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Dunedin City Council Land Information Memorandum

100069

**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 **28 March 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

171 North Road Dunedin

**LIM Applicant
Print Date**

Sortehaug Residential No 2 Limited
28-Mar-2025

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PROPERTY DETAILS

Property ID 5010975
Address 171 North Road Dunedin
Parcels LOT 6 BLK I DP 1674

Rubbish Day Monday

RATES DETAILS

Rate Account 2010975

Address 171 North Road Dunedin

Valuation Number 26750-01300

Latest Valuation Details

Capital Value \$680,000
Land Value \$325,000
Value of Improvements \$355,000
Area (Hectares) 0.0453HA
Units of Use 1

Current Rates

Current Rating Year Starting 01-Jul-2024
Dunedin City Council Rates \$3,740.36

Rates Outstanding for Year \$935.09

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

BUILDING, PLUMBING AND DRAINAGE

Minimum Floor Levels

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

Public Sewer sheets.

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

Dunedin City Council Private Drainage plans incomplete.

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

Building and Drainage Information

There is no drainage information available for this property.

Building and Drainage Consents

The following consents are recorded for this property:

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

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

[ABA-2018-2453](#) Building Consent - Alter Dwelling - Extend Dwelling to form Kitchen, Living and Dining, Alteration to Exterior Bedroom

Lodgement Date 15-Nov-2018

Decision Granted

Decision Date 07-Dec-2018

Current Status **CCC Issued**

Previous Number

(Applications before 2007)

[ABA-2018-2453/A](#) Building Consent - Amendment - Alteration to Bracing in Dwelling

Lodgement Date 28-Feb-2019

Decision Granted

Decision Date 13-Mar-2019

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-1948-30695](#) AAB19480010

6253 - Repairs, No Plan (Ingram). The permit was lodged on 09-Jun-1948.

[H-1980-87563](#) AAB19800058

9491 - Crossing, No Plan (Schoular). The permit was lodged on 22-May-1980.

[H-1908-118974](#) AAD19080524

3985 - Drain Connection to Sewer, (Drake). The permit was lodged on 11-Oct-1908.

[H-1908-118975](#) AAD19080525

4272 - Fit Bath, Basin, Sink and Tub Waste, No Plan (Drake). The permit was lodged on 05-Nov-1908.

[H-1914-129091](#) AAD19141179

A6540 - Plumbing and Drainage, (Drake). The permit was lodged on 03-Aug-1914.

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

HAZARDS

SITE HAZARDS

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

Alluvial Fans - Active - Floodwater

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

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

Natural hazards on the Taieri Plains, Otago

This property has been identified as lying within Flood Hazard Area 20

Mosgiel has limited exposure to flood hazard from the Silver Stream, Owhiro Stream, Quarry Creek, and from internal ponding. It is not exposed to flood hazard from the Taieri River due to its elevation. Part of this area was flooded in 1868 and 1923. Floodbanks are located along the length of the Silver Stream, containing flows of 260m³/s or more on the Mosgiel side of the Silver Stream. Flow preferentially spills over the Gordon Road Spillway to the north when flows exceed about 170m³/s. Surface flooding and runoff from the eastern hills can cause localized ponding, such as occurred in April 2006, especially in southern part of the urban area near Quarry Creek. Quarry Creek has a history of flooding. The extent of localized ponding within urban Mosgiel is determined in part by the stormwater network which is designed to provide primary drainage to an urban standard. Part of the area is located within the East Taieri Drainage Scheme which provides land drainage to a rural standard.

This information has been sourced from the **Otago Regional Council Report (2012) *Natural Hazards on the Taieri Plains, Otago***. Further details, including a copy of the report are available on their website:

<https://www.orc.govt.nz/media/1722/flood-hazard-on-the-taieri-plain.pdf>

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 it 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 superseded the 2006 version of the District Plan. The exceptions where the 2GP has not yet replaced the 2006 Plan relate to two specific provisions and several areas still subject to appeal.

As a general principle, rules in the 2GP must be considered along with the rules of the Operative District Plan 2006, until such time as the rules of the 2GP become operative, or are treated as operative. The policies and objectives of both plans should also be considered.

The schedule of original appeals on the 2GP can be viewed at <https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan/appeals-received-on-the-2gp>.

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

The 2GP is subject to change at any time. Plan Change 1 (Minor Improvements) to the 2GP was notified on Wednesday 20 November 2024. Rules that protect areas of significant indigenous vegetation or habitats of indigenous fauna, and that protect historic heritage, have immediate legal effect from notification of Plan Change 1. Once the initial submission period ends on 18 December 2024, rules that do not have submissions in opposition to them will be deemed operative. Please refer to our website for more information on Plan Change 1 at <http://www.dunedin.govt.nz/2gp-plan-change-1>.

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

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

OPERATIVE DISTRICT PLAN INFORMATION

Zoning

This property is zoned as follows in the District Plan.

Zone

RESIDENTIAL 1

Noise

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

Noise Zone

50Dt/40Nt dBA, 45SP dBA

Road Hierarchy

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

Type

DISTRICT North Rd

SECOND GENERATION PLAN INFORMATION

Zoning

- General Residential 2 (refer Section 15, Residential)

Scheduled Items

- Nil

Overlay Zones

- Hazard 2 (flood) Overlay Zone

Mapped Areas

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

Resource Consents

The following Resource Consents are recorded for this property.

LUC-2018-441	Land Use Consent
Description	land use consent for renovations and extensions to an existing dwelling that will cause breaches of bulk and location requirements and minimum onsite car parking requirements; and the authorisation of existing breaches to onsite manoeuvring requirements
Lodgement Date	02-Aug-2018
Decision	Granted
Decision Date	04-Sep-2018
Current Status	Completed

RESOURCE CONSENTS WITHIN 50 METRES OF 171 NORTH ROAD DUNEDIN [5010969](#) 6 Allen Street Dunedin

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

[5010972](#) 163 North Road Dunedin

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

[5010973](#) 167 North Road Dunedin

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

[5011011](#) 4A Northumberland Street Dunedin

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

[5011013](#) 4B Northumberland Street Dunedin

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

[5011014](#) 185 North Road Dunedin

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

TRANSPORT

No Transport information was found for this property

As of the 24th April 2015, the Transport Group no longer inspects the site as part of a LIM. Only the electronic records since 2002 have been examined and a desktop visual inspection of this property has been carried out.

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

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

3 WATERS

WATER

Urban water supply area – Connected

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

Terms and conditions of supply

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

Water pressure

Indicative network water pressure to the property is shown on maps available at www.dunedin.govt.nz/water-pressure. Specific detail is available on request.

Water reticulation maps

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

FOUL SEWER AND WASTE WATER

Drainage Reticulation Plans

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

Information Regarding Watercourses

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

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

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

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

APPENDIX

Glossary of terms and abbreviations

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

Consent, Permit, Licence & Complaint types

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

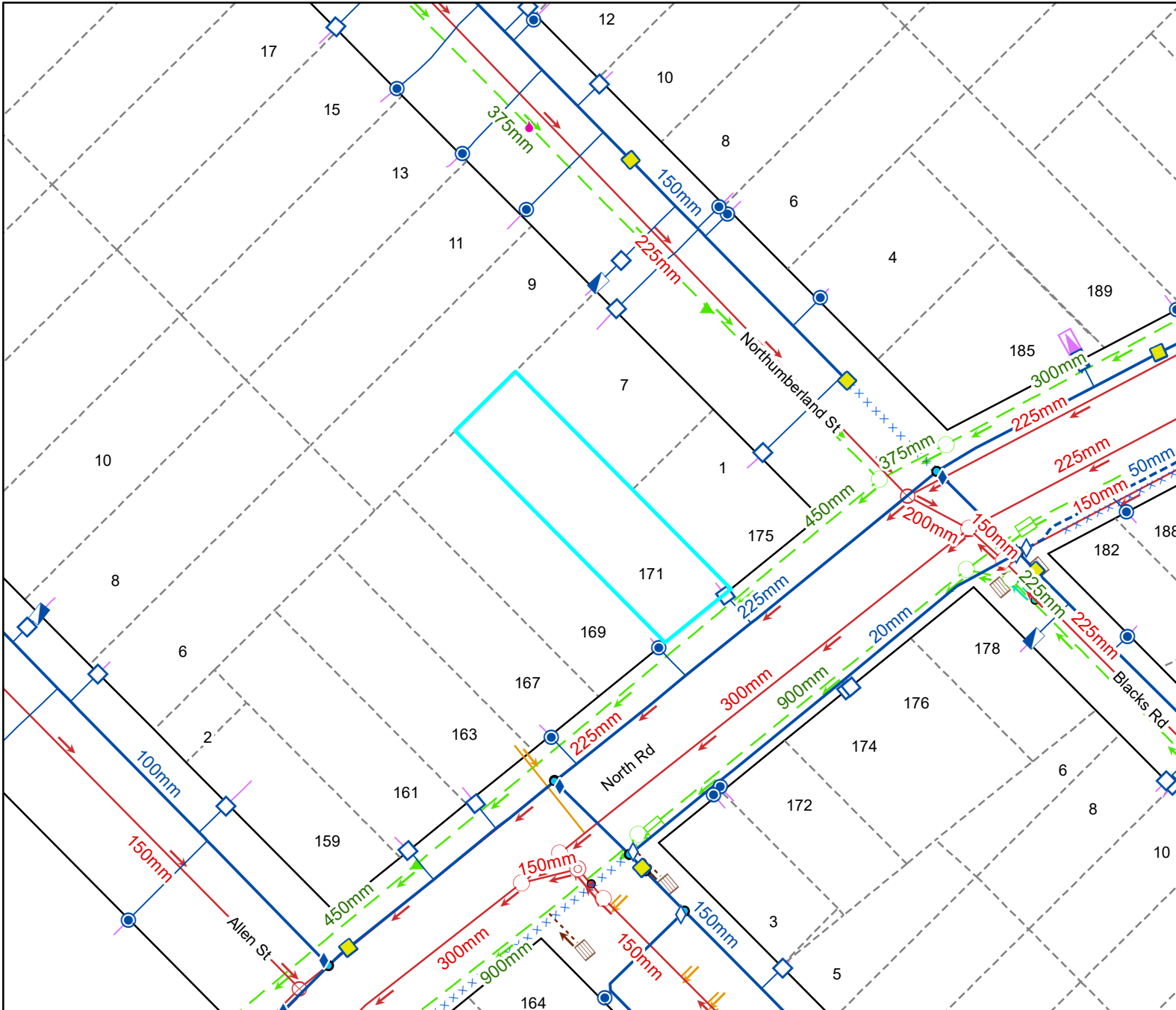
Terms used in Permits & Consents

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

General terms

- RDMS Records and Document Management System





Legend

Water Supply

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

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

Foul Sewerage

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

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

Stormwater

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

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

General

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

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



Council Water & Drainage Services

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

Scale at A4:
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20/03/2025
8:14:08 PM

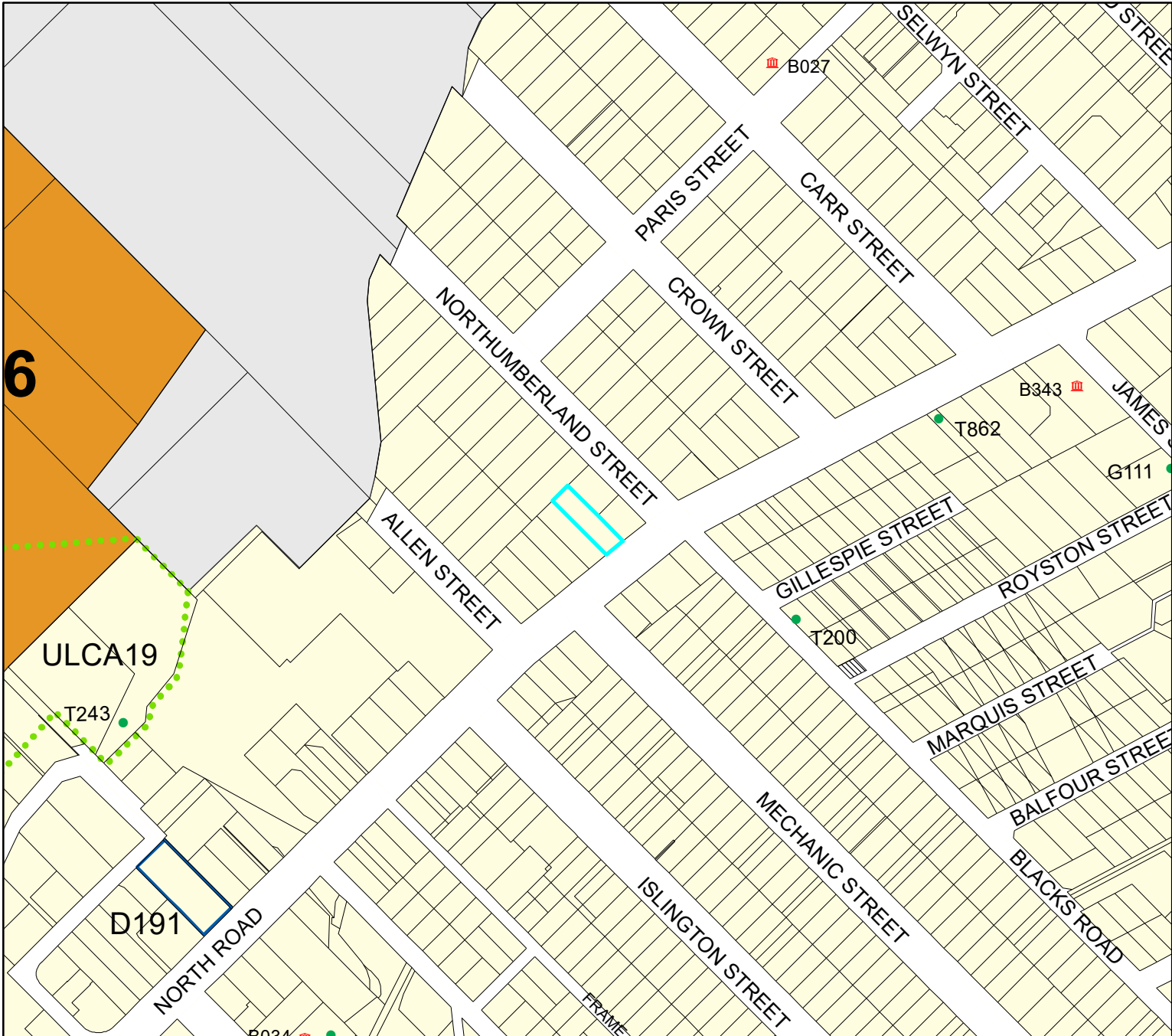


PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES
This map is for illustration purposes only and is not accurate to surveying, engineering or orthophotographic standards. Every effort has been made to ensure correctness and timeliness of the information presented.

2018-2019 Urban. Copyright DCC/Aerial Surveys Ltd. Rural, ORC/Aerial Surveys Ltd. CC BY 4.0 NZ
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2013 Urban and rural photography Jan/Feb 2013 Copyright DCC. CC BY 3.0 NZ.
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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
- 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)
- 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

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

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



Operative District Plan Map

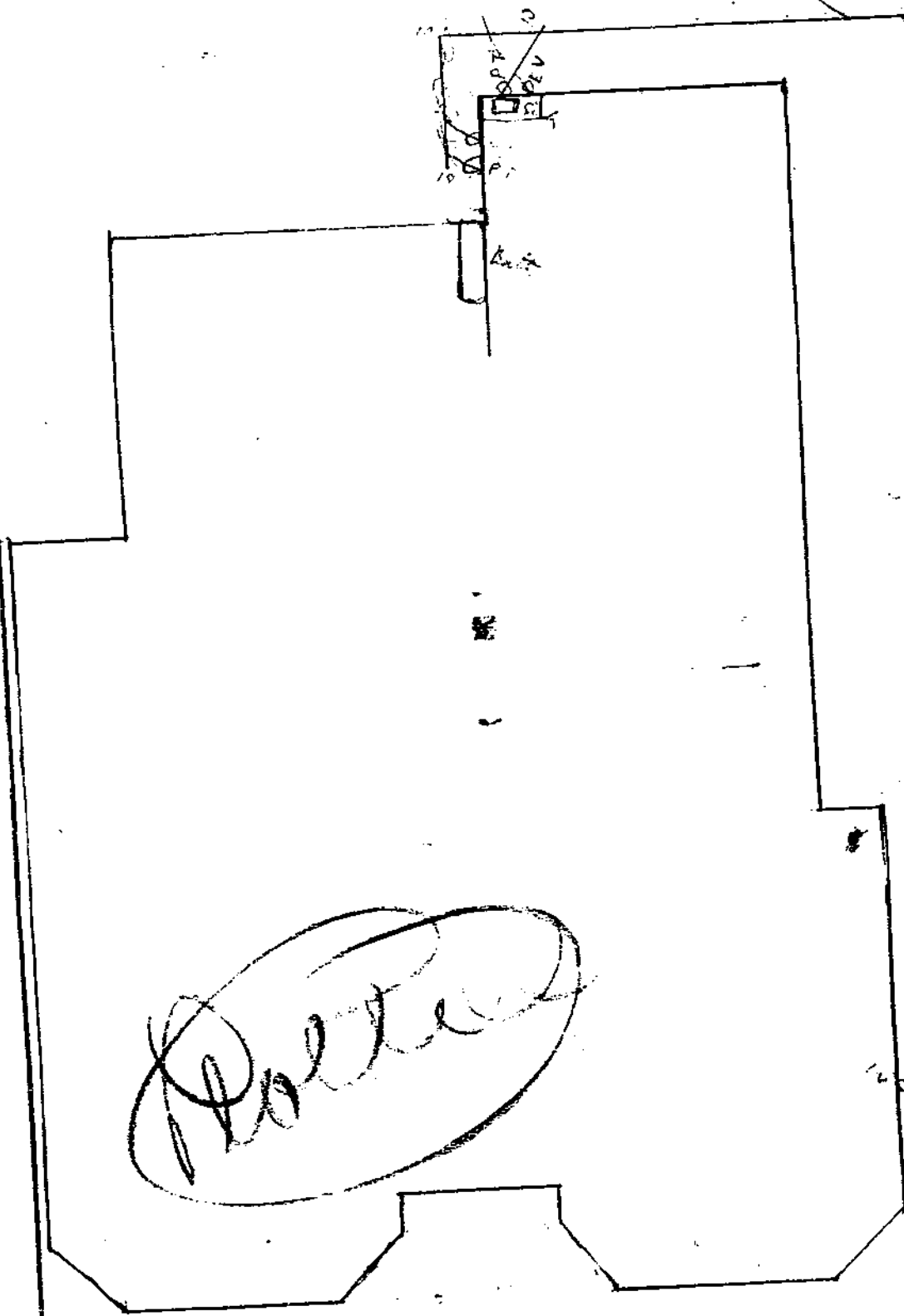
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PARCEL LINES CAN VARY FROM
LEGAL PARCEL BOUNDARIES
This map is for illustration purposes only
and is not accurate to surveying, engineering
or orthophotographic standards. Every effort
has been made to ensure correctness and
timeliness of the information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

7/1/1940
14/1/1940

LEGEND

- Existing Drains
- New Foot Drains
- New Stormwater Drains



Drainage for Mr. Stokes
property

see Block 1 - Sect. 6.
Main Rd - Glenroy - h.s.v.

Main Road W.S.V. (leg)

DUNEDIN DRAINAGE AND SEWERAGE BOARD

HOUSE CONNECTION PLAN.

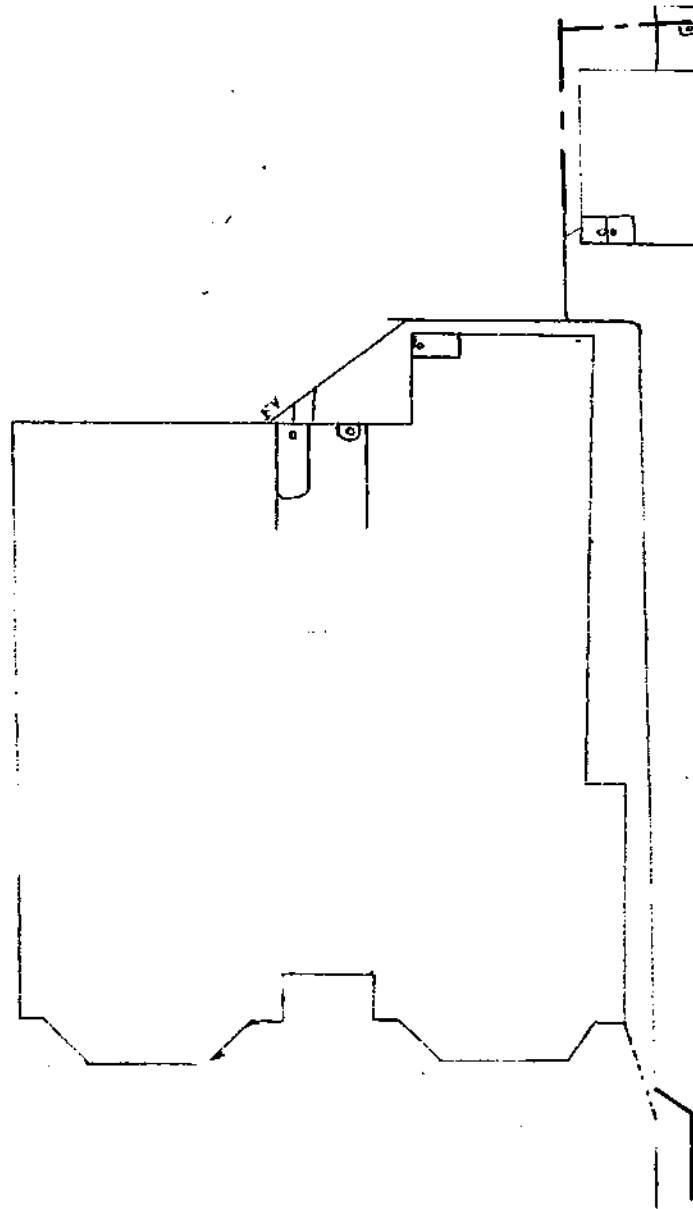
APPLICATION No. *A/ 6540*

DATE *2/5/14*

SCALE: $\frac{1}{4}$ in to a Foot.

NEW SEWAGE DRAINS: RED
STORM WATER: DOTTED BLACK
OLD DRAINS: FULL BLACK

Binding margin to be left blank.



Main Rd

LEGEND

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

Owner *E. Drake*
Street *Main Rd*
Locality *V. E. Valley*

Block *I Glenroy*
Section *6*
Allotment

Signature of Drainer *N. H. Ganderston*
per J. H. Ganderston



DUNEDIN CITY
COUNCIL
Kaunihera-a-rohe o Otepoti

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

Code Compliance Certificate Form 7
Section 95, Building Act 2004

Sortehaug Residential No 2 Limited
PO Box 7111
Mornington
Dunedin 9040

The building

Street address of building: 171 North Road Dunedin

Legal description of land where building is located: LOT 6 BLK I DP 1674

Building Name: n/a

Location of building within site/block number:

Level/unit Number:

Current, lawfully established, use: Housing

Number of occupants: 5

Year first constructed:

The owner

Name of owner: Sortehaug Residential No 2 Limited

Contact person: Sortehaug Residential No 2 Limited

Mailing address: PO Box 7111, Mornington, Dunedin 9040

Street address/registered office:

Mobile: 027 362 9955

Landline:

Email address: scottb@metrorealty.co.nz

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

Building work

Building Consent Number:

ABA-2018-2453 - Alter Dwelling - Extend Dwelling to form Kitchen, Living and Dining, Alteration to Exterior Bedroom

This CCC also applies to the following amended consents:

ABA-2018-2453/A - Amendment - Alteration to Bracing in Dwelling

Issued by: Dunedin City Council

Code Compliance

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

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

Team Leader Inspections
On behalf of Dunedin City Council

Date: 16 April 2019



BUILDING CONSENT - ABA-2018-2453

(Section 51, Building Act 2004)
Form 5

The building

Street address of building: 171 North Road Dunedin

Legal description of land where building is located: LOT 6 BLK I DP 1674

Building Name: N/A

Location of building within site/block number:

Level/unit Number:

The owner

Name of owner: Sortehaug Residential No 2 Limited

Contact person: Sortehaug Residential No 2 Limited

Mailing address: PO Box 7111, Mornington, Dunedin 9040

Street address/registered office:

Mobile:

Landline:

Email address:

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:

Alter Dwelling - Extend Dwelling to form Kitchen, Living and Dining, Alteration to Exterior Bedroom

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:

Project Information Memorandum PIM-2018-607

List of Required Site Inspections

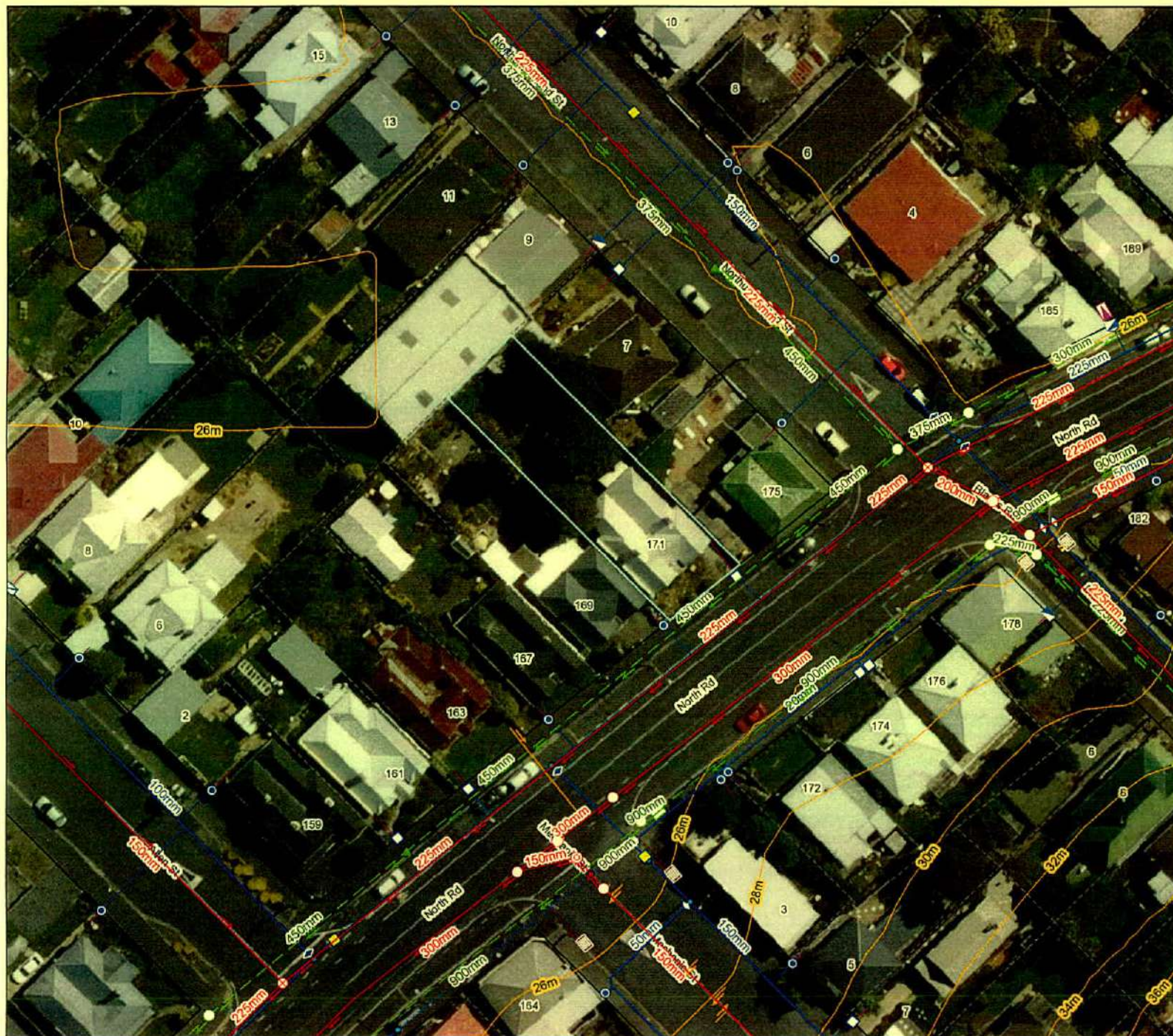
Certificate attached to Project Information Memorandum

Grant Sutton

Authorised Officer

On behalf of Dunedin City Council

Date: 14 December 2018



Legend

Water Supply

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

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

Foul Sewerage

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

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

Stormwater

	SW Bubble-Up Tank		Roadway Bubble-Up Tank
	SW Drop Manhole		Roadway Mudtank
	SW Insp Chamber and Grating Inlet		Stormwater Main
	SW Inspection Manhole		Stormwater Trunk Main
	SW Inspection Opening		DCC Open Channel
	SW Lampole		Piped W/C
	SW Mudtank Inlet		Open W/C
	SW Outlet		Culvert
	SW Pipe Inlet		Stormwater Mudtank Pipe
	SW Pressure Manhole		Redundant Stormwater Main
	SW Standard Manhole		SW Sump
	SW Stormwater Node		SW Pump Station

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

General

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

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

Copy of existing drainage plan.

DCC COPY

DUNEDIN DRAINAGE AND SEWERAGE BOARD

HOUSE CONNECTION PLAN.

APPLICATION No. *A/65410*

DATE *2/10/14*

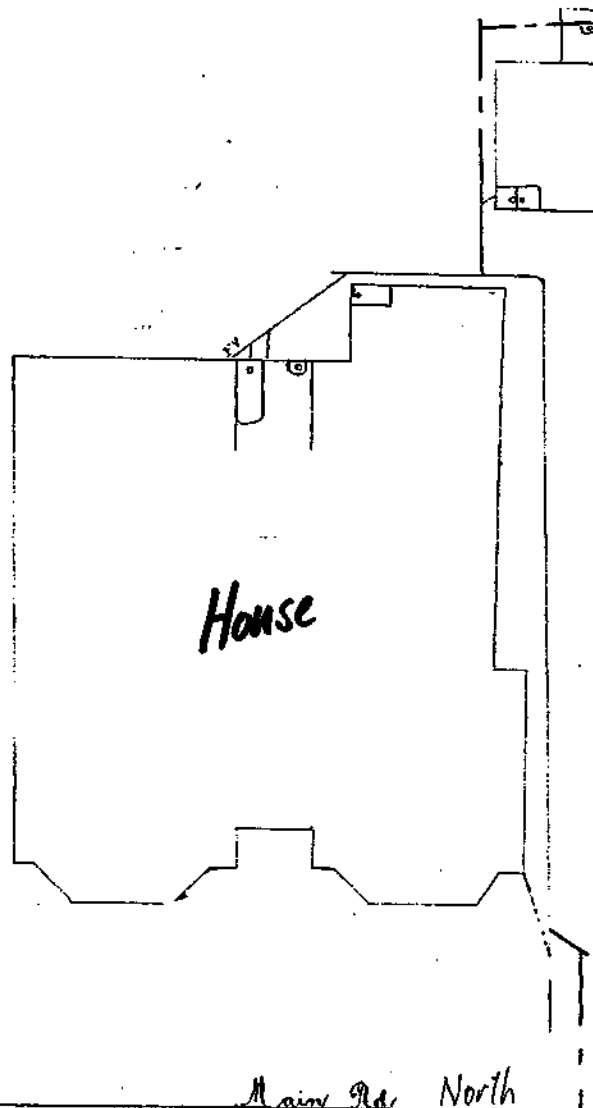
SCALE: $\frac{1}{4}$ in to a Foot.

NEW SEWAGE DRAINS: RED

STORM WATER: DOTTED BLACK

OLD DRAINS: FULL BLACK

Binding margin to be left blank.



LEGEND

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

Owner *E. Drake*

Street *Main Rd*

Locality *V. E. Valley*

Block *J Glenroy*

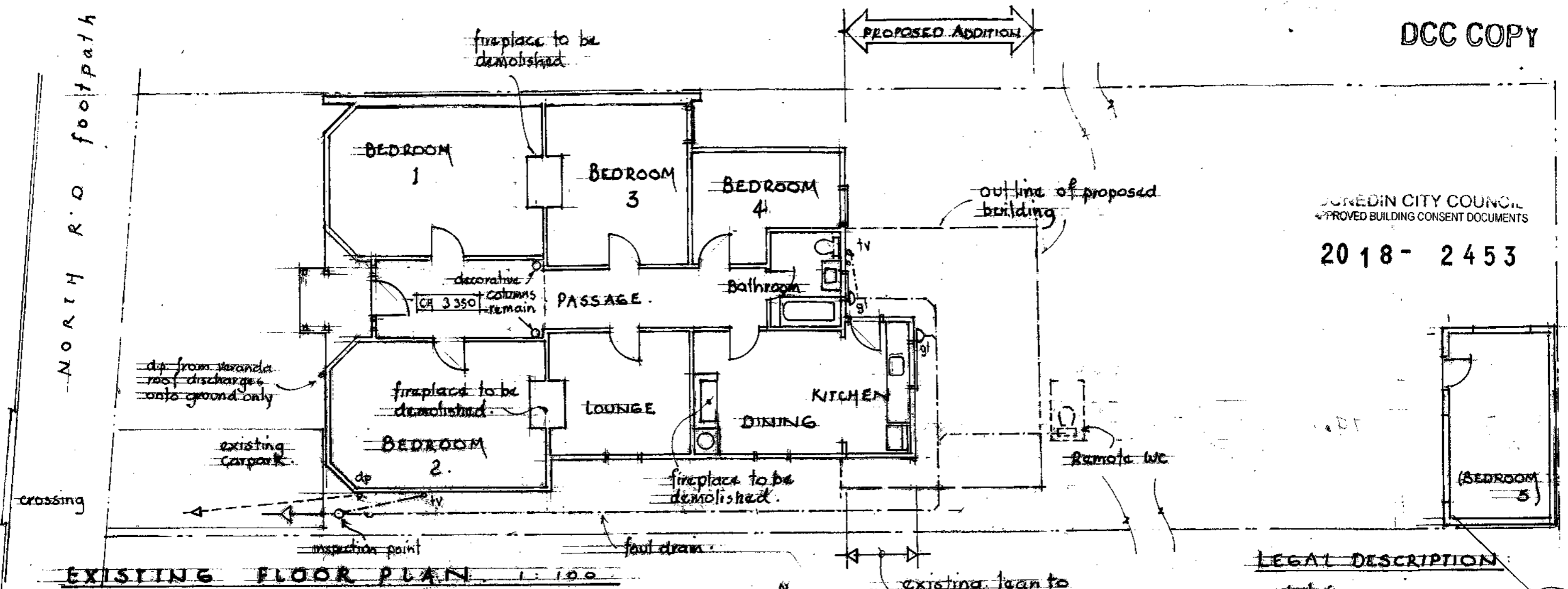
Section *6*

Allotment

Signature of Drainer. *N. R. Henderson*
per Schwarz

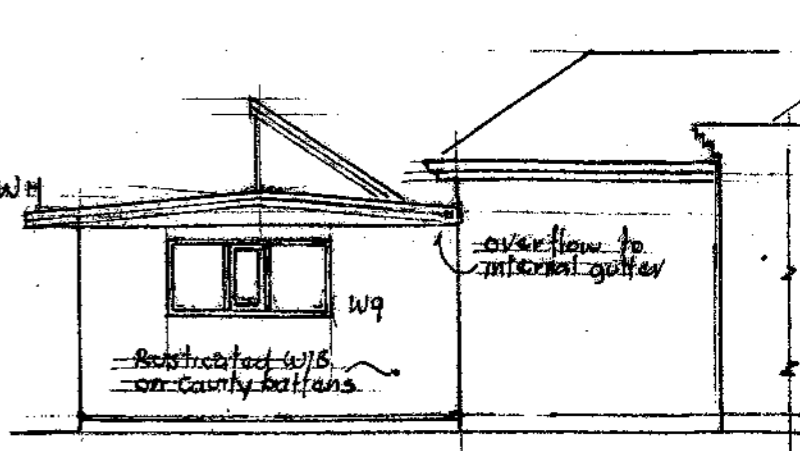
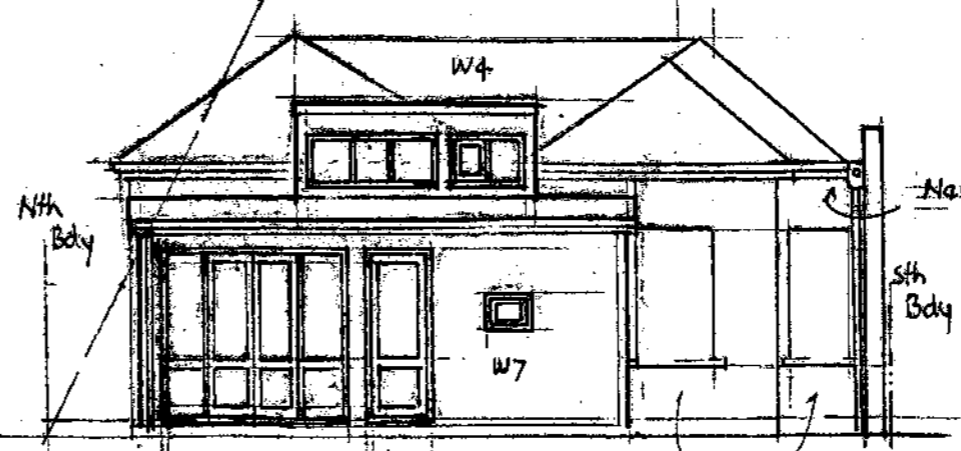
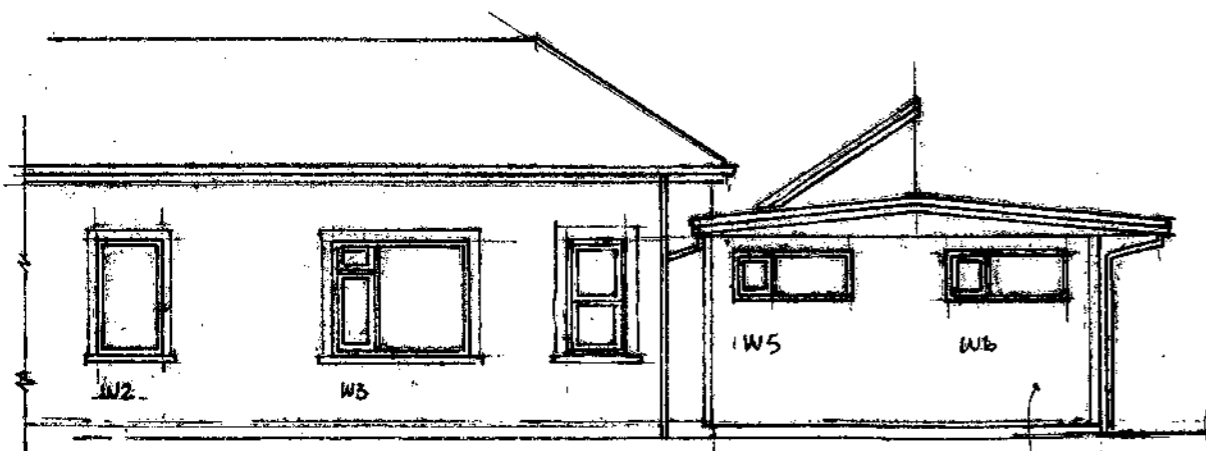
DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENTS

2018 - 2453



LEGAL DESCRIPTION:

Lot 6
SIR I
DP 1674
AREA: 453 m²



NORTH ELEVATION
1:100

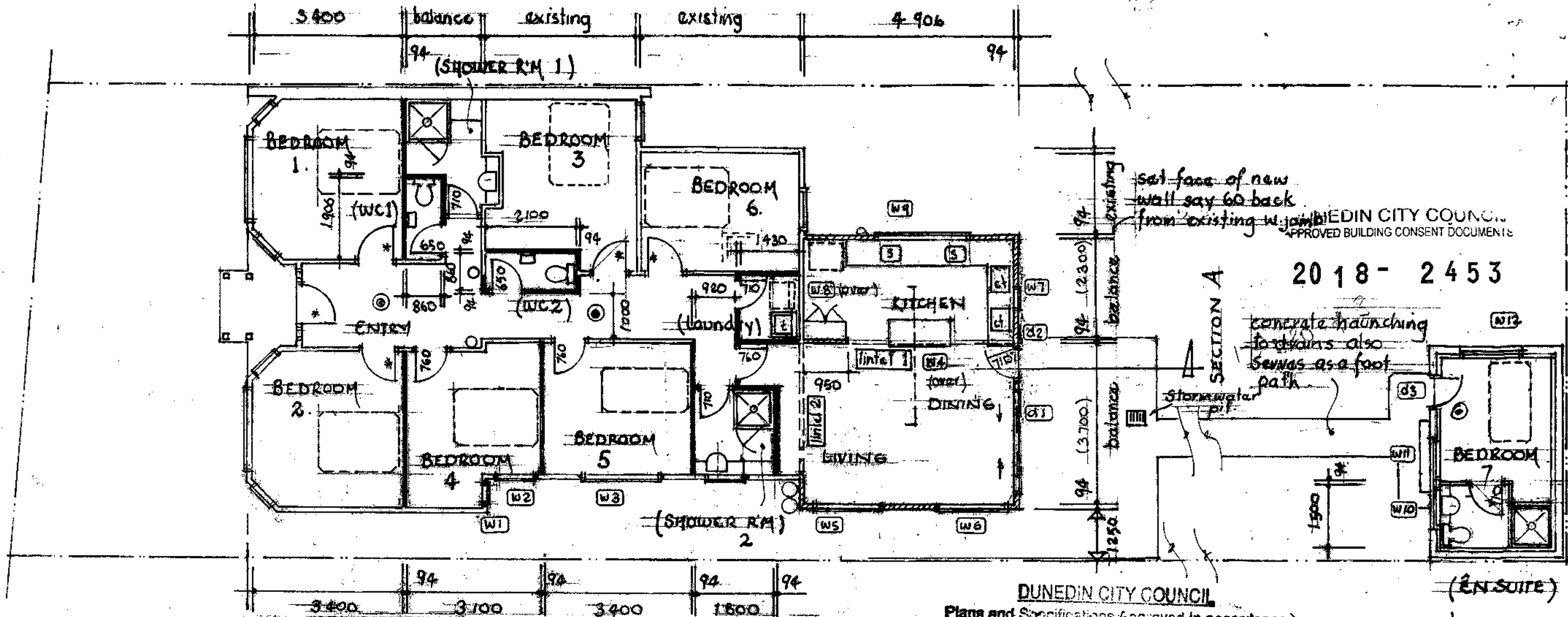
WEST ELEVATION
1:100

SOUTH ELEVATION
1:100

PROPOSED ALTERATIONS to EXISTING DWELLING
171 NORTH RD. DUNEDIN for SORTEHAUG NO2 LTD.

Date: July '18	Drawn: AL	Drawing: EXISTING FLOOR PLAN.	Sheet: 01
Scale: 1:100	ref: 674		of: 8
Amendments:			

NORTH ROAD



PROPOSED FLOOR PLAN. 1/160

(PLAN DIMENSIONS TAKEN TO TIMBER WALL FRAMING)

PLAN KEY:

⊙ Denotes Smoke Alarm / Detector required.

Existing timber framed walls to be retained & in parts reinstated. Generally 3300 high.

New non load bearing timber framed wall "double up" 94x47 studs and sat @ 400cs (str gr 8; 41 trid.) For 3300 ht max. See table 8.1.

New load bearing timber framed walls. 94x47 studs sat @ 400cs max (str gr 8; 41.2 trid.) For max ht 2400. See table 8.2.



Existing door to remain.



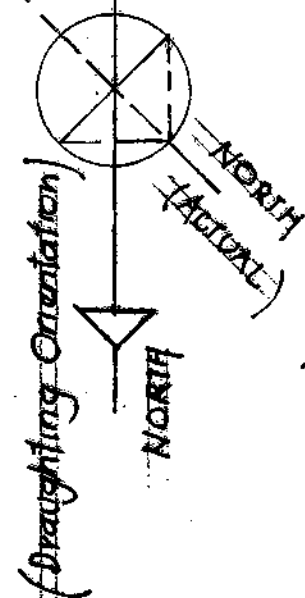
New flush panel door & frame required width of door indicated.

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: Peter Brall Date: 5-12-18
Plumbing: Le Bea Date: 5/12/2018
Health: Date:

NOTE



PROPOSED ALTERATIONS to EXISTING DWELLING
171 NORTH ROAD DUNEDIN for SORTEHAUG NO 2 LTD.

Date: Aug. 18	Drawn: JBL	Drawing: PROPOSED PLAN.	Sheet: 02 of
Scale: ref to 20			
Author: JBL			

DCC CITY PLANNING
 THESE PLANS ARE APPROVED
 This development complies with the District Plan
 Subject to: LUC-2018-4141

[Signature]
 Signed
 7/12/19
 Dated

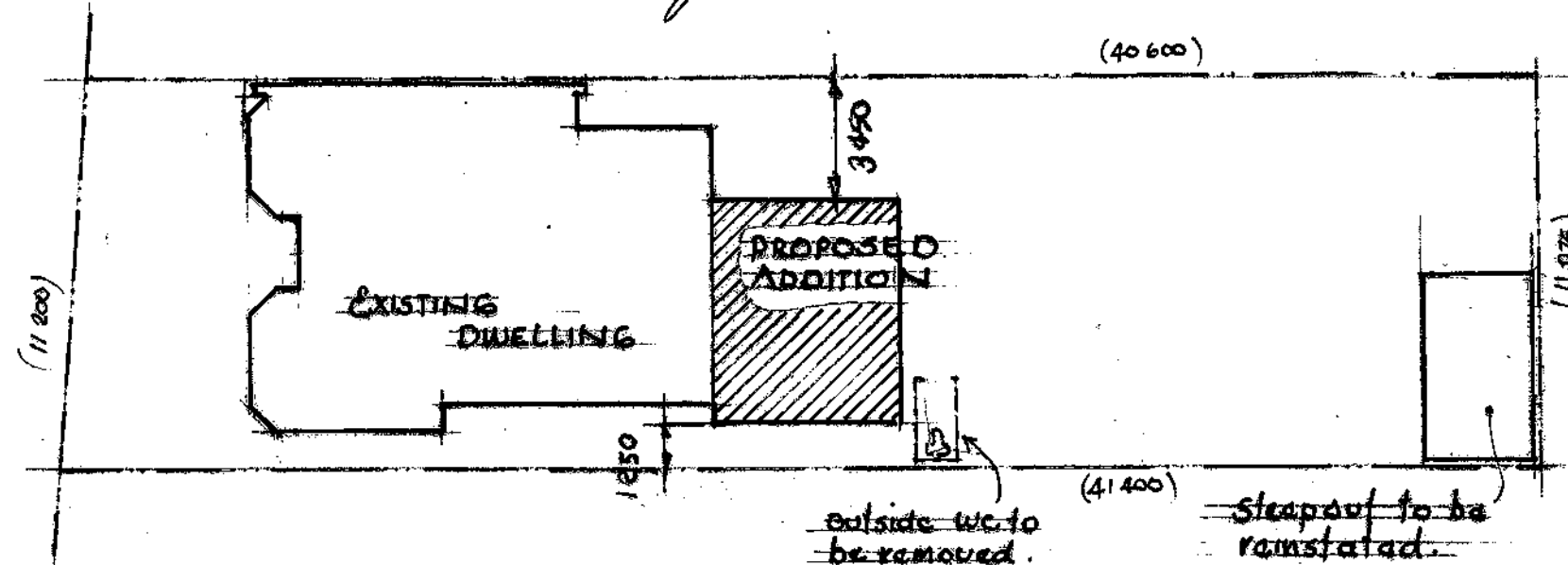
LEGAL DESCRIPTION:-

Lot 6
 Blk I
 DP 1674
 Area 453 m²

DUNEDIN CITY COUNCIL
 APPROVED BUILDING CONSENT DOCUMENTS

2018-2453

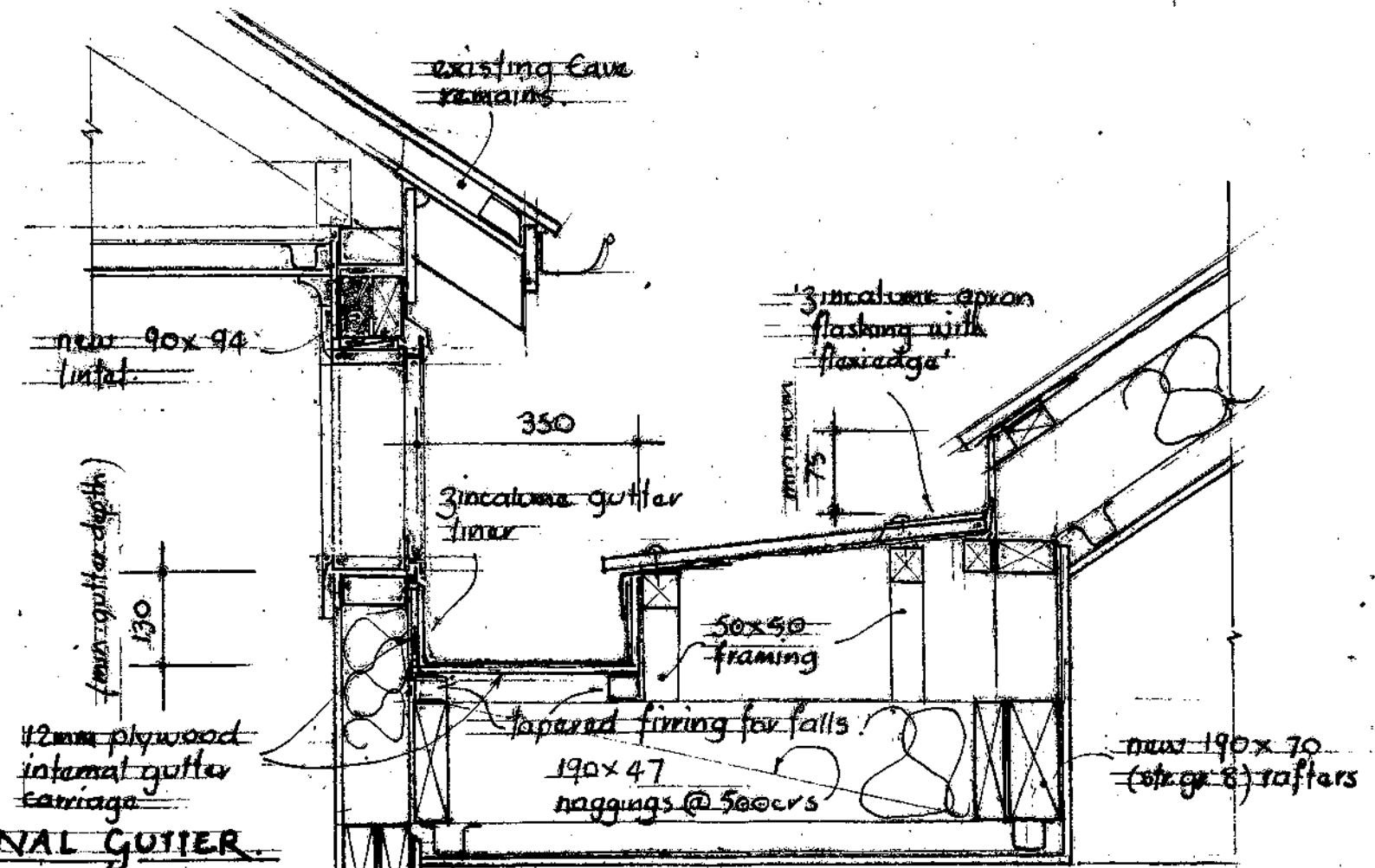
North Road



SITE PLAN 1:200

(See Proposed Plans sheet 02 for detailed dimensioning of new addition)

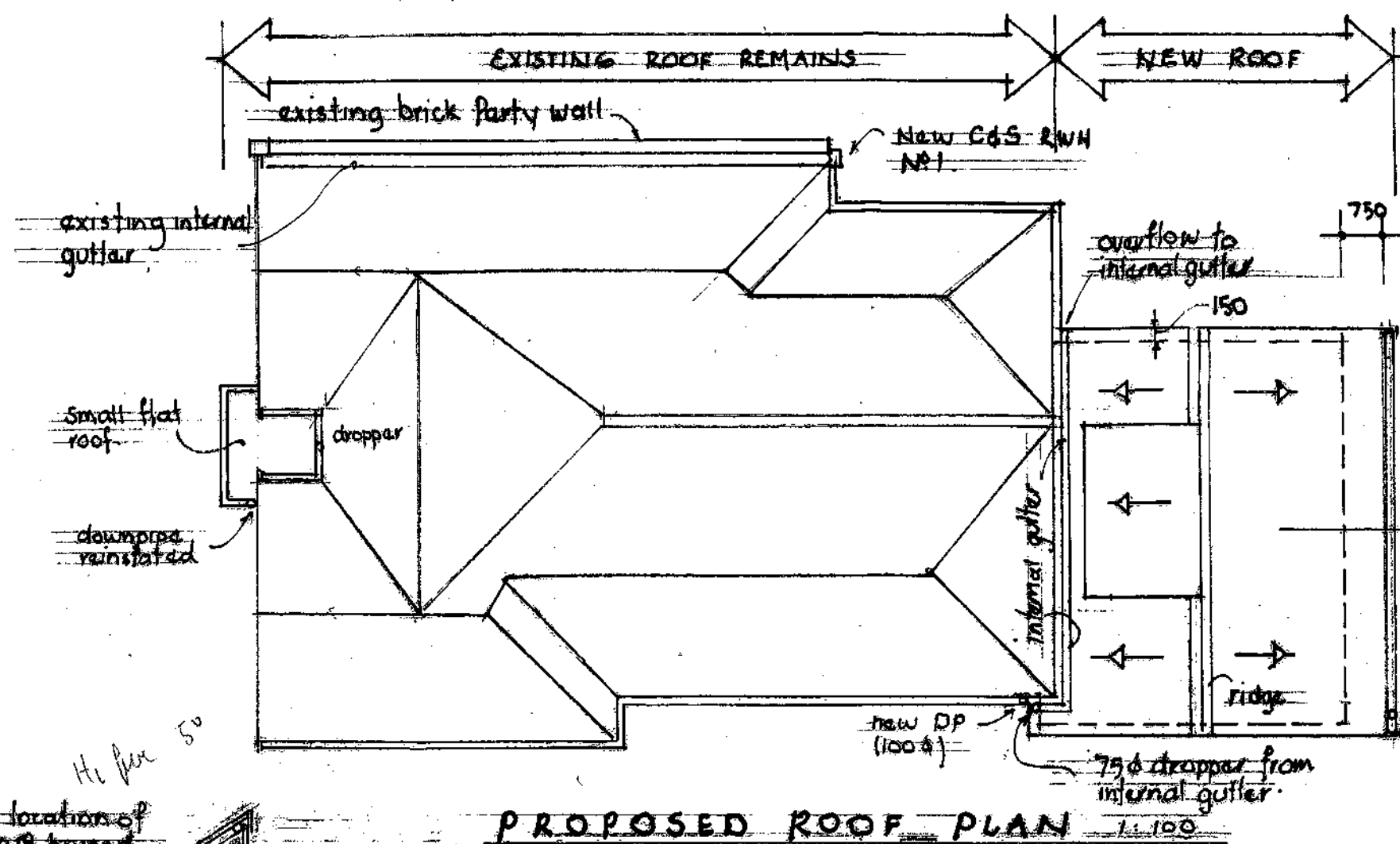
SCHEDULE OF FINISHES						
AREA	FLOORS		WALLS		CEILINGS	
	MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH
WGS & BATHROOMS	conc & t.g.	ceramic tiles	gib aqualine	enamel paint	gib aqualine	enamel paint
KITCHEN	concrete	ceramic tiles	Gyb. bid.	enamel paint	Gyb. bid.	enamel paint
LAUNDRY	t.g.	ceramic tiles	Gyb. bid.	enamel paint	Gyb. bid.	enamel paint
LIVING DINING	conc	carpet	Gyb. bid.	acrylic wash & wear	Gyb. bid.	acrylic matt.
BEDROOMS	t.g.	carpet	Gyb. bid.	acrylic wash & wear	Gyb. bid.	acrylic matt.



1. INTERNAL GUTTER 1:10

PROPOSED ALTERATIONS TO EXISTING DWELLING
171 NORTH ROAD DUNEDIN for SORTEHAUG N°2 LTD.

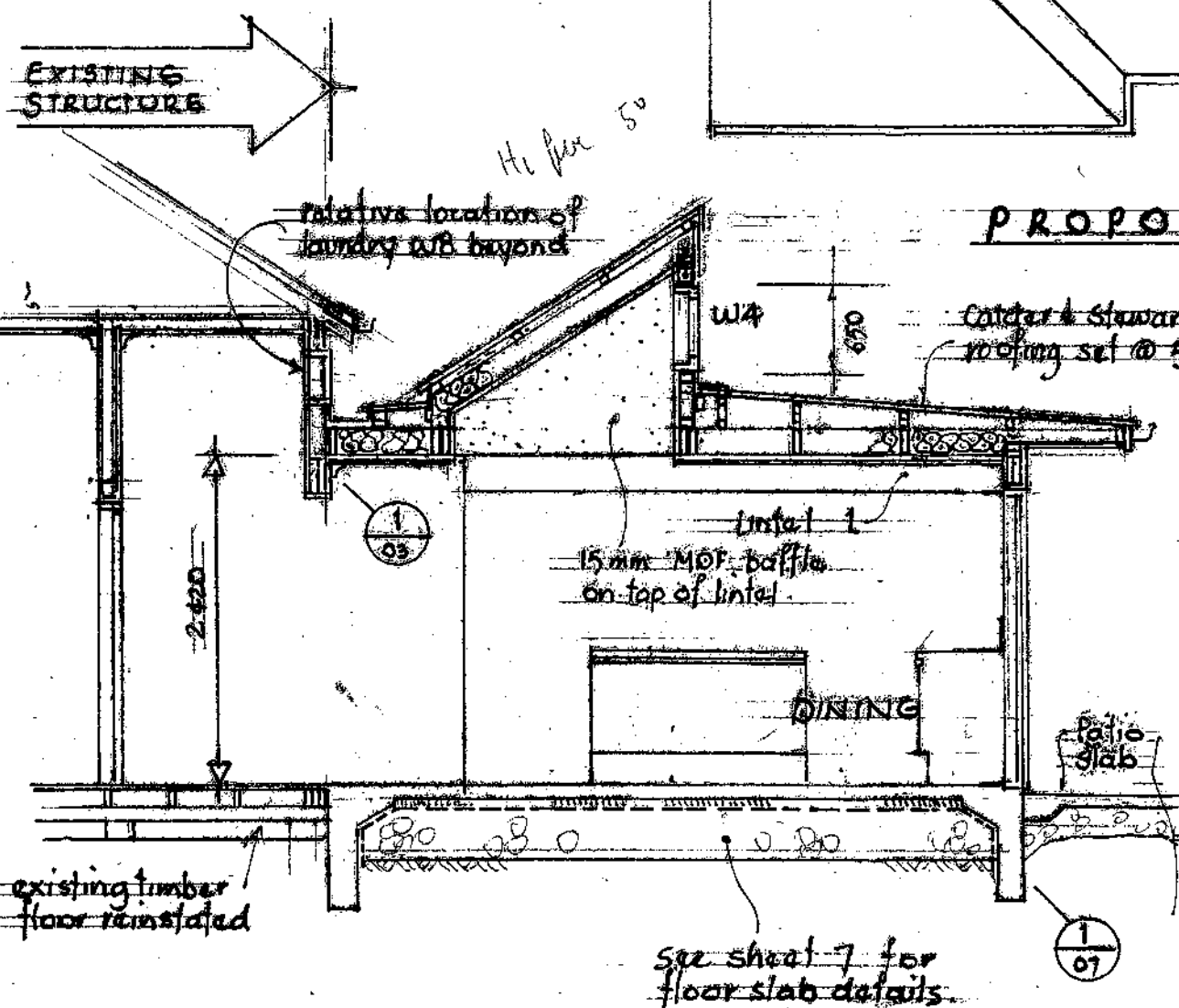
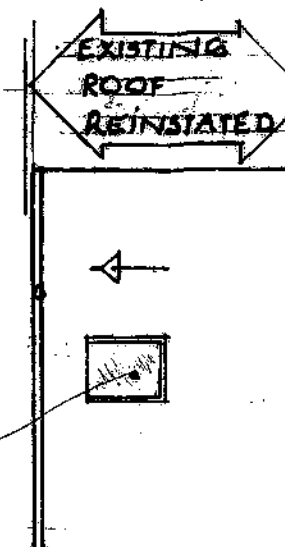
Date: Aug. 18	Drawn: ASL	Drawing: SITE PLAN	Sheet: 03
Scale: 1:200	Ref: 10-20	GUTTER DETAIL	of
Amend: 1			



DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENTS

2018-2453

- detail
- spec
- sched finish



PROPOSED ROOF PLAN 1:100

Cotcher & Stewart 'High Five' roofing set @ 5° minimum

Lintel 2 - 240x90 (str. gr. 8) for max span of 3300 (table 8.9)

Pitched roof to clerestorey - 140x45 rafters @ 600ers (not shown for clarity)



RAFTER FIXINGS: (to top plates)

(N35 3604 - table 8.12)

Type B fixing:

2/90x3.15 skew nails +

2 wire dogs

190x45 (str. gr. 8) rafters @ 900ers max

Lintel 1 - 290x90 (str. gr. 8) for max span 3900

190x70 (str. gr. 8) rafters @ 900ers max (i.e. table 10 - N35 3604)

90x45 outriggers to form eaves

SECTION 'A' 1:50

ROOF FRAMING PLAN 1:100

PROPOSED ALTERATIONS TO EXISTING DWELLING
171 NORTH ROAD DUNEDIN for SORTEHAUG NO2 LTD.

Date: Aug '18

Drawn: ASL

Drawn by:

Scale: 1:100

ref: 674

ROOF PLAN

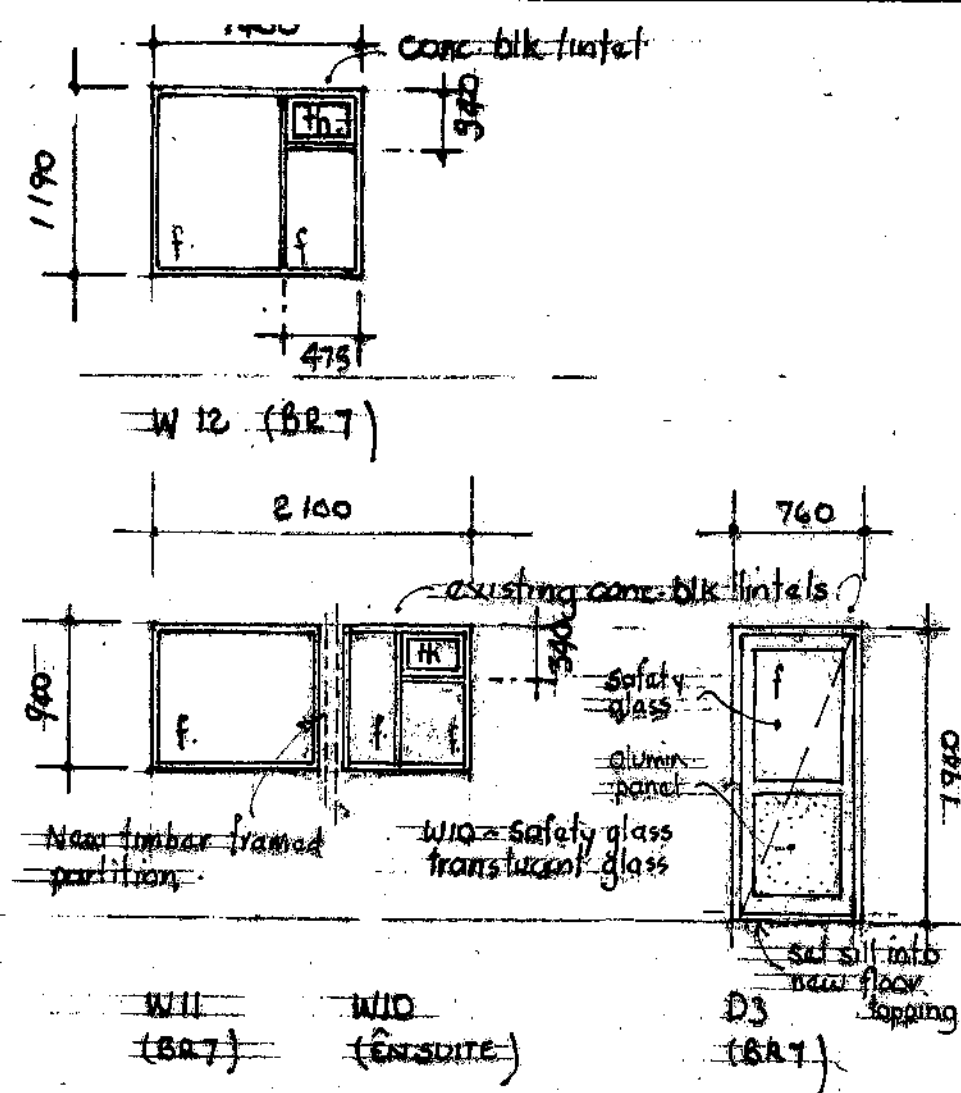
ROOF FRAMING

Amended:

Sheet:

04.

of:



WINDOWS/DOOR KEY:-

GENERAL DIMENSIONS: Shown are generally trimmed opening sizes. Contractor to make respective allowances for fabricated sizes.

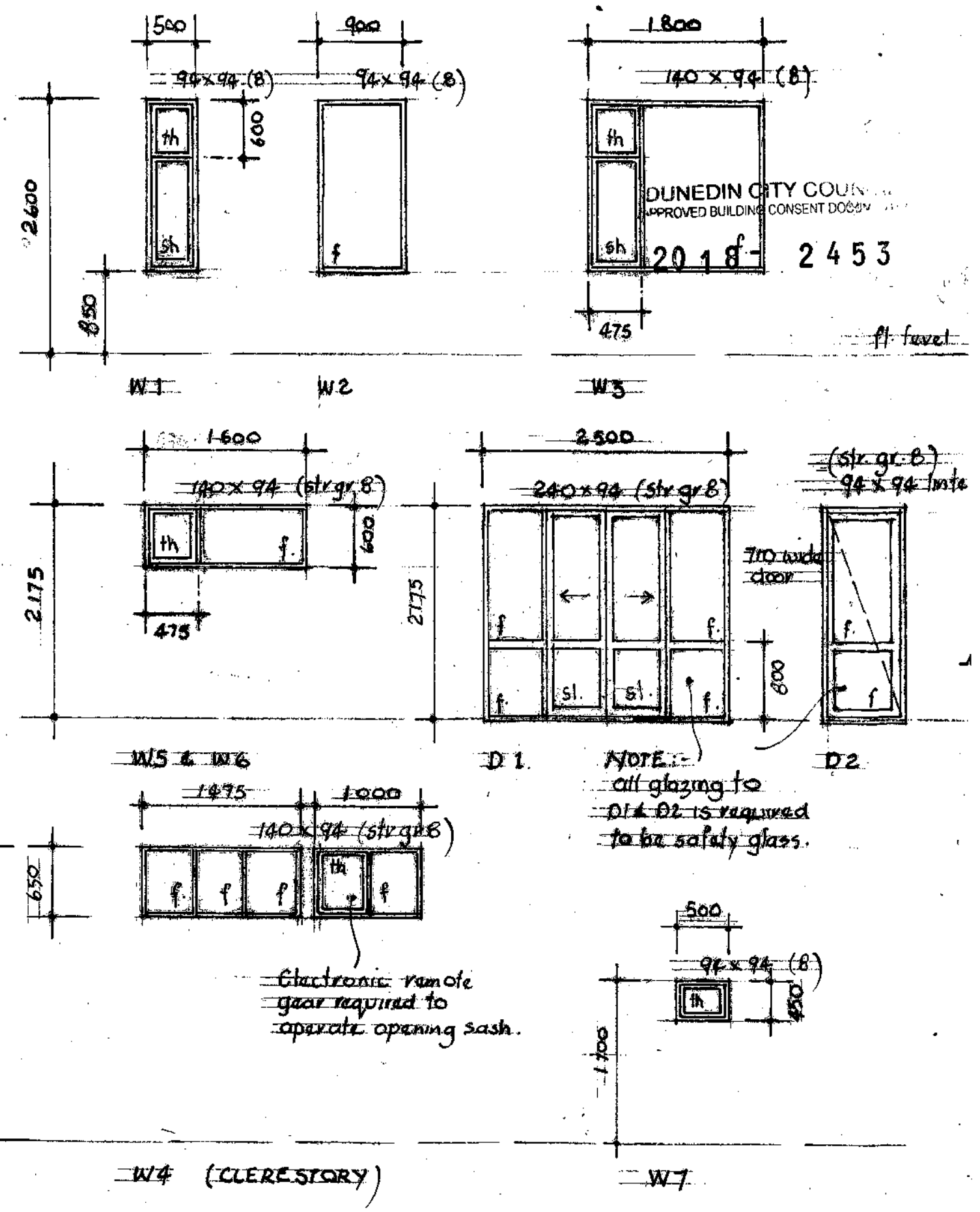
Reveals: Units will generally be fitted with ex 25mm PR reveals.

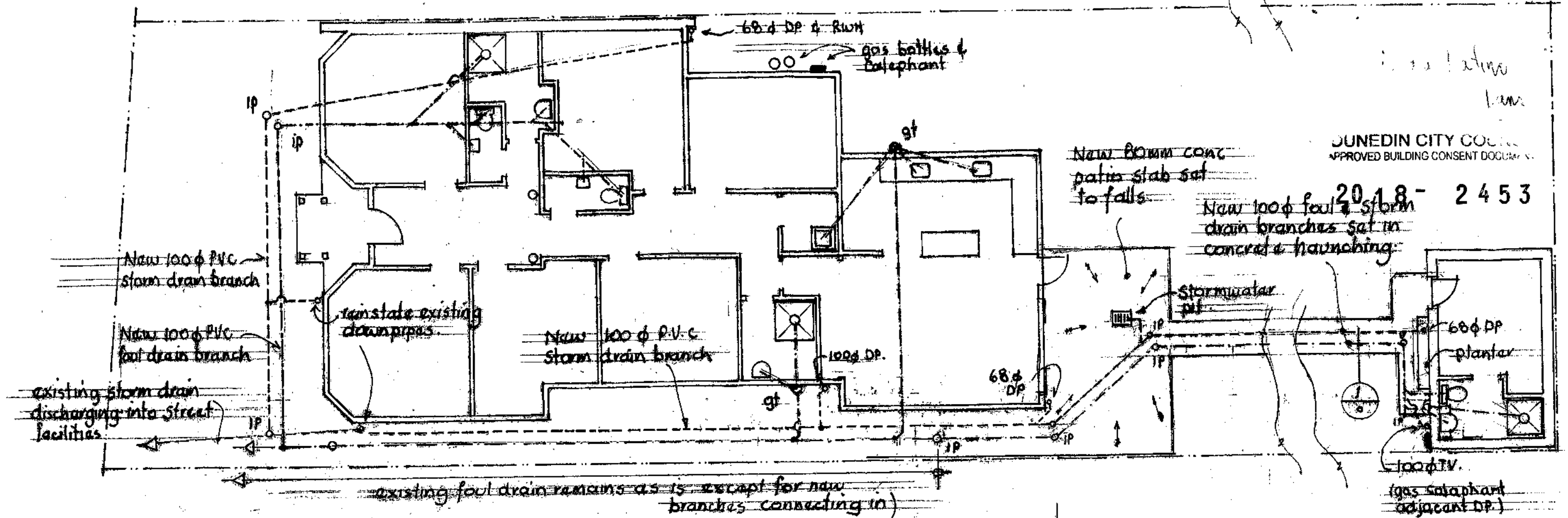
Double Glazing: New units will be double glazed.

Lintels: Stated lintel sizes will be for stress grade 8 timber

KEY:-

- f Fixed glass
- th Top hung sash
- sh Side hung sash
- sl Sliding door

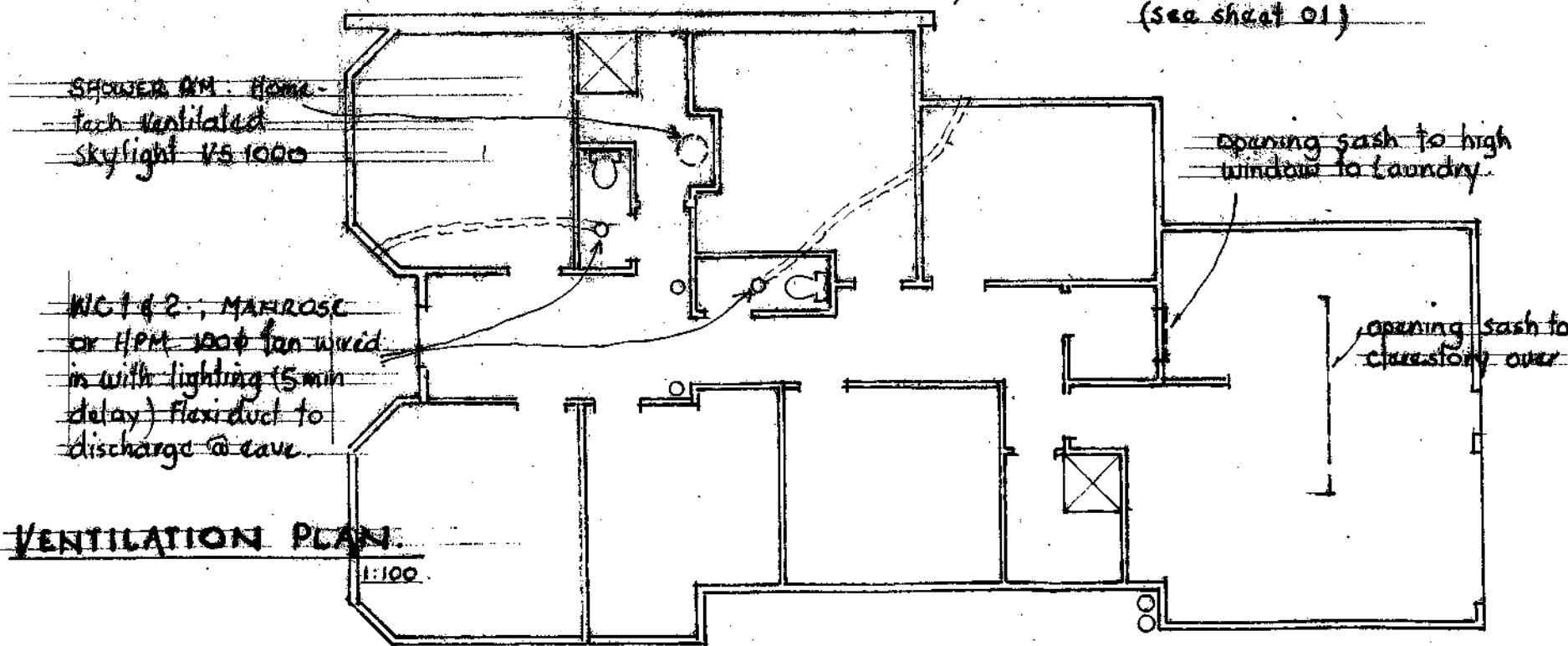




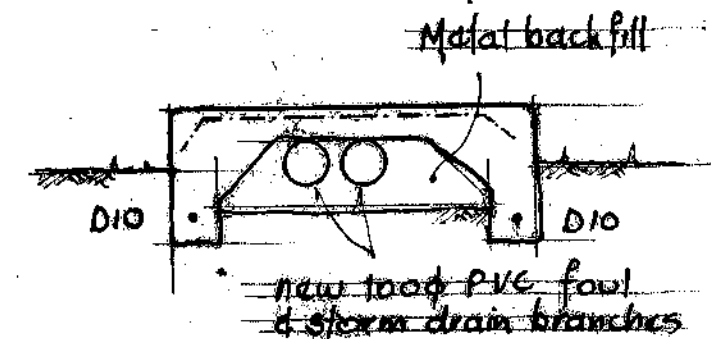
PROPOSED DRAINAGE PLAN 1:100

(READ THIS DRAWING IN CONJUNCTION WITH THE EXISTING PLAN ON SHEET 01 WHICH SHOWS EXISTING DRAINS)

existing foul drain service comes as far back as this on the site (see sheet 01)



VENTILATION PLAN 1:100



1. DRAIN HAUNCHING DETAIL 1:20

PROPOSED ALTERATIONS to EXISTING DWELLING
171 NORTH RD. DUNEDIN for SORTEHAUG N°2 LTD.

Date: July '18	Drawn: AB	Drawing: PLUMBING	Sheet: 06
Scale: 1:100	Ref: 674		
Approved:		DRAINAGE.	of:

SPECIFICATION

SCOPE OF WORK: Includes for the alterations and additions to the existing dwelling as indicated on the adjacent drawings and as specified hereunder. It also includes for that respective sub trade work

BUILDING REGULATIONS: i) Building Consent: The Property Owner shall procure a Building consent & pay the respective fees.
ii) General Requirements: The proposed new work shall generally conform with the requirements of The New Zealand Building Code.

DEMOLITION: Remove the unwanted portions of the existing dwelling and provide any temporary propping required until new support structure is constructed.

REMOVAL OF RUBBISH: Allow to remove all unwanted debris, resulting from construction and demolition activities, from site.

RESOURCE CONSENT: A resource consent has already been issued to allow this proposal to proceed. Refer LUC 2018 441

TIMBER SCHEDULE

- i) **GENERAL:** Assume that all timbers are stress grade 6 unless specified to the contrary below or unless noted otherwise on the drawings.
- ii) **WALL FRAMING:** A) Exterior walls will be be H1.2 treated pinus radiata.
B) Interior walls will be framed up using H1.1 treated pinus radiata or 'LARGER FRAME'
- iii) **ROOF FRAMING:** Generally roof framing will be H1.2 treated pinus radiata (or Douglas Fir) of the stress grades indicated on the drawings
- iv) Weatherboards and general associated exterior trim including facings, fascias and barge boards. Generally dressed pinus radiata treated to H3.2

INSULATION

- i) Slab on ground: No insulation

(INSULATION CONT'D.)

- ii) New Exterior Walls: Will be fitted with R2.4 fiberglass batts.
- iii) Existing Masonary wall, which is currently uninsulated, will be strapped and 40mm polystyrene will be fitted.
- iv) New Ceiling Areas: Will be fitted with R3.6 fiberglass batts.

CONCRETE WORK: i) Includes for the concrete and respective reinforcing work as indicated on the drawings.

- ii) Standards: New concrete work shall comply N35 104:1983. Associated workmanship will comply with N35 3109
- iii) Concrete strength: Generally concrete will be required to be 20MPa.

CARPENTRY STANDARDS: New Carpentry work shall generally comply with N35 3604 2011

WALL FRAMING: Refer to the Plan key on sheet 02 for the fundamentals of wall framing. i.e. generally new walls are framed up using 94x47 studs at 400mm c/s but note that studs are required to be 'doubled up' in the existing dwelling where they are 300 high.
See sheet 05 for respective required lintel sizes at windows and doors.
Refer Bracing Schedules for 'hold downs' required. 'TYVEK' Building wrap to exterior walls.

ROOF FRAMING: Roof shall be framed up via traditional methods using either 190x70 or 190x47 rafters as indicated on sheet 04.

NEW ALUMINIUM DOORS & WINDOWS:

- i) General: Units shall generally be 'double glazed'. Aluminium support bars are required to those units wider than 600mm

(ALUMINIUM JOINERY CONT'D.)

- ii) Standards: All new units will be manufactured to comply with N35 4211 & N35 4203. Glazing will comply with N35 4223

NEW ROOFING: i) Underlay: New roof will require a self supporting underlay 'FLAMESTOP' 950.

- ii) Roofing: Will be Caldor & Stewart 0.55mm 'HIGH FIVE' roofing and any necessary associated accessories. Install roofing strictly in accordance with manufacturers instructions.

DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENT

2018-2453

PLUMBING & DRAINAGE:

- i) STANDARDS: New Plumbing & Drainage work will comply with AS/N35 3500 volumes 1 & 2
- ii) SCOPE: Includes for the complete Plumbing & Drainage installation as indicated on sheet 06
- iii) SHOWER UNITS: Shower cubicles are proprietary units complete with custom made tray and integral stiff PVC wall panels & glazed doors
- iv) Fresh Water Runs: Cold & hot water leads shall generally be in 'POLYBUTYLENE' (Dux 'Secura' or similar approved) leads within 1 metre of gas hot water unit shall be in copper
- v) Hot water system: Will be gas fired Rinnai 'INFINITY' continuous gas hot water system (See Supplementary documents)

ADDITIONS & ALTERATIONS TO DWELLING 171 NORTH ROAD DUNEDIN for SORTEHAUG RESIDENTIAL NO2 LTD.

Date: July '18
Scale: N/A
Amend:
Drawn: ASL
Ref: 674

Drawing: SPECIFICATION

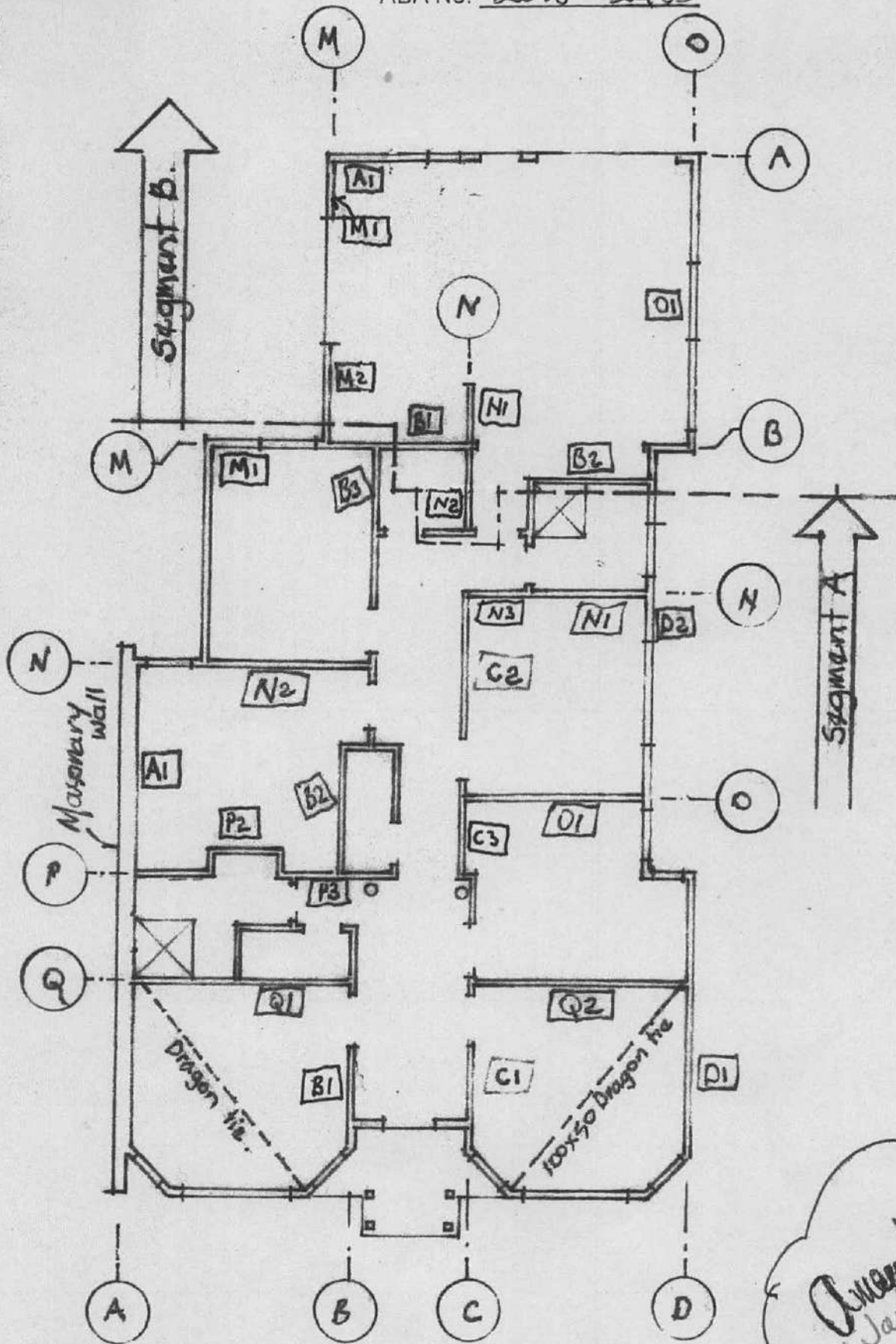
Sheet: 08
of: 8

Received by: P. Martin

Date: 21-2-2019

ABA No: 2018-2453

sheet 1.
of 6



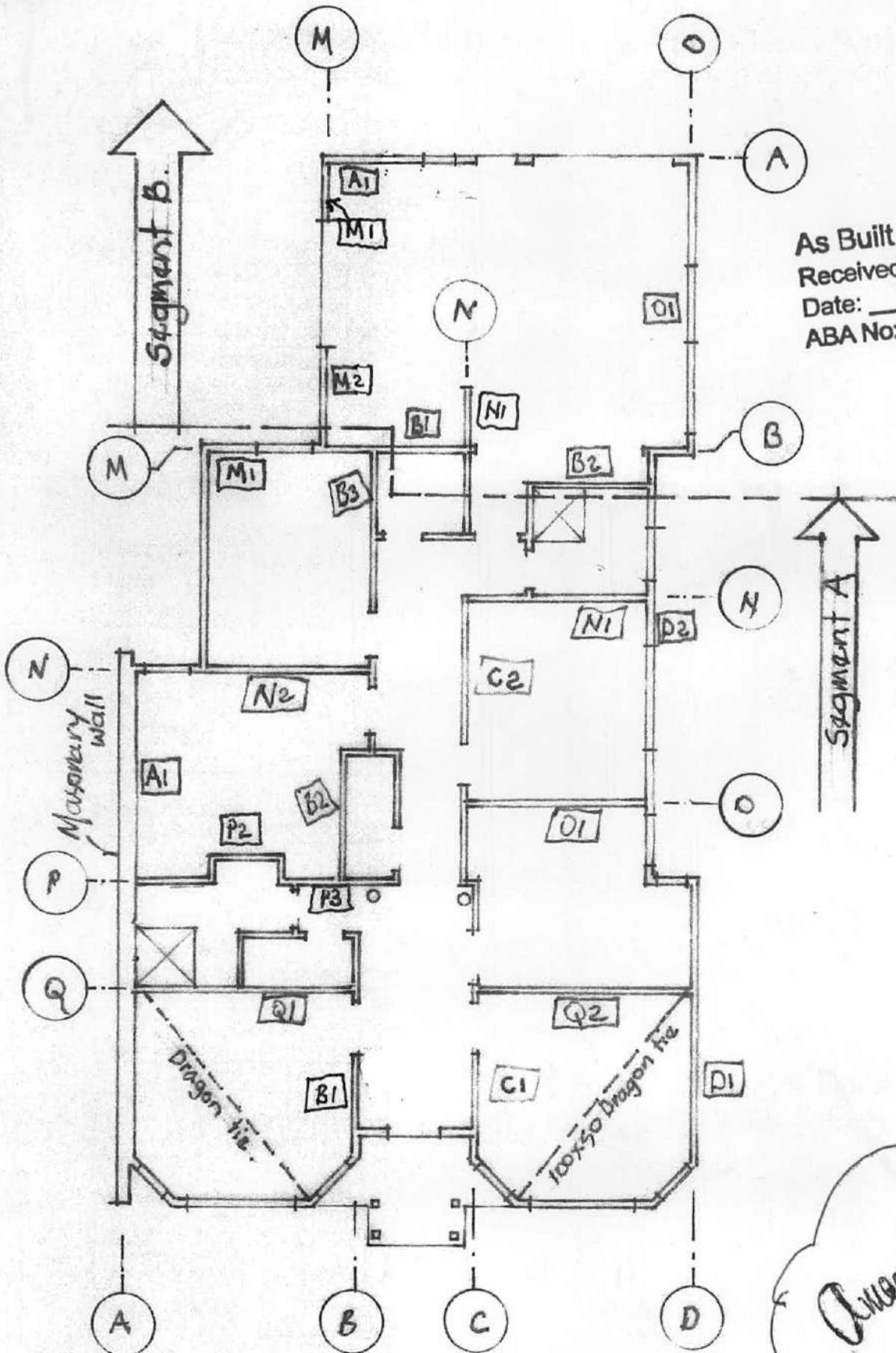
PROPOSED BRACING PLAN 1:100

Amended
Jan 31st 2019
(For US6 BORAL)

ALTERATIONS 171 NORTH R'D. DUNEDIN.

sheet 1.
of 6

As Built Plan
Received by: Joh M
Date: 9.1.2019
ABA No: 2018-2453



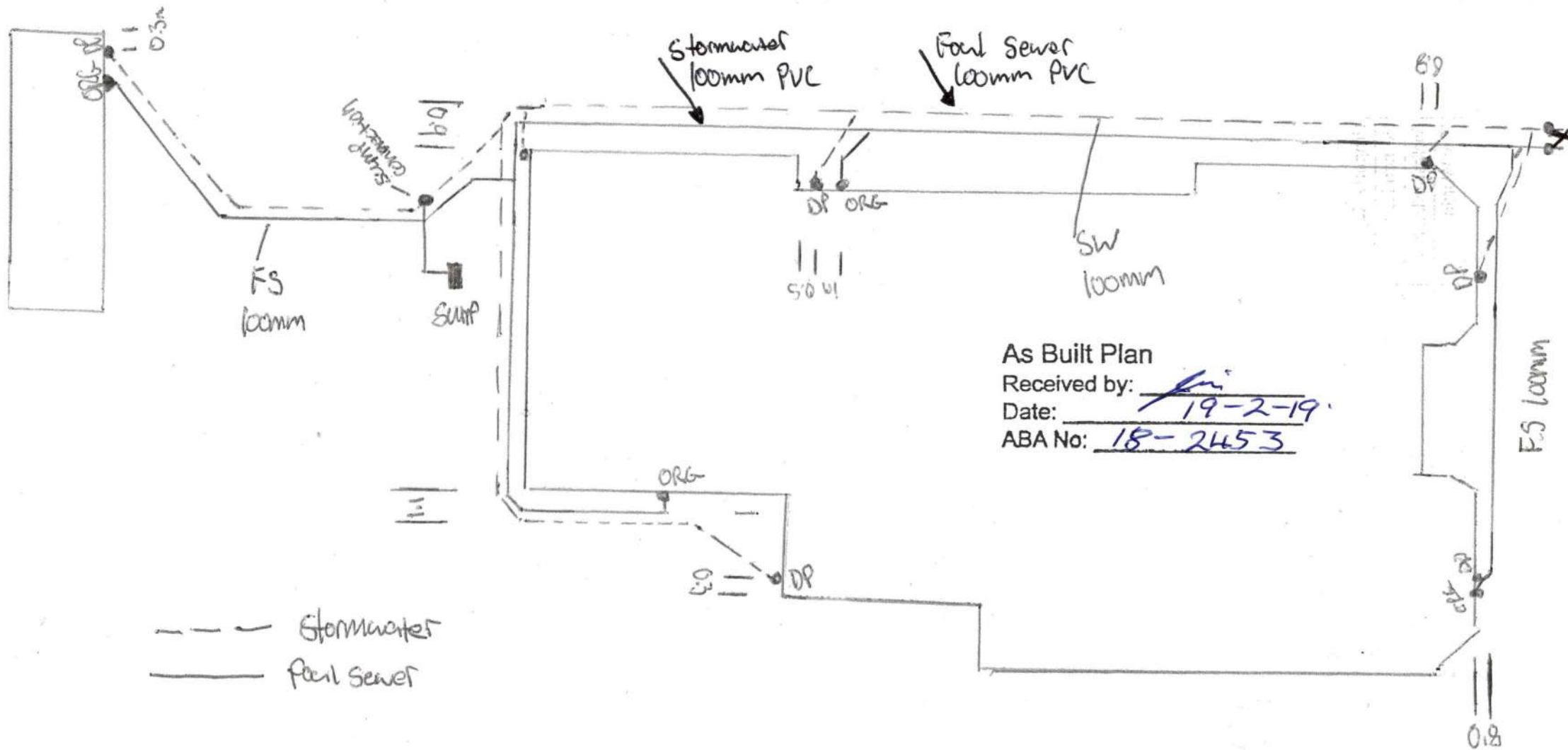
PROPOSED BRACING PLAN 1:100

Amended
Dec - 21st 2018

ALTERATIONS 171 NORTH R'D. DUNEDIN.

HS built drainage Plan 171 North Road

18-2453



Shane's Drainage PG DB # 22268

Amelior

Scott-B

171 North Road

18-2453

Received by: Shi

Date: 19-2-19

ABA No: 18-2453

Drainage photos

A. Side of house



D

B. Front connection



E

C. ORG out back



F



G



D. Sleepout connections.

E. Side of house

F. Side of house

G. Side of house





DUNEDIN CITY
COUNCIL
Kaunihera-a-rohe o Otepoti

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

Code Compliance Certificate Form 7
Section 95, Building Act 2004

Sortehaug Residential No 2 Limited
PO Box 7111
Mornington
Dunedin 9040

The building

Street address of building: 171 North Road Dunedin

Legal description of land where building is located: LOT 6 BLK I DP 1674

Building Name: n/a

Location of building within site/block number:

Level/unit Number:

Current, lawfully established, use: Housing

Number of occupants: 5

Year first constructed:

The owner

Name of owner: Sortehaug Residential No 2 Limited

Contact person: Sortehaug Residential No 2 Limited

Mailing address: PO Box 7111, Mornington, Dunedin 9040

Street address/registered office:

Mobile: 027 362 9955

Landline:

Email address: scottb@metrorealty.co.nz

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

Building work

Building Consent Number:

ABA-2018-2453 - Alter Dwelling - Extend Dwelling to form Kitchen, Living and Dining, Alteration to Exterior Bedroom

This CCC also applies to the following amended consents:

ABA-2018-2453/A - Amendment - Alteration to Bracing in Dwelling

Issued by: Dunedin City Council

Code Compliance

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

(a) The building work complies with the building consent

Team Leader Inspections
On behalf of Dunedin City Council

Date: 16 April 2019

BUILDING CONSENT - ABA-2018-2453/A

(Section 51, Building Act 2004)
Form 5

The building

Street address of building: 171 North Road Dunedin

Legal description of land where building is located: LOT 6 BLK I DP 1674

Building Name: N/A

Location of building within site/block number:

Level/unit Number:

The owner

Name of owner: Sortehaug Residential No 2 Limited

Contact person: Sortehaug Residential No 2 Limited

Mailing address: PO Box 7111, Mornington, Dunedin 9040

Street address/registered office:

Mobile: 027 362 9955

Landline:

Email address: scottb@metrorealty.co.nz

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

Building work

The following building work is authorised by this building consent:

Amendment - Alteration to Bracing in Dwelling

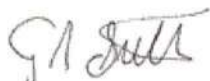
This building consent is issued under Section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

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

Compliance Schedule

A compliance schedule is not required for the building.

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



Grant Sutton
Authorised Officer
On behalf of Dunedin City Council

Date: 18 March 2019

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.

DCC COPY

sheet 1.
of 6

Building
Drainage
Health

N. 1006

Date
Date
Date

13/03/2019

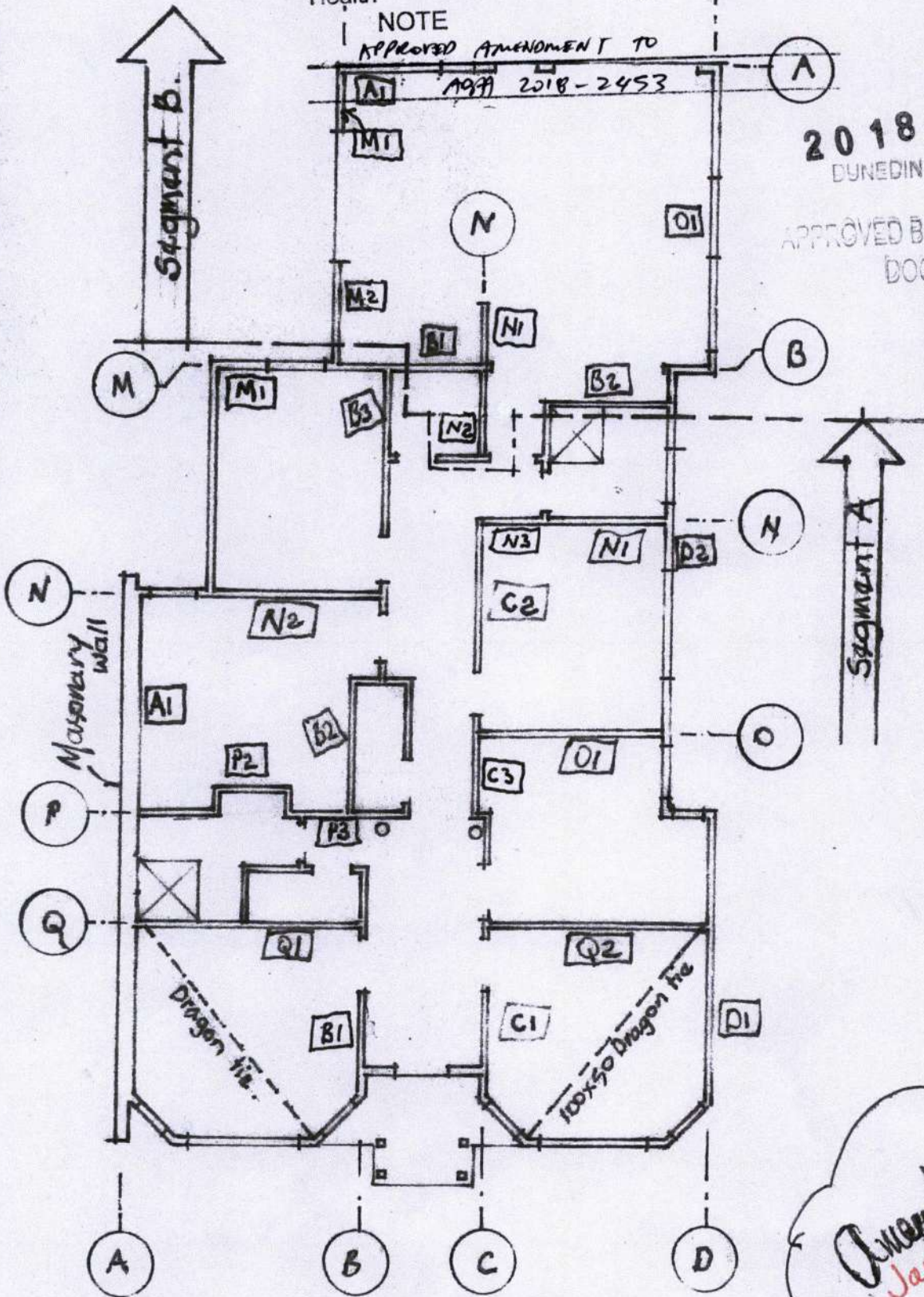
NOTE

APPROVED AMENDMENT TO

1999 2018-2453

2018-2453/1
DUNEDIN CITY COUNCIL

APPROVED BUILDING CONSENT
DOCUMENTS



PROPOSED BRACING PLAN 1:100

Amended
Jan 31st 2019
(For USB BORAL)

ALTERATIONS 171 NORTH R.D. DUNEDIN.

4 September 2018

Sortehaug Residential No 2 Limited
C/O Neil Ashby
38 Ravenswood Road
Dunedin 9012

Via email: neilashby@hotmail.com

Dear Sir/Madam,

RESOURCE CONSENT APPLICATION: LUC-2018-441
171 NORTH ROAD
DUNEDIN

Your application for land-use consent to undertake renovations and extensions to an existing dwelling on the above property that will result in bulk and location breaches and a breach of the minimum car parking requirements; and authorisation of existing breaches to onsite manoeuvring requirements, was processed on a non-notified basis in accordance with Sections 95A to 95G of the Resource Management Act 1991 (the Act). The application was considered by a Senior Planner, under delegated authority, on 4 September 2018.

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

Please note that the processing of this application could not be completed within the 20 working day time limit prescribed under Section 115 of the Act. The time limits for the processing of this consent have been extended pursuant to Section 37A(4)(b)(ii) of the Act.

DESCRIPTION OF ACTIVITY

Information provided in support of the application confirms the applicants wish to undertake alterations to an existing dwelling and shed; and extend the dwelling to provide additional bedrooms and replace the existing kitchen.

The subject site is legally described as Lot 6 Block I DP 1674 (held in Computer Freehold Register CT-10D/143). It currently contains a derelict, uninhabited dwelling and bare concrete shed.

The dwelling contains four bedrooms, a bathroom, a kitchen/dining room and a lounge. There is one carparking space in the front yard in the form of a flat rectangular concrete pad.

The applicant wishes to alter the internal layout and construct an addition onto the back of the dwelling. The part of the dwelling that will be within the existing footprint will consist of six bedrooms; a laundry; two bathrooms; and two water closets. The extended area will include a lounge and a kitchen. It will have a flat roof with a clerestory window in the centre.

A new outdoor seating area will be created in the rear garden, and the shed will be renovated to contain a seventh bedroom and bathroom. No cooking facilities appear on the site plan for this sleepout.

The existing dwelling is located 4.6 m from the North Road front boundary; adjoins the south-western side boundary with 189 North Road; and is 1.2 m from the north-eastern side boundary. The shed to be modified into a sleepout is located on the northern corner boundary of the property adjoining the properties at 7 and 9 Northumberland Street.

The dwelling currently has a floor area of approximately 122 m². The extension, including the sleepout, will increase this to 157.5 m². The extension itself will be located 1.2 m from the north-eastern side yard boundary and 3.5 m from the south-western side yard boundary.

REASONS FOR APPLICATION

Dunedin currently has two district plans: the operative Dunedin City District Plan, and the Proposed Second Generation Dunedin City District Plan (the "Proposed 2GP"). Until the Proposed 2GP is made fully operative, both district plans need to be considered in determining the activity status and deciding what aspects of the activity require resource consent.

The activity status of the application is fixed by the provisions in place when the application was first lodged, pursuant to Section 88A of the Act. However, it is the provisions of both district plans in force at the time of the decision that must be had regard to when assessing the application.

Dunedin City District Plan

The subject site is zoned **Residential 1** in the Dunedin City District Plan. North Road is classified as a District Road in the Plan's Roading Hierarchy.

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

- Rule 8.7.2(i)(a), which requires side yards of 2 m. The proposed extension will be located 1.2 m from the north-eastern side yard.
- Rule 8.7.2(ii), which requires a height plane angle of 63° measured from the boundary line at ground level. The eave of the proposed extension will breach this by 6°.
- Rule 8.7.2(vii)(a)(ii), which requires two car parks per residential unit greater than 150 m² gross floor area. In this instance, the dwelling will exceed 150 m² in area but no additional car parking space is proposed.

In accordance with Rule 8.7.4(i), the proposal is a **discretionary (restricted)** activity. The Council's discretion is restricted to the condition or conditions with which the activity fails to comply.

It is noted that the existing dwelling and accessory building (shed) breaches the following District Plan rules:

- The existing dwelling is located on the south-western side yard boundary and 1.2 m from the north-eastern side yard boundary. The shed/sleepout is located on the northern corner of the rear yard. This breaches Rule 8.7.2(i)(a), which requires side yards of 2 m.
- The existing dwelling and shed/sleepout breaches the height plane angle along both side yards by up to 27°. This is a breach of Rule 8.7.2(ii) which requires a height plane angle of 63° measured from the boundary line at ground level.
- The existing carpark requires reversing onto or off a District Road. The applicant intends to keep this carpark as it is. Reversing onto or off a District Road is not permitted under Rule 20.5.5(vi)(c), which is a requirement for activities in the Residential 1 Zone as per Rule 8.7.2(viii).

The dwelling and shed have enjoyed existing use rights for these breaches until this time. As the proposal seeks to increase the degree of non-compliance, however, existing use rights are deemed to be lost. Given that the dwelling and shed comprises the existing environment, it is considered appropriate to authorise the breach at this time, and as the effects are already

well established, no further consideration will be given to the existing breaches during the assessment part of this report.

Proposed Second Generation Dunedin City District Plan (“Proposed 2GP”)

The Proposed 2GP was notified on 26 September 2015, and some 2GP rules had immediate legal effect from this date. In this instance, the application was lodged on 2 August 2018 and none of the relevant rule provisions were in effect at that time.

For completeness, the subject site is zoned **General Residential 2** in the Proposed 2GP. It is subject to the *Infrastructure Constraint* and the *Hazard 2- Flood* overlays.

Accordingly, the operative plan is the current Dunedin City District Plan, and the activity is considered to be a restricted discretionary activity.

At the time of the issuing of this decision, the relevant rule provisions of the Proposed Plan have not been given effect or made operative. The relevant provisions are subject to submissions and could change as a consequence of the submission process. Accordingly, the Council need not have regard to the rule provisions of the Proposed Plan as part of the assessment of this application.

Planning Status

Overall having regard to both district plans, the proposal is considered to be a **discretionary (restricted) activity** in accordance with Operative Plan.

PLANNING ASSESSMENT

Affected Persons

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

Effects on the Environment

The following assessment of effects on the environment has been carried out in accordance with Section 104(1) of the Act. It addresses those assessment matters listed in Section 8.13 of the Dunedin City District Plan considered relevant to the proposed activity. The existing environment is characterised by low density residential activity mixed with some neighbourhood commercial activity.

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

Dunedin City District Plan

1. Baseline Considerations

Under Sections 95D(b) and 104(2) of the Act, the Council may disregard an adverse effect of the activity on the environment if the plan permits an activity with that effect. That is, an application can be assessed by comparing it to the existing environment and development that could take place on the site as of right, without a resource consent, but excluding development that is fanciful.

In this situation the proposal would be complying if:

- The extension was setback 2 m from the side yards; and
- An additional carpark was provided for the additional floor area; or
- The proposed total floor area was less than 150 m².

It is considered that this is the appropriate baseline against which the activity should be considered, and against which the proposal has been assessed. As a result, it is the effects arising from the proposal, beyond the permitted baseline, that are the crucial elements and these are considered further below.

2. Bulk and Location; Amenity Values and Character; and Design and Appearance (8.13.3, 8.13.5 and 8.13.6)

I consider the effect of the extension's side yard breach to be less than minor for the following reasons:

- The existing dwelling already breaches the setbacks on both side yards, and the proposed extension will not be any closer to boundaries than what is existing on site.
- A corrugated iron fence, approximately 2 m high, has been constructed along the portion of the north-eastern boundary between the subject site and 7 Northumberland Street where the extension will be located. This fence mitigates any effects of the extension on neighbours' privacy.
- The only part of the extension that will breach the height plane angle is the eave of the flat roof which is approximately 200 mm wide. I therefore do not consider the extension to have an impact on the neighbour's sunlight access.
- An accessory building may be erected as of right on any side or rear yard, provided that it complies with the height plane angle and does not exceed a maximum length of 6 m (see Rule 8.6.1(ii)). Given that the height plane angle breach is negligible, and the length of the extension is only 5 m, I do not consider the effect of the extension to be any greater than that of an accessory building, which may be considered in this instance a permitted baseline.

I do not consider the change of use of the shed to a sleepout to change the effects of this building being on a boundary for the following reasons:

- It is not intended to be a self-contained unit and is dependent on the main dwelling for cooking and family/shared spaces. It is unlikely to generate any more noise or level of activity than would be anticipated on a typical residential lot with a large dwelling on it.
- It is immediately adjacent to an industrial/commercial-scale building with a brick wall on the side boundary of 9 Northumberland. This wall is almost twice as high as the height of the sleepout with no windows or adjacent living spaces.
- It is also immediately adjacent to a shed of very similar size and scale on 7 Northumberland Street.
- The renovation of the shed into a sleepout is considered to be a visual improvement on the existing dilapidated shed, which is not currently in use.

I consider any adverse effects of the breach of the minimum car parking requirement to be less than minor, and in fact believe that requiring the owner/applicant to place a second carpark in the front yard (the only possible location onsite) would significantly detract from the streetscape amenity. While the dwelling is currently in a neglected state, it is an original late 1800s-early 1900s villa which forms part of North East Valley's historic character. The proposed renovations and extensions will restore the villa to its former state, and I believe concreting over the entire frontage and using it as car parking space would destroy the role the dwelling plays in creating an interesting and attractive street environment. The Transport Planner supports the requested car parking breach further below.

Overall, the proposal is for a residential activity in a residential zone and in this respect the effects of the activity on amenity values and the character of the area have largely been anticipated by the zoning of the site. Effects on immediately adjacent neighbours

are considered to be less than minor because the extensions do not encroach any closer to boundaries than the existing buildings do. Consequently, it is considered the proposal will not detract from the amenity values of the zone, and will not affect the character of the area.

3. Transportation (8.13.7)

The application was forwarded to Council's Transportation Department for comment. Transport Planner Logan Copland has provided the following comment:

Parking:

Currently, the site complies with the relevant car parking requirements set out in the District Plan. However, as acknowledged by the applicant, the proposal will result in a car parking shortfall of one car park. The gross floor area will be 157.5 m², which in accordance with Rule 8.7.2 (vii)(ii) would require two onsite car parks. In this instance, Transport considers the proposed car parking shortfall to be acceptable, for three main reasons.

The first is that the subject site is not located in an area that is currently susceptible to significant parking pressure. The second is that in order for the applicant to provide a second onsite car park, they would have to breach manoeuvring requirements set out in the District Plan (to be discussed in the manoeuvring section). The final reason is that in order for the applicant to provide a second onsite car park, this would be to the detriment of an existing on-street car park (i.e. kerbside parking would need to be removed). Consequently, Transport considers that there is no benefit of providing an additional onsite car park in this instance.

Manoeuvring:

As outlined earlier, North Road is classified as a District Road in the District Plan's Roding Hierarchy. Pursuant to Rule 20.5.5 (vi)(c), onsite manoeuvring shall be provided to ensure that no vehicle is required to reverse either onto or off a national, regional, district, or collector road, identified on District Plan Maps 73 and 74. Transport considers that the site currently breaches this rule, but is accepting that this is an existing non-compliance. Transport is not aware of any adverse effects that this existing non-compliance has had on the transportation network, and therefore considers the existing arrangement to be acceptable.

However, as the proposal will result in the site having a technical requirement to provide an additional onsite car park, the applicant seeks to breach this standard and continue to provide just one onsite car park. Transport is supportive of this approach in this instance, as it is considered that having two vehicles reversing onto or off North Road, is likely to have more significant adverse effects on the transportation network in this instance, than having a car parking shortfall of one car park.

Generated Traffic:

It is considered that the impact on the transport network by the proposed development will be no more than minor.

Conclusion:

Transport considers that the adverse effects of the proposal on the transportation network will be no more than minor.

The Transport Department are satisfied that the adverse effects of the activity on the transportation network will be no more than minor. I agree with their assessment and consider it appropriate in this instance to approve these breaches. I note that they did not recommend any conditions or advice notes in relation to Transportation.

4. Cumulative Effects (8.13.13)

The effects of the existing activity in the area are presently not significant. The effects from this proposal are not expected to add to the existing effects such that the

cumulative effects will be no more than minor. Future applications for activity in the area, beyond that permitted 'as-of-right' by the District Plan, will be assessed as and when they arise and the potential for cumulative effects considered again at that time.

Proposed 2GP

In this instance, there are no applicable assessment rules.

NOTIFICATION ASSESSMENT

A separate assessment of the application has been carried out in accordance with Sections 95A and 95B of the Act. It has been determined that public notification and limited notification is not required, and hence the application can be processed on a non-notified basis. That is primarily because:

- The activity will not have, or be likely to have, adverse effects on the environment that are more than minor.
- No special circumstances exist in relation to the application that warrant the application being publicly notified.
- The activity will not have adverse effects on any person that is minor or more than minor (but not less than minor).
- No special circumstances exist in relation to the application that warrant the application being limited notified to any other persons.

CONSENT DECISION

Having taken into account:

- *the interests of any person who may be adversely affected by the time extension;*
- *the interests of the community in achieving an adequate assessment of effects of a proposal, policy statement or plan, and*
- *its duty under Section 21 to avoid reasonable delay*

the Council has, pursuant to Sections 37A(2)(b) and 37A(4)(b)(ii) of the Resource Management Act 1991, extended the requirement outlined in Section 115 regarding the time in which notification of a decision must be given after the date the application was first lodged with the Council.

*Pursuant to Sections 34A(1), 104 and 104C of the Resource Management Act 1991, and the provisions of the Dunedin City District Plan, the Dunedin City Council **grants** consent to a **discretionary (restricted) activity** being renovations and extensions to an existing dwelling that will cause breaches of bulk and location requirements and minimum onsite car parking requirements; and the authorisation of existing breaches to onsite manoeuvring requirements on the site at 171 North Road, Dunedin, legally described as Lot 6 Block I DP 1674 (Computer Freehold Register CT-10D/143), subject to the condition imposed under Section 108 of the Act, as shown on the attached certificate.*

REASONS

Effects

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

Offsetting or Compensation Measures

In accordance with Section 104(1)(ab) of the Act, there are no offsetting or compensation measures proposed or agreed to by the applicant that need consideration.

Objectives and Policies

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

Dunedin City District Plan

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

- **Objective 4.2.1 and Policy 4.3.1 (Sustainability Section)**, which seek to enhance and maintain the amenity values of the Dunedin area.
- **Objective 8.2.1 and Policy 8.3.1 (Residential Section)**, which seek to ensure the adverse effects on the amenity values and character of residential areas are avoided remedied or mitigated.
- **Objective 20.2.1 and Policy 20.3.1 (Transportation Section)**, which seek to avoid, remedy or mitigate adverse effects on the environment arising from the use of the transportation network.

Proposed 2GP

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

- **Objective 15.2.2 and Policy 15.2.2.1 (Residential Zones)**, which seek to ensure that residential activities, development, and subdivision activities provide high quality on-site amenity for residents.
- **Objective 6.2.3 and Policy 6.2.3.10 (Transportation Section)**, which seek to ensure that land use, development and subdivision activities maintain the safety and efficiency of the transport network for all travel methods, and that the risk to pedestrians and cyclists from garage doors opening over the footpath is minimised.
- **Objective 15.2.3 and Policy 15.2.3.1 (Residential Zones)**, which seek to ensure that activities in residential zones maintain a good level of amenity on surrounding residential properties and public spaces.

As the Proposed 2GP is not far through the decision-making process, the objectives and policies of the Dunedin City District Plan have been given more consideration than those of the Proposed 2GP.

RIGHTS OF OBJECTION

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

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

In accordance with Section 357AB of the Act, you may, when making the objection, request that the objection be considered by a hearings commissioner. The Council will then delegate its functions, powers and duties in relation to consider and decide the objection to an independent hearings commissioner. Please note that you may be required to pay for the full costs of the independent hearings commissioner.

RIGHTS OF APPEAL

Pursuant to Section 120(1A) of the Act, no right of appeal to the Environment Court against the whole or any part of this decision exists for the following:

- (a) *A boundary activity, unless the boundary activity is a non-complying activity;*
- (b) *A subdivision, unless the subdivision is a non-complying activity;*
- (c) *A residential activity, unless the residential activity is a non-complying activity.*

(Refer Section 87AAB of the Act for definition of "boundary activity", and refer to Section 95A(6) for definition of "residential activity".)

For all other applications, in accordance with Section 120 of the Act, you may appeal to the Environment Court against the whole or any part of this decision within 15 working days of the notice of this decision being received.

The address of the Environment Court is:

The Registrar
Environment Court
PO Box 2069
Christchurch Mail Centre
Christchurch 8013

Any appeal must be served on the Dunedin City Council.

Failure to follow the procedures prescribed in Sections 120 and 121 of the Act may invalidate any appeal.

Yours faithfully,



Lucy Collins
Planner

Consent Type: Land-Use Consent

Consent Number: LUC-2018-441

Purpose: For renovations and extensions to an existing dwelling that will cause breaches of bulk and location requirements and minimum onsite car parking requirements; and the authorisation of existing breaches to onsite manoeuvring requirements.

Location of Activity: 171 North Road, Dunedin.

Legal Description: Lot 6 Block I DP 1674 (Computer Freehold Register CT-10D/143).

Lapse Date: 4 September 2023, unless the consent has been given effect to before this date.

Conditions:

1. *The proposed activity must be undertaken in general accordance with the approved plans attached to this certificate as Appendix One, and the information provided with the resource consent application received by the Council on 2 August 2018.*

Advice Notes:

1. In addition to the conditions of a resource consent, the Resource Management Act 1991 establishes through Sections 16 and 17 a duty for all persons to avoid unreasonable noise, and to avoid, remedy or mitigate any adverse effect created from an activity they undertake.
2. Resource consents are not personal property. This consent attaches to the land to which it relates, and consequently the ability to exercise this consent is not restricted to the party who applied and/or paid for the consent application.
3. The lapse period specified above may be extended on application to the Council pursuant to Section 125 of the Resource Management Act 1991.
4. It is the responsibility of any party exercising this consent to comply with any conditions imposed on the resource consent prior to and during (as applicable) exercising the resource consent. Failure to comply with the conditions may result in prosecution, the penalties for which are outlined in Section 339 of the Resource Management Act 1991.
5. This is a resource consent. Please contact the Council's Building Control Office, Development Services, about the building consent requirements for the work.
6. Buildings built before 1900 or sites which were in use before that time are considered archaeological sites under the Heritage New Zealand Pouhere Taonga Act 2014. The existing dwelling may have been constructed before 1900 as the earliest permit record is for a drainage connection to the then existing dwelling in 1908. Before disturbing an archaeological site, or to check whether a site is an archaeological site, the consent holder is advised to discuss their proposal with Heritage New Zealand.

Issued at Dunedin on 4 September 2018

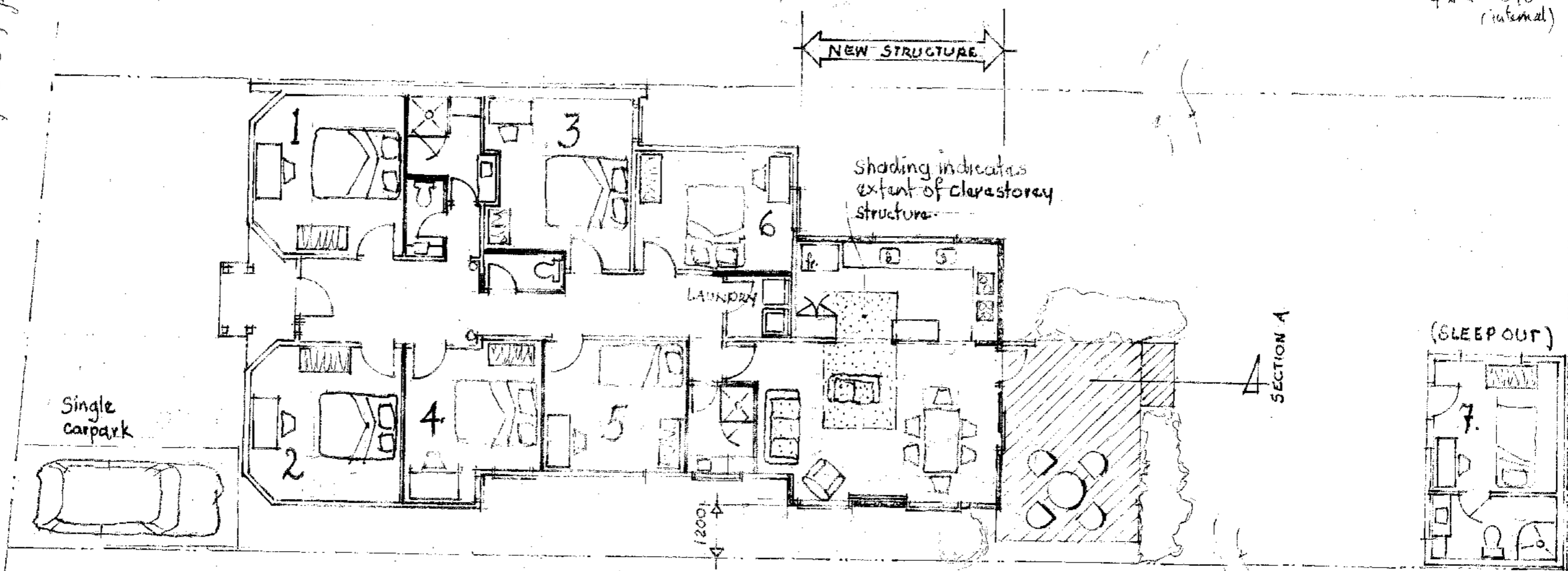
A handwritten signature in black ink, appearing to read 'Lucy Collins', with a stylized flourish at the end.

Lucy Collins
Planner

Appendix One: Approved Plans for LUC-2018-441 (Scanned images, not to scale)

4th & 5th
(internal)

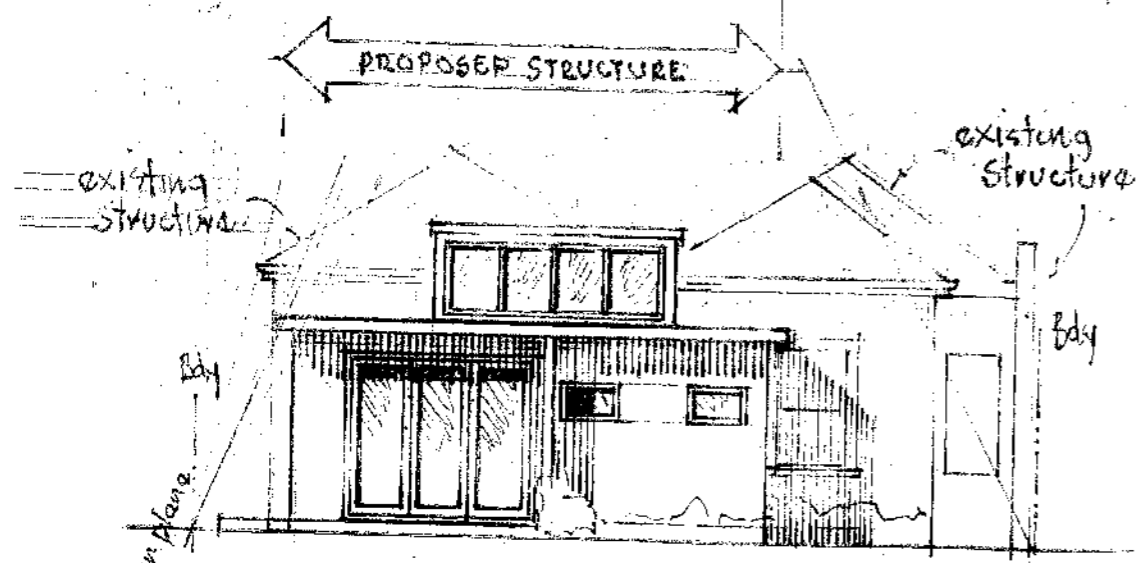
North Rd. footp



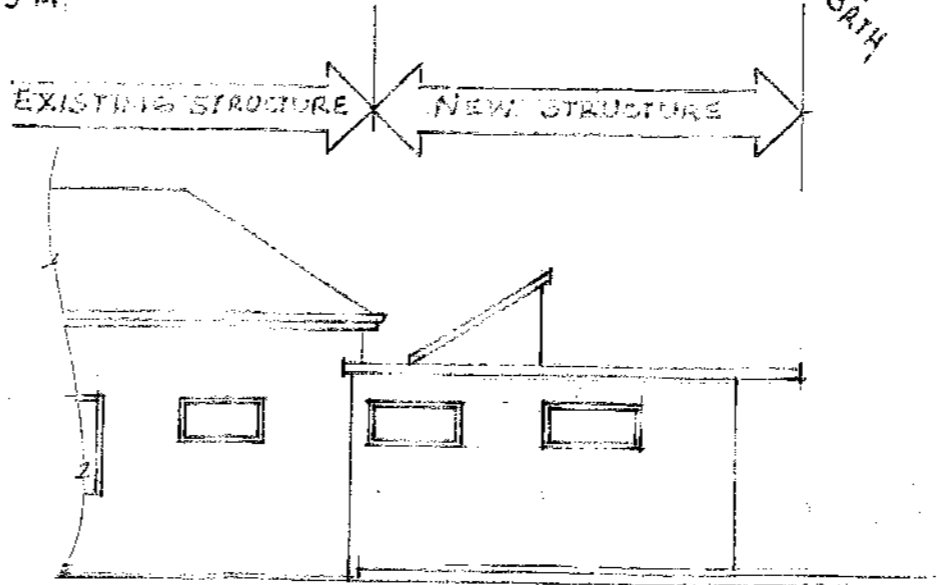
PROPOSED FLOOR PLAN

1:100

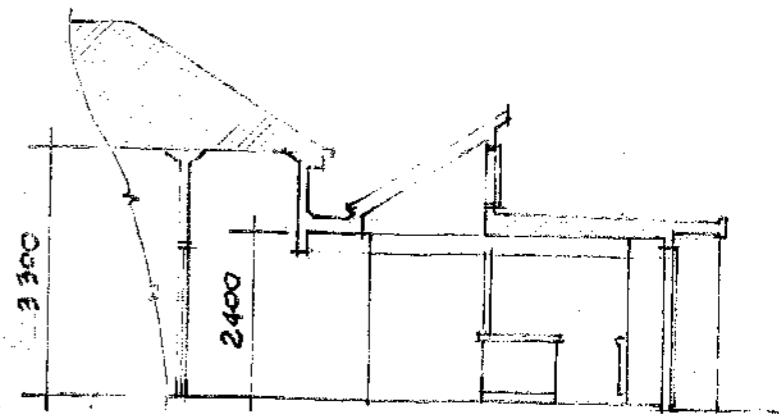
NOTE: Total Area of Extended House plus sleepout 157.5 m²



NORTH WEST ELEVATION 1:100



NORTH EAST ELEVATION. 1:100



SECTION A scale 1:100

171 NORTH ROAD DUNEDIN. JULY '18