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Dunedin City Council Land Information Memorandum

99640

**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 **17 February 2025**

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

169 North Road Dunedin

**LIM Applicant
Print Date**

Sortehaug Residential No 2 Limited
17-Feb-2025

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PROPERTY DETAILS

Property ID 5010974
Address 169 North Road Dunedin
Parcels LOT 5 BLK I DP 1674

Rubbish Day Monday

RATES DETAILS

Rate Account 2010974

Address 169 North Road Dunedin

Valuation Number 26750-01200

Latest Valuation Details

Capital Value \$550,000
Land Value \$325,000
Value of Improvements \$225,000
Area (Hectares) 0.044HA
Units of Use 1

Current Rates

Current Rating Year Starting 01-Jul-2024
Dunedin City Council Rates \$3,366.35

Rates Outstanding for Year \$1,683.19

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

BUILDING, PLUMBING AND DRAINAGE

Minimum Floor Levels

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

Public Sewer sheets.

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

Dunedin City Council Private Drainage plans incomplete.

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

Building and Drainage Information

There is no drainage information available for this property.

Building and Drainage Consents

The following consents are recorded for this property:

Status Key:	BC	-	Building Consent Issued
	CCC	-	Code Compliance Certificate Issued
	Archived	-	In accordance with section 93(2)(b) of the Building Act, the consent
	/CCC	-	was reviewed for code compliance after two years. Compliance with
	Refused	-	the Building Code could not be established and therefore the Code
		-	Compliance Certificate has been 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-2019-1515](#) Building Consent - Remove Internal Wall, Install Beam, New Bathroom, Free Standing Masport Akaroa Heater in Dwelling

Lodgement Date	29-Jul-2019
Decision	Granted
Decision Date	20-Aug-2019
Current Status	CCC Issued
Previous Number	
<i>(Applications before 2007)</i>	

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-1922-7517](#) AAB19220003

5579 - Alterations to Dwelling, (Harvey). The permit was lodged on 24-Jan-1922.

[H-1945-26519](#) AAB19450002

2502 - Plaster Dwelling, No Plan (Curreri). The permit was lodged on 01-May-1945.

[H-1974-77728](#) AAB19740046

8849 - Toilet in Bathroom, (Curreri). The permit was lodged on 13-Feb-1974.

[H-1978-84545](#) AAB19780036

5890 - Crossing, No Plan (Jarvis). The permit was lodged on 24-Feb-1978.

[H-1908-118971](#) AAD19080521

3885 - Drain Connection, (Hastie). The permit was lodged on 14-Jul-1908.

[H-1908-118972](#) AAD19080522

4111 - Sink, Bath, Basin and Tub Waste, No Plan (Hastie). The permit was lodged on 22-Sep-1908.

[H-1912-124446](#) AAD19121232

A100 - Sewer Connection, (Hastie). The permit was lodged on 23-Apr-1912.

[H-1912-124447](#) AAD19121233

A275 - Plumbing, No Plan (Hastie). The permit was lodged on 13-May-1912.

[H-1984-218062](#) AAD19840998

K6370 - Install Toilet in Bathroom, No Plan (Jarvis). The permit was lodged on 24-Jan-1984.

[H-1949-32594](#) AAB19490090

8370 - Erect Fence between 167 and 169 North Road, No Plan (Currese and Devlin). The permit was lodged on 28-Sep-1949.

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](#)

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.

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

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

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

District Plan Information

Dunedin currently has two district plans, and as at 19th August 2024, the partially operative Dunedin City Second Generation District Plan ("The 2GP") almost completely superceded the 2006 version of the District Plan. The exceptions where the 2GP has not yet replaced the 2006 Plan relate to two specific provisions and several areas still subject to appeal.

As a general principle, rules in the 2GP must be considered along with the rules of the Operative District Plan 2006, 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 schedule of original appeals on the 2GP can be viewed at <https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan/appeals-received-on-the-2gp>.

The schedule of appeals on Variation 2 can be viewed at <https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan/plan-change-dis-2021-1-variation-2>

The 2GP is subject to change at any time. Plan Change 1 (Minor Improvements) to the 2GP was notified on Wednesday 20 November 2024. Rules that protect areas of significant indigenous vegetation or habitats of indigenous fauna, and that protect historic heritage, have immediate legal effect from notification of Plan Change 1.

Once the initial submission period ends on 18 December 2024, rules that do not have submissions in opposition to them will be deemed operative. Please refer to our website for more information on Plan Change 1 at <http://www.dunedin.govt.nz/2gp-plan-change-1>.

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

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

OPERATIVE DISTRICT PLAN INFORMATION

Zoning

This property is zoned as follows in the District Plan.

Zone

RESIDENTIAL 1

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 L_{max} 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

DISTRICT

North Rd

SECOND GENERATION PLAN INFORMATION

Zoning

- General Residential 2 (refer Section 15, Residential)

Scheduled Items

- Nil

Overlay Zones

- Hazard 2 (flood) Overlay Zone

Mapped Areas

- Wastewater Constraint Mapped Area
 - Name: North East Valley
- Road Classification Hierarchy (main roads within 30m of site)
 - North Rd is an Urban High Density Corridor road

Resource Consents

There are no resource consents for this property.

RESOURCE CONSENTS WITHIN 50 METRES OF 169 NORTH ROAD DUNEDIN

5010969 6 Allen Street Dunedin

[RMA-1989-352479](#) Resource Management Act (Historical Data) ERECT CARPORT (Non-Notified - Non Complying). The outcome was Granted on 13/03/1989.

5010972 163 North Road Dunedin

[LUC-2014-589](#) Land Use Consent construct new dwelling. The outcome was Granted on 22/12/2014.

5010973 167 North Road Dunedin

[LUC-2007-480](#) Land Use Consent Additions to an existing garage. The outcome was Granted on 28/09/2007.

5010975 171 North Road Dunedin

[LUC-2018-441](#) Land Use Consent land use consent for renovations and extensions to an existing dwelling that will cause breaches of bulk and location requirements and minimum onsite car parking requirements; and the authorisation of existing breaches to onsite manoeuvring requirements. The outcome was Granted on 04/09/2018.

5011011 4A Northumberland Street Dunedin

[RMA-1995-357336](#) Resource Management Act (Historical Data) ERECT CARPORT FOR FLAT A Ownr:PROFILE BLDGS / App: PROFILE BLDG BOX 1506 DUNEDIN (Non-Notified - Non Complying). The outcome was Granted on 14/03/1995.

5011013 4B Northumberland Street Dunedin

[RMA-1988-352308](#) Resource Management Act (Historical Data) ERECT CARPORT Ownr:TRUESDALE (Non-Notified - Non Complying). The outcome was Granted on 16/06/1988.

5011014 185 North Road Dunedin

[LUC-2024-155](#) Land Use Consent to alter an existing two-storey building in a hazard 2 flood overlay and establish a new external access with stair to a new upper floor two-bedroom residential apartment. The outcome was Granted on 13/06/2024.

[LUC-2004-367489/A](#) Land Use Consent s127 application to amend condition 1 land use consent to establish a licensed premise, restaurant, and associated signage. The outcome was s127 Upheld on 12/06/2020.

[POL-2019-57](#) Planning Other Legislation planning certificate for sale of alcohol. The outcome was Granted on 07/11/2019.

[POL-2017-54](#) Planning Other Legislation planning certificate for the purpose of Sale of Alcohol. The outcome was Granted on 30/11/2017.

[POL-2017-15](#) Planning Other Legislation planning certificate for the purpose of sale of liquor. The outcome was Granted on 30/03/2017.

[POL-2016-18](#) Planning Other Legislation planning certificate for the sale of liquor. The outcome was Granted on 06/05/2016.

[POL-2011-54](#) Planning Other Legislation planning certificate for the purpose of the sale of liquor act 1989. The outcome was Granted on 13/09/2011.

[POL-2009-70](#) Planning Other Legislation Planning Certificate for Sale of Liquor.. The outcome was Granted on 24/11/2009.

[POL-2009-54](#) Planning Other Legislation Planning certificate for liquor licence. The outcome was Granted on 04/09/2009.

[POL-2007-350520](#) Planning Other Legislation On Licence. The outcome was Granted on 31/05/2007.

[RMA-2004-367489](#) Resource Management Act (Historical Data) ESTABLISH LICENCED RESTAURANT & BAR (Notified - Non Complying). The outcome was Granted on 20/04/2004.

[RMA-1999-362727](#) Resource Management Act (Historical Data) ESTABLISH & OPERATE A CRAFT GALLERY IN A RESIDENTIAL BUILDING (Non-Notified - Non Complying). The outcome was Granted on 22/04/1999.

[POL-2006-350470](#) Planning Other Legislation PLANNING CERTIFICATE FOR LIQUOR LICENCE. The outcome was Granted on 04/12/2006.

[POL-2004-350245](#) Planning Other Legislation ON LICENCE FOR CAFE (Other). The outcome was Granted on 09/07/2004.

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.

TRANSPORT

No Transport information was found for this property

As of the 24th April 2015, the Transport Group no longer inspects the site as part of a LIM. Only the electronic records since 2002 have been examined for Transport 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 Transport on 477 4000.

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

3 WATERS

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

FOUL SEWER AND WASTE WATER

Drainage Reticulation Plans

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

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



Photographic Map

Scale at A4:

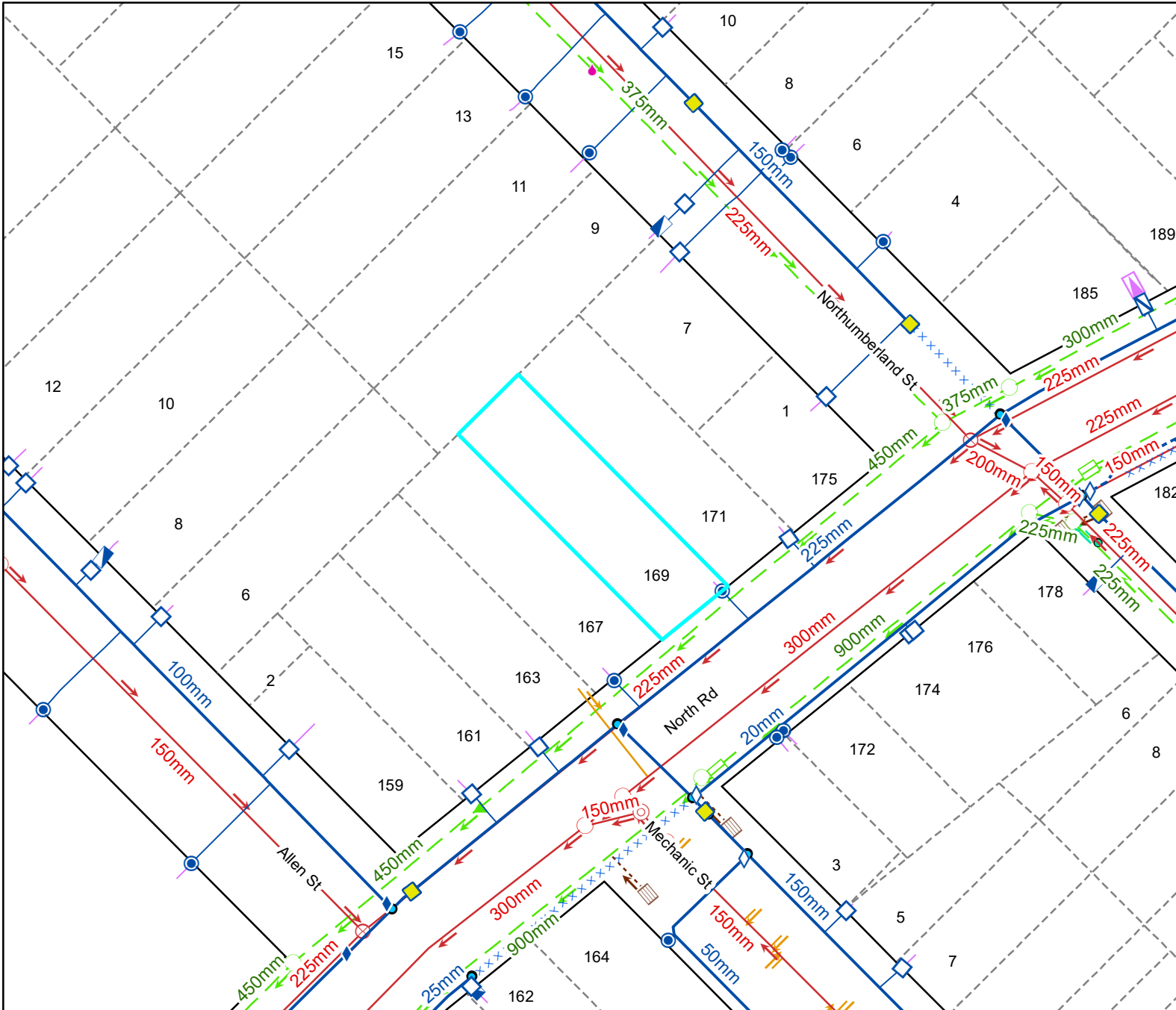
1:750

12/02/2025
8:06:15 PM



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

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copyright NZAM. Rural photography March
2006, copyright T erralink International Ltd.



Legend

Water Supply

- | | | | |
|--|--------------------------------|--|--------------------------------|
| | Manifold Box | | Water Non-Return Valve |
| | Water Meter | | Water Pump Station |
| | Toby | | Water Bore |
| | Meter without manifold box | | Water Treatment Plant |
| | Retic Flow Meter | | Water Storage Tank |
| | Combination Meter | | Supply Main |
| | Manifold Box With Restrictor | | Trunk Main |
| | Water Valve - Zone | | Disused |
| | Non Return Valve | | Reticulation |
| | Water Valve - Gate | | Rider |
| | Water Valve - Sluice | | Scour |
| | Water Hydrant | | Water Service Lateral |
| | Water Backflow Preventor - RPZ | | 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 | | Pump Station |
| | Valve Chamber (pressurised) | | Treatment Plant |
| | Boundary Kit | | Vent |
| | Non-Return Valve | | Foul Sewer Node |
| | Pump Station Domestic | | Foul Drains in Common (public) |
| | Drop Manhole | | Sewer |
| | Inspection Manhole | | Trunk Sewer |
| | Inspection Opening | | Vent Line |
| | Lamphole | | Rising Main |
| | Outlet | | Redundant Foul Sewer Pipe |
- NOTE:** Private foul drains have the same symbols as those above, however they are coloured orange.

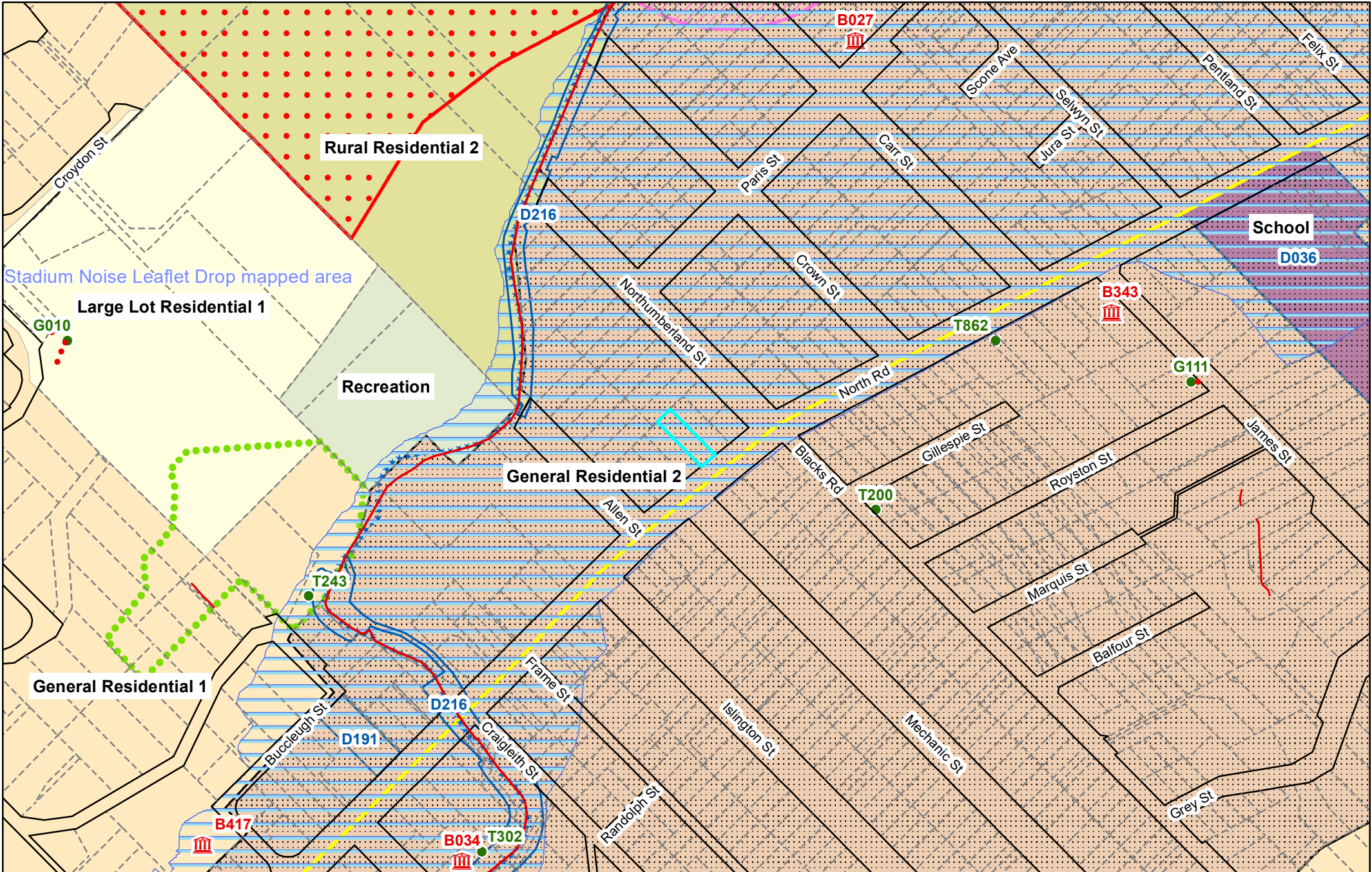
Stormwater

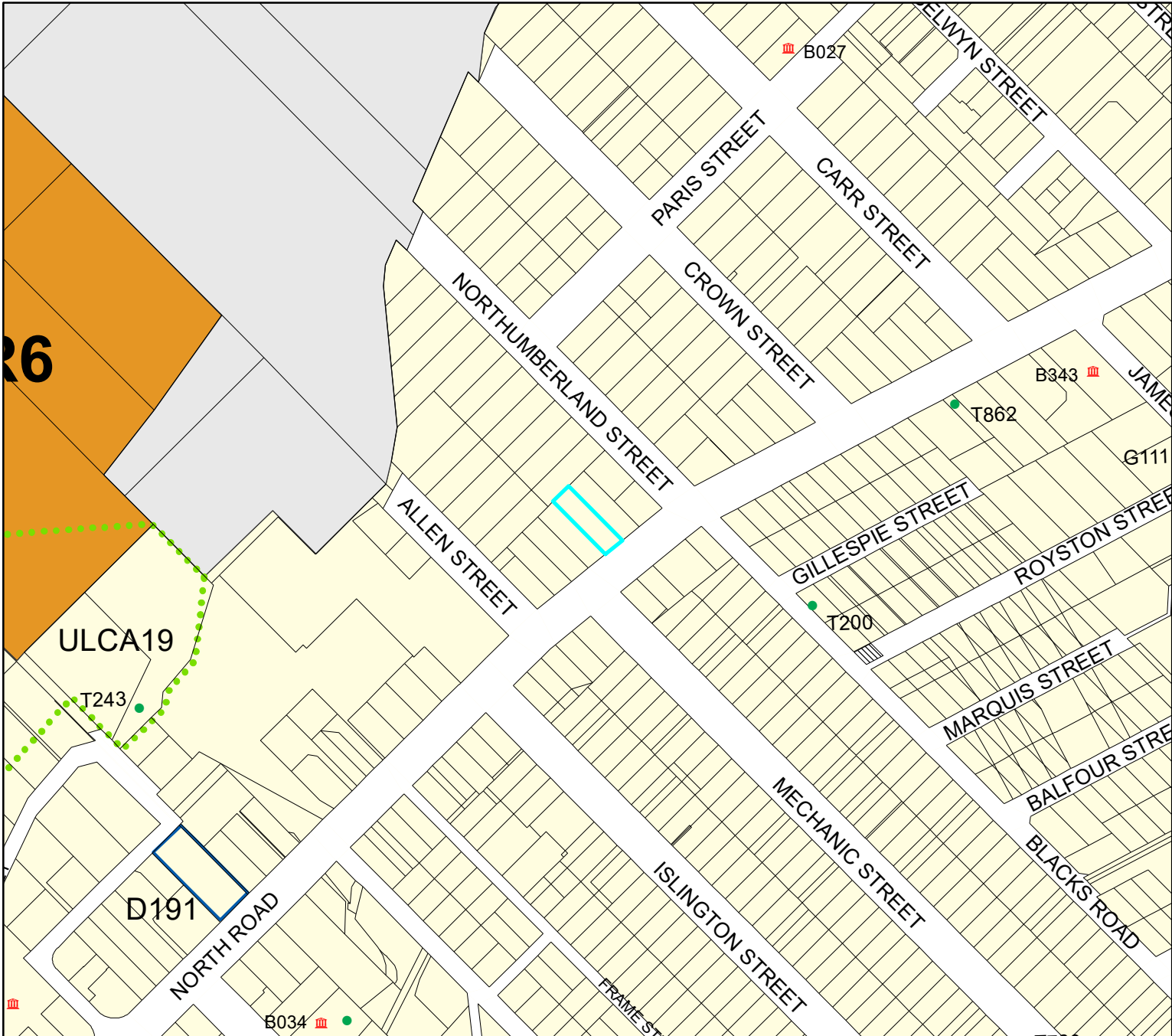
- | | | | |
|--|-----------------------------------|--|---------------------------|
| | SW Bubble-up Tank | | Roading Bubble-Up Tank |
| | SW Drop Manhole | | Roading Mudtank |
| | SW Insp Chamber and Grating Inlet | | Stormwater Main |
| | SW Inspection Manhole | | Stormwater Trunk Main |
| | SW Inspection Opening | | DCC Open Channel |
| | SW Lamphole | | Piped WC |
| | SW Mudtank Inlet | | Open WC |
| | SW Outlet | | Culvert |
| | SW Pipe Inlet | | Stormwater Mudtank Pipe |
| | SW Pressure Manhole | | Redundant Stormwater Main |
| | SW Standard Manhole | | SW Sump |
| | SW Stormwater Node | | SW Pump Station |
- NOTE:** Private stormwater drains have the same symbols as those above, however they are coloured light green.

General

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

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





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.

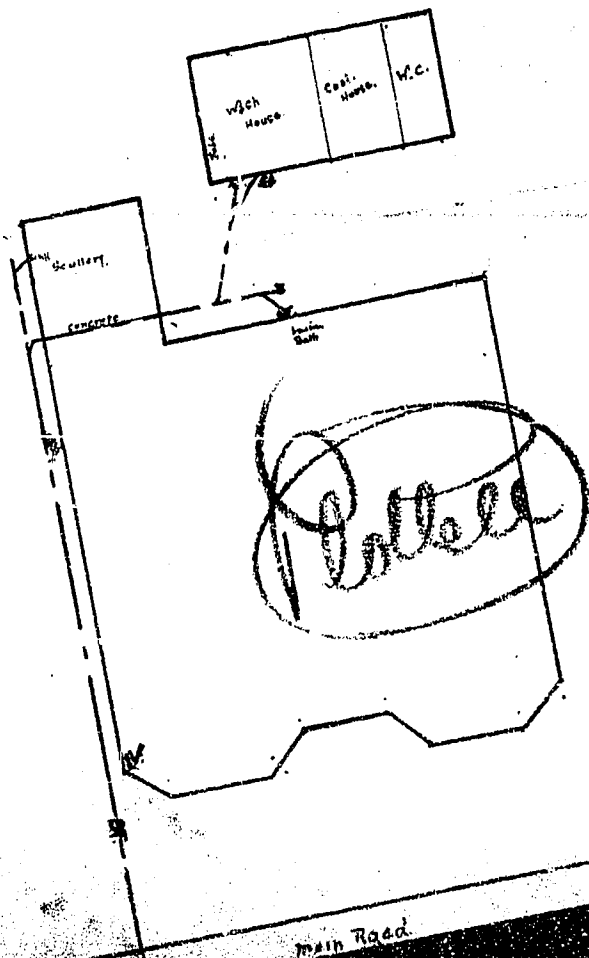
The official Planning Maps are compiled within the District Plan (Volume 2). This map is a representation of the official maps. However, due to the ability to display these maps at different scales, and the dynamic nature of the underlying cadastre, some inconsistencies or misalignment of data may be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

3320

Mr. Plastics House
 Main Road N. E. Valley
 Blk. I Section: 5 Glenroy
 1/8"

LEGEND

- Existing Drains
- New Foul Drains
- - - New Stormwater Drains



100

Stable
ST.

WA
ST.

WA
ST.

Block I Glenroy

Section 5

Mr Hastie WCV

Property Block 1 Section 5

K & Valley.

LEGEND

Existing Drains

New Four Drains

New Stavepine Drains

Main Road

363

Washburne

6' x 10' 6"

3' x 4' 6"

6' x 10' 6"

4' x 6'

6' x 10' 6"

Crack Wall

6' x 10' 6"

Crack Wall

2' x 6'

169 North Road

6155

NORTH ROAD

BRICK WALL

F.G.

BR. W.

FRONT D.

FRONT BED ROOM

SITTING ROOM

M. BED R.

PASSAGE

(E.P.)

DINING R.

B. BED R.

BATH.

KITCHEN

BACK D.

DRAIN

WASH. H.

LAV.

ELIM.

3F. 6"

14" DIA

3F. 6"

EXTEND - NEW END

8849

4x2 Framing, Building paper, netting & plaster
Iron roof 26g, Hard board lining. Cut door way
into bathroom wall & shift window to new wall.
SEE BACK OF PLAN

FOR ENDORSEMENTS, NOTICES

CITY PLANNING DEPARTMENT

Pursuant to the provisions of the District Scheme, these Plans and specifications are approved, provided that no change shall be made to the details shown hereon, and contained in the specification attached hereto, and subject to

Deinental

Signed

for City Planning Officer

DUNEDIN DRAINAGE & SEWERAGE BOARD

A plan of application to the Drainage Board for a permit for drainage work is required. Such work to be done by a Licensed Plumber or Licensed Drainer, respectively, and to comply fully with the Board's By-laws and the D. & S. Act, 1939.

Sanitary water to be discharged to EXISTING STORMWATER FACILITIES

Foul sewage to be discharged to EXTENSION OF EXISTING PRIVATE FOUL DRAIN
/3225, A/100

Ch. F. Lawrence
8/2/74

DUNEDIN CITY CORPORATION
COPY OF APPROVED PLAN
OR SPECIFICATION
TO BE RETAINED ON WORKS
AND PRODUCED ON REQUEST
OF BUILDING INSPECTOR.

DATE 13.2.74

CITY ENGINEER

Code Compliance Certificate **Form 7**

Section 95, Building Act 2004

Sortehaug Residential No 2 Limited
C/O N Scott
24 Friendship Drive
Waldronville
Dunedin 9018

The building

Street address of building: 169 North Road Dunedin

Legal description of land where building is located: LOT 5 BLK I DP 1674

Building Name: N/A

Location of building within site/block number: N/A

Level/unit Number: N/A

Current, lawfully established, use: Housing

Number of occupants:

Year first constructed: 1940

The owner

Name of owner: Sortehaug Residential No 2 Limited

Contact person: Sortehaug Residential No 2 Limited

Mailing address: C/O N Scott, 24 Friendship Drive, Waldronville, Dunedin 9018

Street address/registered office:

Mobile: 027 362 9955

Landline:

Email address: scottb@metrorealty.co.nz

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

Building work

Building Consent Number:

ABA-2019-1515 - Remove Internal Wall, Install Beam, New Bathroom, Free Standing Masport Akaroa Heater in Dwelling

This CCC also applies to the following amended consents: N/A

Issued by: Dunedin City Council

Code Compliance

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

(a) The building work complies with the building consent



Team Leader Inspections
On behalf of Dunedin City Council

Date: 17 June 2020

BUILDING CONSENT - ABA-2019-1515

(Section 51, Building Act 2004)
Form 5

The building

Street address of building: 169 North Road Dunedin

Legal description of land where building is located: LOT 5 BLK I DP 1674

Building Name: N/A

Location of building within site/block number:

Level/unit Number:

The owner

Name of owner: Sortehaug Residential No 2 Limited

Contact person: Sortehaug Residential No 2 Limited

Mailing address: PO Box 7111, Mornington, Dunedin 9040

Street address/registered office:

Mobile: 027 362 9955

Landline:

Email address: scottb@metrorealty.co.nz

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

Building work

The following building work is authorised by this building consent:

Remove Internal Wall, Install Beam, New Bathroom, Free Standing Masport Akaroa Heater in Dwelling

This building consent is issued under Section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

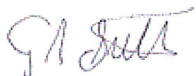
Compliance Schedule

A compliance schedule is not required for the building.

Attachments

Copies of the following documents are attached to this building consent:

Record of required site inspections (section 90(2) of the Building Act 2004)



Grant Sutton
Authorised Officer
On behalf of Dunedin City Council

Date: 20 August 2019

NOTE TO BCA

UNLESS STATED OTHERWISE ALL STANDARD TIMBER MENTIONED IS TO BE SG8 H1.2

ALL TREATMENT OF TIMBER IS AS MENTIONED IN THE PROJECT SPECIFICATION

ALL FLASHINGS AND ROOFING NOTED AS "METAL" TO BE PRE-FINISHED COLORCOTE OR COLORSTEEL (REFER TO SPECIFICATION FOR MATERIAL SELECTION)

UNLESS STATED OTHERWISE LOAD BEARING WALLS TO HAVE 140x45mm SINGLE TIMBER TOP PLATE AS PER NZS3604

GMS CEILING SYSTEM MENTIONED ON DRAWINGS IS TO BE RONDO CEILING BATTENS AT 600 CRS (REFER TO PROJECT SPECIFICATION FOR ADDITIONAL INFORMATION)

ELECTRICAL WORK IS NOT INCLUDED IN THE BC APPLICATION. ALL ELECTRICAL WORK IS TO COMPLY WITH THE RELEVANT BUILDING CODE REQUIREMENTS INCLUDING PROVIDING MINIMUM LUX LEVELS TO G8/AS1

ALL SPECIFIC TIMBER TO TIMBER CONNECTIONS ARE AS MENTIONED IN THE *FIXING SCHEDULE*. CONTRACTOR TO SELECT ALL OTHER GENERIC FIXINGS FROM NZS3604

ALL DOWNPIPE SIZES HAVE BEEN CALCULATED TO AN ADEQUATE SIZE AS PER E1/AS1

ENTRANCES TO BUILDING SHOWN AS **NOT INCLUDED IN BC APPLICATION** ARE TO BE CONSTRUCTED UNDER SCHEDULE 1 OF THE BUILDING ACT AND WILL COMPLY WITH ALL RELEVANT BUILDING CODE REQUIREMENTS (INCLUDING D1/AS1)

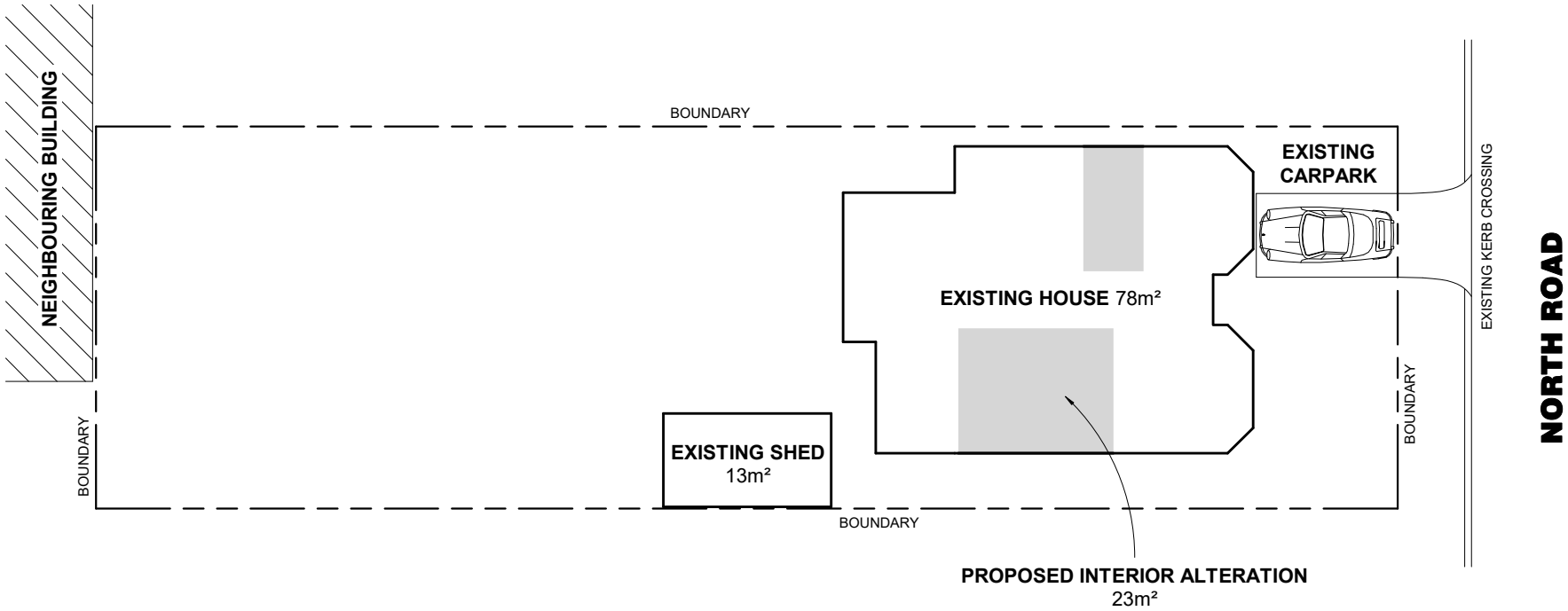
ALL OPENING WINDOWS WHERE THE FALL IS GREATER THAN 1 METER TO HAVE RESTRICTORS FITTED

SPECIFICATION NOTE

THE CONTRACTOR SHALL COMPLY WITH ALL RELEVANT REQUIREMENTS OF THE BUILDING ACT 2004, THE N.Z.B.C., AND THE TERRITORIAL AUTHORITY REQUIREMENTS

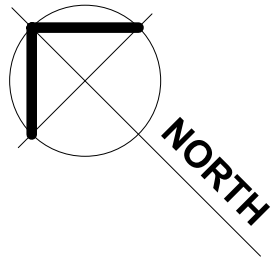
ALL MATERIALS, SIZES, AND WORKMANSHIP SHALL COMPLY WITH N.Z.S.3604, THE N.Z.B.C. AND ANY OTHER APPROVED DOCUMENTS RELEVANT TO THE WORK AT HAND

PLUMBING AND DRAINAGE WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH LOCAL HEALTH AUTHORITY REQUIREMENTS, AS/NZS 3500.2.2, AND RELEVANT SECTIONS OF THE N.Z.B.C.



SITE PLAN

1 : 200



SITE PLAN

LEGAL DESCRIPTION

LOT 5 BLK I DP 1674

stevenson design limited
architectural design consultants

234 FORBURY ROAD, ST CLAIR
PO BOX 9008, DUNEDIN 9047
phone: (03) 4555440
mike@stevensonsondesign.co.nz

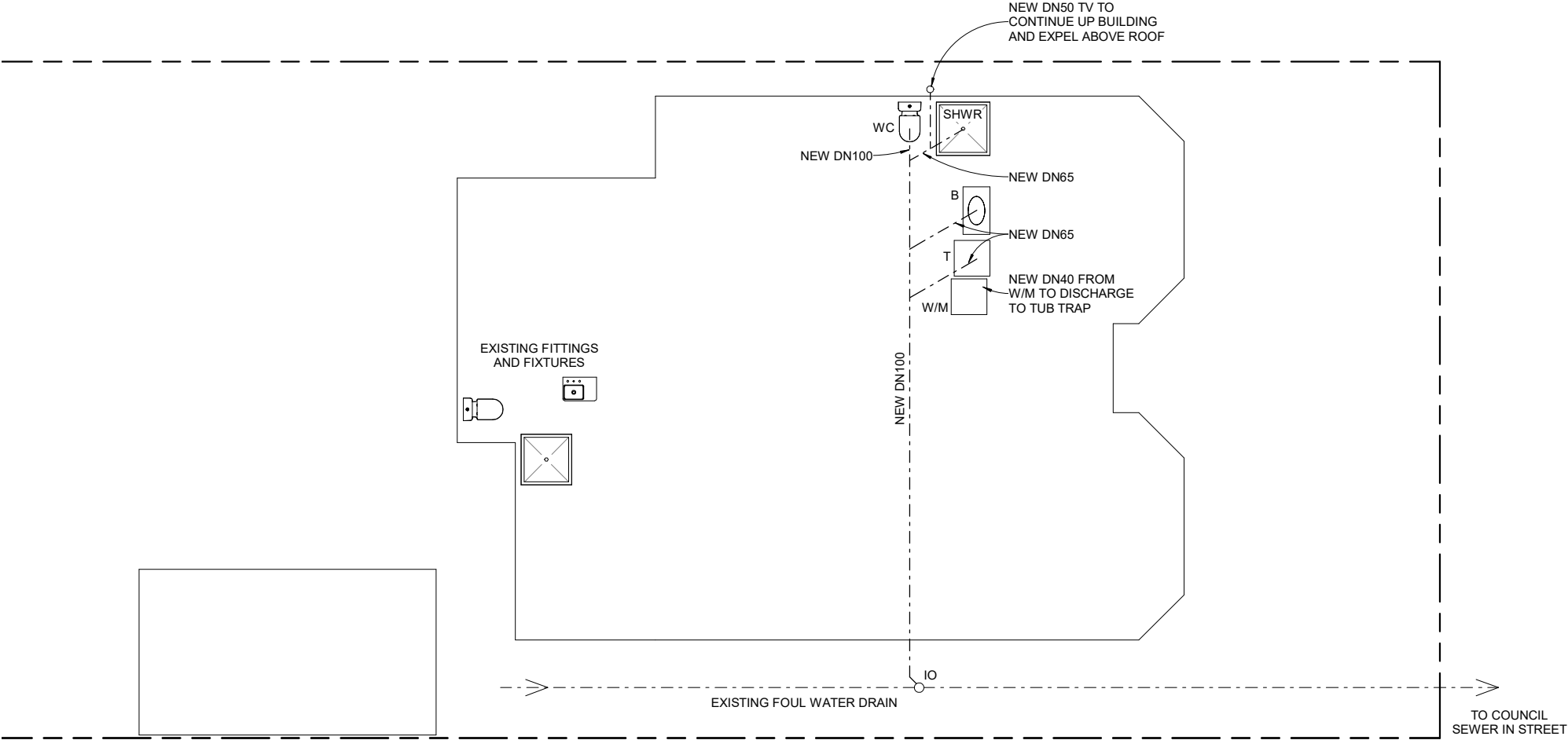
PROPOSED EXTENSION
169 NORTH ROAD

BC ISSUE - RFI 1

REV
A

SCALE
1 : 200 @ A3
DATE
16-08-2019
PROJECT No
2338

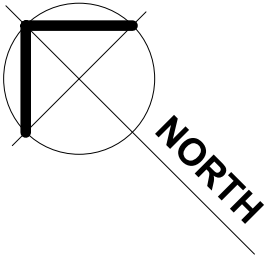
SHEET No
A1
OF
4



DRAINAGE	
STORM WATER DRAIN	
FOUL WATER DRAIN	
IO	INSPECTION OPENING
DP	DOWNPIPE
TV	TERMINAL VENT
RP	RODDING POINT
MINIMUM GRADES OF FW DRAINS & DISCHARGE PIPES	
DN40	1 IN 40
DN50	1 IN 40
DN65	1 IN 40
DN80	1 IN 60
DN100	1 IN 60
DN150	1 IN 100
MINIMUM GRADES SW DRAINS	
85Ø	1 IN 90
100Ø	1 IN 120
150Ø	1 IN 200
225Ø	1 IN 350
ANY GRADES SPECIFIED ON DRAWINGS TAKE PRECEDENCE OVER THIS TABLE	

WATER RETICULATION
EXISTING HOT WATER SYSTEM TO REMAIN. ALLOW TO INSTALL APPROVED TEMPERING VALVES TO ENSURE WATER TEMPERATURE IS 55° max. AT ALL FIXTURES. UNLESS SPECIFIED OTHERWISE ALL WATER RETICULATION TO BE KEMBLA COPPER (SIZE AS RECOMMENDED BY MANUFACTURER)

DRAINAGE PLAN
1 : 100



DRAINAGE PLAN

FIXING SCHEDULE	
Fixings described in this table are for typical connections. If conflict with any architectural or structural detail occurs, Fixing shown on detail takes precedence over this table	
TOP PLATE TO STUDS WITH BUILDING WRAP (EXTERIOR)	2 / 90x3.15mmØ PLAIN STEEL WIRE NAILS DRIVEN VERTICALLY + 2 LUMBERLOK CPC40 BRACKETS*
GIB HANDIBRAC	GIB HANDIBRAC FIXED WITH 8 / TEK SCREWS + BOWMAC SCREW BOLT*
TYPICAL BOTTOM PLATE FIXING (TIMBER & CONCRETE FLOORS)	M10x140mm BOWMAC SCREW BOLT WITH 50x50x3mm WASHERS AT 600 CRS**
* FIXINGS TO BE INSTALLED IN ACCORDANCE WITH LUMBERLOK SPECIFIERS' AND USERS' MANUAL	
** BOWMAC SCREW BOLT TO BE FIXED IN ACCORDANCE WITH MITEK MANUFACTURERS INSTALLATION DETAILS	

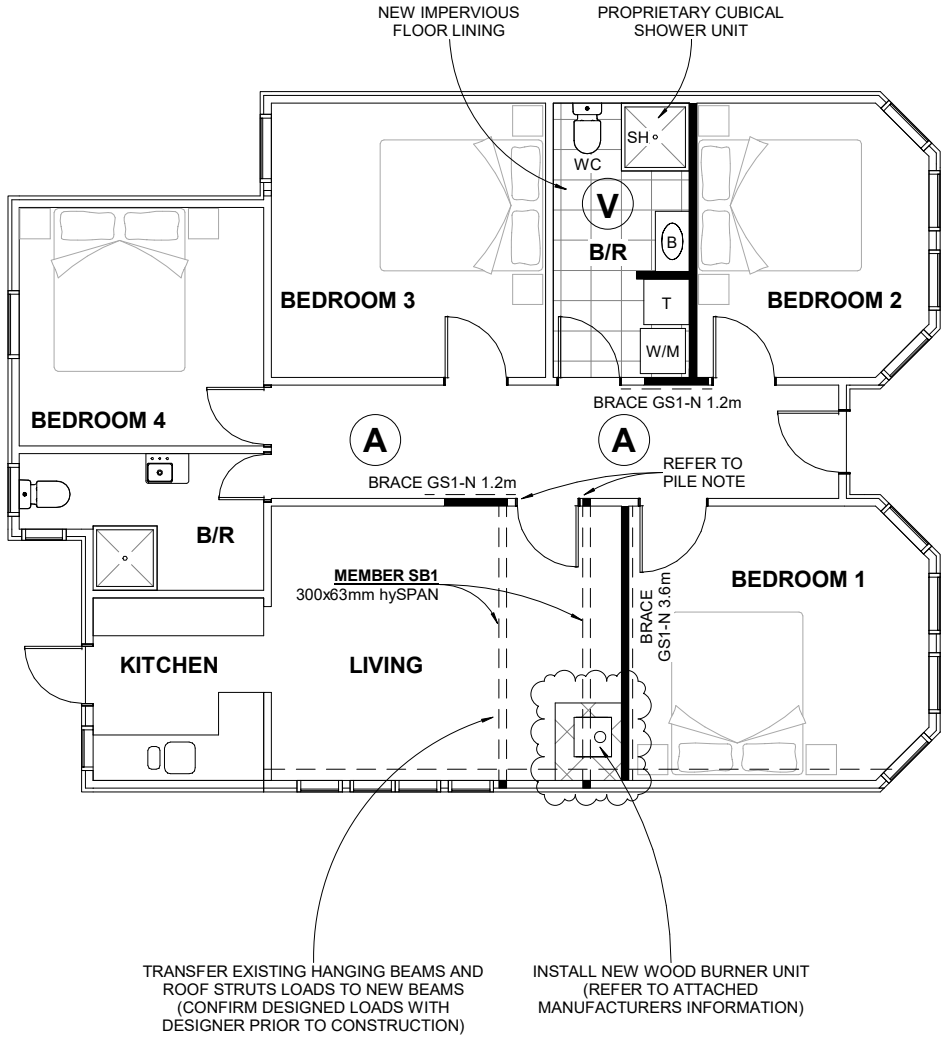
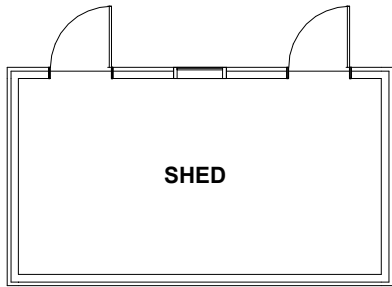
DUNEDIN CITY COUNCIL
Plans and Specifications approved in accordance with the NZ Building Code. To be retained on works and produced on request.

Date: 16/08/2019

Building: N Marshall

Date: 14/08/2019

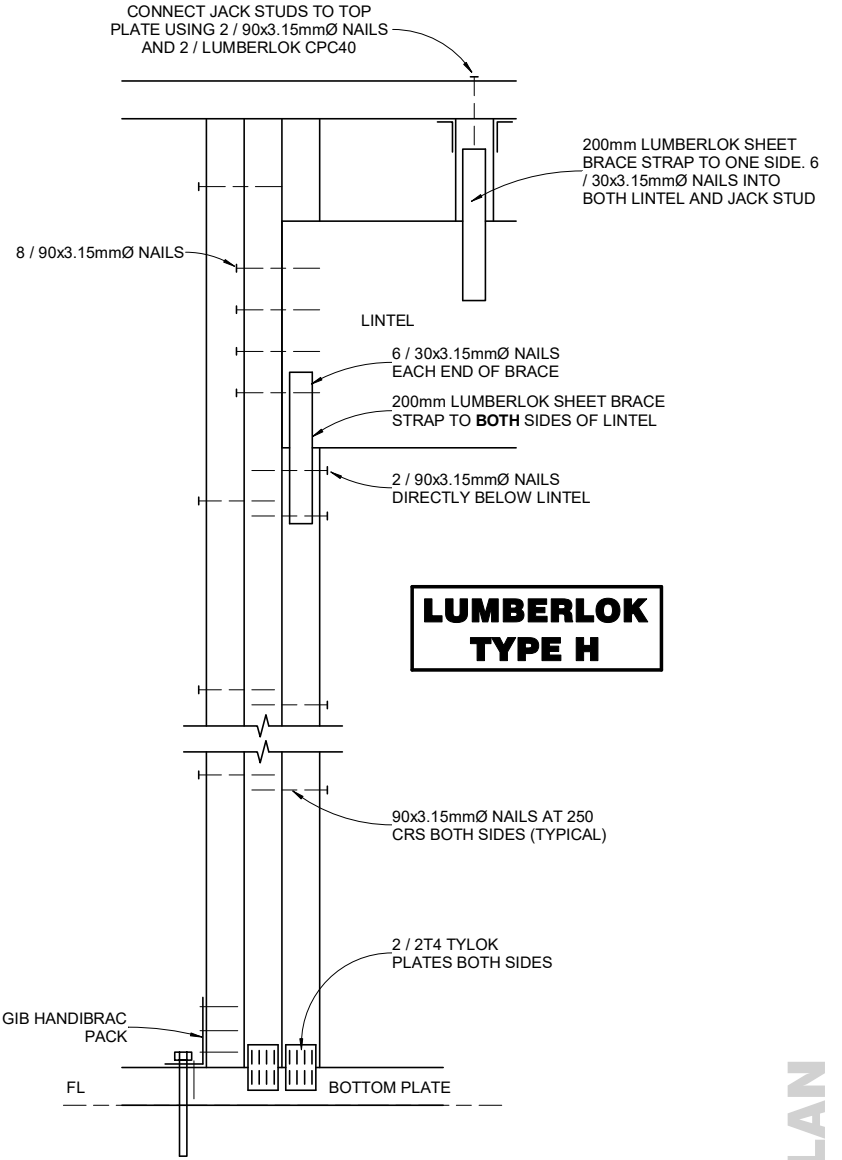
Plumbing: D Brown



PROPOSED FLOOR PLAN

1 : 100

Ensure ceiling insulation has 25mm clearance from roof cladding



H LINTEL FIXING DETAIL

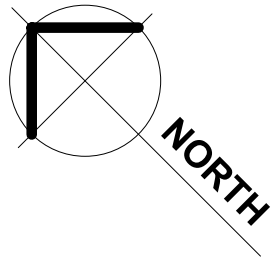
1 : 10

LEGEND	
	TYPICAL INTERIOR WALL: 90x45mm TIMBER FRAMING LINED BOTH SIDES WITH SELECTED LININGS (FRAMING CENTERS TO BE DETERMINED BY HEIGHT)
INTERNAL FRAMING CENTERS	
LOAD BEARING	
90x45mm AT 600 CRS:	3.0m max.
90x45mm AT 300 CRS:	3.6m max.
NON LOAD BEARING	
90x45mm AT 600 CRS:	3.0m max.
90x45mm AT 400 CRS:	3.3m max.
90x45mm AT 300 CRS:	3.6m max.
NOTE: STUDS TO BE AT 400 CRS min. WHERE WALLS WILL BE SUPPORTING SELECTED TILES	

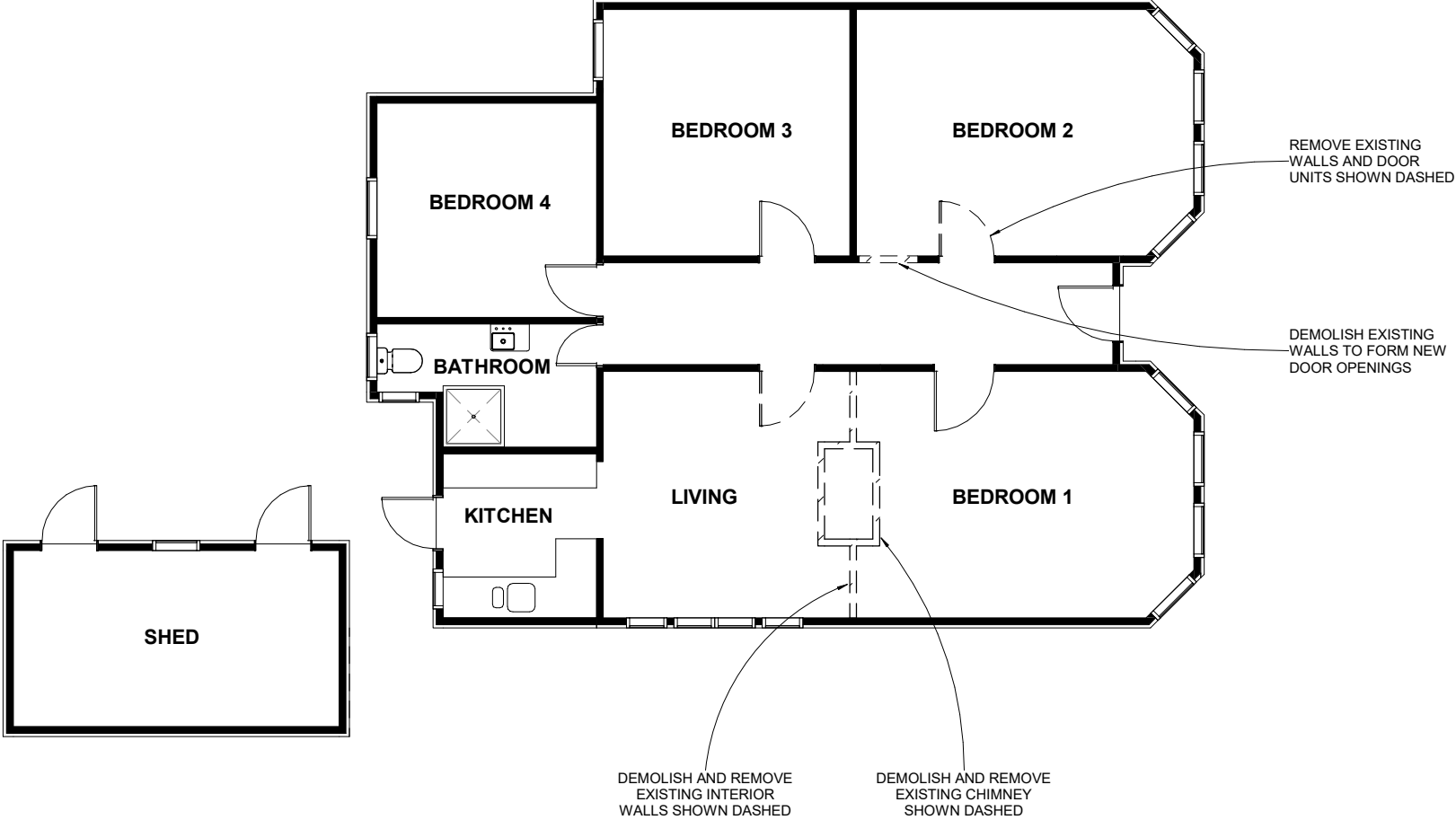
VENTILATION	
	INSTALL 150mm DIA. 25L PER SECOND VENTILATION SYSTEM, SWITCHED OFF LIGHT SWITCH WITH 10min. DELAY. VENT THROUGH SOFFIT
WARNING SYSTEMS	
	PDL SD SERIES SMOKE ALARM, DIRECT WIRED OR WITH 9V BATTERY (WITHIN 3m OF BEDROOM DOORWAYS)

INSULATION
ALL EXTERIOR WALLS TO BE RELINED WITH 10mm GIB STANDARD (EXEMPT UNDER SCHEDULE 1 BUILDING ACT)
INSULATE ALL EXTERIOR WALLS WITH PINK BATTS ULTRA R2.8 ON THERMAKRAFT WATERGATE PLUS OVER THERMAKRAFT DRAINAGE MATT AGAINST EXISTING DIRECT FIXED CLADDING SYSTEM
INSULATE CEILINGS WITH PINK BATTS ULTRA R5.0
PILE
CONFIRM EXISTENCE OF PILES OR FOUNDATION WALL BELOW EACH END OF NEW BEAMS. INSTALL 125x125mm H5 PILES SET IN 300mm SQR x 300mm DEEP CONCRETE FOOTINGS AS REQUIRED

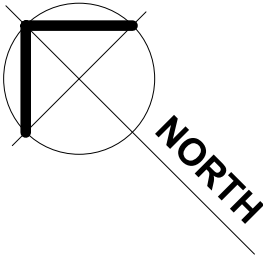
BRACING SYSTEMS	
GS1-N (10/13mm)	10/13mm GIB STANDARD PLASTERBOARD FIXED ONE FACE HORIZONTAL OR VERTICAL
GIB BRACING SHALL BE INSTALLED IN ACCORDANCE WITH GIB EZYBRACE SPECIFICATION	



PROPOSED FLOOR PLAN

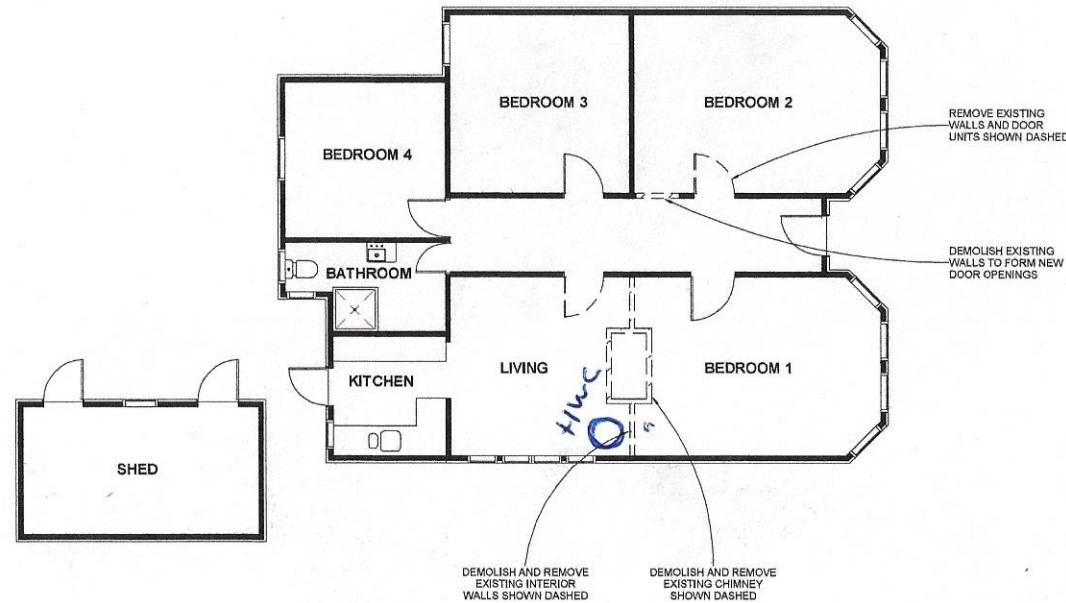


EXISTING FLOOR PLAN
1 : 100



EXISTING FLOOR PLAN

for 2 more
completing
93p/9m2



EXISTING FLOOR PLAN
1:100



EXISTING FLOOR PLAN

stevenson design limited
architectural design consultants

234 FORBURY ROAD, ST CLAIR
PO BOX 9008, DUNEDIN 9047
phone: (03) 4555440
mike@stevensondesign.co.nz

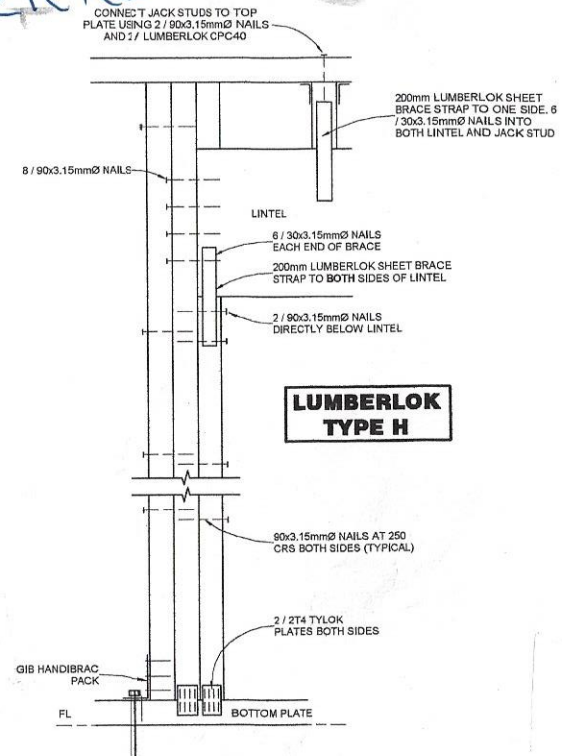
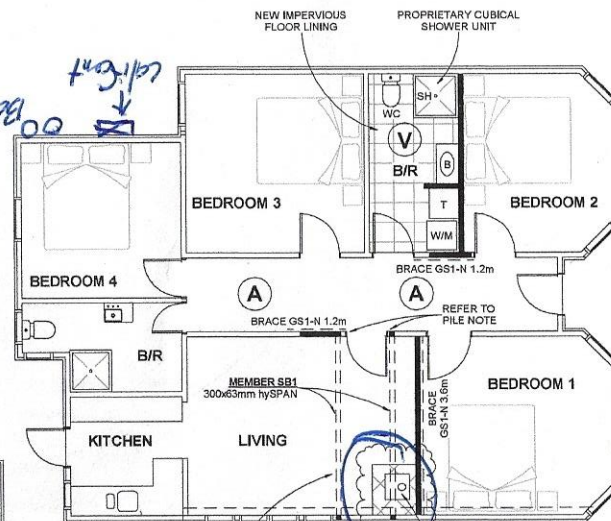
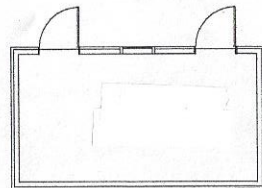
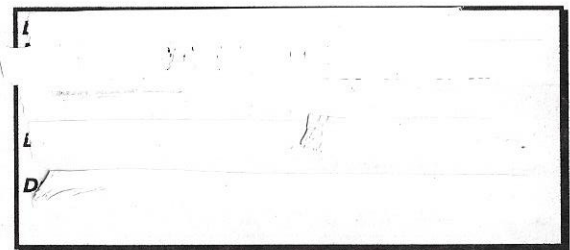
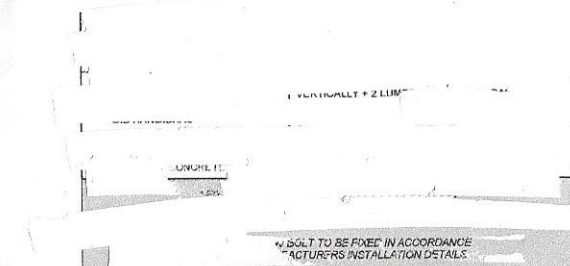
PROPOSED EXTENSION
169 NORTH ROAD

BC ISSUE - RFI 1

REV
A

SCALE	1:100 @ A3	SHEET	A3
DATE	16-08-2019	PROJECT NO	2338
		OF 4	

AS built floor Plan
Masport Heater Deleted



H LINTEL FIXING DETAIL
1: 10



LEGEND	
	TYPICAL INTERIOR WALL: 90x45mm TIMBER FRAMING LINED BOTH SIDES WITH SELECTED LININGS (FRAMING CENTERS TO BE DETERMINED BY HEIGHT)
INTERNAL FRAMING CENTERS	
LOAD BEARING	
90x45mm AT 900 CRS:	3.0m max.
90x45mm AT 300 CRS:	3.6m max.
NON LOAD BEARING	
90x45mm AT 900 CRS:	3.0m max.
90x45mm AT 400 CRS:	3.3m max.
90x45mm AT 300 CRS:	3.6m max.
NOTE: STUDS TO BE AT 400 CRS MIN. WHERE WALLS WILL BE SUPPORTING SELECTED TILES	

VENTILATION	
	INSTALL 150mm DIA. 25L PER SECOND VENTILATION SYSTEM, SWITCHED OFF LIGHT SWITCH WITH 10min. DELAY. VENT THROUGH SOFFIT
WARNING SYSTEMS	
	PDL SD SERIES SMOKE ALARM, DIRECT WIRED OR WITH 9V BATTERY (WITHIN 3m OF BEDROOM DOORWAYS)

INSULATION	
ALL EXTERIOR WALLS TO BE RELINED WITH 10mm GIB STANDARD (EXEMPT UNDER SCHEDULE 1 BUILDING ACT)	
INSULATE ALL EXTERIOR WALLS WITH PINK BATTS ULTRA R2.8 ON THERMAKRAFT WATERGATE PLUS OVER THERMAKRAFT DRAINAGE MATT AGAINST EXISTING DIRECT FIXED CLADDING SYSTEM	
INSULATE CEILINGS WITH PINK BATTS ULTRA R5.0	
PILE	
CONFIRM EXISTENCE OF PILES OR FOUNDATION WALL BELOW EACH END OF NEW BEAMS. INSTALL 125x125mm H5 PILES SET IN 300mm SQR x 300mm DEEP CONCRETE FOOTINGS AS REQUIRED	

BRACING SYSTEMS	
GS1-N (10/13mm)	10/13mm GIB STANDARD PLASTERBOARD FIXED ONE FACE HORIZONTAL OR VERTICAL
GIB BRACING SHALL BE INSTALLED IN ACCORDANCE WITH GIB EZYBRACE SPECIFICATION	

ing insulation has 25mm clearance from roof cladding

stevenson design limited
architectural design consultants

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PO BOX 9008, DUNEDIN 9047
phone: (03) 4556440
mike@stevensonsondesign.co.nz

PROPOSED EXTENSION
169 NORTH ROAD

BC ISSUE - RFI 1

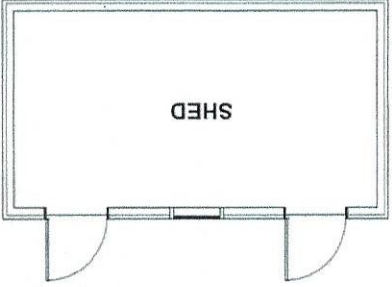
REV
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SCALE
As Indicated @ A3
DATE
16-08-2019
PROJECT NO
2338

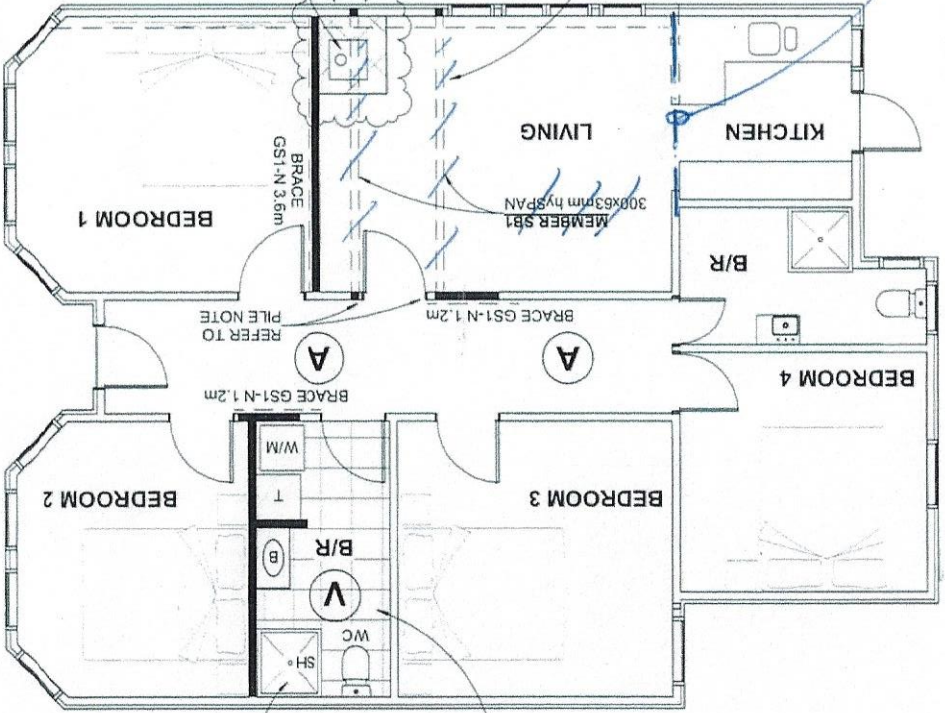
SHEET NO
A4
OF 4

FIXING SCHEDULE	
Fixings described in this table are for typical connections. If conflict with any architectural or structural detail occurs, Fixing shown on detail takes precedence over this table	
TOP PLATE TO STUDS WITH BUILDING WRAP (EXTERIOR)	2 / 90x3.15mmØ PLAIN STEEL WIRE NAILS DRIVEN VERTICALLY + 2 LUMBERLOK CPC40 BRACKETS
GIB HANDIBRAC	GIB HANDIBRAC FIXED WITH 8 / TEK SCREWS + BOWMAC SCREW BOLT
TYPICAL BOTTOM PLATE FIXING (TIMBER & CONCRETE FLOORS)	M10x140mm BOWMAC SCREW BOLT WITH 50x50x3mm WASHERS AT 600 CRS**
* FIXINGS TO BE INSTALLED IN ACCORDANCE WITH LUMBERLOK SPECIFIERS' AND USERS' MANUAL	
** BOWMAC SCREW BOLT TO BE FIXED IN ACCORDANCE WITH MITEK MANUFACTURERS INSTALLATION DETAILS	

DUNEDIN CITY COUNCIL
Plans and Specifications approved in accordance with the NZ Building Code. To be retained on works and produced on request.
Date: 16/08/2019 Building: N Marshall
Date: 14/08/2019 Plumbing: D Brown



2/190-15 568 beam to replace timber framed wall



NEW IMPERVIOUS FLOOR LINING
 PROPRIETARY CUBICAL SHOWER UNIT

REFER TO PILE NOTE

INSTALL NEW WOOD BURNER UNIT (REFER TO ATTACHED MANUFACTURERS INFORMATION)

TRANSFER EXISTING HANGING BEAMS AND ROOF STRUTS LOADS TO NEW BEAMS (CONFIRM DESIGN LOADS WITH DESIGNER PRIOR TO CONSTRUCTION)

PROPOSED FLOOR PLAN

No new beams required. Existing couple closed roof framing spans included across living.