

DISCLAIMER

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Dunedin City Council Land Information Memorandum

100444

**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 **13 May 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

31 Royston Street Dunedin

**LIM Applicant
Print Date**

Sortehaug Residential No 2 Limited
13-May-2025

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PROPERTY DETAILS

Property ID 5013483
Address 31 Royston Street Dunedin
Parcels PT LOT 8 DP 546

Rubbish Day Monday

RATES DETAILS

Rate Account 2013483

Address 31 Royston Street Dunedin

Valuation Number 26770-75300

Latest Valuation Details

Capital Value \$875,000
Land Value \$490,000
Value of Improvements \$385,000
Area (Hectares) 0.0708HA
Units of Use 1

Current Rates

Current Rating Year Starting 01-Jul-2024
Dunedin City Council Rates \$4,301.38

Rates Outstanding for Year \$1,075.36

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

Form 5 (building consent) copy

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

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

Building and Drainage Consents

The following consents are recorded for this property:

Status Key:	BC	-	Building Consent Issued
	CCC	-	Code Compliance Certificate Issued
	Archived	-	In accordance with section 93(2)(b) of the Building Act, the consent was reviewed for code compliance after two years. Compliance with the Building Code could not be established and therefore the Code Compliance Certificate has been refused.
	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

[AMD-2005-310426](#) GEMS AMD (Historical Data) - AMD to ABA51734 - French Door

Lodgement Date	18-Nov-2005
Decision	Granted
Decision Date	01-Dec-2005
Current Status	CCC Issued
Previous Number	ABA53858
<i>(Applications before 2007)</i>	

[ABA-2005-308334](#) Building Consent - Remove Wall Lounge/Install Wall Dining Bathroom

Lodgement Date	03-Jun-2005
Decision	Granted
Decision Date	09-Jun-2005
Current Status	CCC Issued
Previous Number	ABA51734
<i>(Applications before 2007)</i>	

[ABA-1999-347516](#) Building Consent - Heater Yunca

Lodgement Date 04-Aug-1999
Decision Granted
Decision Date 06-Aug-1999
Current Status **CCC Issued**
Previous Number ABA992145
(Applications before 2007)

[ABA-2007-315711](#) Building Consent - Install Metro Eco Rad Heater

Lodgement Date 24-Apr-2007
Decision Granted
Decision Date 26-Apr-2007
Current Status **CCC Issued**
Previous Number
(Applications before 2007)

[ABA-2020-2274](#) Building Consent - Addition to Dwelling - Demolish Garage, Extend Dwelling and Alter Internal Layout to Create Two Bathrooms and Two Bedrooms

Lodgement Date 23-Oct-2020
Decision Granted
Decision Date 30-Nov-2020
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-1921-7059](#) AAB19210028 5123 - Erect Wooden Dwelling, (Griffiths). The permit was lodged on 01-Feb-1921.

[H-1925-9690](#) AAB19250068 8483 - Add two rooms and extend Verandah, (Griffiths). The permit was lodged on 21-Nov-1925.

[H-1989-104211](#) AAB19890172 7351 - Crossing, (Law). The permit was lodged on 13-Nov-1989.

[H-1921-136367](#) AAD19210006 B308 - Drainage and Plumbing, (Griffiths). The permit was lodged on 15-Apr-1921.

[H-1925-140576](#) AAD19250022 B7776 - Plumbing and Drainage, (Griffiths). The permit was lodged on 28-Nov-1925.

[H-1931-148103](#) AAD19310013 C5866 - Plumbing and Drainage, (Griffiths). The permit was lodged on 07-May-1931.

[H-1939-155342](#) AAD19390013 D5457 - Renew BT, (Griffiths). The permit was lodged on 10-Nov-1939.

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

No records were found of land instability, potential erosion, avulsion, falling debris, subsidence, slippage, alluvion or inundation.

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

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

G111

Red Beech

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

SECOND GENERATION PLAN INFORMATION

Zoning

- General Residential 2 (refer Section 15, Residential)

Scheduled Items

- Scheduled Trees on subject site
 - Plan ID: G111
 - Common Name: Red Beech

Overlay Zones

- Nil

Mapped Areas

- Wastewater Constraint Mapped Area
 - Name: North East Valley

Plan Change 1

- Plan Change 1 - Point
 - Change ID: Tree2
 - Change Type: Correct mapping of scheduled trees
 - Map Element: Scheduled Tree
 - Plan ID: G111

Resource Consents

The following Resource Consents are recorded for this property.

LUC-2020-84	Land Use Consent
Description	work within dripline of a significant tree G111 - 2 x Nothofagus fusca (Red Beech)
Lodgement Date	20-Feb-2020
Decision	Granted
Decision Date	01-Jul-2020
Current Status	Completed

LUC-2025-89	Land Use Consent
Description	maintenance on significant tree G111
Lodgement Date	28-Mar-2025
Decision	Granted
Decision Date	30-Apr-2025
Current Status	Consent Issued

RESOURCE CONSENTS WITHIN 50 METRES OF 31 ROYSTON STREET DUNEDIN

[5013452](#) 21 Marquis Street Dunedin

[RMA-2003-366568](#) Resource Management Act (Historical Data) REMOVE A TREE (Non-Notified - Restricted Discretionary). The outcome was Granted on 16/05/2003.

[5013485](#) 224 North Road Dunedin

[LUC-2020-183/A](#) Land Use Consent S127 to change Condition 1 and to include an additional condition regarding the main hall area for Unit 2.. The outcome was s127 Upheld on 08/05/2023.

[LUC-2020-183](#) Land Use Consent land use consent for the establishment of four residential units within an existing scheduled heritage building. The outcome was Granted on 16/06/2020.

[LUC-2014-106](#) Land Use Consent erect temporary signage at various sites for a religious event. The outcome was Granted on 01/04/2014.

[5013516](#) 236 North Road Dunedin

[RMA-1996-359896](#) Resource Management Act (Historical Data) ELECTION SIGNS AT VARIOUS LOCATIONS DEBTOR- DUNEDIN NORTH CAMPAIGN COMMITTEE (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 05/08/1996.

[RMA-1989-352610](#) Resource Management Act (Historical Data) ER ADD.TO HOUSE Ownr:GREHAM (Non-Notified - Non Complying). The outcome was Granted on 18/10/1989.

[5013517](#) 234 North Road Dunedin

[POL-2012-40](#) Planning Other Legislation request to remove Building Line Restriction. The outcome was Granted on 16/07/2012.

[5013523](#) 19 James Street Dunedin

[LUC-2014-492](#) Land Use Consent addition to a dwelling. The outcome was Granted on 17/10/2014.

[RMA-1993-356299](#) Resource Management Act (Historical Data) CONSRUCT DECK ONTO EXISTING DWG Ownr:BG POW / App: BG POW 9 HILLCREST AVE (Non-Notified - Non Complying). The outcome was Granted on 10/12/1993.

[5013524](#) 21 James Street Dunedin

[RMA-2004-368327](#) Resource Management Act (Historical Data) EXTEND EXISTING RESIDENCE (Non-Notified - Restricted Discretionary). The outcome was Granted on 18/10/2004.

5110007 4 James Street Dunedin

LUC-2014-106 Land Use Consent erect temporary signage at various sites for a religious event. The outcome was Granted on 01/04/2014.

5110042 224 North Road Dunedin

LUC-2014-106 Land Use Consent erect temporary signage at various sites for a religious event. The outcome was Granted on 01/04/2014.

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

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.

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

Private retaining wall in road reserve

There is a private retaining wall that is located on this property's frontage at the back of the footpath on Royston Street and James Street. The replacement/maintenance of this private asset is the responsibility of the property owner.

Encroachment on road reserve – vegetation over footpath.

It appears that the vegetation at this property's frontage on Royston Street and the hedge on James Street is encroaching on the footpath. Private vegetation is required to be maintained so that it does not interfere with footpath users or extend over your property boundary. Council accepts this situation but accepts no liability. Maintenance is the responsibility of the property owner. The Council may require this to be addressed in the future.

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.

Please note these matters above may or may not have been resolved.

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

Stormwater/Sewer Separation - Compliant

The Dunedin City Council requires the foul sewer and storm water being discharged from a property to be directed to the separate foul sewer and storm water networks, respectively. This property is in an area where inspections have been undertaken to ensure compliance with this requirement. This property was certified as complying with Council's requirements for storm water separation at the time of inspection on **5th November 1997**.

No comment is made with regard to this property's compliance with the requirement for storm water separation after the date of inspection.

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

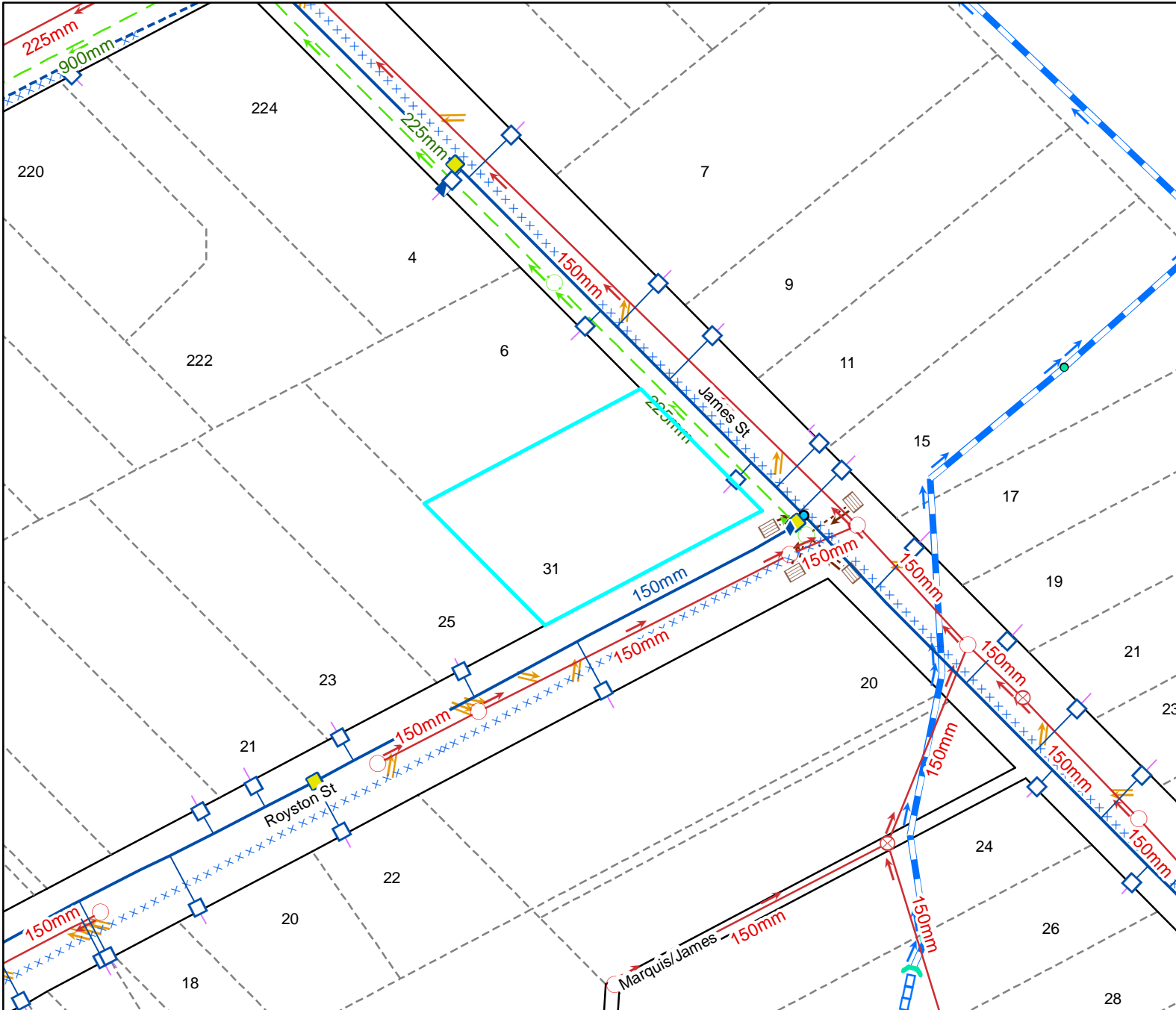
- AAB DCC Building permit
- AAD DCC Drainage permit
- AAG Green Island drainage permit
- AAH Hyde permit
- AAK St Kilda permit
- AAM Mosgiel permit
- AAP Port Chalmers permit
- AAS Silverpeaks permit
- AAT Maniototo permit
- ABA Application Building Act 1991
- AMD Amendment to a Building Consent
- BC 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



Legend

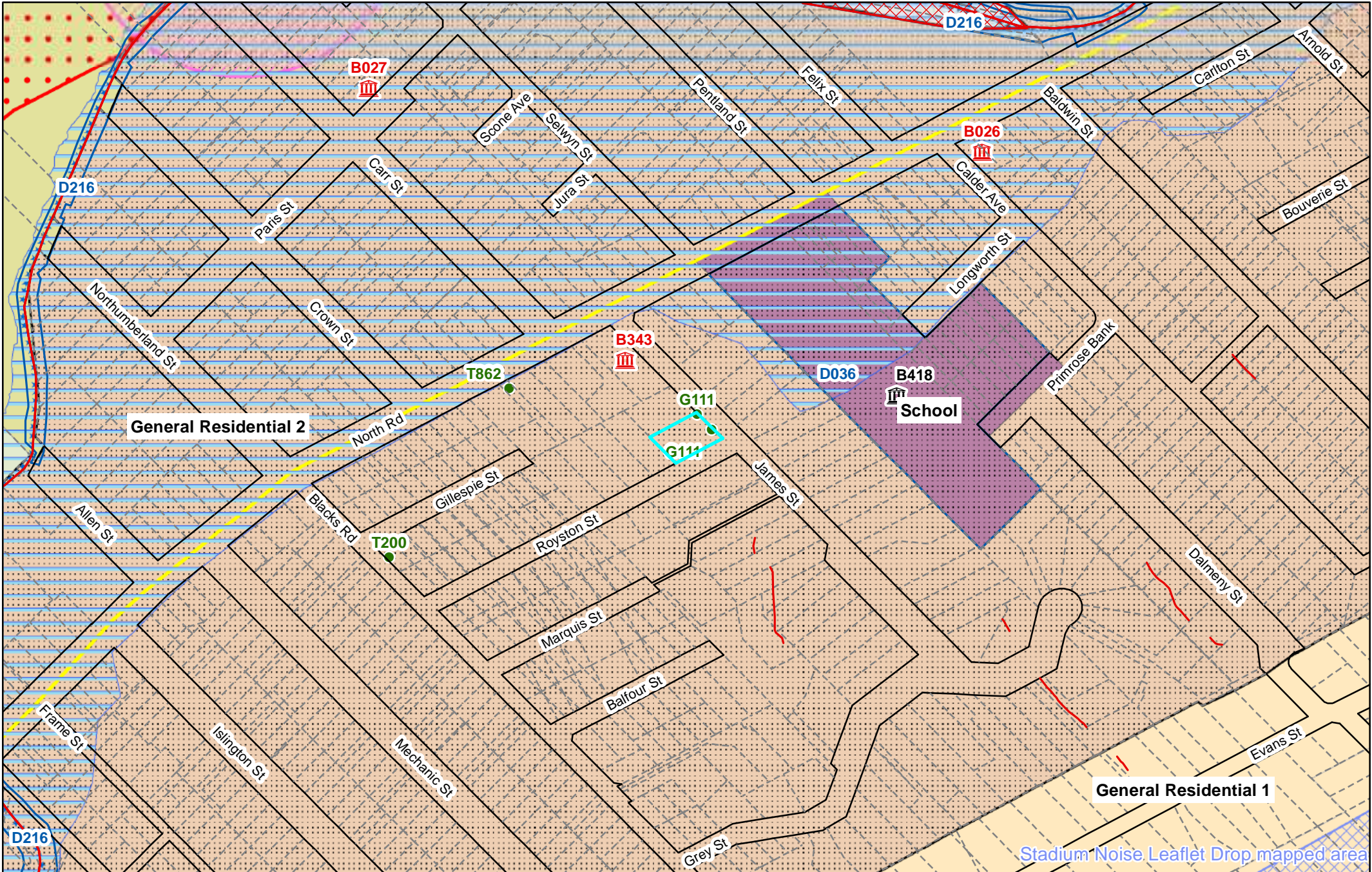
Water Supply		NR▶	Water Non-Return Valve
	Manifold Box		Water Pump Station
	Water Meter		Water Bore
	Toby		Water Treatment Plant
	Meter without manifold box		Water Storage Tank
	Retic Flow Meter		Supply Main
	Combination Meter		Trunk Main
	Manifold Box With Restrictor		Disused
	Water Valve - Zone		Reticulation
NR▶	Non Return Valve		Rider
	Water Valve - Gate		Scour
	Water Valve - Sluice		Water Service Lateral
	Water Hydrant		Water Fire Service Lateral
	Water Backflow Preventor - RPZ		Water Critical Service Lateral
			Water Zone Boundary
			Water Reservoir
			Redundant Water Main
NOTE: Private water services have the same symbols as those above, however they are coloured pink.			

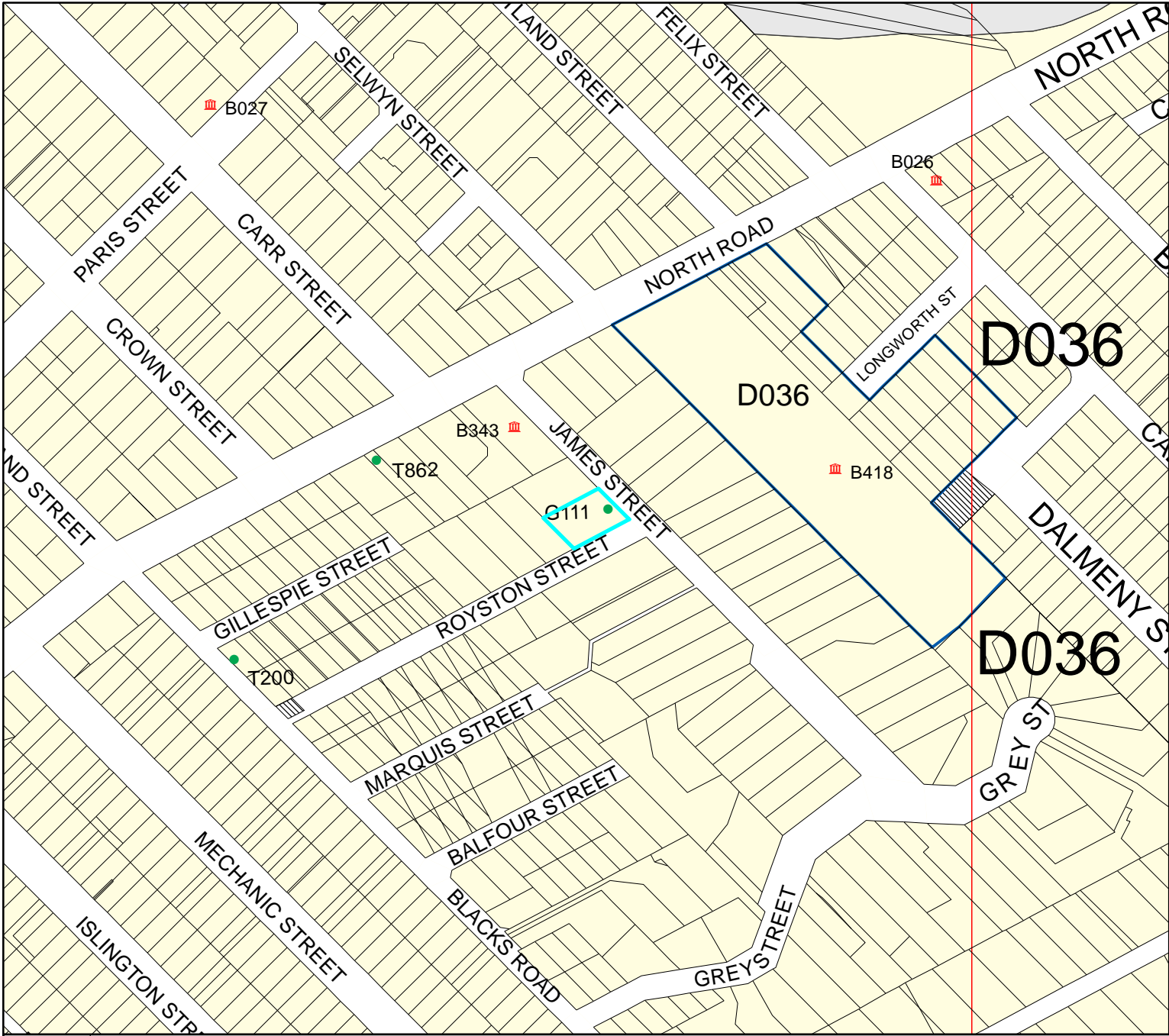
Foul Sewerage			Pump Station
	Standard Manhole		Treatment Plant
	Valve Chamber (pressurised)		Vent
	Boundary Kit		Foul Sewer Node
NR▶	Non-Return Valve		Foul Drains in Common (public)
	Pump Station Domestic		Sewer
	Drop Manhole		Trunk Sewer
	Inspection Manhole		Vent Line
	Inspection Opening		Rising Main
	Lamphole		Redundant Foul Sewer Pipe
	Outlet	NOTE: Private foul drains have the same symbols as those above, however they are coloured orange.	

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

General		Cadastral	
	DCC Water & Waste Structure		Parcel
	Railway Centreline		Road/Rail
			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.



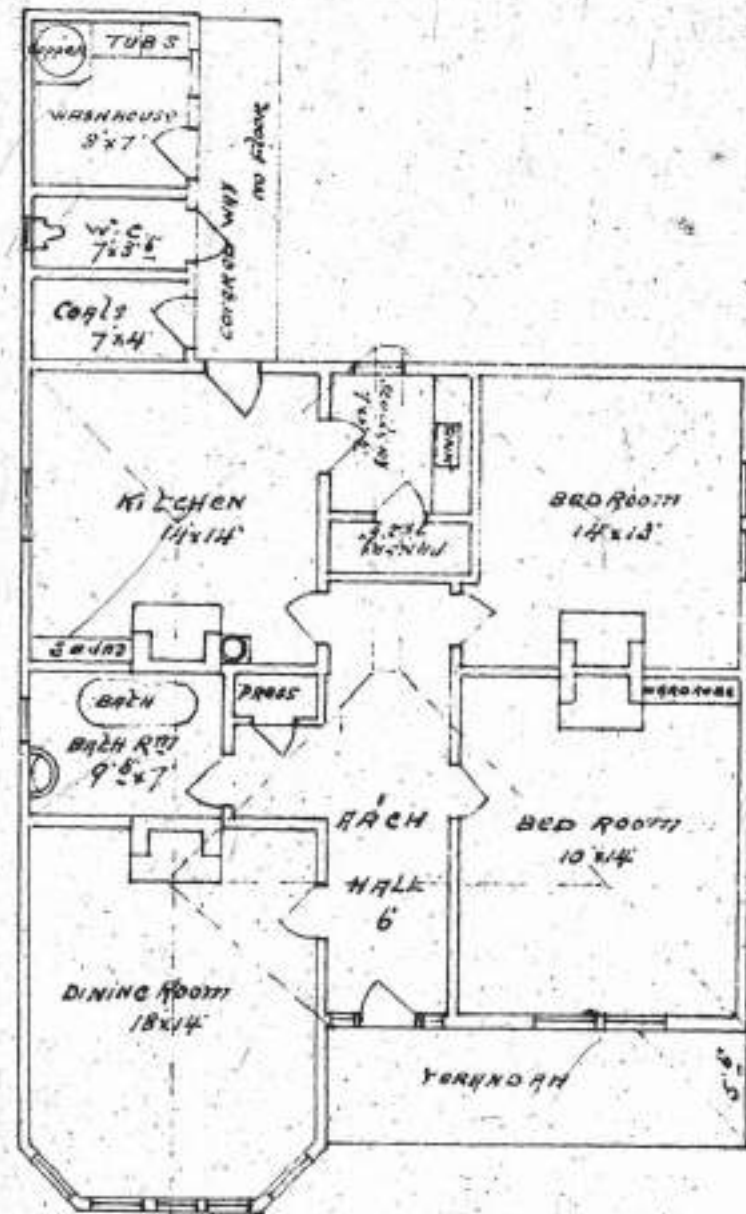
Operative District Plan Map

Scale at A4:
1:3,000
7/05/2025
8:06:50 PM

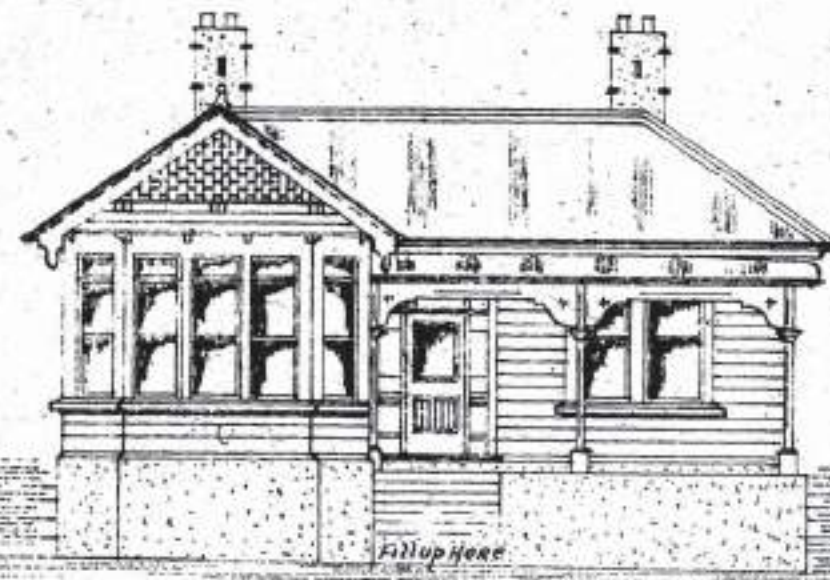


PARCEL LINES CAN VARY FROM
LEGAL PARCEL BOUNDARIES
This map is for illustration purposes only
and is not accurate to surveying, engineering
or orthophotographic standards. Every effort
has been made to ensure correctness and
timeliness of the information presented.

Allot. 8 subdivision of part
 of part of Sec. 18 district of N.E.V.
 Plan 546 Lands Registry Office
 Dawson



PLAN 1/8 SCALE



FRONT ELEVATION

DUNEDIN DRAINAGE AND SEWERAGE BOARD

HOUSE CONNECTION PLAN.

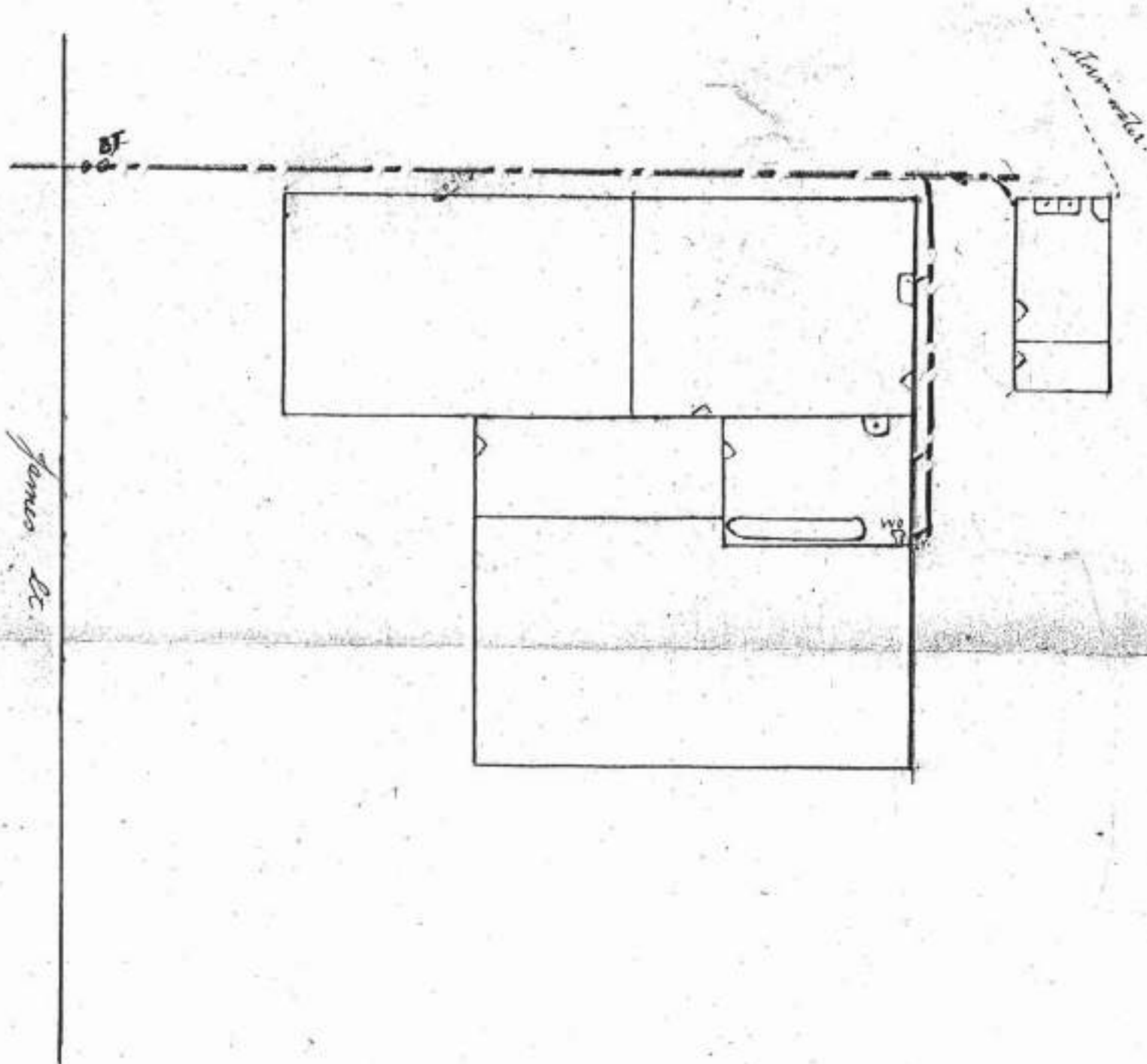
APPLICATION No. *B/308*

DATE *15/4/21* *15/7/21*

SCALE: $\frac{1}{8}$ in. to a Foot.

NEW SEWAGE DRAINS: RED
STORMWATER: DOTTED BLACK
OLD DRAINS: FULL BLACK

Binding Margin to be left blank



LEGEND

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

Owner *W. J. Griffiths*
Street *James St.*
Locality *N.E.V.*

Block _____
Section *sub section 18 N.E.V. Dist.*
Allotment *PT 8*

Signature of Drainer *Jowsey & Galland.*

DUNEDIN CITY COUNCIL

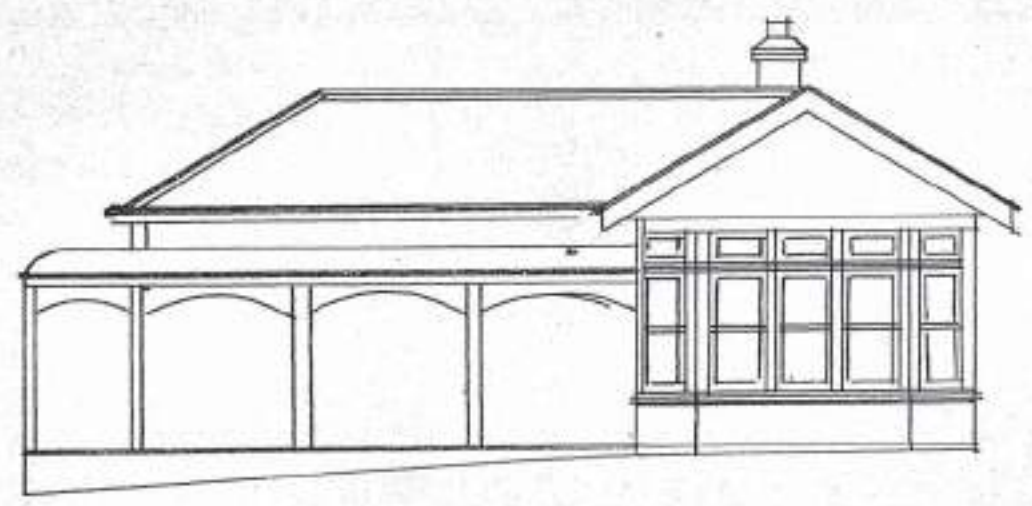
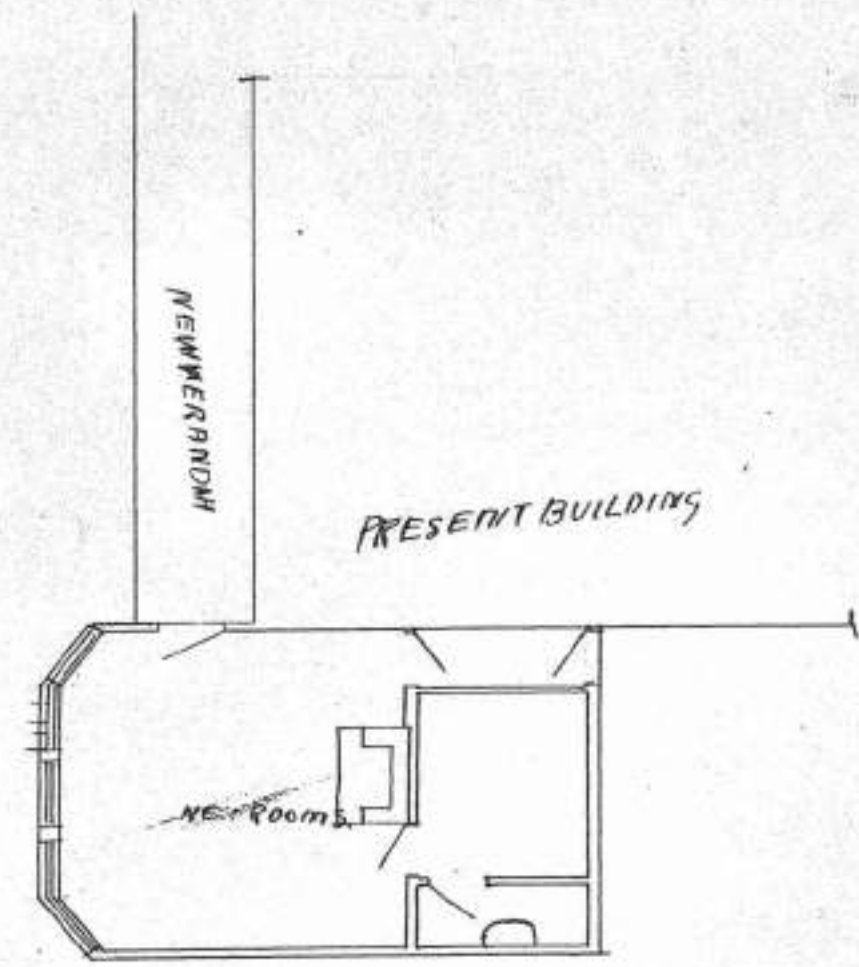


6 5 5 2 0 0 8 4 0

PT SEC. 8 of 18

N.E. VALLEY SURVEY DIST.

ALTERATIONS
FOR
J. GRIFFITHS
ROYSTON ~~ST.~~ N.E. VALLEY



8483

DUNEDIN DRAINAGE AND SEWERAGE BOARD

HOUSE CONNECTION PLAN.

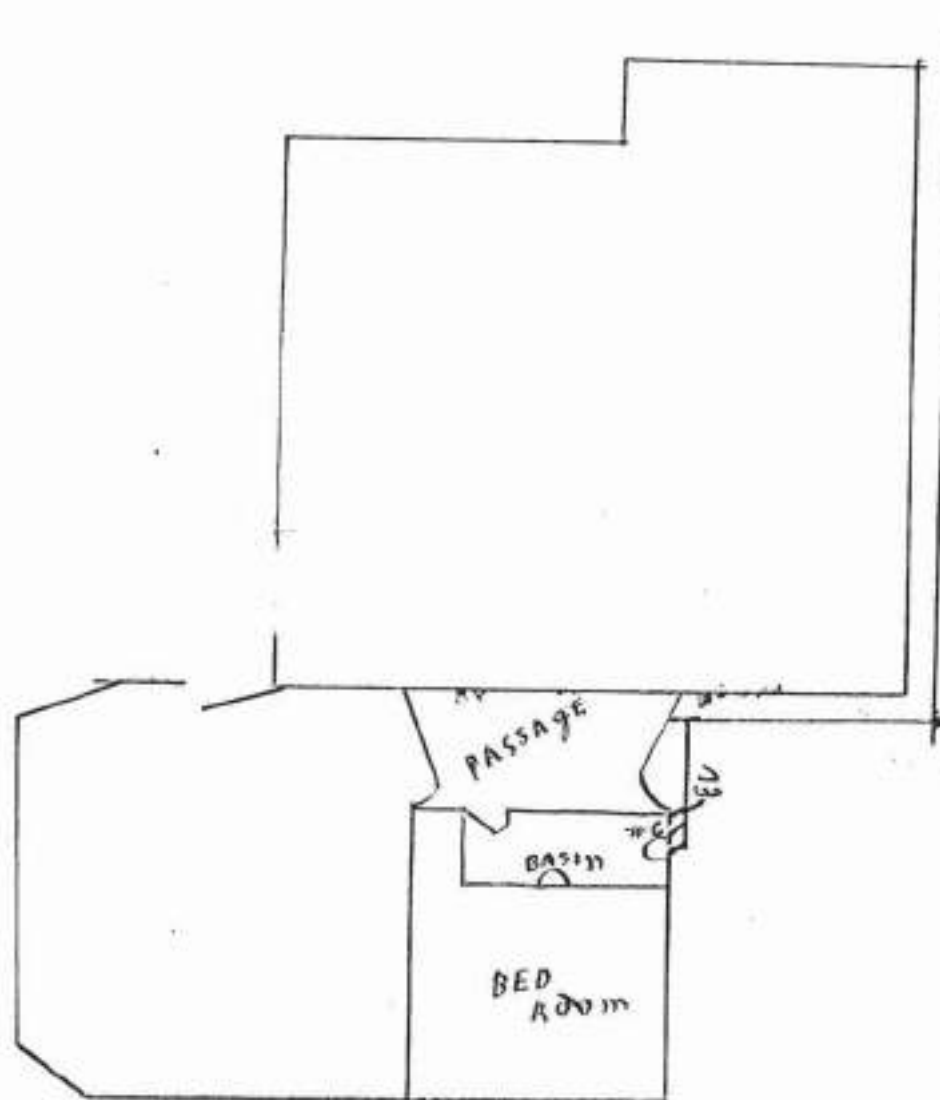
APPLICATION No. **B 7776**

DATE 28/11/25

SCALE: $\frac{1}{8}$ in. to a Foot.

NEW SEWERAGE DRAINS: RED
STORMWATER: DOTTED BLACK
OLD DRAINS: FULL BLACK

Binding Margin to be left blank



LEGEND

- Existing Drains
- New Foul Drains
- New Stormwater Drains

Owner J Griffiths

Street Royston St

Locality N & Valley

Block 18

Section PT 8

Allotment

Signature of Drainer B. Bashie



DUNEDIN DRAINAGE AND SEWERAGE BOARD

HOUSE CONNECTION PLAN.

APPLICATION No. *C/5866*

DATE *7/5/31*

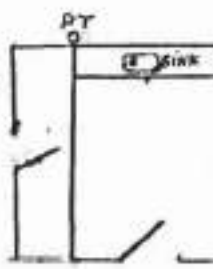
SCALE $\frac{1}{8}$ in. to a foot.

NEW SEWERAGE DRAINS: RED
STORMWATER: DOTTED BLACK
OLD DRAINS: FULL BLACK

Royston St.

Binding Margin to be left Blank

*See B1308 for Existing
7716 drain*



*OK
S.D.*

LEGEND

- Existing Drains
- New Foul Drains
- New Stormwater Drains

Owner *Mr J Griffiths*

Street *31 Royston*

Locality

Block *N.E.V. Surney District*

Section *P.1.8*

Allotment

Signature of Drainer *Geo. A. Evans*



CODE COMPLIANCE CERTIFICATE

Section 43(3), Building Act 1991

ISSUED BY:



DUNEDIN CITY COUNCIL

Telephone No:	477-4000	CCC No:	ABA 992145	Reference No:	5013483
---------------	----------	---------	------------	---------------	---------

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

PROJECT LOCATION	PROJECT
Name and Mailing Address: STRINGER, TONY RAYMOND 31 ROYSTON STREET DUNEDIN 9001	All <input checked="" type="checkbox"/> Stage No of an intended stages New Building <input type="checkbox"/> Alteration <input checked="" type="checkbox"/> Intended Use(s) in detail: HEATER YUNCA Intended Life: Indefinite, not less than 50 years <input checked="" type="checkbox"/> Specified as years Demolition <input type="checkbox"/>
LEGAL DESCRIPTION	
Property Number: 5013483 Valuation Roll No: 26770 75300 Street Address: 31 ROYSTON STREET, DUNEDIN 9001 Legal Description: LOT 8 DP 546	

This is:

- ☒ A final code compliance issued in respect of all of the building work under the above building consent.
- ☐ An interim code compliance certificate in respect of part only, as specified in the attached particulars, of the building work under the above building consent.
- ☐ This certificate is issued subject to the conditions specified in the attached page(s) headed "Conditions of Code Compliance Certificate No:....." (being this certificate).

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

Signed for and on behalf of the Council:

Name:

Position: AUTHORISED OFFICER

Date: 16/09/1999

BUILDING CONSENT


Section 35, Building Act 1991

ISSUED BY:



Telephone No:	477-4000	Consent No:	ABA 992145	Reference No:	5013483
---------------	----------	-------------	------------	---------------	---------

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

APPLICANT	PROJECT
Name: STRINGER, TONY RAYMOND 31 ROYSTON STREET DUNEDIN 9001	All <input checked="" type="checkbox"/> Stage No of an intendedstages
PROJECT LOCATION	New Building <input type="checkbox"/> Alteration <input checked="" type="checkbox"/>
Street Address: 31 ROYSTON STREET, DUNEDIN 9001	Intended Use(s) in detail: HEATER YUNCA
LEGAL DESCRIPTION	Intended Life: Indefinite, not less than 50 years <input checked="" type="checkbox"/> Specified as years Demolition <input type="checkbox"/>
Property Number: 5013483 Valuation Roll No: 26770 75300 Legal Description: LOT 8 DP 546	Estimated Value: \$3000
COUNCIL CHARGES	Signed for and on behalf of the Council: Name:  Position: AUTHORISED OFFICER Date: 06/08/1999
The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are: Total: \$ ALL FEES ARE GST INCLUSIVE	

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

This building consent is issued subject to the conditions specified in the attached pages headed "Conditions of Building Consent No....."

Master Bedroom

Yunca - Wegl 2000
- see installation instructions

Bedroom

Bathroom

Hallway

Kitchen

Bedroom

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

ENVIRONMENTAL HEALTH CONDITIONS:-
SOLID FUEL BURNER TO BE OPERATED
IN NUISANCE FREE MANNER
PLEASE CONTACT ENVIRONMENTAL HEALTH
REGULATIONS DIVISION FOR ADVICE ON
OWNER RESPONSIBILITIES

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
Drainage
Health

Date 5-8-99
Date

NOTE

31 Royston Street

Floor Plan for proposed freestanding Yunca space heater

99/2145

CORNER HEATER POSITION

FIG. No. 3 COMBUSTIBLE WALL
(Clearances shown with YUNCA flue guard fitted)

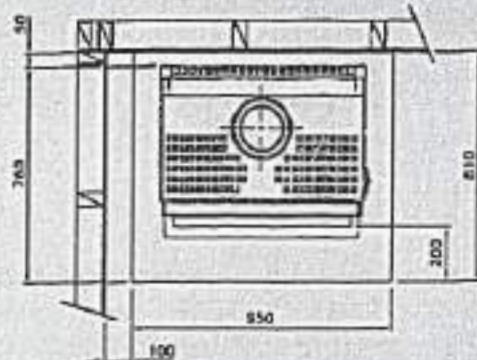


FIG. No. 4 COMBUSTIBLE WALL
(Clearances shown with YUNCA flue guard fitted)

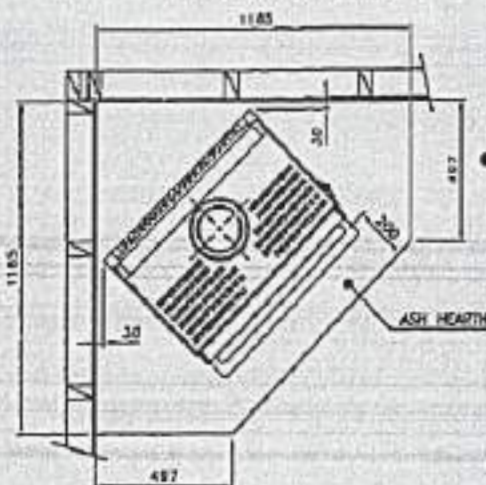
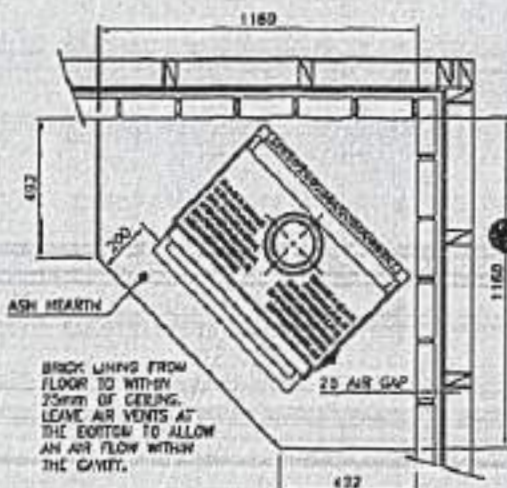


FIG. No. 5 BRICK WALL
(Clearances shown with YUNCA flue guard fitted)



IN FIG. No. 5 IF FLUE GUARD IS FITTED, BRICKWORK MAY BE 1200mm HIGH.



YUNCA WEGJ 2000

A division of Terry Young Ltd.

JANUARY 1997

INSTALLATION INSTRUCTIONS FOR WEGJ 2000

FREESTANDING

TESTED TO NZS 7421-1990

- A. Manufacturer recommends all installations be carried out by competent persons, e.g. (Space Heater Installer) to obtain maximum performance and maintain safe heating.
- B. A permit is normally required and we suggest you check with your local council inspectors as by-laws can vary from area to area. Also notify your Insurance Company that a space heater has been installed.
- C. Ash Hearth – 1. Must extend at least 200mm in front of closed door.
2. Must extend at least 150mm on each side of heater plinth.
3. Spill hearth must be constructed of non-combustible material with a minimum thickness of 12mm. E.g. Slate, quarry tile, ceramic tile.
- D. Manufacturers recommended minimum clearances from combustible walls.

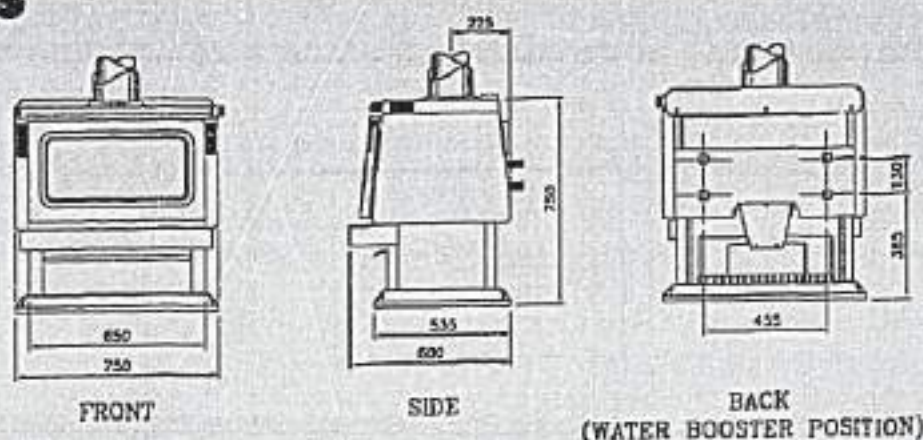
COAL RESEARCH tested to NZS 7421-1990	Clearance
Rear Clearance (with YUNCA flue guard fitted)	50mm
Side Clearance (with YUNCA flue guard fitted)	200mm
Corner Clearance (with YUNCA flue guard fitted)	30mm
Rear Clearance (without YUNCA flue guard)	180mm
Side Clearance (without YUNCA flue guard)	200mm
Corner Clearance (without YUNCA flue guard)	30mm

- E. Flue Kit
1. 3.6 m x 150 mm stainless steel flue
2. 1 x weather cap & cowl
3. 2 x 900 mm 250 mm dia. galvanised liner
4. 2 x spider brackets
5. 1 x ceiling tile
6. 1 x secondary shield
- G. Accessory 1200 Flue Guard Kit
1. 1 x 1200 length back guard.
2. 1 x 1200 length perf. front guard.
3. 1 x joining collar
- F. Standard Flue Guard Kit
1. 1 x 1200 length back guard.
2. 1 x 1200 length perf. front guard.
3. 1 x 900 length back guard
- H. Accessory 600 Flue Guard Kit
1. 1 x 600 length back guard.
2. 1 x 600 length perf. front guard.
3. 1 x joining collar

NOTE: All joints must be sealed with flue sealing compound & screwed or riveted together (stainless steel rivets or screws), including the first length of flue being screwed to flue spigot.

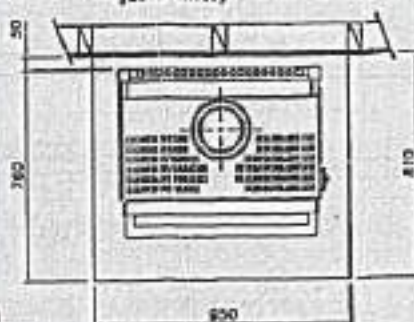
99/2145

HEATER DIMENSIONS AND WATER BOOSTER POSITION



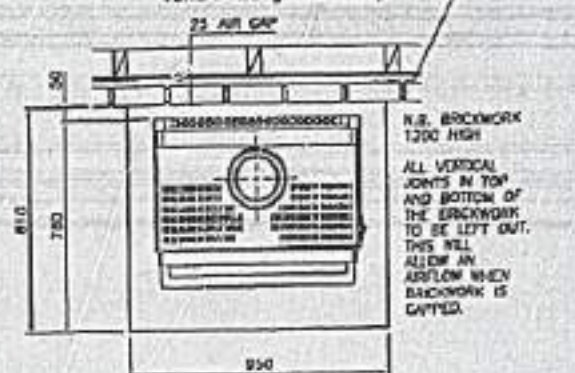
HEATER POSITION

FIG. No. 1 COMBUSTIBLE WALL
(Clearances shown with YUNGA (blue guard filled))



Note:- Rear clearance with half round
file guard should be 100mm

FIG. No. 2 BRICK WALL
(Clearances shown with
YUNCA Rue guard fitted)



BRICK LINING FROM FLOOR TO WITHIN 25-IN. OF CEILING. LEAVE AIR VENTS AT THE BOTTOM TO ALLOW AN AIR FLOW IN THE CAVITY.

Note:- Rear clearance with half round
five guage should be 100mm

IN FIG. No. 2 IF FLUE GUARD IS
FITTED, BRICKWORK MAY BE 1200mm HIGH



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

DCBCA-F4-070-012

Section 95, Building Act 2004

CCC No:	ABA51734	Telephone No:	03 477 4000
APPLICANT		PROJECT	
I W G Smith 31 Royston Ave Dunedin 9001		Work Type: Additions & Alterations	
PROJECT LOCATION		Intended Use/Description of Work:	
31 Royston Street Dunedin		Remove Wall Lounge/Install Wall Dining Bathroom	
LEGAL DESCRIPTION		Intended Life:	
Legal Description: PT LOT 8 DP 546 Valuation Roll No: 26770-75300 Building Name: N/A		Indefinite, not less than 50 years.	

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.

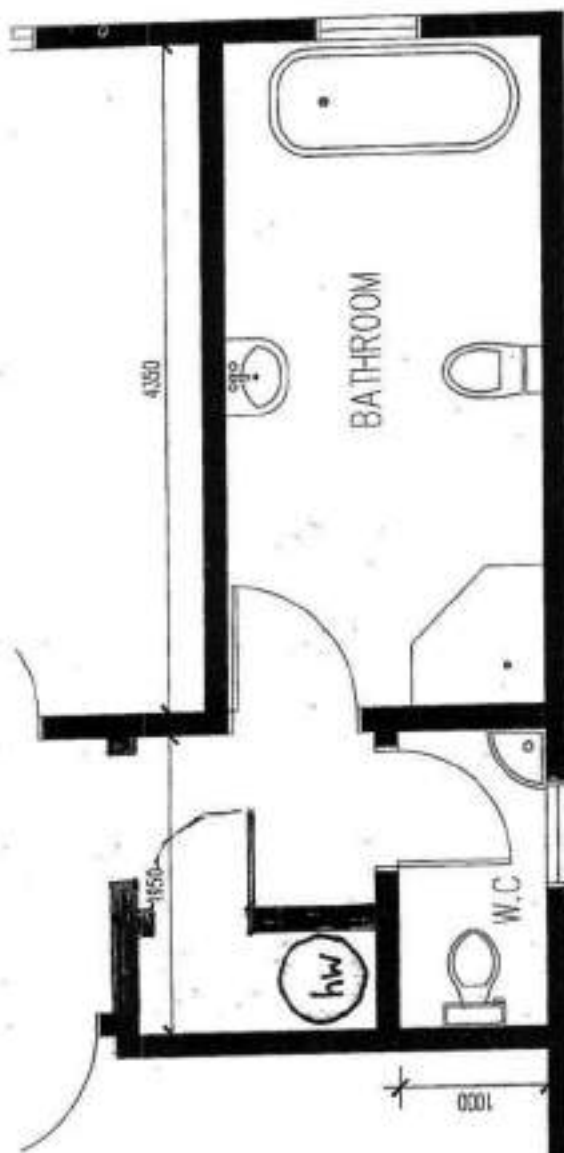
☐ Compliance Schedule attached

Signed for and on behalf of the Council:

Name: 

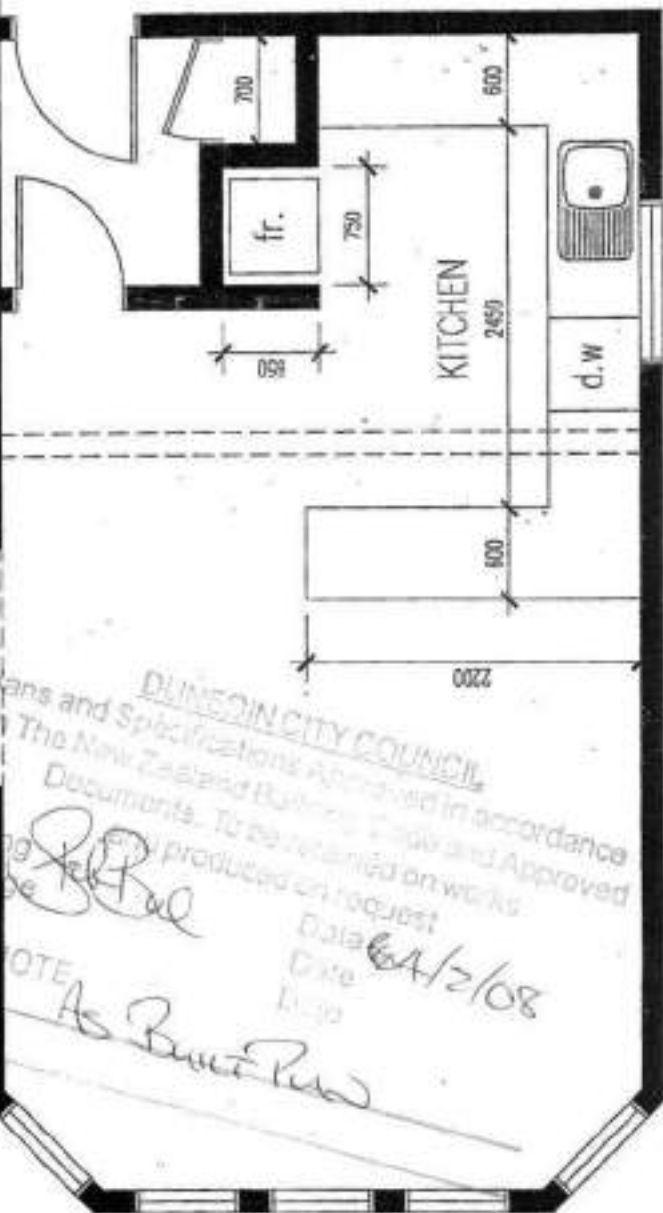
Position: AUTHORISED OFFICER

Date: 8 February 2008



**HOT WATER
CUPBOARD
AS BUILT**

ABA 5-308334



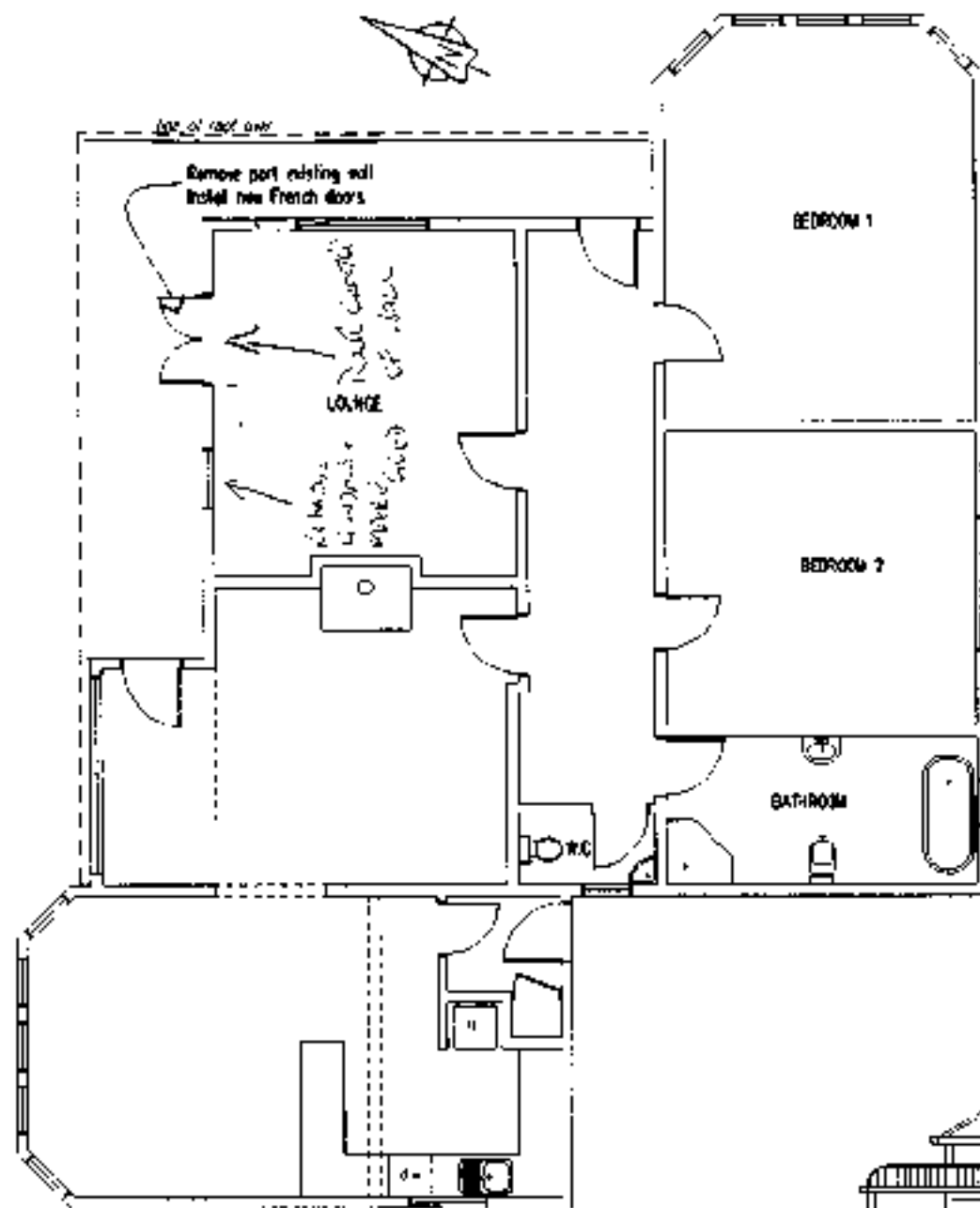
DUNEDIN CITY COUNCIL
Plans and Specifications Approved in accordance
with The New Zealand Building Code and Approved
Documents. To be retained on works
Documents. To be produced on request

Building
Drainage
Health

NOTE
As Built Plan

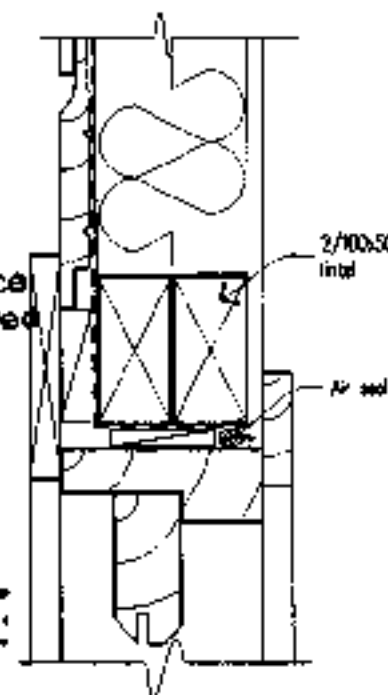
Date 6/4/2/08

By [Signature]

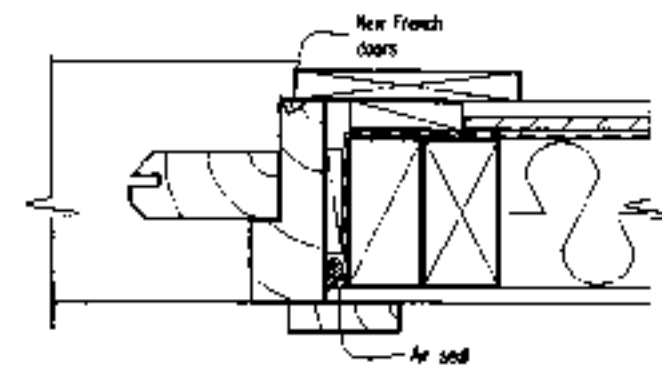


1 FLOORPLAN
Scale 1:100

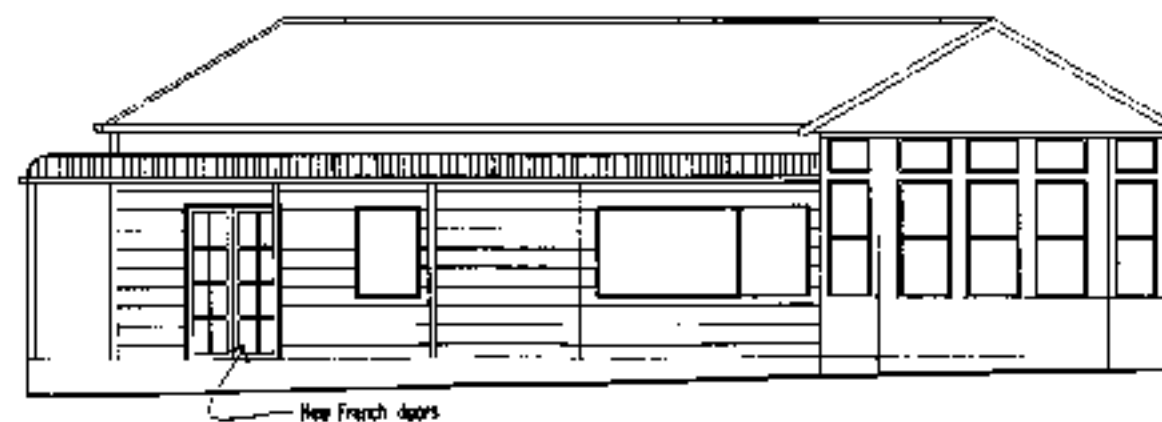
Plans and Specifications Approved in accordance with the New Zealand Building Code and Approved Documents. To be retained on works and produced on request
Building Date 10/4/05
Drainage Date
Heating Date
NOTE



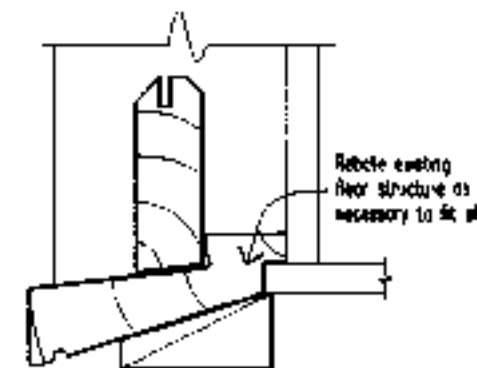
3 DOOR HEAD DETAIL
Scale 1:5



5 DOOR JAMB DETAIL
Scale 1:5



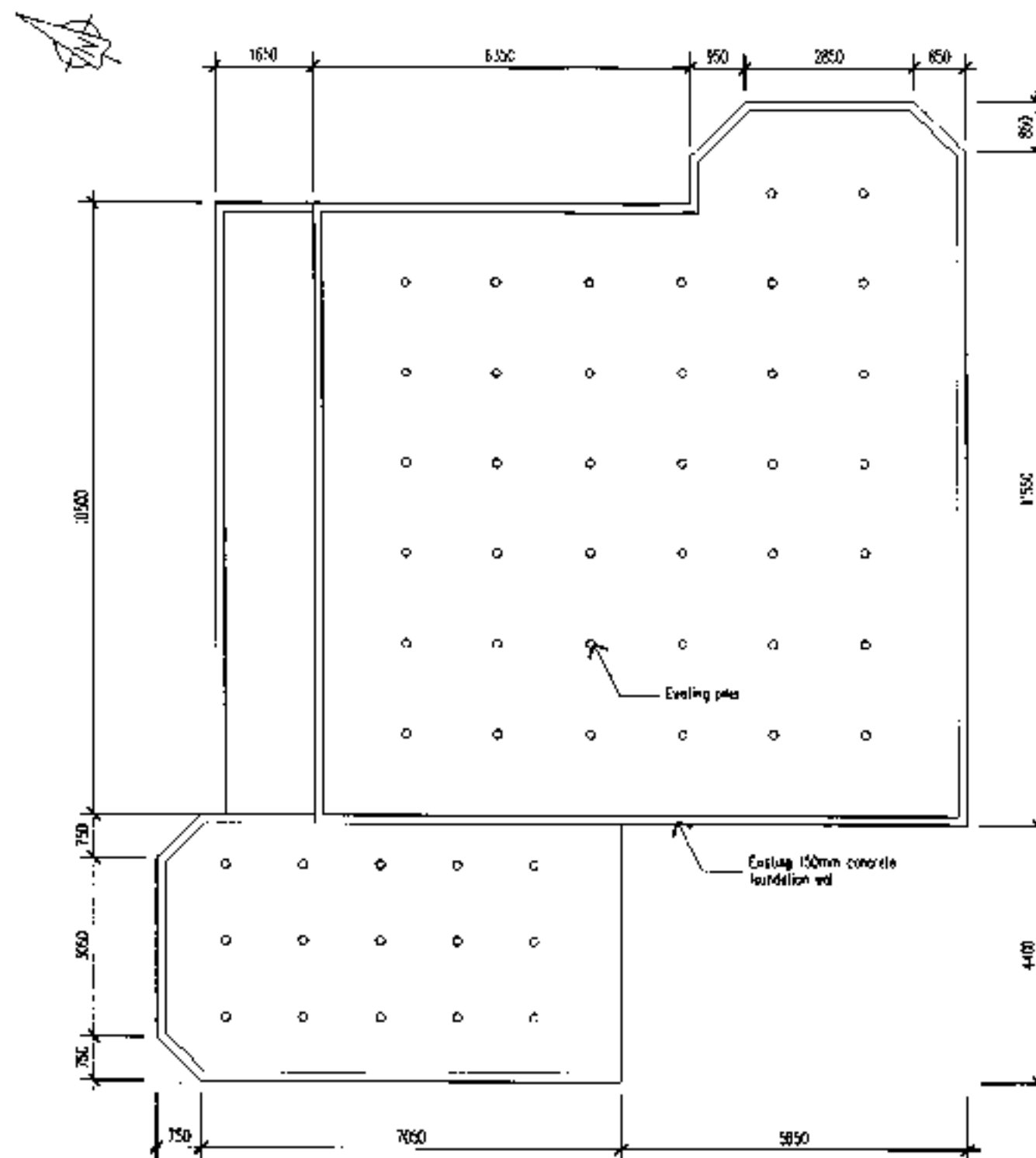
2 NORTH ELEVATION
Scale 1:100



4 DOOR SILL DETAIL
Scale 1:5

Job Title	Alterations to existing dwelling for: I. SMITH, 31 ROYSTON ST DUNEDIN	Drawing	FOUNDATION PLAN	Job No.	TN05042	Design	Drawn BW	Checked	Scale 1:100	Date 2/6/05	Sheet No.	A01
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51734



DETAILS

Existing foundation structure.
CHECK ALL DIMENSIONS ON SITE

DOMESTIC SMOKE ALARM
Smoke alarms complying with
the NZBC clause F7 are
required in this building.

Building and Drainage
comply with approved
documents E1/AS1, G12/AS1,
G13/AS1 & 2

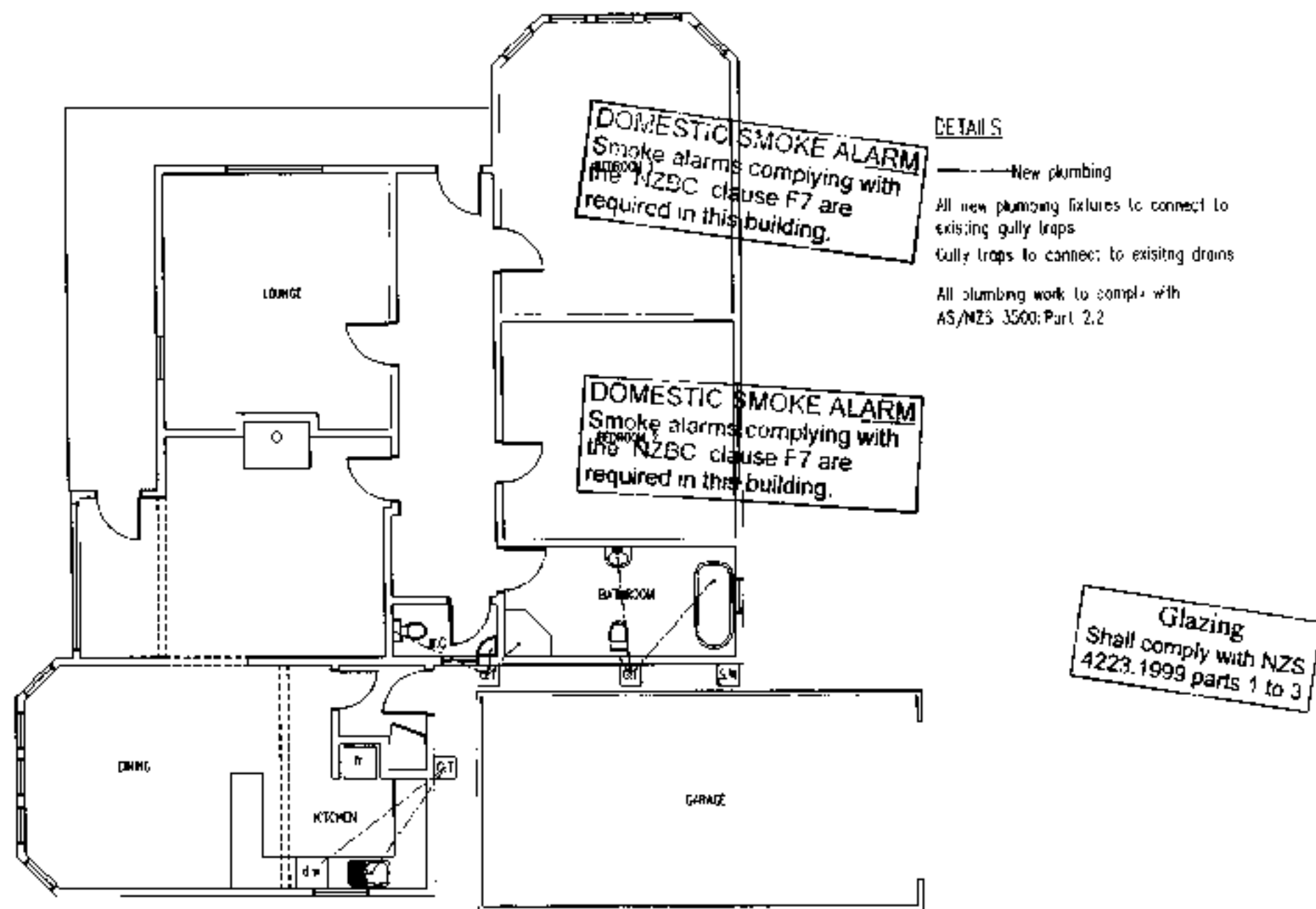
DUNEDIN CITY COUNCIL
Plans and Specifications Approved in accordance
with The New Zealand Building Code and Approved
Documents. To be retained on works

and produced on request
Building Date 8.6.05
Drainage Date 9.6.05
Health Date

NOTE

1 FOUNDATION PLAN
Scale 1:100

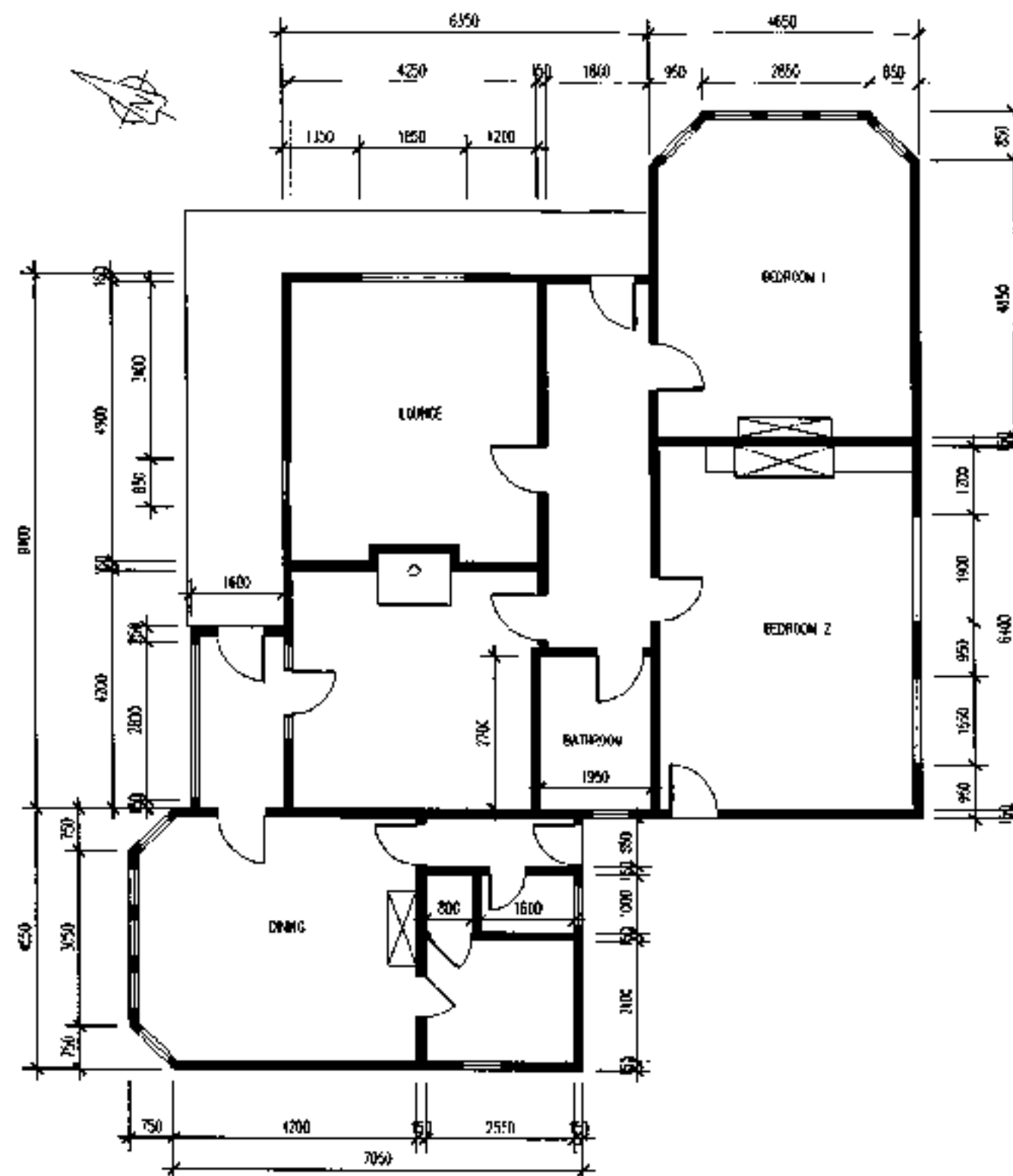
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						Drawn BW		1:100	2/6/05	A01



1 PLUMBING PLAN
Scale 1:100

Job Title Alterations to existing dwelling for: I. SMITH, 31 ROYSTON ST DUNEDIN	Drawing PLUMBING PLAN	Job No TN05042 Drawn BW	Checked Scale 1:100 Date 2/6/05	Sheet No. A02
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51734-1

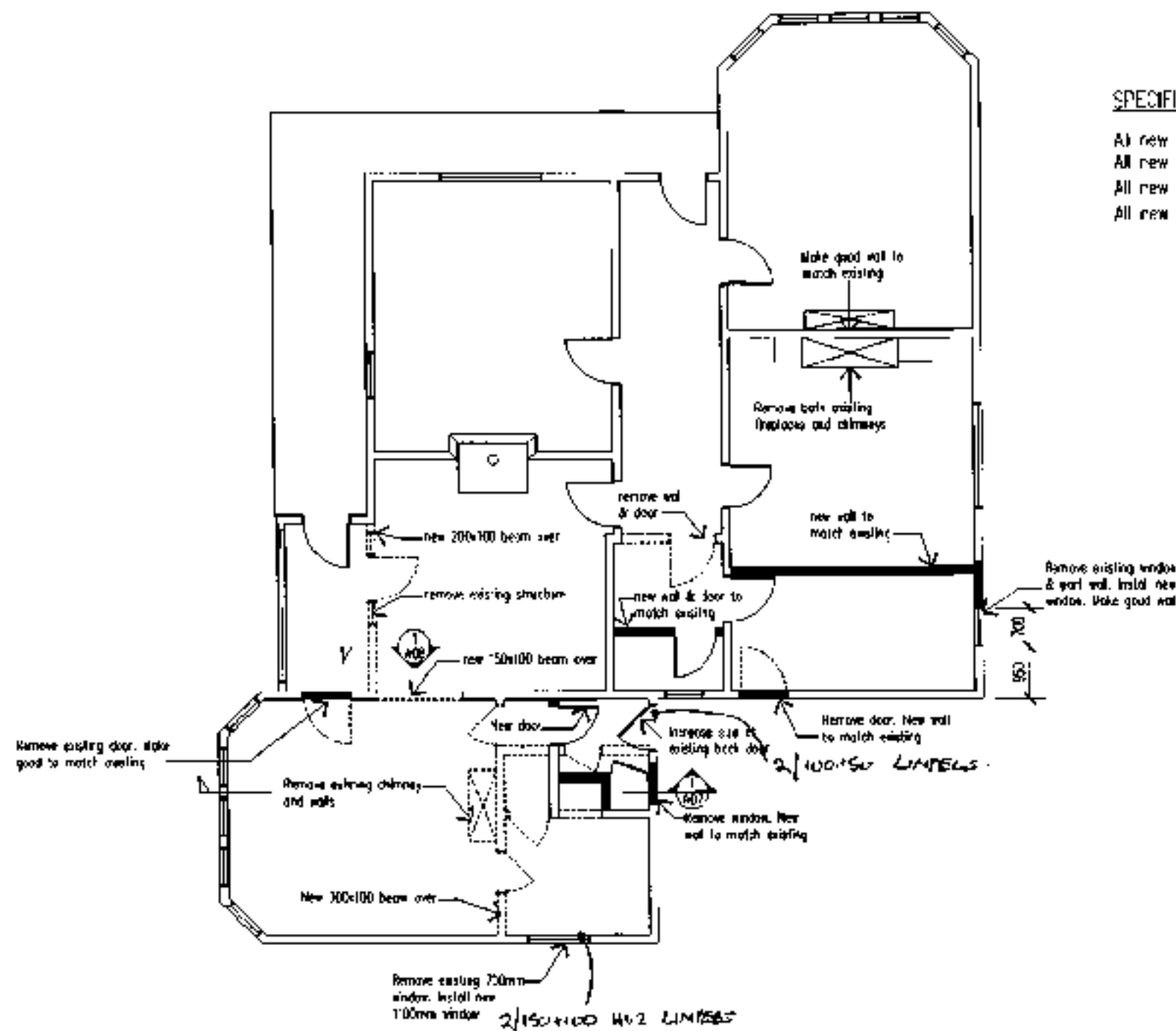


1 EXISTING FLOOR PLAN
Scale 1:100

DUNEDIN CITY COUNCIL
Plans and Specifications approved in accordance
with The New Zealand Building Code and Approved
Licensing Regulations on request
and produced on request
Date
Date
Date
NOTE

Job Title	Alterations to existing dwelling for: I. SMITH, 31 ROYSTON ST DUNEDIN	Drawing	EXISTING FLOORPLAN	Job No	TN05042	Design	By	Checked	Scale	Date	Sheet No.
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51734-24



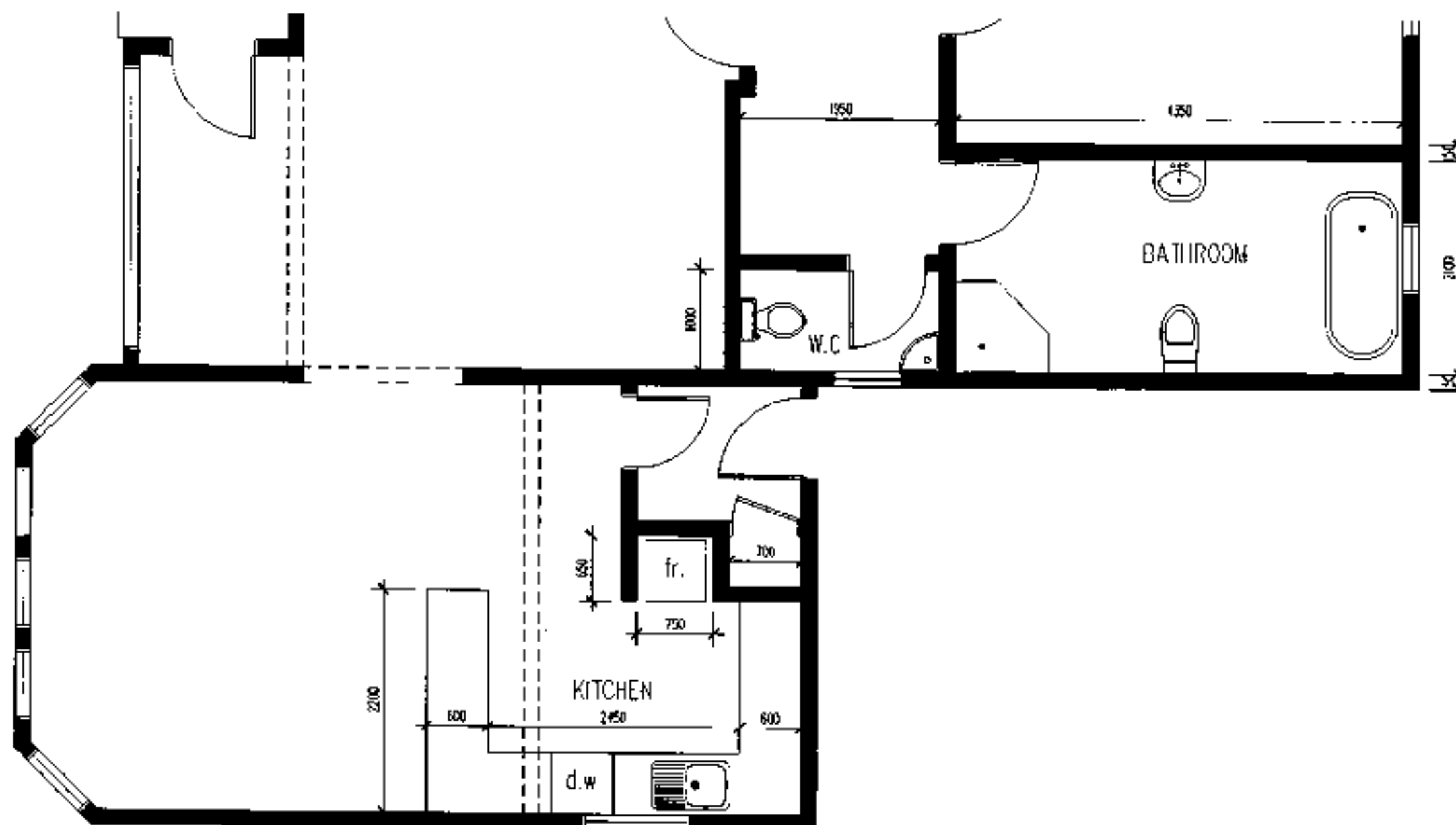
1 PROPOSED FLOORPLAN
Scale 1:100

SPECIFICATIONS

- All new weatherboards to be treated H3.1
- All new exterior timber joinery to be treated H3.1
- All new exterior wall framing to be treated H1.2
- All new insulation to be R2.2 polyester

Job Title	Alterations to existing dwelling for: I. SMITH, 31 ROYSTON ST DUNEDIN	Drawing	PROPOSED FLOORPLAN	Job No	TN05042	Design		Checked		Sheet No.	A04
						Drawn	BW	Scale	1:100	Date	2/6/05

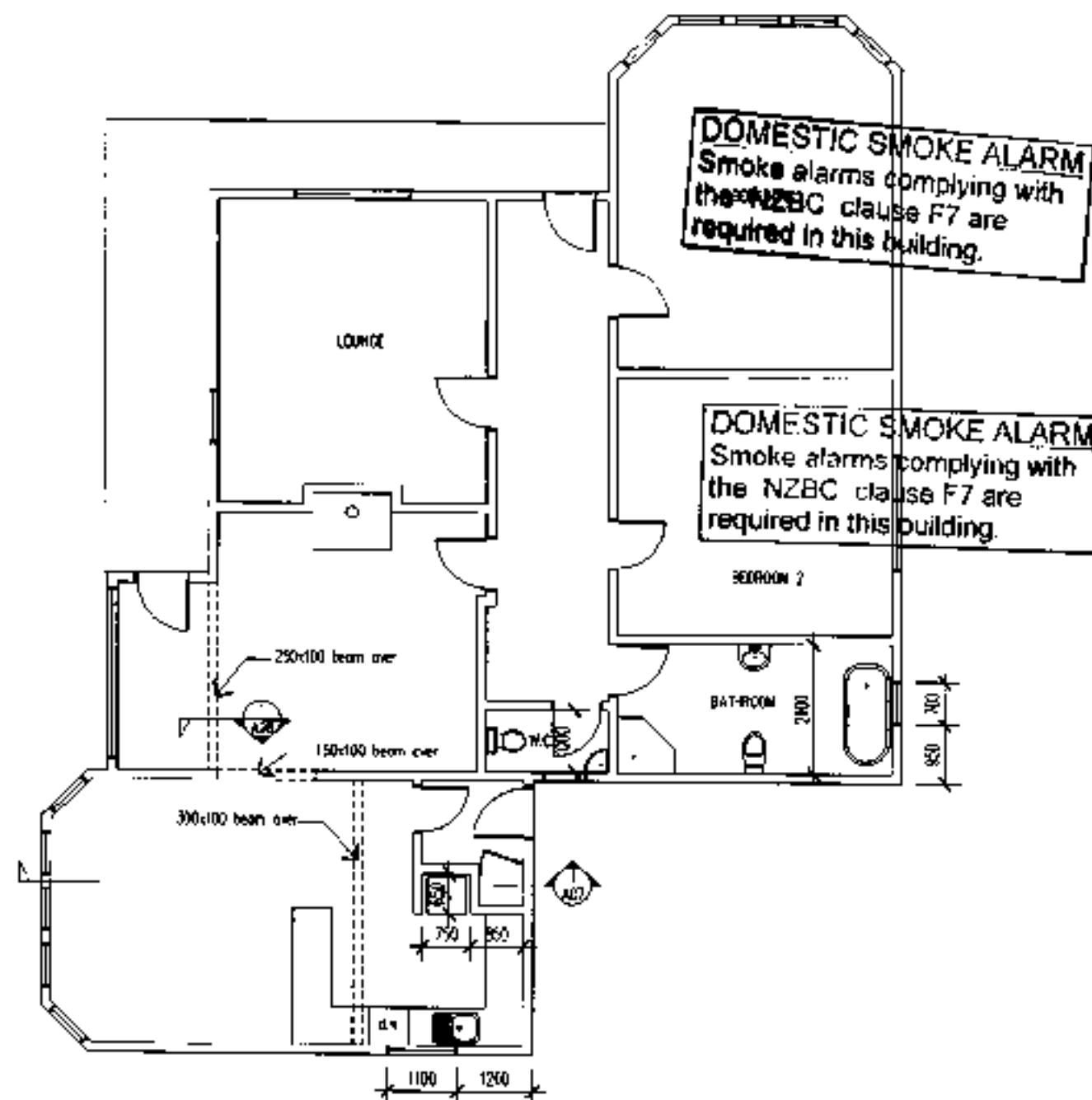
51734-11



1 BATHROOM & KITCHEN LAYOUT
Scale 1:50

Job Title: Alterations to existing dwelling for: I. SMITH, 31 ROYSTON ST DUNEDIN	Drawing: BATHROOM/KITCHEN LAYOUT	Job No: TN05042	Design: BB Drawn: BW	Checker:	Scale: 1:50 Date: 2/6/05	Sheet No: A05
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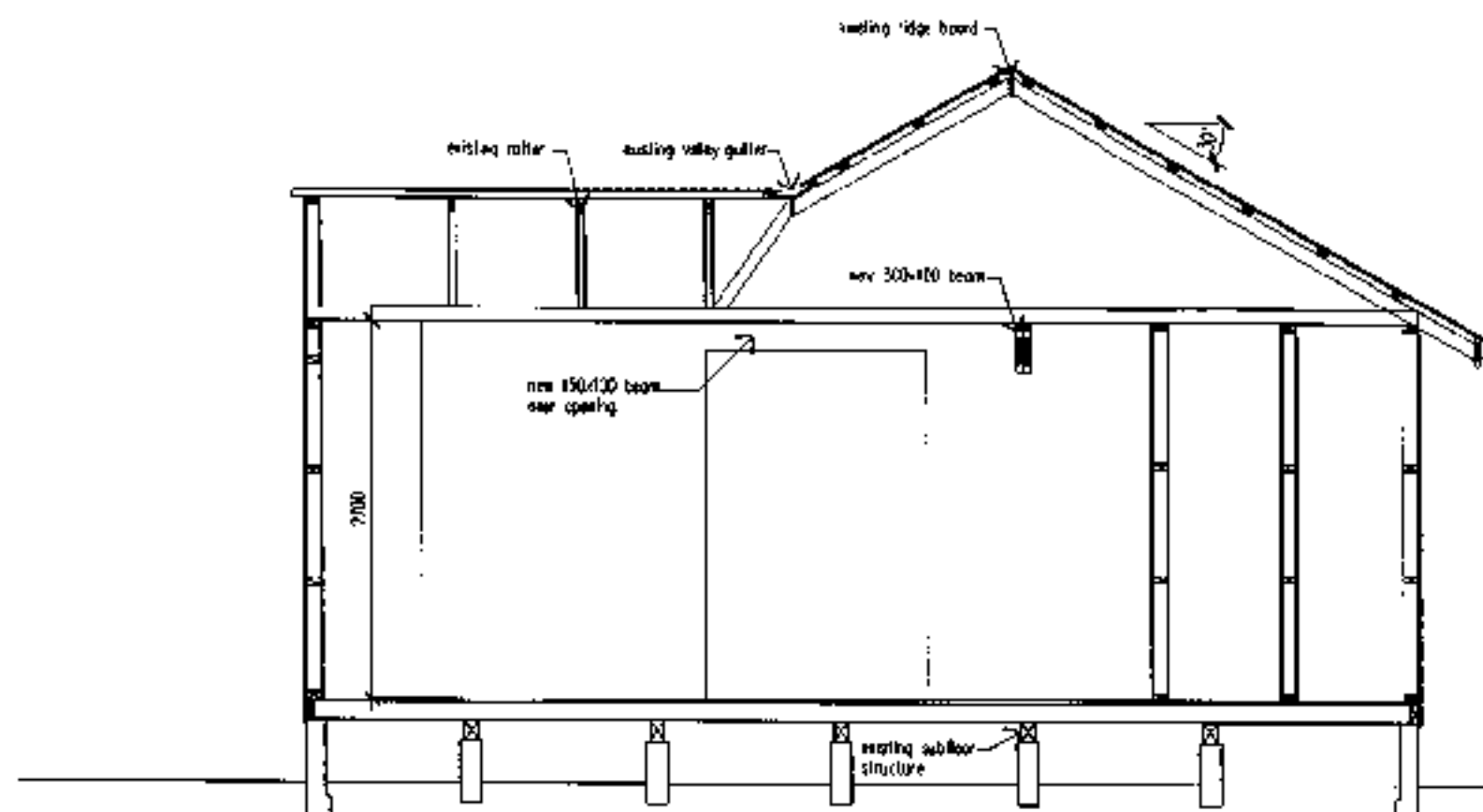
51734-1.1



1 PROPOSED FLOORPLAN (FINISHED)
Scale 1:100

Job Title Alterations to existing dwelling for: I. SMITH, 31 ROYSTON ST DUNEDIN	Drawing PROPOSED FLOORPLAN	Job No TN05042	Design Drawn BW	Checked Scale 1:100 Date 2/6/05	Sheet No. A06
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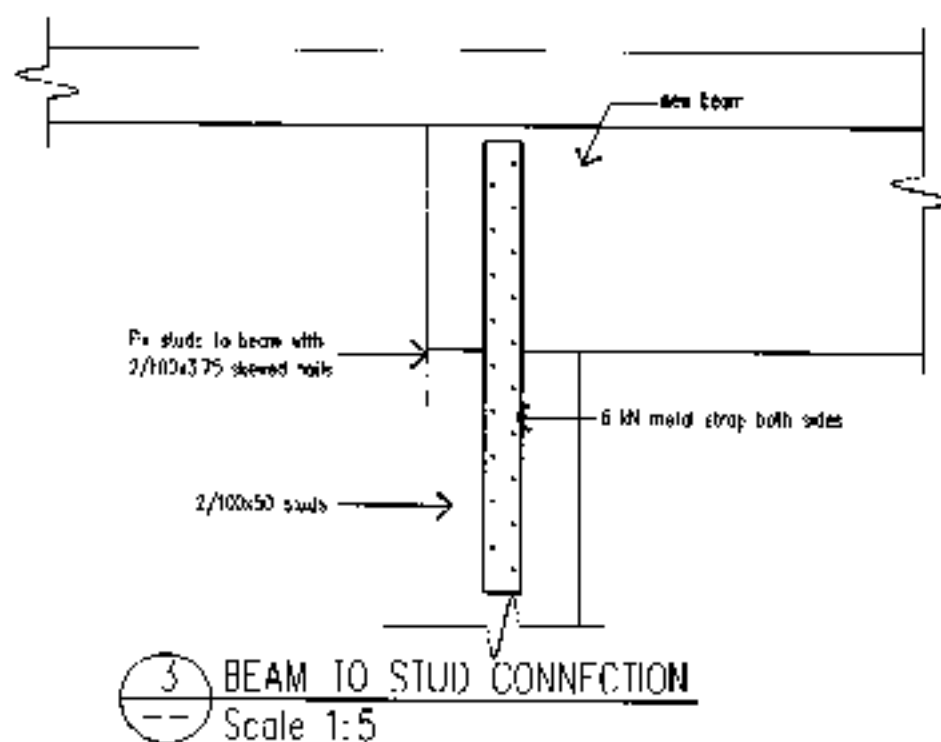
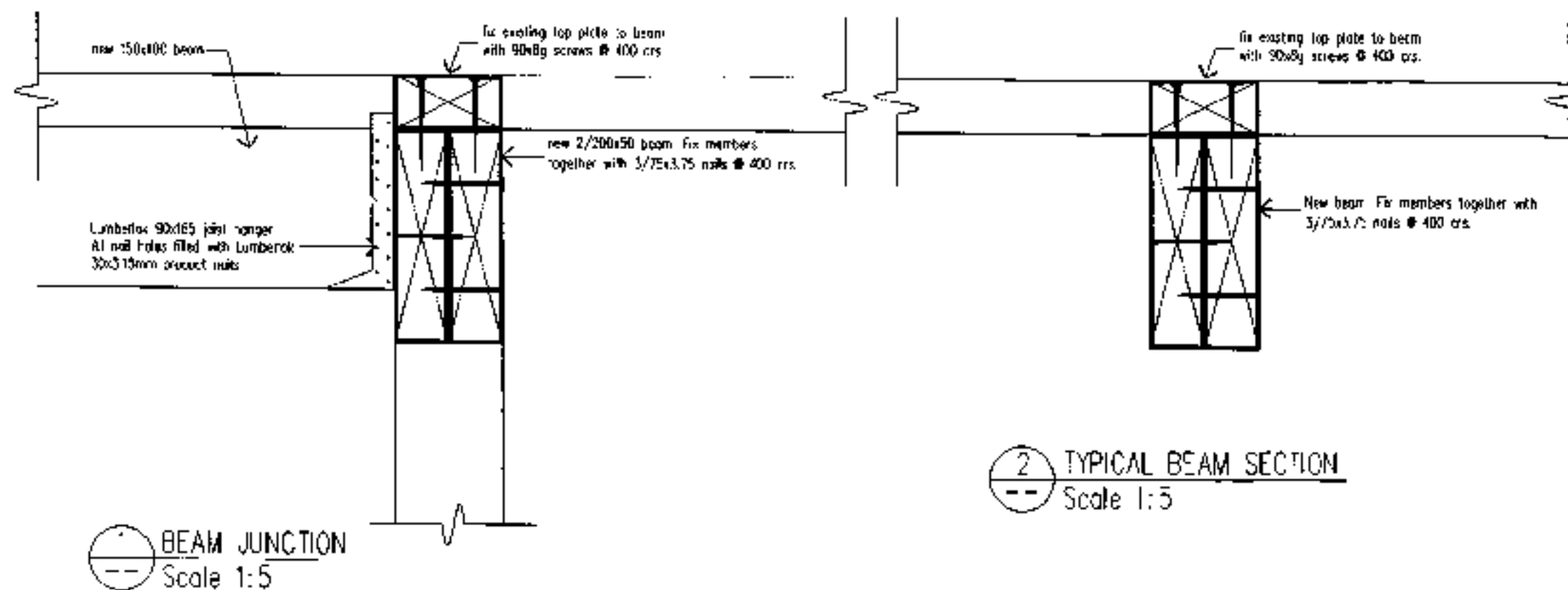
51734-..



CROSS SECTION
Scale 1:50

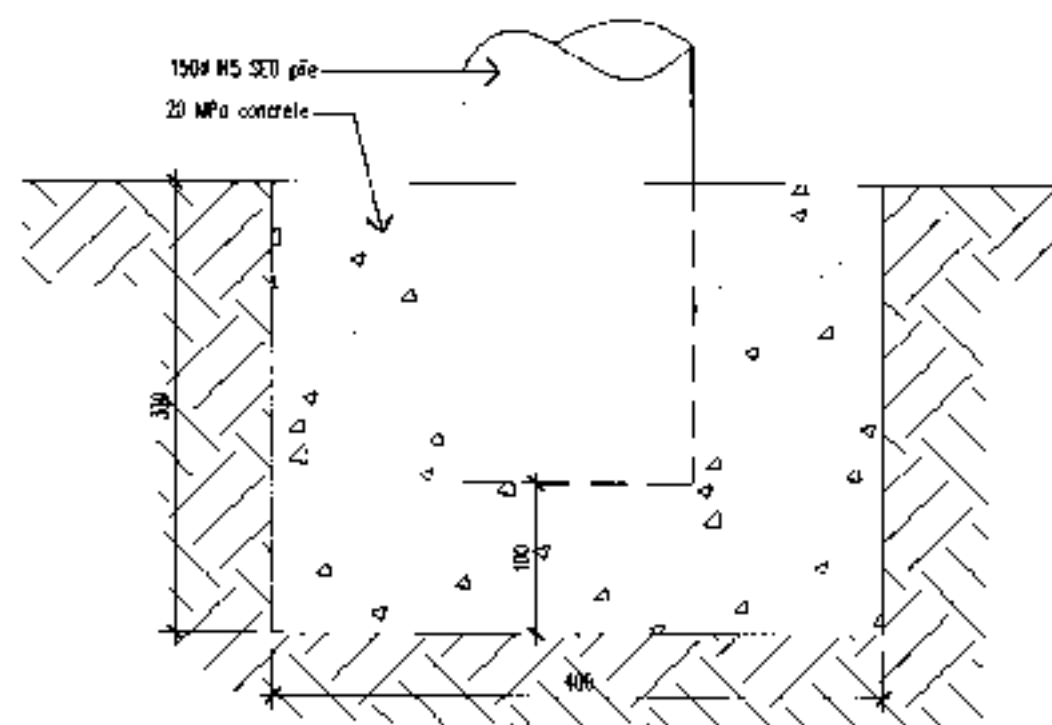
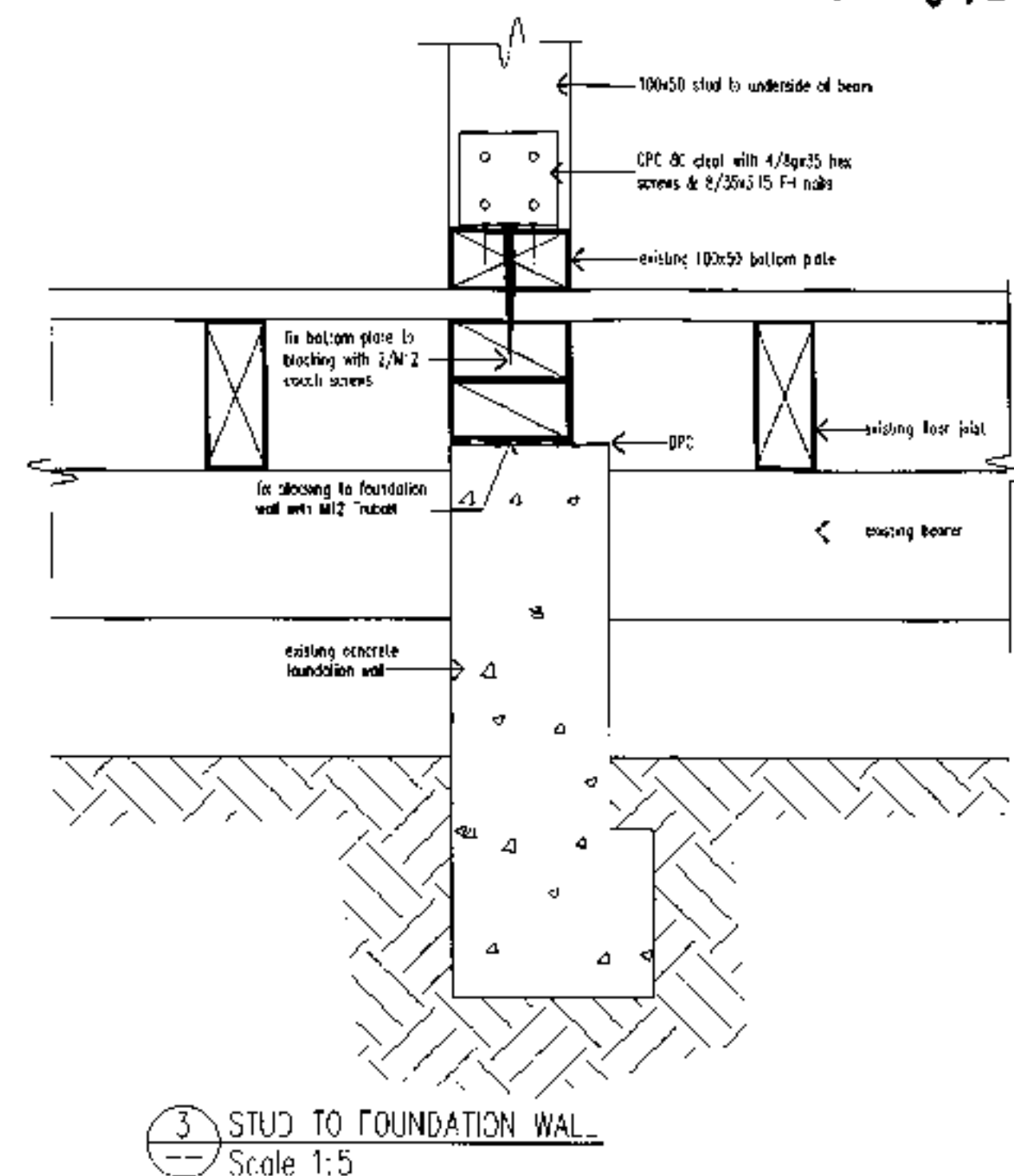
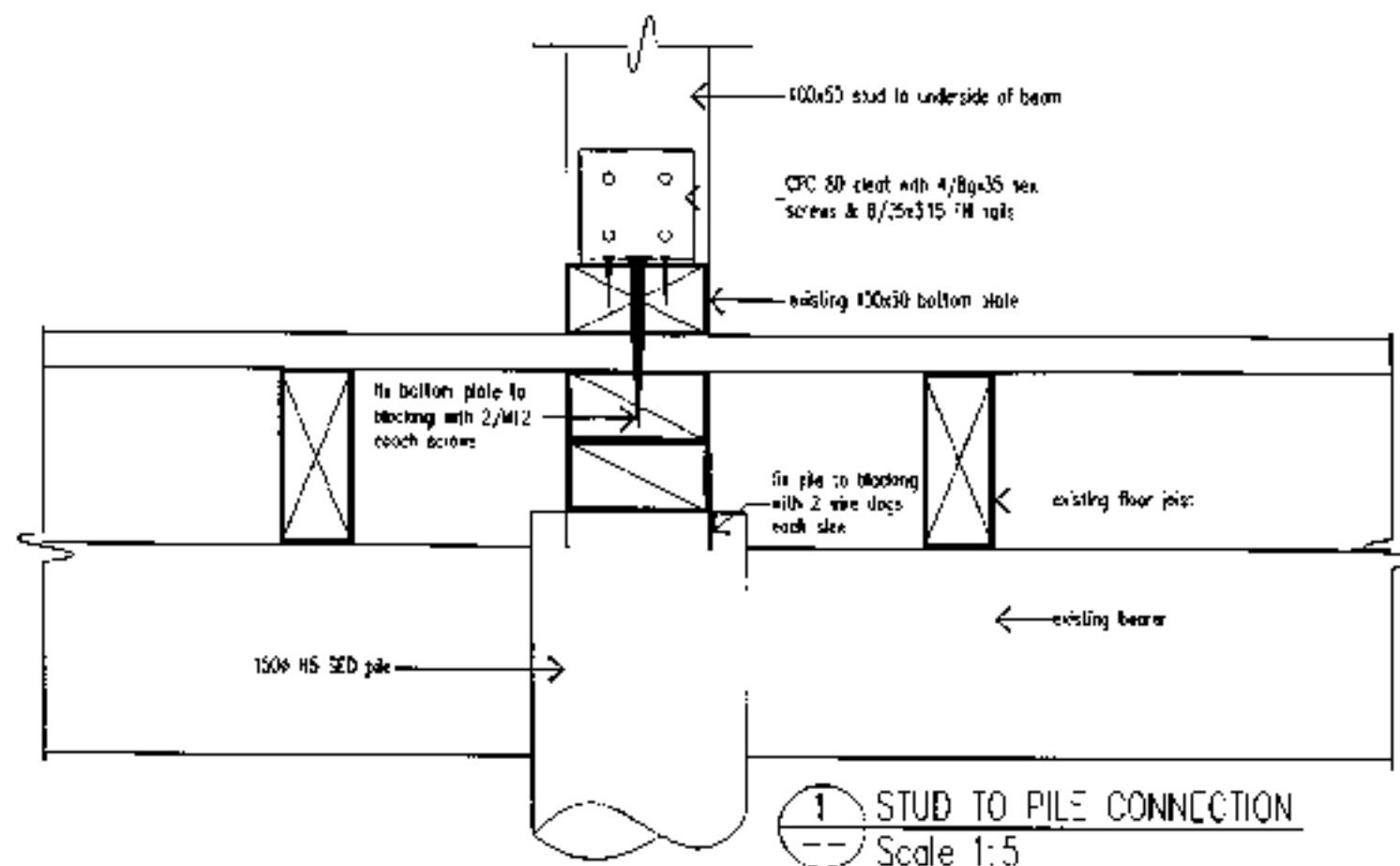
Job Title	Alterations to existing dwelling for: I. SMITH, 31 ROYSTON ST DUNEDIN	Drawing	SECTION	Job No	TN05042	Design	BW	Checked	1:50	Date 2/6/05	Sheet No.	A07
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51734-3.4



Job Title	Alterations to existing dwelling for: I. SMITH, 31 ROYSTON ST, DUNEDIN	Drawing	DETAILS	Job No	TN05042	Design		Checked		Sheet No	A08
						Drawn	BW	Scale	1:5	Date	2/6/05

51734 - 4



Job Title Alterations to existing dwelling for:
I. SMITH, 31 ROYSTON ST
DUNEDIN

Drawing
BEAM DETAILS

Job No.
TN05042

Design PS
Draw BW

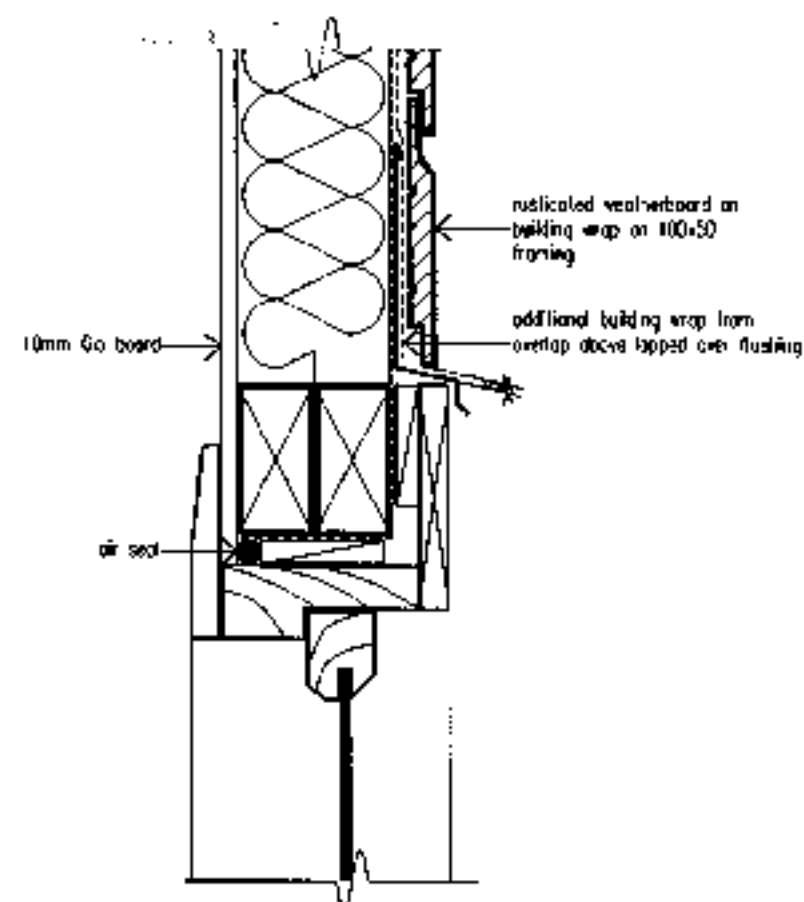
Checked
Scale 1:5

Date 2/6/05

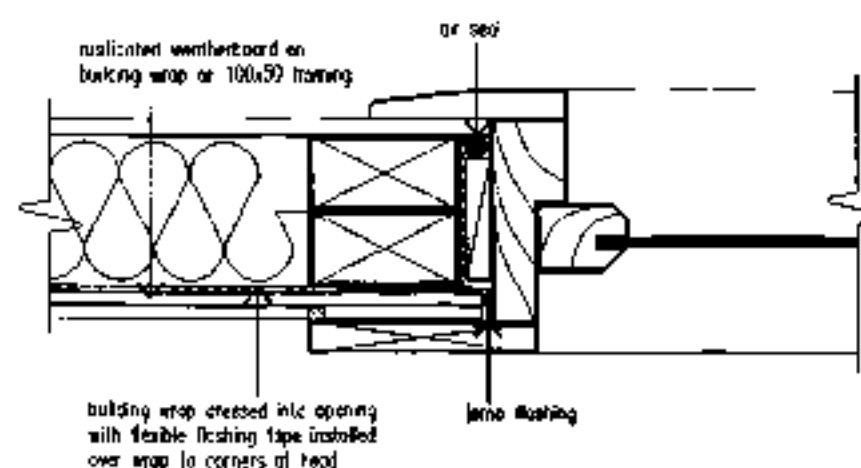
Sheet No.
A09

DUNEDIN
APPROVED BUILDING

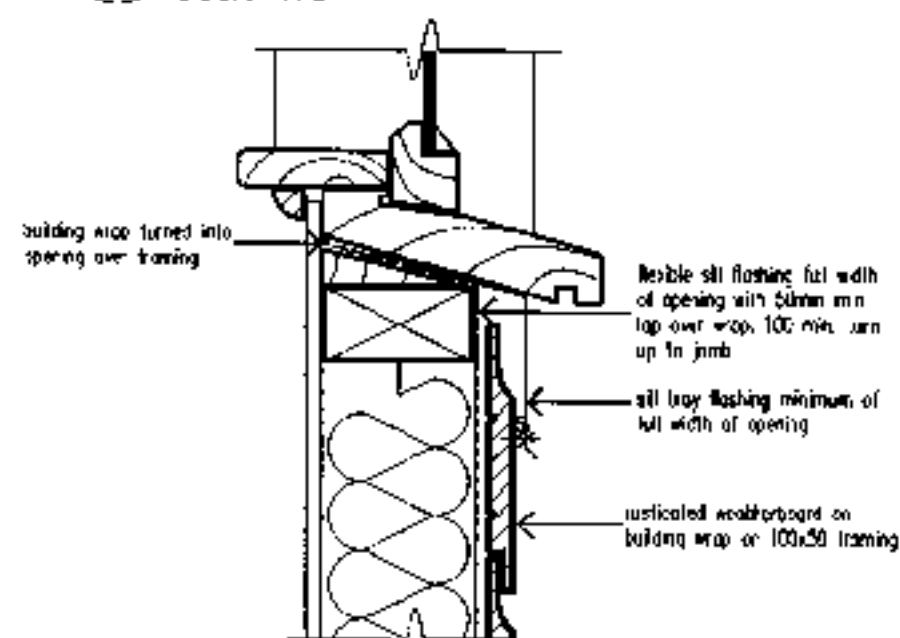
51734 - . .



1 TYPICAL WINDOW HEAD DETAIL
Scale 1:5



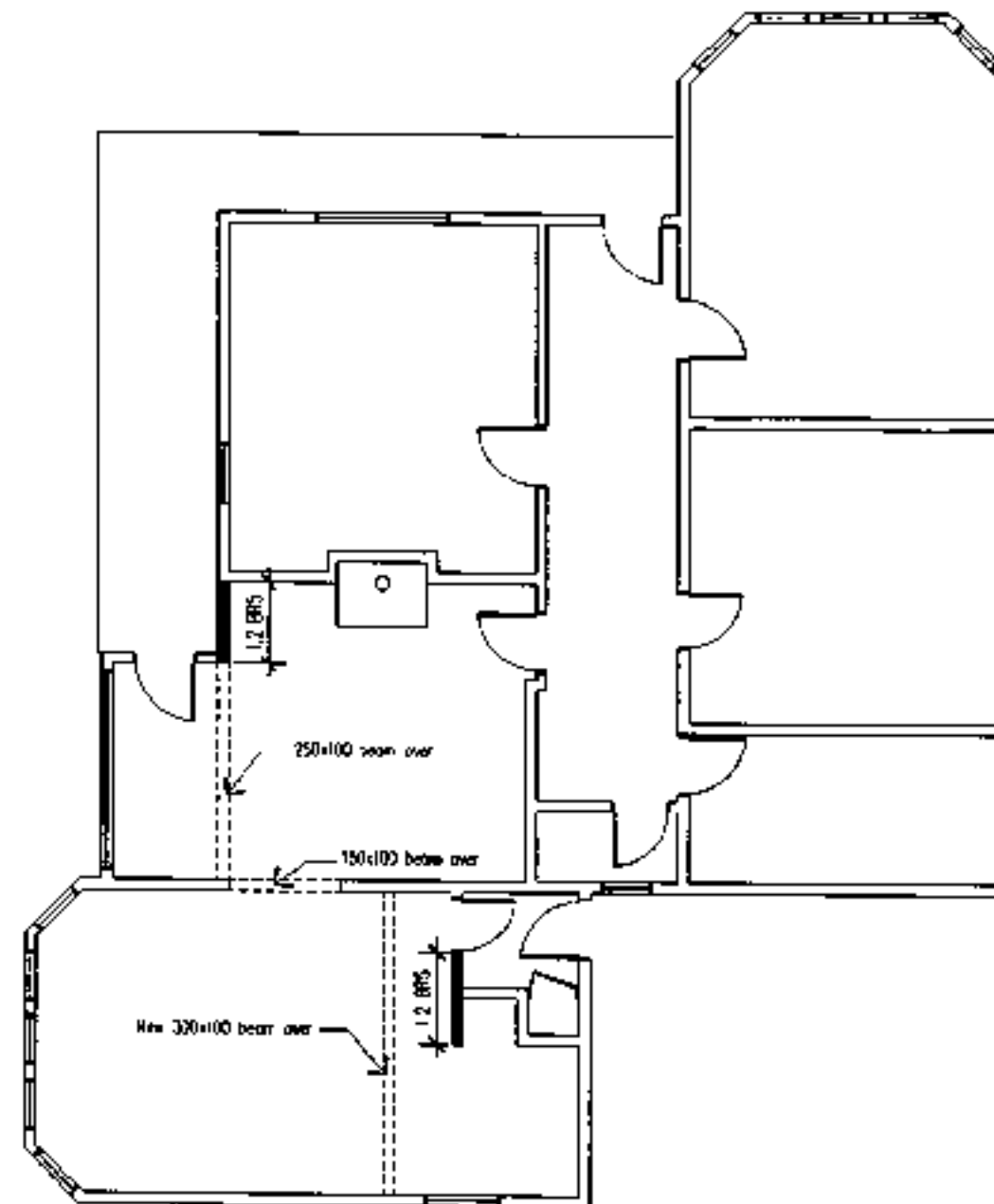
3 TYPICAL WINDOW JAMB DETAIL
Scale 1:5



2 TYPICAL WINDOW SILL DETAIL
Scale 1:5

Alterations to existing dwelling for: L. SMITH, 31 ROYSTON ST, DUNEDIN	Drawing WINDOW DETAILS	Job No TN05042	Design Drawn BW	Checked Scale 1:5 Date 2/6/05 Sheet No. A10
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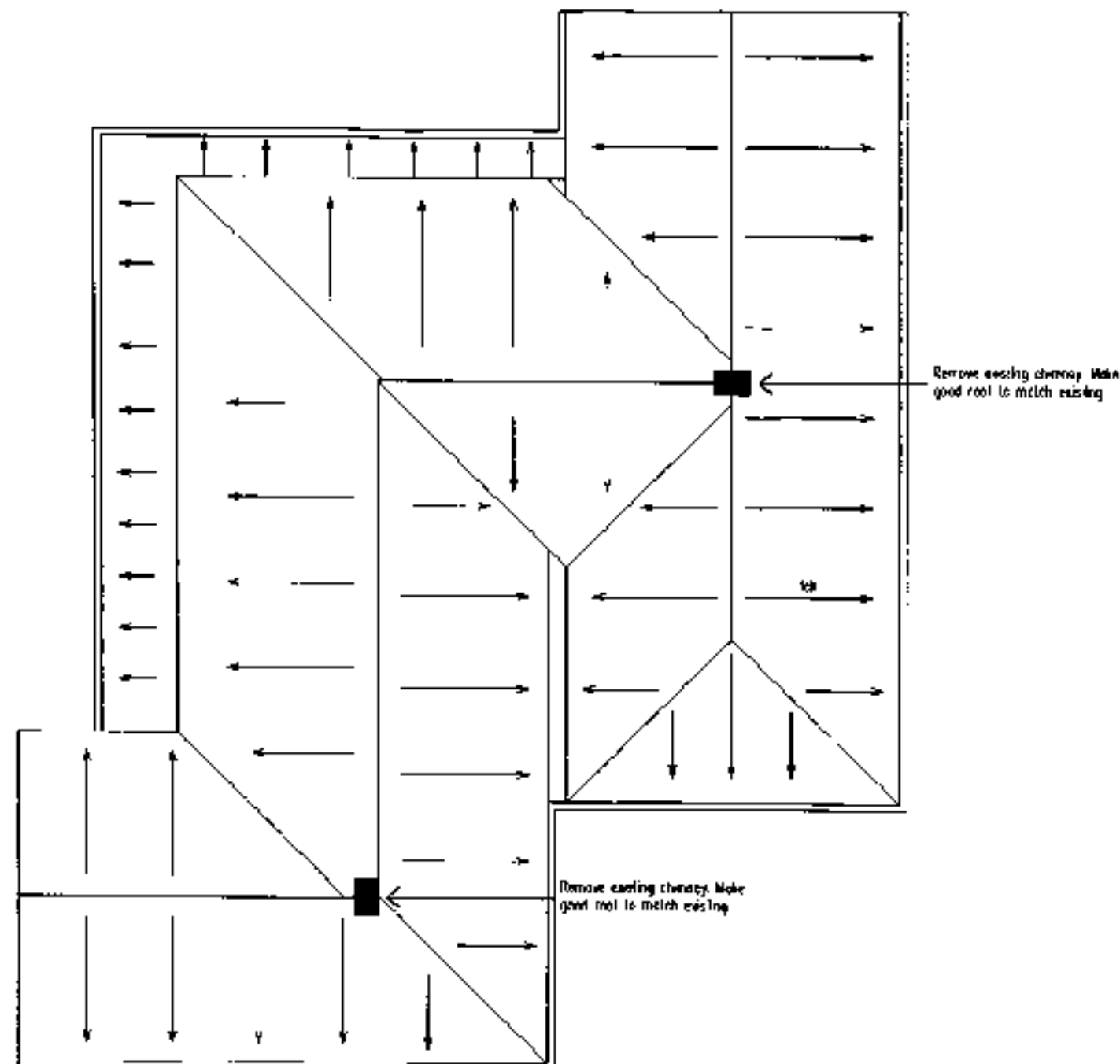
51734 - 1



BRACING SCHEDULE
BR5 - GIB Bracelike one face,
fixed vertical or horizontal,
6 kN connections

1 BRACING SCHEDULE
Scale 1:100

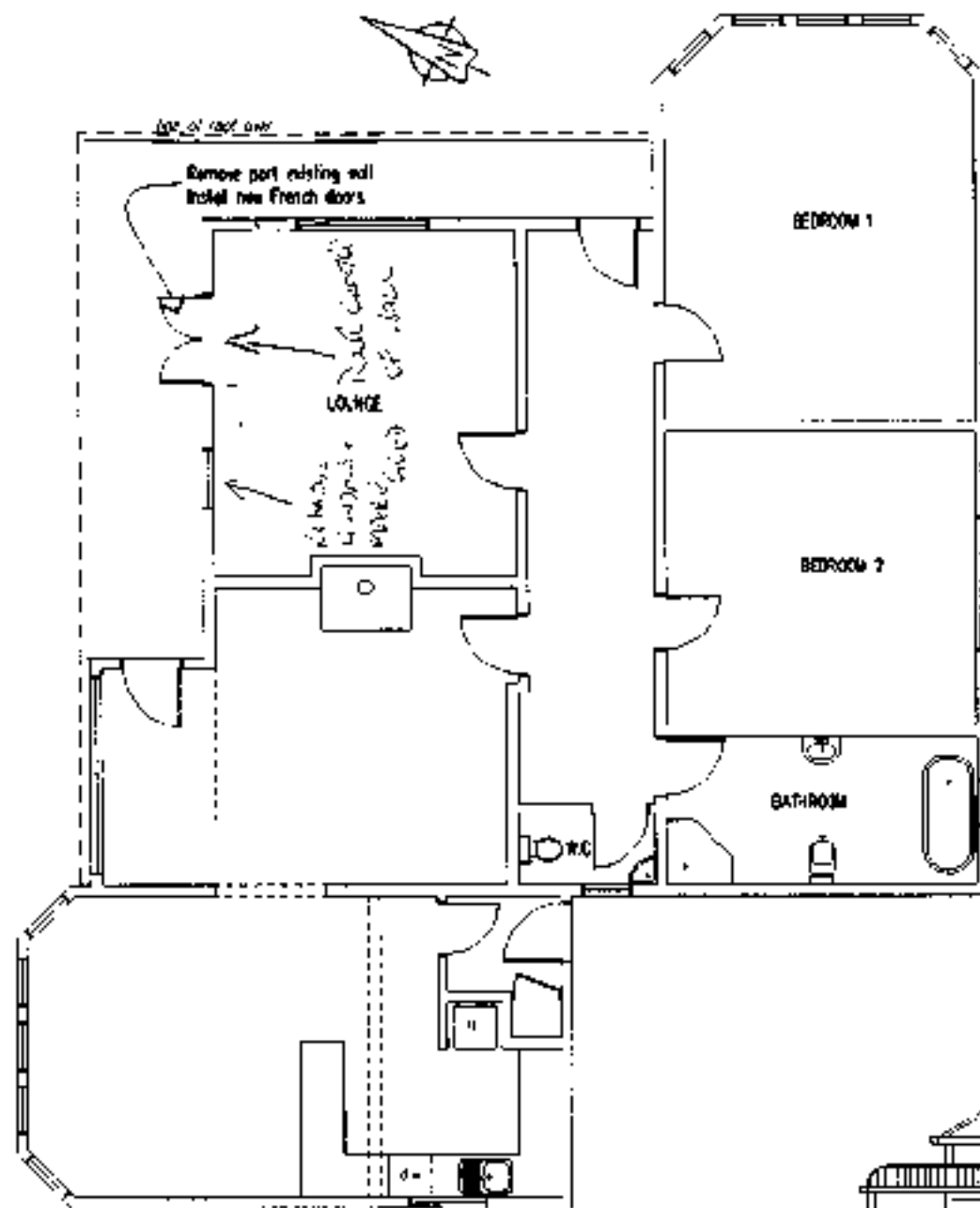
Job Title Alterations to existing dwelling for: I. SMITH, 31 ROYSTON ST DUNEDIN	Drawing BRACING SCHEDULE	Job No TN05042	Design Drawn BW	Checked Scale 1:100	Date 2/6/05	Sheet No A11
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1 ROOF PLAN
Scale 1:100

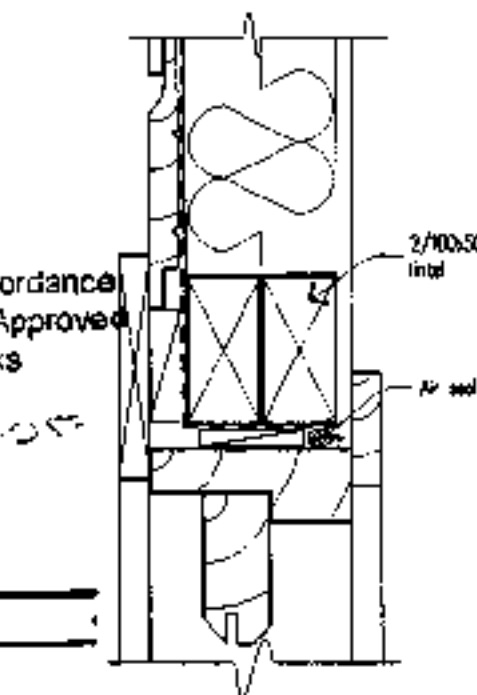
Job Title	Alterations to existing dwelling for: I. SMITH, 31 ROYSTON ST DUNEDIN	Drawing	ROOF PLAN	Job No	TN05042	Design	BW	Checked	Scale 1:100	Date 2/6/05	Sheet No.	A12
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51734

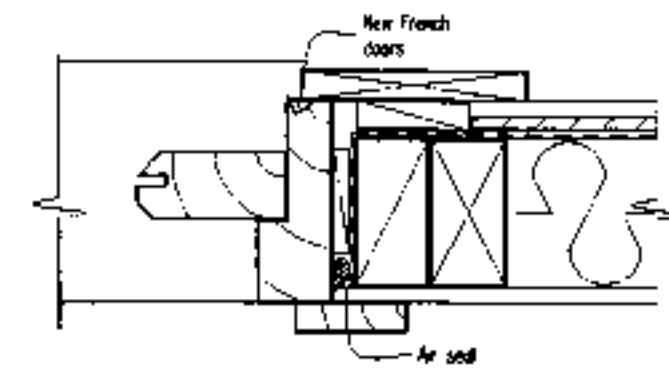


1 FLOORPLAN
Scale 1:100

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 10/4/05
Drainage Date
Heating Date
NOTE



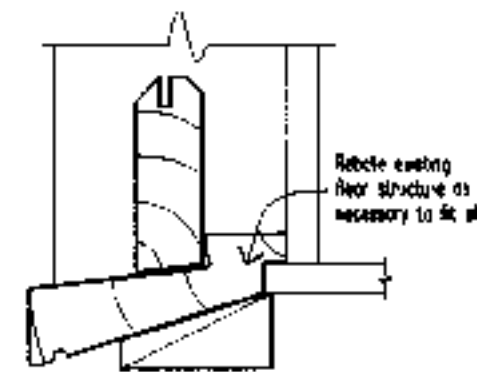
3 DOOR HEAD DETAIL
Scale 1:5



5 DOOR JAMB DETAIL
Scale 1:5

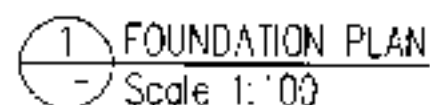


2 NORTH ELEVATION
Scale 1:100



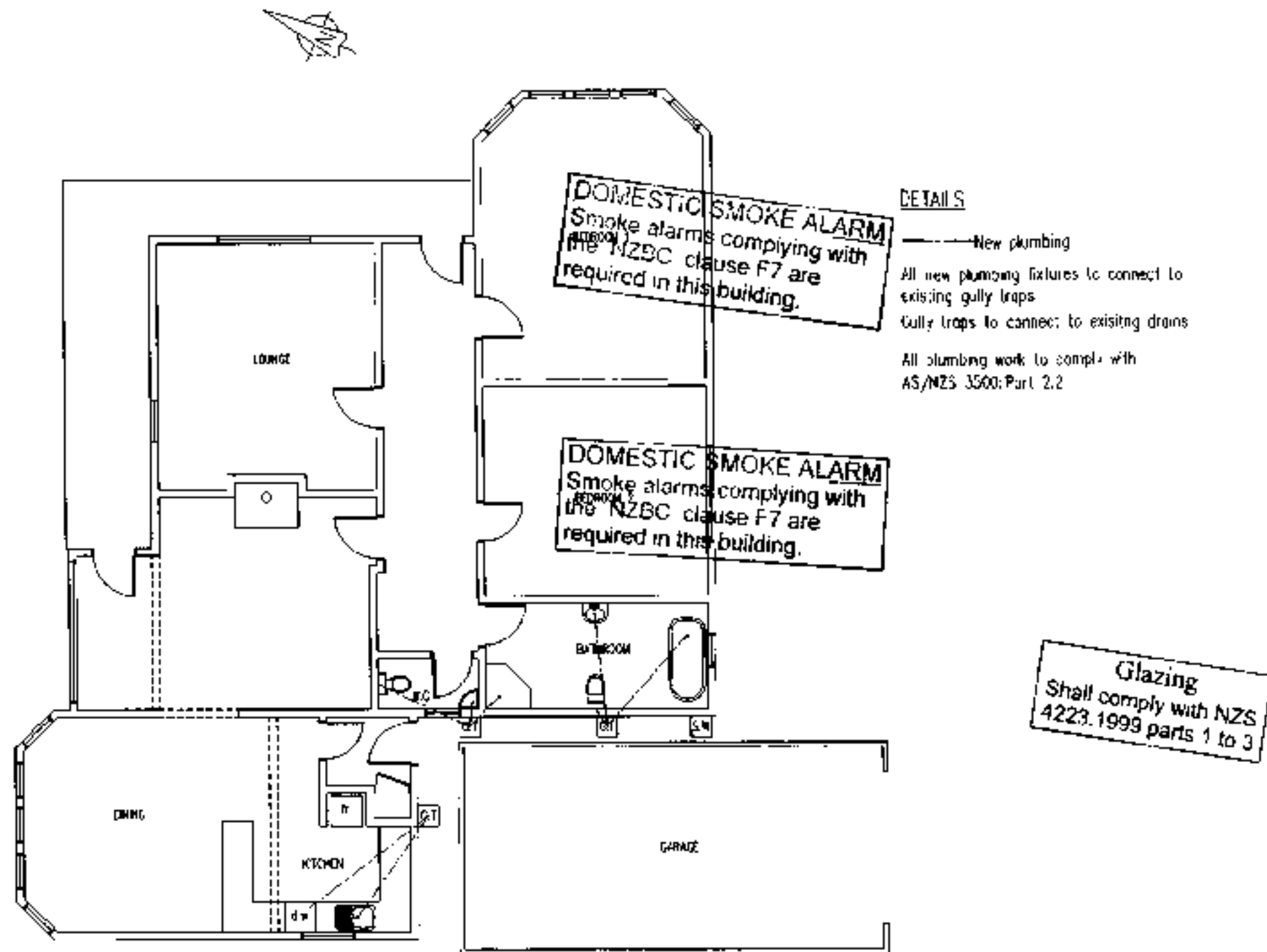
4 DOOR SILL DETAIL
Scale 1:5

Job Title: Alterations to existing dwelling for: I. SMITH, 31 ROYSTON ST DUNEDIN	Drawing: FOUNDATION PLAN	Job No: TN05042	Design: BW	Checked: Scale 1:100	Date: 2/6/05	Sheet No: A01
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NOTE

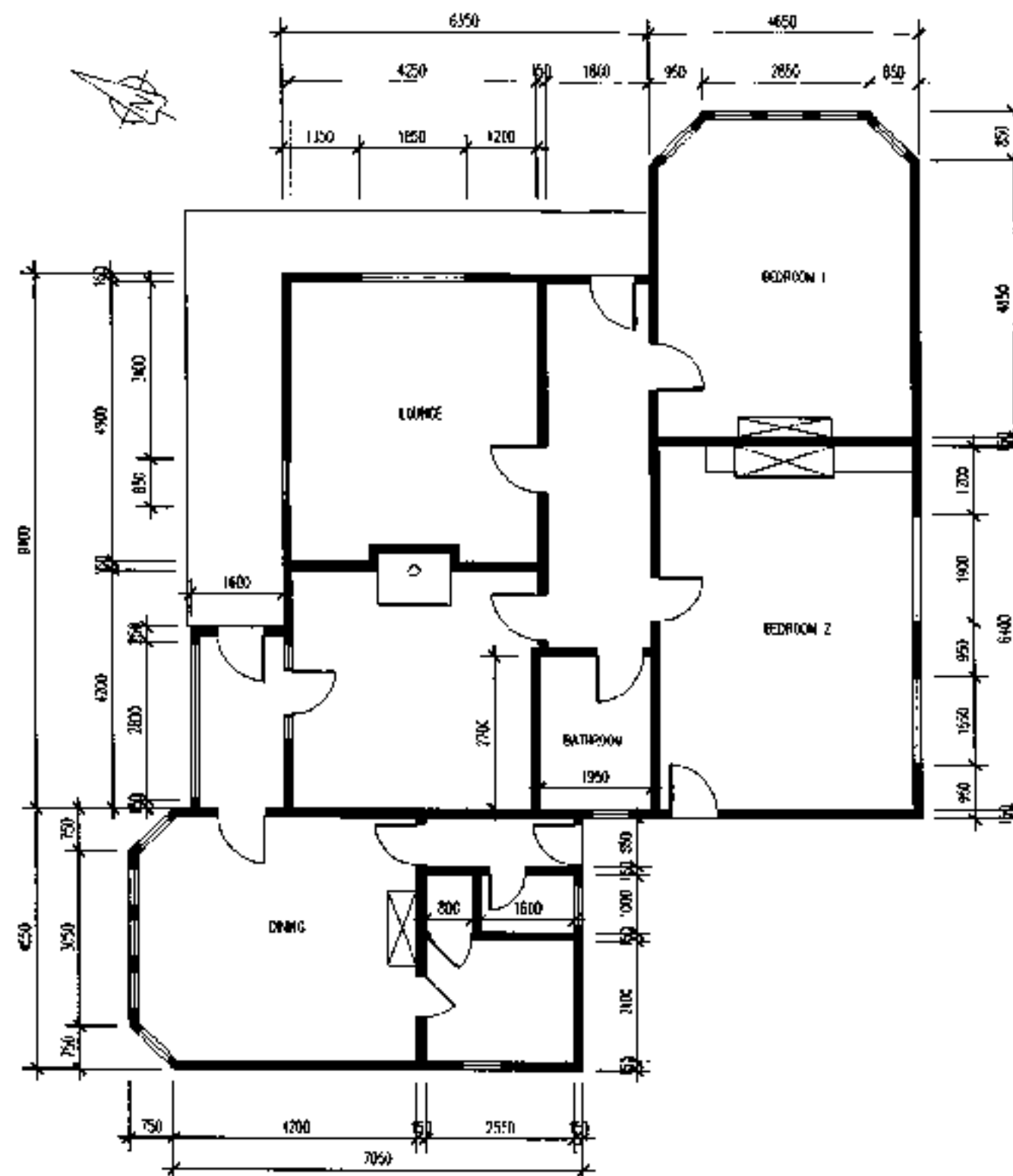
Job Title Alterations to existing dwelling for: I. SMITH, 31 ROYSTON ST DUNEDIN	Drawing FOUNDATION PLAN	Job No TN05042	Design Drawn BW	Checked Scale 1:100 Date 2/6/05	Sheet No. A01
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1 PLUMBING PLAN
Scale 1:100

Job Title Alterations to existing dwelling for: I. SMITH, 31 ROYSTON ST DUNEDIN	Drawing PLUMBING PLAN	Job No TN05042	Design Drawn BW	Checked Scale 1:100 Date 2/6/05	Sheet No. A02
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51734-7

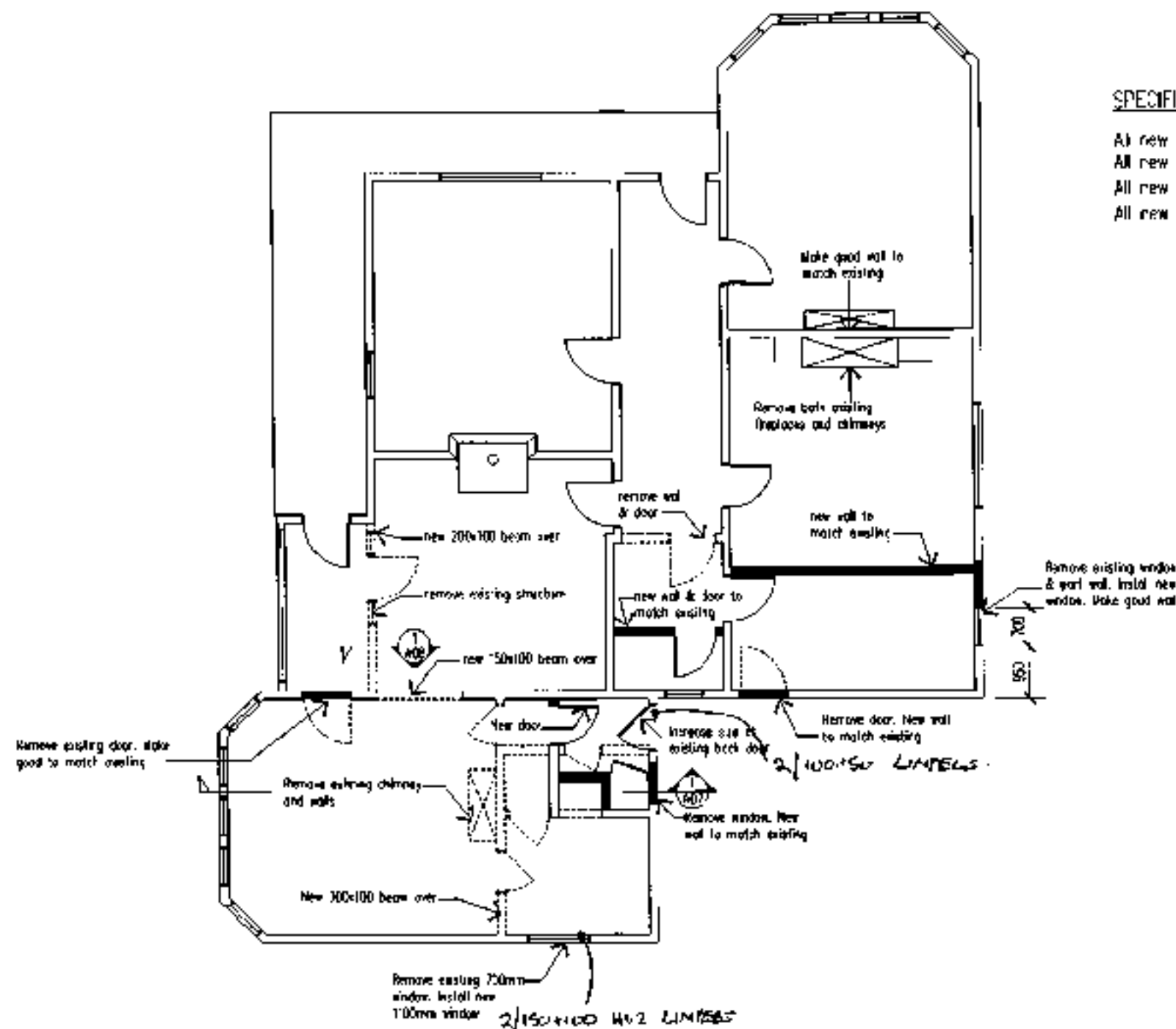


1 EXISTING FLOOR PLAN
Scale 1:100

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

Job Title	Alterations to existing dwelling for: I. SMITH, 31 ROYSTON ST DUNEDIN	Drawing	EXISTING FLOORPLAN	Job No	TN05042	Design		Checked		Sheet No.	A03
						Drawn	BW	Scale	1:100	Date	2/6/05

51734-2



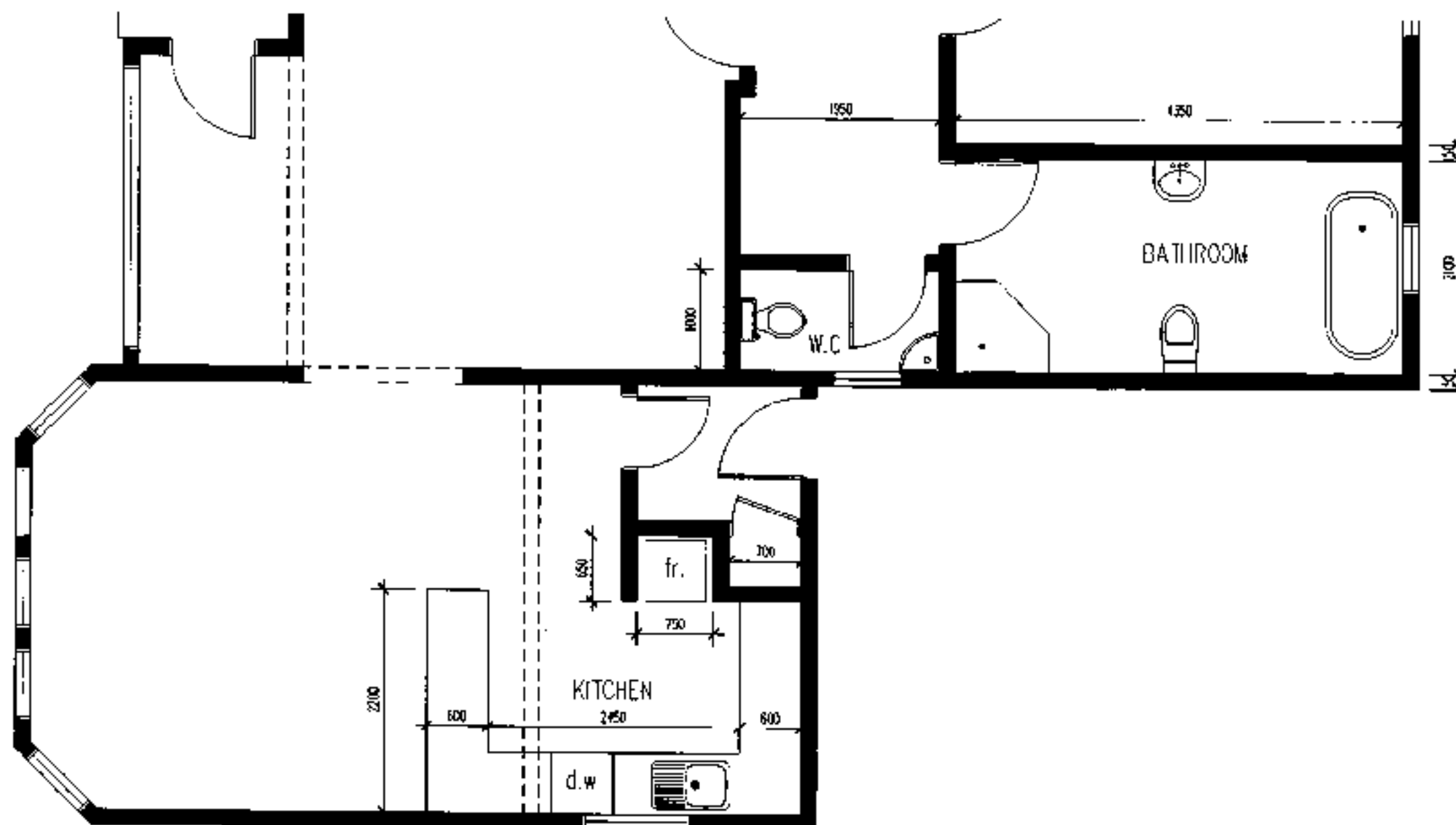
1 PROPOSED FLOORPLAN
Scale 1:100

SPECIFICATIONS

- All new weatherboards to be treated H3.1
- All new exterior timber joinery to be treated H3.1
- All new exterior wall framing to be treated H1.2
- All new insulation to be R2.2 polyester

Job Title	Alterations to existing dwelling for: I. SMITH, 31 ROYSTON ST DUNEDIN	Drawing	PROPOSED FLOORPLAN	Job No	TN05042	Design		Checked		Sheet No.	A04
						Drawn	BW	Scale	1:100	Date	2/6/05

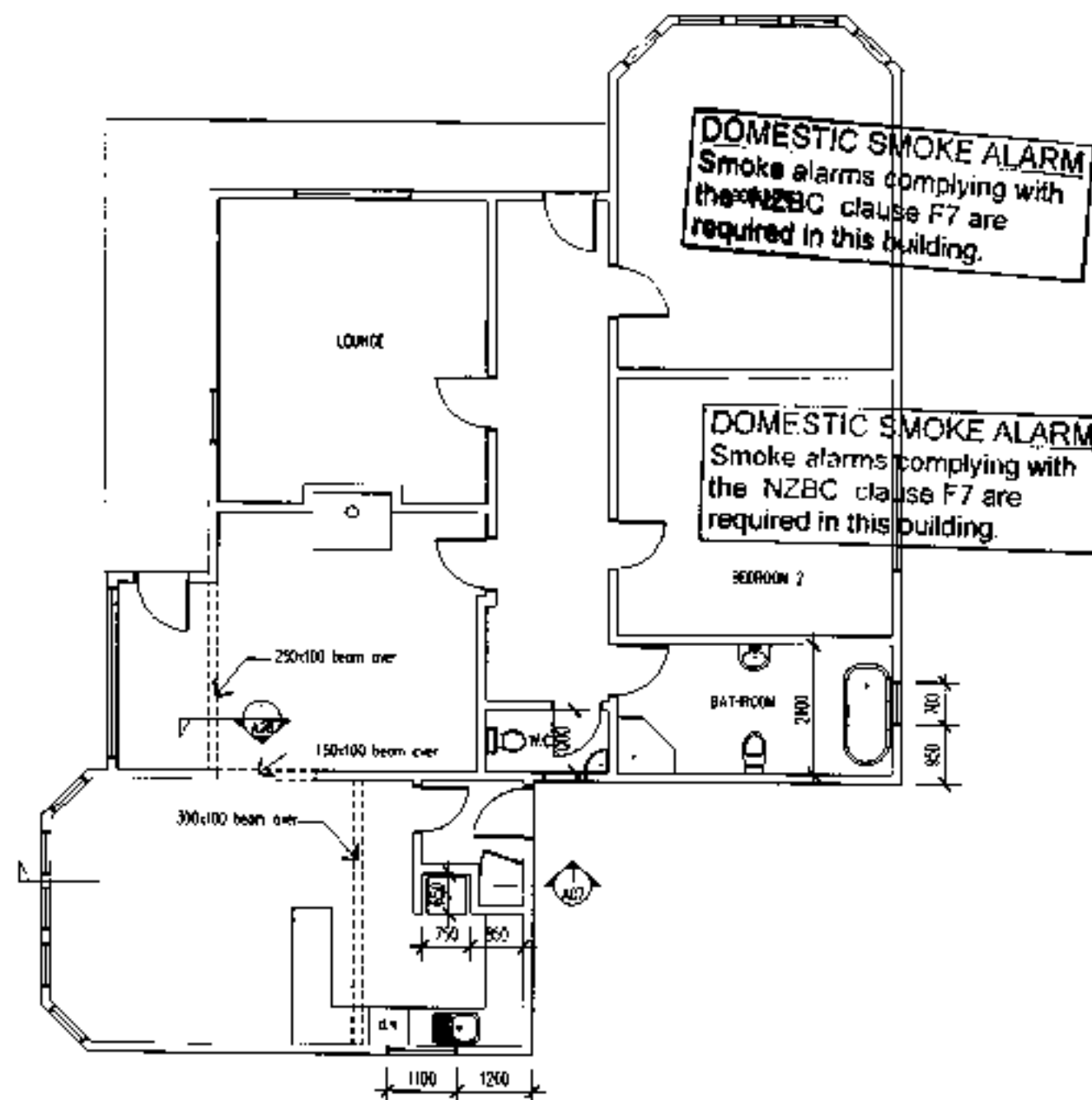
51734-11



1 BATHROOM & KITCHEN LAYOUT
Scale 1:50

Job Title: Alterations to existing dwelling for: I. SMITH, 31 ROYSTON ST DUNEDIN	Drawing: BATHROOM/KITCHEN LAYOUT	Job No: TN05042	Design: BB Drawn: BW	Checked: Scale: 1:50 Date: 2/6/05	Sheet No: A05
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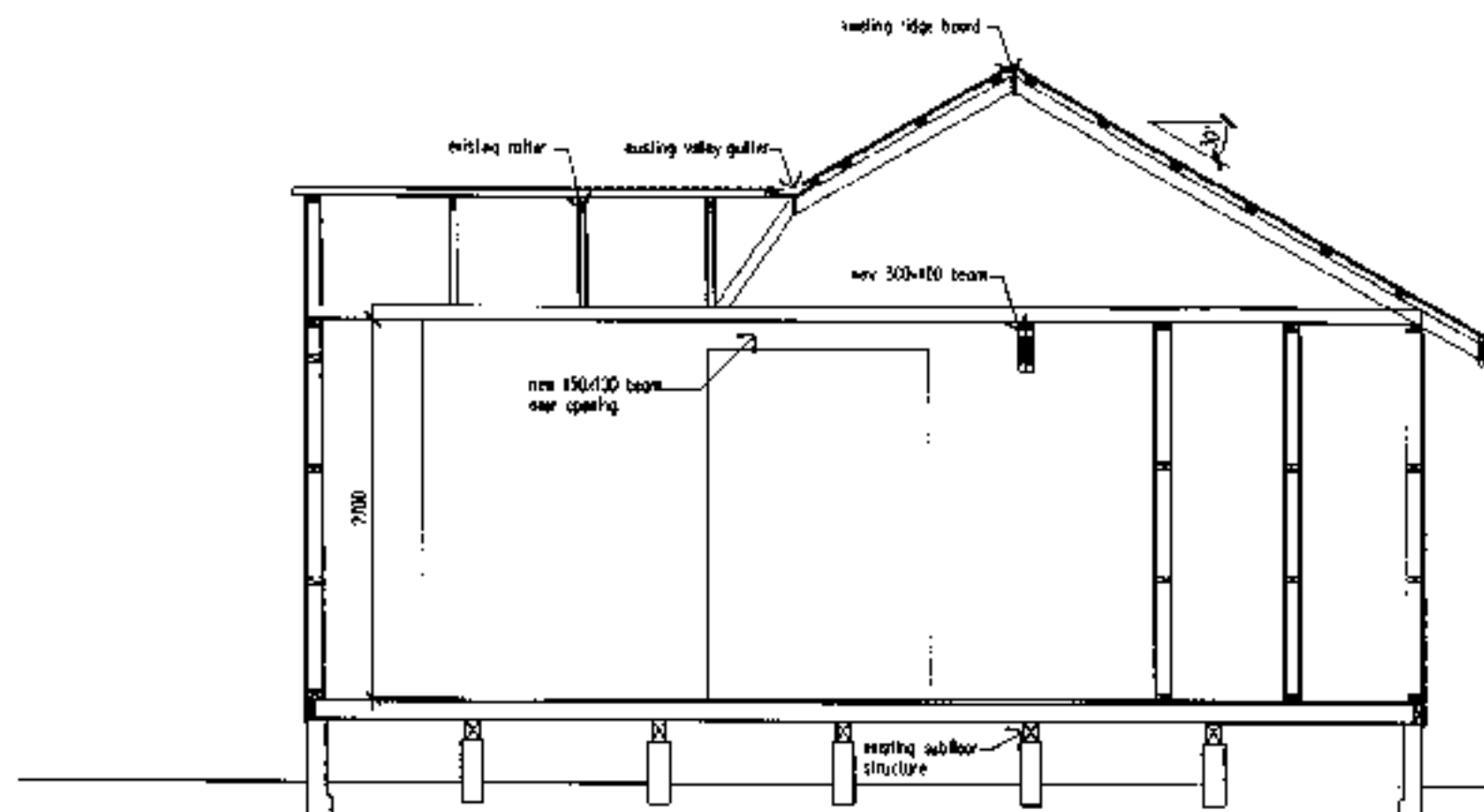
51734-1.1



1 PROPOSED FLOORPLAN (FINISHED)
Scale 1:100

Job Title Alterations to existing dwelling for: I. SMITH, 31 ROYSTON ST DUNEDIN	Drawing PROPOSED FLOORPLAN	Job No TN05042	Design Drawn BW	Checked Scale 1:100 Date 2/6/05	Sheet No. A06
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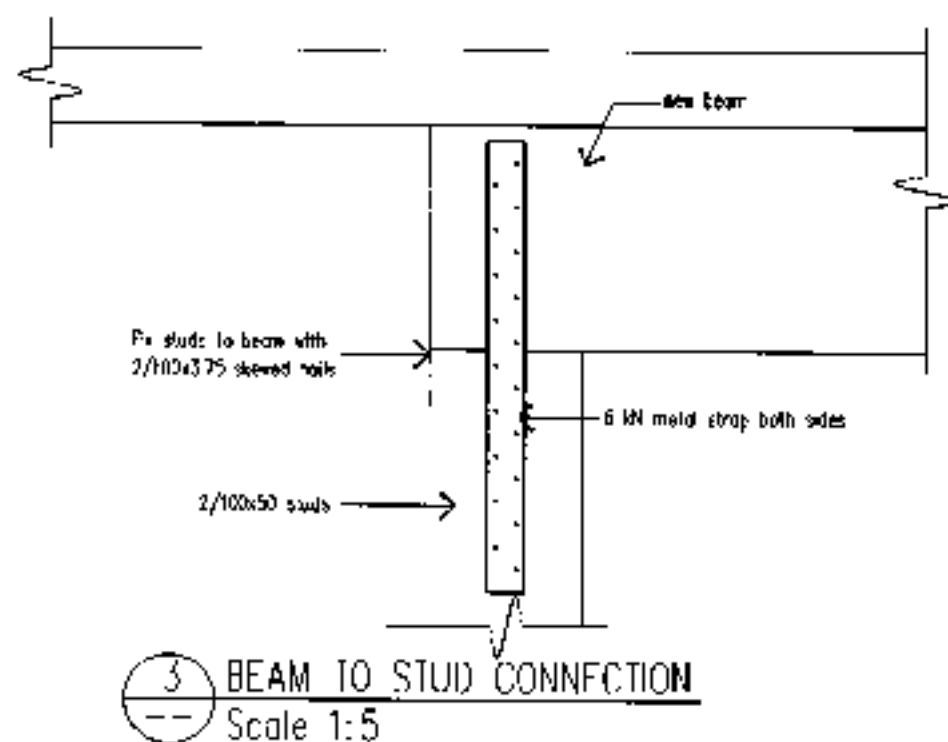
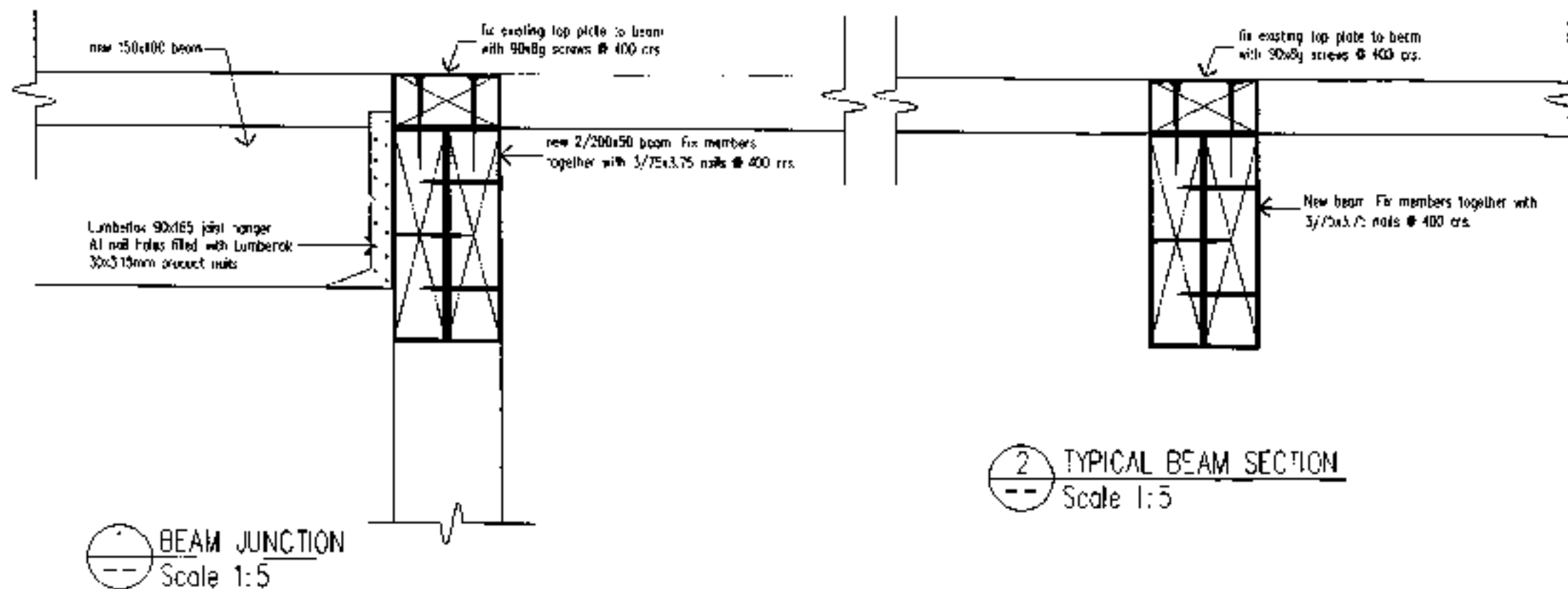
51734-..



CROSS SECTION
Scale 1:50

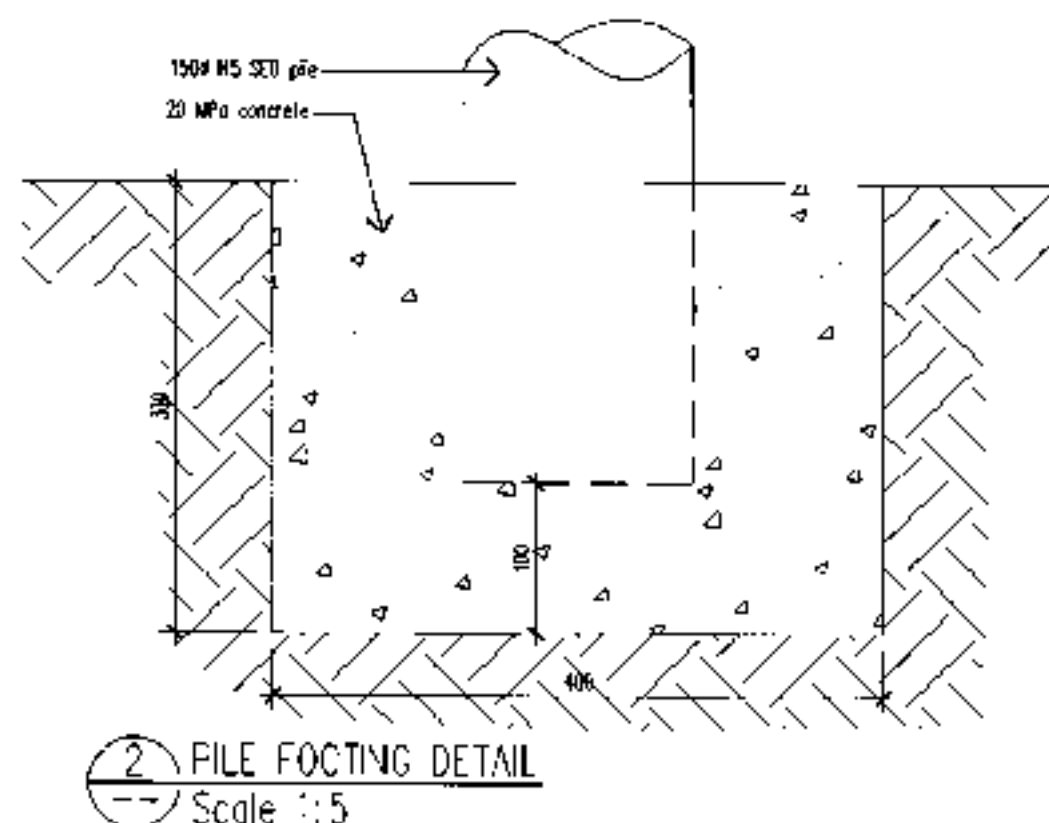
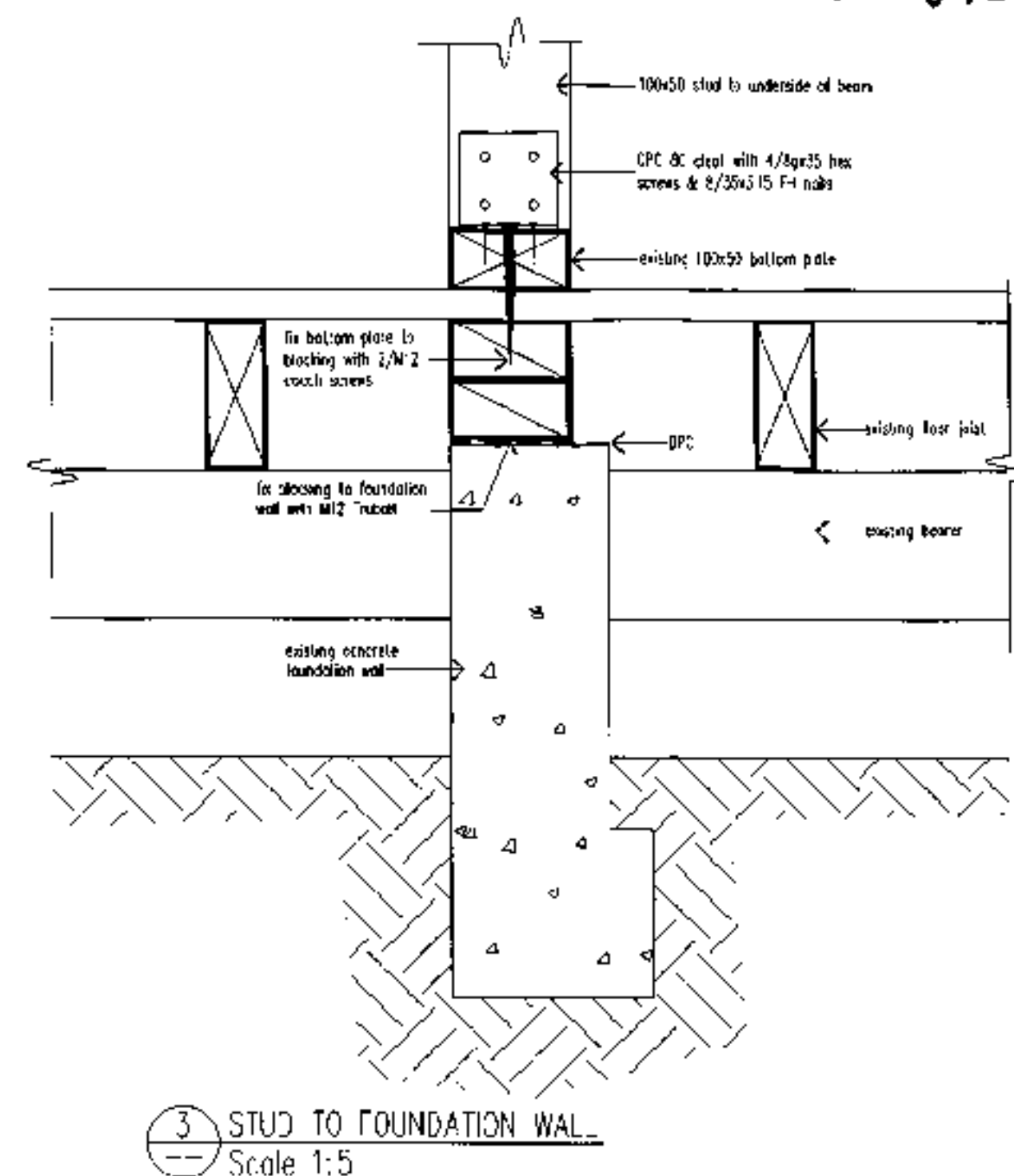
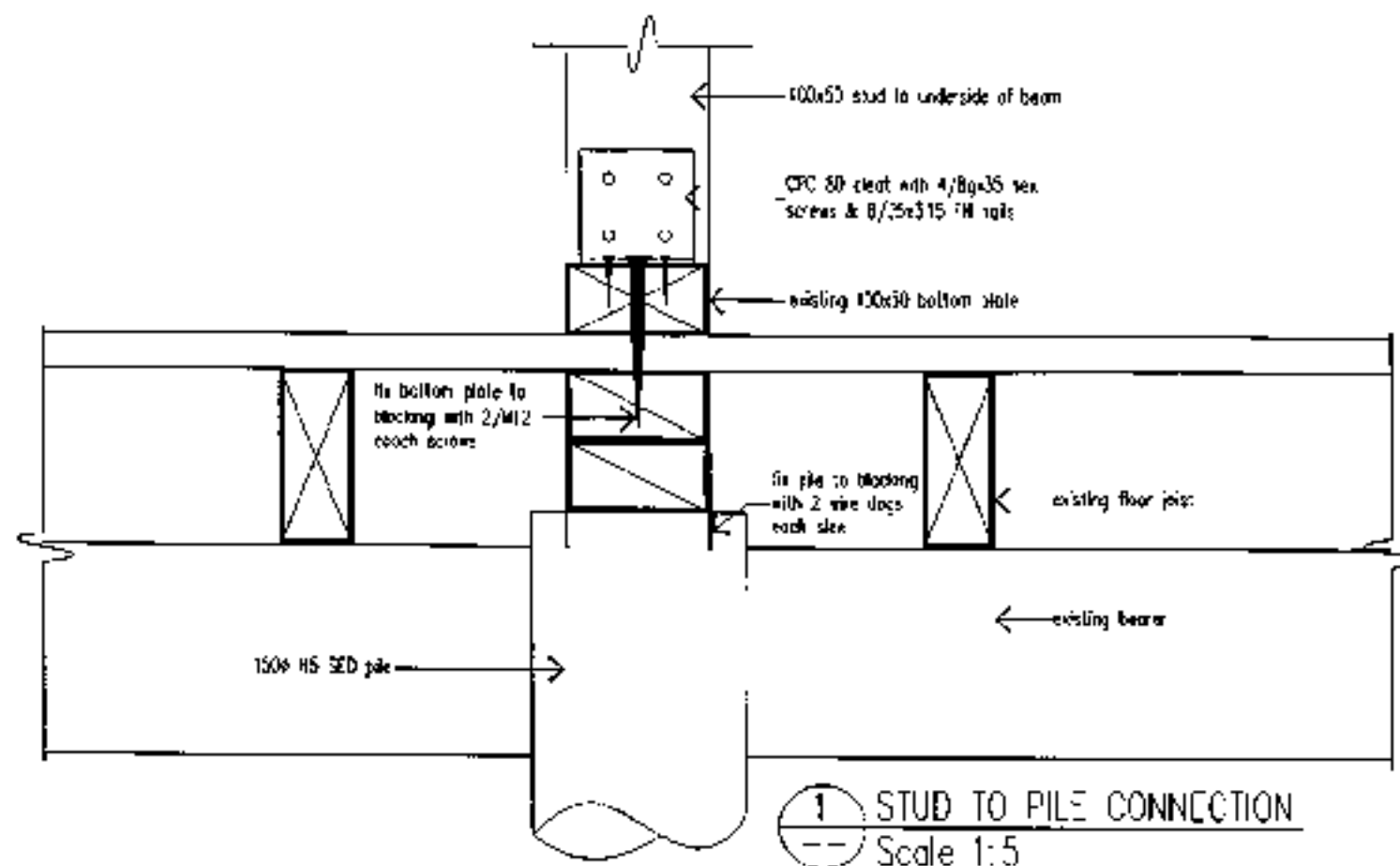
Job Title Alterations to existing dwelling for: I. SMITH, 31 ROYSTON ST DUNEDIN	Drawing SECTION	Job No TN05042	Design Drawn BW	Checked Scale 1:50	Date 2/6/05	Sheet No. A07
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51734-3



Job Title	Alterations to existing dwelling for: I. SMITH, 31 ROYSTON ST, DUNEDIN	Drawing	DETAILS	Job No	TN05042	Design		Checked		Sheet No	A08
						Drawn	BW	Scale	1:5	Date	2/6/05

51734 - 4



Job Title Alterations to existing dwelling for:
I. SMITH, 31 ROYSTON ST
DUNEDIN

Drawing
BEAM DETAILS

Job No.
TN05042

Design PS
Draw BW

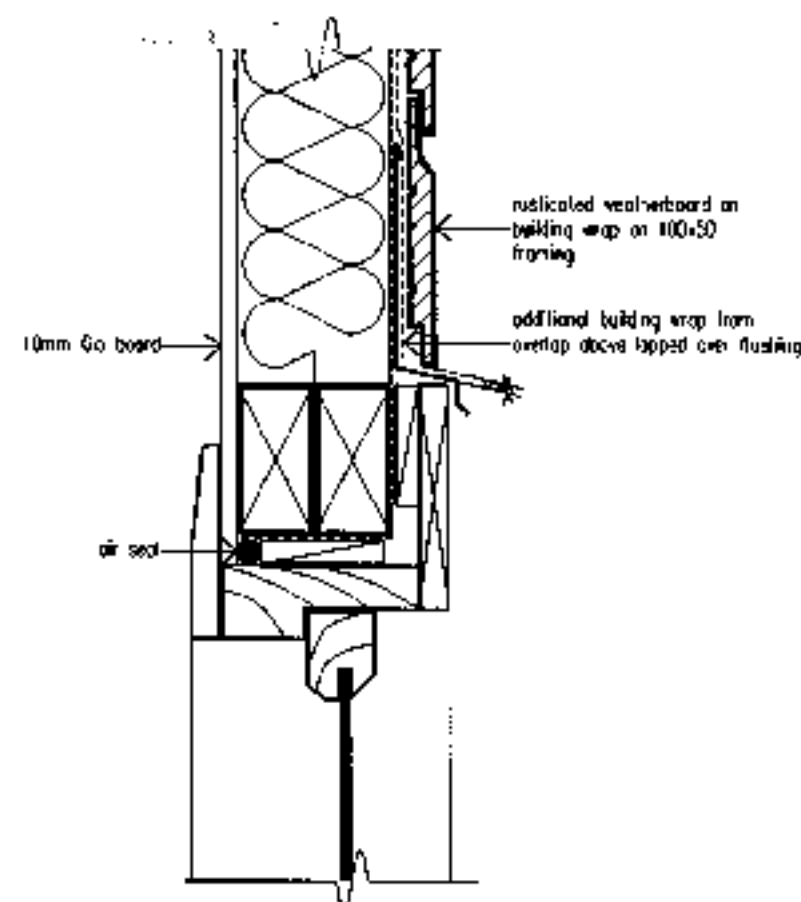
Checked
Scale 1:5

Date 2/6/05

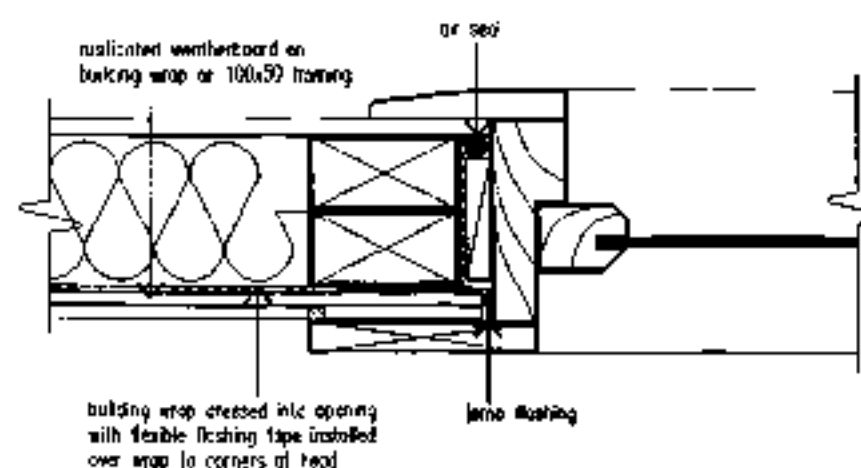
Sheet No.
A09

DUNEDIN
APPROVED BUILDING

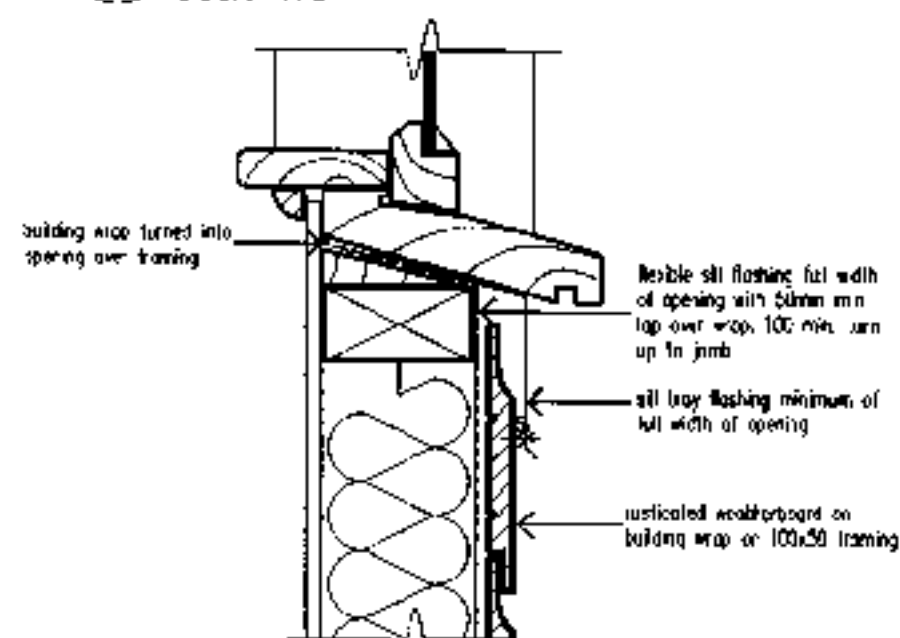
51734 - . .



1 TYPICAL WINDOW HEAD DETAIL
Scale 1:5



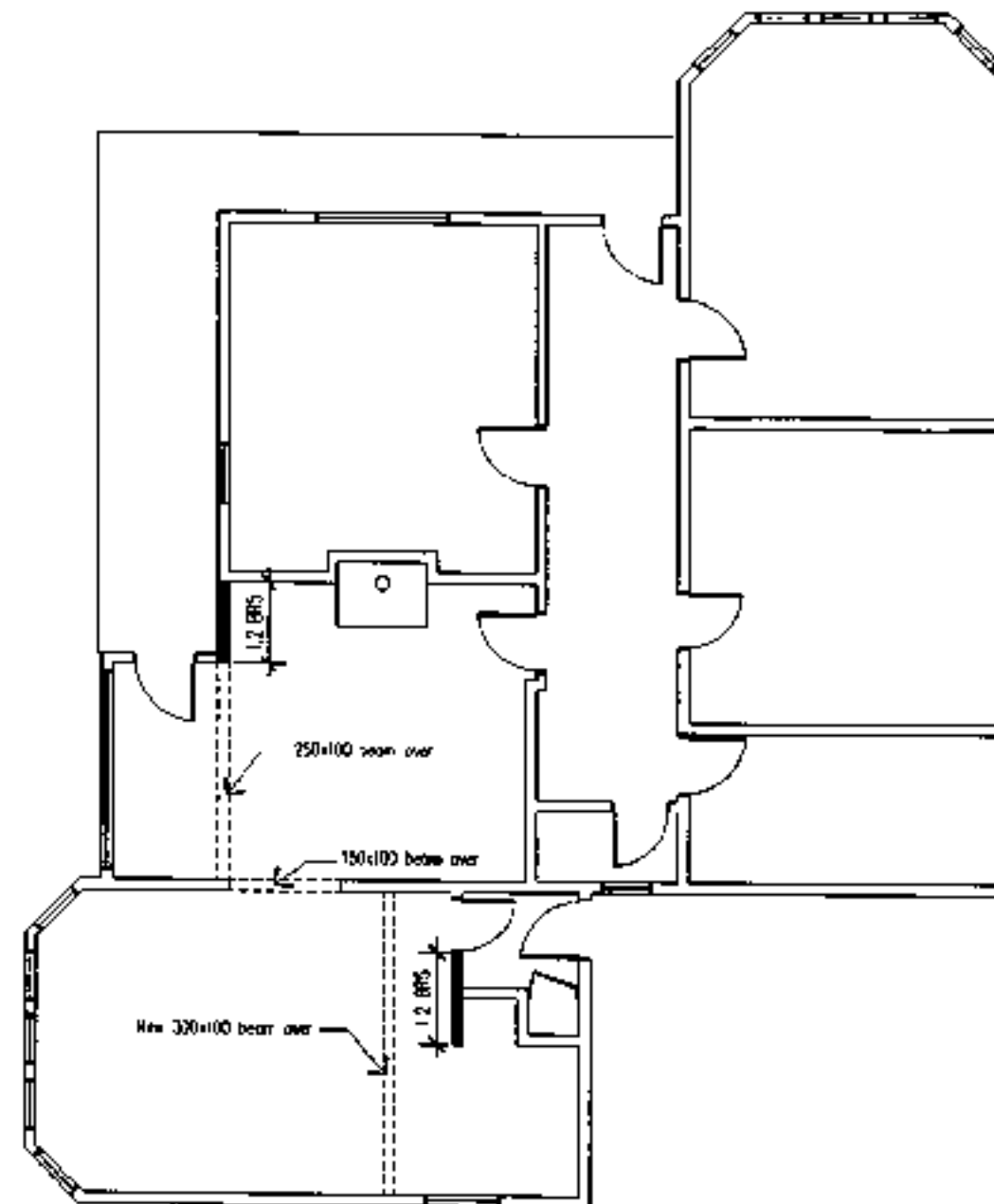
3 TYPICAL WINDOW JAMB DETAIL
Scale 1:5



2 TYPICAL WINDOW SILL DETAIL
Scale 1:5

Alterations to existing dwelling for: I. SMITH, 31 ROYSTON ST, DUNEDIN	Drawing WINDOW DETAILS	Job No TN05042	Design BW	Checked Scale 1:5	Date 2/6/05	Sheet No. A10
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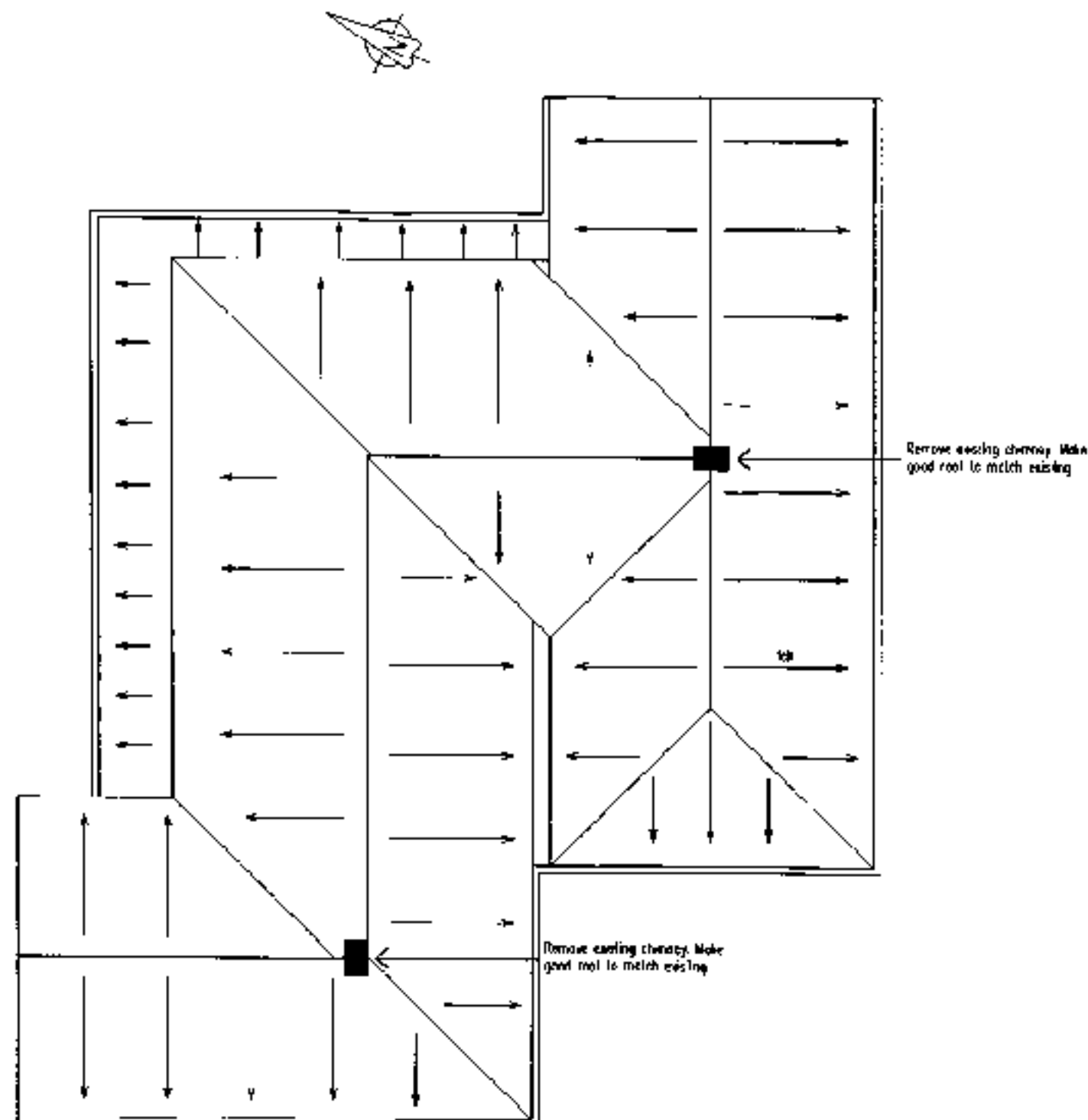
51734 - 4



BRACING SCHEDULE
BR5 - GIB Bracelike one face,
fixed vertical or horizontal,
6 kN connections

1 BRACING SCHEDULE
Scale 1:100

Job Title Alterations to existing dwelling for: I. SMITH, 31 ROYSTON ST DUNEDIN	Drawing BRACING SCHEDULE	Job No TN05042	Design Draw BW	Checked Scale 1:100	Date 2/6/05	Sheet No A11
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1 ROOF PLAN
Scale 1:100

Job Title: Alterations to existing dwelling for: I. SMITH, 31 ROYSTON ST DUNEDIN	Drawing: ROOF PLAN	Job No: TN05042	Design: Drawn: BW	Checked: Scale: 1:100 Date: 2/6/05	Sheet No.: A12
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BUILDING CONSENT - ABA-2020-2274

(Section 51, Building Act 2004)
Form 5

The building

Street address of building: 31 Royston Street Dunedin

Legal description of land where building is located: PT LOT 8 DP 546

Building Name: N/A

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

Level/unit Number: N/A

The owner

Name of owner: Sortehaug Residential No 2 Limited

Contact person: Sortehaug Residential No 2 Limited

Mailing address: C/O Stevenson Design Limited, PO Box 9008, St Clair, Dunedin 9047

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:

Addition to Dwelling - Demolish Garage, Extend Dwelling and Alter Internal Layout to Create Two Bathrooms and Two Bedrooms

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.

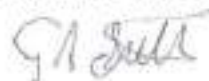
Attachments

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

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

Project Information Memorandum PIM-2020-586

Certificate attached to Project Information Memorandum



Grant Sutton

Authorised Officer

On behalf of Dunedin City Council

Date: 2 December 2020

Code Compliance Certificate Form 7

Section 95, Building Act 2004

Sortehaug Residential No 2 Limited
PO Box 7111
Mornington
Dunedin 9040

The building

Street address of building: 31 Royston Street Dunedin

Legal description of land where building is located: PT LOT 8 DP 546

Building Name: n/a

Location of building within site/block number:

Level/unit Number:

Current, lawfully established, use: Housing

Number of occupants:

Year first constructed: 1921

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@metroreality.co.nz

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

Building work

Building Consent Number:

ABA-2020-2274 Addition to Dwelling - Demolish Garage, Extend Dwelling and Alter Internal Layout to Create Two Bathrooms and Two Bedrooms

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

50 The Octagon | PO Box 5045 | Dunedin 9054, New Zealand | T 03 477 4000 | E dcc@dcc.govt.nz | www.dunedin.govt.nz



DunedinCityCouncil



@DnCityCouncil

Date: 20 July 2021

**AS-BUILT
DRAINAGE PLAN**

Please nominate:

- ☒ Underslab
☒ Foul
☒ Stormwater
☐ Effluent Disposal System

Building Consent N°: 2020-2274

Site Address: 31 Royston St

Plumber/Drainlayer: Simon Harding

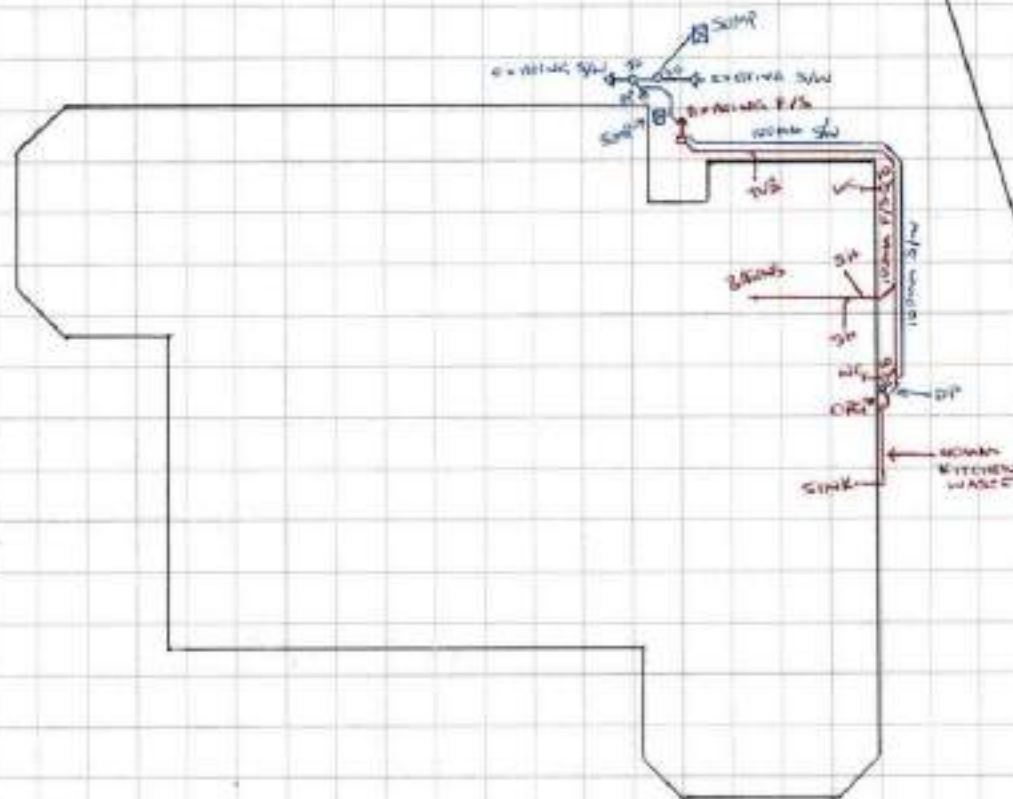
Registration N°: 15601

Please show the following items:

1. Site plan of section
2. Must include street or road names & North point
3. Drain measurements
4. Foul water drains (red ink)
5. Septic tank and effluent lines (red ink)
6. Stormwater drain - including down pipe positions (blue ink)

7. GT - Gully trap positions
8. TV - Terminal vent positions
9. IP - Inspection points
10. Falls and invert levels

Scale drawn: 1"=100' @ A3
(Plans must not be drawn in pencil)



As Built Plan

Received by: DJK

Date: 21.6.21

ABA No: 2020-2274

W. J. G. M. VAN DER MEULEN

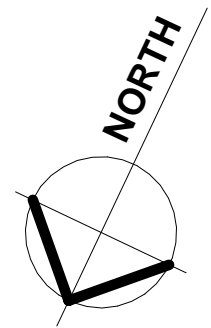
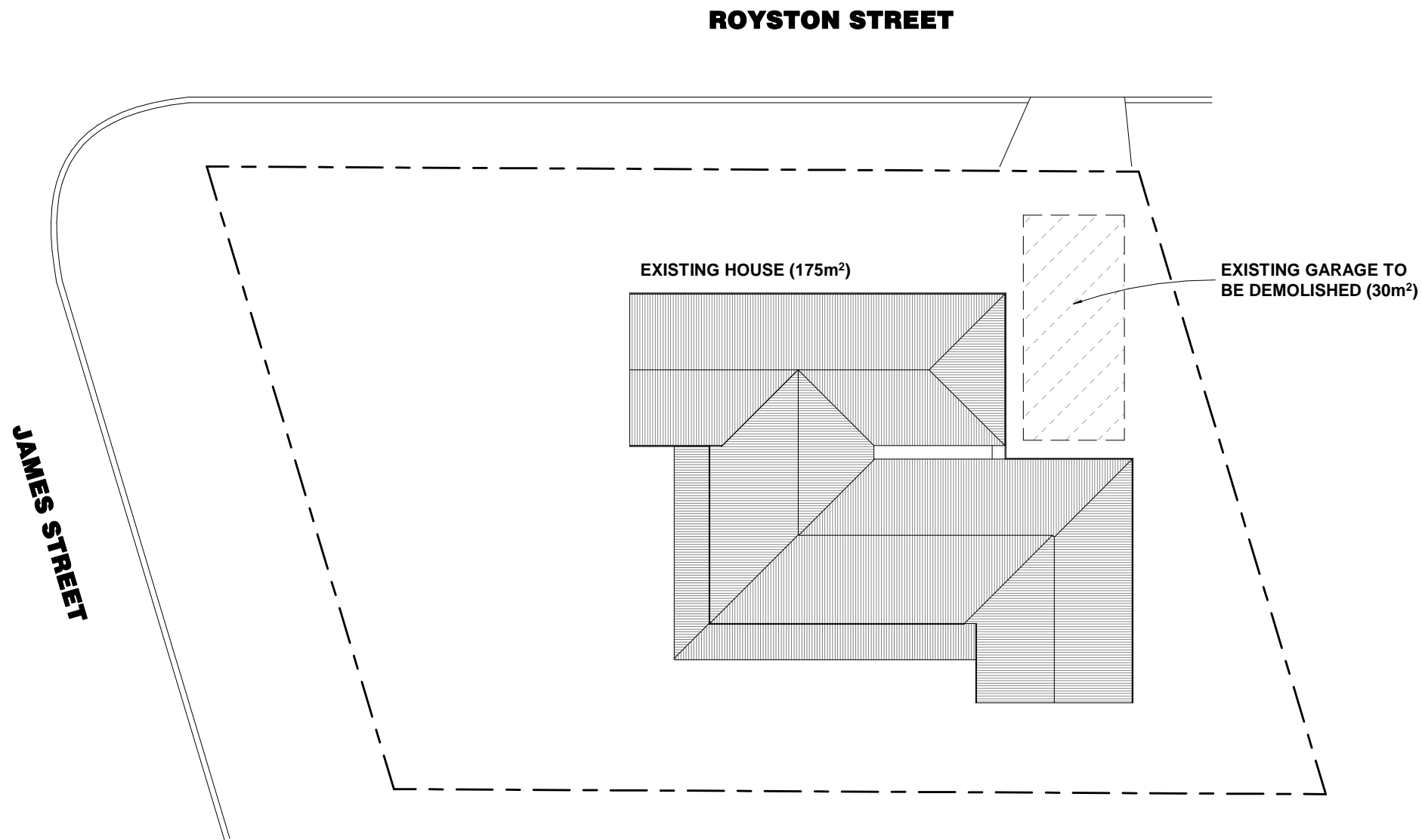
Received by: D. S. T.

ABA No: 2020-2274



VAV No. _____
 Date: _____
 Location: _____
 At Shift: _____

Property Key	5013423
Person Key	-
Application/Licence No	2020-2274
Key Words	As built underground plan



SITE PLAN - EXISTING

stevenson design limited
architectural design consultants

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

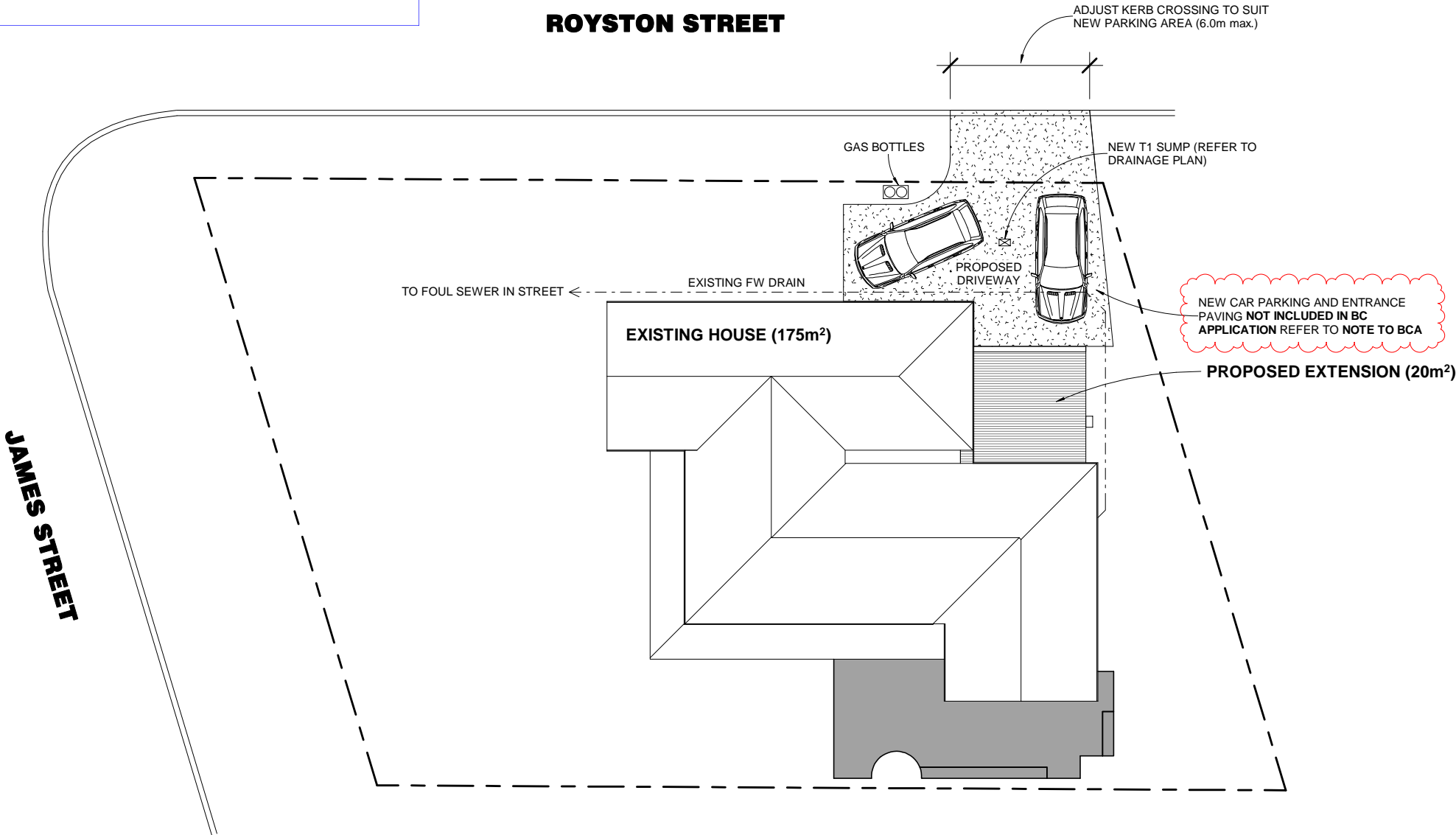
ROYSTON STREET
PROPOSED ALTERATIONS - 31 ROYSTON STREET

BUILDING CONSENT	REV	SCALE	SHEET No
		As indicated @ A3	A1 OF /
		DATE	
		23-11-2020	
		PROJECT No	
		2384	

DCC CITY PLANNING
THESE PLANS ARE APPROVED
This development is permitted by resource
consent

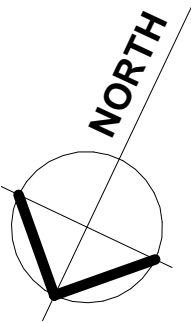
Subject to: LUC-2020-84

Signed: C Park
Date: 30/11/2020



SITE PLAN - PROPOSED

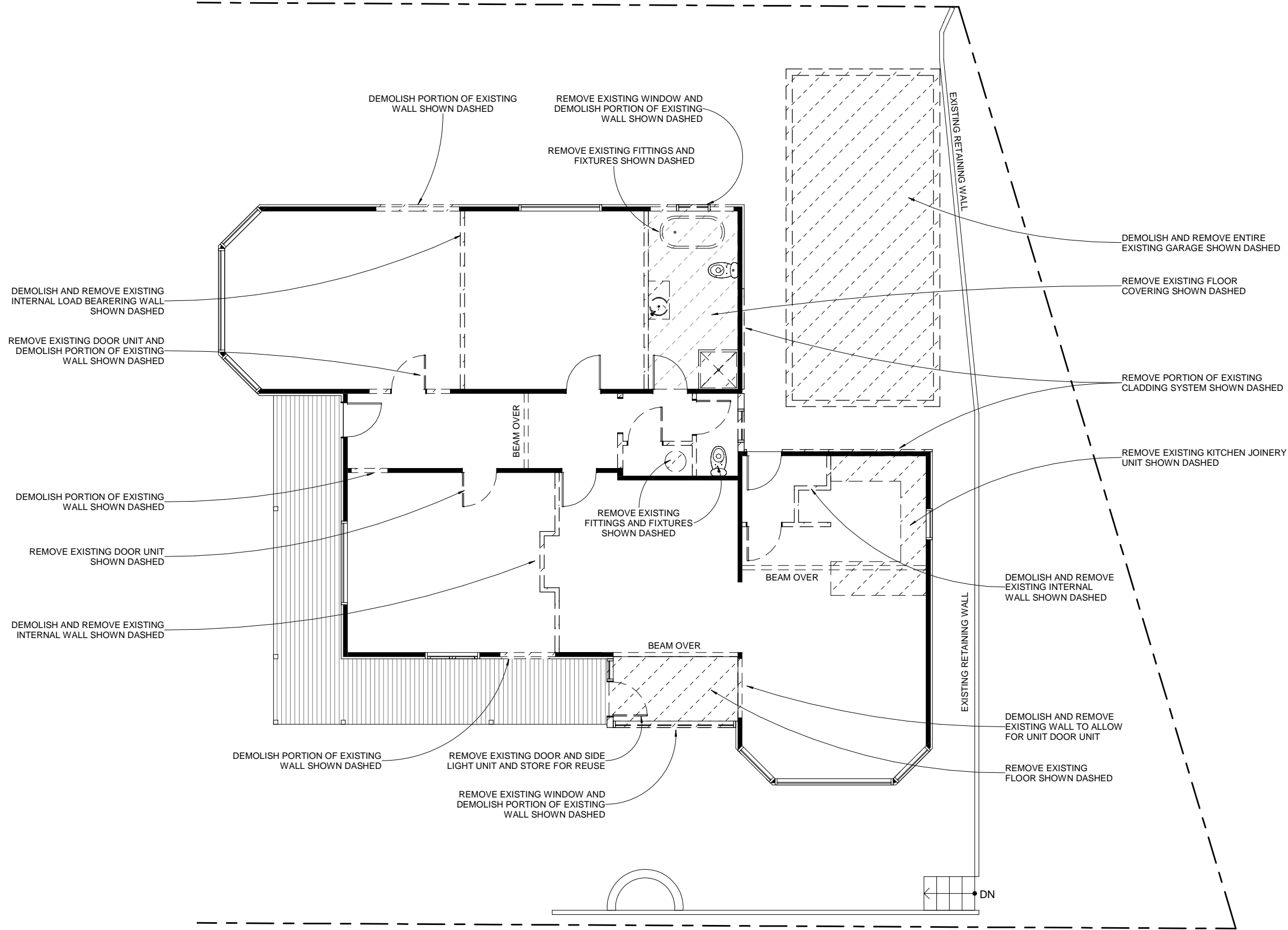
1 : 200



NOTE TO BCA
UNLESS STATED OTHERWISE ALL STANDARD TIMBER MENTIONED IS TO BE SG8
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 <i>FIXING SCHEDULE</i> . 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

SITE	
LEGAL DESCRIPTION	PT LOT 8 DP 546
LAND AREA	708m²
EXPOSURE ZONE	ZONE C
WIND ZONE	HIGH
EARTHQUAKE ZONE	ZONE 1
PLANNING	
ZONING	RESIDENTIAL ZONE 2 (INFRASTRUCTURE ZONE)
DENSITY (SITE / UNIT)	1 RESIDENTIAL UNIT / 500m²
DENSITY (ROOMS / UNIT)	1 / 100m²
CARPARKING	1 - 4 HABITABLE ROOMS = 1 > 5 HABITABLE ROOMS = 2
OUTDOOR LIVING SPACE	> 3 HABITABLE ROOMS = 35m² + 5m² PER ADDITIONAL
BUILDING LENGTH	20m max.
HEIGHT PLANE	GROUND SLOPE < 6° = 2.5m AND 45° GROUND SLOPE > 6° = 2.5m AND 55°
BUILDING HEIGHT <small>EXCLUDES FAMILY FLATS & GARAGES</small>	9m max.
SITE COVERAGE	40%
IF ANY RULES ARE SHOWN IN RED THEN THE PROPOSED WORK BREACHES THIS RULE AND A RESOURCE CONSENT APPLICATION IS REQUIRED	

SITE PLAN - PROPOSED



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@stevensonsondesign.co.nz

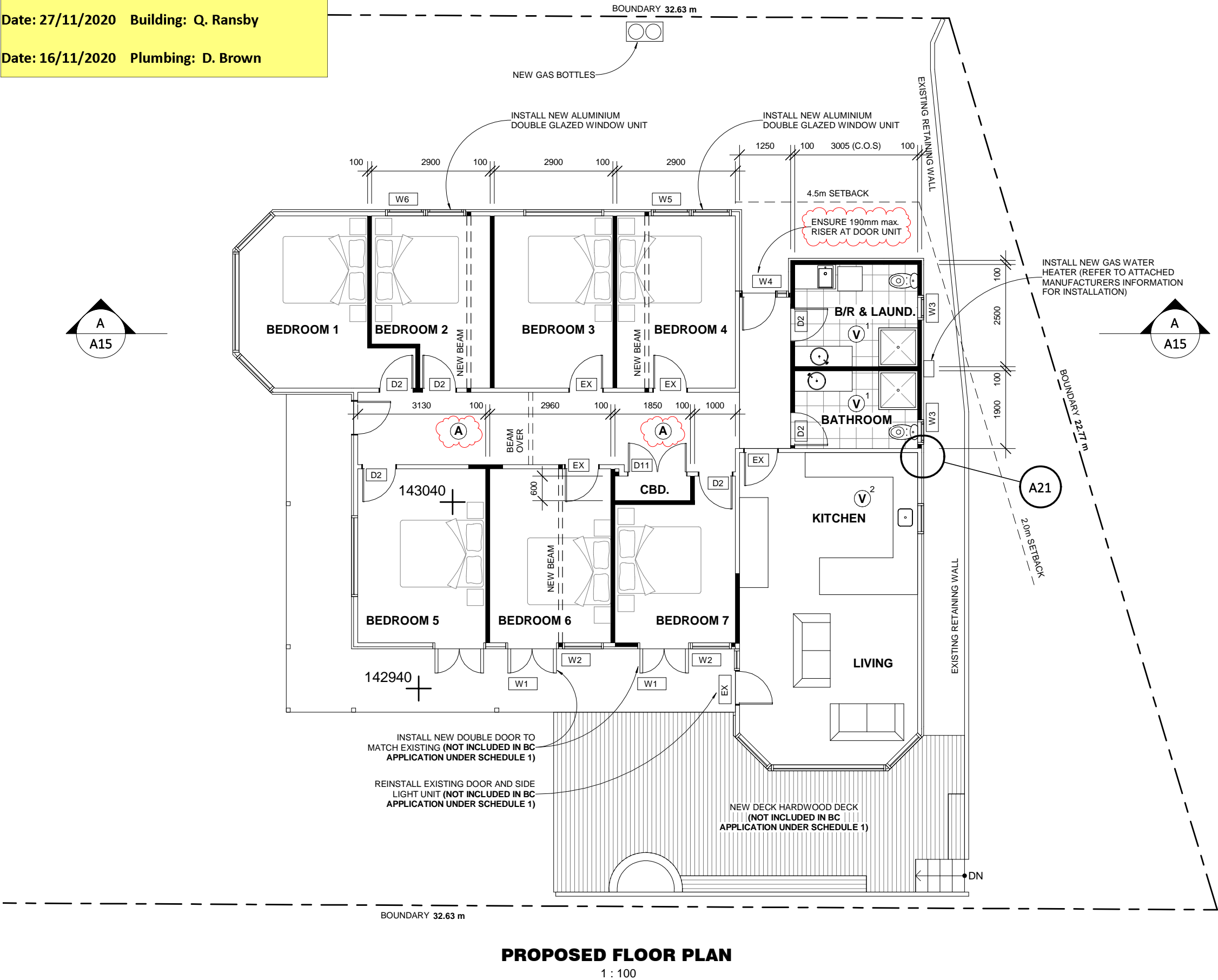
ROYSTON STREET
PROPOSED ALTERATIONS - 31 ROYSTON STREET

BUILDING CONSENT

REV

SCALE **1 : 100 @ A3**
DATE **23-11-2020**
PROJECT No **2384**

SHEET No **A3**
OF /



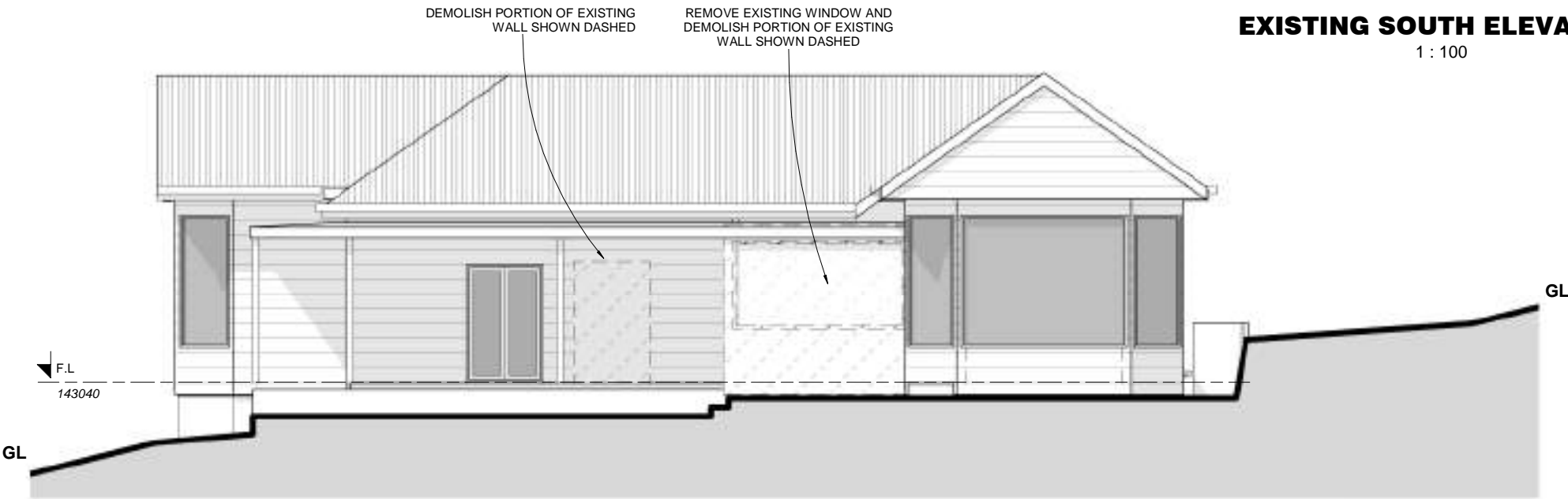
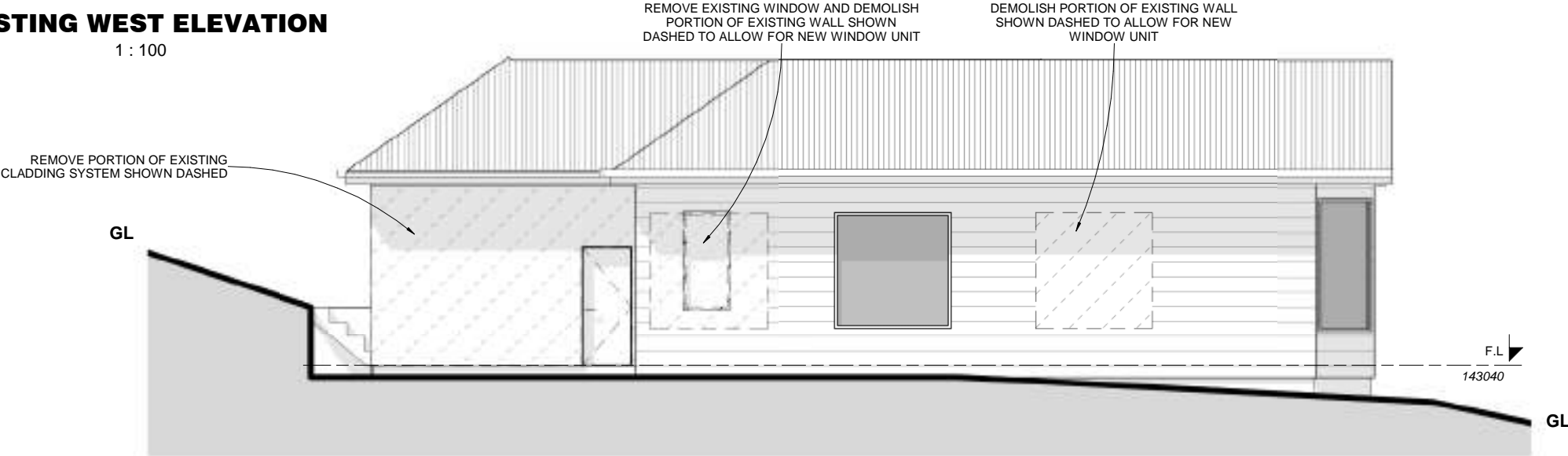
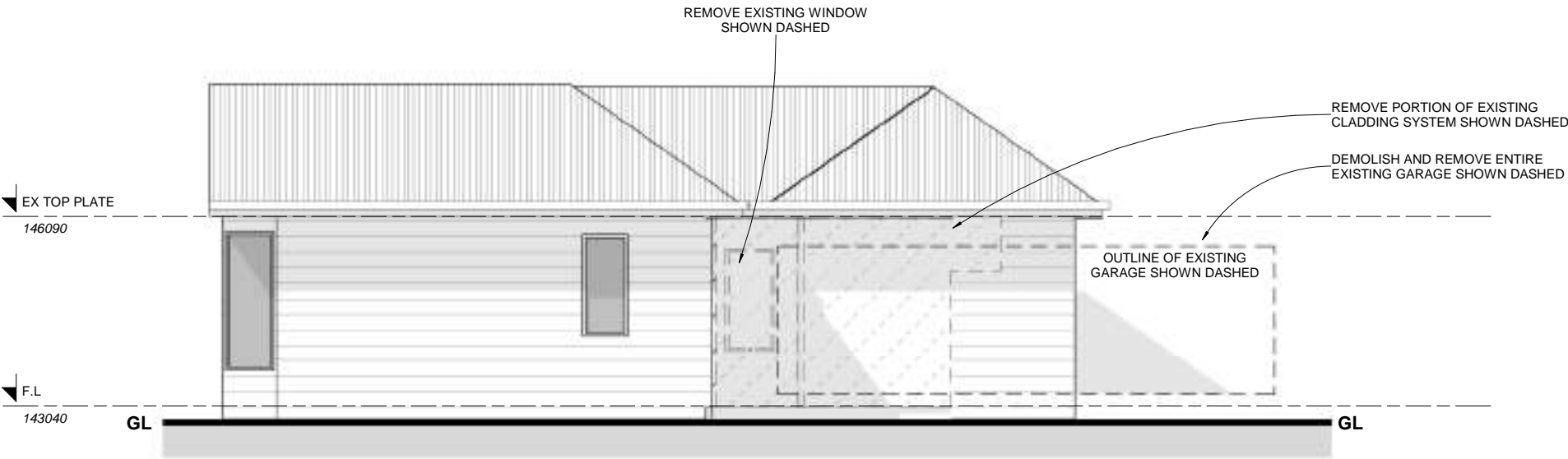
WALL FRAMING LEGEND	
SINGLE OR UPPER STOREY UP TO HIGH WIND ZONE	
	TYPICAL EXTERIOR WALL: SELECTED CLADDING (REFER TO ELEVATIONS) ON SELECTED CAVITY BATTEN SYSTEM ON JH HOMERAB OVER 90x45mm TIMBER FRAMING AT 400 CRS LINE WITH SELECTED WALL LININGS
	TYPICAL INTERIOR WALL: 90x45mm TIMBER FRAMING LINED 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 OR ROOF. ROOF PENETRATIONS TO BE SEALED AS PER E2/AS1 PENETRATION DETAILS
	INSTALL NEW SELECTED RANGE HOOD TO PROVIDE 50L/s VENTILATION OVER COOKTOP. VENT THROUGH SOFFIT OR ROOF. ROOF PENETRATIONS TO BE SEALED AS PER E2/AS1 PENETRATION DETAILS

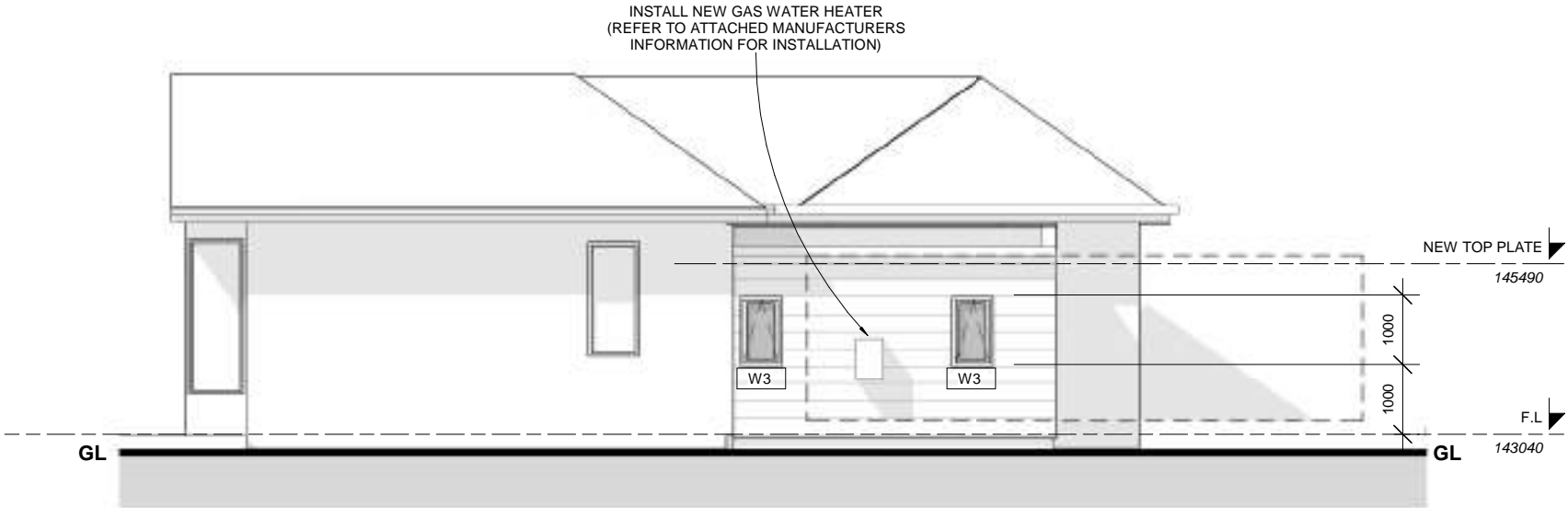
WARNING SYSTEMS	
	PDL SD SERIES SMOKE ALARM, DIRECT WIRED OR WITH 9V BATTERY (WITHIN 3m OF BEDROOM DOORWAYS)

INSULATION	
INSULATE ALL EXTERIOR WALLS BEING RE-LINED WITH PINK BATTS ULTRA R2.8. WITH BUILDING WRAP BEHIND	
INSULATE CEILINGS WITH PINK BATTS ULTRA R5.0	

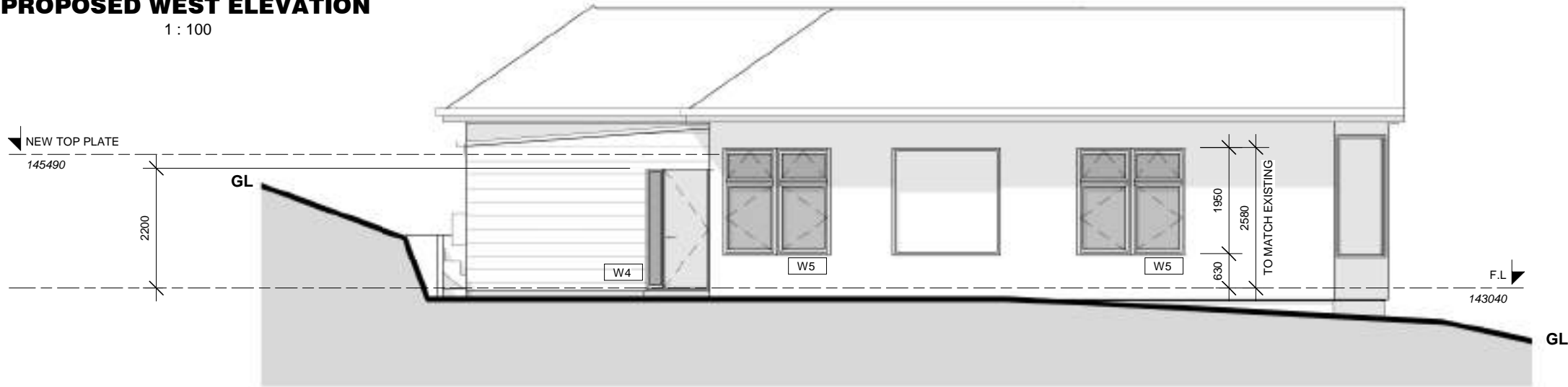
PROPOSED FLOOR PLAN



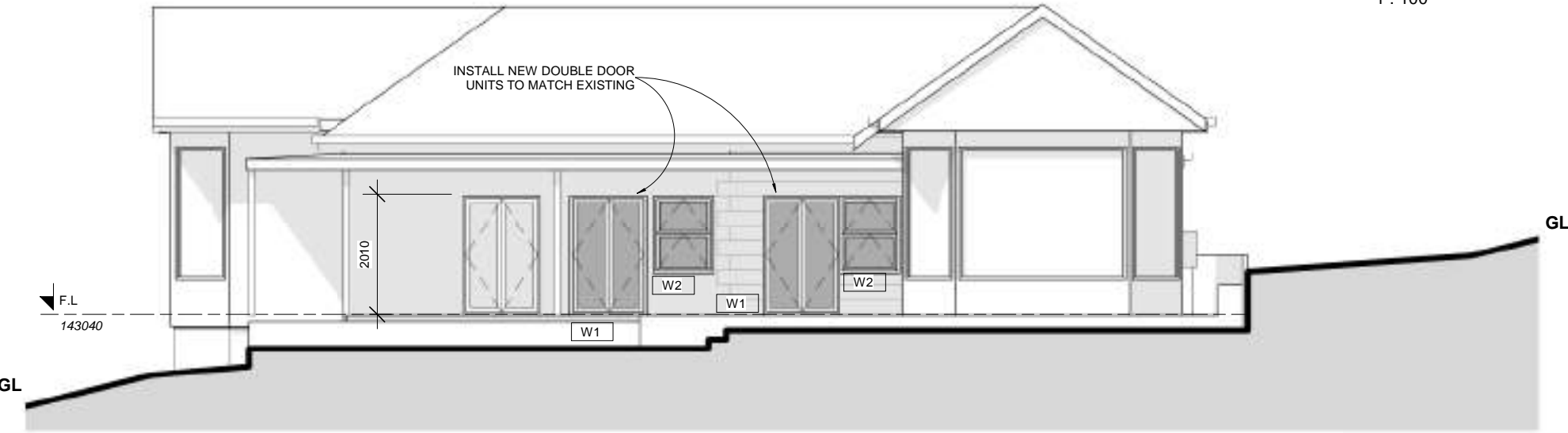
EXISTING ELEVATIONS



PROPOSED WEST ELEVATION
1 : 100



PROPOSED SOUTH ELEVATION
1 : 100

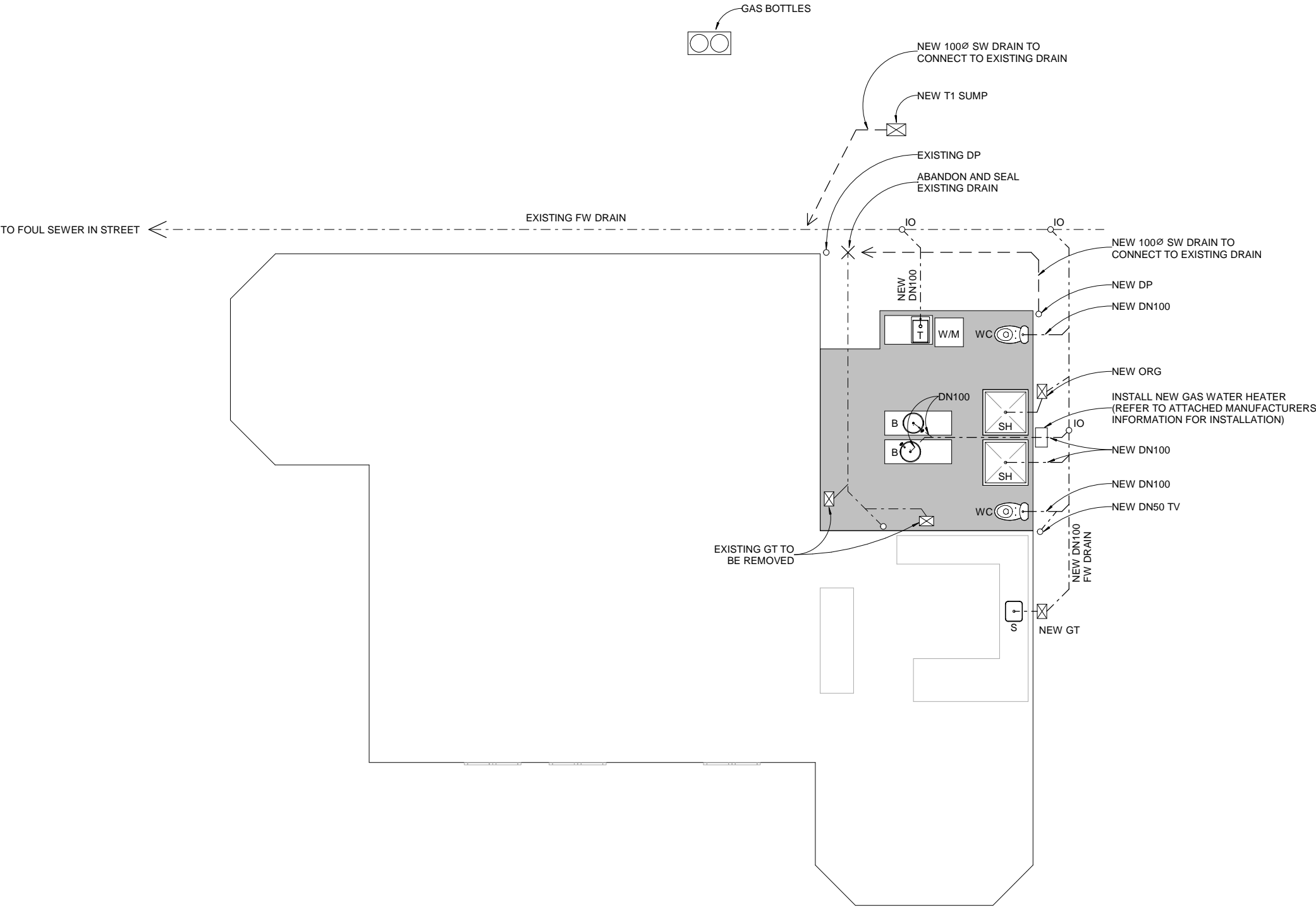


PROPOSED NORTH ELEVATION
1 : 100

LEGEND	
	NEW H3.1 RUSTICATED TIMBER WEATHERBOARDS (PROFILE TO MATCH EXISTING)

NEW WINDOW / DOOR UNITS
ALL EXTERIOR WINDOWS AND SLIDING DOOR UNITS TO BE ALUMINIUM DOUBLE GLAZED (REFER TO DETAILS)
EXTERIOR WINDOW AND DOOR HEAD HEIGHT DIMENSIONS ARE FROM FLOOR LEVEL TO THE TOP OF ALUMINIUM FRAME

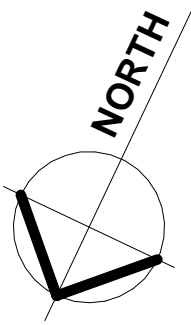
PROPOSED ELEVATIONS



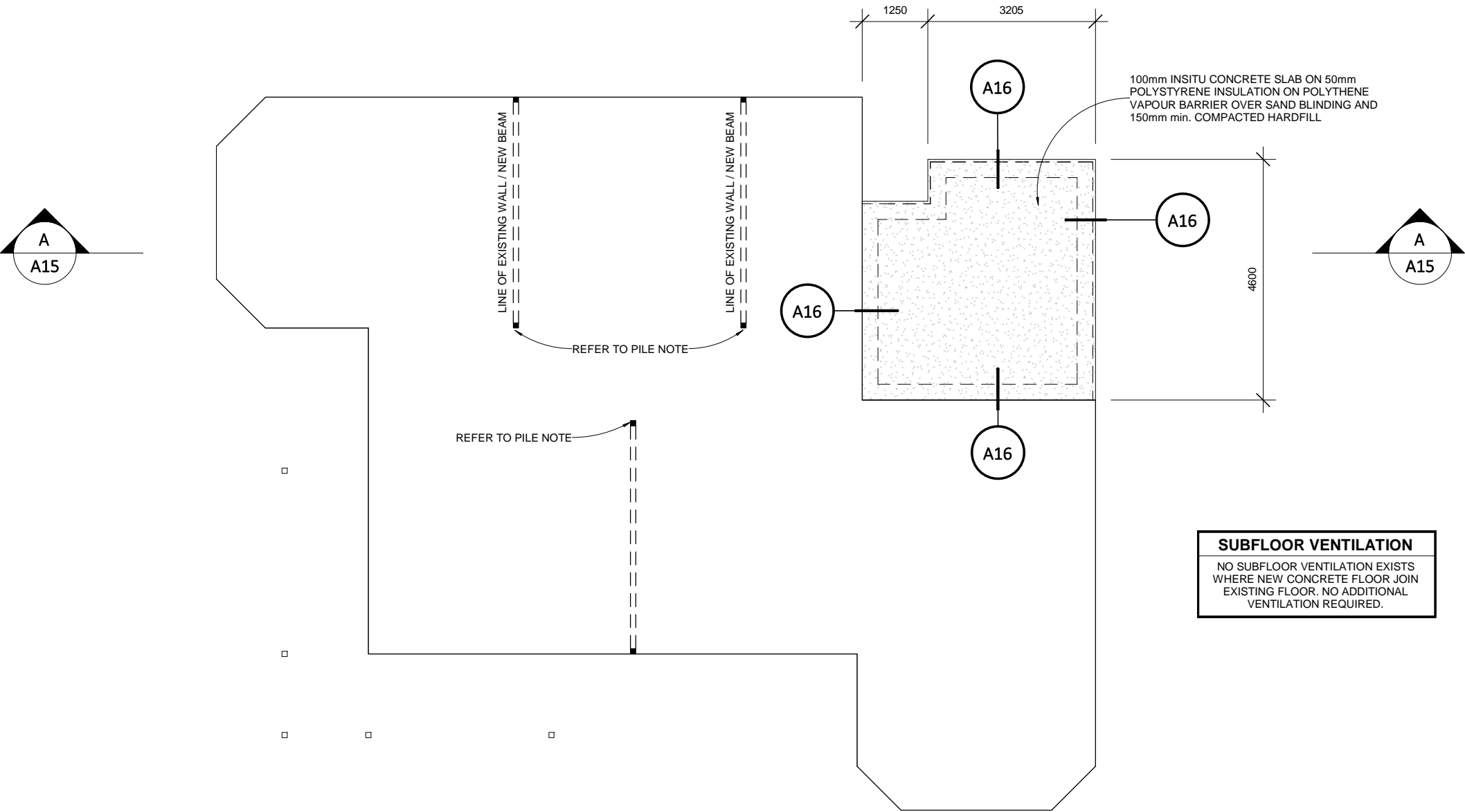
DRAINAGE PLAN
1 : 100

AS/NZS3500 DRAINAGE			
STORM WATER DRAIN		FOUL WATER DRAIN	
DP RP	DOWNPIPE RODDING POINT	IO TV	INSPECTION OPENING TERMINAL VENT
MINIMUM GRADES SW DRAINS		MINIMUM GRADES - DISCHARGE PIPES	
85Ø	1 IN 90	DN40	1 IN 40
100Ø	1 IN 120	DN50	1 IN 40
150Ø	1 IN 200	DN65	1 IN 40
225Ø	1 IN 350	DN80	1 IN 60
T1 SUMP		DN100	1 IN 60
300x300x450mm TYPE 33 ACODRAIN GRATED PIT AND TYPE 33 RISER WITH STAINLESS STEEL GRATE (REDUCE TO GALV. STEEL GRATE WHERE SUMP IS HIDDEN FROM VIEW)		DN150	1 IN 100
T2 SUMP		MINIMUM GRADES - FW DRAINS	
600x600x600mm TYPE 66 ACODRAIN GRATED PIT WITH STAINLESS STEEL GRATE (REDUCE TO GALV. STEEL GRATE WHERE SUMP IS HIDDEN FROM VIEW)		DN65	1 IN 40
		DN100	1 IN 60
ANY GRADES SPECIFIED ON DRAWINGS TAKE PRECEDENCE OVER THIS TABLE			

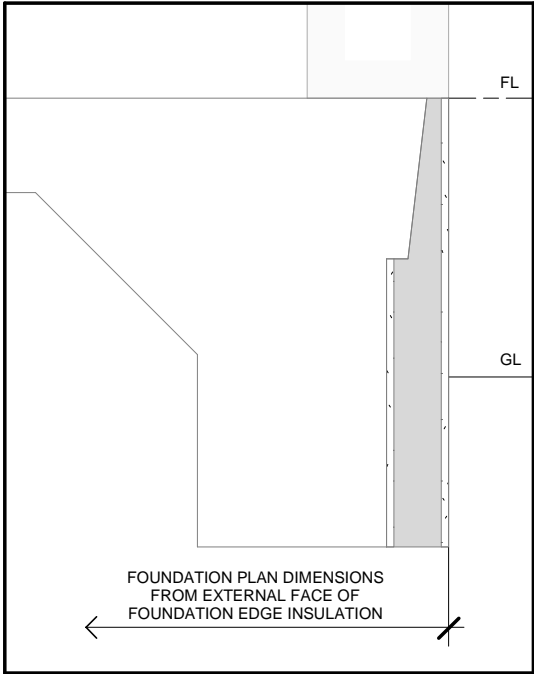
DRAINS UNDER SLAB
ALL DRAINS UNDER CONCRETE SLAB TO BE DN100 AT 1:60min. GRADIENT UNLESS STATED OTHERWISE



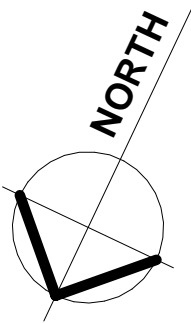
DRAINAGE PLAN



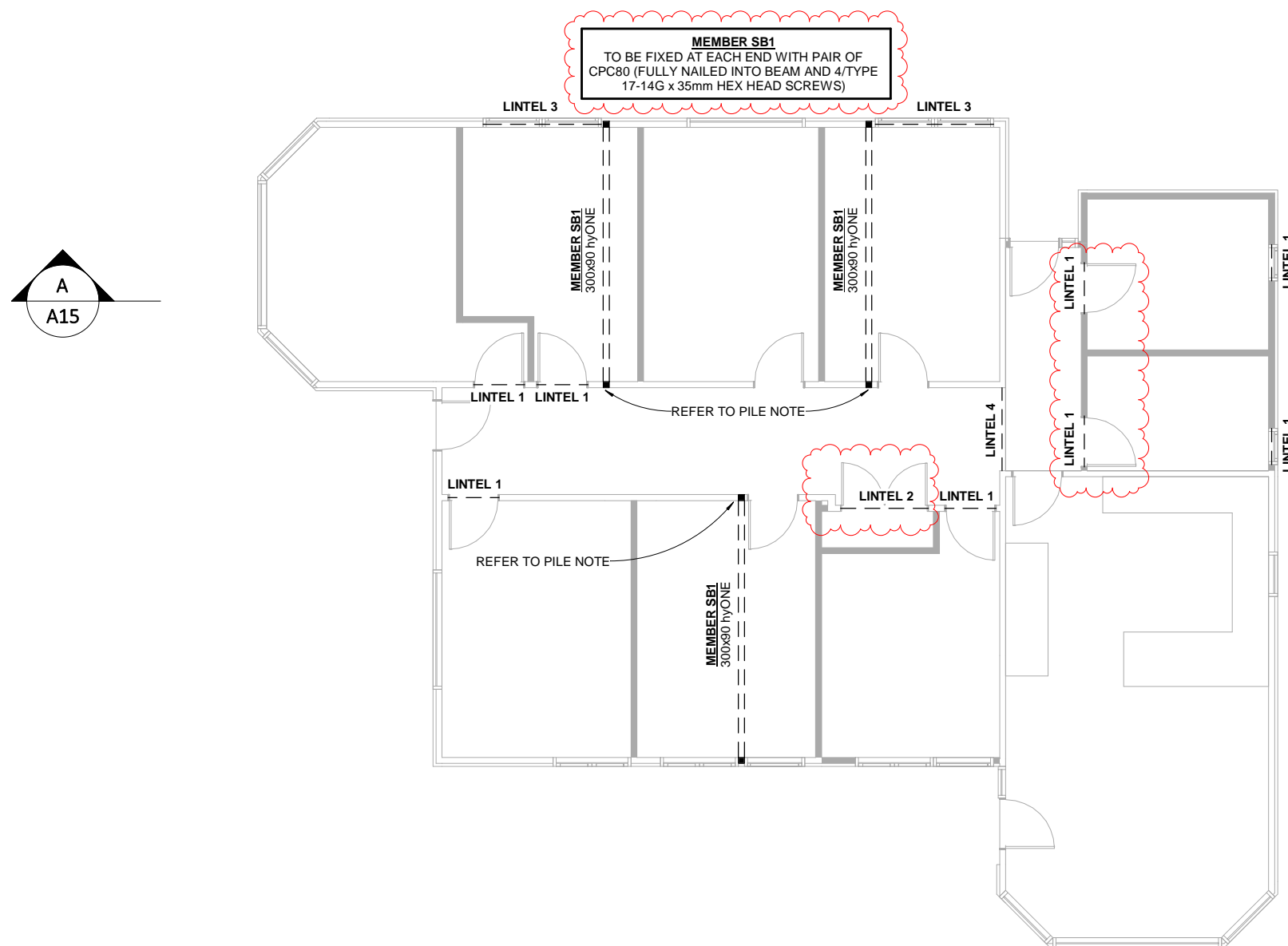
PROPOSED FOUNDATION PLAN
1 : 100



PILE	
CONFIRM EXISTENCE OF PILES OR FOUNDATION WALL BELOW EACH END OF NEW BEAMS. INSTALL 125x125mm H5 PILES SET IN 400mm SQR x 300mm DEEP CONCRETE FOOTINGS AS REQUIRED	
CONCRETE SLAB	
CONCRETE STRENGTH	UNLESS STATED OTHERWISE ALL CONCRETE TO BE 20MPa
DIMENSIONS - INSITU	EXTERNAL FOUNDATION PLAN DIMENSIONS ARE FROM EXTERIOR LINE OF TIMBER FRAMING
SHRINKAGE / CONTROL JOINT	
SAW CUT CONCRETE SLAB AFTER INITIAL SET 1/4 OF THE DEPTH OF THE SLAB IN LOCATIONS SHOWN ON FOUNDATION PLAN	



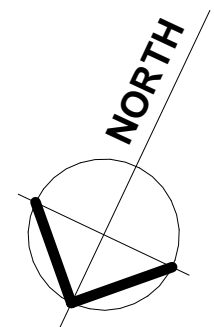
FOUNDATION PLAN



PROPOSED LINTEL PLAN

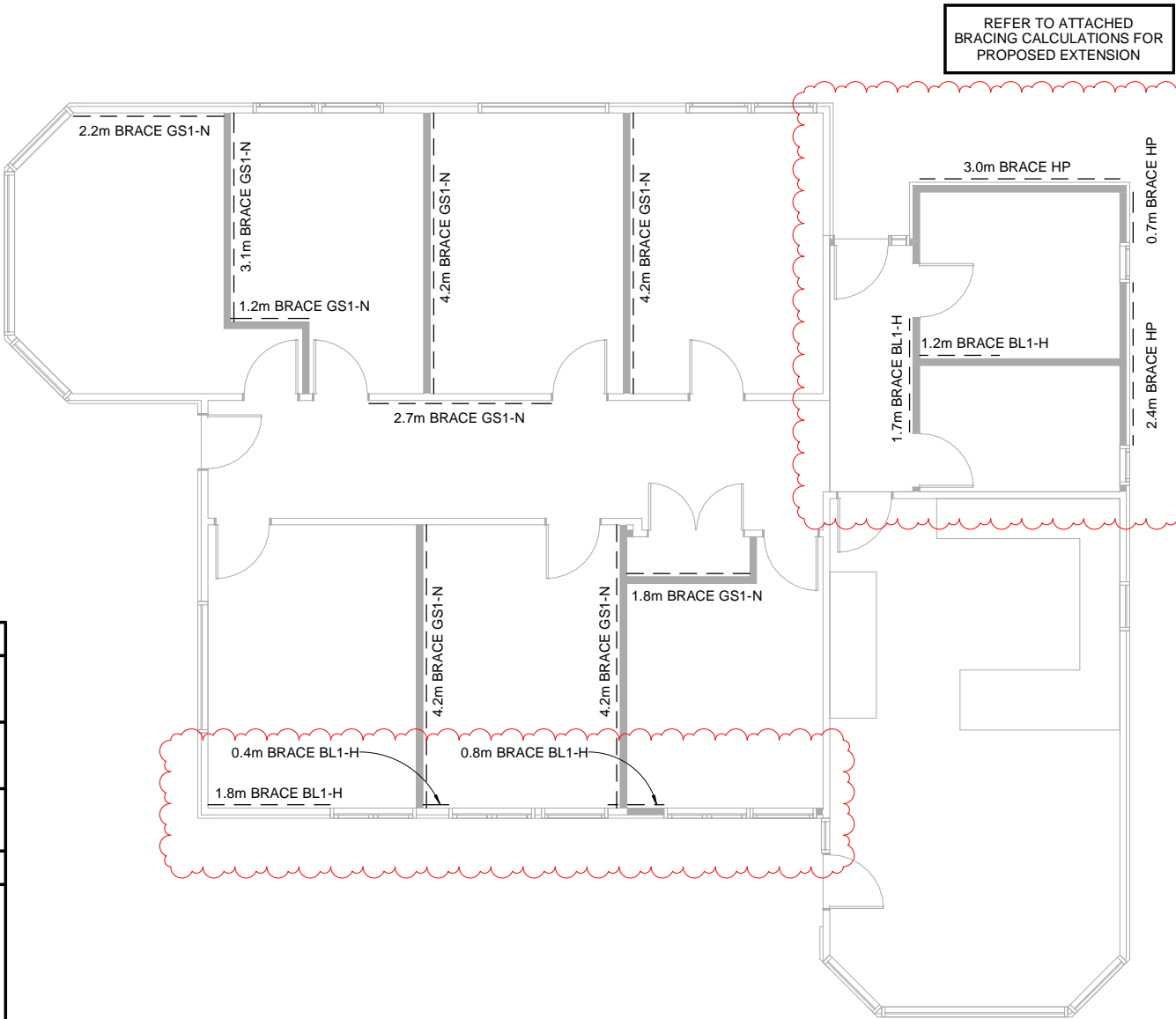
SINGLE OR UPPER STOREY LINTELS		
No.	MEMBER	SPAN max.
LINTEL 1	2 / 90 x 45	1.1m
LINTEL 2	2 / 140 x 45	1.8m
LINTEL 3	2 / 190 x 45	2.4m
LINTEL 4	2 / 240 x 45	3.1m
LINTEL 5	2 / 290 x 45	3.7m
<u>LINTEL SED</u> (... x ...)	REFER TO ATTACHED ENGINEERS PS1 & CALCS	
<u>MEMBER SB1</u> <u>(300x90 hyONE)</u>	REFER TO ATTACHED DESIGN IT CERT.	
LINTELS ON THIS SHEET TAKE PRECEDENCE OVER TRUSS MANUFACTURERS DESIGN		
REFER TO LINTEL FIXING DETAIL SHEET FOR HOLD DOWN DETAILS		

PILE
CONFIRM EXISTENCE OF PILES OR FOUNDATION WALL BELOW EACH END OF NEW BEAMS. INSTALL 125x125mm H5 PILES SET IN 400mm SQR x 300mm DEEP CONCRETE FOOTINGS AS REQUIRED



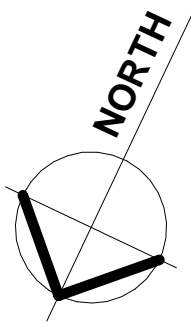
PROPOSED LINTEL PLAN

BRACING SYSTEMS	
GS1-N (10/13mm)	10/13mm GIB STANDARD PLASTERBOARD FIXED ONE FACE HORIZONTAL OR VERTICAL
BL1-H (10/13mm)	10/13mm GIB BRACELINE PLASTERBOARD FIXED ONE FACE WITH GIB HANDIBRAC TO BOTH END STUDS
HP (4.5mm)	4.5mm HOMERAB PRE-CLADDING BRACING SYSTEM WITH GIB HANDIBRAC TO BOTH END STUDS
BRACING CALCULATION	
BRACING UNITS ACROSS	
REMOVED: 15.4 L/M @ 50 BUs/m (BASED ON GS2/NOM) TOTAL = 770 BUs/m	
ADDED: 3.2 GS1-N @ 50 BUs/m = 160 BUs 4.2 GS1-N @ 50 BUs/m = 210 BUs 4.2 GS1-N @ 50 BUs/m = 210 BUs 4.2 GS1-N @ 50 BUs/m = 210 BUs 4.2 GS1-N @ 50 BUs/m = 210 BUs TOTAL = 1000 BUs/m	
BRACING UNITS ALONG	
REMOVED: 7.9 L/M @ 50 BUs/m (BASED ON GS2/NOM) TOTAL = 395 BUs/m	
ADDED: 2.2 GS1-N @ 50 BUs/m = 110 BUs 1.2 GS1-N @ 50 BUs/m = 60 BUs 2.7 GS1-N @ 50 BUs/m = 135 BUs 1.8 GS1-N @ 50 BUs/m = 90 BUs 1.8 GS1-N @ 50 BUs/m = 90 BUs TOTAL = 485 BUs/m	
NEW WALL BRACING TO BE INSTALLED EXCEEDS ESTIMATED BRACING BEING REMOVED.	
GIB BRACING SHALL BE INSTALLED IN ACCORDANCE WITH GIB EZYBRACE SPECIFICATION	
JAMES HARDIE HOMERAB BOARD BRACING SHALL BE INSTALL IN ACCORDANCE WITH JAMES HARDIE BRACING SYSTEM - HOMERAB MANUAL	

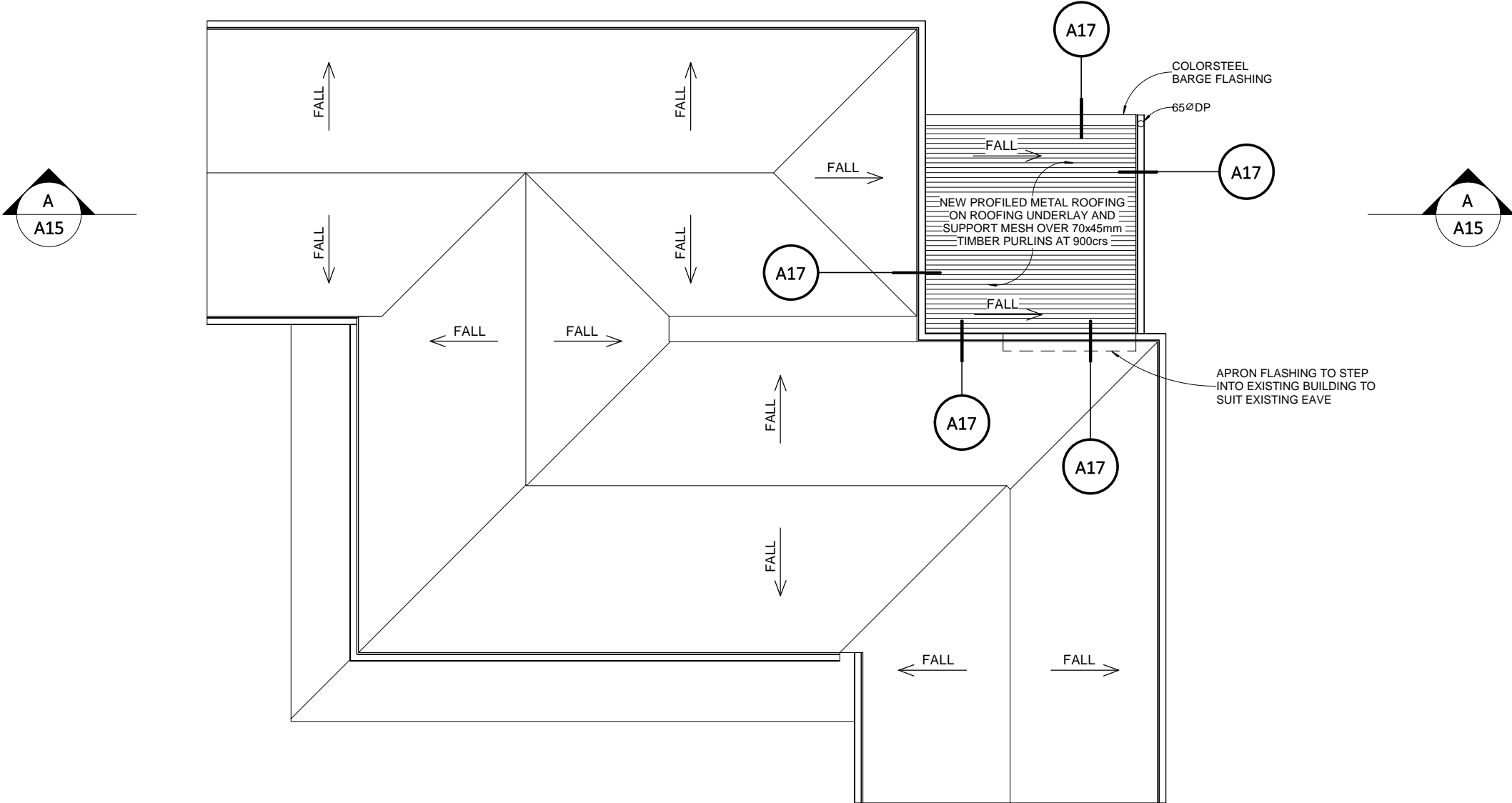


PROPOSED BRACING PLAN
1 : 100

FIXING SCHEDULE	
LIGHT ROOF UP TO HIGH WIND ZONE	
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 BUILDING WRAP (EXTERIOR)	2 / 90x3.15mmØ PLAIN STEEL WIRE NAILS DRIVEN VERTICALLY + 2 LUMBERLOK CPC40 BRACKETS*
TOP PLATE TO STUDS JH RIGID AIR BARRIER (EXTERIOR)	RIGID AIR BARRIER TO BE FIXED TO 4.7kN TOP PLATE & STUD AS PER MANUFACTURERS INFORMATION
TOP PLATE TO STUDS (INTERIOR NON-LOAD BEARING)	2 / 90x3.15mmØ PLAIN STEEL WIRE NAILS DRIVEN VERTICALLY
TOP PLATE TO STUDS (INTERIOR LOAD BEARING)	2 / 90x3.15mmØ PLAIN STEEL WIRE NAILS DRIVEN VERTICALLY + 2 LUMBERLOK CPC40 BRACKETS*
DOUBLING STUD TO LINTEL	REFER TO DETAILS
GIB HANDIBRAC	GIB HANDIBRAC FIXED WITH 8 / TEK SCREWS + BOWMAC SCREW BOLT*
TYPICAL BOTTOM PLATE FIXING	M10x140mm BOWMAC SCREW BOLT WITH 50x50x3mm WASHERS AT 600 CRS**
TYPICAL TOP PLATE TO TOP PLATE FIXING	UNLESS STATED OTHERWISE INSTALL 6kN TOP PLATE TO TOP PLATE CONNECTION AT EACH END OF WALL: LUMBERLOK PLATE-LOK NAIL PLATE* (WITH 2 BLUE SCREWS ON SIDE OF INTERIOR TOP PLATE FOR DOULAS FIR & LVL)
12	WHERE INDICATED, INSTALL 12kN TOP PLATE TO TOP PLATE CONNECTION AT RIGHT ANGLES: 2 / LUMBERLOK SHEET BRACE STRAPS* FIXED WITH 6 / 30x3.15mm NAILS PER TOP PLATE PER STRAP (24 TOTAL)
* 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	



PROPOSED BRACING PLAN



PROPOSED ROOF PLAN
1 : 100

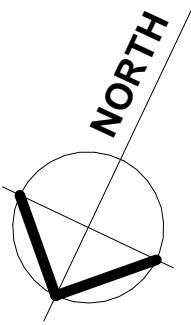
ROOF BRACING	
	PAIR OF TENSIONED & CROSSED LUMBERLOK STRIP BRACE OVER TOP CHORDS INSTALLED AT 45° ± 5° TO THE RAFTER / PURLIN LINE
MONOPITCHED ROOFS WITH WALLS BRACED FULL HEIGHT DO NOT REQUIRE ROOF PLANE BRACES AS PER NZS3604 10.3.4	

DOWN PIPE CALCULATION
AS PER E1/AS1
LARGEST ROOF AREA SERVICED BY DOWNPIPE (max.) = 20m ² ROOF PITCH = 3°
TYPICAL DOWNPIPE SIZE = 65mm Ø

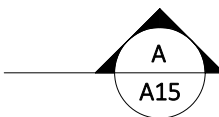
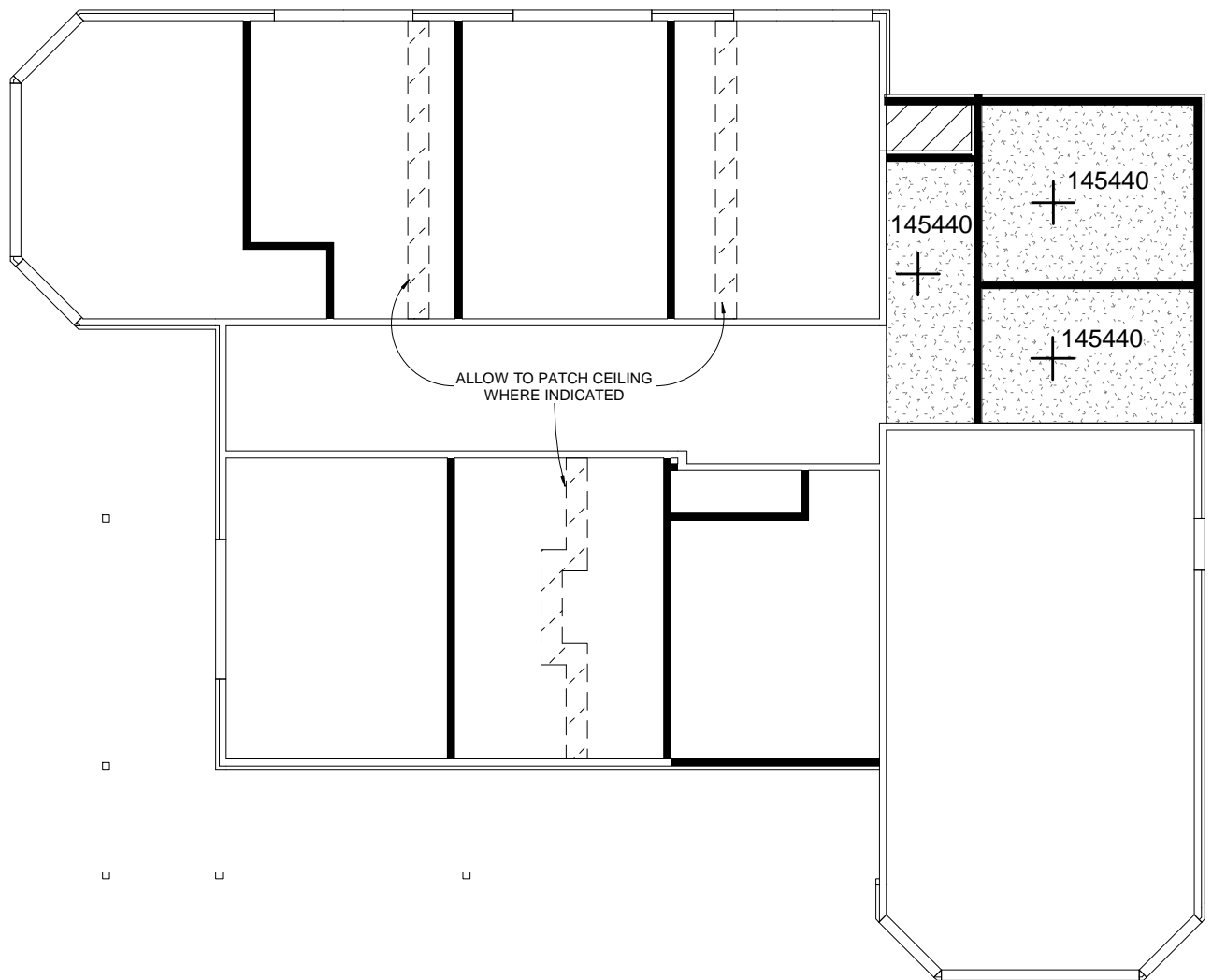
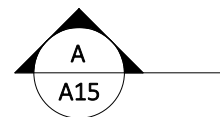
ROOF FIXING SCHEDULE		
LIGHT ROOF UP TO HIGH WIND ZONE		
Fixings described in this table are for typical connections. If conflict with any architectural or structural detail occurs, Fixing shown on detail takes precedence over this table		
MEMBER	kN	FIXING
PURLIN TO RAFTERS	2.4	80mm x 10 GAUGE LUMBERLOK BLUE SCREW*
ROOF TRUSSES AND RAFTERS AT SUPPORTS	4.7	2 / 90x3.15mmØ SKEWED NAILS + 2 WIRE DOGS
* FIXINGS TO BE INSTALLED IN ACCORDANCE WITH LUMBERLOK SPECIFIERS' AND USERS' MANUAL		

ROOF FIXING PATTERN
FOR STEEL TRAPEZOIDAL PROFILED ROOFING – 0.55 MM BMT, PROFILE HEIGHT 27 MM MINIMUM(1) AND MINIMUM 5-RIB PROFILES
T2 : FIXING PATTERN IS - HIT 1, MISS 1 ...

MITEK TRUSS DESIGN
REFER TO MITEK TRUSS DESIGN FOR ALL CONSTRUCTION AND CONNECTION DETAILS. ENSURE BOTTOM CHORD RESTRAINTS ARE PROVIDED AT 1800mm CENTERS max.

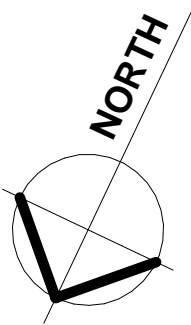


PROPOSED ROOF PLAN

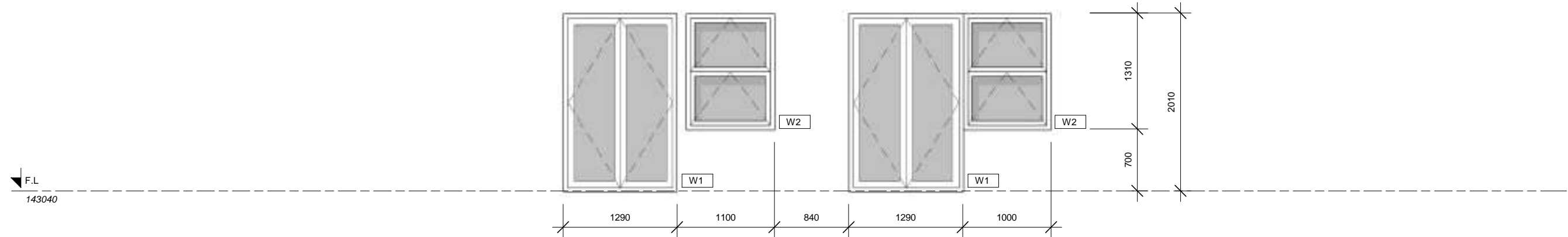


CEILING PLAN LEGEND	
	13mm GIB BOARD CEILING LINING OVER RONDO CEILING BATTENS AT 600 CRS
	SELECTED SOFFIT LINING

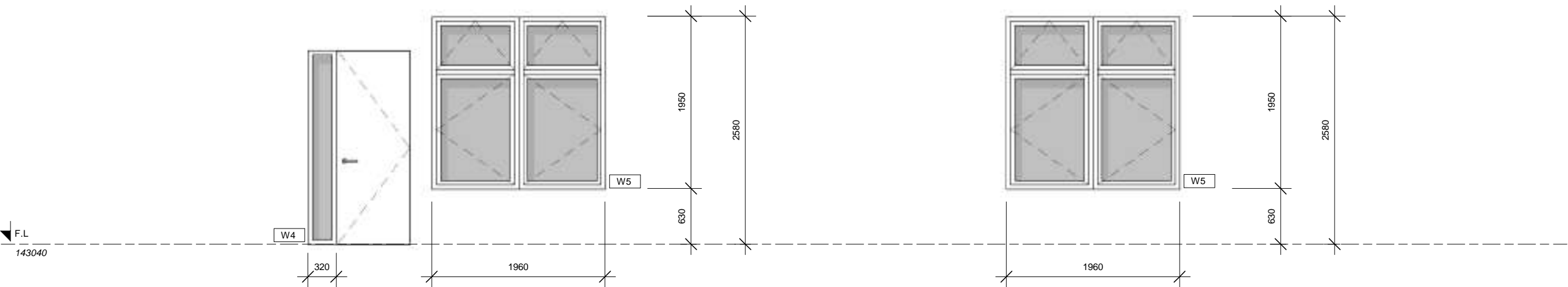
PROPOSED CEILING PLAN
1 : 100



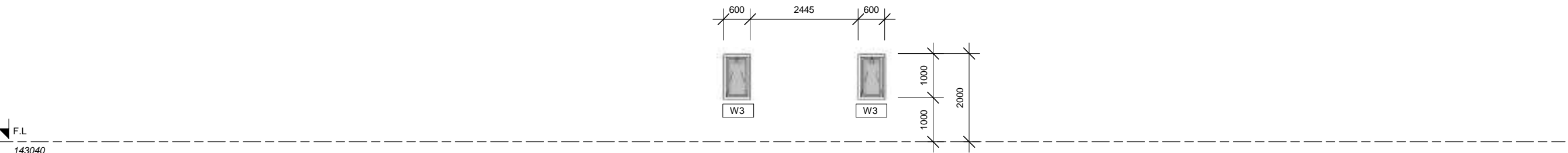
CEILING PLAN



PROPOSED NORTH ELEVATION WINDOWS
1 : 50





PROPOSED SOUTH ELEVATION WINDOWS
1 : 50



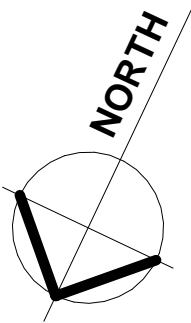
PROPOSED WEST ELEVATION WINDOWS
1 : 100

WINDOW SCHEDULE

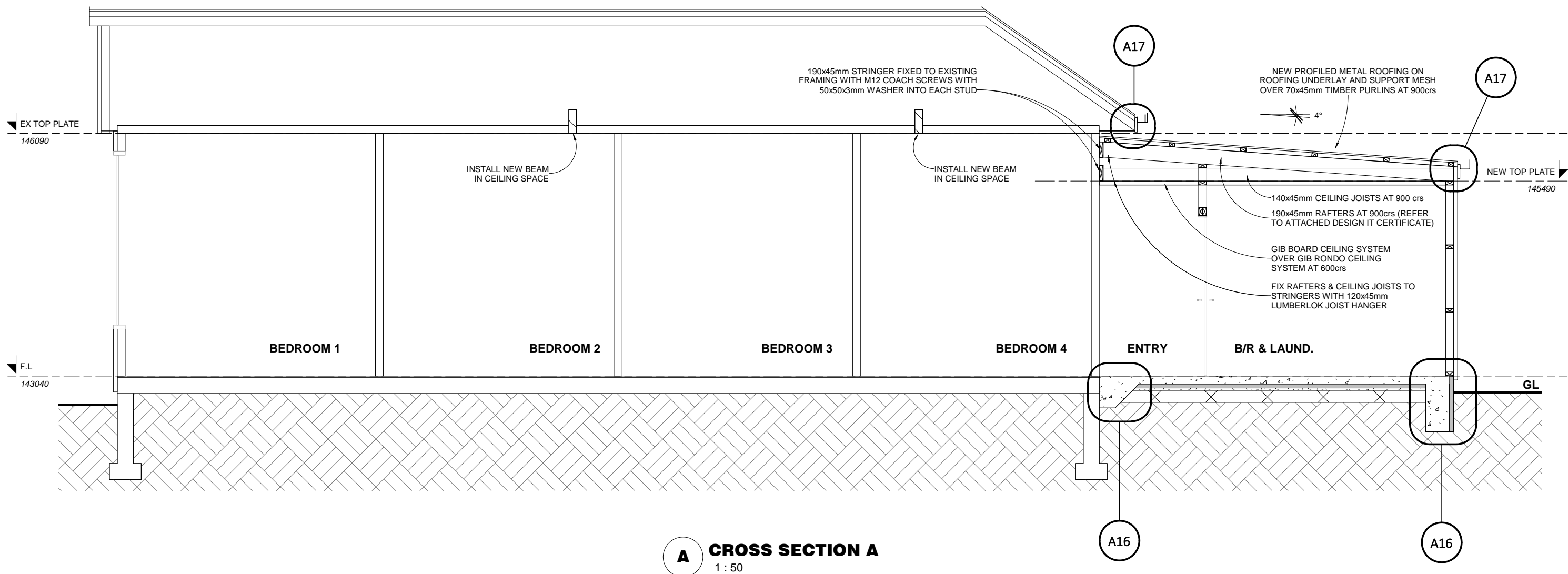


IMPERVIOUS FLOOR LININGS	
	IMPERVIOUS FLOOR LININGS TIMBER FLOOR: ALL IMPERVIOUS FLOOR LININGS TO BE LAID OVER ARDEX WPM002 WATERPROOFING MEMBRANE ON JH TILE & SLATE UNDERLAY IMPERVIOUS FLOOR LININGS CONCRETE: ALL IMPERVIOUS FLOOR LININGS IN BATHROOMS TO BE LAID OVER ARDEX WPM002 WATERPROOFING MEMBRANE. FLOOR LININGS ELSEWHERE TO BE LAID DIRECTLY OVER CONCRETE
OTHER FLOOR LININGS	
	SELECTED CARPET (BY OWNER)

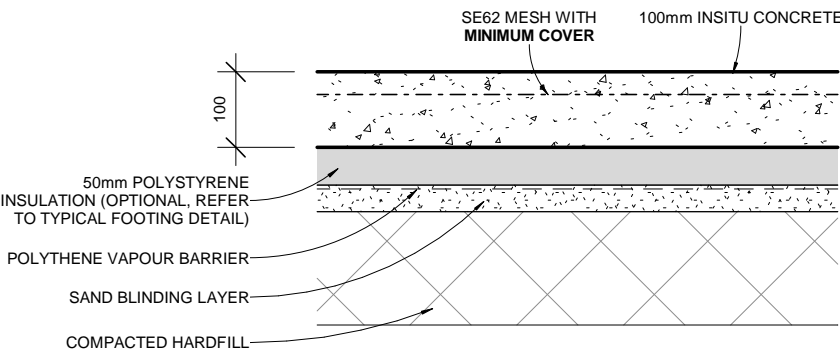
PROPOSED FINISHES PLAN
1 : 100



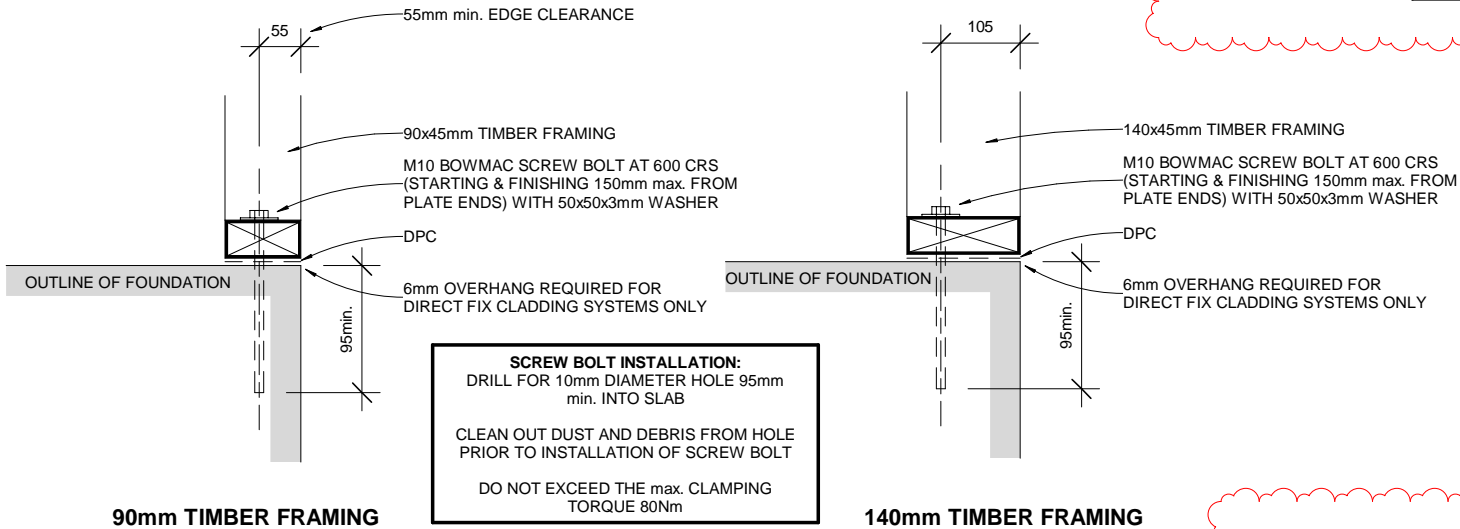
FINISHES PLAN



CROSS SECTION A



X TYPICAL SLAB DETAIL

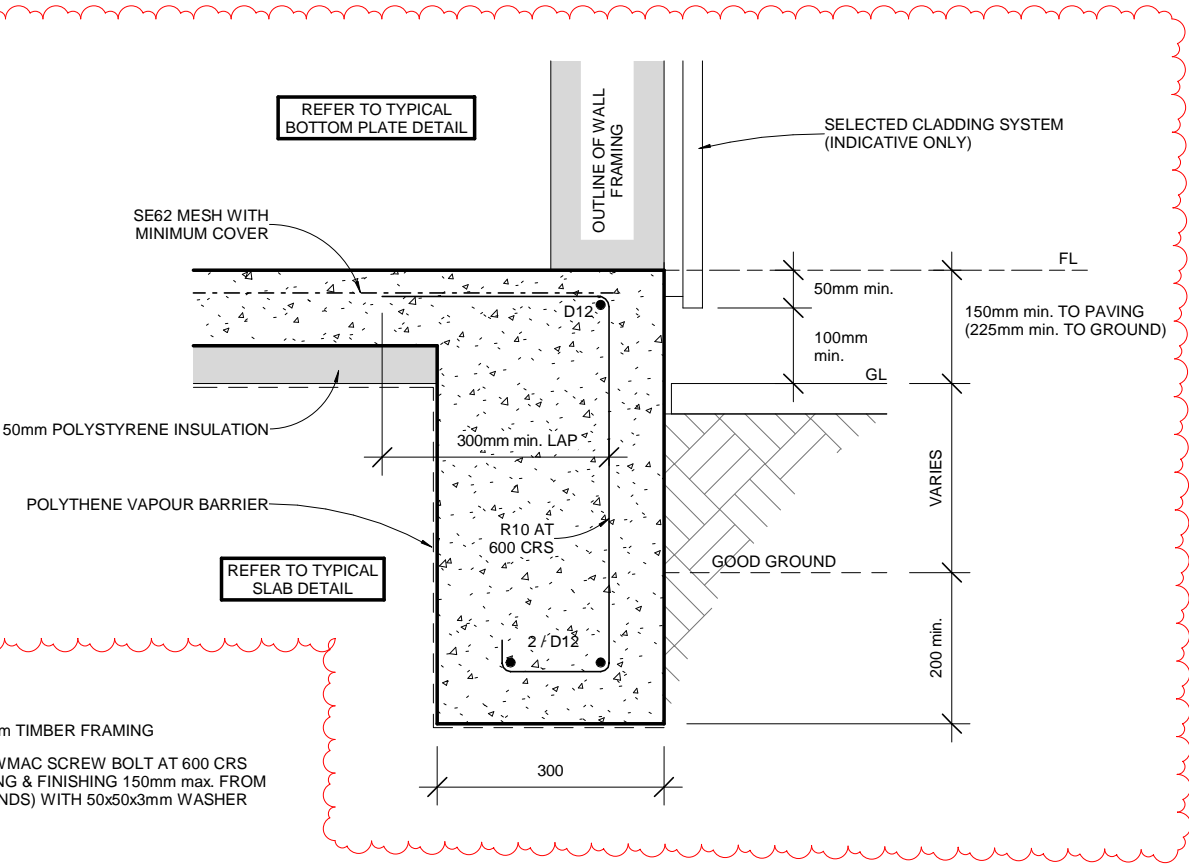


SCREW BOLT INSTALLATION:
DRILL FOR 10mm DIAMETER HOLE 95mm min. INTO SLAB

CLEAN OUT DUST AND DEBRIS FROM HOLE PRIOR TO INSTALLATION OF SCREW BOLT

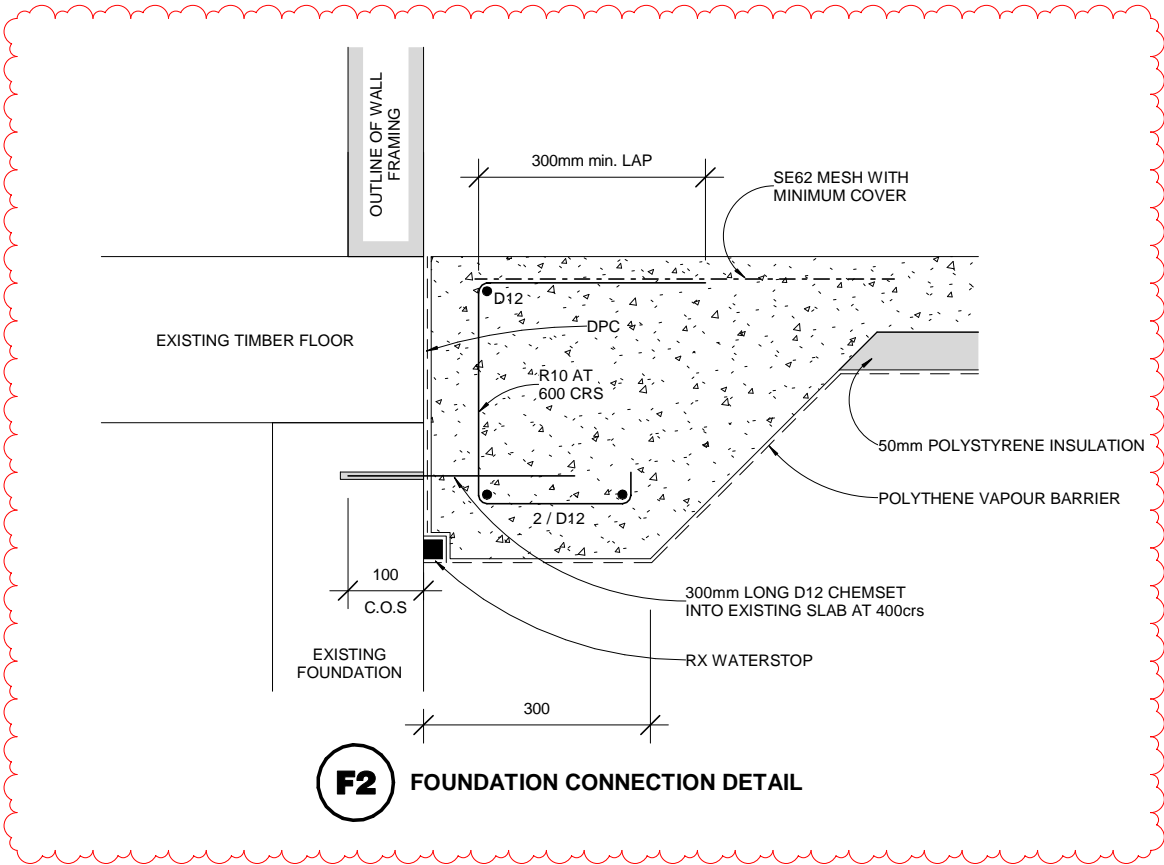
DO NOT EXCEED THE max. CLAMPING TORQUE 80Nm

Y TYPICAL BOTTOM PLATE DETAIL

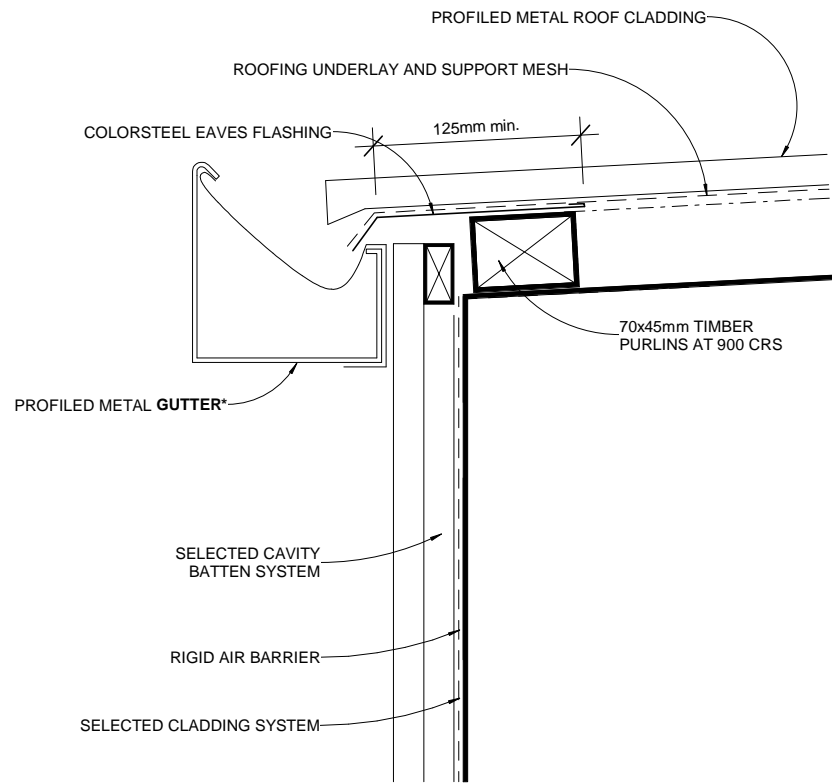


F1 TYPICAL FOUNDATION DETAIL

CONCRETE SLAB	
MINIMUM COVER TO REINFORCEMENT	
AGAINST GROUND	75mm
AGAINST FORMWORK	50mm
TOP COVER TO MESH	30mm

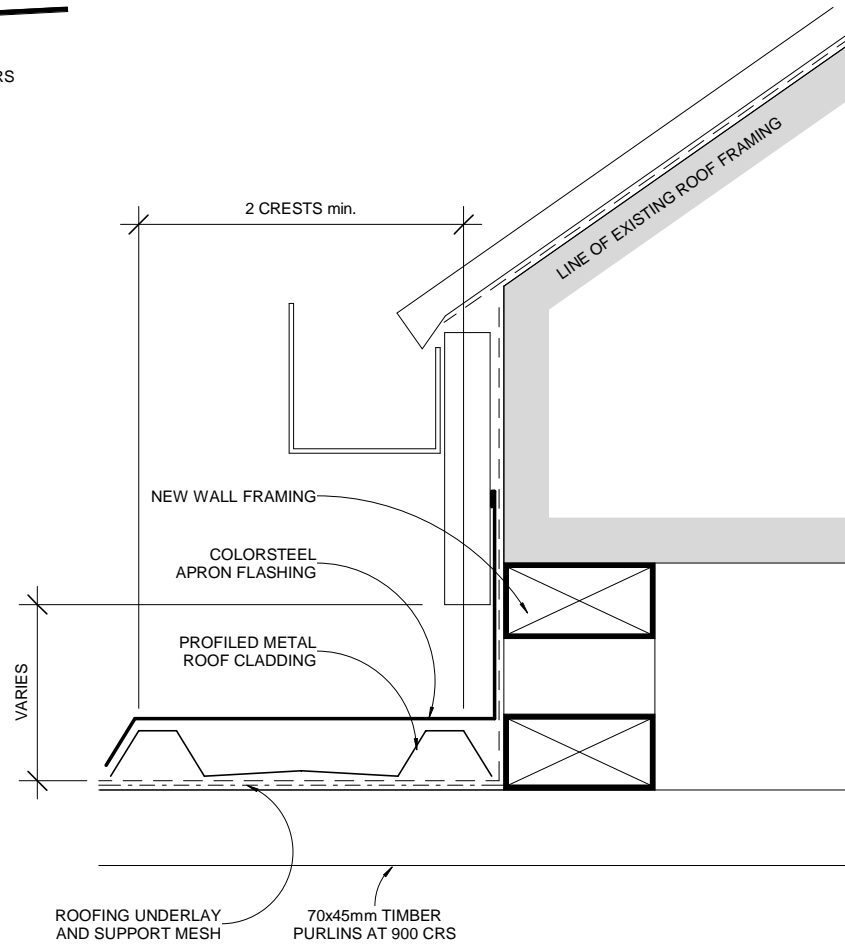


F2 FOUNDATION CONNECTION DETAIL

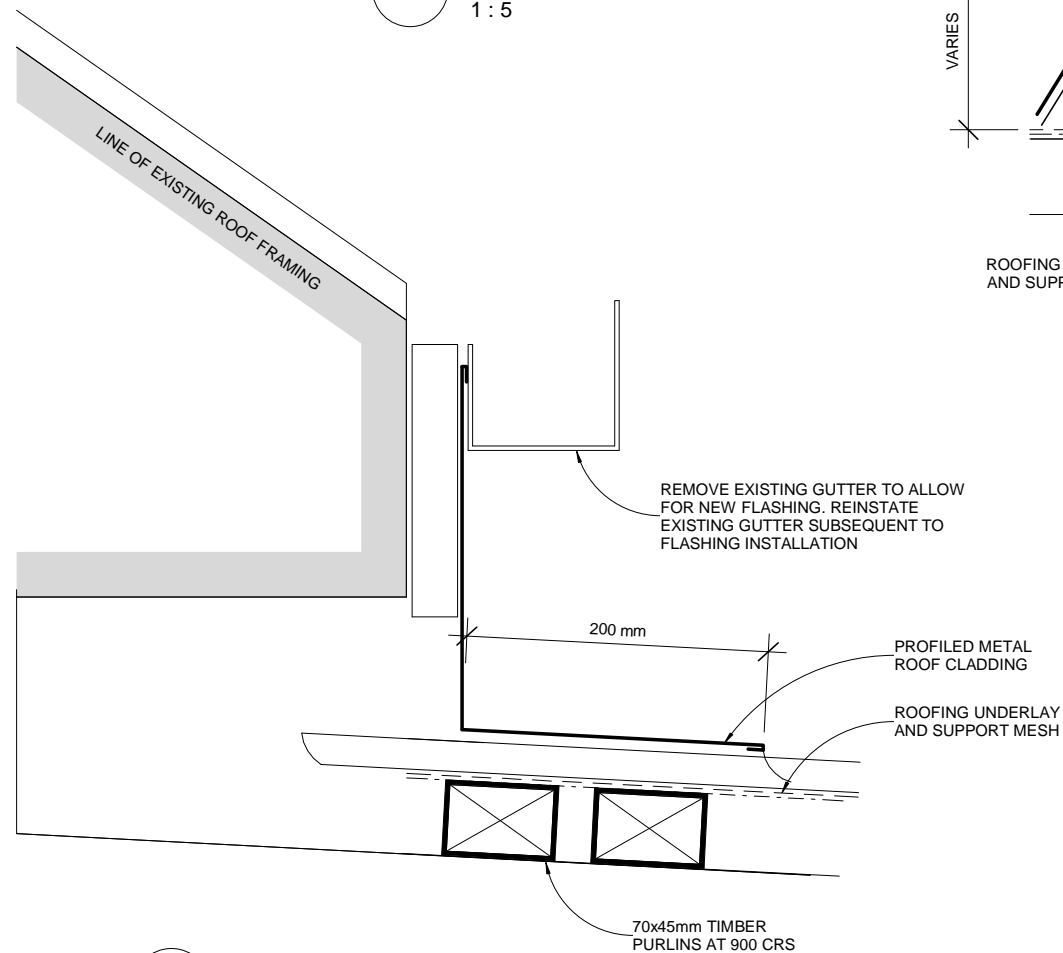


GUTTER*: GUTTER PROFILE SHOWN IN
DETAIL IS INDICATIVE ONLY. PLEASE REFER
TO PROJECT SPECIFICATION FOR SELECTION

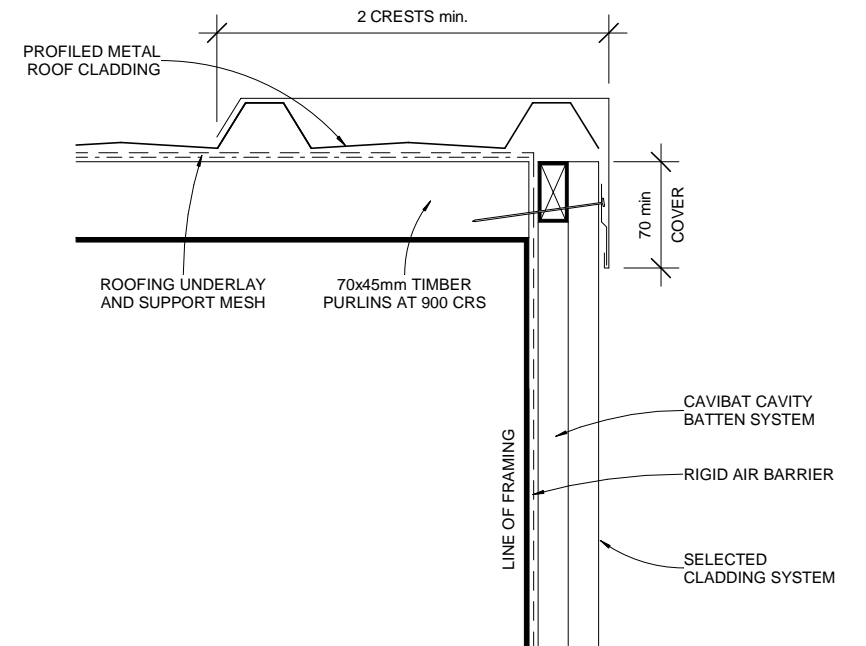
1 EAVE DETAIL
1 : 5



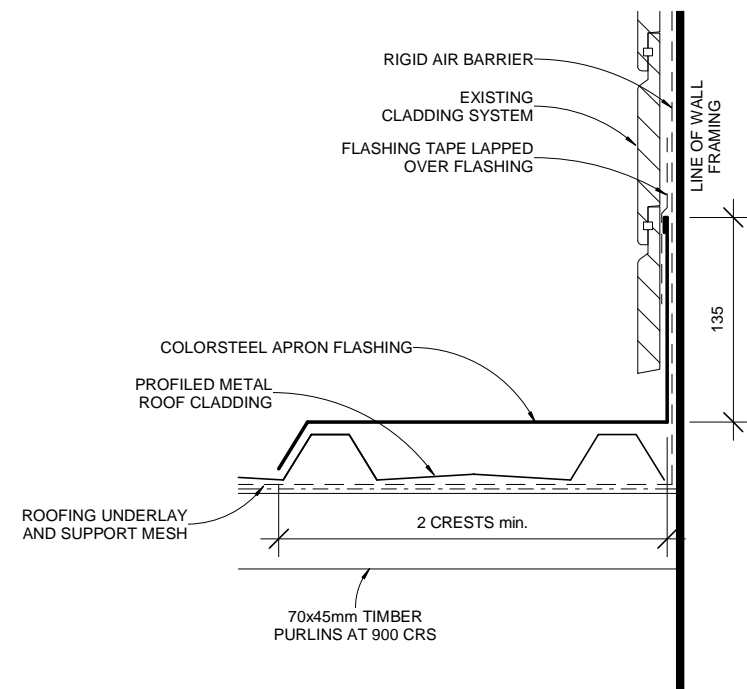
3 APRON DETAIL 1
1 : 5



4 APRON DETAIL 2
1 : 5

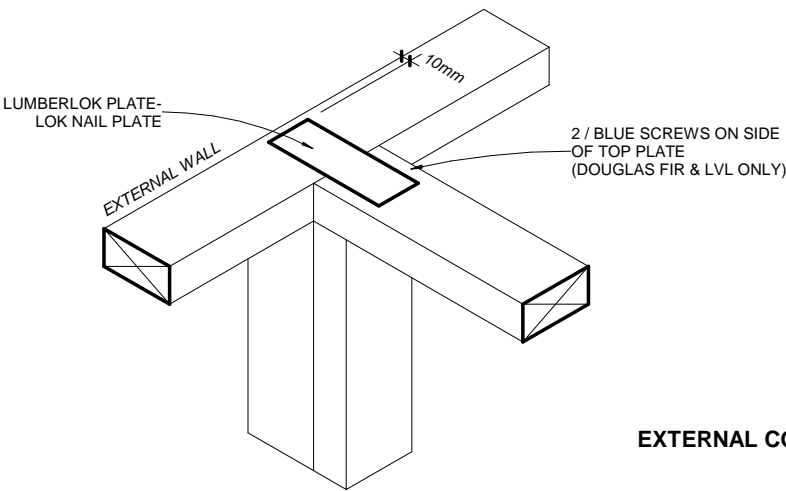


2 BARGE DETAIL
1 : 5

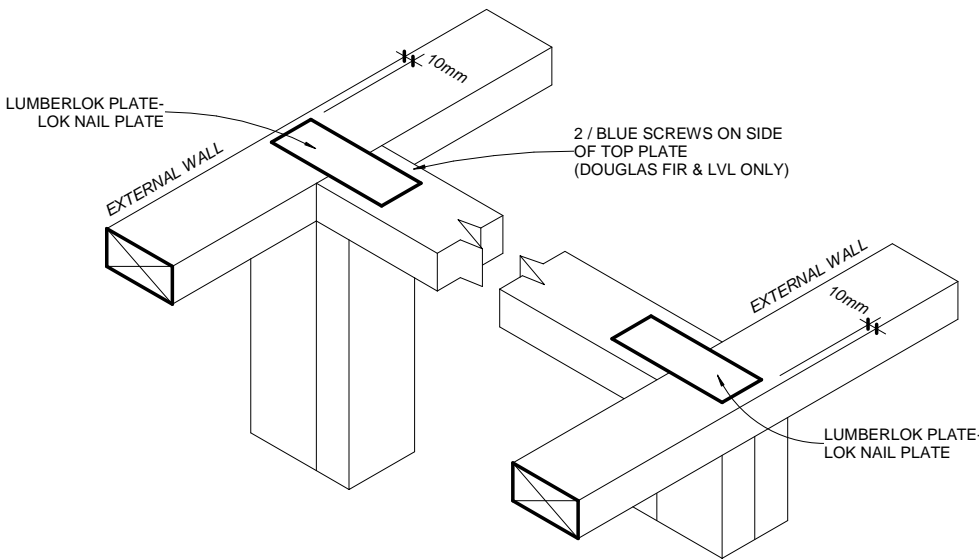
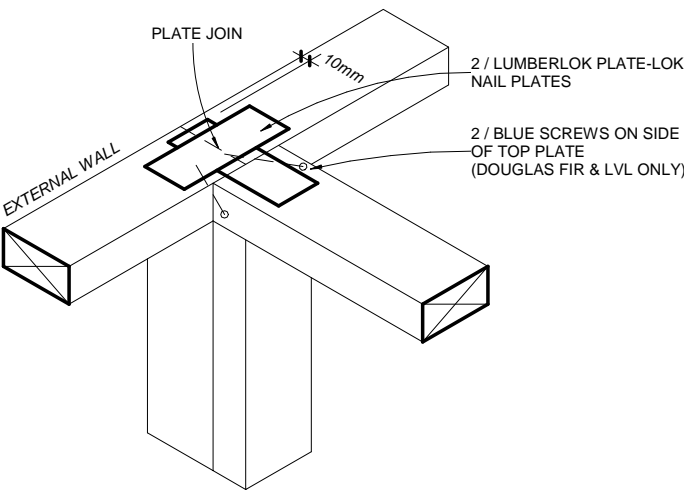


5 APRON DETAIL 3
1 : 5

ROOF DETAILS



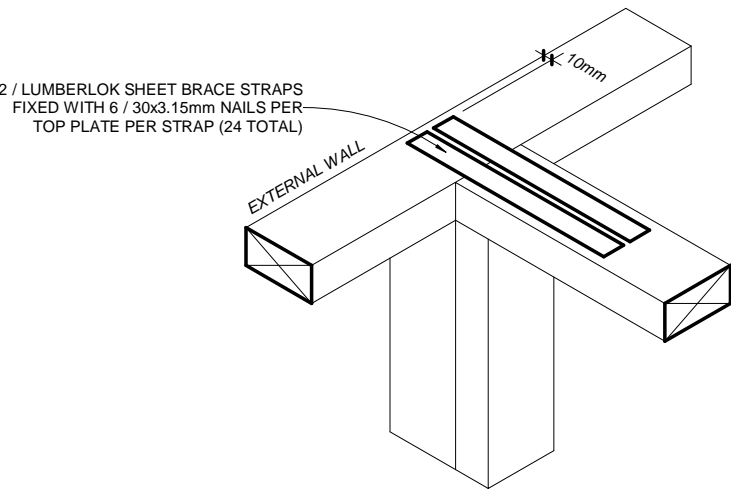
EXTERNAL CORNER DETAIL



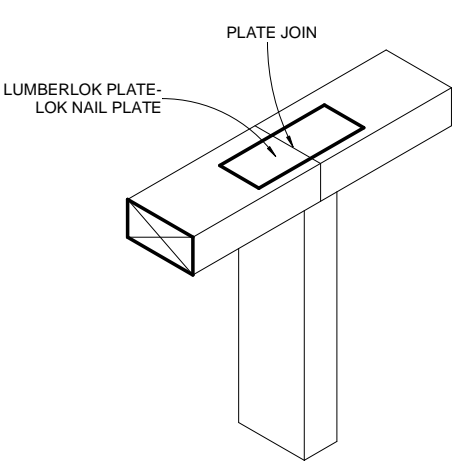
6 6kN TOP PLATE TO TOP PLATE CONNECTION
JOIN TYPE: RIGHT ANGLE
WALL TYPE: TYPICAL & WALLS THAT REQUIRE A DEMAND UP TO 125 BU'S

6 6kN TOP PLATE TO TOP PLATE CONNECTION
JOIN TYPE: RIGHT ANGLE & WALL JOIN
WALL TYPE: TYPICAL & WALLS THAT REQUIRE A DEMAND UP TO 125 BU'S

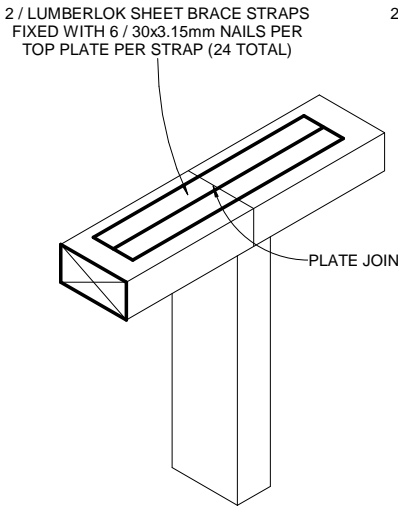
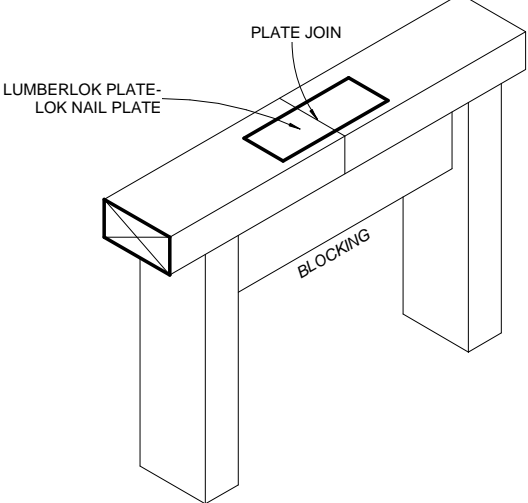
6a 6kN TOP PLATE TO TOP PLATE CONNECTION
JOIN TYPE: RIGHT ANGLE
WALL TYPE: WALLS THAT REQUIRE A DEMAND 125 - 250 BU'S



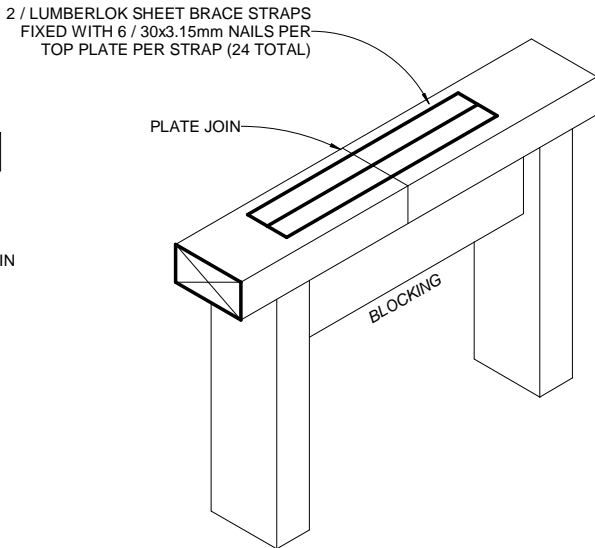
12 12kN TOP PLATE TO TOP PLATE CONNECTION
JOIN TYPE: RIGHT ANGLE
WALL TYPE: WALLS THAT REQUIRE GREATER THAN 250 BU'S



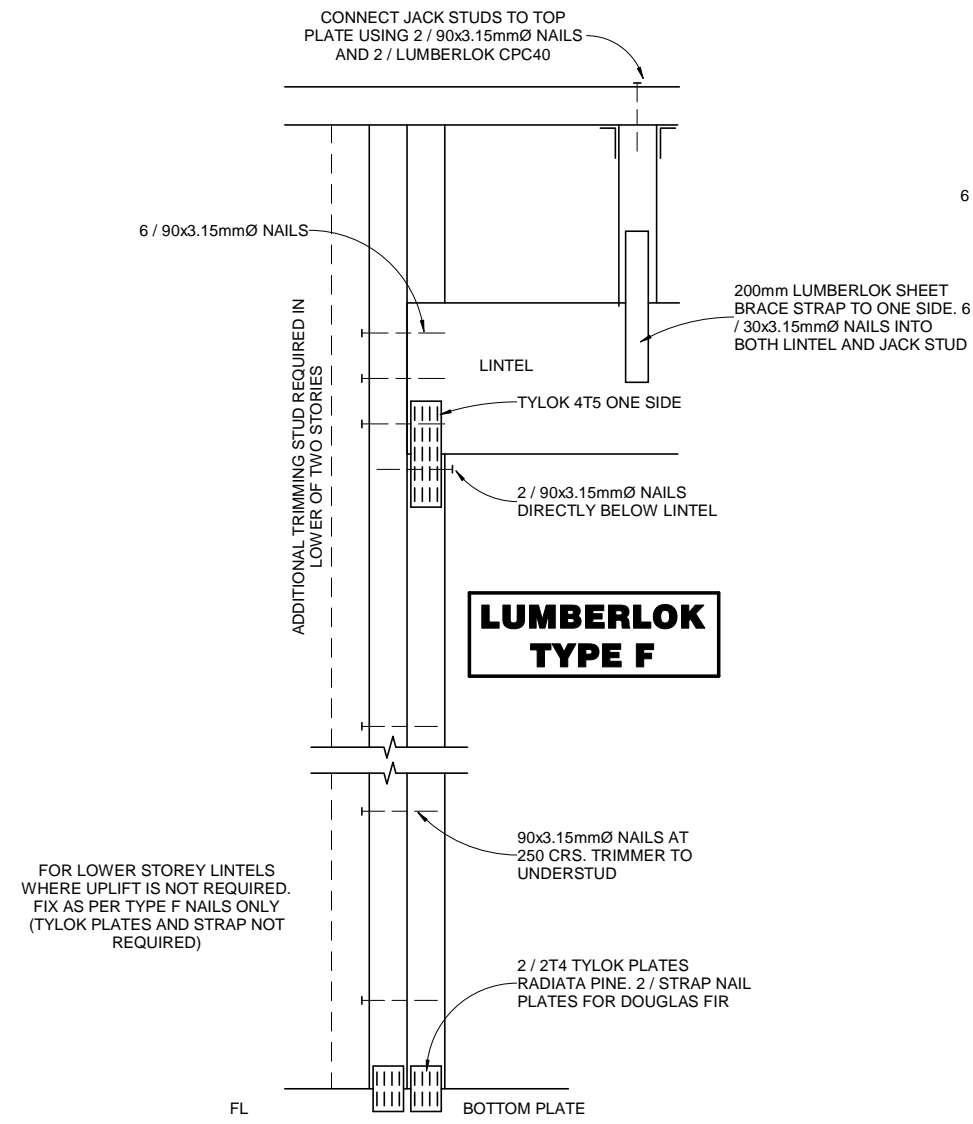
TT 6kN TOP PLATE TO TOP PLATE CONNECTION
JOIN TYPE: BUTT JOIN
WALL TYPE: TYPICAL & WALLS THAT REQUIRE A DEMAND UP TO 125 BU'S



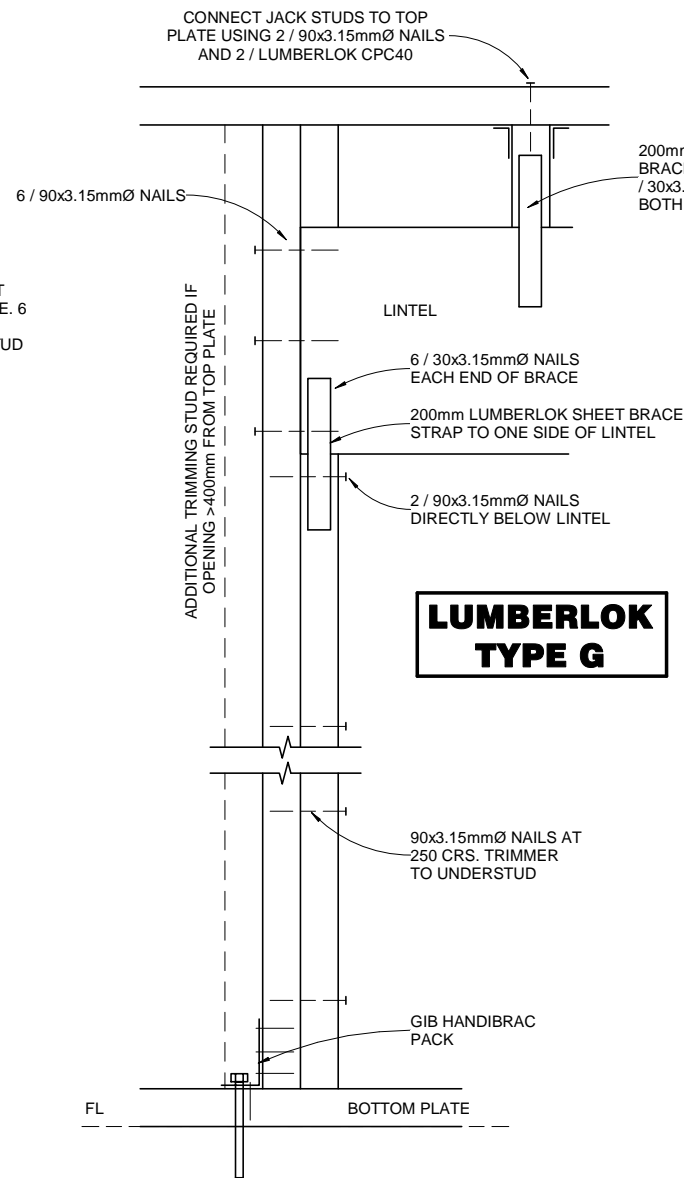
TT 12kN TOP PLATE TO TOP PLATE CONNECTION
JOIN TYPE: BUTT JOIN
WALL TYPE: TYPICAL & WALLS THAT REQUIRE A DEMAND GREATER THAN 250 BU'S



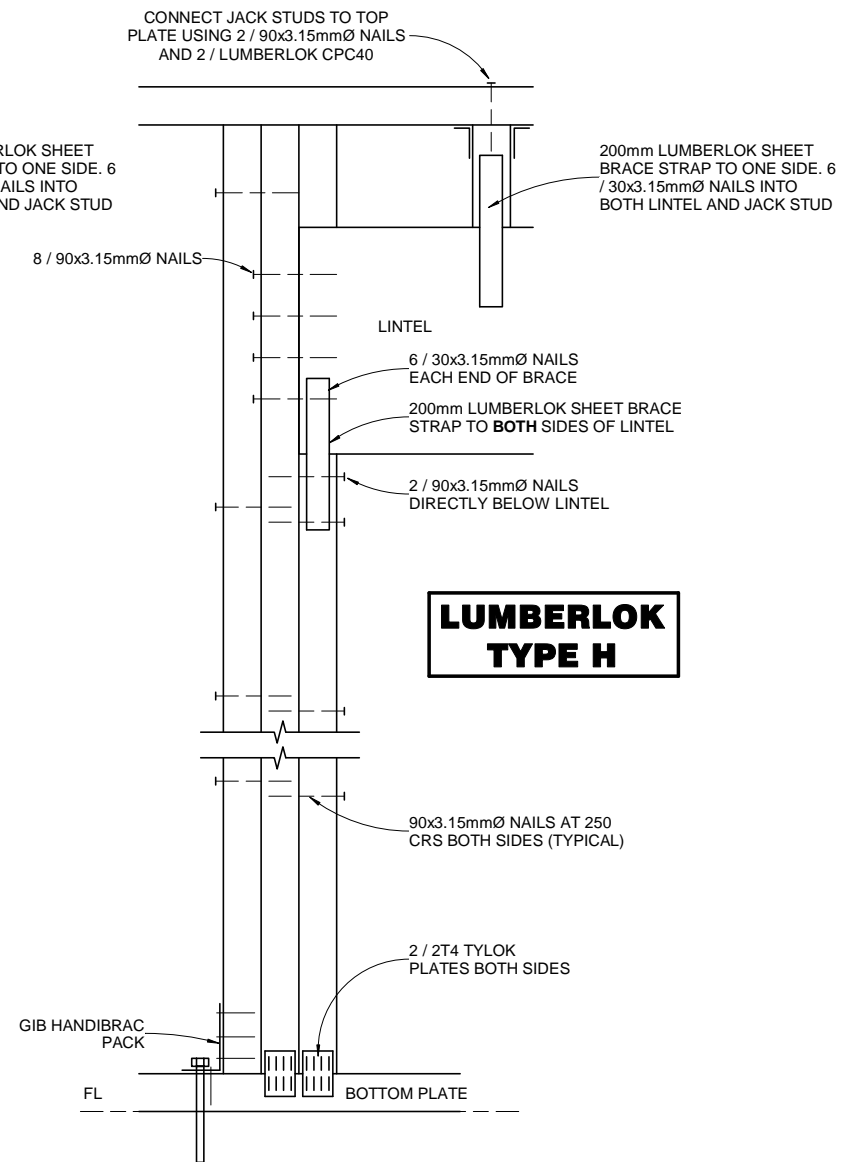
TOP PLATE DETAILS



F LINTEL 1
1 : 10



G LINTEL 2 & 3
1 : 10



H LINTEL 4 & 5
1 : 10

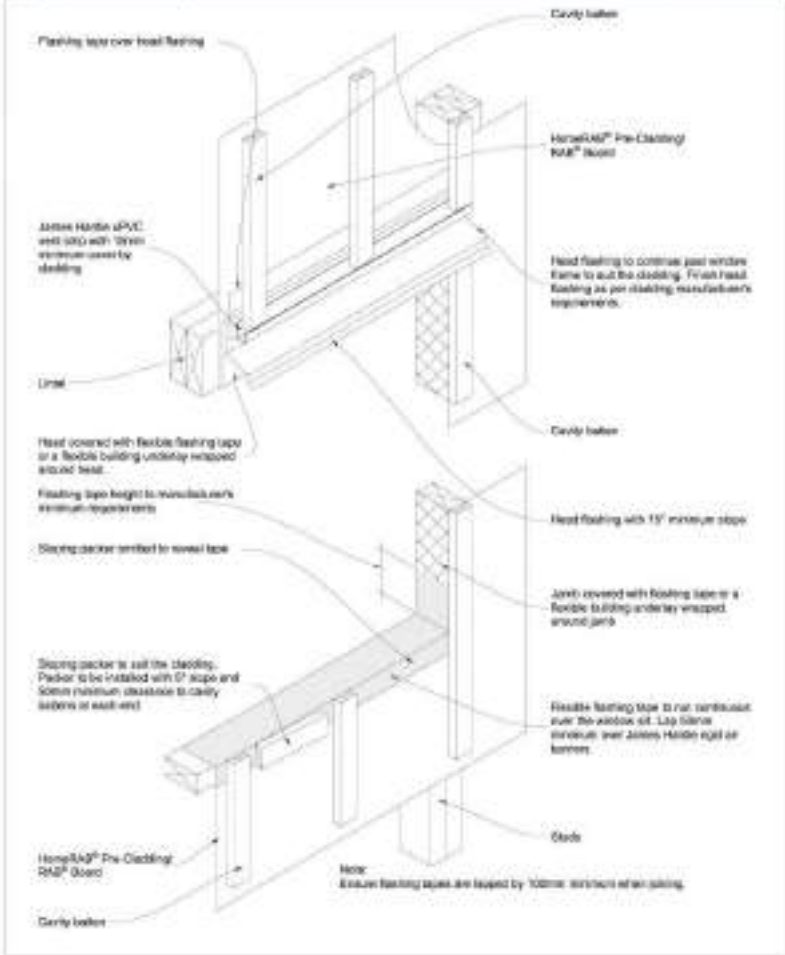
LINTEL FIXING DETAILS

Flashings

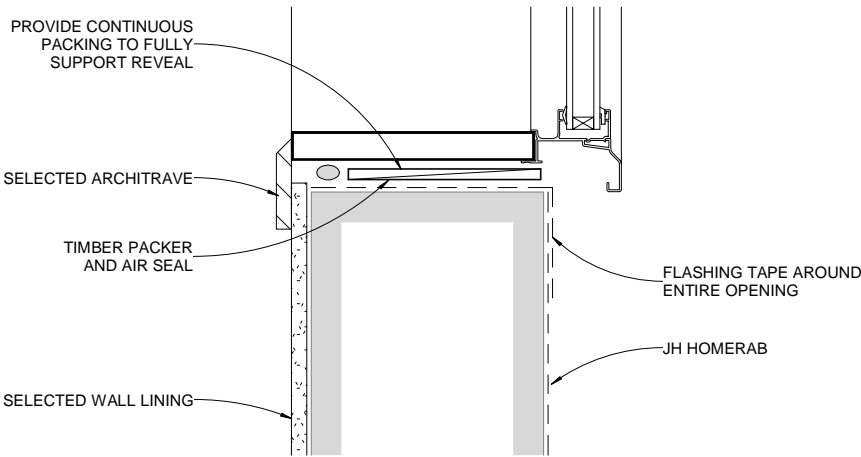
The exposed timber framing around the window jamb can either be covered with a 150mm minimum wide flashing tape / sealing tape, refer Figure 15, or the joints can be covered with a building underlay, refer Figure 20. The window sill must be dressed with a 150mm minimum wide flashing tape. The tape is sealed over the face of James Hardie rigid air barrier, refer Figure 16.

The James Hardie rigid air barrier surface must be clean, free of grime and dry before the tapes are applied. Some tape manufacturers require a primer (a spray fix) applied before taping the tapes to the board surface to achieve a better tape adhesion. Check with the tape manufacturers for further information.

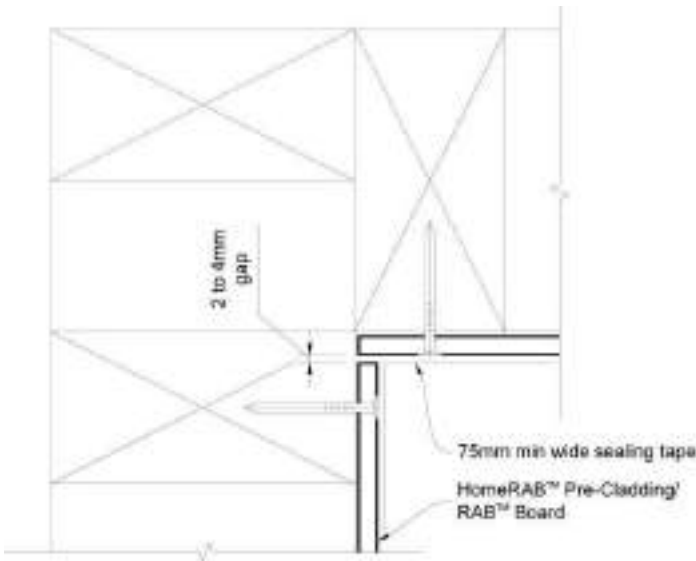
Figure 16: Window flashing



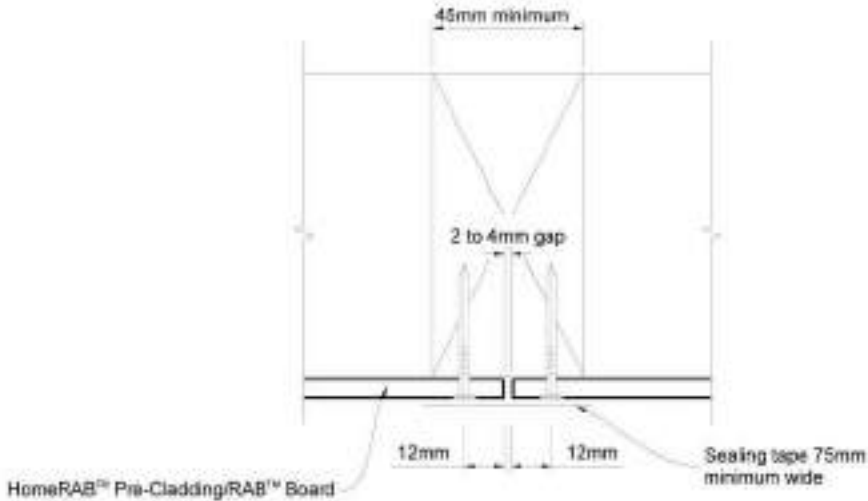
James Hardie Rigid Air Barrier Installation Manual Window RAB™ Board (Section 17)



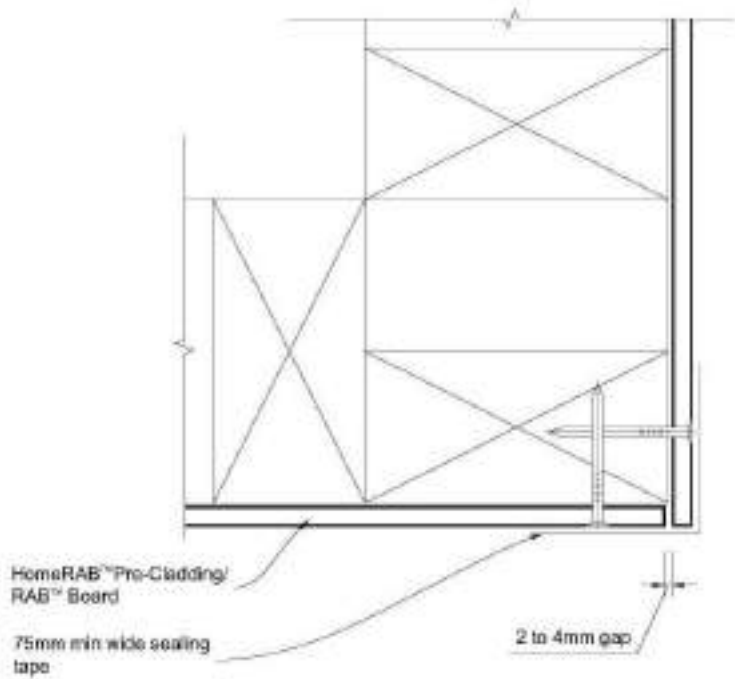
TYPICAL DRESSING OF ROUGH OPENING



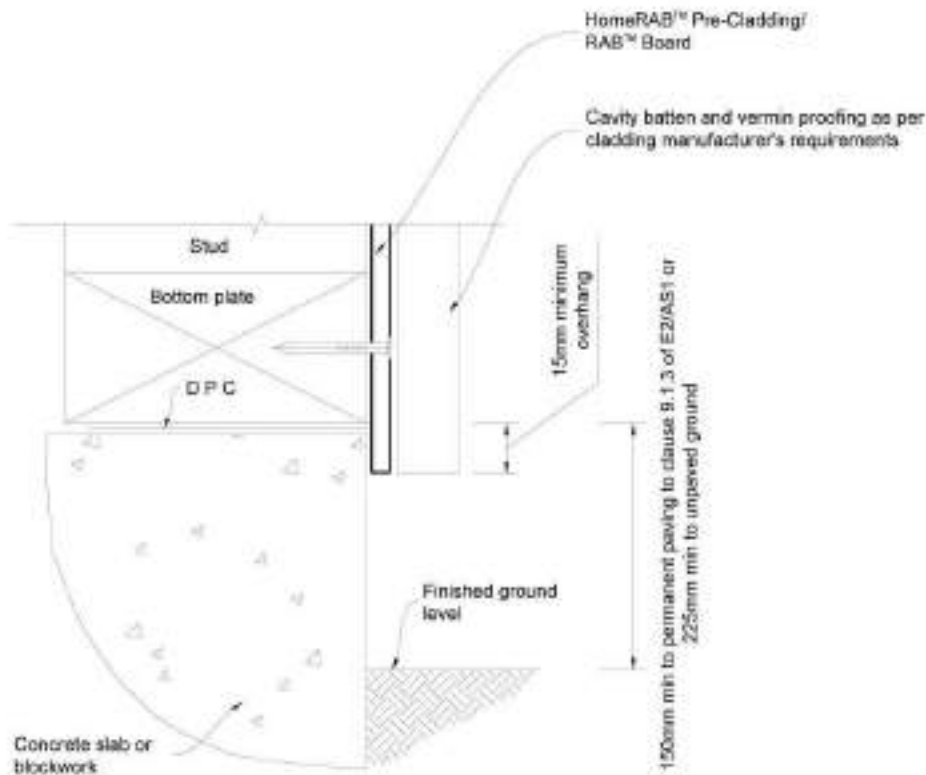
INTERNAL CORNER



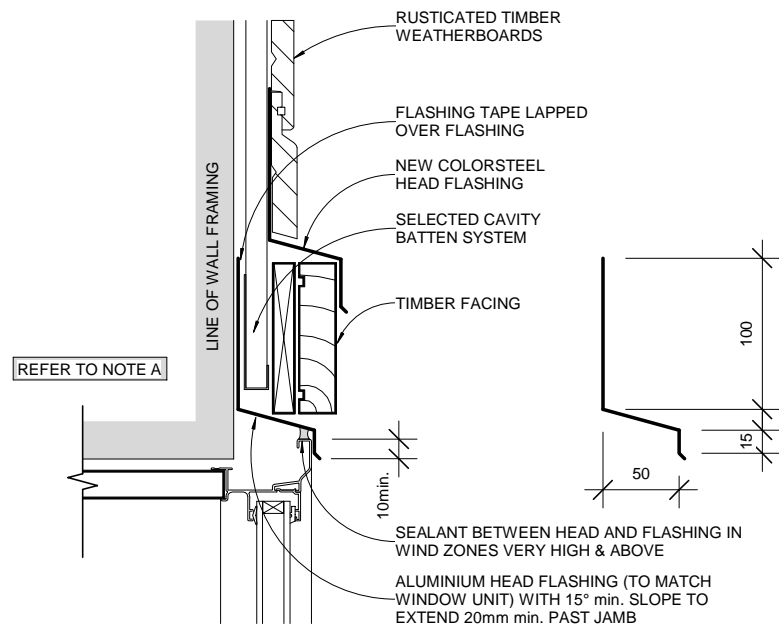
VERTICAL SHEET JOINT



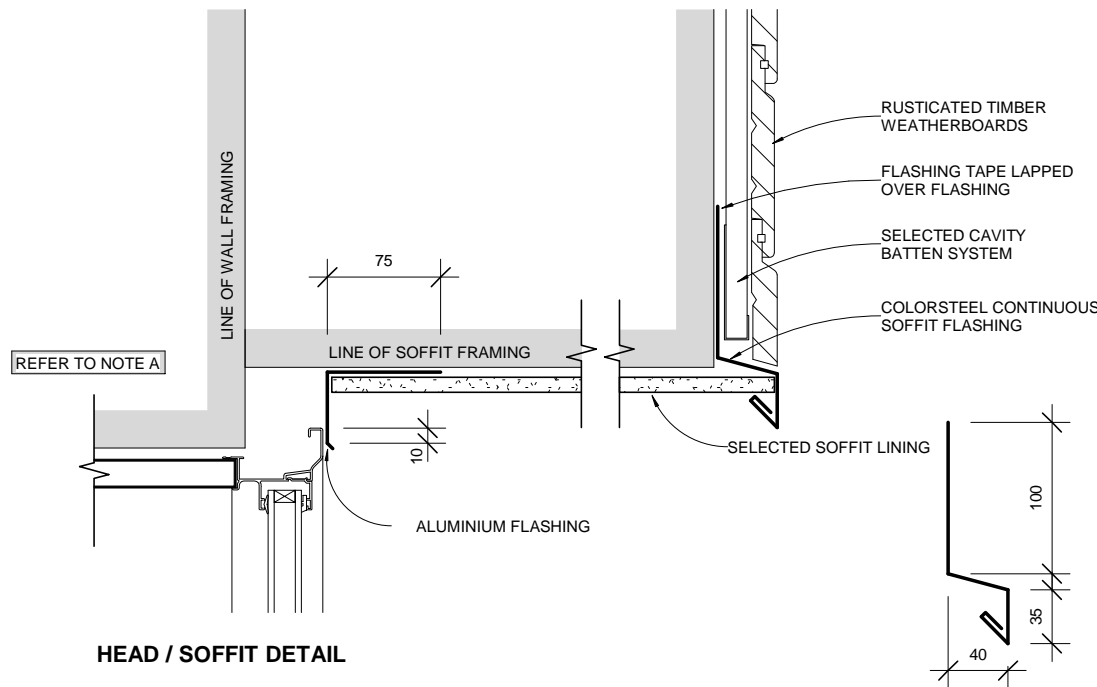
EXTERNAL CORNER



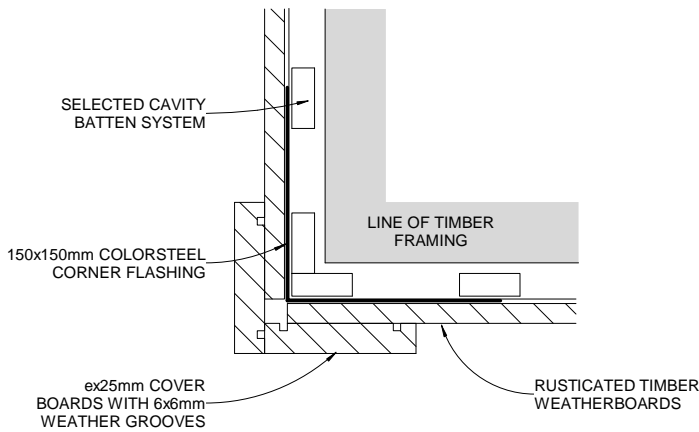
BASE CLEARANCES



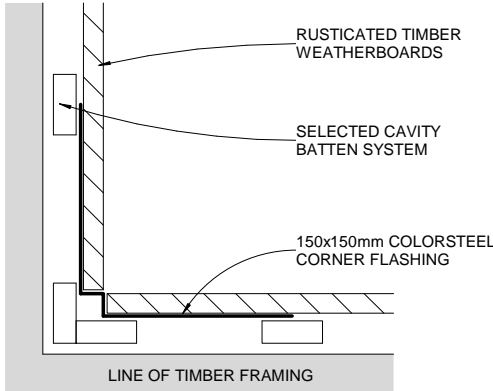
HEAD DETAIL



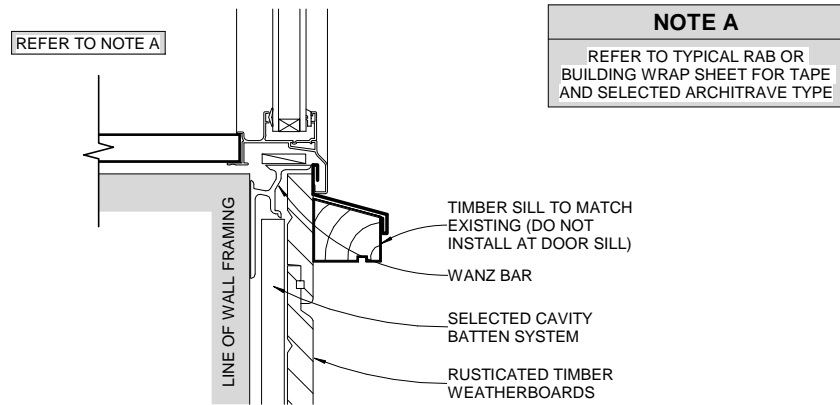
HEAD / SOFFIT DETAIL



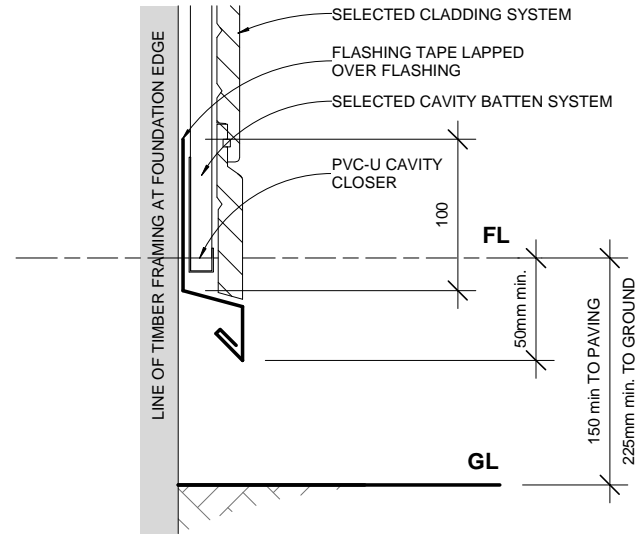
EXTERNAL CORNER DETAIL



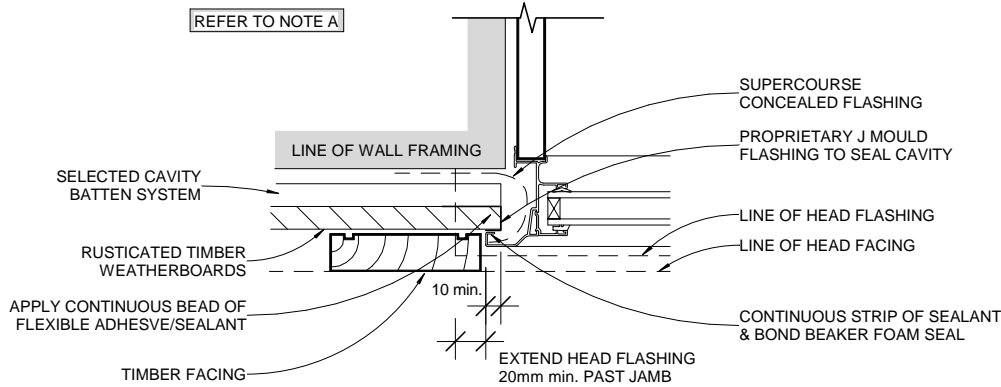
INTERNAL CORNER DETAIL



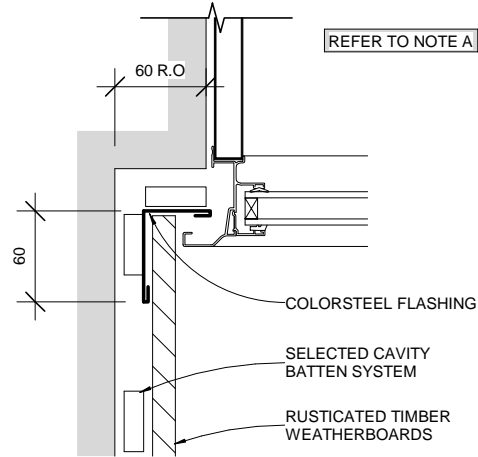
WINDOW / DOOR SILL DETAIL



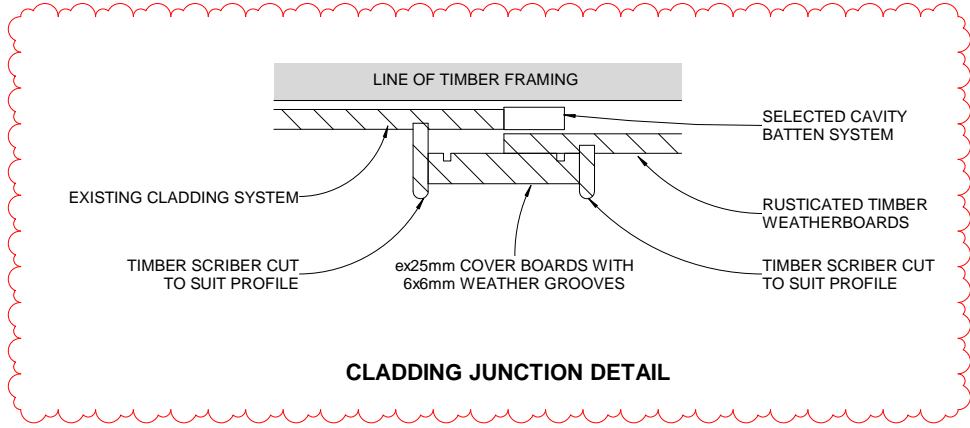
CLADDING BASE DETAIL



JAMB DETAIL

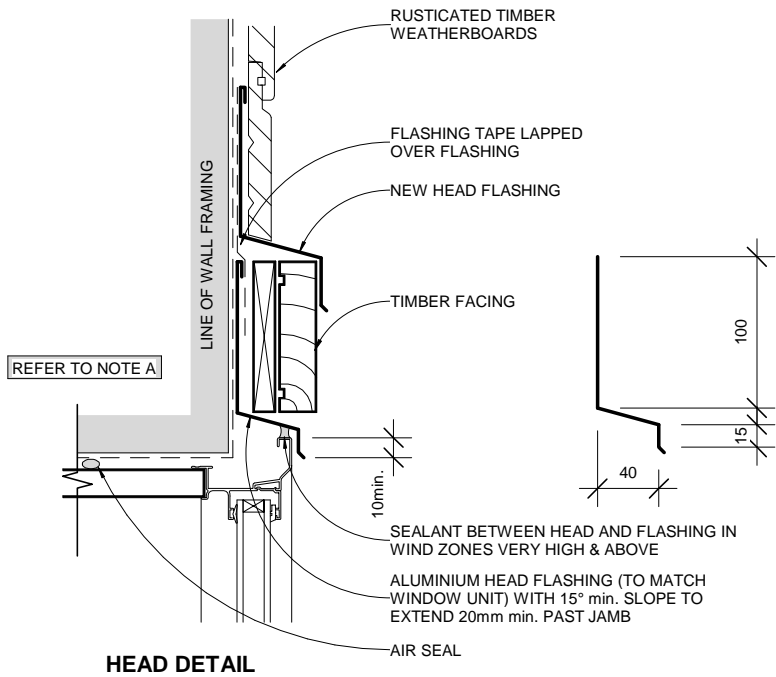


INTERNAL CORNER JAMB DETAIL

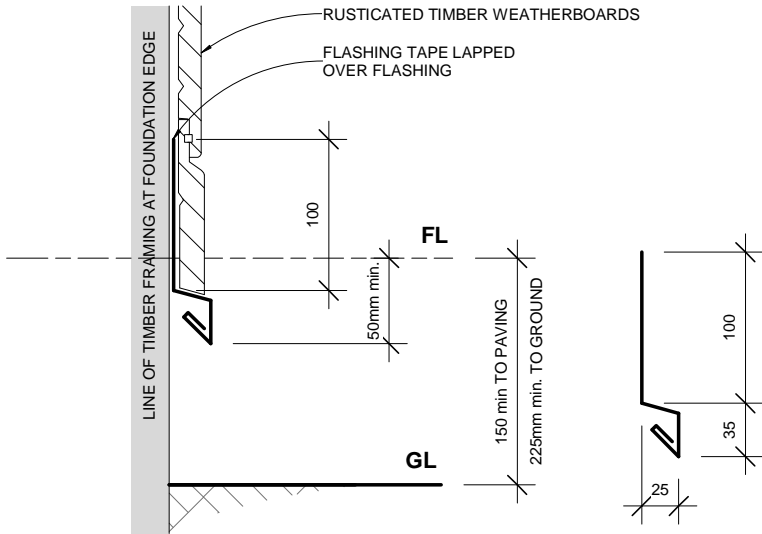


CLADDING JUNCTION DETAIL

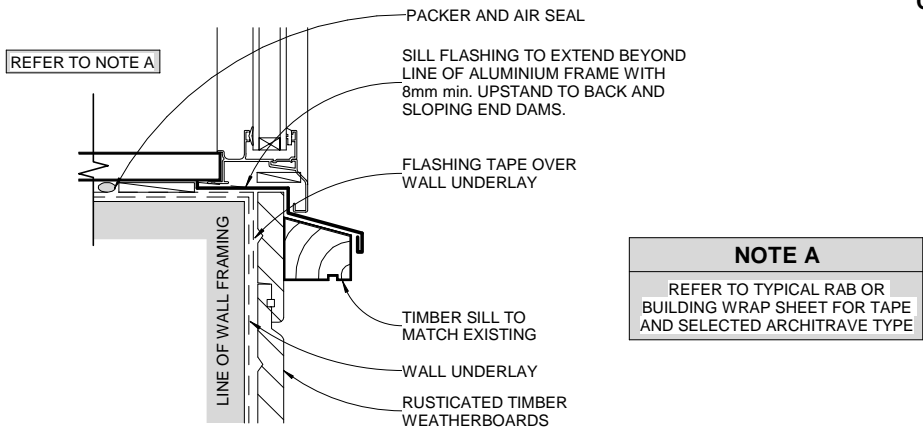
CLADDING SYSTEM	
PROFILE	RUSTICATED H3.1 TIMBER WEATHERBOARDS
CAVITY	20mm H3.1 TIMBER CAVITY BATTENS



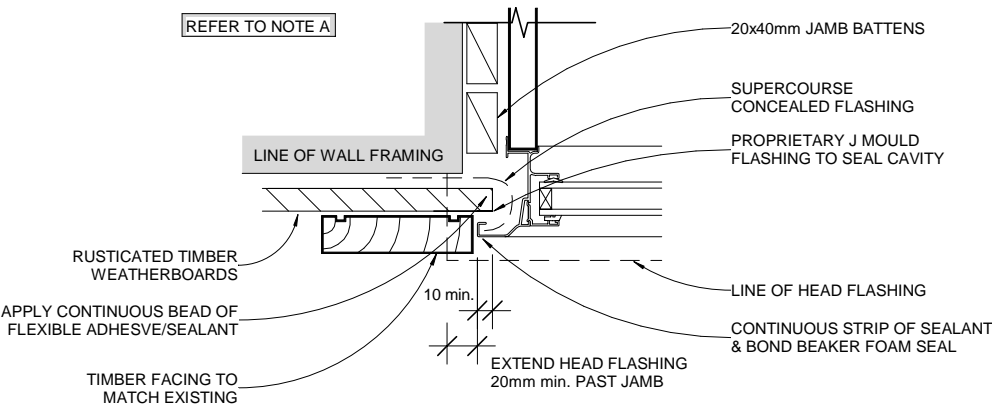
HEAD DETAIL



CLADDING BASE DETAIL



SILL DETAIL



JAMB DETAIL

CLADDING SYSTEM	
PROFILE	RUSTICATED H3.1 TIMBER WEATHERBOARDS
CAVITY	20mm H3.1 TIMBER CAVITY BATTENS

CODE COMPLIANCE CERTIFICATE

CCCRCA 14-07-03.0

Section 95, Building Act 2004

CCC NO:	ABA-2007-315711	Telephone No:	03 477 4000
APPLICANT		PROJECT	
I W G Smith 31 Royston Street Dunedin 9010		Work Type: Additions & Alterations Intended Use/Description of Work: Install Metro Eco Rad Heater	
PROJECT LOCATION		Intended Life: Indefinite, not less than 50 years. This CCC also applies to the following Amended Consents: N/A	
31 Royston Street Dunedin			
LEGAL DESCRIPTION			
Legal Description: PT LOT 8 DP 546 Valuation Roll No: 26770-75300 Building Name: N/A			

The Building Consent Authority named above is satisfied, on reasonable grounds, that:

The building work complies with the Building Consent.

This Certificate is issued subject to the conditions specified:

The Building Consent is subject to a modification to the Building Code to the effect that, Clause B2.3.1 applies from 2 December 2007 instead of from time of issue of the Code Compliance Certificate.

Signed for and on behalf of the Council:



Team Leader Inspections

Date: 25 August 2014

BUILDING CONSENT

Section 51, Building Act 2004

Consent No:	ABA-2007-315711	Telephone No:	03 477 4000
APPLICANT		PROJECT	
I W G Smith and A Middleton 31 Royston Street Dunedin 9001		Work Type: Additions & Alterations Intended Use/Description of Work: Install Metro Eco Rad Heater Intended Life: Indefinite, not less than 50 years.	
PROJECT LOCATION		Number of Units: 0 Number of Levels: 0 Estimated Value:	
31 Royston Street Dunedin			
LEGAL DESCRIPTION			
Legal Description: PT LOT 8 DP 546 Valuation Roll No: 26770-75300 Building Name: N/A			

The building consent is consent under the Building Act 2004 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

This building consent is issued subject to the conditions specified in the attached pages headed "Conditions of Building Consent".

Signed for and on behalf of the Council:

Name: 
Position: AUTHORISED OFFICER

Date: 27 April 2007

1. Draw a plan accurately locating the heater within the building and the adjacent walls, room windows and doors.
2. Show the location of the existing water cylinder if a wetback/hot water booster is to be fitted.

Installation must be in accordance
with the NZBC clause 100, with
particular reference to the section for
Siting & Ventilation

DOMESTIC SMOKE ALARM
Smoke alarms complying with
the NZBC clause 100 are
required in this building.

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

Building	Date
Drainage	Date
Health	Date

NOTE

Plan of proposed solid fuel heater at:

101 G... ..
... ..

Minor Tree Work Consent

50 The Octagon, PO Box 5045, Moray Place
Dunedin 9058, New Zealand
Ph 477 4000
www.dunedin.govt.nz

Reference: LUC 2020-84 Property ID 5013483 Person ID 435019
Enquiries to: Resource Consents Senior Planner – non-notified consents.
Phone: 477 4000
Date: 01 July 2020

Application

LUC: 2020-84 TREE ID: G111

Applicant/s: Downer NZ Limited - Dan Fallow

Tree located at: 31 Royston Street Dunedin

Your application for resource consent for works on a Significant Tree was processed on a non-notified basis in accordance with sections 95A to 95F of the Resource Management Act 1991. The application was considered under delegated authority by the Senior Planner for non-notified consents.

Description of Activity

<input type="checkbox"/> Crown Raising	<input type="checkbox"/> Crown Cleaning	<input type="checkbox"/> Crown Thinning
<input type="checkbox"/> Powerline Clearance	<input checked="" type="checkbox"/> Work in Driftline	<input type="checkbox"/> Crown Reduction
<input type="checkbox"/> Other _____		

Planning Status

The proposal has been assessed as a discretionary activity.

Affected Persons

<input type="checkbox"/>	The applicant is the owner of the tree
<input checked="" type="checkbox"/>	The owner of the tree has provided their consent to the proposal
<input checked="" type="checkbox"/>	No other persons are considered to be adversely affected by the proposed works

Consent Decision

That pursuant to section 34A(2) and 104B and after having regard to Part II matters and sections 104 of the Resource Management Act 1991, the Dunedin City Council grants consent to the proposed tree work, subject to Conditions

1-5. Refer to Roberts Consulting Report and comply with all conditions laid out in the report.

The full text of the conditions appears on the back of this page.

Reasons

<input checked="" type="checkbox"/>	The proposed work is beneficial to the long-term health of the tree
<input checked="" type="checkbox"/>	The proposed work is acceptable arboricultural practice
<input checked="" type="checkbox"/>	The adverse effects of the health or visual appearance of the tree will be no more than minor
<input checked="" type="checkbox"/>	The work will have a positive effect on the owner/occupier/neighbour

Yours faithfully

Planner Laura Mulder

Senior Planner John Sule

Signature _____

Signature _____

Conditions of Consent

Please see Consent Description section on other side of this decision letter to determine which of the following conditions your consent is subject to

1.1 Condition 1: During excavation, the applicant shall appoint and have on-site, or available by phone an experienced and qualified arborist able to undertake root pruning if required.

2.1 Condition 2: Any exposed root 30mm in diameter or smaller shall be cleanly cut back with a horticultural handsaw or suitably sharp pruning tool, to the inside edge of the excavation (the edge closest to the trunk of the tree). Roots 30mm in diameter or less can be cut back by the applicant

2.2 Condition 2: If roots greater than 30mm in diameter are exposed, the applicant shall stop excavation and contact their appointed arborist. The arborist shall make the decision to prune or to install root protection on a case by case basis

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 228 of the Resource Management Act 1991.

Duration of Consent

It is brought to the consent holders attention that under the terms of Section 135 of the Resource Management Act 1991, this consent shall lapse if effect has not been given to it within five (5) years or Council has not granted an extension of time.

Rights of Objection

In accordance with section 105 of the Resource Management Act 1991, the consent holder may object to this decision or any condition within 10 working days of the decision being received by applying in writing to the Dunedin City Council at the following address:

Resource Consents Manager
Dunedin City Council
PO Box 9040
Murray Place
Dunedin 9050

February 25, 2020

RE: Application for work in the dripline of significant tree G111

Laura Mulder
City Planning
Dunedin City Council
PO Box 5045
Dunedin 9058

Dear Laura,

As per your February 21, email request I have conducted a site visit to number 31 Royston Street, Dunedin to inspect significant tree group G111 listed on the operative district plan as a group of two (2) Red beech (*Nothofagus fusca*). The purpose of the visit was to assess the condition of the tree, specifically in relation to works described Planning Application LUC-2020-84.

Where is the dripline?

The dripline of a tree is defined in the District Plan as the area under the dripline [the outer edge of a tree's canopy] or within a distance from the trunk equivalent to half the height of the tree, whichever is the greater.

Where are tree roots?

Roots are opportunistic, normally following water. As a rule of thumb, they usually extend about the height of the tree away from the tree, they often will not go deeper than 1.5m, and the vast majority (approximately 75% or more) exist in the top 300mm of soil.

Application LUC-2020-84 is for work in the dripline of a significant tree, with the proposed works being: 'kerb renewal – excavate (to 300mm) and reconstruct, including footpath resurfacing'.

The tree was visually inspected from ground level on the afternoon of February 24, the weather was clear and calm at the time of the visit.

1 Observations and comments

- 1.1 In general, at the time of the assessment, the trees looked to be in good health and have vitality within the normal range for the species and age.
- 1.2 The tree closest to the corner of Royston Street and James Street;
 - 1.2.1 Had an asymmetrical canopy and had lost some internal branches.
 - 1.2.2 It was approximately 16 metres tall and the Royston Street inside kerb edge was approximately 10 metres from the base of the trunk.
 - 1.2.3 The outer edge of the tree's canopy did not extend over the works area on Royston Street.
 - 1.2.4 The outer edge of the tree's canopy extended over the works area on James Street.
 - 1.2.5 The surface of Royston Street and James Street was approximately 1.4 metres below the soil level at the base of the tree (Image one)
- 1.3 The tree furthest from Royston Street
 - 1.3.1 Had a relatively symmetrical and evenly foliated throughout.
 - 1.3.2 It was approximately 21 metres tall.

- 1.3.3 The outer edge of the tree's canopy did not extend over the works area on Royston Street.
 - 1.3.4 The outer edge of the tree's canopy extended over the works area on James Street.
 - 1.3.5 The surface of Royston Street and James Street was approximately 1.4 metres below the soil level at the base of the tree (image one)
- 1.4 The footpath and road surface represent a relatively impermeable surface for the tree (impermeable to water and air – both of which are required for normal root growth and development). Based on the age of the road, the age of the tree and the vertical and horizontal distance between the tree and edge of the work area, it is my opinion that it is unlikely that the proposed works will encounter a large number of roots greater than 30mm in diameter.

2 Recommendations in relation to pruning

Based on the condition of the tree and location of the works described in the application, I can see no reason to decline the application on arboricultural grounds. Upon Council approval, the following recommendations and conditions shall apply to resource consent LUC-2020-84.

- 2.1 Condition 1. During excavation, the applicant shall appoint and have on-site, or available by phone an experienced and qualified arborist able to undertake root pruning if required.
- 2.2 Condition 2. Any exposed root 30mm in diameter or smaller shall be cleanly cut back with a horticultural handsaw or suitably sharp pruning tool to the inside edge of the excavation (the edge closest to the trunk of the tree). Roots 30mm in diameter or less can be cut back by the applicant.
- 2.3 Condition 2. If roots greater than 30mm in diameter are exposed, the applicant shall stop excavation and contact their appointed arborist. The arborist shall make the decision to prune or to install root protection on a case by case bases.

As per your request, I have provided a relatively concise report. If you require an explanation of any of the recommendations provided, or documentary evidence to support any of the content in this report please do not hesitate to ask.

Yours sincerely



Mark Roberts
Roberts Consulting Ltd



Image one: Image of G111 (two NZ red beeches) taken from James Street. Note the retaining wall, creating a situation where the base of the tree is approximately 1.4 metres above the surface of the road

30 April 2025

Asplundh
PO Box 8042
Gardens
Dunedin 9041

Via email: hugh.gifford@asplundh.co.nz

Dear Asplundh

RESOURCE CONSENT APPLICATION:

**LUC-2025-89
31 ROYSTON STREET
DUNEDIN
G111**

The Council has granted consent to your application for resource consent.

The assessment of the application, including the reasons for the decision, is set out in the report attached to this letter.

Consent Conditions

The report outlines the conditions that apply to your proposal. (The conditions are on the last page of the report.) Please ensure that you have read and understand them.

Duration of Consent

This consent shall lapse if effect has not been given to it within five (5) years, or the Council has not granted an extension of time.

Objection and Appeal Rights

You can object to this decision or any condition within 15 working days of the decision being received, by applying by email to planning@dcc.govt.nz, or in writing to the Dunedin City Council at the following address:

Senior Planner - Enquiries
Dunedin City Council
PO Box 5045
Dunedin 9054

You can request that the objection be considered by a hearings commissioner. The Council will then delegate its functions, powers and duties to an independent hearings commissioner to consider and decide the objection. Please note that you might be required to pay for the full costs of the independent hearings commissioner.

Alternatively, there might be appeal rights to the Environment Court. Please refer to Section 120 of the Resource Management Act 1991. It is recommended that you consult a lawyer if you are considering this option.

Contact for any Questions

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

Yours faithfully

A handwritten signature in blue ink, consisting of three stylized, overlapping loops followed by a short horizontal stroke.

Laura Mulder
Planner

APPLICATION LUC-2025-89: 31 ROYSTON STREET, DUNEDIN

Department: Resource Consents

DESCRIPTION OF ACTIVITY

- | | | |
|---|--|--|
| <input type="checkbox"/> Crown Raising | <input checked="" type="checkbox"/> Crown Cleaning | <input type="checkbox"/> Crown Thinning |
| <input checked="" type="checkbox"/> Powerline Clearance | <input type="checkbox"/> Work in Dripline | <input type="checkbox"/> Crown Reduction |
| <input type="checkbox"/> Other | | |

PLANNING STATUS

The proposal has been assessed as a **restricted discretionary** activity.

AFFECTED PERSONS

- ☐ The applicant is the owner of the tree.
- ☐ The owner of the tree has provided their consent to the proposal.
- ☒ No other persons are considered to be adversely affected by the proposed works.

CONSENT DECISION

That pursuant to Section 43A(1) and 104B and, after having regard to Part 2 matters and Section 104 of the Resource Management Act 1991, the Dunedin City Council grants consent to the proposed tree work subject to conditions. The full text of the conditions appears on the last page of this document.

REASONS FOR THE DECISION

- ☐ The proposed work is beneficial to the long-term health of the tree.
- ☒ The proposed work is acceptable arboricultural practice.
- ☒ The adverse effects on the health or visual appearance of the tree will be no more than minor.
- ☒ The work will have a positive effect of the owner/occupier/neighbour.



Laura Mulder
Planner

Date: 30 April 2025



Phil Marshall
Senior Planner

Date: 30 April 2025

LUC-2025-89 - CONDITIONS OF CONSENT

1. All proposed work must be carried out by an experienced and qualified arborist in accordance with recognised arboricultural practices and amenity tree pruning standards.

2. No more than 25% of the live foliage of either tree shall be removed as a result of the work undertaken.

3. Powerline clearance in the form of branch end reduction may be undertaken and shall be used to create a clearance of at least 2.5m but no more than 3.5m from the lines.

3.1 Larger branches, trunks and/or stems that are currently inside the Growth Notice Zone (GNZ) but are unlikely to be able to move into the Growth Limit Zone (GLZ), during a wind event may be retained at a distance within 2.5m from the lines.

3.2 Branches being reduced in length shall be pruned back to live lateral branches (side branches) that are at least one-third the diameter of the parent branch or cut back so the unpruned section of the branch has sufficient live foliage to ensure that the branch survives.

3.3 Where entire branches are removed, no pruning cuts shall create a wound that is greater than 25% of the circumference of the remaining stem at the point where the pruning cut is made.

4. In addition to Powerline clearance, Crown Cleaning, which involves the removal of dead and dying branches that have the potential to fail onto or compromise the powerlines, may be undertaken.

4.1 The removal of live internal branches except for those identified or within the GLZ at the time of pruning is not permitted.

Memorandum

TO: Laura Mulder – Planner, Resource Consents
FROM: Mark Roberts – Arborist, Roberts Consulting Ltd
DATE: April 22, 2025
SUBJECT: LUC-2025-89. 31 Royston St, Dunedin

Dear Laura,

As per your April 2 email request, please find my arboricultural comments for application LUC-2025-89. The application is for minor tree maintenance (Power Line Clearance) on scheduled tree group G111 situated at 31 Royston St, Dunedin.

Tree(s) in consideration

LUC-2025-89 relates to scheduled tree group G111. This tree group is described in Appendix A1.3 of the DCC 2nd Generation District Plan as a 'G' (group) of two (2) red beech (*Nothofagus fusca*).

Summary of the proposal

The application is for minor tree maintenance (Power Line Clearance), specifically the removal of lateral branches within the Notice Zone of 11Kv lines (2.5m), [and] due to the proximity to the high voltage powerlines, we are proposing removing these* larger branches, and any significant dead wood, hanging over the lines, to reduce risk of branch failure impacting the power lines.

Powerline clearance is required to comply with the Electricity (Hazards from Trees) Regulations 2003, including the Amendment Regulations 2024.

- Based on the voltage the extended 'clear-to-the-sky' Growth Limit Zone (GLZ) does **NOT** apply.

Site Inspection

I inspected the trees on the afternoon of April 22. I have assessed this tree group previously in conjunction with LUC-2020-84.

- G111 is situated at 31 Royston Street. Number 31 Royston Street is a corner property and both trees extend over James Street and are encroaching on the powerlines that run along the western side of James Street.
- In general, at the time of the inspection, the trees looked to be in average health and exhibited vitality below the normal range for the species and age.
- Both trees had considerable amount of large dead-wood in them, and do not look to have been maintained for several years.

* images attached to the application clearly indicate the larger branches

Summary of effects on the tree(s)

The proposed works can be managed to have a less than minor effect on the trees if the following recommendations and conditions are applied and complied with.

- 1) All proposed work must be carried out by an experienced and qualified arborist in accordance with recognised arboricultural practices and amenity tree pruning standards.
- 2) No more than 25% of the live foliage of either tree shall be removed as a result of the work undertaken.
- 3) Powerline clearance in the form of branch end reduction may be undertaken and shall be used to create a clearance of at least 2.5m but no more than 3.5m from the lines.
 - 3.1 Larger branches, trunks and/or stems that are currently inside the Growth Notice Zone (GNZ) but are unlikely to be able to move into the Growth Limit Zone (GLZ), during a wind event may be retained at a distance within 2.5m from the lines.
 - 3.2 Branches being reduced in length shall be pruned back to live lateral branches (side branches) that are at least one-third the diameter of the parent branch or cut back so the unpruned section of the branch has sufficient live foliage to ensure that the branch survives.
 - 3.2 Where entire branches are removed, no pruning cuts shall create a wound that is greater than 25% of the circumference of the remaining stem at the point where the pruning cut is made.
- 4) In addition to Powerline clearance, Crown Cleaning, which involves the removal of dead and dying branches that have the potential to fail onto or compromise the powerlines, may be undertaken.
 - 4.1 The removal of live internal branches except for those identified or within the GLZ at the time of pruning is not permitted.

Recommendations

Based on the condition of the tree I recommend support of application LUC-2025-89.

Advice Notes

There are no arboricultural advice notes associated with this report

Yours sincerely,



Mark Roberts
Arborist
Roberts Consulting Ltd