and information detailing all engineering works completed in relation to or in association with this development.*
- j) *A traffic management plan for Stage 4 shall be prepared in consultation with Council's Transportation Planning department prior to construction commencing.*
- k) *The use of the North Road driveway shall be in accordance with Stage 1 conditions: 3(p) and 3(u).*
- l) *The access formation and signage for the North Road entrance and access strip shall remain in accordance with Stage 1 conditions: 3(q), (r), and (s).*
- m) *The formation of the Buccleugh Street shall remain in accordance with Stage 1 condition: 3(w).*
- n) *On-site parking shall be provided for Units 1 to 12, 17 to 33, and 36 to 54, plus a further 14 car parks (in total) for visitors, as shown on the application plan 6636/6.*
- o) *The surface of all parking, associated access and manoeuvring areas shall be formed, hard surfaced and adequately drained.*
- p) *All parking spaces shall be permanently marked to ensure that the parking areas are used effectively.*
- q) *In accordance with section 128 and 129 of the Resource Management Act 1991, at yearly intervals from the date of granting the resource consent, the Council may serve notice on the consent holder of its intention to review Stage 4 conditions (k), (l), and (m).*

Land Use RMA 2006-0004

*That pursuant to section 34A(1) and 104B and after having regard to Part II matters and sections 104 and 104D of the Resource Management Act 1991, the Dunedin City Council **grants** consent to a **non-complying** activity for bulk and location breaches by the residential units at 61 North Road, the under width access to this site from North Road, and insufficient amenity open space for Units 48 to 54 on the land legally described as Lot 2 of subdivision consent RMA 2006-0450, subject to the following conditions imposed under sections 108 of the Act:*

1. *The proposal shall be given effect to generally in accordance with the amended plans submitted by DG Hatfield & Associates entitled 'Gardens View Development', Nos. 6636/5 and 6636/6, received at Council on 26 May 2006, and taking into account the vesting of reserve under subdivision consent RMA 2006-0450, and the accompanying information submitted as part of RMA 2006-0004 received by Council on 23 December 2005, except where modified by the following:*
 - a) *That refuse shall be securely managed on-site with each residential unit providing a 'wheelie bin' and recycling bin. The consent holder shall arrange for the removal of refuse from the site by a private contractor.*
 - b) *Colours for the buildings shall be provided to Council for approval by the Resource Consents Manager.*
 - c) *That any debris carried onto the road during construction shall be removed immediately at the expense of the consent holder.*
 - d) *That any damage to any part of the footpath or road formation as a result of the construction works shall be reinstated at the expense of the consent holder.*

- e) *A 1.8m wooden paling fence is to be constructed along the southeast boundary of the subject site, between the North Road driveway and the Duddingstone steps. This fence shall be constructed before the commencement of Stage 3. Its construction shall be fully at the expense of the consent holder.*
- f) *Light spillage shall be not greater than 8 lux of light onto any other site used for residential purposes during night time hours, measured at the windows of any such residentially occupied building.*
- g) *Any mailboxes erected at the North Road or Buccleugh Street frontages shall be clear of the driveways so as not to cause an obstruction to traffic entering or existing the site.*
- h) *The vehicle access from the carriageway of Buccleugh Street to the property boundary is over road reserve and is therefore required to be constructed in accordance with Dunedin City Council's Vehicle Entrance Specifications (to be obtained from the Dunedin City Council Roading Department).*
- i) *It is required that service areas, such as rubbish receptacle storage areas, be located on the site in a position such that they do not cause obstruction to the safe and efficient use of the vehicle access and parking.*

Advice Notes:

1. In addition to the conditions of a resource consent, the Resource Management Act establishes through Section 16 and 17 a duty for all persons to avoid unreasonable noise, and to avoid, remedy or mitigate any adverse effects created from an activity they undertake. A similar responsibility exists under the Health Act 1956.
2. All construction work on the site shall be designed and conducted to ensure that construction noise does not exceed the noise limits in the following table.

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	0730-1800	55	85
Holidays	1800-2000	45	75
	2000-0630	45	75

Sound levels shall be measured and assessed in accordance with the provisions of NZS 6803: 1999 Acoustics – Construction noise.

3. The residential units should be constructed in a manner intending to achieve the following World Health Organisation recommendations of the following noise limits for the maintenance of amenity and sleep protection for the occupants of the proposed apartments.

Environment	Critical Health Effect	Sound level dB(A)*	Time hours
Outdoor living areas	Annoyance	50 - 55	16
Indoor dwellings	Speech intelligibility	35	16
Bedrooms	Sleep disturbance	30	8

4. Construction of the buildings are to comply with the New Zealand Building Code.
5. The residents of the lower units, most notably Units 21 to 31, are advised that the group of sequoia trees alongside the lower driveway are a protected group of trees, and as such, may not be felled or pruned without Council approval. These trees are capable of growing to a height of 30m.
6. Any mailboxes erected at the North Road or Buccleugh Street frontages shall be clear of the driveway so as not to cause an obstruction to traffic entering or exiting the site.
7. The vehicle access from the carriageway of Buccleugh Street to the property boundary is over road reserve and is therefore required to be constructed in accordance with Dunedin City Council's Vehicle Entrance Specifications (to be obtained the Dunedin City Council Roading department).
8. It is recommended that service areas, such as rubbish receptacle storage areas, be located on the site so that they do not cause obstruction to the safe and efficient use of the vehicle access and parking.
9. The development should comply with fire-fighting requirements in accordance with the New Zealand Fire Service Code of Practice for Fire Fighting Water Supplies.
10. Residential activities are required to comply with the Environmental Issues rules of Section 21.5 of the District Plan.

9. REASONS FOR DECISION

The reasons for this decision are:

- a) The application was for land use and subdivision consents. While the subdivision consent has stricter criteria, resulting in the application being considered as a non-complying activity, the Committee recognise that it is the land use component which has the greater environmental effects. The land use consent is concerned with the physical structure and presence of the units, and the activities that result from the occupation of these units, whereas subdivision is the means of defining ownership of the individual units and has few physical effects. The development of the site could occur without subdivision, in which case the proposal would have been considered as a restricted discretionary activity but having the same or similar effects on the environment. The Committee were mindful of this distinction when considering the application and weighted their deliberations accordingly.
- b) The development fails to comply with three land use matters; the heights of some of the units, insufficient amenity open space for the units within the Santa Sabina building, and the width of the North Road entrance. The Committee recognises that the applicant could remedy these three matters of non-compliance and the development would be fully complying under the District Plan rules. If so, resource consent for the construction of the units would not be required. The changes, however, would not necessarily be beneficial for the development or the neighbourhood, and could, in fact, have significant adverse effects.
- c) An area of land is to be vested with Council as the reserve contribution for the development. Council's Community and Recreational Services department has agreed on the quantity and location of land to be vested, and this matter is to be dealt with under subdivision consent RMA 2006-0450, prior to the giving of effect of this consent. Although having a separate resource consent number, RMA 2006-0450 is entirely a component of this proposal, and is being dealt with under a new consent number for purely procedural reasons. The Committee considers the vesting of this land to be beneficial to the wider community as it will allow public access from

Buccleugh Street to Council reserve land to the north of the subject site. The vesting of this land will bring about no evident physical change to this development as the reserve land is part of the urban landscape conservation area which is outside the area of construction. Furthermore, by vesting this land as reserve, the Committee are ensuring that this land will not be built on in the future.

- d) Although the application was in accordance with the permitted baseline for density, the Committee has taken into account the overall non-complying status of the proposal, and considers that the development would be improved by a reduction in the number of units. The Committee has reduced the number of units by six, as it considered the grouping of the buildings to be too dense. The reduction in the number of units is considered to be within the scope of the original application, and does not require that the application be re-notified.
- e) The development will be a residential activity within a residential zone, at a density which meets the Residential 1 zone provisions of the District Plan. The units will meet all yard and height plane angle requirements relative to the external boundaries of the site. Since the hearing, the consent holder has offered to keep the heights of units 21 to 29 below the maximum height of 9m as specified in the District Plan. Units 30 to 33 will be less than 9m high in accordance with the application. While other units will be greater than 9m high, the Committee considers that these units are of sufficient distance from, or in a relative position to, the site boundaries for the adverse effects on the neighbouring properties due to the bulk and location of the units to be no more than minor. Those effects that are due to the height of the buildings up to 9m are anticipated by the District Plan, and cannot be considered as adverse effects.
- f) Units 1 to 16, and 36 to 47 are expected to be greater than 9m high. Any adverse effects due to the extra height of the units will be largely internalised, and will occur because of the proximity of the units to each other. Council's Architect has identified these adverse effects as being no more than minor. The Committee believes that any adverse effects due to the units' height will be mitigated by the slope of the site which will terrace the units and reduce the relative heights between blocks. The existing Santa Sabina building is also higher than 9m and of a greater height than any unit, but it is generally accepted that this building creates no adverse effects on the surrounding area due to its context within the site. The Committee considers that the slope of the ground will help ensure that the Santa Sabina building is not overshadowed by the new units, and remains visible from a distance, therefore retaining much of its presence.
- g) The unit title subdivision will mean the walls of the individual units become the boundaries of the 'sites' and, therefore, the subdivided units cannot comply with the residential zone bulk and location rules. These breaches, however, are considered to be technicalities as the subdivision itself will create no effects. The Committee does not consider that the bulk and location breaches relating to the unit title subdivision will have adverse effects which are more than minor.
- h) The consent holder has agreed to create an area of combined amenity open space for the Santa Sabina units, to be located at the western end of the building. Although individual areas are not defined, and there is less than would be required if all the Santa Sabina units were each to be provided with the required amount, the area is considered to be adequate. It is physically impossible to provide readily accessible amenity open space for these units, and some compromise is necessary if the Santa Sabina building is to be retained and re-utilised. The Committee considers that the occupiers of the Santa Sabina units are unlikely to want to use the amenity open space all at the one time, so having a larger area is not necessarily advantageous. Furthermore, the Committee recognises that there are large areas of common area on site which will be available to all occupants at all times. All other units are required to have the necessary amenity open space.

- i) While the North Road entrance is under-width, the Committee considers that the use of this entrance will not be problematic provided it is to be restricted to one-way traffic. Other options for this access are to make it two-way, or to close it completely. To make the access two-way will concentrate the traffic effects of the development to this access and the adjoining properties. To close the North Road entrance, thereby avoiding the non-compliance due to the width of the drive, will redirect all vehicles to the Buccleugh Street entrance/exit. Residents of Buccleugh Street have indicated they are not happy with potential increased traffic flow on this road. However, the consent holder is legally entitled to use Buccleugh Street to obtain access to the site. Allowing vehicles to access the site from North Road will effectively half the traffic using either entrance, and will reduce any adverse effects on neighbouring properties accordingly. Council's Transportation Planning department have determined that the effects of the development on the transportation network will be no more than minor, provided vehicles are driven according to the conditions.
- j) The Committee consider that it is the better option to have all heavy vehicles associated with construction using the North Road access to enter and exit the site so as to avoid construction traffic using Buccleugh Street. This will be a temporary measure during periods of construction only, and will mean that general traffic will all be directed to the Buccleugh Street entrance for these periods.
- k) The development is considered to be a non-complying activity under the subdivision rules of the District Plan, with the matters of non-compliance being largely technical matters relating to Unit Title subdivisions i.e. to be a restricted discretionary activity, multi-unit developments must comply with all the performance criteria of the appropriate zone, and units must be greater than 1m from any 'private way' (the definition of which includes 'common area'). As discussed above, it is extremely unlikely that any unit in a unit title subdivision will comply with all bulk and location requirements due to the walls of the units becoming the boundaries of the sites. As a component of the overall development, the Committee considers the subdivision breaches to be of limited significance. To assess the entire development as non-complying because of the subdivision non-compliances may be lawful, but is not appropriate to give it full weight in this case as it is the land use of this site which has the far greater effects, but which is considered to be a restricted discretionary activity if considered on its own.
- l) Those effects on the environment which are anticipated by the District Plan are not considered to be 'adverse'. Although the development will result in a major change for the property, the subject site is zoned Residential 1, and the property owner is entitled to develop this land to a density of one residential unit per 500m². With the conditions included and the reduction in the number of residential units, the Committee has assessed the effects of the development on residential character and amenity as being no more than minor when assessed against the permitted baseline.
- m) The development is to be confined to the lower portion of the subject site and will involve no clearance of vegetation or construction within the Urban Landscape Conservation Area. The group of significant sequoia on-site will also be retained. The Committee considers that the development will not have adverse effect on any significant vegetation within the site, and will help ensure that the conservation area of the property is not developed in the future as this land is already included in the density calculations for the development. The retention of the bush of the Urban Landscape Conservation Area is a positive consequence of keeping development to the lower half of the site.
- n) The Committee sees no benefit in including the land of CT OT94/258 as part of the development. This land will be physically separated from the main body of the development by the reserve, and this area is not required for the development to meet the density provisions of the zone rules. Including this land as part of the

development will not ensure that it remains undeveloped in the future, as the District Plan will allow residential development on this land as a controlled activity regardless.

- o) The Committee considers the development to be consistent with the relevant objectives and policies of the District Plan, and believes it will have no more than minor adverse effects on the surrounding environment. The development therefore meets both branches of the section 104D test, allowing the Committee to grant resource consent.
- p) The development is a non-complying activity because of technical non-compliances relating to the subdivision only. The land use component of the application would, if assessed separately from the subdivision, be a restricted discretionary activity. There is no requirement to meet the 'true exception' test for restricted discretionary activities. As the development of the units could occur without subdivision, or the subdivision take place at a later date when the units, and all effects, are established, the Committee does not consider that the development needs to meet the 'true exception' test in this case. The development will meet the great majority of the land use rules including overall density, and as such, can occur without compromising the integrity of the District Plan.

Duration of Consent

This consent shall expire after a period of 5 years from the date of this decision unless the consent has been given effect to during this time. This period may be extended on application to the Council pursuant to Section 125 of the Resource Management Act 1991.

Building Consent

This is resource consent. A building consent will be required before any work is undertaken on the site. Please check with the Building Control Office, Development Services to obtain the required building consent.

Right of Appeal

In accordance with section 120 of the Resource Management Act 1991, the applicant and/or any submitter may appeal to the Environment Court against the whole or any part of this decision within 15 working days of the notice of this decision being received. The address of the Environment Court is:

The Registrar
Environment Court
PO Box 2069
CHRISTCHURCH

Any appeal must be served on the following persons and organisations:

- The Dunedin City Council.
- The applicants.
- Every person who made a submission on the application.

Failure to follow the procedures prescribed in sections 120 and 121 of the Resource Management Act 1991 may invalidate any appeal.

Please direct any enquiries you may have regarding this decision to Lianne Darby at the telephone number detailed above.

Yours faithfully



Alan Worthington

RESOURCE CONSENTS MANAGER FOR CONSENT HEARINGS COMMITTEE

Reference: RMA 2006-0450, RMA 2006-0003 & RMA 2006-0004 /
5044100 / 254401 & 115163
Enquiries to: Lianne Darby
Direct Phone: 474 3348

1 June 2006

Gardens View Limited
C/- La Hood Allen
PO Box 5589
DUNEDIN

Attention: Sam Guest

Dear Mr Guest

**RESOURCE CONSENT APPLICATION: RMA 2006-0450
61 NORTH ROAD
DUNEDIN**

Your application for resource consent for the subdivision of the land at 61 North Road, Dunedin, was processed on a non-notified basis in accordance with sections 93 and 94 of the Resource Management Act 1991. The application was considered by the Resource Consents Manager under delegated authority on 1 June 2006.

I advise that the Council has **granted** consent (with conditions) to the application. The full text of this decision commences on page 3.

DESCRIPTION OF ACTIVITY

The proposal is for the subdivision of 61 North Road into two lots. The subject site is contained in two parcels. These are:

- Part Section 3 North East Valley Survey District, held in CT OT9A/708 (Limited as to parcels), 3.2185ha; and
- Allotment 29 Deposited Plan 75, held in CT OT116/48, 759m².

These sites are the subjects of resource consents RMA 2006-0003 and RMA 2006-0004 which granted consent in part (subject to conditions) for the multi-unit development of the site and unit title subdivision of the new residential units. The applicant and Council have resolved that the reserves contribution for the development is to be in the form of land vested with Council. This subdivision application is to facilitate the vesting of the agreed land as recreational reserve, and to define the site to be further developed i.e. remove the 'limitations' of the title.

This proposed subdivision will create two lots. Proposed Lot 1 will a triangular section of approximately 2900m² located at the upper, northern, corner of the site. This lot is to vest with Council as reserve. Proposed Lot 2 will be the balance area, and will have an area of approximately 3ha.

This resource consent is to be read in conjunction with resource consents RMA 2006-0003 and RMA 2006-0004.

REASONS FOR APPLICATION

The subject site is zoned **Residential 1**. The north-western portion of the site is located within the urban landscape conservation area, **UCLA19 – Buccleugh Street, North East**

Valley. There is a group of trees on-site listed on Schedule 15.3 as **G073 – Sequoia Sempervirens (sequoia)**. There are no other designations applicable to this application.

Subdivision is a restricted discretionary activity in the Residential zones where the application complies with Rules 18.5.3 to 18.5.6, and 18.5.9 to 18.5.11, and each site complies with minimum area and frontage requirements of the relevant zone. Both proposed lots will meet these specifications. Accordingly, the proposal is considered to be a **restricted discretionary** activity pursuant to Rule 18.5.1(iii).

ASSESSMENT OF EFFECTS

Affected Persons

No affected person written approvals have been submitted with the application. No parties are considered to be adversely affected for the reasons set out in the 'Effects on the Environment' section below.

Effects on the Environment

The following effects assessment only takes into account the effects of the proposal that are relevant under section 104(3). The Courts have determined that the effects of an activity on the environment should be considered in relation to the existing environment. The following assessment of the actual and potential effects of the proposal on the environment has been prepared on the basis that the environment is characterised by medium density residential activities and undeveloped urban landscape areas.

The proposal has been assessed using the assessment matters of section 18.6.1 of the District Plan. Any actual or potential adverse effects on the environment of allowing the activity are considered to be no more than minor for the following reasons:

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

The proposal will create two lots. Proposed Lot 1 is a triangular section of approximately 2900m². It is entirely located within the urban landscape conservation area, and is to be created for the purpose of providing access between Buccleugh Street and Council owned reserve land to the north. Proposed Lot 2 is the balance area of approximately 3ha. This land will become the subject site for resource consents RMA 2006-0003 and RMA 2006-0004.

2. Easements (18.6.1(i))

An existing easement on CT OT9A/708 providing Sacred Heart School with access over the North Road entrance to the site will remain unchanged by this subdivision.

There are no new easements proposed as part of this subdivision.

3. Reserves

The proposal has been forwarded to Council's Community and Recreational Services (CARS) for consideration as Lot 1 is to be vested with Council as reserve. The Reserves Planner has confirmed that the proposed subdivision correctly identifies the boundaries agreed upon for the reserves contribution of RMA 2006-0003. CARS is willing to accept this reserve being vested in Council. She advises that the reserve should be referred to as a 'recreational reserve' on the plan and all documentation.

4. Amenity Values and Character (8.13.5)

The proposal is for a two-lot subdivision where both new lots will meet minimum area and frontage requirements and are therefore anticipated by the District Plan. Furthermore, proposed Lot 1 is within the urban landscape conservation area. As future reserve, it will not be developed, and its creation will have no adverse effects on the amenity values and character of the surrounding area.

5. Financial Contribution

Currently the Council operates a reserves contribution policy under the transitional provisions of the Resource Management Act 1991 until the District Plan becomes operative. It is Council's policy to require a financial contribution for reserves on subdivisions that create additional lots resulting in further demand for the use of reserves within the City. Council currently takes 7.5% of the value of the land in relation to the additional lots created, and 5% in the Mosgiel urban area.

This policy will change on 1 July 2006 as Council intends to implement its Development Contribution Policy under the Local Government Act 2002. Public consultation is currently being undertaken on this policy as part of the annual plan process.

Until this policy becomes operative the Council will continue to apply the transitional provisions of the Resource Management Act 1991. However, the new policy proposes a substantial change in the amount of the contribution for reserves, which equates to less than the 7.5% maximum. To reflect the impending change in policy it has been determined that the amount of the reserves contribution will be reduced to reflect the proposed change, \$331.83 (excluding GST) per additional site.

This subdivision is considered to be the reserves contribution of subdivision consent, RMA 2006-0003. Accordingly, there is no reserves contribution payable for this particular subdivision.

CONSENT DECISION

*That pursuant to section 34A(1) and 104C and after having regard to section 104 of the Resource Management Act 1991, the Dunedin City Council **grants** consent to a **restricted discretionary** activity being the subdivision of the land at 61 North Road, Dunedin, being the land legally described as Part Section 3 North East Valley Survey District (CT OT9A/708, Limited as to Parcels) and Allotment 29 Deposited Plan 75 (CT OT116/48), subject to the following conditions imposed under sections 108 and 220 of the Act:*

1. *The proposal shall be given effect to generally in accordance with the plan submitted by DG Hatfield & Associates, entitled 'Proposed Subdn of Lot 29 DP 75 & Pt Sect 3 North East Valley SD' Plan No. 6636/22', dated May 2006, and the accompanying information submitted as part of RMA 2006-0450 received by Council on 29 May 2006, except where modified by the following:*
2. *That prior to certification of the survey plan pursuant to section 223 of the Resource Management Act 1991, the applicant shall ensure the following:*
 - a) *That if a requirement for any easement for services is incurred during the survey, then those easement shall be granted or reserved and included in a Memorandum of Easements*
 - b) *Easements shall be reserved for all private drainage as required.*
 - c) *The plan to show Lot 1 as recreational reserve to vest in Dunedin City Council.*

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 adverse effects created from an activity they undertake. A similar responsibility exists under the Health Act 1956.*

REASONS

Effects

In accordance with section 104 of the Resource Management Act 1991, the actual and potential adverse effects associated with the proposed subdivision have been assessed and

are outlined above. It is considered that the proposed activity will have no more than minor adverse effects on the environment.

District Plan – Objectives and Policies

In accordance with section 104 of the Resource Management Act 1991, the relevant objectives, policies and anticipated environmental results of the District Plan as identified by sections 18.6.1 and 18.7.1 were taken into account in 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** seek to maintain and enhance the amenity values of Dunedin.
- **Objective 18.2.1 and Policy 18.3.1** seek to ensure that subdivision activity takes place in a coordinated and sustainable manner.

COMPLIANCE WITH CONDITIONS

It is the applicant's responsibility to comply with any conditions imposed on this 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.

DURATION OF CONSENT

This consent shall expire after a period of 5 years from the date of this decision unless the consent has been given effect to during this time. This period may be extended on application to the Council pursuant to Section 125 of the Resource Management Act 1991.

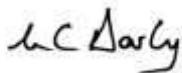
RIGHTS OF OBJECTION

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

The Chief Executive
Dunedin City Council
P O Box 5045
DUNEDIN

Attention: Senior Planner – Enquiries 1st Floor

Yours faithfully



Lianne Darby
PLANNER

23 November 2009

Brabbam Investments Ltd
C/- Bill Lowe
PO Box 8091
Gardens
Dunedin 9041

Dear Bill

RESOURCE CONSENT APPLICATION: **SUBDIVISION:** **SUB-2009-89**
LAND USE: **LUC-2009-350**
61 NORTH ROAD, 41-73 BUCCLEUGH ST
DUNEDIN

Your application for the unit title subdivision of 61 North Road and 41-73 Buccleugh Street, Dunedin, and land use consent for technical breaches introduced by the subdivision and for matters of parking, maximum height, minimum access width, and amenity open space, was processed on a non-notified basis in accordance with sections 93 and 94 of the Resource Management Act 1991. The application was considered by a Senior Planner on 23 November 2009.

I advise that the Council has **granted** consent to the application with conditions. The decision and conditions are shown in the attached certificate.

BACKGROUND TO APPLICATION

The 'Santa Sabina' site, being 61 North Road (Lot 2 Deposited Plan 383888 - CFR 375752), was the subject of applications in 2006 to build 54 residential units and for the staged subdivision of the units under the Unit Titles Act 1972. The applications, RMA 2006-0003 and RMA 2006-0004 (now renumbered RMA-2005-369810 and RMA-2005-369811), were granted consent on a notified basis on 1 June 2006, and were subsequently appealed.

A Consent Order ENV-2006-309-000015 for Stage 1 of the development was issued by the Environment Court on 8 January 2007 as a result of mediation. This consent order provided for the construction and subdivision of 15 residential units. Stages 2 and 3 were heard in the Court, and the decision C95/2007 concluded that the consent granted by the Council should be confirmed subject to amendments for the proposal. The applicant and appellants entered into further mediation, which resulted in decision ENV-2006-CHC-346 being issued on 23 November 2007 for the establishment of a further 19 units at Stage 2, and six units at Stage 3. The units are to be three storeys, and will each have four bedrooms.

Stage 1 has been completed, and titles issued for the 15 new residential units, the Santa Sabina building, common property and accessory units (parking and amenity open space). The areas of Stages 2 and 3 are contained within Accessory Units 41E and 41F, which are held with the Santa Sabina building (Unit 41). Computer Freehold Registers 423219 to 423234 have been issued for the units, with the Supplementary Record Sheet being CFR 423235.

DESCRIPTION OF ACTIVITY

The proposal is to supersede Stages 2 and 3 with another development that is similar to the consented proposal, but does not include construction of buildings in the location of the former Stage 3 units. The new development will physically replace the Stage 2 units.

The proposal is to establish 38 residential units on-site in addition to the existing 15 units and the Santa Sabina building. The proposed 38 residential units will be single bedroom dwellings, two units to a building. These buildings will maintain the same footprints as the consent Stage 2 units, but will have two storeys with separate units on each floor. Each unit will have defined amenity open space at the front or rear of the buildings, and an assigned parking space. The units are to be subdivided pursuant to the Unit Titles Act 1972.

The Santa Sabina building will be subdivided into two units (Units 16 and 17), with the area of any future development (previously that of Stage 3) to be held as an accessory unit with Unit 16. Any future development of this area will have to allow for an increase in the number of consented units on-site in order to avoid exceeding the density requirements for the zone. For this reason, Stage 3 cannot be given effect to in the form already consented.

REASONS FOR APPLICATION

The subject site is zoned **Residential 1** in the District Plan. The north-western portion of the site is located within the urban landscape conservation area, **UCLA19 – Buccleugh Street, North East Valley**. There is a group of trees on-site listed on Schedule 15.3 as **G073 – Sequoia Sempervirens (sequoia)**. There are no hazards identified for this site, and no other designations applicable to this application.

Rule 8.7.1(i) allows residential activity on this site at a density of not less than one residential unit per 500m² of site area. The proposal is for 38 residential units, two units in the Santa Sabina building, and the re-subdivision of the existing 15 units; a total of 55 residential units. The site, Lot 2 DP 393888, has an area of 2.9856ha which provides for 59 units as a permitted activity. Accordingly, the number of units proposed for this site overall is within the density provisions of the above rule.

However, the proposed residential activity fails to meet the following performance criteria of Rule 8.7.2:

- Rule 8.7.2(iii) specifies a maximum height of 9m. The existing Santa Sabina building exceeds this height although the amount of height breach is not known. The building is an existing building.
- Rule 8.7.2(viii) requires the access for the development to comply with the Transportation Section of the District Plan. Rule 20.5.6(v) requires an access within an urban area which is to serve more than six units to have a legal width of 6.0m and a formed width of 5.0m. The North Road leg-in has a legal width of only 4.0m, and a narrower formed width.
- Rule 8.7.2(vii) specifies that on-site car parking shall be provided at a rate of one car park per residential unit up to and including 150m² gross floor area, and one visitor park per five residential units. Stage 1 has one parking space per unit, two parking spaces for the Santa Sabina building, and four unallocated (visitor) parks. The proposal will provide a further 38 parking spaces for 38 units, the two existing Santa Sabina parks (AU41C and AU41D) will be allocated to the two new units within the Santa Sabina building, and the visitor parking will be reduced to a total of three on-site. As such, there will be a total of 55 parking spaces for units, and three for visitor parking. The District Plan requires one park per unit except for the two Santa Sabina units, each of which requires two, plus eleven parking spaces for visitors. As such, the development overall is short two unit parks and eight visitor parks.
- Rule 8.7.2(v) requires every residential unit to have at ground level an area of 35m² or amenity open space that is capable of containing a 4.5m diameter circle. For

residential units not at ground level balconies can be used to offset the required space. All units will have amenity open space at ground level. It is possible that not all allocations of amenity open space will be able to contain the required 4.5m diameter circle.

The proposal includes the subdivision of the units under the Unit Titles Act 1972. The nature of Unit Title subdivisions, where the walls of the units become the 'site' boundaries, means that the buildings cannot meet the yard and height plane provisions of the District Plan. This is an unusual and minor technicality with no real consequences. Even so, the proposal also requires land use consent for the following breaches in association with the subdivision consent only:

- Rule 8.7.2(i) specifies minimum yards of 2.0m. The buildings will encroach on the yards of the individual unit boundaries by up to 2.0m.
- Rule 8.7.2(i) specifies a height plane angle of 63° calculated from existing ground level at the boundary. The buildings will encroach on the respective height plane angles by up to 27°.

Any residential activity which fails to comply with the performance criteria of Rule 8.7.2 is considered to be a **discretionary (restricted)** activity pursuant to Rule 8.7.4(i). Council's discretion is restricted to the condition or conditions with which the proposal does not comply.

Subdivision is a restricted discretionary activity within the Residential 1 zone where the application complies with Rules 18.5.3 to 18.5.6, 18.5.9 to 18.5.12, and Rule 18.5.1(iii)(b) which requires an associated proposed multi-unit residential activity to comply with the requirements of permitted activities within the original site (including the overall density). In this case, the associated multi-unit residential activity fails to meet all the performance criteria as detailed in Rule 8.7.2. Furthermore, the proposed unit title subdivision fails to satisfy Rule 18.5.9 which requires all dwellings to be a minimum of 1m from a 'private way', the definition of which includes 'common property'. Accordingly, the proposed unit title subdivision is considered to be a **non-complying** activity pursuant to Rule 18.5.2.

PLANNING ASSESSMENT

Affected Persons

No written consents have been submitted with the application. No persons are considered to be adversely affected by this proposal for the reasons outlined below in the section headed Effects on the Environment.

Effects on the Environment

The following assessment of effects on the environment has been carried out in accordance with section 104(1) of the Resource Management Act 1991. It addresses those assessment matters listed in sections 8.13 and 18.6.1 of the District Plan considered relevant to the proposed activity, and is carried out on the basis that the environment is characterised by medium residential activity, with a school located to the southeast of the subject site.

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

1. Permitted Baseline

Under sections 94A(a) and 104(2) of the Resource Management Act 1991, the Council may disregard an adverse effect of the activity on the environment if the plan permits an activity with that effect. That is, an application can be assessed by comparing it to the existing environment and development that could take place on the site as of right, without a resource consent, but excluding development that is fanciful. The existing environment includes existing resource consents which are likely to be given effect.

In this case, the applicant is permitted to build a total of 59 units on the site, or 44 units in addition to the existing 15. The applicant is entitled to utilise Buccleugh Street for all access, and is not dependent on the narrow North Road leg-in. There are no restrictions on removing vegetation from the lower garden outside the Urban Landscape Conservation Area except for the protected group of sequoia trees.

Existing consents also form part of the existing environment. The applicant has an existing consent to develop a further 25 units having four bedrooms each, or a 100 bedrooms in total, plus the two units in the Santa Sabina building. The consented Stage 2 and 3 combined will have 40 parking spaces. The existing consent allows the North Road leg-in to be used for entry only.

It is considered that this is the appropriate baseline against which the activity should be considered, and against which the proposal has been assessed. As a result, it is the effects arising from the proposal, beyond the permitted baseline, that are the crucial elements and these are considered further below.

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

The proposal is for the redevelopment of the subject site, which addresses the existing units and Santa Sabina building as well as the development of AU41E. The existing units will retain their allocated accessory units, but their share of common property will change as a result of a large portion of the present AU41E becoming common property.

The footprint of the proposed 38 units will be identical to the 19 consented units of Stage 2. The new buildings will be two-storeys high (c.f. three storeys), and will have separate units on the ground and first floors. Each new unit will have an area of allocated amenity open space and a car park space. Notwithstanding the increase in numbers of units for this land, the overall bulk and intensity of the development will be less than what is presently consented. Furthermore, the proposed units can be built on-site as a permitted activity as the units themselves do not breach any density or bulk and location requirements.

The proposed subdivision will create Units 18 to 55, and will redefine Unit 41 as Units 16 and 17. Although the units themselves are a permitted activity, the placement of the units onto individual titles pursuant to the Unit Titles Act 1972 requires resource consent as a non-complying subdivision. The nature of unit title subdivisions, which use the walls and ceiling/floor spaces as the new boundaries, introduce bulk and location breaches.

No physical limitations of the site were determined at the time of the earlier subdivision consent. Accordingly, there is no expectation that the proposed subdivision will create a site unsuitable for future use.

3. Easements (18.6.1(i))

The supplementary record sheet CFR 423235 for the existing unit title development of the site lists a number of existing easements that apply to the development. The first is for a 3m wide strip of land over the property at 71 North Road in favour of the underlying Part Section 3 North East Valley Survey District (the original 61 North Road). This strip is 21m long and ends apparently in the midst of the Sacred Heart School grounds. As it does not actually abut the subject site in any way, its purpose is not clear. It would have been created for a historical reason which is no longer relevant, and as such, an application can be made to have it cancelled.

The second right of way is over the leg-in of the subject site, and provides access to the staff car park for the Sacred Heart School. This right of way is for the full width of the leg-in, and affects the first 20.5m length. The right of way was created in 1996, and is used for vehicles entering and exiting the staff car park. As such, although the

development has consent to utilise this access for entry only, the reality is that school vehicles will be exiting from this access.

Also recorded on the supplementary record sheet are easements in gross for telecommunications and computer media in favour of Telecom New Zealand Ltd, and electricity in favour of Aurora Energy Limited. Both easements were created in 2008.

The existing proposal does not identify any new easements to be created as part of the new development. Any easements necessary for the servicing of the new units will need to be created.

4. Bulk and Location (8.13.3)

The nature of unit title subdivisions, where the walls of the units form the boundaries of the new sites, is such that the subdivision will result in bulk and location breaches for the buildings. In this case, the subdivision will create yard space and height plane angle breaches for all the new units. These are purely technical breaches associated with a unit title subdivision, and do not indicate any failing with the unit title subdivision itself.

The existing Santa Sabina building is a three-storey structure with attic area that must be higher than the maximum height of 9m. This, however, is an existing structure that does not change externally in any way with this proposed subdivision. The residential units inside the building are currently being fitted, and could remain as a single principal unit (Unit 41) except that the applicant is taking this opportunity to separate them onto individual titles. There is no actual physical change to the building or the new units within the building resulting from the subdivision.

The proposed redevelopment will create 19 buildings (38 units) of two-storeys. These buildings will not breach any bulk and location provisions of the District Plan, unlike the consented development which breaches the 9m maximum height requirement for some, if not all, units. The units are also outside the urban landscape conservation area unlike some of the consented Stage 3 units. The proposed units will maintain the maximum height limit, all yard and height plane angles in terms of the external boundaries of the subject site, and will have a total site coverage considerably less than the 40% permitted by the Plan. As such, it is considered that the bulk and location of the new units will have adverse effects which are minor, and which are an improvement on the consented development in terms of the Plan expectations.

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

Council's Consents and Compliance Officer, Water and Waste Services Business Unit, has considered the application. He advises that Council GIS records show there is a 100mm water main and a 150mm foul sewer located in Buccleugh Street and the Duddington Steps. There is a 375mm foul sewer main, and a 375mm stormwater main within North Road. He also states:

'Of note is the presence of an open water course across the section at 61 North Road, along with the presence of a number private foul sewer and storm water lines which were installed as part of the earlier San Sabina development at the site. The private foul sewer and storm water lines discharge to the Council-owned infrastructure in North Road. It is considered that these private lines will be adequate to service the proposed development.'

Regarding water supply, each unit is required to be served from an individual Point of Supply as defined by the *Dunedin City Council Water Bylaw 2008*. It is required that each Point of Supply be equipped with a standard manifold installed in accordance with Section 45 of the Dunedin City Council code of Subdivision. There is an existing connection to the water main in Buccleugh Street servicing the existing Stage 1 development. This connection can continue to be used for supplying water to this site,

if suitable. Consultation with the Water and Waste Services Business Unit will assist in determining if the connection is suitable.

All aspects relating to the availability of the water for fire fighting should be in accordance with SNZ PAS 4509:2003, being the Fire Service Code of Practice for Fire Fighting Water Supplies. The applicant should note that any proposed dwellings must be constructed within 135m of an existing fire hydrant, otherwise the proposed will be non-compliant with fire-fighting requirements.

The existing private stormwater lines which discharge to the Council's stormwater network in North Road may be used to dispose of stormwater from the development.

The Consents and Compliances Officer also advises that the existing private foul sewer lines discharging to Council's foul sewer network in North Road can be used to service the proposed development. All private drainage matters will be dealt with at the time of building consent.

The Water and Waste Services Business Unit require that the consent holder prepare, and submit to Council for approval, an erosion and sediment control plan to ensure that all practicable measures are used to mitigate erosion and to control and contain sediment-laden stormwater run-off from the site during any stages of site disturbance that may be associated with this subdivision.

Water and Waste Services Business Unit have no further concerns about the proposal subject to the following conditions:

An "Application for Water Supply" is to be submitted to the Water and Waste Services Business Unit to establish a new water connection.

Details of how each unit is to be served for water shall be provided to the Water and Waste Services Business Unit. This detail can accompany the application for water supply.

An Erosion and Sediment Control Management Plan is to be prepared and submitted to the Water and Waste Services for approval.

The ESCMP shall set out clearly the sediment and erosion control measures that are to be implemented to ensure that all practicable measures are used to mitigate erosion and to control and contain sediment-laden stormwater run-off from the site during any stages of site disturbance that may be associated with this subdivision. The ESCMP shall in any event include but not be limited to:

- (i) A locality map;*
- (ii) Detailed drawings showing the type and location of erosion and sediment control measures, on-site catchment boundaries, and off-site sources of run-off;*
- (iii) Drawings and specifications of all designated erosion and sediment control measures with supporting calculations;*
- (iv) A programme of works, which includes but is not limited to, a proposed timeframe for the works;*
- (v) The inspections and maintenance of erosion and sediment control measures;*
- (vi) Details of when the erosion and sediment control measures are to be established and decommissioned.*

The ESCMP is to be prepared by a suitably qualified and experienced engineer.

Prior to the commencement of discharges from any site works, a certificate signed by the person responsible for preparing the ESCMP shall be submitted to the Water and Waste Services Business Unit to certify

that the erosion and sediment control systems are constructed and installed in accordance with the requirements of the approved ESCMP.

No site works shall commence or be undertaken other than in full compliance with the approved ESCMP.

The consent holder shall ensure that all erosion and sediment control measures are inspected each working day.

Records of any inspections shall be kept and provided to the Water and Waste Services Business Unit upon request.

5. Transportation (18.6.1(c))

The Transportation Planner, Transportation Operations, has visited the site and considered the application. He notes that North Road is a District Road, and Buccleugh Street is a Local Road in the District Plan roading hierarchy.

The Transportation Planner notes that the Stage 1 Environment Court Consent Order, which has largely been completed, contains conditions relating to the vehicle access arrangements for the site. Specifically, these are conditions (g), (h), (i), (x), (aa), (dd), and (ee), and conditions (bb) and (cc) relating to access for construction vehicles.

The Transportation Planner's site visit on 15 September 2009 confirmed that a number of these access conditions have not yet been met, these being conditions (x), (y), (z) and (aa). Transportation Operations require these conditions be reimposed on this proposed development. No additional access conditions are considered necessary, as the current proposal is similar in access terms to the original proposal.

With regard to parking, the Transportation Planner has considered the provision of parking for the new units. 38 parking spaces are to be provided, equating to one for each proposed residential unit. It is noted that, while this complies with Rule 9.7.2(vii)(a) of the District Plan, there is an additional visitor requirement of one space per five units that is not met by the proposal. However, the consented Stage 2 development is to have 39 parking spaces, for 25 units with a total of 100 bedrooms. The proposed development will have 38 parking spaces for 38 units, but these units will have only one bedroom each, or 38 bedrooms in total. This is a large reduction in the number of residents likely to be living on-site. Transportation Operations accordingly consider the proposed parking arrangements to be acceptable.

'It is stated in the application that while the Residential 1 zone parking requirements are met by the proposal, not all tenants are anticipated to own cars, therefore vacant spaces are anticipated to be available. Transportation Operations consider this to be a practical assessment. However, it is noted that one park is allocated to each unit, under the proposed unit title subdivision.'

As per conditions (gg) and (hh) of ENV-2006-000015, the surface of all parking, associated access and manoeuvring areas shall be hard surfaced and adequately drained, and the parking spaces permanently marked. Parking spaces and manoeuvring areas are required to be dimensioned in accordance with Appendix 20B of the District Plan.

The Transportation Planner notes that there is sufficient on-site manoeuvring space to allow vehicles to front onto and off the site. As most vehicles will enter via the North Road entrance (when all traffic exiting the site must do so via Buccleugh Street), it is possible that most vehicles will not need to turn on-site in any case.

Conditions (bb) and (cc) of ENV-2006-000015 relate to the access arrangements during construction periods, and are appropriately retained for this development.

Furthermore, should any construction vehicle movements affect regular vehicle or pedestrian movements on North Road or Buccleugh Street, a Traffic Management Plan shall be submitted to, and be approved by, the Transportation Operations Manager prior to commencement of any construction works. Traffic shall be managed in accordance with the approved plan.

The amount of traffic generated by the new development proposal is likely to be less than that already consented by ENV-2006- CHC-346.

Transportation Operations consider that the proposal will have no more than minor adverse effects on the transportation network, subject to the reinstatement of previous conditions and the provision of a traffic management plan if needed.

I note that the parking provision is arranged on-site quite differently to the previously consented development. In particular, the parking area along the southeast boundary (adjacent to Sacred Heart School) is no longer proposed. This will reduce the need for earthworks and retaining walls, and will allow more vegetation to be retained or planted between the proposed units and the school. This is considered to be beneficial for the school.

Much of the proposed parking is to be arranged perpendicular to the existing driveway up from North Road. The parking will be on the far side of the access from the protected sequoia trees. I have consulted with the Team Leader – Parks and Reserves on the matter of the trees in relation to parking. The Team Leader – Parks and Reserves does not believe that the proposed parking will adversely affect the sequoia trees. He also advises that the upgrading of the access drive, which passes directly underneath the trees, should not involve excavation work, but rather, the ground level should be built up in this area.

6. Hazards

Council's Consulting Engineer, MWH, has considered the application. At the time of the previous consent, MWH advised they had no records of hazards at this location, and the geological composition of the land is such that the risk of land instability in such areas is typically lower than those where soils overlie sedimentary formations. During a walkover inspection at that time, the Consulting Engineer observed that the slopes are typically 10° to 20° to the horizontal, and that the occupation of the site shows no damage due to land movement. MWH reported:

'In order to carry out the proposed staged developments, it will be necessary to clear existing vegetation before undertaking earthworks for vehicle access, building platforms, and service trenches. It is not anticipated that these works will compromise slope stability. However, the earthworks should be specifically designed and construction supervised to ensure stormwater runoff and dust generation are adequately managed and that earthworks standards are met.'

MWH recommended that the previous unit title subdivision not be refused because of any concerns regarding erosion or slippage of the land, but also recommended that a condition requiring an earthworks permit be obtained and the conditions of the permit adhered to during earthworks.

The Consulting Engineer has reviewed the new proposal, and the previous advice on this property. He comments:

'We had no particular concerns regarding natural hazard risks (erosion or slippage), so subject to an earthworks permit being obtained prior to significant earthworks being undertaken and to engineering input (specific design and construction observation) for all walls over 1.5 metres high, we do not anticipate issues associated with hazards here.'

7. Environmental Health

The Environmental Health Officer has considered the application. A site visit and ambient noise measurements were undertaken at the time of the first consent. The Environmental Health Officer determined that although the traffic noise from North Road can be heard on Buccleugh Street, the daytime noise levels of L_{10} 48 dB(A) are expected to drop to approximately 38 dB(A) at night. The Environmental Health Officer comments:

'The Gardens/North Road Area is a satellite town of North Dunedin. During the day it becomes a busy area, with activities such as retail shopping, wholesale deliveries, food and dining, intermediate schools, student movements and main bus route through to North East Valley.

'NZS6802:1999 (Assessment of Environmental Sound) standard recognises that people who choose to live in areas that have an elevated ambient noise levels for example the inner city, should expect a lower acoustic amenity in outdoor living. An L_{10} of 68 dB(A) was recorded for the area with an L_{max} 80 dB(A) The predominant noise source from the area is traffic flow.

'Noise levels are expected to drop dramatically in the evenings and ambient noise surveys have indicated an ambient as low drop to an L_{10} 43 dB(A) between midnight and 6 am. This is likely to have an impact on Buccleugh Street with the increased traffic in the evenings from people movements and cars from the proposed activity.

'The district plan and ambient noise levels for the area are;

	<i>District Plan L_{10}</i>	<i>North Rd Ambient L_{10}</i>
<i>Daytime</i>	<i>50 dB(A)</i>	<i>68dB(A)</i>
<i>Night time</i>	<i>40dB(A)</i>	<i>43dB(A)</i>

'In the original application the applicant included a management plan document, (The Corporate Body Rules) which outlines the management of noise and rubbish removal. The 'Rules' must be adhered to as Environmental Health will not become involved in any inner tenancy noise issues or nuisance complaints which is the norm with student accommodation.'

Environmental Health has provided guidance on acceptable hours and noise levels for the felling of trees, if necessary, and the acceptable levels of noise to be experienced internally by the new units. Environmental Health advise that, to prevent any disturbance to the residents of Buccleugh Street late at night, all night-time traffic should be directed to the North Road access. This will not be possible, however, as this access is to operate as entry only.

8. Amenity Values and Character

The District Plan seeks to maintain the amenity of an area by setting residential density limits, and bulk and location restrictions on buildings. The proposed development of the subject site, along with the existing development, will comply with maximum density for this zone. The new proposal does not address any development in the location of the consented Stage 3 and, should another six units be constructed in accordance with 'Stage 3', these will breach the density provision for this site. For this reason, Stage 3 will not be able to proceed as granted should this development be given effect to. Any further development will need to be reassessed on its own merits at a later date.

Although the number of units on-site will increase from the number consented, the actual intensity of the development is likely to decrease due to the number of bedrooms being reduced from 100 to 38. Furthermore, the proposed development will have smaller buildings which will comply with the maximum height requirement for the zone. The removal of parking from the southeast boundary also will enable more trees to be retained, and gardens to be planted in this area. As this is next to the school grounds, it will enhance the amenity values of the school.

It is possible that not all the proposed units will have sufficient amenity open space, or space that is capable of accommodating a 4.5m diameter circle. The two Santa Sabina units, not being at ground level, will be physically separated from their respective areas of amenity open space, although the allocated space is expected to comply with the District Plan requirements. Overall, this property is remarkable for the amount of common property available, most of which is green space. While the amenity open space for each unit may be restricted, the occupiers of the units will have the benefit of large areas of common property to enjoy, and as such, the lack of amenity open space per unit is of lesser consequence than would be the case if this were the only open space available. The failure of the proposed development to meet the amenity open space requirements of the District Plan is, accordingly, considered to be no more than minor.

8. Building Control

The Building Safety Officer, Building Control, has considered the application. He advises that all building work must comply with the New Zealand Building code and the Building Act 2004, its regulations and amendments. The Building Safety Officer has visited the Santa Sabina building, and has read a letter from Fire Safety Advisory Services Ltd dated 11 November 2009 regarding the fire rating between the proposed units of the Santa Sabina building. He is satisfied that the work completed within the building is satisfactory for fire rating purposes, and has no concerns about the subdivision progressing.

CONSENT DECISION

Subdivision SUB-2009-89

*That, pursuant to sections 34A(1) and 104B of the Resource Management Act 1991, and after having regard to Part II matters and sections 104 and 104D of the Resource Management Act 1991, the Dunedin City Council **grants** consent to a **non-complying** activity, being the unit title subdivision defining Units 1 to 55, common areas and auxiliary units at 61 North Road, and 41 to 73 Buccleugh Street, Dunedin, being the land legally described as Lot 2 DP 393888 (CFR 423235), subject to conditions imposed under sections 108 and 220 of the Act, as shown on the attached certificate.*

Land use LUC-2009-350

*That pursuant to section 34A(1) and 104C and after having regard to Part II matters and section 104 of the Resource Management Act 1991, the Dunedin City Council **grants** consent to a **restricted discretionary** activity being residential activity with technical breaches of the permitted activity standards resulting from the unit title subdivision SUB-2009-89, and matters of parking, maximum height, minimum access width, and amenity open space at 61 North Road, and 41 to 73 Buccleugh Street, Dunedin, being the land legally described as Lot 2 DP 393888 (CFR 423235), subject to one 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 and outlined above. It is considered that the proposal will have no more than minor adverse effects on the environment.

District Plan – Objectives and Policies

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

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

- **Objective 4.2.1 and Policy 4.3.1** seek to maintain and enhance the amenity values of Dunedin.
- **Objective 8.2.1 and Policy 8.3.1** seek to ensure that the adverse effects of activities on amenity values and the character of residential areas are avoided, remedied or mitigated.
- **Objective 18.2.1 and Policy 18.3.1** seeks to ensure that subdivision activity takes place in a coordinated and sustainable manner.
- **Objective 20.2.2 and Policy 20.3.2** seek to ensure that land use activities are undertaken in a manner which avoids, remedies or mitigates adverse effects on the transportation network.

Section 104D

Section 104D of the Resource Management Act requires that a resource consent for a non-complying activity must not be granted unless the proposal can meet one of two limbs. The limbs of section 104D require that the adverse effects on the environment will be no more than minor, or the application is for an activity which will not be contrary to the objectives and policies of either the relevant plan or the relevant proposed plan. In my opinion, the proposed unit title subdivision of the subject site will have effects which are no more than minor and are not contrary to the objectives and policies of the District Plan. Therefore Council can exercise its discretion under Section 104D to grant consent subject to the recommended conditions.

Other Matters

Recent case law has suggested that in order to grant consent to a non-complying activity, the application needs to be a 'true exception', otherwise in terms of precedent effects, the integrity of the Plan could be undermined. In this instance, the proposal is non-complying because of technical matters relating to the proximity of the unit boundaries to the unit walls and the proximity of common property to the units. This is common for unit title subdivisions, and does not create any effects beyond the subject site. As such, I consider that the proposed subdivision will not undermine the integrity of the Plan in any way.

Part II Matters

The proposed activity has also been assessed in terms of Part II matters of the Resource Management Act 1991. For the reasons outlined above, the proposed activity is considered consistent with section 5(2)(c); "Avoiding, remedying, or mitigating any adverse effects of activities on the environment", section 7(c) "The maintenance and enhancement of amenity values" and section 7(f) "The maintenance and enhancement of the quality of the environment."

RIGHTS OF OBJECTION

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

The Chief Executive
Dunedin City Council
P O Box 5045
DUNEDIN

Attn: Senior Planner- Enquiries 1st Floor

DEVELOPMENT CONTRIBUTION DECISION

Subdivision consent RMA 2006-0450 (now renumbered RMA-2006-370235) subdivided a 2900m² lot from the original Santa Sabina site which was then vested with Council as recreation reserve. It was resolved by the property developer and Council at that time that the vesting of the land would serve as the reserves contribution for the entire development originally consented as RMA 2006-0003 and RMA 2006-0004. This consent seeks to replace Stages 2 and 3 of the original consent and accordingly, the reserves contribution of RMA 2006-0450 will apply to this consent. No further reserves contribution or development contribution is payable on this consent.

Yours faithfully

Lianne Darby
PLANNER

Consent Type: Subdivision & Land use

Consent Number: SUB-2009-89 & LUC-2009-350

Location of Activity: 61 North Road, 41-73 Buccleugh Street, Dunedin

Legal Description: Lot 2 DP 393888 (CFR 423235)

Lapse Date: 23 November 2014, unless the consent has been given effect to before this date.

Subdivision SUB-2009-89

*That, pursuant to sections 34A(1) and 104B of the Resource Management Act 1991, and after having regard to Part II matters and sections 104 and 104D of the Resource Management Act 1991, the Dunedin City Council **grants** consent to a **non-complying** activity, being the unit title subdivision defining Units 1 to 55, common areas and auxiliary units at 61 North Road, and 41 to 73 Buccleugh Street, Dunedin, being the land legally described as Lot 2 DP 393888 (CFR 423235), subject to conditions imposed under sections 108 and 220 of the Act, as follows:*

1. *The proposal shall be given effect to generally in accordance with the plan prepared by the Otago Surveying Company Limited entitled 'Proposed Unit Title Subdivision in Substitution of Units on Lot 2 DP 393888 61 North Road', and the accompanying information submitted as part of SUB-2009-89 received by Council on 10 September 2009, except where modified by the following:*
2. *That prior to certification of the survey plan pursuant to section 223 of the Resource Management Act 1991, the applicant shall ensure the following:*
 - a) *If a requirement for any easement for services is incurred during the survey then those easements shall be granted or reserved and included in the Memorandum of Easements.*
 - b) *Easements for drainage shall be reserved as required.*
 - c) *The consent holder shall enter into a covenant with the New Zealand Historic Places Trust to protect the external building envelope of the Santa Sabina Building. The covenant shall require the approval of the New Zealand Historic Places Trust before any external part of the Santa Sabina building is removed or altered. This covenant shall be registered on the title of Units 16 and 17 and the Supplementary Record Sheet for the unit title development.*
 - d) *The consent holder shall enter into a covenant in favour of Dunedin City Council. The covenant shall require that the area subject to the Urban Landscape Conservation Area overlay in the Dunedin District Plan as at 30 August 2007 shall not have any structures erected on it, nor can the landowner remove any bush without the prior consent of the Dunedin City Council. The exception to this condition is that area (now part of AU16C) previously identified by ENV-2006-CHC-346 as needing to be cleared to allow construction of the previously consented Stage 3 units, but only if further resource consent is obtained for*

development in this area and only when any further units are to be constructed. This covenant shall be registered on the Supplementary Record Sheet for the unit title development.

- e) The consent holder shall enter into a covenant in favour of Dunedin City Council. The covenant shall prevent further subdivision of the site. The covenant is not intended to prevent minor boundary adjustments, amalgamations of titles, or variations to the Unit Title Plan adjusting the boundary of existing sites or the creation of accessory units. The covenant shall not provide for the development of the previously consented Stage 3, and will need to be revisited should further development be promoted. The covenant shall be registered on the Supplementary Record Sheet for the unit title development.*
 - f) The consent holder shall surrender the resource consents (Stages 2 and 3, subdivision and land use) of Environment Court Decision ENV-2006-CHC-346.*
- 3. Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the applicant shall complete the following:*
- a) The consent holder shall submit an earthworks permit application to Council prior to undertaking development related earthworks, and shall comply with the conditions of that permit once obtained.*
 - b) That detailed engineering plans for water supply, wastewater and stormwater shall be provided for the development. Service to each unit shall be installed in accordance with the approved plans.*
 - c) An "Application for Water Supply" is to be submitted to the Water and Waste Services Business Unit to establish a new water connection.*
 - d) Details of how each unit is to be served for water shall be provided to the Water and Waste Services Business Unit. This detail can accompany the application for water supply.*
 - e) That a Stormwater Management Plan for the development shall be prepared and submitted for approval to the Council's Water and Waste Services Business Unit for approval, prior to any construction commencing. Stormwater shall be managed in accordance with the approved management plan.*
 - f) An Erosion and Sediment Control Management Plan (ESCMP) is to be prepared and submitted to the Water and Waste Services for approval.*

The ESCMP shall set out clearly the sediment and erosion control measures that are to be implemented to ensure that all practicable measures are used to mitigate erosion and to control and contain sediment-laden stormwater run-off from the site during any stages of site disturbance that may be associated with this subdivision. The ESCMP shall in any event include but not be limited to:

- (i) A locality map;*
- (ii) Detailed drawings showing the type and location of erosion and sediment control measures, on-site catchment boundaries, and off-site sources of run-off;*
- (iii) Drawings and specifications of all designated erosion and sediment control measures with supporting calculations;*
- (iv) A programme of works, which includes but is not limited to, a proposed timeframe for the works;*
- (v) The inspections and maintenance of erosion and sediment control measures;*

- (vi) *Details of when the erosion and sediment control measures are to be established and decommissioned.*

The ESCMP is to be prepared by a suitably qualified and experienced engineer.

- g) Prior to the commencement of discharges from any site works, a certificate signed by the person responsible for preparing the ESCMP shall be submitted to the Water and Waste Services Business Unit to certify that the erosion and sediment control systems are constructed and installed in accordance with the requirements of the approved ESCMP.*
- h) No site works shall commence or be undertaken other than in full compliance with the approved ESCMP.*
- i) The consent holder shall ensure that all erosion and sediment control measures are inspected each working day. Records of any inspections shall be kept and provided to the Water and Waste Services Business Unit upon request.*
- j) All units shall have a standard manifold inside a manifold box, located in a convenient place outside each unit.*
- k) Any water services to the site from the existing water reticulated shall have a double check valve installed where the water supply enters the subject site at the boundary.*
- l) Any mailboxes erected at the North Road or Buccleugh Street frontages shall be clear of the driveways so as not to cause an obstruction to traffic entering or exiting the site.*
- m) The vehicle access from the carriageway of Buccleugh Street to the property boundary is over road reserve and is therefore required to be constructed in accordance with Dunedin City Council's Vehicle Entrance Specifications (to be obtained from the Dunedin City Council Roadway Department).*
- n) It is required that service areas, such as rubbish receptacle storage areas, be located on-site in a position such that they do not cause obstruction to the safe and efficient use of the vehicle access and parking.*
- o) A Traffic Management Plan for the development shall be prepared in consultation with Council's Transportation Operations department prior to construction or earthworks commencing. The Traffic Management Plan shall be prepared in accordance with Stage 1 conditions of consent 1. x), y), z), aa), bb) and cc) in Environment Court Decision ENV-2006-309-000015. Traffic on-site shall be managed in accordance with the Traffic Management Plan.*
- p) Should construction vehicle movements affect regular vehicle or pedestrian movements on North Road or Buccleugh Street, a further Traffic Management Plan shall be submitted to, and approved by, the Transportation Operations Manager prior to the commencement of any construction works. Traffic shall be managed in accordance with the approved plan.*
- q) The vehicle access from North Road shall be restricted to traffic entering the site only, except during periods of construction when condition (u) shall apply.*
- r) Signage shall be displayed at the north-western end of the access strip to North Road, advising that the access is one-way (ingress) for all traffic. Details*

regarding the sign shall be provided to the Transportation Operations Manager for approval.

- s) The North Road access strip shall be physically constrained to a width of 3m for a distance of at least 5m south of the northern-most point of the 4m wide access strip to clearly discourage drivers from exiting the site via the North Road entrance. Details of the method used to achieve this physical constraint shall be forwarded to the Transportation Operations Manager for approval prior to construction. Landscaping of the North Road access strip shall not impede any emergency vehicles from using this entrance.*
- t) An arrow indicating that the access is one-way shall be permanently marked on the driveway near the north-western end of the North Road access strip at the approach to the area where the width is restricted. The arrow shall comply with the attached diagram titled 'Lane Arrow Markings' and should be positioned so as to also be visible to motorists attempting to negotiate the driveway in the wrong direction before they reach the portion restricted in width.*
- u) During periods of construction, the North Road driveway to the site shall be closed to general traffic and all cars directed to the Buccleugh Street entrance/exit in order to minimise conflict with heavy vehicles using the North Road driveway in accordance with condition (v) below. Signage shall be placed at each end of the North Road driveway to instruct drivers of this temporary restriction. This restriction does not apply to those cars using the school car park which have right of way over the North Road entrance and may, therefore, continue to use this access point.*
- v) During periods of construction, all construction and earthmoving vehicles shall use the North Road driveway for ingress and egress. No traffic associated with construction or earthworks shall utilise Buccleugh Street for access to or from the site.*
- w) The surface of all parking, associated access and manoeuvring areas shall be formed, hard surfaced and adequately drained.*
- x) All parking areas shall be permanently marked to ensure that the parking areas are used effectively.*
- y) The formation of the Buccleugh Street access shall remain in accordance with Stage 1 condition 1.(ee) in the Environment Court Decision ENV-2006- 309-000015.*
- z) Any retaining walls having a height greater than 1.5m shall be the subject of specific design and construction supervised by a suitably qualified person.*
- aa) Those trees to be removed shall be limited to those trees immediately affected by the construction of the units and accessory units, and these shall be removed no sooner than necessary. The consent holder shall consult with the Council's arborist before any trees are removed to discuss whether individual trees can be retained.*
- bb) There shall be no excavation or change in ground level around the base of the protected sequoia trees, within the spread of the crown of the trees. This is to include construction of the access, services, drainage, or any other works. A fence is to be constructed around the base of the trees, ideally at the extent of the crown spread or, if this is unachievable, to the greatest extent possible, to prevent damage to the trees from construction equipment, machinery, and materials.*

- cc) *The consent holder is to consult with the Council's arborist before any upgrading of the access under the sequoia trees is commenced. It is anticipated that the upgrading and sealing of the existing access will, at this location, involve the building up of ground level rather than excavation.*
 - dd) *There shall be no excavation or change in ground level around the base or within the spread of the crown of the trees identified as 'Tree to be retained' on DG Hatfield & Associates plan 6636/53 (attached). It is acknowledged, however, that the proximity of the tree located at the rear of Units 26 to 29 (which has been identified on the plan 6636/53 (i) as tree "(a)" and as a "Tree to be retained") may mean that some excavation or change in ground level will occur within the crown spread, and in this respect the consent holder shall use its best endeavours to avoid any damage to the root structure of the tree. The trees identified as "Trees to be retained" shall be retained and shall also be protected during construction by temporary fencing erected as near as practicable around the base of each tree, at the drip line of the crown.*
 - ee) *A landscape management plan for Stage 2 shall be prepared in consultation with Council's Landscape Architect prior to construction commencing. The landscape management plan shall show areas of construction, retaining walls, paths, driveway and parking areas, the assigned amenity open space for each unit, those trees to be retained, and proposed amenity planting.*
 - ff) *The subdividing owner shall provide to Council 'as-built' plans and information detailing all engineering works completed in relation to, or in association with, this development.*
4. *In accordance with section 128 and 129 of the Resource Management Act 1991, at yearly intervals from the date of granting resource consent, the Council may serve notice on the Body Corporate of its intention to review conditions 3 (m), (q), (r), (s), (t), (w), (x), and (y) regarding the formation and operation of the accesses and parking areas.*

Land use LUC-2009-350

*That pursuant to section 34A(1) and 104C and after having regard to Part II matters and section 104 of the Resource Management Act 1991, the Dunedin City Council **grants** consent to a **restricted discretionary** activity being residential activity with technical breaches of the permitted activity standards resulting from the unit title subdivision SUB-2009-89, and matters of parking, maximum height, minimum access width, and amenity open space at 61 North Road, and 41 to 73 Buccleugh Street, Dunedin, being the land legally described as Lot 2 DP 393888 (CFR 423235), subject to one condition imposed under section 108 of the Act, as follows:*

5. *The proposal shall be given effect to generally in accordance with the plan prepared by the Otago Surveying Company Limited entitled 'Proposed Unit Title Subdivision in Substitution of Units on Lot 2 DP 393888 61 North Road', and the accompanying information submitted as part of LUC-2009-350 received by Council on 24 August 2009, except where modified by the following:*
- a) *That refuse shall be securely managed on-site with each residential unit providing a 'wheelie bin' and recycling bin. The consent holder shall arrange for the removal of refuse from the site by a private contractor.*
 - b) *Architectural concept drawings for the proposed units shall be provided to Council for approval by the Resource Consents Manager*

- c) *Colours for the buildings shall be provided to Council for approval by the Resource Consents Manager.*
- d) *That any debris carried onto the road during construction shall be removed immediately at the expense of the consent holder.*
- e) *That any damage to any part of the footpath or road formation as a result of the construction works shall be reinstated at the expense of the consent holder.*
- f) *A 1.8m wooden paling fence is to be constructed along the southeast boundary of the subject site, between the North Road driveway and the Duddingstone steps. This fence shall be constructed before the commencement of the earthworks for this development. Its construction shall be fully at the expense of the consent holder.*
- g) *Light spillage shall not be greater than 8 lux of light onto any other site used for residential purposes during night time hours, measured at the windows of any such residentially occupied building.*
- h) *Any mailboxes erected at the North Road or Buccleugh Street frontages shall be clear of the driveways so as not to cause an obstruction to traffic entering or existing the site.*
- i) *It is required that service areas, such as rubbish receptacle storage areas, be located on the site in a position such that they do not cause obstruction to the safe and efficient use of the vehicle access and parking.*

Advice Notes:

1. In addition to the conditions of a resource consent, the Resource Management Act establishes through sections 16 and 17 a duty for all persons to avoid unreasonable noise, and to avoid, remedy or mitigate any adverse effect created from an activity they undertake. A similar responsibility exists under the Health Act 1956.
2. The lapse period specified above may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991.
3. It is the consent holder's responsibility to comply with any conditions imposed on their resource consent prior to and during (as applicable) exercising the resource consent. Failure to comply with the conditions may result in prosecution, the penalties for which are outlined in section 339 of the Resource Management Act 1991.
4. This is resource consent. Please contact the Building Control Office, Development Services, about the need for building consent for the work.
5. The Water and Waste Services Business Unit require that the installation and connection of new water reticulation to the existing public water system shall be carried out after the consent holder has completed and submitted an 'Application for Water Supply' form to the Council and following the consent holder's acceptance of the quote for the required work (as per the Dunedin City Council's Terms and Conditions for the Supply of Water and the Dunedin City Council Code of Subdivision (Part 4)). A quote for the required work can be obtained from either the Dunedin City Council (DCC) or an approved water supply connection installer (AWSCI).
6. The requirements of Parts 4 and 5 (Drainage and Water Supply) of the Dunedin City Council's 'Code of Subdivision' shall be complied with.
7. It is advised that any drainage issues and requirements (including the necessary works) will be addressed via the building consent process.

8. Certain requirements for building on this land may be stipulated via the building consent process, and are likely to include the following points:
 - For sites level with or above the road, the finished floor level of any building is to be a minimum of 150mm above the crown of the road.
 - For sites below the road, the finished floor level is to be no less than 150mm above the lowest point on the site boundary. Surface water is not to create a nuisance on any adjoining properties.
 - For secondary flow paths, the finished floor level shall be set at the height of the secondary flow plus an allowance for free board.
 - As required by the New Zealand Building Code E1.3.2, surface water resulting from an event having a 2% probability of occurring annually, shall not enter buildings. The finished floor level shall be set accordingly.
9. Vehicle accesses from the carriageway to the property boundaries are located over road reserve and are therefore required to be constructed in accordance with the Dunedin City Council Vehicle Entrance Specification (available from Transportation Operations).
10. The following documents are recommended as best practice guidelines for managing erosion and sediment-laden run-off and for the design and construction of erosion and sediment control measures:
 - ARC Technical Publication No. 90 Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region, March 1999.
 - Environment Canterbury, 2007 "Erosion and Sediment Control Guidelines for the Canterbury Region" Report No. CRCR06/23.
 - Environment Canterbury, 2007 "Erosion and Sediment Control Guidelines for Small Sites".
11. Should there be a requirement to fell trees as part of the proposal, it is recommended that the felling of trees shall be limited to the times set out below, and shall comply with the following noise limits (dBA):

	L10	L95	Lmax
Monday to Friday 7.30 a.m. – 6.00 p.m.	75	60	90
Saturdays 8.30 a.m. – 5.00 p.m.	75	60	90

12. All construction work on the site shall be designed and conducted to ensure that construction noise does not exceed the noise limits in the following table.

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	0730-1800	55	85
Holidays	1800-2000	45	75
	2000-0630	45	75

Sound levels shall be measured and assessed in accordance with the provisions of NZS 6803: 1999 Acoustics – Construction noise.

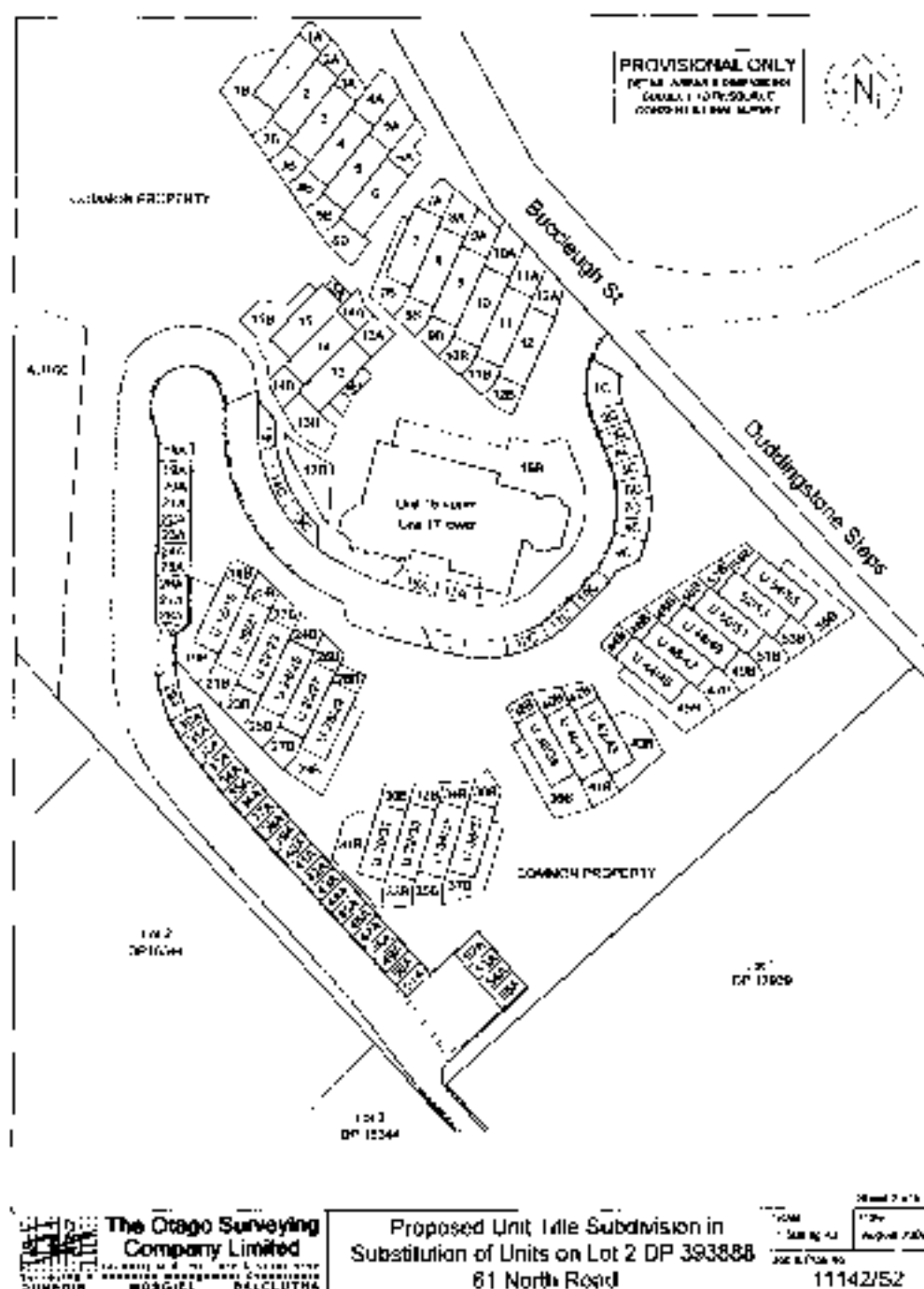
13. The residential units should be constructed in a manner intending to achieve the following World Health Organisation recommendations of the following noise limits for the maintenance of amenity and sleep protection for the occupants of the proposed apartments.

Environment	Critical Health Effect	Sound level dB(A)*	Time hours
Outdoor living areas	Annoyance	50 - 55	16
Indoor dwellings	Speech intelligibility	35	16
Bedrooms	Sleep disturbance	30	8

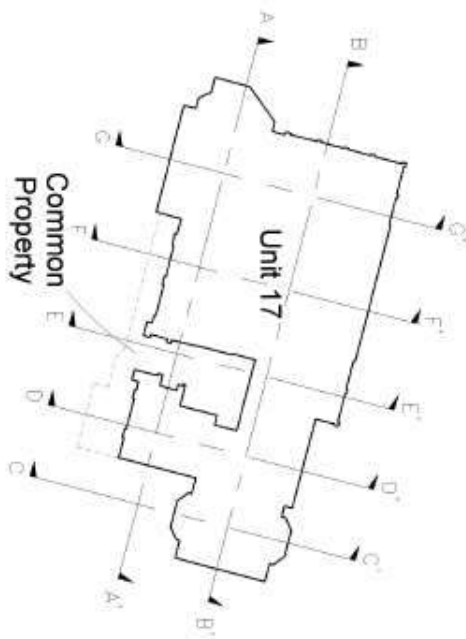
14. Construction of the buildings is to comply with the New Zealand Building Code.
15. The residents of the lower units, most notably Units 18-37, are advised that the group of sequoia trees alongside the lower driveway are a protected group of trees, and as such, may not be felled or pruned without Council approval. These trees are capable of growing to a height of 30m.
16. The development should comply with fire-fighting requirements in accordance with the New Zealand Fire Service Code of Practice for Fire Fighting Water Supplies.
17. Residential activities are required to comply with the Environmental Issues rules of Section 21.5 of the District Plan.

Issued at Dunedin this 23 November 2009

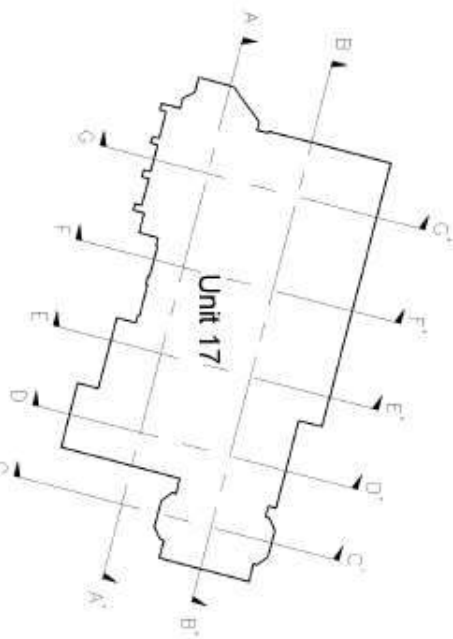
Lianne Darby
Planner



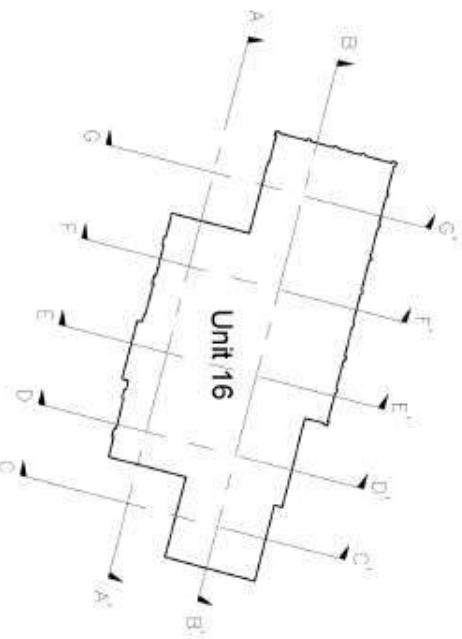
PROVISIONAL ONLY
 DETAIL, AREAS & DIMENSIONS
 SUBJECT TO RESOURCE
 CONSENT & FINAL SURVEY



First Floor



Ground Floor



Second Floor

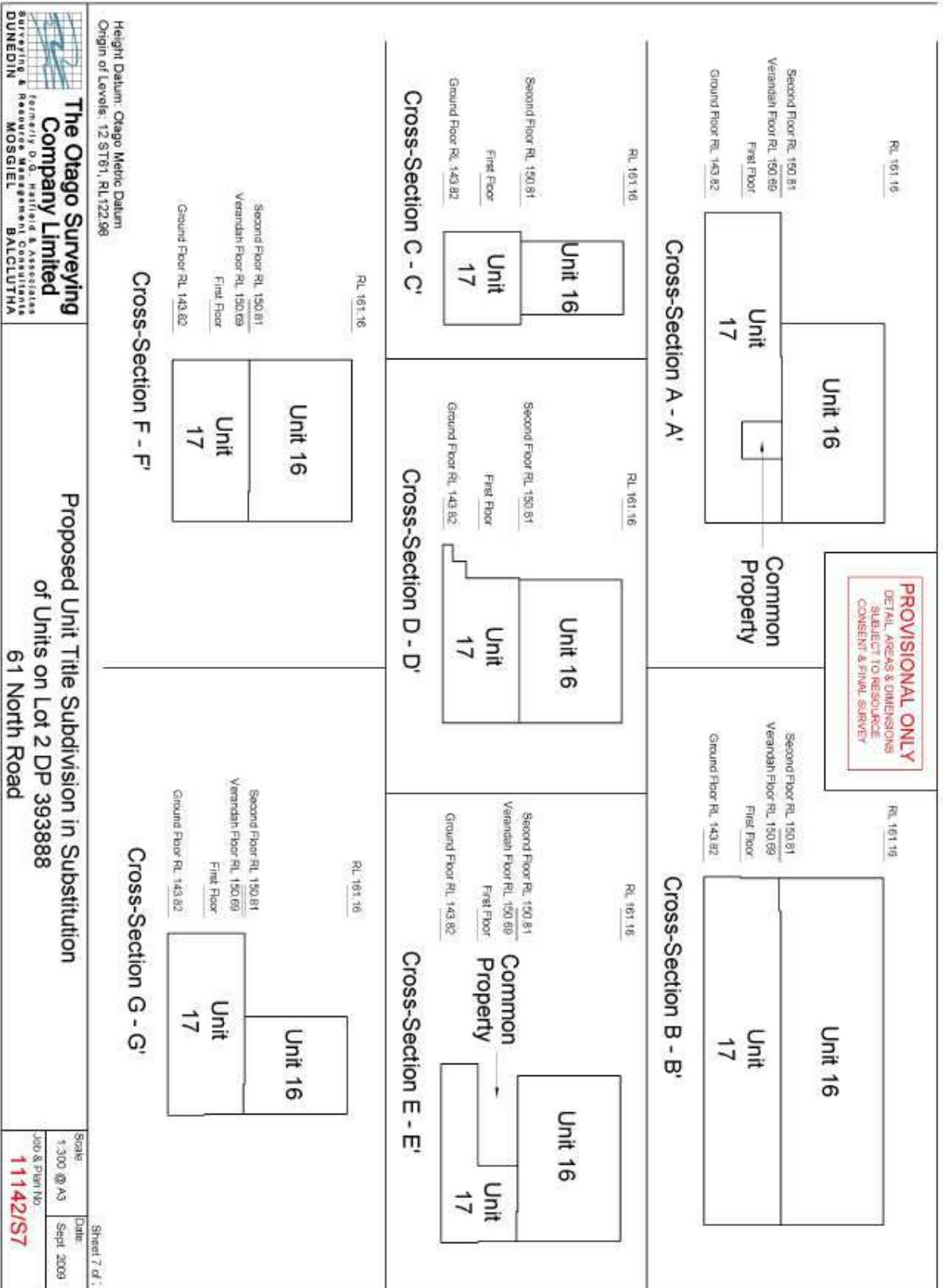
Height Datum: Otago Metric Datum
 Origin of Levels: 12 ST61, RL122.88

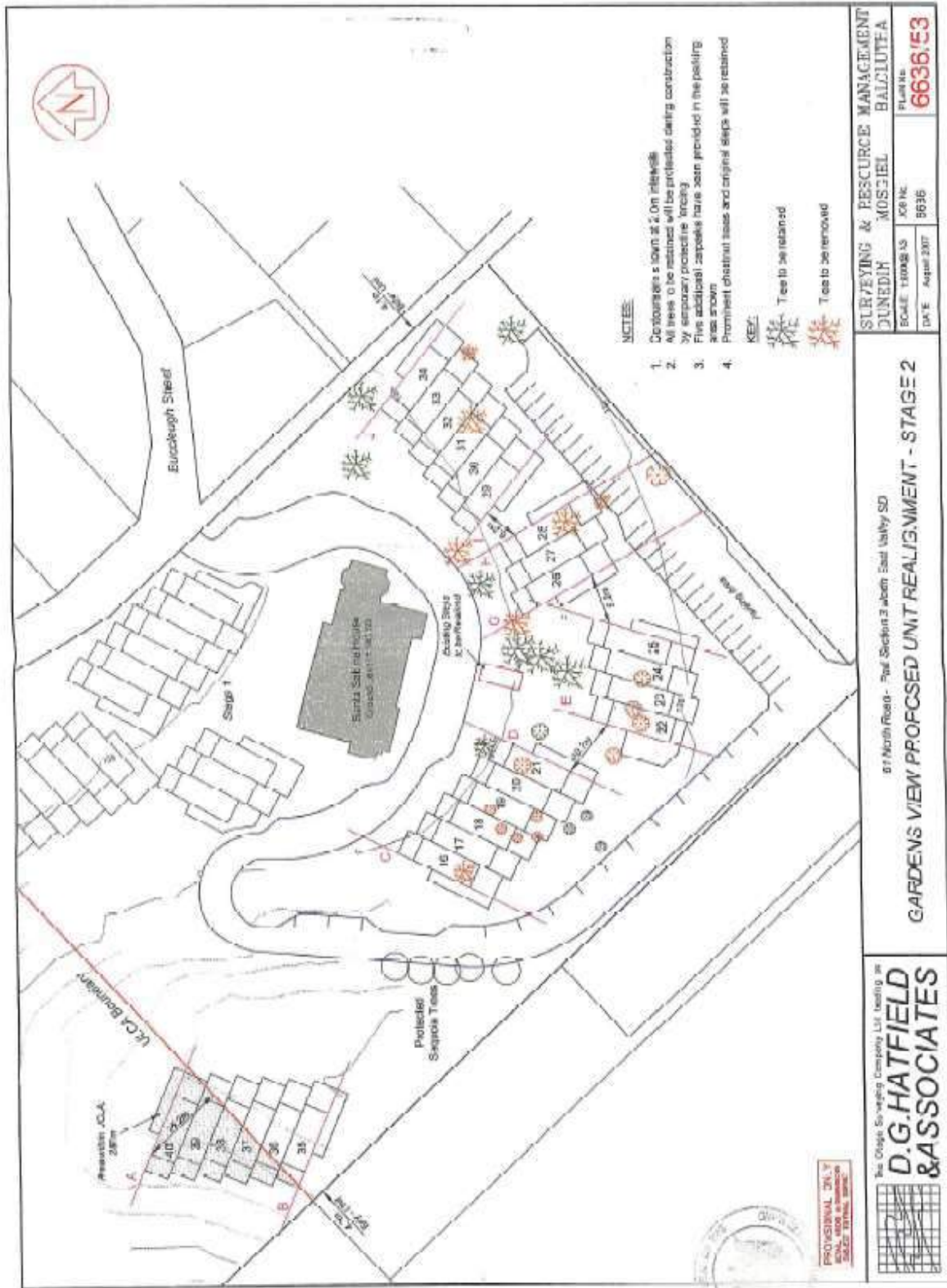
The Otago Surveying Company Limited
 formerly D. D. Hayfield & Associates
 SURVEYING & RESOURCE MANAGEMENT
 DUNEDIN MOSGIEL BALCLUTHA

Proposed Unit Title Subdivision in Substitution
 of Units on Lot 2 DP 393888
 61 North Road

Scale: 1:300 @ A3
 Date: Sept 2009
 Job & Plan No: 11142/S6

Sheet 5 of 7





16 March 2010

Brabbam Investments Ltd
C/- Bill Lowe
PO Box 8091
Gardens
Dunedin 9041

Dear Bill

**APPLICATION UNDER S127: SUB-2009-89/A & LUC-2009-350/A
AMENDING SUB-2009-89 & LUC-2009-350
61 NORTH ROAD, 73 BUCCLEUGH STREET
DUNEDIN**

Your application for a variation of resource consents SUB-2009-89 and LUC-2009-350, lodged pursuant to section 127 of the Resource Management Act 1991, was processed on a non-notified basis in accordance with sections 95A to 95F of the Resource Management Act 1991. The application was considered by a Senior Planner under delegated authority on 16 March 2010.

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

BACKGROUND TO APPLICATION

The 'Santa Sabina' site, being 61 North Road (Lot 2 Deposited Plan 383888 – formerly CFR 375752), was the subject of applications in 2006 to build 54 residential units and for the staged subdivision of the units under the Unit Titles Act 1972. The applications, RMA 2006-0003 and RMA 2006-0004 (now renumbered RMA-2005-369810 and RMA-2005-369811), were granted consent on a notified basis on 1 June 2006, and were subsequently appealed.

A Consent Order ENV-2006-309-000015 for Stage 1 of the development was issued by the Environment Court on 8 January 2007 as a result of mediation. This consent order provided for the construction and subdivision of 15 residential units. Stages 2 and 3 were heard in the Court, and the decision C95/2007 concluded that the consent granted by the Council should be confirmed subject to amendments for the proposal. The applicant and appellants entered into further mediation, which resulted in decision ENV-2006-CHC-346 being issued on 23 November 2007 for the establishment of a further 19 units at Stage 2, and six units at Stage 3. The units are to be three storeys, and will each have four bedrooms.

Stage 1 has been completed, and titles issued for the 15 new residential units, the Santa Sabina building, common property and accessory units (parking and amenity open space). The areas of Stages 2 and 3 are contained within Accessory Units 41E and 41F, which are held with the Santa Sabina building (Unit 41). Computer Freehold Registers 423219 to 423234 have been issued for the units, with the Supplementary Record Sheet being CFR 423235.

SUB-2009-89 and LUC-2009-350 was then issued on 23 November 2009 for a revised Stage 2 to replace the consented Stages 2 and 3. The consent will establish 38 residential units on-site in addition to the existing 15 units and the Santa Sabina building. The 38 new residential units will be single bedroom dwellings, two units to a building. These buildings will maintain the same footprints as the original Stage 2 units, but will be two storeys high with separate units on each floor. Each unit will have defined amenity open space at the front or rear of the buildings, and an assigned parking space. The units are to be subdivided pursuant to the Unit Titles Act 1972.

The new consents subdivided the Santa Sabina building into two units (Units 16 and 17), with the area of any future development (previously that of Stage 3) to be held as an accessory unit with Unit 16. Any future development of this area will have to allow for an increase in the number of consented units on-site in order to avoid exceeding the density requirements for the zone. For this reason, Stage 3 cannot be given effect to in the form already consented by ENV-2006-CHC-346.

CURRENT APPLICATION

The applicant is applying to create an additional unit in the Santa Sabina building. Unit 18 will be the uppermost floor. In effect, the proposal will divide the consented Unit 16 into two units, installing a new kitchen but not resulting in an increase of bedroom numbers for the Santa Sabina building. The proposal includes the creation of one additional car parking space along the edge of the lower driveway, resulting in changes to the configuration of the parking. Units 18 to 55 of SUB-2009-89 are to be renumbered as Units 19 to 56.

REASONS FOR APPLICATION

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

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

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

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

Affected Persons

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

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

No written consents were submitted with SUB-2009-89. No parties are considered to be affected by this proposal for the reasons listed below in the Assessment of Effects on the Environment.

PLANNING ASSESSMENT

The survey plan for the subdivision has not yet been certified under section 223 or 224(c) of the Resource Management Act 1991. Accordingly, the Council is able to consider the application under section 127(1)(a) of the Resource Management Act 1991.

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

ASSESSMENT OF EFFECTS ON THE ENVIRONMENT

Effects on the Environment

The proposed variation will create an additional unit, but will not increase the number of bedrooms on the site; it will merely convert proposed Unit 16 into two units. Unit 16 is currently the upper unit for the Santa Sabina building, and consists of two floors. The proposal will separate the two floors into individual units, and the previously numbered Units 18 to 55 will be renumbered as Units 19 to 56 to take into account the new Unit 18 within the Santa Sabina building. There will be no physical changes to Units 19 to 56.

The original site, Lot 2 DP 393888, has an area of 2.9856ha, and the property owner is entitled to build a total of 59 units on the greater property in accordance with the density provisions of the District Plan. The existing Stage 1 has 15 units, and Stage 2, as consented, is to have 38 units plus two in the Santa Sabina building. This will total 55 units. The proposed variation will add one further unit, making a total of 56 units on-site. The proposed variation is therefore in accordance with the permitted density for the site.

As the proposal is to divide an existing unit into two, there will be no additional construction involved, nor an extra building resulting. It will not be obvious that an additional unit has been established within the development, and there will be no extra persons able to reside at the address over and above that already consented. The third unit within the Santa Sabina building will mean that only another three units can be constructed on-site before the development, as a whole, breaches the density provisions of the District Plan. As such, the proposed variation has the potential to reduce the overall number of new buildings on-site by one, should a revised Stage 3 proceed.

Council's Building Safety Officer, Development Services, has considered the application. He advises that the fire rating requirements for an additional unit within the Santa Sabina building has already been dealt with through the building consent process, and has been subject of a letter from the Fire Safety Advisory Services. The Building Safety Officer has no concerns about the proposal.

Council's Transportation Planner, Transportation Operations, has considered the application to amend the parking layout for the development in order to obtain an additional parking space. The Transportation Planner comments:

'The subject consent application details a slightly amended parking configuration, especially at the southernmost parking area (parking spaces 52A to 56A). While Transportation Operations generally consider the proposed amendments to the parking configuration to be acceptable, the surface of all parking, associated access and manoeuvring areas shall be formed, hard surfaced and adequately drained for their entirety, and parking spaces permanently marked. Additionally, all parking spaces and manoeuvring areas shall comply with the minimum dimensions stipulated in Appendix 20B of the District Plan.'

DECISION

*That pursuant to sections 34(A) and 127(1) of the Resource Management Act 1991 and after having regard to section 104 of the Act, the Dunedin City Council **grants** consent to the discretionary activity of varying SUB-2009-89 and LUC-2009-350 by creating an additional*

unit within the Santa Sabina building and an additional car parking space, and accordingly SUB-2009-89 and LUC-2009-305 are amended to read as shown on the attached certificate.

LAPSING OF CONSENT

This consent shall lapse on 23 November 2014 after a period of 5 years from the date of the original decisions SUB-2009-89 and LUC-2009-305, unless the consent has been given effect to during this time. This period may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991.

COMPLIANCE WITH CONDITIONS

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

REASONS FOR DECISION

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

1. The additional unit does not breach the density provisions of the District Plan, and does not result in any additional buildings being constructed on-site. Furthermore, there will be no extra bedrooms involved as the proposal seeks to divide an existing unit into two.
2. The proposal includes an additional car parking space for the exclusive use of the new unit. This is acceptable to Transportation Operations. The proposal will result in one additional parking space for the development although technically there are no extra bedrooms being created.
3. The proposal is considered to be consistent with the relevant objectives and policies.

RIGHTS OF OBJECTION

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

The Chief Executive
Dunedin City Council
P O Box 5045
DUNEDIN

Attn: Senior Planner – Enquiries 1st Floor

Yours faithfully

Lianne Darby
PLANNER

Consent Type: Section 127 Variation of Conditions

Consent Number: SUB-2009-89/A & LUC-2009-350/A

*That pursuant to sections 34(A) and 127(1) of the Resource Management Act 1991 and after having regard to section 104 of the Act, the Dunedin City Council **grants** consent to the discretionary activity of varying SUB-2009-89 and LUC-2009-350 by creating an additional unit within the Santa Sabina building and an additional car parking space.*

The Amended Decision now reads:

Location of Activity: 61 North Road, 41-73 Buccleugh Street, Dunedin

Legal Description: Lot 2 DP 393888 (CFR 423235)

Lapse Date: 23 November 2014, unless the consent has been given effect to before this date.

Subdivision SUB-2009-89/A

*That, pursuant to sections 34A(1) and 104B of the Resource Management Act 1991, and after having regard to Part II matters and sections 104 and 104D of the Resource Management Act 1991, the Dunedin City Council **grants** consent to a **non-complying** activity, being the unit title subdivision defining Units 1 to ~~55~~ 56, common areas and auxiliary units at 61 North Road, and 41 to 73 Buccleugh Street, Dunedin, being the land legally described as Lot 2 DP 393888 (CFR 423235), subject to conditions imposed under sections 108 and 220 of the Act, as follows:*

1. *The proposal shall be given effect to generally in accordance with the revised plan prepared by the Otago Surveying Company Limited entitled 'Proposed Unit Title Subdivision in Substitution of Units on Lot 2 DP 393888 61 North Road', 'Proposed Unit Title Subdivision in Substitution of Units on Lot 2 DP 393888 61 North Road', dated Jan 2010, sheets 1 to 7, and the accompanying information submitted as part of SUB-2009-89 received by Council on 10 September 2009, and the information submitted as part of SUB-2009-89/A received by Council on 18 February 2010, except where modified by the following:*
2. *That prior to certification of the survey plan pursuant to section 223 of the Resource Management Act 1991, the applicant shall ensure the following:*
 - a) *If a requirement for any easement for services is incurred during the survey then those easements shall be granted or reserved and included in the Memorandum of Easements.*
 - b) *Easements for drainage shall be reserved as required.*
 - c) *The consent holder shall enter into a covenant with the New Zealand Historic Places Trust to protect the external building envelope of the Santa Sabina Building. The covenant shall require the approval of the New Zealand Historic Places Trust before any external part of the Santa Sabina building is removed or altered. This covenant shall be registered on the title of Units 16, ~~and 17, and 18~~ and the Supplementary Record Sheet for the unit title development.*

- d) *The consent holder shall enter into a covenant in favour of Dunedin City Council. The covenant shall require that the area subject to the Urban Landscape Conservation Area overlay in the Dunedin District Plan as at 30 August 2007 shall not have any structures erected on it, nor can the landowner remove any bush without the prior consent of the Dunedin City Council. The exception to this condition is that area (now part of AU16C) previously identified by ENV-2006-CHC-346 as needing to be cleared to allow construction of the previously consented Stage 3 units, **but only if** further resource consent is obtained for development in this area **and only when** any further units are to be constructed. This covenant shall be registered on the Supplementary Record Sheet for the unit title development.*
 - e) *The consent holder shall enter into a covenant in favour of Dunedin City Council. The covenant shall prevent further subdivision of the site. The covenant is not intended to prevent minor boundary adjustments, amalgamations of titles, or variations to the Unit Title Plan adjusting the boundary of existing sites or the creation of accessory units. The covenant shall not provide for the development of the previously consented Stage 3, and will need to be revisited should further development be promoted. The covenant shall be registered on the Supplementary Record Sheet for the unit title development.*
 - f) *The consent holder shall surrender the resource consents (Stages 2 and 3, subdivision and land use) of Environment Court Decision ENV-2006-CHC-346.*
3. *Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the applicant shall complete the following:*
- a) *The consent holder shall submit an earthworks permit application to Council prior to undertaking development related earthworks, and shall comply with the conditions of that permit once obtained.*
 - b) *That detailed engineering plans for water supply, wastewater and stormwater shall be provided for the development. Service to each unit shall be installed in accordance with the approved plans.*
 - c) *An "Application for Water Supply" is to be submitted to the Water and Waste Services Business Unit to establish a new water connection.*
 - d) *Details of how each unit is to be served for water shall be provided to the Water and Waste Services Business Unit. This detail can accompany the application for water supply.*
 - e) *That a Stormwater Management Plan for the development shall be prepared and submitted for approval to the Council's Water and Waste Services Business Unit for approval, prior to any construction commencing. Stormwater shall be managed in accordance with the approved management plan.*
 - f) *An Erosion and Sediment Control Management Plan (ESCMP) is to be prepared and submitted to the Water and Waste Services for approval.*

The ESCMP shall set out clearly the sediment and erosion control measures that are to be implemented to ensure that all practicable measures are used to mitigate erosion and to control and contain sediment-laden stormwater run-off from the site during any stages of site disturbance that may be associated with this subdivision. The ESCMP shall in any event include but not be limited to:

- (i) A locality map;*
- (ii) Detailed drawings showing the type and location of erosion and sediment control measures, on-site catchment boundaries, and off-site sources of run-off;*

- (iii) Drawings and specifications of all designated erosion and sediment control measures with supporting calculations;
- (iv) A programme of works, which includes but is not limited to, a proposed timeframe for the works;
- (v) The inspections and maintenance of erosion and sediment control measures;
- (vi) Details of when the erosion and sediment control measures are to be established and decommissioned.

The ESCMP is to be prepared by a suitably qualified and experienced engineer.

- g) *Prior to the commencement of discharges from any site works, a certificate signed by the person responsible for preparing the ESCMP shall be submitted to the Water and Waste Services Business Unit to certify that the erosion and sediment control systems are constructed and installed in accordance with the requirements of the approved ESCMP.*
- h) *No site works shall commence or be undertaken other than in full compliance with the approved ESCMP.*
- i) *The consent holder shall ensure that all erosion and sediment control measures are inspected each working day. Records of any inspections shall be kept and provided to the Water and Waste Services Business Unit upon request.*
- j) *All units shall have a standard manifold inside a manifold box, located in a convenient place outside each unit.*
- k) *Any water services to the site from the existing water reticulated shall have a double check valve installed where the water supply enters the subject site at the boundary.*
- l) *Any mailboxes erected at the North Road or Buccleugh Street frontages shall be clear of the driveways so as not to cause an obstruction to traffic entering or exiting the site.*
- m) *The vehicle access from the carriageway of Buccleugh Street to the property boundary is over road reserve and is therefore required to be constructed in accordance with Dunedin City Council's Vehicle Entrance Specifications (to be obtained from the Dunedin City Council Roadway Department).*
- n) *It is required that service areas, such as rubbish receptacle storage areas, be located on-site in a position such that they do not cause obstruction to the safe and efficient use of the vehicle access and parking.*
- o) *A Traffic Management Plan for the development shall be prepared in consultation with Council's Transportation Operations department prior to construction or earthworks commencing. The Traffic Management Plan shall be prepared in accordance with Stage 1 conditions of consent 1. x), y), z), aa), bb) and cc) in Environment Court Decision ENV-2006-309-000015. Traffic on-site shall be managed in accordance with the Traffic Management Plan.*
- p) *Should construction vehicle movements affect regular vehicle or pedestrian movements on North Road or Buccleugh Street, a further Traffic Management Plan shall be submitted to, and approved by, the Transportation Operations Manager prior to the commencement of any construction works. Traffic shall be managed in accordance with the approved plan.*
- q) *The vehicle access from North Road shall be restricted to traffic entering the site only, except during periods of construction when condition (u) shall apply.*

- r) *Signage shall be displayed at the north-western end of the access strip to North Road, advising that the access is one-way (ingress) for all traffic. Details regarding the sign shall be provided to the Transportation Operations Manager for approval.*
- s) *The North Road access strip shall be physically constrained to a width of 3m for a distance of at least 5m south of the northern-most point of the 4m wide access strip to clearly discourage drivers from exiting the site via the North Road entrance. Details of the method used to achieve this physical constraint shall be forwarded to the Transportation Operations Manager for approval prior to construction. Landscaping of the North Road access strip shall not impede any emergency vehicles from using this entrance.*
- t) *An arrow indicating that the access is one-way shall be permanently marked on the driveway near the north-western end of the North Road access strip at the approach to the area where the width is restricted. The arrow shall comply with the attached diagram titled 'Lane Arrow Markings' and should be positioned so as to also be visible to motorists attempting to negotiate the driveway in the wrong direction before they reach the portion restricted in width.*
- u) *During periods of construction, the North Road driveway to the site shall be closed to general traffic and all cars directed to the Buccleugh Street entrance/exit in order to minimise conflict with heavy vehicles using the North Road driveway in accordance with condition (v) below. Signage shall be placed at each end of the North Road driveway to instruct drivers of this temporary restriction. This restriction does not apply to those cars using the school car park which have right of way over the North Road entrance and may, therefore, continue to use this access point.*
- v) *During periods of construction, all construction and earthmoving vehicles shall use the North Road driveway for ingress and egress. No traffic associated with construction or earthworks shall utilise Buccleugh Street for access to or from the site.*
- w) *The surface of all parking, associated access and manoeuvring areas shall be formed, hard surfaced and adequately drained.*
- x) *All parking areas shall be permanently marked to ensure that the parking areas are used effectively. The dimensions of the parking spaces are to comply with Appendix 20B of the District Plan.*
- y) *The formation of the Buccleugh Street access shall remain in accordance with Stage 1 condition 1.(ee) in the Environment Court Decision ENV-2006-309-000015.*
- z) *Any retaining walls having a height greater than 1.5m shall be the subject of specific design and construction supervised by a suitably qualified person.*
- aa) *Those trees to be removed shall be limited to those trees immediately affected by the construction of the units and accessory units, and these shall be removed no sooner than necessary. The consent holder shall consult with the Council's arborist before any trees are removed to discuss whether individual trees can be retained.*
- bb) *There shall be no excavation or change in ground level around the base of the protected sequoia trees, within the spread of the crown of the trees. This is to include construction of the access, services, drainage, or any other works. A fence is to be constructed around the base of the trees, ideally at the extent of the crown spread or, if this is unachievable, to the greatest extent possible, to*

prevent damage to the trees from construction equipment, machinery, and materials.

- cc) The consent holder is to consult with the Council's arborist before any upgrading of the access under the sequoia trees is commenced. It is anticipated that the upgrading and sealing of the existing access will, at this location, involve the building up of ground level rather than excavation.
 - dd) There shall be no excavation or change in ground level around the base or within the spread of the crown of the trees identified as 'Tree to be retained' on DG Hatfield & Associates plan 6636/53 (attached). It is acknowledged, however, that the proximity of the tree located at the rear of Units 26 to 29 (which has been identified on the plan 6636/53 (i) as tree "(a)" and as a "Tree to be retained") may mean that some excavation or change in ground level will occur within the crown spread, and in this respect the consent holder shall use its best endeavours to avoid any damage to the root structure of the tree. The trees identified as "Trees to be retained" shall be retained and shall also be protected during construction by temporary fencing erected as near as practicable around the base of each tree, at the drip line of the crown.
 - ee) A landscape management plan for Stage 2 shall be prepared in consultation with Council's Landscape Architect prior to construction commencing. The landscape management plan shall show areas of construction, retaining walls, paths, driveway and parking areas, the assigned amenity open space for each unit, those trees to be retained, and proposed amenity planting.
 - ff) The subdividing owner shall provide to Council 'as-built' plans and information detailing all engineering works completed in relation to, or in association with, this development.
4. In accordance with section 128 and 129 of the Resource Management Act 1991, at yearly intervals from the date of granting resource consent, the Council may serve notice on the Body Corporate of its intention to review conditions 3 (m), (q), (r), (s), (t), (w), (x), and (y) regarding the formation and operation of the accesses and parking areas.

Land use LUC-2009-350/A

That pursuant to section 34A(1) and 104C and after having regard to Part II matters and section 104 of the Resource Management Act 1991, the Dunedin City Council **grants** consent to a **restricted discretionary** activity being residential activity with technical breaches of the permitted activity standards resulting from the unit title subdivision SUB-2009-89, and matters of parking, maximum height, minimum access width, and amenity open space at 61 North Road, and 41 to 73 Buccleugh Street, Dunedin, being the land legally described as Lot 2 DP 393888 (CFR 423235), subject to one condition imposed under section 108 of the Act, as follows:

5. The proposal shall be given effect to generally in accordance with the revised plan prepared by the Otago Surveying Company Limited entitled 'Proposed Unit Title Subdivision in Substitution of Units on Lot 2 DP 393888 61 North Road', 'Proposed Unit Title Subdivision in Substitution of Units on Lot 2 DP 393888 61 North Road', dated Jan 2010, sheets 1 to 7, and the accompanying information submitted as part of LUC-2009-350 received by Council on 10 September 2009, and the information submitted as part of LUC-2009-350/A received by Council on 18 February 2010, except where modified by the following:
- a) That refuse shall be securely managed on-site with each residential unit providing a 'wheelie bin' and recycling bin. The consent holder shall arrange for the removal of refuse from the site by a private contractor.

- b) *Architectural concept drawings for the proposed units shall be provided to Council for approval by the Resource Consents Manager*
- c) *Colours for the buildings shall be provided to Council for approval by the Resource Consents Manager.*
- d) *That any debris carried onto the road during construction shall be removed immediately at the expense of the consent holder.*
- e) *That any damage to any part of the footpath or road formation as a result of the construction works shall be reinstated at the expense of the consent holder.*
- f) *A 1.8m wooden paling fence is to be constructed along the southeast boundary of the subject site, between the North Road driveway and the Duddingstone steps. This fence shall be constructed before the commencement of the earthworks for this development. Its construction shall be fully at the expense of the consent holder.*
- g) *Light spillage shall not be greater than 8 lux of light onto any other site used for residential purposes during night time hours, measured at the windows of any such residentially occupied building.*
- h) *Any mailboxes erected at the North Road or Buccleugh Street frontages shall be clear of the driveways so as not to cause an obstruction to traffic entering or existing the site.*
- i) *It is required that service areas, such as rubbish receptacle storage areas, be located on the site in a position such that they do not cause obstruction to the safe and efficient use of the vehicle access and parking.*

Advice Notes:

1. In addition to the conditions of a resource consent, the Resource Management Act establishes through sections 16 and 17 a duty for all persons to avoid unreasonable noise, and to avoid, remedy or mitigate any adverse effect created from an activity they undertake. A similar responsibility exists under the Health Act 1956.
2. The lapse period specified above may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991.
3. It is the consent holder's responsibility to comply with any conditions imposed on their resource consent prior to and during (as applicable) exercising the resource consent. Failure to comply with the conditions may result in prosecution, the penalties for which are outlined in section 339 of the Resource Management Act 1991.
4. This is resource consent. Please contact the Building Control Office, Development Services, about the need for building consent for the work.
5. The Water and Waste Services Business Unit require that the installation and connection of new water reticulation to the existing public water system shall be carried out after the consent holder has completed and submitted an 'Application for Water Supply' form to the Council and following the consent holder's acceptance of the quote for the required work (as per the Dunedin City Council's Terms and Conditions for the Supply of Water and the Dunedin City Council Code of Subdivision (Part 4)). A quote for the required work can be obtained from either the Dunedin City Council (DCC) or an approved water supply connection installer (AWSCI).
6. The requirements of Parts 4 and 5 (Drainage and Water Supply) of the Dunedin City Council's 'Code of Subdivision' shall be complied with.

7. It is advised that any drainage issues and requirements (including the necessary works) will be addressed via the building consent process.
8. Certain requirements for building on this land may be stipulated via the building consent process, and are likely to include the following points:
 - For sites level with or above the road, the finished floor level of any building is to be a minimum of 150mm above the crown of the road.
 - For sites below the road, the finished floor level is to be no less than 150mm above the lowest point on the site boundary. Surface water is not to create a nuisance on any adjoining properties.
 - For secondary flow paths, the finished floor level shall be set at the height of the secondary flow plus an allowance for free board.
 - As required by the New Zealand Building Code E1.3.2, surface water resulting from an event having a 2% probability of occurring annually, shall not enter buildings. The finished floor level shall be set accordingly.
9. Vehicle accesses from the carriageway to the property boundaries are located over road reserve and are therefore required to be constructed in accordance with the Dunedin City Council Vehicle Entrance Specification (available from Transportation Operations).
10. The following documents are recommended as best practice guidelines for managing erosion and sediment-laden run-off and for the design and construction of erosion and sediment control measures:
 - ARC Technical Publication No. 90 Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region, March 1999.
 - Environment Canterbury, 2007 "Erosion and Sediment Control Guidelines for the Canterbury Region" Report No. CRCR06/23.
 - Environment Canterbury, 2007 "Erosion and Sediment Control Guidelines for Small Sites".
11. Should there be a requirement to fell trees as part of the proposal, it is recommended that the felling of trees shall be limited to the times set out below, and shall comply with the following noise limits (dBA):

	L10	L95	Lmax
Monday to Friday 7.30 a.m. – 6.00 p.m.	75	60	90
Saturdays 8.30 a.m. – 5.00 p.m.	75	60	90

12. All construction work on the site shall be designed and conducted to ensure that construction noise does not exceed the noise limits in the following table.

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	0730-1800	55	85
Holidays	1800-2000	45	75
	2000-0630	45	75

Sound levels shall be measured and assessed in accordance with the provisions of NZS 6803: 1999 Acoustics – Construction noise.

13. The residential units should be constructed in a manner intending to achieve the following World Health Organisation recommendations of the following noise limits for the maintenance of amenity and sleep protection for the occupants of the proposed apartments.

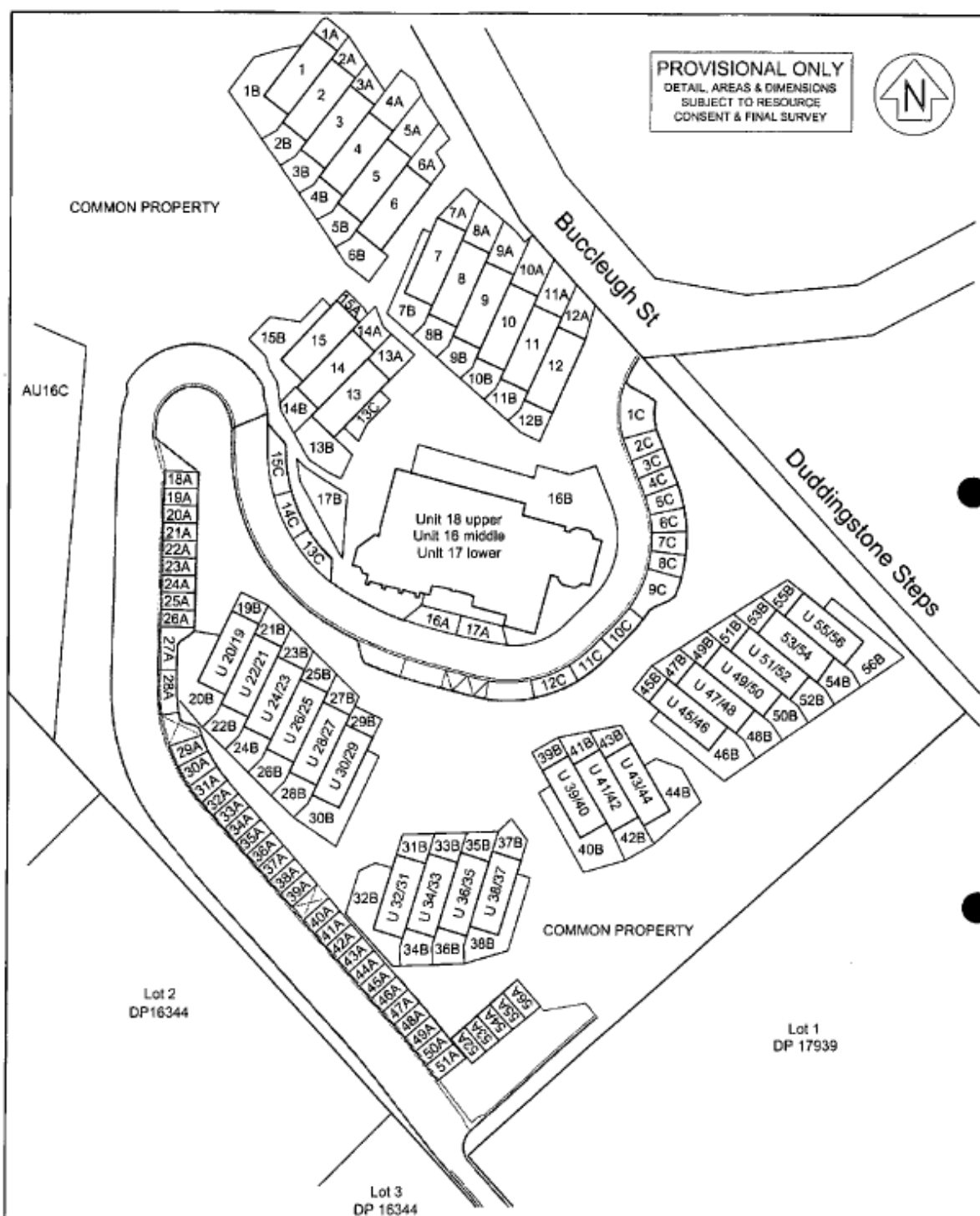
Environment	Critical Health Effect	Sound level dB(A)*	Time hours
Outdoor living areas	Annoyance	50 - 55	16
Indoor dwellings	Speech intelligibility	35	16
Bedrooms	Sleep disturbance	30	8

14. Construction of the buildings is to comply with the New Zealand Building Code.
15. The residents of the lower units, most notably Units ~~18-37~~ 19 to 38, are advised that the group of sequoia trees alongside the lower driveway are a protected group of trees, and as such, may not be felled or pruned without Council approval. These trees are capable of growing to a height of 30m.
16. The development should comply with fire-fighting requirements in accordance with the New Zealand Fire Service Code of Practice for Fire Fighting Water Supplies.
17. Residential activities are required to comply with the Environmental Issues rules of Section 21.5 of the District Plan.

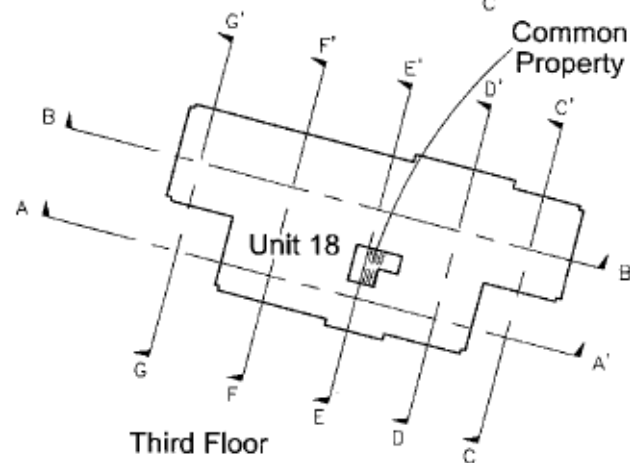
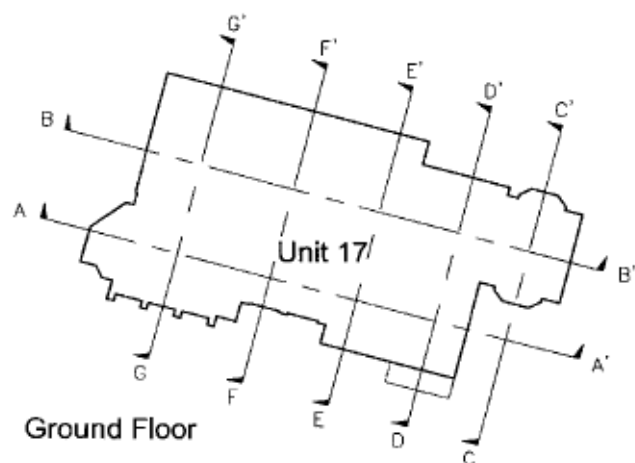
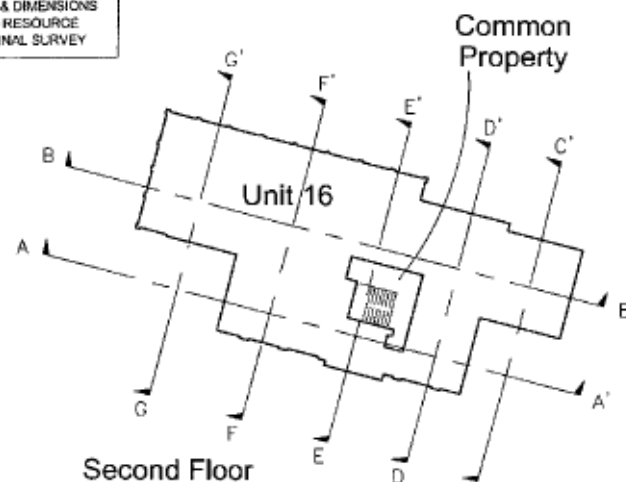
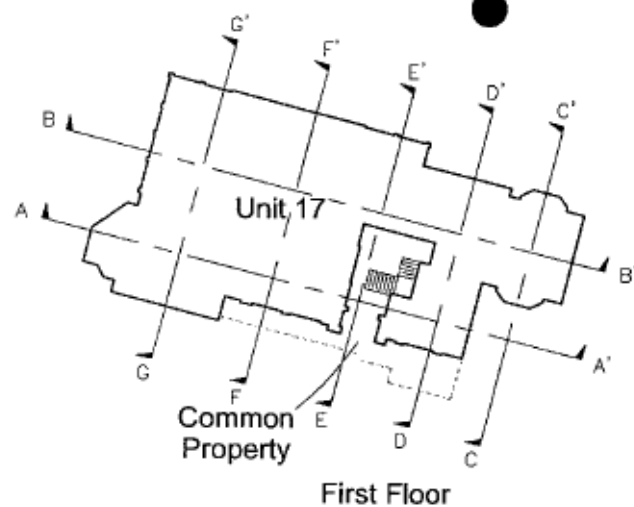
~~Issued at Dunedin this 23 November 2009~~
Reissued at Dunedin this 16 March 2010.

Lianne Darby
Planner

COPY OF PLAN: Not to Scale



PROVISIONAL ONLY
DETAIL, AREAS & DIMENSIONS
SUBJECT TO RESOURCE
CONSENT & FINAL SURVEY



Height Datum: Otago Metric Datum
Origin of Levels: 12 ST61, RL122.98

 **The Otago Surveying Company Limited**
formerly D.G. Hatfield & Associates
Surveying & Resource Management Consultants
DUNEDIN MOSGIEL BALCLUTHA

Proposed Unit Title Subdivision in Substitution
of Units on Lot 2 DP 393888
61 North Road

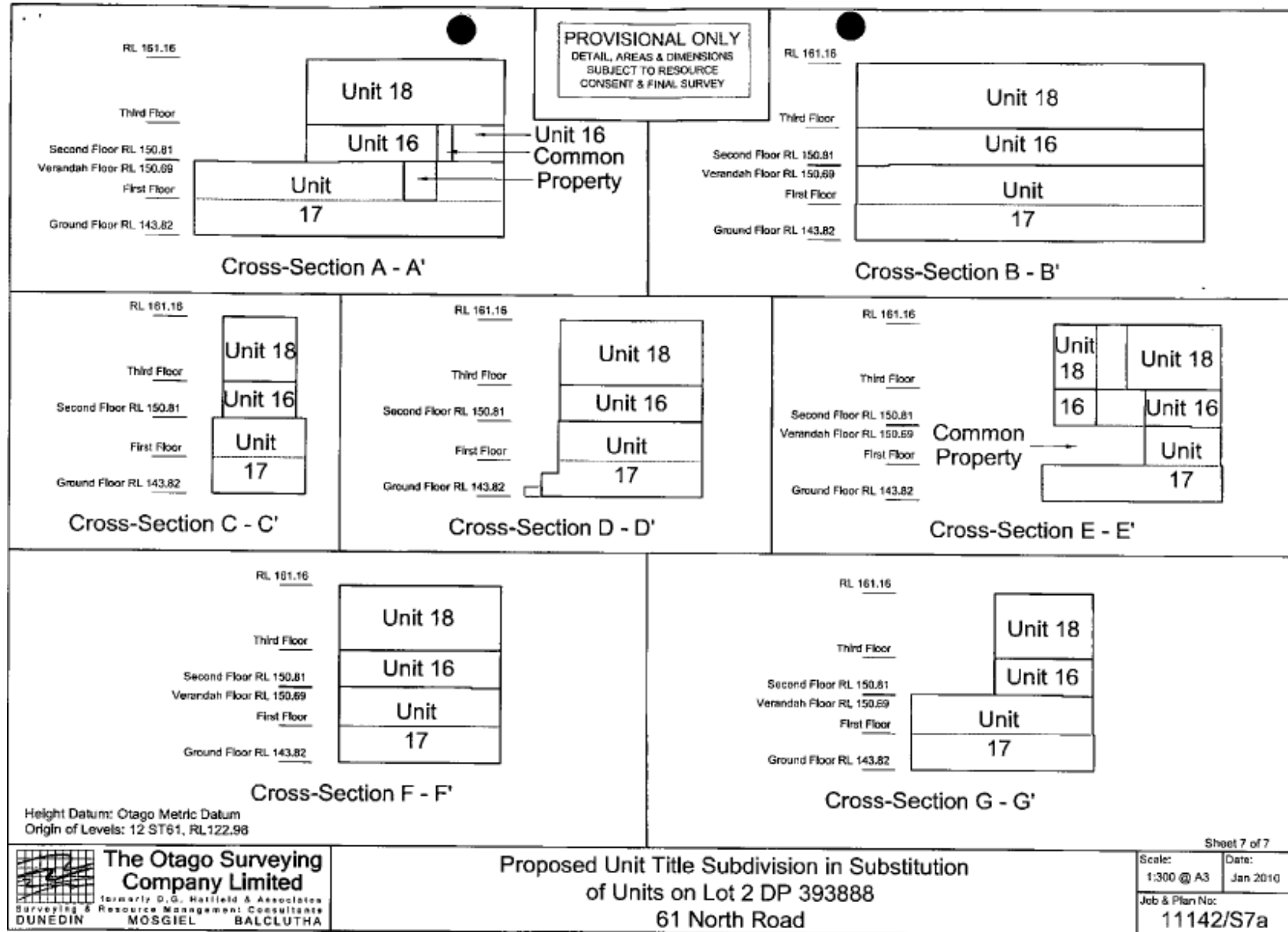
Sheet 5 of 7

Scale:
1:300 @ A3

Date:
Jan 2010

Job & Plan No:

11142/S6a



15 November 2010

Brabbam Investments Ltd
C/- Geoff Bates
The Otago Surveying Company Ltd
PO Box 235
Dunedin 9054

Dear Geoff

RESOURCE CONSENT APPLICATIONS:

**SUBDIVISION: SUB-2010-106, SUB-2010-107,
SUB-2010-108, & SUB-2010-109**
S127 VARIATION: LUC-2009-350/B
61 NORTH ROAD, 41-73 BUCCLEUGH ST
DUNEDIN

Your application for the staged unit title subdivision of 61 North Road and 41-73 Buccleugh Street, Dunedin, was processed on a non-notified basis in accordance with sections 95A to 95F of the Resource Management Act 1991. The application was considered by a Senior Planner on 15 November 2010.

Your application for a variation of resource consent LUC-2009-89/A, lodged pursuant to section 127 of the Resource Management Act 1991, was processed on a non-notified basis in accordance with sections 95A to 95F of the Resource Management Act 1991. The application was considered by a Senior Planner under delegated authority on 15 November 2010.

I advise that the Council has **granted** consent to the application with conditions. The decision and conditions are shown in the attached certificate.

BACKGROUND TO APPLICATION

The 'Santa Sabina' site, being 61 North Road (Lot 2 Deposited Plan 383888 - CFR 375752), was the subject of applications in 2006 to build 54 residential units and for the staged subdivision of the units under the Unit Titles Act 1972. The applications, RMA 2006-0003 and RMA 2006-0004 (now renumbered RMA-2005-369810 and RMA-2005-369811), were granted consent on a notified basis on 1 June 2006, and were subsequently appealed.

A Consent Order ENV-2006-309-000015 for Stage 1 of the development was issued by the Environment Court on 8 January 2007 as a result of mediation. This consent order provided for the construction and subdivision of 15 residential units. Stages 2 and 3 were heard in the Court, and the decision C95/2007 concluded that the consent granted by the Council should be confirmed subject to amendments for the proposal. The applicant and appellants entered into further mediation, which resulted in decision ENV-2006-CHC-346 being issued on 23 November 2007 for the establishment of a further 19 units at Stage 2, and six units at Stage 3. The units are to be three storeys, and will each have four bedrooms.

Stage 1 has been completed, and titles issued for the 15 new residential units, the Santa Sabina building, common property and accessory units (parking and amenity open space). The areas of Stages 2 and 3 are contained within Accessory Units 41E and 41F, which are

held with the Santa Sabina building (Unit 41). Computer Freehold Registers 423219 to 423234 have been issued for the units, with the Supplementary Record Sheet being CFR 423235.

SUB-2009-89 & LUC-2009-350 were issued on 23 November 2009 as replacement consents for Stages 2 and 3. The consents provide for a total of 38 new units to be constructed in the place of the 19 units proposed for Stage 2. The units would each have one bedroom only, compared to the three or four bedrooms of the previous units. Stage 3, as consented by the Consent Order, cannot progress if SUB-2009-89 is given effect, due to breaches of the density provisions of the District Plan.

SUB-2009-89/A and LUC-2009-350/A were issued on 16 March 2010 for the purpose of adding an additional unit within the Santa Sabina building. The number of bedrooms on-site did not increase, there were to be no physical changes to the exterior of the Santa Sabina building, and the additional unit did not breach the zone density requirements for this site.

DESCRIPTION OF ACTIVITY

The proposal is to stage SUB-2009-89/A into four phases. Stage 1 will be the existing Units 1 to 15, the three Santa Sabina units, and proposed Units 19 to 30. Stage 2 will unit title subdivide the entire site with the additional Units 31 to 38. Stage 3 will add Units 39 to 44, and Stage 4, Units 45 to 56. The units are identical to those addressed by SUB-2009-89/A and LUC-2009- 350/A.

The applicant has applied for a variation to the existing consents. However, the nature of unit title subdivisions is such that it is not possible to stage the subdivision within the one consent. Legislation is being passed to rectify this situation, but it is the applicant's intention to progress the subdivision before this occurs. Therefore, it is my opinion that the staging of the subdivision is more appropriately dealt with by having four separate subdivision consents issued. Accordingly, this decision is being issued as four subdivision consents. The intent and result, however, is the same as that proposed by the applicant, and the applicant is agreeable to this approach. LUC-2009-89/A can be varied rather than a having a new land use consent issued.

REASONS FOR APPLICATION

The subject site is zoned **Residential 1** in the District Plan. The north-western portion of the site is located within the urban landscape conservation area, **UCLA19 – Buccleugh Street, North East Valley**. There is a group of trees on-site listed on Schedule 15.3 as **G073 – Sequoia Sempervirens (sequoia)**. There are no hazards identified for this site, and no other designations applicable to this application.

Subdivision is a restricted discretionary activity within the Residential 1 zone where the application complies with Rules 18.5.3 to 18.5.6, 18.5.9 to 18.5.12, and Rule 18.5.1(iii)(b) which requires an associated proposed multi-unit residential activity to comply with the requirements of permitted activities within the original site (including the overall density). In this case, the associated multi-unit residential activity at all four stages fails to meet all the performance criteria as detailed in Rule 8.7.2. Furthermore, the proposed unit title subdivision fails to satisfy Rule 18.5.9 which requires all dwellings to be a minimum of 1m from a 'private way', the definition of which includes 'common property'. Accordingly, the proposed unit title subdivisions are considered to be a **non-complying** activity pursuant to Rule 18.5.2.

In regard to the variation of the land use consent, Section 127(1) of the Resource Management Act 1991 states:

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

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

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

Affected Persons

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

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

PLANNING ASSESSMENT

Affected Persons

No written consents have been submitted with the applications for SUB-2009-89, SUB-2009-89/A, LUC-2009-350, and LUC-2009-350/A. No persons are considered to be adversely affected by this proposal for the reasons outlined below in the section headed Effects on the Environment.

Effects on the Environment

The following assessment of effects on the environment has been carried out in accordance with section 104(1) of the Resource Management Act 1991. It addresses those assessment matters listed in sections 8.13 and 18.6.1 of the District Plan considered relevant to the proposed activity, and is carried out on the basis that the environment is characterised by medium residential activity, with a school located to the southeast of the subject site. Stage 1 of the original consent has been completed, and the Santa Sabina building is well-established on this site.

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

1. Permitted Baseline

Under sections 94A(a) and 104(2) of the Resource Management Act 1991, the Council may disregard an adverse effect of the activity on the environment if the plan permits an activity with that effect. That is, an application can be assessed by comparing it to the existing environment and development that could take place on the site as of right, without a resource consent, but excluding development that is fanciful. The existing environment includes existing resource consents which are likely to be given effect.

In this case, the applicant is permitted to build a total of 59 units on the site, or 44 units in addition to the existing 15. The applicant is entitled to utilise Buccleugh Street for all access, and is not dependent on the narrow North Road leg-in. There are no restrictions on removing vegetation from the lower garden outside the Urban Landscape Conservation Area except for the protected group of sequoia trees.

Existing consents also form part of the existing environment. The applicant has an existing consent to develop a further 38 units having one bedroom each, or 38 bedrooms in total, plus the three units in the Santa Sabina building. SUB-2009-89/A provides for a total of 59 parking spaces on-site. The existing consent also allows the North Road leg-in to be used for entry only.

It is considered that this is the appropriate baseline against which the activity should be considered, and against which the proposal has been assessed. As a result, it is the effects arising from the proposal, beyond the permitted baseline, that are the crucial elements. In this case, the proposal to stage SUB-2009-89/A into four stages (or four separate consents) will not introduce any effects over and above the baseline for this development; it is merely the timing of the construction of the units which will vary.

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

The definition of the Units has been determined by SUB-2009-89 and SUB-2009-89/A, and these will not change with the four new subdivision consents. The proposal will simply allow the units to be built in four phases. Each phase will supersede the existing development on-site by re-surveying the existing units and adding a block of new units. The number of units in total at the end of the fourth consent will equal that of SUB-2009-89/A.

No physical limitations of the site were determined at the time of the earlier subdivision consent. Accordingly, there is no expectation that the proposed subdivision will create a site unsuitable for future use.

3. Easements (18.6.1(i))

The supplementary record sheet CFR 423235 for the existing unit title development of the site lists a number of existing easements that apply to the development. The first is for a 3m wide strip of land over the property at 71 North Road in favour of the underlying Part Section 3 North East Valley Survey District (the original 61 North Road). This strip is 21m long and ends apparently in the midst of the Sacred Heart School grounds. As it does not actually abut the subject site in any way, its purpose is not clear. It would have been created for a historical reason which is no longer relevant, and as such, an application can be made to have it cancelled.

The second right of way is over the leg-in of the subject site, and provides access to the staff car park for the Sacred Heart School. This right of way is for the full width of the leg-in, and affects the first 20.5m length. The right of way was created in 1996, and is used for vehicles entering and exiting the staff car park. As such, although the development has consent to utilise this access for entry only, the reality is that school vehicles will be exiting from this access.

Also recorded on the supplementary record sheet are easements in gross for telecommunications and computer media in favour of Telecom New Zealand Ltd, and electricity in favour of Aurora Energy Limited. Both easements were created in 2008.

The existing proposal does not identify any new easements to be created as part of the four phases of new development. Any easements necessary for the servicing of the new units will need to be created.

4. Bulk and Location (8.13.3)

The nature of unit title subdivisions, where the walls of the units form the boundaries of the new sites, is such that the subdivision will result in bulk and location breaches for the buildings. In this case, the four subdivisions will create yard space and height plane angle breaches for the new units. These are purely technical breaches associated with a unit title subdivision, and do not indicate any failing with the unit title subdivisions themselves.

The existing Santa Sabina building is a three-storey structure with attic area that must be higher than the maximum height of 9m. This, however, is an existing structure that does not change externally in any way with this proposed subdivision. There is no actual physical change to the building or the new units within the building resulting from the subdivisions.

The proposed redevelopment will create a further 19 buildings (38 units) of two-storeys. These buildings will not breach any bulk and location provisions of the District Plan. The units are also outside the urban landscape conservation area. The proposed units will maintain the maximum height limit, all yard and height plane angles in terms of the external boundaries of the subject site, and will have a total site coverage considerably less than the 40% permitted by the Plan. As such, it is considered that the bulk and location of the new units will have adverse effects which are minor.

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

Council's Consents and Compliance Officer, Water and Waste Services Business Unit, has considered the application at the time of SUB-2009-89. He advised then that Council GIS records show there is a 100mm water main and a 150mm foul sewer located in Buccleugh Street and the Duddington Steps. There is a 375mm foul sewer main, and a 375mm stormwater main within North Road. He also stated:

'Of note is the presence of an open water course across the section at 61 North Road, along with the presence of a number private foul sewer and storm water lines which were installed as part of the earlier San Sabina development at the site. The private foul sewer and storm water lines discharge to the Council-owned infrastructure in North Road. It is considered that these private lines will be adequate to service the proposed development.'

Regarding water supply, each unit is required to be served from an individual Point of Supply as defined by the *Dunedin City Council Water Bylaw 2008*. It is required that each Point of Supply be equipped with a standard manifold installed in accordance with Section 6.6.2 of the Dunedin City Council Code of Subdivision and Development 2010. There is an existing connection to the water main in Buccleugh Street servicing the existing Stage 1 development. This connection can continue to be used for supplying water to this site, if suitable. Consultation with the Water and Waste Services Business Unit will assist in determining if the connection is suitable.

All aspects relating to the availability of the water for fire fighting should be in accordance with SNZ PAS 4509:2003, being the Fire Service Code of Practice for Fire Fighting Water Supplies. The applicant should note that any proposed dwellings must be constructed within 135m of an existing fire hydrant, otherwise the proposed will be non-compliant with fire-fighting requirements.

The existing private stormwater lines which discharge to the Council's stormwater network in North Road may be used to dispose of stormwater from the development.

The Consents and Compliances Officer also advises that the existing private foul sewer lines discharging to Council's foul sewer network in North Road can be used to service the proposed development. All private drainage matters will be dealt with at the time of building consent.

The Water and Waste Services Business Unit require that the consent holder prepare, and submit to Council for approval, an erosion and sediment control plan to ensure that all practicable measures are used to mitigate erosion and to control and contain sediment-laden stormwater run-off from the site during any stages of site disturbance that may be associated with this subdivision.

Water and Waste Services Business Unit had no further concerns about the proposal, and conditions were placed on SUB-2009-89 and SUB-2009-89/A to address its requirements.

5. Transportation (18.6.1(c))

The Transportation Planner, Transportation Operations, visited the site and considered the application at the time of SUB-2009-89. He noted that North Road is a District Road, and Buccleugh Street is a Local Road in the District Plan roading hierarchy.

The Transportation Planner noted that the Stage 1 Environment Court Consent Order, which has largely been completed, contains conditions relating to the vehicle access arrangements for the site. Specifically, these are conditions (g), (h), (i), (x), (aa), (dd), and (ee), and conditions (bb) and (cc) relating to access for construction vehicles.

The Transportation Planner's site visit on 15 September 2009 confirmed that a number of these access conditions had not yet been met, these being conditions (x), (y), (z) and (aa). Transportation Operations require these conditions be reimposed on this proposed development at the appropriate time. No additional access conditions are considered necessary, as the current proposal is similar in access terms to the original proposal.

The Transportation Planner considered the provision of parking for the new units at the time of SUB-2009-89 and SUB-2009-89/A. The proposal complied with Rule 9.7.2(vii)(a) of the District Plan for Units 19 to 46, but did not meet visitor parking requirements. However, the situation was considered to be an improvement over the originally consented development in terms of parking provision as there would be a large reduction in the number of residents likely to be living on-site. As such, Transportation Operations considered the proposed parking arrangements to be acceptable.

The staging of the existing consent into four separate consents is not considered to introduce any additional transportation effects over and above those already provided for by SUB-2009-89 and SUB-2009-89/A. However, it is recognised that the North Road entrance to the site has been, to date, utilised for construction traffic, and therefore the existing condition of consent relating to its formation and hard surfacing is best applied at the last phase. Should the last phase not progress, a similar condition regarding formation has been placed on the land use consent variation requiring that there be no residential use of this driveway until the formation and hard surfacing is completed.

6. Hazards

Council's Consulting Engineer, MWH, considered the application at the time of RMA-2005-369810 and SUB-2009-89. MWH recommended that the original unit title subdivision not be refused because of any concerns regarding erosion or slippage of the land subject to conditions on earthworks. The Consulting Engineer did not expect any issues associated with hazards for SUB-2009-89 provided the earthworks for the retaining walls being undertaken in a satisfactory manner.

7. Amenity Values and Character

The four-stage subdivision proposal (four consents) will have no additional effects on the amenity values and character of the wider area or the development than those already consented by SUB-2009-89 and SUB-2009-89/A. The only difference is that the units will be built in blocks rather than as a development in entirety. The construction period is expected to have some impact on the amenity of the residents as the four stages will allow those units already constructed to be occupied while the remain units are built. This is less likely to occur if Units 19 to 56 were constructed in one stage.

Any construction effects will be temporary in nature, and confined entirely to the period of construction. There will be limited impact on the adjoining properties and the wider neighbourhood as no additional construction will occur over and above that

already consented. There may, however, be some extension of the period over which the buildings are constructed.

8. Building Control

The Building Safety Officer, Building Control, considered the earlier applications. He advised that all building work must comply with the New Zealand Building Code and the Building Act 2004, its regulations and amendments. The Fire Safety Advisory Services Ltd has advised by letter dated 11 November 2009 that the fire rating between the proposed units of the Santa Sabina building is acceptable. The Building Safety Officer is satisfied that the work completed within the building is satisfactory for fire rating purposes, and has no concerns about the subdivision progressing.

CONSENT DECISION

Subdivision SUB-2010-106

*That, pursuant to sections 34A(1) and 104B of the Resource Management Act 1991, and after having regard to Part II matters and sections 104 and 104D of the Resource Management Act 1991, the Dunedin City Council **grants** consent to a **non-complying** activity, being the unit title subdivision defining Units 1 to 30, common areas, and auxiliary units at 61 North Road, and 41 to 73 Buccleugh Street, Dunedin, being the land legally described as Lot 2 DP 393888 (CFR 423235), subject to conditions imposed under sections 108 and 220 of the Act, as shown on the attached certificate.*

Subdivision SUB-2010-107

*That, pursuant to sections 34A(1) and 104B of the Resource Management Act 1991, and after having regard to Part II matters and sections 104 and 104D of the Resource Management Act 1991, the Dunedin City Council **grants** consent to a **non-complying** activity, being the unit title subdivision defining Units 1 to 38, common areas, and auxiliary at 61 North Road, and 41 to 73 Buccleugh Street, Dunedin, being the land legally described as Lot 2 DP 393888 (CFR 423235), subject to conditions imposed under sections 108 and 220 of the Act, as shown on the attached certificate.*

Subdivision SUB-2010-108

*That, pursuant to sections 34A(1) and 104B of the Resource Management Act 1991, and after having regard to Part II matters and sections 104 and 104D of the Resource Management Act 1991, the Dunedin City Council **grants** consent to a **non-complying** activity, being the unit title subdivision defining Units 1 to 44, common areas, and auxiliary units at 61 North Road, and 41 to 73 Buccleugh Street, Dunedin, being the land legally described as Lot 2 DP 393888 (CFR 423235), subject to conditions imposed under sections 108 and 220 of the Act, as shown on the attached certificate.*

Subdivision SUB-2010-109

*That, pursuant to sections 34A(1) and 104B of the Resource Management Act 1991, and after having regard to Part II matters and sections 104 and 104D of the Resource Management Act 1991, the Dunedin City Council **grants** consent to a **non-complying** activity, being the unit title subdivision defining Units 1 to 56, common areas, and auxiliary units at 61 North Road, and 41 to 73 Buccleugh Street, Dunedin, being the land legally described as Lot 2 DP 393888 (CFR 423235), subject to conditions imposed under sections 108 and 220 of the Act, as shown on the attached certificate.*

Land use LUC-2009-350/B

*That pursuant to sections 34(A) and 127(1) of the Resource Management Act 1991 and after having regard to section 104 of the Act, the Dunedin City Council **grants** consent to the discretionary activity of varying LUC-2009-350/A by referring to subdivision consents SUB-2010-106, SUB-2010-107, SUB-2010-108 and SUB-2010-109, and accordingly LUC-2009-305/A is amended to read as shown on the attached certificate.*

LAPSING OF CONSENT

The subdivision consents will lapse five years from the date of this decision. The variation of the land use consent shall lapse on 23 November 2014 after a period of 5 years from the date of the original decisions SUB-2009-89 and LUC-2009-305, unless the consent has been given effect to during this time. This period may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991.

COMPLIANCE WITH CONDITIONS

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

REASONS FOR DECISION

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

1. The variation of the land use consent does not result in any physical changes to the development proposed. The variation allows for the units to be built in blocks, rather than all at once. It is therefore a matter of timing rather than any actual change to the development.
2. The proposal is considered to be consistent with the relevant objectives and policies.

REASONS

Effects

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

District Plan – Objectives and Policies

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

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

- **Objective 4.2.1 and Policy 4.3.1** seek to maintain and enhance the amenity values of Dunedin.
- **Objective 8.2.1 and Policy 8.3.1** seek to ensure that the adverse effects of activities on amenity values and the character of residential areas are avoided, remedied or mitigated.
- **Objective 18.2.1 and Policy 18.3.1** seeks to ensure that subdivision activity takes place in a coordinated and sustainable manner.
- **Objective 20.2.2 and Policy 20.3.2** seek to ensure that land use activities are undertaken in a manner which avoids, remedies or mitigates adverse effects on the transportation network.

Section 104D

Section 104D of the Resource Management Act requires that a resource consent for a non-complying activity must not be granted unless the proposal can meet one of two limbs. The limbs of section 104D require that the adverse effects on the environment will be no more than minor, or the application is for an activity which will not be contrary to the objectives and policies of either the relevant plan or the relevant proposed plan. In my opinion, the

phasing of the proposed unit title subdivision may have effects which are different to those already consented by SUB-2009-89 and SUB-2009-89/A, but these will be temporary effects relating to the length of the construction period only. The effects are considered to be no more than minor, and the proposal is not contrary to the objectives and policies of the District Plan. Therefore Council can exercise its discretion under Section 104D to grant consent subject to the recommended conditions.

Other Matters

Recent case law has suggested that in order to grant consent to a non-complying activity, the application needs to be a 'true exception', otherwise in terms of precedent effects, the integrity of the Plan could be undermined. In this instance, the proposal is non-complying because of technical matters relating to the proximity of the unit boundaries to the unit walls and the proximity of common property to the units. This is common for unit title subdivisions, and does not create any effects beyond the subject site. As such, I consider that the proposed subdivision will not undermine the integrity of the Plan in any way.

Part II Matters

The proposed activity has also been assessed in terms of Part II matters of the Resource Management Act 1991. For the reasons outlined above, the proposed activity is considered consistent with section 5(2)(c); "Avoiding, remedying, or mitigating any adverse effects of activities on the environment", section 7(c) "The maintenance and enhancement of amenity values" and section 7(f) "The maintenance and enhancement of the quality of the environment."

RIGHTS OF OBJECTION

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

The Chief Executive
Dunedin City Council
P O Box 5045
DUNEDIN

Attn: Senior Planner- Enquiries 1st Floor

DEVELOPMENT CONTRIBUTION DECISION

Subdivision consent RMA 2006-0450 (now renumbered RMA-2006-370235) subdivided a 2900m² lot from the original Santa Sabina site which was then vested with Council as recreation reserve. It was resolved by the property developer and Council at that time that the vesting of the land would serve as the reserves contribution for the entire development originally consented as RMA 2006-0003 and RMA 2006-0004. These consents are considered to be subsequent versions of the original consents, and accordingly, the reserves contribution of RMA 2006-0450 will apply to this consent. No further reserves contribution or development contribution is payable on these consents.

Yours faithfully

Lianne Darby
PLANNER

Consent Type: Subdivision

Consent Number: SUB-2010-106

Purpose: Unit title subdivision creating 30 units, auxiliary units, and common areas, being a Substitute Proposed Unit Development (Phase 1 of 4).

Location of Activity: 61 North Road, 41-73 Buccleugh Street, Dunedin

Legal Description: Lot 2 DP 393888 (CFR 423235)

Lapse Date: 15 November 2015, unless the consent has been given effect to before this date.

*That, pursuant to sections 34A(1) and 104B of the Resource Management Act 1991, and after having regard to Part II matters and sections 104 and 104D of the Resource Management Act 1991, the Dunedin City Council **grants** consent to a **non-complying** activity, being the unit title subdivision defining Units 1 to 30, common areas, and auxiliary units at 61 North Road, and 41 to 73 Buccleugh Street, Dunedin, being the land legally described as Lot 2 DP 393888 (CFR 423235), subject to conditions imposed under sections 108 and 220 of the Act, as follows:*

1. *The proposal shall be given effect to generally in accordance with the plan prepared by the Otago Surveying Company Limited entitled 'Proposed Unit Title Subdivision in Substitution of Units on Lot 2 DP 393888 61 North Road', Plan No. 11142/S2pud, and the accompanying information submitted as part of SUB-2010-106 received by Council on 28 October 2010, except where modified by the following:*
2. *That prior to certification of the survey plan pursuant to section 223 of the Resource Management Act 1991, the applicant shall ensure the following:*
 - a) *If a requirement for any easement for services is incurred during the survey then those easements shall be granted or reserved and included in the Memorandum of Easements.*
 - b) *Easements for drainage shall be reserved as required.*
 - c) *The consent holder shall surrender the resource consents (Stages 2 and 3, subdivision and land use) of Environment Court Decision ENV-2006-CHC-346.*
3. *Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the applicant shall complete the following:*
 - a) *Unless there is a covenant for this purpose already in place, the developer shall enter into a covenant with the New Zealand Historic Places Trust to protect the external building envelope of the Santa Sabina Building. The covenant shall require the approval of the New Zealand Historic Places Trust before any external part of the Santa Sabina building is removed or altered. This covenant shall be registered on the title of Units 16, 17, and 18 and the Supplementary Record Sheet for the unit title development.*

- b) *Unless there is a covenant for this purpose already in place, the developer shall enter into a covenant in favour of Dunedin City Council. The covenant shall require that the area subject to the Urban Landscape Conservation Area overlay in the Dunedin District Plan as at 30 August 2007 shall not have any structures erected on it, nor can the landowner remove any bush without the prior consent of the Dunedin City Council. The exception to this condition is that area (now part of AU16C) previously identified by ENV-2006-CHC-346 as needing to be cleared to allow construction of the previously consented Stage 3 units, **but only if** further resource consent is obtained for development in this area **and only when** any further units are to be constructed. This covenant shall be registered on the Supplementary Record Sheet for the unit title development.*
- c) *Unless there is a covenant for this purpose already in place, the developer shall enter into a covenant in favour of Dunedin City Council. The covenant shall prevent further subdivision of the site over and above that anticipated by SUB-2010-109. The covenant is not intended to prevent minor boundary adjustments, amalgamations of titles, or variations to the Unit Title Plan adjusting the boundary of existing sites or the creation of accessory units. The covenant shall not provide for the development of the previously consented Stage 3 of ENV-2006-CHC-346, and will need to be revisited should further development be promoted. The covenant shall be registered on the Supplementary Record Sheet for the unit title development.*
- d) *If required, land use consent for earthworks shall be obtained from the Dunedin City Council. The earthworks shall be undertaken in accordance with the conditions of the land use consent.*
- e) *That detailed engineering plans for water supply, wastewater and stormwater shall be provided for the development. Service to each unit shall be installed in accordance with the approved plans.*
- f) *An "Application for Water Supply" is to be submitted to the Water and Waste Services Business Unit to establish a new water connection.*
- g) *Details of how each unit is to be served for water shall be provided to the Water and Waste Services Business Unit. This detail can accompany the application for water supply.*
- h) *That a Stormwater Management Plan for the development shall be prepared and submitted for approval to the Council's Water and Waste Services Business Unit for approval, prior to any construction commencing. Stormwater shall be managed in accordance with the approved management plan.*
- i) *An Erosion and Sediment Control Management Plan (ESCMP) is to be prepared and submitted to the Water and Waste Services for approval.*

The ESCMP shall set out clearly the sediment and erosion control measures that are to be implemented to ensure that all practicable measures are used to mitigate erosion and to control and contain sediment-laden stormwater run-off from the site during any stages of site disturbance that may be associated with this subdivision. The ESCMP shall in any event include but not be limited to:

- (i) A locality map;*
- (ii) Detailed drawings showing the type and location of erosion and sediment control measures, on-site catchment boundaries, and off-site sources of run-off;*
- (iii) Drawings and specifications of all designated erosion and sediment control measures with supporting calculations;*

- (iv) *A programme of works, which includes but is not limited to, a proposed timeframe for the works;*
- (v) *The inspections and maintenance of erosion and sediment control measures;*
- (vi) *Details of when the erosion and sediment control measures are to be established and decommissioned.*

The ESCMP is to be prepared by a suitably qualified and experienced engineer.

- j) *Prior to the commencement of discharges from any site works, a certificate signed by the person responsible for preparing the ESCMP shall be submitted to the Water and Waste Services Business Unit to certify that the erosion and sediment control systems are constructed and installed in accordance with the requirements of the approved ESCMP.*
- k) *No site works shall commence or be undertaken other than in full compliance with the approved ESCMP.*
- l) *The consent holder shall ensure that all erosion and sediment control measures are inspected each working day. Records of any inspections shall be kept and provided to the Water and Waste Services Business Unit upon request.*
- m) *All units shall have a standard manifold inside a manifold box, located in a convenient place outside each unit.*
- n) *Any water services to the site from the existing water reticulated shall have a double check valve installed where the water supply enters the subject site at the boundary.*
- o) *Any mailboxes erected at the North Road or Buccleugh Street frontages shall be clear of the driveways so as not to cause an obstruction to traffic entering or exiting the site.*
- p) *It is required that service areas, such as rubbish receptacle storage areas, be located on-site in a position such that they do not cause obstruction to the safe and efficient use of the vehicle access and parking.*
- q) *A Traffic Management Plan for the development shall be prepared in consultation with Council's Transportation Operations department prior to construction or earthworks commencing. The Traffic Management Plan shall be prepared in accordance with Stage 1 conditions of consent 1. x), y), z), aa), bb) and cc) in Environment Court Decision ENV-2006-309-000015. Traffic on-site shall be managed in accordance with the Traffic Management Plan.*
- r) *Should construction vehicle movements affect regular vehicle or pedestrian movements on North Road or Buccleugh Street, a further Traffic Management Plan shall be submitted to, and approved by, the Transportation Operations Manager prior to the commencement of any construction works. Traffic shall be managed in accordance with the approved plan.*
- s) *The vehicle access from North Road shall be restricted to traffic entering the site only, except during periods of construction when condition 3(t) shall apply.*
- t) *During periods of construction, the North Road driveway to the site shall be closed to general traffic and all cars directed to the Buccleugh Street entrance/exit in order to minimise conflict with heavy vehicles using the North Road driveway in accordance with condition (u) below. Signage shall be placed at each end of the North Road driveway to instruct drivers of this temporary*

restriction. This restriction does not apply to those cars using the school car park which have right of way over the North Road entrance and may, therefore, continue to use this access point.

- u) During periods of construction, all construction and earthmoving vehicles shall use the North Road driveway for ingress and egress. No traffic associated with construction or earthworks shall utilise Buccleugh Street for access to or from the site.*
- v) The surface of all parking, associated access and manoeuvring areas shall be formed, hard surfaced and adequately drained.*
- w) All parking areas shall be permanently marked to ensure that the parking areas are used effectively. The dimensions of the parking spaces are to comply with Appendix 20B of the District Plan.*
- x) Any retaining walls having a height greater than 1.5m shall be the subject of specific design and construction supervised by a suitably qualified person.*
- y) Those trees to be removed shall be limited to those trees immediately affected by the construction of the units and accessory units, and these shall be removed no sooner than necessary. The consent holder shall consult with the Council's arborist before any trees are removed to discuss whether individual trees can be retained.*
- z) There shall be no excavation or change in ground level around the base of the protected sequoia trees, within the spread of the crown of the trees. This is to include construction of the access, services, drainage, or any other works. A fence is to be constructed around the base of the trees, ideally at the extent of the crown spread or, if this is unachievable, to the greatest extent possible, to prevent damage to the trees from construction equipment, machinery, and materials.*
- aa) The consent holder is to consult with the Council's arborist before any upgrading of the access under the sequoia trees is commenced. It is anticipated that the upgrading and sealing of the existing access will, at this location, involve the building up of ground level rather than excavation.*
- bb) There shall be no excavation or change in ground level around the base or within the spread of the crown of the trees identified as 'Tree to be retained' on DG Hatfield & Associates plan 6636/53 (attached). It is acknowledged, however, that the proximity of the tree located at the rear of Units 26 to 29 (which has been identified on the plan 6636/53 (i) as tree "(a)" and as a "Tree to be retained") may mean that some excavation or change in ground level will occur within the crown spread, and in this respect the consent holder shall use its best endeavours to avoid any damage to the root structure of the tree. The trees identified as "Trees to be retained" shall be retained and shall also be protected during construction by temporary fencing erected as near as practicable around the base of each tree, at the drip line of the crown.*
- cc) A landscape management plan for the new units shall be prepared in consultation with Council's Landscape Architect prior to construction commencing. The landscape management plan shall show areas of construction, retaining walls, paths, driveway and parking areas, the assigned amenity open space for each new unit, those trees to be retained, and proposed amenity planting.*

- dd) *The developer shall provide to Council 'as-built' plans and information detailing all engineering works completed in relation to, or in association with, this development.*
- ee) *All construction work on the site shall be designed and conducted to ensure that construction noise does not exceed the noise limits in the following table.*

<i>Time of Week</i>	<i>Time Period</i>	<i>Leq (dBA)</i>	<i>L max(dBA)</i>
<i>Weekdays</i>	<i>0730-1800</i>	<i>75</i>	<i>90</i>
	<i>1800-2000</i>	<i>70</i>	<i>85</i>
	<i>2000-0630</i>	<i>45</i>	<i>75</i>
<i>Saturdays</i>	<i>0730-1800</i>	<i>75</i>	<i>90</i>
	<i>1800-2000</i>	<i>45</i>	<i>75</i>
	<i>2000-0630</i>	<i>45</i>	<i>75</i>
<i>Sundays and public Holidays</i>	<i>0730-1800</i>	<i>55</i>	<i>85</i>
	<i>1800-2000</i>	<i>45</i>	<i>75</i>
	<i>2000-0630</i>	<i>45</i>	<i>75</i>

Sound levels shall be measured and assessed in accordance with the provisions of NZS 6803: 1999 Acoustics – Construction noise.

4. *In accordance with section 128 and 129 of the Resource Management Act 1991, at yearly intervals from the date of granting resource consent, the Council may serve notice on the Body Corporate of its intention to review conditions 3(s), (t), (u), (v) and (w) regarding the formation and operation of the accesses and parking areas.*

Advice Notes:

1. In addition to the conditions of a resource consent, the Resource Management Act establishes through sections 16 and 17 a duty for all persons to avoid unreasonable noise, and to avoid, remedy or mitigate any adverse effect created from an activity they undertake. A similar responsibility exists under the Health Act 1956.
2. The lapse period specified above may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991.
3. It is the consent holder's responsibility to comply with any conditions imposed on their resource consent prior to and during (as applicable) exercising the resource consent. Failure to comply with the conditions may result in prosecution, the penalties for which are outlined in section 339 of the Resource Management Act 1991.
4. This is resource consent. Please contact the Building Control Office, Development Services, about the need for building consent for the work.
5. The Water and Waste Services Business Unit require that the installation and connection of new water reticulation to the existing public water system shall be carried out after the consent holder has completed and submitted an 'Application for Water Supply' form to the Council and following the consent holder's acceptance of the quote for the required work (as per the Dunedin City Council's Terms and Conditions for the Supply of Water and the Dunedin City Council Code of Subdivision (Part 4)). A quote for the required work can be obtained from either the Dunedin City Council (DCC) or an approved water supply connection installer (AWSCI).
6. The requirements of Parts 4, 5 and 6 (Stormwater Drainage, Wastewater and Water Supply) of the Dunedin City Council's 'Code of Subdivision and Development 2010' shall be complied with.
7. It is advised that any drainage issues and requirements (including the necessary works) will be addressed via the building consent process.

8. Certain requirements for building on this land may be stipulated via the building consent process, and are likely to include the following points:
 - For sites level with or above the road, the finished floor level of any building is to be a minimum of 150mm above the crown of the road.
 - For sites below the road, the finished floor level is to be no less than 150mm above the lowest point on the site boundary. Surface water is not to create a nuisance on any adjoining properties.
 - For secondary flow paths, the finished floor level shall be set at the height of the secondary flow plus an allowance for free board.
 - As required by the New Zealand Building Code E1.3.2, surface water resulting from an event having a 2% probability of occurring annually, shall not enter buildings. The finished floor level shall be set accordingly.
9. Vehicle accesses from the carriageway to the property boundaries are located over road reserve and are therefore required to be constructed in accordance with the Dunedin City Council Vehicle Entrance Specification (available from Transportation Operations).
10. The following documents are recommended as best practice guidelines for managing erosion and sediment-laden run-off and for the design and construction of erosion and sediment control measures:
 - ARC Technical Publication No. 90 Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region, March 1999.
 - Environment Canterbury, 2007 "Erosion and Sediment Control Guidelines for the Canterbury Region" Report No. CRCR06/23.
 - Environment Canterbury, 2007 "Erosion and Sediment Control Guidelines for Small Sites".
11. Should there be a requirement to fell trees as part of the proposal, it is recommended that the felling of trees shall be limited to the times set out below, and shall comply with the following noise limits (dBA):

	L10	L95	Lmax
Monday to Friday 7.30 a.m. – 6.00 p.m.	75	60	90
Saturdays 8.30 a.m. – 5.00 p.m.	75	60	90

12. The residential units should be constructed in a manner intending to achieve the following World Health Organisation recommendations of the following noise limits for the maintenance of amenity and sleep protection for the occupants of the proposed apartments.

Environment	Critical Health Effect	Sound level dB(A)*	Time hours
Outdoor living areas	Annoyance	50 - 55	16
Indoor dwellings	Speech intelligibility	35	16
Bedrooms	Sleep disturbance	30	8

13. Construction of the buildings is to comply with the New Zealand Building Code.
14. The residents of the lower units, most notably Units 19 to 37, are advised that the group of sequoia trees alongside the lower driveway are a protected group of trees, and as such, may not be felled or pruned without Council approval. These trees are capable of growing to a height of 30m.

15. The development should comply with fire-fighting requirements in accordance with the New Zealand Fire Service Code of Practice for Fire Fighting Water Supplies.
16. Residential activities are required to comply with the Environmental Issues rules of Section 21.5 of the District Plan.

Issued at Dunedin this 15 November 2010.

Lianne Darby
Planner

Consent Type: Subdivision

Consent Number: SUB-2010-107

Purpose: Unit title subdivision creating 38 units, auxiliary units, and common areas, being a Substitute Proposed Unit Development Plan (Phase 2 of 4).

Location of Activity: 61 North Road, 41-73 Buccleugh Street, Dunedin

Legal Description: Lot 2 DP 393888 (CFR 423235)

Lapse Date: 15 November 2015, unless the consent has been given effect to before this date.

*That, pursuant to sections 34A(1) and 104B of the Resource Management Act 1991, and after having regard to Part II matters and sections 104 and 104D of the Resource Management Act 1991, the Dunedin City Council **grants** consent to a **non-complying** activity, being the unit title subdivision defining Units 1 to 38, common areas, and auxiliary units at 61 North Road, and 41 to 73 Buccleugh Street, Dunedin, being the land legally described as Lot 2 DP 393888 (CFR 423235), subject to conditions imposed under sections 108 and 220 of the Act, as follows:*

1. *The proposal shall be given effect to generally in accordance with the plan prepared by the Otago Surveying Company Limited entitled 'Proposed Unit Title Subdivision in Substitution of Units on Lot 2 DP 393888 61 North Road', Plan No. 11142/S2pud, and the accompanying information submitted as part of SUB-2010-107 received by Council on 28 October 2010, except where modified by the following:*
2. *That prior to certification of the survey plan pursuant to section 223 of the Resource Management Act 1991, the applicant shall ensure the following:*
 - a) *If a requirement for any easement for services is incurred during the survey then those easements shall be granted or reserved and included in the Memorandum of Easements.*
 - b) *Easements for drainage shall be reserved as required.*
3. *Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the applicant shall complete the following:*
 - a) *If required, land use consent for earthworks shall be obtained from the Dunedin City Council. The earthworks shall be undertaken in accordance with the conditions of the land use consent.*
 - b) *That detailed engineering plans for water supply, wastewater and stormwater shall be provided for the development. Service to each unit shall be installed in accordance with the approved plans.*
 - c) *An "Application for Water Supply" is to be submitted to the Water and Waste Services Business Unit to establish a new water connection.*

- d) *Details of how each unit is to be served for water shall be provided to the Water and Waste Services Business Unit. This detail can accompany the application for water supply.*
- e) *That a Stormwater Management Plan for the development shall be prepared and submitted for approval to the Council's Water and Waste Services Business Unit for approval, prior to any construction commencing. Stormwater shall be managed in accordance with the approved management plan.*
- f) *An Erosion and Sediment Control Management Plan (ESCMP) is to be prepared and submitted to the Water and Waste Services for approval.*

The ESCMP shall set out clearly the sediment and erosion control measures that are to be implemented to ensure that all practicable measures are used to mitigate erosion and to control and contain sediment-laden stormwater run-off from the site during any stages of site disturbance that may be associated with this subdivision. The ESCMP shall in any event include but not be limited to:

- (i) A locality map;*
- (ii) Detailed drawings showing the type and location of erosion and sediment control measures, on-site catchment boundaries, and off-site sources of run-off;*
- (iii) Drawings and specifications of all designated erosion and sediment control measures with supporting calculations;*
- (iv) A programme of works, which includes but is not limited to, a proposed timeframe for the works;*
- (v) The inspections and maintenance of erosion and sediment control measures;*
- (vi) Details of when the erosion and sediment control measures are to be established and decommissioned.*

The ESCMP is to be prepared by a suitably qualified and experienced engineer.

- g) *Prior to the commencement of discharges from any site works, a certificate signed by the person responsible for preparing the ESCMP shall be submitted to the Water and Waste Services Business Unit to certify that the erosion and sediment control systems are constructed and installed in accordance with the requirements of the approved ESCMP.*
- h) *No site works shall commence or be undertaken other than in full compliance with the approved ESCMP.*
- i) *The consent holder shall ensure that all erosion and sediment control measures are inspected each working day. Records of any inspections shall be kept and provided to the Water and Waste Services Business Unit upon request.*
- j) *All units shall have a standard manifold inside a manifold box, located in a convenient place outside each unit.*
- k) *Any water services to the site from the existing water reticulated shall have a double check valve installed where the water supply enters the subject site at the boundary.*
- l) *Any mailboxes erected at the North Road or Buccleugh Street frontages shall be clear of the driveways so as not to cause an obstruction to traffic entering or exiting the site.*

- m) *It is required that service areas, such as rubbish receptacle storage areas, be located on-site in a position such that they do not cause obstruction to the safe and efficient use of the vehicle access and parking.*
- n) *A Traffic Management Plan for the development shall be prepared in consultation with Council's Transportation Operations department prior to construction or earthworks commencing. The Traffic Management Plan shall be prepared in accordance with Stage 1 conditions of consent 1. x), y), z), aa), bb) and cc) in Environment Court Decision ENV-2006-309-000015. Traffic on-site shall be managed in accordance with the Traffic Management Plan.*
- o) *Should construction vehicle movements affect regular vehicle or pedestrian movements on North Road or Buccleugh Street, a further Traffic Management Plan shall be submitted to, and approved by, the Transportation Operations Manager prior to the commencement of any construction works. Traffic shall be managed in accordance with the approved plan.*
- p) *The vehicle access from North Road shall be restricted to traffic entering the site only, except during periods of construction when condition 3(q) shall apply.*
- q) *During periods of construction, the North Road driveway to the site shall be closed to general traffic and all cars directed to the Buccleugh Street entrance/exit in order to minimise conflict with heavy vehicles using the North Road driveway in accordance with condition (v) below. Signage shall be placed at each end of the North Road driveway to instruct drivers of this temporary restriction. This restriction does not apply to those cars using the school car park which have right of way over the North Road entrance and may, therefore, continue to use this access point.*
- r) *During periods of construction, all construction and earthmoving vehicles shall use the North Road driveway for ingress and egress. No traffic associated with construction or earthworks shall utilise Buccleugh Street for access to or from the site.*
- s) *The surface of all parking, associated access and manoeuvring areas shall be formed, hard surfaced and adequately drained.*
- t) *All parking areas shall be permanently marked to ensure that the parking areas are used effectively. The dimensions of the parking spaces are to comply with Appendix 20B of the District Plan.*
- u) *Any retaining walls having a height greater than 1.5m shall be the subject of specific design and construction supervised by a suitably qualified person.*
- v) *Those trees to be removed shall be limited to those trees immediately affected by the construction of the units and accessory units, and these shall be removed no sooner than necessary. The consent holder shall consult with the Council's arborist before any trees are removed to discuss whether individual trees can be retained.*
- w) *There shall be no excavation or change in ground level around the base of the protected sequoia trees, within the spread of the crown of the trees. This is to include construction of the access, services, drainage, or any other works. A fence is to be constructed around the base of the trees, ideally at the extent of the crown spread or, if this is unachievable, to the greatest extent possible, to prevent damage to the trees from construction equipment, machinery, and materials.*

- x) *The consent holder is to consult with the Council's arborist before any upgrading of the access under the sequoia trees is commenced. It is anticipated that the upgrading and sealing of the existing access will, at this location, involve the building up of ground level rather than excavation.*
- y) *There shall be no excavation or change in ground level around the base or within the spread of the crown of the trees identified as 'Tree to be retained' on DG Hatfield & Associates plan 6636/53 (attached). It is acknowledged, however, that the proximity of the tree located at the rear of Units 26 to 29 (which has been identified on the plan 6636/53 (i) as tree "(a)" and as a "Tree to be retained") may mean that some excavation or change in ground level will occur within the crown spread, and in this respect the consent holder shall use its best endeavours to avoid any damage to the root structure of the tree. The trees identified as "Trees to be retained" shall be retained and shall also be protected during construction by temporary fencing erected as near as practicable around the base of each tree, at the drip line of the crown.*
- z) *A landscape management plan for the new units shall be prepared in consultation with Council's Landscape Architect prior to construction commencing. The landscape management plan shall show areas of construction, retaining walls, paths, driveway and parking areas, the assigned amenity open space for each unit, those trees to be retained, and proposed amenity planting.*
- aa) *The developer shall provide to Council 'as-built' plans and information detailing all engineering works completed in relation to, or in association with, this development.*
- bb) *All construction work on the site shall be designed and conducted to ensure that construction noise does not exceed the noise limits in the following table.*

<i>Time of Week</i>	<i>Time Period</i>	<i>Leq (dBA)</i>	<i>L max(dBA)</i>
<i>Weekdays</i>	<i>0730-1800</i>	<i>75</i>	<i>90</i>
	<i>1800-2000</i>	<i>70</i>	<i>85</i>
	<i>2000-0630</i>	<i>45</i>	<i>75</i>
<i>Saturdays</i>	<i>0730-1800</i>	<i>75</i>	<i>90</i>
	<i>1800-2000</i>	<i>45</i>	<i>75</i>
	<i>2000-0630</i>	<i>45</i>	<i>75</i>
<i>Sundays and public</i>	<i>0730-1800</i>	<i>55</i>	<i>85</i>
<i>Holidays</i>	<i>1800-2000</i>	<i>45</i>	<i>75</i>
	<i>2000-0630</i>	<i>45</i>	<i>75</i>

Sound levels shall be measured and assessed in accordance with the provisions of NZS 6803: 1999 Acoustics – Construction noise.

- 4. *In accordance with section 128 and 129 of the Resource Management Act 1991, at yearly intervals from the date of granting resource consent, the Council may serve notice on the Body Corporate of its intention to review conditions 3 (p), (q), (r), (s), and (t) regarding the formation and operation of the accesses and parking areas.*

Advice Notes:

- 1. In addition to the conditions of a resource consent, the Resource Management Act establishes through sections 16 and 17 a duty for all persons to avoid unreasonable noise, and to avoid, remedy or mitigate any adverse effect created from an activity they undertake. A similar responsibility exists under the Health Act 1956.
- 2. The lapse period specified above may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991.

3. It is the consent holder's responsibility to comply with any conditions imposed on their resource consent prior to and during (as applicable) exercising the resource consent. Failure to comply with the conditions may result in prosecution, the penalties for which are outlined in section 339 of the Resource Management Act 1991.
4. This is resource consent. Please contact the Building Control Office, Development Services, about the need for building consent for the work.
5. The Water and Waste Services Business Unit require that the installation and connection of new water reticulation to the existing public water system shall be carried out after the consent holder has completed and submitted an 'Application for Water Supply' form to the Council and following the consent holder's acceptance of the quote for the required work (as per the Dunedin City Council's Terms and Conditions for the Supply of Water and the Dunedin City Council Code of Subdivision (Part 4)). A quote for the required work can be obtained from either the Dunedin City Council (DCC) or an approved water supply connection installer (AWSCI).
6. The requirements of Parts 4, 5 and 6 (Stormwater Drainage, Wastewater and Water Supply) of the Dunedin City Council's 'Code of Subdivision and Development 2010' shall be complied with.
7. It is advised that any drainage issues and requirements (including the necessary works) will be addressed via the building consent process.
8. Certain requirements for building on this land may be stipulated via the building consent process, and are likely to include the following points:
 - For sites level with or above the road, the finished floor level of any building is to be a minimum of 150mm above the crown of the road.
 - For sites below the road, the finished floor level is to be no less than 150mm above the lowest point on the site boundary. Surface water is not to create a nuisance on any adjoining properties.
 - For secondary flow paths, the finished floor level shall be set at the height of the secondary flow plus an allowance for free board.
 - As required by the New Zealand Building Code E1.3.2, surface water resulting from an event having a 2% probability of occurring annually, shall not enter buildings. The finished floor level shall be set accordingly.
9. Vehicle accesses from the carriageway to the property boundaries are located over road reserve and are therefore required to be constructed in accordance with the Dunedin City Council Vehicle Entrance Specification (available from Transportation Operations).
10. The following documents are recommended as best practice guidelines for managing erosion and sediment-laden run-off and for the design and construction of erosion and sediment control measures:
 - a. ARC Technical Publication No. 90 Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region, March 1999.
 - b. Environment Canterbury, 2007 "Erosion and Sediment Control Guidelines for the Canterbury Region" Report No. CRCR06/23.
 - c. Environment Canterbury, 2007 "Erosion and Sediment Control Guidelines for Small Sites".
11. Should there be a requirement to fell trees as part of the proposal, it is recommended that the felling of trees shall be limited to the times set out below, and shall comply with the following noise limits (dBA):

	L10	L95	Lmax
Monday to Friday 7.30 a.m. – 6.00 p.m.	75	60	90
Saturdays 8.30 a.m. – 5.00 p.m.	75	60	90

12. The residential units should be constructed in a manner intending to achieve the following World Health Organisation recommendations of the following noise limits for the maintenance of amenity and sleep protection for the occupants of the proposed apartments.

Environment	Critical Health Effect	Sound level dB(A)*	Time hours
Outdoor living areas	Annoyance	50 - 55	16
Indoor dwellings	Speech intelligibility	35	16
Bedrooms	Sleep disturbance	30	8

13. Construction of the buildings is to comply with the New Zealand Building Code.
14. The residents of the lower units, most notably Units 19 to 37, are advised that the group of sequoia trees alongside the lower driveway are a protected group of trees, and as such, may not be felled or pruned without Council approval. These trees are capable of growing to a height of 30m.
15. The development should comply with fire-fighting requirements in accordance with the New Zealand Fire Service Code of Practice for Fire Fighting Water Supplies.
16. Residential activities are required to comply with the Environmental Issues rules of Section 21.5 of the District Plan.

Issued at Dunedin this 15 November 2010.

Lianne Darby
Planner

Consent Type: Subdivision

Consent Number: SUB-2010-108

Purpose: Unit title subdivision creating 44 units, auxiliary units, and common areas being a Substitute Proposed Unit Development Plan (Phase 3 of 4).

Location of Activity: 61 North Road, 41-73 Buccleugh Street, Dunedin

Legal Description: Lot 2 DP 393888 (CFR 423235)

Lapse Date: 15 November 2015, unless the consent has been given effect to before this date.

*That, pursuant to sections 34A(1) and 104B of the Resource Management Act 1991, and after having regard to Part II matters and sections 104 and 104D of the Resource Management Act 1991, the Dunedin City Council **grants** consent to a **non-complying** activity, being the unit title subdivision defining Units 1 to 44, common areas, and auxiliary units at 61 North Road, and 41 to 73 Buccleugh Street, Dunedin, being the land legally described as Lot 2 DP 393888 (CFR 423235), subject to conditions imposed under sections 108 and 220 of the Act, as follows:*

1. *The proposal shall be given effect to generally in accordance with the plan prepared by the Otago Surveying Company Limited entitled 'Proposed Unit Title Subdivision in Substitution of Units on Lot 2 DP 393888 61 North Road', Plan No. 11142/S2pud, and the accompanying information submitted as part of SUB-2010-108 received by Council on 28 October 2010, except where modified by the following:*
2. *That prior to certification of the survey plan pursuant to section 223 of the Resource Management Act 1991, the applicant shall ensure the following:*
 - a) *If a requirement for any easement for services is incurred during the survey then those easements shall be granted or reserved and included in the Memorandum of Easements.*
 - b) *Easements for drainage shall be reserved as required.*
3. *Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the applicant shall complete the following:*
 - a) *If required, land use consent for earthworks shall be obtained from the Dunedin City Council. The earthworks shall be undertaken in accordance with the conditions of the land use consent.*
 - b) *That detailed engineering plans for water supply, wastewater and stormwater shall be provided for the development. Service to each unit shall be installed in accordance with the approved plans.*
 - c) *An "Application for Water Supply" is to be submitted to the Water and Waste Services Business Unit to establish a new water connection.*

- d) *Details of how each unit is to be served for water shall be provided to the Water and Waste Services Business Unit. This detail can accompany the application for water supply.*
- e) *That a Stormwater Management Plan for the development shall be prepared and submitted for approval to the Council's Water and Waste Services Business Unit for approval, prior to any construction commencing. Stormwater shall be managed in accordance with the approved management plan.*
- f) *An Erosion and Sediment Control Management Plan (ESCMP) is to be prepared and submitted to the Water and Waste Services for approval.*

The ESCMP shall set out clearly the sediment and erosion control measures that are to be implemented to ensure that all practicable measures are used to mitigate erosion and to control and contain sediment-laden stormwater run-off from the site during any stages of site disturbance that may be associated with this subdivision. The ESCMP shall in any event include but not be limited to:

- (i) A locality map;*
- (ii) Detailed drawings showing the type and location of erosion and sediment control measures, on-site catchment boundaries, and off-site sources of run-off;*
- (iii) Drawings and specifications of all designated erosion and sediment control measures with supporting calculations;*
- (iv) A programme of works, which includes but is not limited to, a proposed timeframe for the works;*
- (v) The inspections and maintenance of erosion and sediment control measures;*
- (vi) Details of when the erosion and sediment control measures are to be established and decommissioned.*

The ESCMP is to be prepared by a suitably qualified and experienced engineer.

- g) *Prior to the commencement of discharges from any site works, a certificate signed by the person responsible for preparing the ESCMP shall be submitted to the Water and Waste Services Business Unit to certify that the erosion and sediment control systems are constructed and installed in accordance with the requirements of the approved ESCMP.*
- h) *No site works shall commence or be undertaken other than in full compliance with the approved ESCMP.*
- i) *The consent holder shall ensure that all erosion and sediment control measures are inspected each working day. Records of any inspections shall be kept and provided to the Water and Waste Services Business Unit upon request.*
- j) *All units shall have a standard manifold inside a manifold box, located in a convenient place outside each unit.*
- k) *Any water services to the site from the existing water reticulated shall have a double check valve installed where the water supply enters the subject site at the boundary.*
- l) *Any mailboxes erected at the North Road or Buccleugh Street frontages shall be clear of the driveways so as not to cause an obstruction to traffic entering or exiting the site.*

- m) It is required that service areas, such as rubbish receptacle storage areas, be located on-site in a position such that they do not cause obstruction to the safe and efficient use of the vehicle access and parking.*
- n) A Traffic Management Plan for the development shall be prepared in consultation with Council's Transportation Operations department prior to construction or earthworks commencing. The Traffic Management Plan shall be prepared in accordance with Stage 1 conditions of consent 1. x), y), z), aa), bb) and cc) in Environment Court Decision ENV-2006-309-000015. Traffic on-site shall be managed in accordance with the Traffic Management Plan.*
- o) Should construction vehicle movements affect regular vehicle or pedestrian movements on North Road or Buccleugh Street, a further Traffic Management Plan shall be submitted to, and approved by, the Transportation Operations Manager prior to the commencement of any construction works. Traffic shall be managed in accordance with the approved plan.*
- p) The vehicle access from North Road shall be restricted to traffic entering the site only, except during periods of construction when condition 3(q) shall apply.*
- q) During periods of construction, the North Road driveway to the site shall be closed to general traffic and all cars directed to the Buccleugh Street entrance/exit in order to minimise conflict with heavy vehicles using the North Road driveway in accordance with condition (v) below. Signage shall be placed at each end of the North Road driveway to instruct drivers of this temporary restriction. This restriction does not apply to those cars using the school car park which have right of way over the North Road entrance and may, therefore, continue to use this access point.*
- r) During periods of construction, all construction and earthmoving vehicles shall use the North Road driveway for ingress and egress. No traffic associated with construction or earthworks shall utilise Buccleugh Street for access to or from the site.*
- s) The surface of all parking, associated access and manoeuvring areas shall be formed, hard surfaced and adequately drained.*
- t) All parking areas shall be permanently marked to ensure that the parking areas are used effectively. The dimensions of the parking spaces are to comply with Appendix 20B of the District Plan.*
- u) Any retaining walls having a height greater than 1.5m shall be the subject of specific design and construction supervised by a suitably qualified person.*
- v) Those trees to be removed shall be limited to those trees immediately affected by the construction of the units and accessory units, and these shall be removed no sooner than necessary. The consent holder shall consult with the Council's arborist before any trees are removed to discuss whether individual trees can be retained.*
- w) There shall be no excavation or change in ground level around the base of the protected sequoia trees, within the spread of the crown of the trees. This is to include construction of the access, services, drainage, or any other works. A fence is to be constructed around the base of the trees, ideally at the extent of the crown spread or, if this is unachievable, to the greatest extent possible, to prevent damage to the trees from construction equipment, machinery, and materials.*

- x) *The consent holder is to consult with the Council's arborist before any upgrading of the access under the sequoia trees is commenced. It is anticipated that the upgrading and sealing of the existing access will, at this location, involve the building up of ground level rather than excavation.*
- y) *There shall be no excavation or change in ground level around the base or within the spread of the crown of the trees identified as 'Tree to be retained' on DG Hatfield & Associates plan 6636/53 (attached). It is acknowledged, however, that the proximity of the tree located at the rear of Units 26 to 29 (which has been identified on the plan 6636/53 (i) as tree "(a)" and as a "Tree to be retained") may mean that some excavation or change in ground level will occur within the crown spread, and in this respect the consent holder shall use its best endeavours to avoid any damage to the root structure of the tree. The trees identified as "Trees to be retained" shall be retained and shall also be protected during construction by temporary fencing erected as near as practicable around the base of each tree, at the drip line of the crown.*
- z) *A landscape management plan for the new units shall be prepared in consultation with Council's Landscape Architect prior to construction commencing. The landscape management plan shall show areas of construction, retaining walls, paths, driveway and parking areas, the assigned amenity open space for each unit, those trees to be retained, and proposed amenity planting.*
- aa) *The developer shall provide to Council 'as-built' plans and information detailing all engineering works completed in relation to, or in association with, this development.*
- bb) *All construction work on the site shall be designed and conducted to ensure that construction noise does not exceed the noise limits in the following table.*

<i>Time of Week</i>	<i>Time Period</i>	<i>Leq (dBA)</i>	<i>L max(dBA)</i>
<i>Weekdays</i>	<i>0730-1800</i>	<i>75</i>	<i>90</i>
	<i>1800-2000</i>	<i>70</i>	<i>85</i>
	<i>2000-0630</i>	<i>45</i>	<i>75</i>
<i>Saturdays</i>	<i>0730-1800</i>	<i>75</i>	<i>90</i>
	<i>1800-2000</i>	<i>45</i>	<i>75</i>
	<i>2000-0630</i>	<i>45</i>	<i>75</i>
<i>Sundays and public</i>	<i>0730-1800</i>	<i>55</i>	<i>85</i>
<i>Holidays</i>	<i>1800-2000</i>	<i>45</i>	<i>75</i>
	<i>2000-0630</i>	<i>45</i>	<i>75</i>

Sound levels shall be measured and assessed in accordance with the provisions of NZS 6803: 1999 Acoustics – Construction noise.

- 4. *In accordance with section 128 and 129 of the Resource Management Act 1991, at yearly intervals from the date of granting resource consent, the Council may serve notice on the Body Corporate of its intention to review conditions 3(p), (q), (r), (s), and (t) regarding the formation and operation of the accesses and parking areas.*

Advice Notes:

- 1. In addition to the conditions of a resource consent, the Resource Management Act establishes through sections 16 and 17 a duty for all persons to avoid unreasonable noise, and to avoid, remedy or mitigate any adverse effect created from an activity they undertake. A similar responsibility exists under the Health Act 1956.
- 2. The lapse period specified above may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991.

3. It is the consent holder's responsibility to comply with any conditions imposed on their resource consent prior to and during (as applicable) exercising the resource consent. Failure to comply with the conditions may result in prosecution, the penalties for which are outlined in section 339 of the Resource Management Act 1991.
4. This is resource consent. Please contact the Building Control Office, Development Services, about the need for building consent for the work.
5. The Water and Waste Services Business Unit require that the installation and connection of new water reticulation to the existing public water system shall be carried out after the consent holder has completed and submitted an 'Application for Water Supply' form to the Council and following the consent holder's acceptance of the quote for the required work (as per the Dunedin City Council's Terms and Conditions for the Supply of Water and the Dunedin City Council Code of Subdivision (Part 4)). A quote for the required work can be obtained from either the Dunedin City Council (DCC) or an approved water supply connection installer (AWSCI).
6. The requirements of Parts 4, 5 and 6 (Stormwater Drainage, Wastewater and Water Supply) of the Dunedin City Council's 'Code of Subdivision and Development 2010' shall be complied with.
7. It is advised that any drainage issues and requirements (including the necessary works) will be addressed via the building consent process.
8. Certain requirements for building on this land may be stipulated via the building consent process, and are likely to include the following points:
 - For sites level with or above the road, the finished floor level of any building is to be a minimum of 150mm above the crown of the road.
 - For sites below the road, the finished floor level is to be no less than 150mm above the lowest point on the site boundary. Surface water is not to create a nuisance on any adjoining properties.
 - For secondary flow paths, the finished floor level shall be set at the height of the secondary flow plus an allowance for free board.
 - As required by the New Zealand Building Code E1.3.2, surface water resulting from an event having a 2% probability of occurring annually, shall not enter buildings. The finished floor level shall be set accordingly.
9. Vehicle accesses from the carriageway to the property boundaries are located over road reserve and are therefore required to be constructed in accordance with the Dunedin City Council Vehicle Entrance Specification (available from Transportation Operations).
10. The following documents are recommended as best practice guidelines for managing erosion and sediment-laden run-off and for the design and construction of erosion and sediment control measures:
 - a) ARC Technical Publication No. 90 Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region, March 1999.
 - b) Environment Canterbury, 2007 "Erosion and Sediment Control Guidelines for the Canterbury Region" Report No. CRCR06/23.
 - c) Environment Canterbury, 2007 "Erosion and Sediment Control Guidelines for Small Sites".
11. Should there be a requirement to fell trees as part of the proposal, it is recommended that the felling of trees shall be limited to the times set out below, and shall comply with the following noise limits (dBA):

	L10	L95	Lmax
Monday to Friday 7.30 a.m. – 6.00 p.m.	75	60	90
Saturdays 8.30 a.m. – 5.00 p.m.	75	60	90

12. The residential units should be constructed in a manner intending to achieve the following World Health Organisation recommendations of the following noise limits for the maintenance of amenity and sleep protection for the occupants of the proposed apartments.

Environment	Critical Health Effect	Sound level dB(A)*	Time hours
Outdoor living areas	Annoyance	50 - 55	16
Indoor dwellings	Speech intelligibility	35	16
Bedrooms	Sleep disturbance	30	8

13. Construction of the buildings is to comply with the New Zealand Building Code.
14. The residents of the lower units, most notably Units 19 to 37, are advised that the group of sequoia trees alongside the lower driveway are a protected group of trees, and as such, may not be felled or pruned without Council approval. These trees are capable of growing to a height of 30m.
15. The development should comply with fire-fighting requirements in accordance with the New Zealand Fire Service Code of Practice for Fire Fighting Water Supplies.
16. Residential activities are required to comply with the Environmental Issues rules of Section 21.5 of the District Plan.

Issued at Dunedin this 15 November 2010.

Lianne Darby
Planner

Consent Type: Subdivision

Consent Number: SUB-2010-109

Purpose: Unit title subdivision creating 30 units, auxiliary units, and common areas, being a Substitute Proposed Unit Development Plan (Phase 4 of 4).

Location of Activity: 61 North Road, 41-73 Buccleugh Street, Dunedin

Legal Description: Lot 2 DP 393888 (CFR 423235)

Lapse Date: 15 November 2015, unless the consent has been given effect to before this date.

*That, pursuant to sections 34A(1) and 104B of the Resource Management Act 1991, and after having regard to Part II matters and sections 104 and 104D of the Resource Management Act 1991, the Dunedin City Council **grants** consent to a **non-complying** activity, being the unit title subdivision defining Units 1 to 56, common areas, and auxiliary units at 61 North Road, and 41 to 73 Buccleugh Street, Dunedin, being the land legally described as Lot 2 DP 393888 (CFR 423235), subject to conditions imposed under sections 108 and 220 of the Act, as follows:*

1. *The proposal shall be given effect to generally in accordance with the plan prepared by the Otago Surveying Company Limited entitled 'Proposed Unit Title Subdivision in Substitution of Units on Lot 2 DP 393888 61 North Road', Plan No. 11142/S2pud, and the accompanying information submitted as part of SUB-2010-109 received by Council on 28 October 2010, except where modified by the following:*
2. *That prior to certification of the survey plan pursuant to section 223 of the Resource Management Act 1991, the applicant shall ensure the following:*
 - a) *If a requirement for any easement for services is incurred during the survey then those easements shall be granted or reserved and included in the Memorandum of Easements.*
 - b) *Easements for drainage shall be reserved as required.*
3. *Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the applicant shall complete the following:*
 - a) *If required, land use consent for earthworks shall be obtained from the Dunedin City Council. The earthworks shall be undertaken in accordance with the conditions of the land use consent.*
 - b) *That detailed engineering plans for water supply, wastewater and stormwater shall be provided for the development. Service to each unit shall be installed in accordance with the approved plans.*
 - c) *An "Application for Water Supply" is to be submitted to the Water and Waste Services Business Unit to establish a new water connection.*

- d) *Details of how each unit is to be served for water shall be provided to the Water and Waste Services Business Unit. This detail can accompany the application for water supply.*
- e) *That a Stormwater Management Plan for the development shall be prepared and submitted for approval to the Council's Water and Waste Services Business Unit for approval, prior to any construction commencing. Stormwater shall be managed in accordance with the approved management plan.*
- f) *An Erosion and Sediment Control Management Plan (ESCMP) is to be prepared and submitted to the Water and Waste Services for approval.*

The ESCMP shall set out clearly the sediment and erosion control measures that are to be implemented to ensure that all practicable measures are used to mitigate erosion and to control and contain sediment-laden stormwater run-off from the site during any stages of site disturbance that may be associated with this subdivision. The ESCMP shall in any event include but not be limited to:

- (i) A locality map;*
- (ii) Detailed drawings showing the type and location of erosion and sediment control measures, on-site catchment boundaries, and off-site sources of run-off;*
- (iii) Drawings and specifications of all designated erosion and sediment control measures with supporting calculations;*
- (iv) A programme of works, which includes but is not limited to, a proposed timeframe for the works;*
- (v) The inspections and maintenance of erosion and sediment control measures;*
- (vi) Details of when the erosion and sediment control measures are to be established and decommissioned.*

The ESCMP is to be prepared by a suitably qualified and experienced engineer.

- g) *Prior to the commencement of discharges from any site works, a certificate signed by the person responsible for preparing the ESCMP shall be submitted to the Water and Waste Services Business Unit to certify that the erosion and sediment control systems are constructed and installed in accordance with the requirements of the approved ESCMP.*
- h) *No site works shall commence or be undertaken other than in full compliance with the approved ESCMP.*
- i) *The consent holder shall ensure that all erosion and sediment control measures are inspected each working day. Records of any inspections shall be kept and provided to the Water and Waste Services Business Unit upon request.*
- j) *All units shall have a standard manifold inside a manifold box, located in a convenient place outside each unit.*
- k) *Any water services to the site from the existing water reticulated shall have a double check valve installed where the water supply enters the subject site at the boundary.*
- l) *Any mailboxes erected at the North Road or Buccleugh Street frontages shall be clear of the driveways so as not to cause an obstruction to traffic entering or exiting the site.*

- m) *It is required that service areas, such as rubbish receptacle storage areas, be located on-site in a position such that they do not cause obstruction to the safe and efficient use of the vehicle access and parking.*
- n) *A Traffic Management Plan for the development shall be prepared in consultation with Council's Transportation Operations department prior to construction or earthworks commencing. The Traffic Management Plan shall be prepared in accordance with Stage 1 conditions of consent 1. x), y), z), aa), bb) and cc) in Environment Court Decision ENV-2006-309-000015. Traffic on-site shall be managed in accordance with the Traffic Management Plan.*
- o) *Should construction vehicle movements affect regular vehicle or pedestrian movements on North Road or Buccleugh Street, a further Traffic Management Plan shall be submitted to, and approved by, the Transportation Operations Manager prior to the commencement of any construction works. Traffic shall be managed in accordance with the approved plan.*
- p) *The vehicle access from North Road shall be restricted to traffic entering the site only, except during periods of construction when condition 3(t) shall apply.*
- q) *Signage shall be displayed at the north-western end of the access strip to North Road, advising that the access is one-way (ingress) for all traffic. Details regarding the sign shall be provided to the Transportation Operations Manager for approval.*
- r) *The North Road access strip shall be physically constrained to a width of 3m for a distance of at least 5m south of the northern-most point of the 4m wide access strip to clearly discourage drivers from exiting the site via the North Road entrance. Details of the method used to achieve this physical constraint shall be forwarded to the Transportation Operations Manager for approval prior to construction. Landscaping of the North Road access strip shall not impede any emergency vehicles from using this entrance.*
- s) *An arrow indicating that the access is one-way shall be permanently marked on the driveway near the north-western end of the North Road access strip at the approach to the area where the width is restricted. The arrow shall comply with the attached diagram titled 'Lane Arrow Markings' and should be positioned so as to also be visible to motorists attempting to negotiate the driveway in the wrong direction before they reach the portion restricted in width.*
- t) *During periods of construction, the North Road driveway to the site shall be closed to general traffic and all cars directed to the Buccleugh Street entrance/exit in order to minimise conflict with heavy vehicles using the North Road driveway in accordance with condition 3(u) below. Signage shall be placed at each end of the North Road driveway to instruct drivers of this temporary restriction. This restriction does not apply to those cars using the school car park which have right of way over the North Road entrance and may, therefore, continue to use this access point.*
- u) *During periods of construction, all construction and earthmoving vehicles shall use the North Road driveway for ingress and egress. No traffic associated with construction or earthworks shall utilise Buccleugh Street for access to or from the site.*
- v) *The surface of all parking, associated access and manoeuvring areas shall be formed, hard surfaced and adequately drained.*

- w) *All parking areas shall be permanently marked to ensure that the parking areas are used effectively. The dimensions of the parking spaces are to comply with Appendix 20B of the District Plan.*
- x) *Any retaining walls having a height greater than 1.5m shall be the subject of specific design and construction supervised by a suitably qualified person.*
- y) *Those trees to be removed shall be limited to those trees immediately affected by the construction of the units and accessory units, and these shall be removed no sooner than necessary. The consent holder shall consult with the Council's arborist before any trees are removed to discuss whether individual trees can be retained.*
- z) *There shall be no excavation or change in ground level around the base of the protected sequoia trees, within the spread of the crown of the trees. This is to include construction of the access, services, drainage, or any other works. A fence is to be constructed around the base of the trees, ideally at the extent of the crown spread or, if this is unachievable, to the greatest extent possible, to prevent damage to the trees from construction equipment, machinery, and materials.*
- aa) *The consent holder is to consult with the Council's arborist before any upgrading of the access under the sequoia trees is commenced. It is anticipated that the upgrading and sealing of the existing access will, at this location, involve the building up of ground level rather than excavation.*
- bb) *There shall be no excavation or change in ground level around the base or within the spread of the crown of the trees identified as 'Tree to be retained' on DG Hatfield & Associates plan 6636/53 (attached). It is acknowledged, however, that the proximity of the tree located at the rear of Units 26 to 29 (which has been identified on the plan 6636/53 (i) as tree "(a)" and as a "Tree to be retained") may mean that some excavation or change in ground level will occur within the crown spread, and in this respect the consent holder shall use its best endeavours to avoid any damage to the root structure of the tree. The trees identified as "Trees to be retained" shall be retained and shall also be protected during construction by temporary fencing erected as near as practicable around the base of each tree, at the drip line of the crown.*
- cc) *A landscape management plan for the new units shall be prepared in consultation with Council's Landscape Architect prior to construction commencing. The landscape management plan shall show areas of construction, retaining walls, paths, driveway and parking areas, the assigned amenity open space for each unit, those trees to be retained, and proposed amenity planting.*
- dd) *The developer shall provide to Council 'as-built' plans and information detailing all engineering works completed in relation to, or in association with, this development.*
- ee) *All construction work on the site shall be designed and conducted to ensure that construction noise does not exceed the noise limits in the following table.*

<i>Time of Week</i>	<i>Time Period</i>	<i>Leq (dBA)</i>	<i>L max(dBA)</i>
<i>Weekdays</i>	<i>0730-1800</i>	<i>75</i>	<i>90</i>
	<i>1800-2000</i>	<i>70</i>	<i>85</i>
	<i>2000-0630</i>	<i>45</i>	<i>75</i>
<i>Saturdays</i>	<i>0730-1800</i>	<i>75</i>	<i>90</i>
	<i>1800-2000</i>	<i>45</i>	<i>75</i>
	<i>2000-0630</i>	<i>45</i>	<i>75</i>
<i>Sundays and public Holidays</i>	<i>0730-1800</i>	<i>55</i>	<i>85</i>
	<i>1800-2000</i>	<i>45</i>	<i>75</i>
	<i>2000-0630</i>	<i>45</i>	<i>75</i>

Sound levels shall be measured and assessed in accordance with the provisions of NZS 6803: 1999 Acoustics – Construction noise.

- In accordance with section 128 and 129 of the Resource Management Act 1991, at yearly intervals from the date of granting resource consent, the Council may serve notice on the Body Corporate of its intention to review conditions 3(p), (q), (r), (s), (t), (u), (v) and (w) regarding the formation and operation of the accesses and parking areas.*

Advice Notes:

- In addition to the conditions of a resource consent, the Resource Management Act establishes through sections 16 and 17 a duty for all persons to avoid unreasonable noise, and to avoid, remedy or mitigate any adverse effect created from an activity they undertake. A similar responsibility exists under the Health Act 1956.
- The lapse period specified above may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991.
- It is the consent holder's responsibility to comply with any conditions imposed on their resource consent prior to and during (as applicable) exercising the resource consent. Failure to comply with the conditions may result in prosecution, the penalties for which are outlined in section 339 of the Resource Management Act 1991.
- This is resource consent. Please contact the Building Control Office, Development Services, about the need for building consent for the work.
- The Water and Waste Services Business Unit require that the installation and connection of new water reticulation to the existing public water system shall be carried out after the consent holder has completed and submitted an 'Application for Water Supply' form to the Council and following the consent holder's acceptance of the quote for the required work (as per the Dunedin City Council's Terms and Conditions for the Supply of Water and the Dunedin City Council Code of Subdivision (Part 4)). A quote for the required work can be obtained from either the Dunedin City Council (DCC) or an approved water supply connection installer (AWSCI).
- The requirements of Parts 4, 5 and 6 (Stormwater Drainage, Wastewater and Water Supply) of the Dunedin City Council's 'Code of Subdivision and Development 2010' shall be complied with.
- It is advised that any drainage issues and requirements (including the necessary works) will be addressed via the building consent process.
- Certain requirements for building on this land may be stipulated via the building consent process, and are likely to include the following points:
 - For sites level with or above the road, the finished floor level of any building is to be a minimum of 150mm above the crown of the road.

- For sites below the road, the finished floor level is to be no less than 150mm above the lowest point on the site boundary. Surface water is not to create a nuisance on any adjoining properties.
 - For secondary flow paths, the finished floor level shall be set at the height of the secondary flow plus an allowance for free board.
 - As required by the New Zealand Building Code E1.3.2, surface water resulting from an event having a 2% probability of occurring annually, shall not enter buildings. The finished floor level shall be set accordingly.
9. Vehicle accesses from the carriageway to the property boundaries are located over road reserve and are therefore required to be constructed in accordance with the Dunedin City Council Vehicle Entrance Specification (available from Transportation Operations).
10. The following documents are recommended as best practice guidelines for managing erosion and sediment-laden run-off and for the design and construction of erosion and sediment control measures:
- a) ARC Technical Publication No. 90 Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region, March 1999.
 - b) Environment Canterbury, 2007 "Erosion and Sediment Control Guidelines for the Canterbury Region" Report No. CRCR06/23.
 - c) Environment Canterbury, 2007 "Erosion and Sediment Control Guidelines for Small Sites".
11. Should there be a requirement to fell trees as part of the proposal, it is recommended that the felling of trees shall be limited to the times set out below, and shall comply with the following noise limits (dBA):

	L10	L95	Lmax
Monday to Friday 7.30 a.m. – 6.00 p.m.	75	60	90
Saturdays 8.30 a.m. – 5.00 p.m.	75	60	90

12. The residential units should be constructed in a manner intending to achieve the following World Health Organisation recommendations of the following noise limits for the maintenance of amenity and sleep protection for the occupants of the proposed apartments.

Environment	Critical Health Effect	Sound level dB(A)*	Time hours
Outdoor living areas	Annoyance	50 - 55	16
Indoor dwellings	Speech intelligibility	35	16
Bedrooms	Sleep disturbance	30	8

13. Construction of the buildings is to comply with the New Zealand Building Code.
14. The residents of the lower units, most notably Units 19 to 37, are advised that the group of sequoia trees alongside the lower driveway are a protected group of trees, and as such, may not be felled or pruned without Council approval. These trees are capable of growing to a height of 30m.
15. The development should comply with fire-fighting requirements in accordance with the New Zealand Fire Service Code of Practice for Fire Fighting Water Supplies.
16. Residential activities are required to comply with the Environmental Issues rules of Section 21.5 of the District Plan.

Issued at Dunedin this 15 November 2010.

Lianne Darby
Planner

Consent Type: Section 127 Variation of Conditions

Consent Number: LUC-2009-350/B (amending LUC-2009-350/A)

*That pursuant to sections 34(A) and 127(1) of the Resource Management Act 1991 and after having regard to section 104 of the Act, the Dunedin City Council **grants** consent to the discretionary activity of varying LUC-2009-350/A by referring to subdivision consents SUB-2010-106, SUB-2010-107, SUB-2010-108 and SUB-2010-109.*

The Amended Decision now reads:

Location of Activity: 61 North Road, 41-73 Buccleugh Street, Dunedin

Legal Description: Lot 2 DP 393888 (CFR 423235)

Lapse Date: 23 November 2014, unless the consent has been given effect to before this date.

Land use LUC-2009-350/B (amending LUC-2009-350/A)

*That pursuant to section 34A(1) and 104C and after having regard to Part II matters and section 104 of the Resource Management Act 1991, the Dunedin City Council **grants** consent to a **restricted discretionary** activity being residential activity with technical breaches of the permitted activity standards resulting from the unit title subdivisions SUB-2009-89, SUB-2010-106, SUB-2010-017, SUB-2010-108, and SUB-2010-109, and matters of parking, maximum height, minimum access width, and amenity open space at 61 North Road, and 41 to 73 Buccleugh Street, Dunedin, being the land legally described as Lot 2 DP 393888 (CFR 423235), subject to one condition imposed under section 108 of the Act, as follows:*

1. *The proposal shall be given effect to generally in accordance with the revised plan prepared by the Otago Surveying Company Limited, 'Proposed Unit Title Subdivision in Substitution of Units on Lot 2 DP 393888 61 North Road', dated Jan 2010, Plan No. 11142/S2pud, sheets 1 to 7, and the information submitted as part of LUC-2009-350 received by Council on 10 September 2009, ~~and~~ the information submitted as part of LUC-2009-350/A received by Council on 18 February 2010, and the information submitted as part of LUC-2009-350/B received at Council on 28 October 2010, except where modified by the following:*
 - a) *That refuse shall be securely managed on-site with each residential unit providing a 'wheelie bin' and recycling bin. The consent holder shall arrange for the removal of refuse from the site by a private contractor.*
 - b) *Architectural concept drawings for the proposed units shall be provided to Council for approval by the Resource Consents Manager.*
 - c) *Colours for the buildings shall be provided to Council for approval by the Resource Consents Manager.*
 - d) *That any debris carried onto the road during construction shall be removed immediately at the expense of the consent holder.*
 - e) *That any damage to any part of the footpath or road formation as a result of the construction works shall be reinstated at the expense of the consent holder.*

- f) *A 1.8m wooden paling fence is to be constructed along the southeast boundary of the subject site, between the North Road driveway and the Duddingstone steps. This fence shall be constructed before the commencement of the earthworks for this development. Its construction shall be fully at the expense of the consent holder.*
- g) *Light spillage shall not be greater than 8 lux of light onto any other site used for residential purposes during night time hours, measured at the windows of any such residentially occupied building.*
- h) *Any mailboxes erected at the North Road or Buccleugh Street frontages shall be clear of the driveways so as not to cause an obstruction to traffic entering or existing the site.*
- i) *It is required that service areas, such as rubbish receptacle storage areas, be located on the site in a position such that they do not cause obstruction to the safe and efficient use of the vehicle access and parking.*
- j) *Prior to use of the North Road entrance by residential traffic, signage shall be displayed at the north-western end of the access strip to North Road, advising that the access is one-way (ingress) for all traffic. Details regarding the sign shall be provided to the Transportation Operations Manager for approval.*
- k) *Prior to use of the North Road entrance by residential traffic, the North Road access strip shall be physically constrained to a width of 3m for a distance of at least 5m south of the northern-most point of the 4m wide access strip to clearly discourage drivers from exiting the site via the North Road entrance. Details of the method used to achieve this physical constraint shall be forwarded to the Transportation Operations Manager for approval prior to construction. Landscaping of the North Road access strip shall not impede any emergency vehicles from using this entrance.*
- l) *Prior to use of the North Road entrance by residential traffic, an arrow indicating that the access is one-way shall be permanently marked on the driveway near the north-western end of the North Road access strip at the approach to the area where the width is restricted. The arrow shall comply with the attached diagram titled 'Lane Arrow Markings' and should be positioned so as to also be visible to motorists attempting to negotiate the driveway in the wrong direction before they reach the portion restricted in width.*

Advice Notes:

1. In addition to the conditions of a resource consent, the Resource Management Act establishes through sections 16 and 17 a duty for all persons to avoid unreasonable noise, and to avoid, remedy or mitigate any adverse effect created from an activity they undertake. A similar responsibility exists under the Health Act 1956.
2. The lapse period specified above may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991.
3. It is the consent holder's responsibility to comply with any conditions imposed on their resource consent prior to and during (as applicable) exercising the resource consent. Failure to comply with the conditions may result in prosecution, the penalties for which are outlined in section 339 of the Resource Management Act 1991.
4. This is resource consent. Please contact the Building Control Office, Development Services, about the need for building consent for the work.

5. The Water and Waste Services Business Unit require that the installation and connection of new water reticulation to the existing public water system shall be carried out after the consent holder has completed and submitted an 'Application for Water Supply' form to the Council and following the consent holder's acceptance of the quote for the required work (as per the Dunedin City Council's Terms and Conditions for the Supply of Water and the Dunedin City Council Code of Subdivision (Part 4)). A quote for the required work can be obtained from either the Dunedin City Council (DCC) or an approved water supply connection installer (AWSCI).
6. The requirements of Parts 4 and 5 (Drainage and Water Supply) of the Dunedin City Council's 'Code of Subdivision' shall be complied with.
7. It is advised that any drainage issues and requirements (including the necessary works) will be addressed via the building consent process.
8. Certain requirements for building on this land may be stipulated via the building consent process, and are likely to include the following points:
 - For sites level with or above the road, the finished floor level of any building is to be a minimum of 150mm above the crown of the road.
 - For sites below the road, the finished floor level is to be no less than 150mm above the lowest point on the site boundary. Surface water is not to create a nuisance on any adjoining properties.
 - For secondary flow paths, the finished floor level shall be set at the height of the secondary flow plus an allowance for free board.
 - As required by the New Zealand Building Code E1.3.2, surface water resulting from an event having a 2% probability of occurring annually, shall not enter buildings. The finished floor level shall be set accordingly.
9. Vehicle accesses from the carriageway to the property boundaries are located over road reserve and are therefore required to be constructed in accordance with the Dunedin City Council Vehicle Entrance Specification (available from Transportation Operations).
10. The following documents are recommended as best practice guidelines for managing erosion and sediment-laden run-off and for the design and construction of erosion and sediment control measures:
 - a. ARC Technical Publication No. 90 Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region, March 1999.
 - b. Environment Canterbury, 2007 "Erosion and Sediment Control Guidelines for the Canterbury Region" Report No. CRCR06/23.
 - c. Environment Canterbury, 2007 "Erosion and Sediment Control Guidelines for Small Sites".
11. Should there be a requirement to fell trees as part of the proposal, it is recommended that the felling of trees shall be limited to the times set out below, and shall comply with the following noise limits (dBA):

	L10	L95	Lmax
Monday to Friday 7.30 a.m. – 6.00 p.m.	75	60	90
Saturdays 8.30 a.m. – 5.00 p.m.	75	60	90

12. All construction work on the site shall be designed and conducted to ensure that construction noise does not exceed the noise limits in the following table.

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

Sound levels shall be measured and assessed in accordance with the provisions of NZS 6803: 1999 Acoustics – Construction noise.

13. The residential units should be constructed in a manner intending to achieve the following World Health Organisation recommendations of the following noise limits for the maintenance of amenity and sleep protection for the occupants of the proposed apartments.

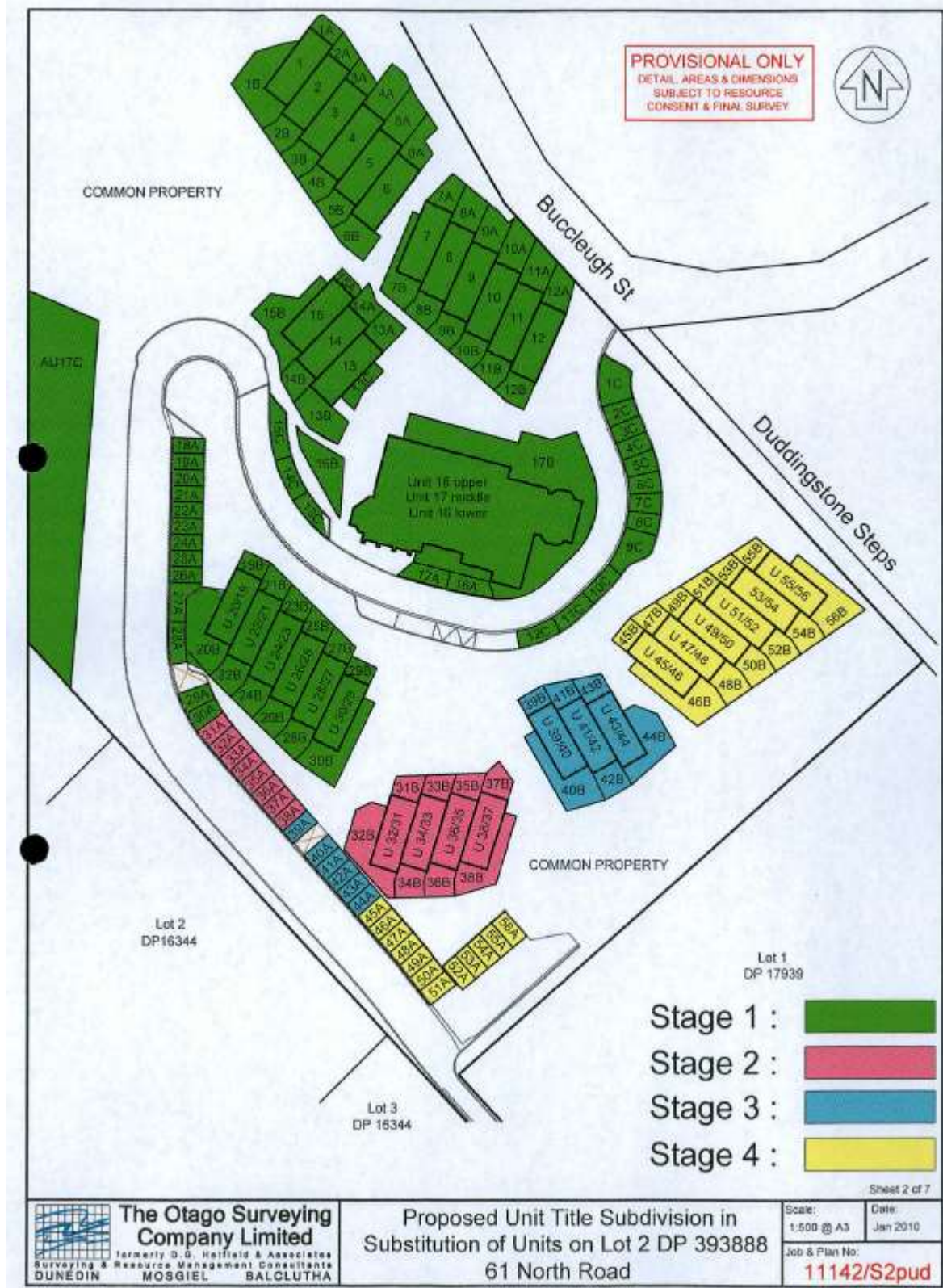
Environment	Critical Health Effect	Sound level dB(A)*	Time hours
Outdoor living areas	Annoyance	50 - 55	16
Indoor dwellings	Speech intelligibility	35	16
Bedrooms	Sleep disturbance	30	8

14. Construction of the buildings is to comply with the New Zealand Building Code.
15. The residents of the lower units, most notably Units ~~18-37~~ 19 to 38, are advised that the group of sequoia trees alongside the lower driveway are a protected group of trees, and as such, may not be felled or pruned without Council approval. These trees are capable of growing to a height of 30m.
16. The development should comply with fire-fighting requirements in accordance with the New Zealand Fire Service Code of Practice for Fire Fighting Water Supplies.
17. Residential activities are required to comply with the Environmental Issues rules of Section 21.5 of the District Plan.

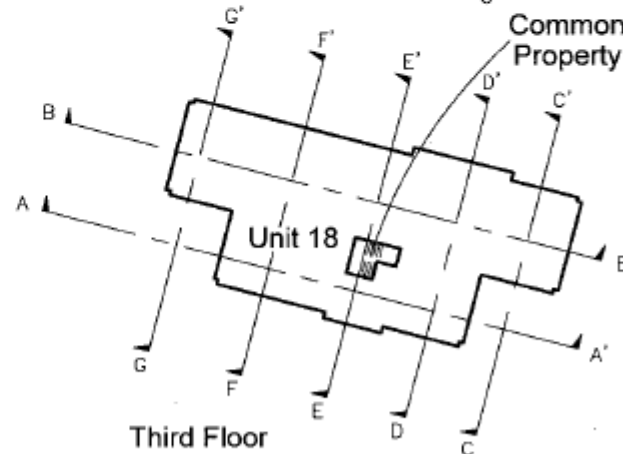
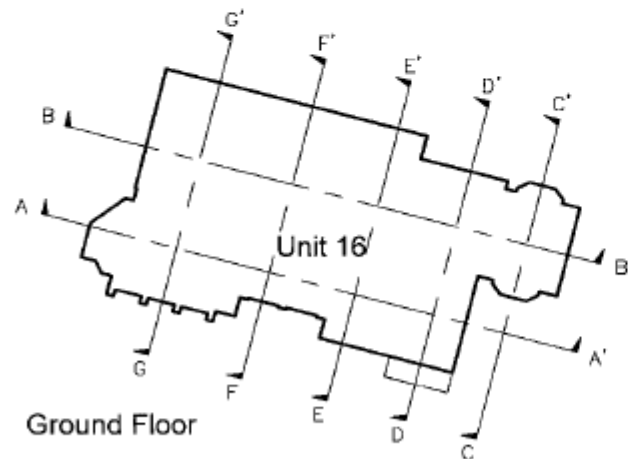
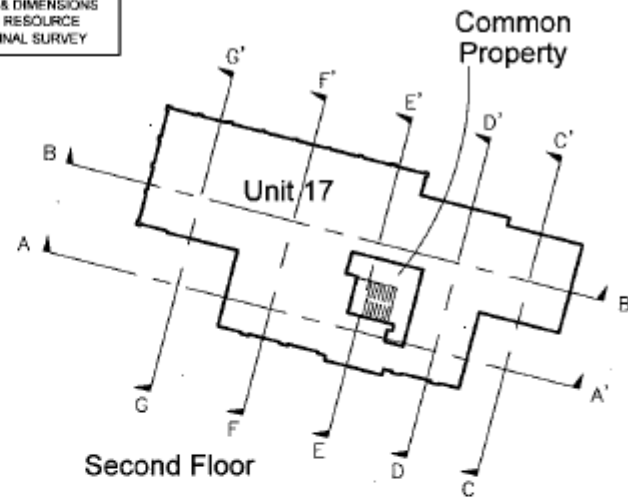
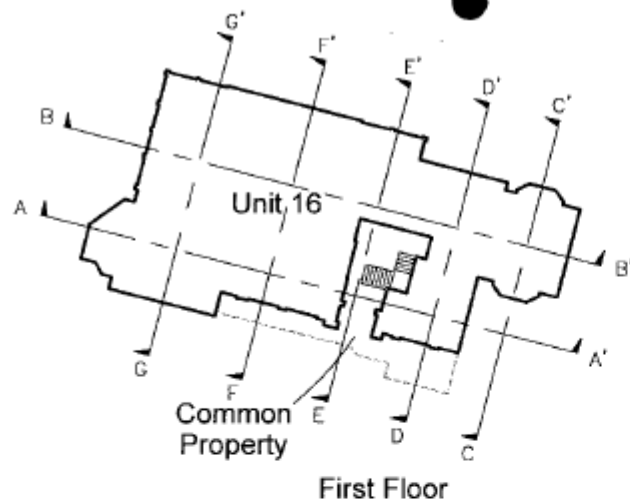
~~Issued at Dunedin this 23 November 2009.~~
Re-issued at Dunedin this 15 November 2010.

Lianne Darby
Planner

COPY OF PLANS: Not to Scale.



PROVISIONAL ONLY
DETAIL AREAS & DIMENSIONS
SUBJECT TO RESOURCE
CONSENT & FINAL SURVEY



Height Datum: Otago Metric Datum
Origin of Levels: 12 ST61, RL122.98

Sheet 6 of 7



**The Otago Surveying
Company Limited**
Formerly D.G. Hatfield & Associates
Surveying & Resource Management Consultants
DUNEDIN MOSGIEL BALCLUTHA

Proposed Unit Title Subdivision in Substitution
of Units on Lot 2 DP 393888
61 North Road

Scale: 1:300 @ A3
Date: Jan 2010
Job & Plan No: 11142/S6pud

