

DISCLAIMER

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Dunedin City Council – Land Information Memorandum

Property Address: 93D Canongate Dunedin

Prepared for: Dousti Ebadi Trustees Limited

Prepared on: 19-Nov-2025

Property Details:

Property ID	5119619
Address	93D Canongate Dunedin
Parcels	LOT 2 DP 514787

Disclaimer:

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

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

This Land Information Memoranda (LIM) has been prepared in accordance with Sections 44A, 44B, 44C, and 44D of the Local Government Official Information and Meetings Act 1987. It contains only information obtained from the records held by the Dunedin City Council as at 19-Nov-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 Certificate(s) of Title as this report may not include information that is registered on the Certificate(s) of title. The Certificate(s) of title may record further information or obligations relating to the land.

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

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

District Plan Hazard Information

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

Other Natural Hazard Information

Flood Hazards

No information.

Land Stability Hazards

LAND MOVEMENT

Alluvial Fans - active floodwater-dominated 50000_1998_100m

Description: Active floodwater-dominated. Sheet floods and channel floods carrying sediment are considered possible within the next 100 years. Mapscale:50000. Map Accuracy:1998, accuracy +/-100m, NZMG1949

Reference Number: 10106

Coastal Hazards

No information.

Seismic Hazards

No information.

Other Natural Hazards

No information.

Otago Regional Council Hazard Information

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

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

Contaminated Site, Hazardous Substances and Dangerous Goods

Contaminated Site Information

No information.

Historic Dangerous Goods Licence(s)

No information.

Hazardous Substances

No information.

WARNING – Change in legislation and management of hazardous substances

On 1 April 2004, all Dunedin City Council Dangerous Goods Licences expired. From this date they became the responsibility of the Environmental Protection Authority (EPA) under the Hazardous Substances and New Organisms Act 1996.

All new licences for hazardous substances were issued by independent Test Certifiers approved by the EPA. The Council no longer holds current information on the use of hazardous substances at these premises and hazardous substances may be present without the Council's knowledge.

The Council was advised by the EPA in 2016 that Worksafe had taken over responsibility for managing Location Test certificates under the Hazardous Substances and New Organisms Act 1996. The EPA no longer holds any information in relation to Location Test Certificates. If you have any questions, please contact Worksafe.

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

Drainage

Drainage plans on file are indicative only.

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

Foul Sewer and Waste Water

Urban Stormwater Catchment

This property is located within an urban stormwater catchment that has been modelled in a study to determine the potential effects of land use and climate change that may occur over the next 50 years. This indicates that some areas of the catchment might be subject to a potential flooding risk or surface water ponding during particular rainfall events.

These effects are outlined in the Integrated Catchment Management Plans (ICMPs) that are available on the Council website. The ICMPs show the areas in the catchment that have been modelled which might be susceptible to a higher risk of flooding. The ICMPs contain maps that indicate a potential worst case scenario for a 1 in 100 year rainfall event. However, there are a series of maps also available that show modelling results from a range of other scenarios.

While the maps have been produced to help Council manage the reticulation networks, they are not sufficiently detailed to specifically account for individual properties which may be affected by local factors not included in the models.

For further information please contact 3 Waters Services at Dunedin City Council.

Drainage Reticulation Plans

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

Public Sewer Sheets

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

Dunedin City Council Private Drainage plans incomplete

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

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

Water Supply

Urban water supply area – Connected

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

Terms and conditions of supply

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

Water pressure

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

Water reticulation maps

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

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

Rates Details

Rates Assessment Details

Rate Account	4031141
Address	93D Canongate Dunedin
Valuation Number	27160-30102
Latest Valuation Details	
Capital Value	\$600,000
Land Value	\$220,000
Value of Improvements	\$380,000
Area (Hectares)	0.02HA
Units of Use	1
Current Rates	
Current Rating Year Starting	01-Jul-2025
Dunedin City Council Rates	\$4,020.65
Rates Outstanding for Year	\$3,015.50

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

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

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

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

Building and Drainage Consents

The following consents are recorded for this property:

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

Lapsed - Work has not commenced and no extension of time applied for within 12 months of date of consent issue. Consent is of no further effect

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

[ABA-1997-338999](#) Building Consent - Erect 10 Units

Lodgement Date 25-Feb-1997
Decision Cancelled
Decision Date 25-Mar-1997
Current Status **Cancelled**
Previous Number ABA970469
(Applications before 2007)

[ABA-2019-1375](#) Building Consent - Subdivision Foul and Stormwater Connections, Install Foul

Sewer Sump

Lodgement Date 08-Jul-2019
Decision Granted
Decision Date 09-Aug-2019
Current Status **CCC Issued**
Previous Number
(Applications before 2007)

[ABA-2014-614/A](#) Building Consent - Amendment - Remove Portal Frames, Alter Masonry Block Retaining/Foundation Walls, and Concrete Floor Structure, new Sealed Carpark Area with Sump Pump and Retaining Wall, remove Driveway from Consent

Lodgement Date 29-Oct-2014
Decision Granted
Decision Date 12-Dec-2014
Current Status **CCC Issued**
Previous Number
(Applications before 2007)

[ABA-2014-614/B](#) Building Consent - Amendment - Substitute Framing from Steel to Timber, Change Cladding from Horizontal to Vertical Corrugate

Lodgement Date 21-Jan-2016
Decision Granted
Decision Date 02-Feb-2016
Current Status **CCC Issued**
Previous Number
(Applications before 2007)

[ABA-2014-614](#) Building Consent - Erect 2 Storey Dwelling with attached Garage, Erect Retaining wall

Lodgement Date 11-Apr-2014
Decision Granted
Decision Date 23-Jun-2014
Current Status **CCC Issued**
Previous Number
(Applications before 2007)

Building and Drainage Permits

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

Building Notices

No Building Notices

Resource Consents

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

[SUB-2013-4](#) - Subdivision Consent

Description	subdivision creating 5 residential lots
Lodgement Date	10-Jan-2013
Decision	Granted
Decision Date	06-Aug-2013
Current Status	Consent Issued

[LUC-2013-13](#) - Land Use Consent

Description	land use consent for breaches side yard and height plane angle by proposed units and associated earthworks (SUB-2013-4)
Lodgement Date	10-Jan-2013
Decision	Granted
Decision Date	06-Aug-2013
Current Status	Consent Issued

[SUB-2016-55/B](#) - Subdivision Consent

Description	s127 change for Stages 1 & 2 to include right of way easements (including easements over and in favour of Lot 2 DP 12008), specification of right of way widths, and a revised plan
Lodgement Date	07-Sep-2018
Decision	s127 Upheld
Decision Date	05-Oct-2018
Current Status	Consent Superseded

[SUB-2016-55](#) - Subdivision Consent

Description	subdivision creating 5 residential lots
Lodgement Date	14-Jul-2016
Decision	Granted
Decision Date	19-Jan-2017
Current Status	Consent Superseded

[SUB-2016-55/A](#) - Subdivision Consent

Description	s357 objection to decision for SUB-2016-55
Lodgement Date	10-Feb-2017
Decision	S357 Upheld
Decision Date	23-Feb-2017
Current Status	Consent Superseded

[SUB-2016-55/1](#) - Subdivision Consent

Description	Stage 1 of SUB-2016-55
Lodgement Date	14-Jul-2016
Decision	Staged Subdivision
Decision Date	19-Jan-2017
Current Status	Bond Held

[LUC-2016-317](#) - Land Use Consent

Description	land use consent for the breaches of side yard and height plane angle by proposed units and associated breaches of the earthworks scale thresholds
Lodgement Date	14-Jul-2016
Decision	Granted
Decision Date	19-Jan-2017
Current Status	Consent Superseded

[LUC-2016-317/A](#) - Land Use Consent

Description	s127 change for breaching side yard and height plane angle by proposed units and associated breaches of the earthworks scale thresholds
Lodgement Date	07-Sep-2018
Decision	s127 Upheld
Decision Date	05-Oct-2018
Current Status	Monitoring Commenced

[RMA-2004-368150](#) - Resource Management Act (Historical Data)

Description	Section 226 certification for Lots 19 and 20 DP 76
Lodgement Date	06-Aug-2004
Decision	Granted
Decision Date	27-Aug-2004
Current Status	Completed

[SUB-2016-55/C](#) - Subdivision Consent

Description	s125 extention of time on stage 2 due to labor and material shortages.
Lodgement Date	18-Nov-2021
Decision	s125 Granted
Decision Date	10-Dec-2021
Current Status	Consent Issued

[SUB-2016-55/2](#) - Subdivision Consent

Description	Stage 2 of SUB-2016-55
Lodgement Date	14-Jul-2016
Decision	Staged Subdivision
Decision Date	19-Jan-2017
Current Status	s223 Monitoring Commenced

[RMA-2004-368158](#) - Resource Management Act (Historical Data)

Description	LAND USE CONSENT REQUIRED AS PART OF SECTION 226 CERTIFICATION FOR YARD AND HEIGHT PLANE ENCROACHMENT BY EXISTING DWELLING AND FOR LACK OF ON-SITE PARKING
Lodgement Date	11-Aug-2004
Decision	Granted
Decision Date	27-Aug-2004
Current Status	Consent Issued

Earthworks Permit

The following Earthworks Permits are recorded for this property:

Parcel Description	LOT 2 DP 514787
Permit Date	15-Jul-1996
Reference	E907
Description	Reinstatement of existing sites at 89 and 93 Canongate Dunedin

Consent Notices

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

Alcohol Licensing

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

Health Licensing

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

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

No information.

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

District Plan

The information on district plan requirements is correct at the date this LIM is issued. Note that the Dunedin City Second Generation District Plan ("The 2GP") is subject to change at any time. To check whether any changes have occurred since the date this LIM was issued, consult the information and relevant planning maps in the 2GP, which can be found on our website at <https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan> as well as at all Dunedin City Council service centres and libraries.

SECOND GENERATION DISTRICT PLAN INFORMATION

Zoning

- Inner City Residential (refer Section 15, Residential)

Scheduled Items

- Nil

Overlay Zones

- Heritage Precinct Overlay Zone
 - Type: Residential
 - Name: City Rise

Mapped Areas

- Archaeological Alert Layer

District Plan Map

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

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

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

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

No information.

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

No information.

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

Building Information

Drainage

Form 5 (building consent) copy

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

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

Foul Sewer and Waste Water

Restrictions near Council infrastructure

There is Dunedin City Council water infrastructure located within the boundaries of this property, as shown on the attached reticulation plans.

Relevant deposited plans, certificates of title and memoranda of transfer at Land Information New Zealand (www.linz.govt.nz) should be reviewed for information relating to any existing registered easements.

However, as the Local Government Act 2002 (LGA) provides statutory rights for public infrastructure, easements are not always registered.

No building or structure shall be constructed within 2.5 metres of any Council-owned underground infrastructure, or as specified on any registered easement, without the written approval of the Council.

Infrastructure shall not be damaged or otherwise interfered with. Prior to commencing any works within the subject property, all Council-owned structures, mains and service pipes, and associated fittings are to be located on-site and, if necessary, protected.

The Council can enter the land to inspect, alter, renew, repair or clean its infrastructure under the LGA. For planned works, reasonable notice will be given.

Within new land subdivisions the Council requires an easement in gross over public water supply infrastructure. The easement in gross must be a minimum of 3 metres wide, centred on the as-built position, and made in accordance with the Dunedin Code of Subdivision and Development 2010: Section 6.3.10.3 (Water).

Planting near infrastructure should be avoided, particularly large trees or other species whose roots could cause damage.

Minimum Floor Levels

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

For further explanation on the current status of any 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.

Planning

Resource Consents within 50m of 93D Canongate Dunedin

[5026918 85 Canongate Dunedin](#)

[RMA-1992-355546](#) Resource Management Act (Historical Data) ERECT DECK AT REAR OF DWELLING Ownr:C A JAMIESON / App: C A JAMIESON 85 CANNONGATE (Non-Notified - Non Complying). The outcome was Granted on 07/02/1994.

[5026923 1 - 99 Canongate Dunedin](#)

[RMA-1991-351187](#) Resource Management Act (Historical Data) Certificate 312 Ownr:DCC / App: N.J. Dunckley PO Box 5045 (Non-Notified - Non Complying). The outcome was Granted on 08/10/1991.

[5026924 97 Canongate Dunedin](#)

[SUB-2016-55/B](#) Subdivision Consent s127 change for Stages 1 & 2 to include right of way easements (including easements over and in favour of Lot 2 DP 12008), specification of right of way widths, and a revised plan. The outcome was s127 Upheld on 05/10/2018.

[LUC-2016-317/A](#) Land Use Consent s127 change for breaching side yard and height plane angle by proposed units and associated breaches of the earthworks scale thresholds. The outcome was s127 Upheld on 05/10/2018.

[SUB-2016-55/A](#) Subdivision Consent s357 objection to decision for SUB-2016-55. The outcome was S357 Upheld on 23/02/2017.

[SUB-2016-55](#) Subdivision Consent subdivision creating 5 residential lots. The outcome was Granted on 19/01/2017.

[LUC-2016-317](#) Land Use Consent land use consent for the breaches of side yard and height plane angle by proposed units and associated breaches of the earthworks scale thresholds. The outcome was Granted on 19/01/2017.

[RMA-1991-351187](#) Resource Management Act (Historical Data) Certificate 312 Ownr:DCC / App: N.J. Dunckley PO Box 5045 (Non-Notified - Non Complying). The outcome was Granted on 08/10/1991.

[5026926 109 Canongate Dunedin](#)

[LUC-2018-321](#) Land Use Consent land use consent to undertake earthworks and retaining on the site for the creation of access and platforms for two new dwellings with performance standard breaches (car parking shortfall, amenity open space deficiency, reduced yard setback and height plane angle protrusions). The outcome was Granted on 06/09/2018.

[RMA-1989-350547](#) Resource Management Act (Historical Data) SCHEME PLAN SP527 SUBDIVISION OF CERTIFICATES OF TITLE OT398/213 AND OT398/214 CREATING THREE LOTS AND BALANCE LAND (NOTE: APPLICATION AMENDED AFTER INITIAL LODGEMENT) (Non-Notified - Non Complying). The outcome was Granted on 31/10/1990.

[5026931 2 Serpentine Avenue Dunedin](#)

[RMA-1991-351177](#) Resource Management Act (Historical Data) Certificate 312 Ownr:DCC / App: N.J. Dunckley PO Box 5045 (Non-Notified - Non Complying). The outcome was Granted on 10/09/1991.

[5030470 78 MacLaggan Street Dunedin](#)

[RMA-1991-351096](#) Resource Management Act (Historical Data) Certificate 312 Ownr:DCC / App: N.J. Dunckley PO Box 5045 (Non-Notified - Non Complying). The outcome was Granted on 28/08/1991.

[RMA-1995-353457](#) Resource Management Act (Historical Data) MANUFACTURE OF SMALL CONCRETE PRODUCTS / App: PRECAST CONCRETE (Notified - Non Complying). The outcome was Granted on 17/06/1995.

[RMA-1991-351126](#) Resource Management Act (Historical Data) Certificate 312 Ownr:DCC / App: N.J. Dunckley PO Box 5045 (Non-Notified - Non Complying). The outcome was Granted on 12/09/1991.

[5035262 4 Serpentine Avenue Dunedin](#)

[RMA-1991-350979](#) Resource Management Act (Historical Data) Certificate 312 Ownr:DCC / App: N.J. Dunckley PO Box 5045 (Non-Notified - Non Complying). The outcome was Granted on 16/05/1991.

[5108153 6 Serpentine Avenue Dunedin](#)

[LUC-2018-467](#) Land Use Consent land use consent to establish and maintain a mural on the building at 6 Serpentine and on part of the existing boundary retaining wall/fence adjoining 4 Serpentine Avenue. The outcome was Granted on 10/09/2018.

[RMA-2005-369256](#) Resource Management Act (Historical Data) TO CONSTRUCT A BUILDING FOR INDUSTRIAL PURPOSES IN THE RESIDENTIAL 4 ZONE (Non-Notified - Non Complying). The outcome was Granted on 28/11/2005.

[RMA-1991-350979](#) Resource Management Act (Historical Data) Certificate 312 Ownr:DCC / App: N.J. Dunckley PO Box 5045 (Non-Notified - Non Complying). The outcome was Granted on 16/05/1991.

[RMA-1989-350547](#) Resource Management Act (Historical Data) SCHEME PLAN SP527 SUBDIVISION OF CERTIFICATES OF TITLE OT398/213 AND OT398/214 CREATING THREE LOTS AND BALANCE LAND (NOTE: APPLICATION AMENDED AFTER INITIAL LODGEMENT) (Non-Notified - Non Complying). The outcome was Granted on 31/10/1990.

5108154 80 MacLaggan Street Dunedin

[RMA-1991-351096](#) Resource Management Act (Historical Data) Certificate 312 Ownr:DCC / App: N.J. Dunckley PO Box 5045 (Non-Notified - Non Complying). The outcome was Granted on 28/08/1991.

[RMA-1991-351126](#) Resource Management Act (Historical Data) Certificate 312 Ownr:DCC / App: N.J. Dunckley PO Box 5045 (Non-Notified - Non Complying). The outcome was Granted on 12/09/1991.

5119616 93A Canongate Dunedin

[SUB-2016-55/B](#) Subdivision Consent s127 change for Stages 1 & 2 to include right of way easements (including easements over and in favour of Lot 2 DP 12008), specification of right of way widths, and a revised plan. The outcome was s127 Upheld on 05/10/2018.

[LUC-2016-317/A](#) Land Use Consent s127 change for breaching side yard and height plane angle by proposed units and associated breaches of the earthworks scale thresholds. The outcome was s127 Upheld on 05/10/2018.

[SUB-2016-55/A](#) Subdivision Consent s357 objection to decision for SUB-2016-55. The outcome was S357 Upheld on 23/02/2017.

[SUB-2016-55](#) Subdivision Consent Stage 1 of SUB-2016-55. The outcome was Staged Subdivision on 19/01/2017.

[SUB-2016-55](#) Subdivision Consent subdivision creating 5 residential lots. The outcome was Granted on 19/01/2017.

[LUC-2016-317](#) Land Use Consent land use consent for the breaches of side yard and height plane angle by proposed units and associated breaches of the earthworks scale thresholds. The outcome was Granted on 19/01/2017.

[LUC-2013-13](#) Land Use Consent land use consent for breaches side yard and height plane angle by proposed units and associated earthworks (SUB-2013-4). The outcome was Granted on 06/08/2013.

[SUB-2013-4](#) Subdivision Consent subdivision creating 5 residential lots. The outcome was Granted on 06/08/2013.

[RMA-2004-368158](#) Resource Management Act (Historical Data) LAND USE CONSENT REQUIRED AS PART OF SECTION 226 CERTIFICATION FOR YARD AND HEIGHT PLANE ENCROACHMENT BY EXISTING DWELLING AND FOR LACK OF ON-SITE PARKING (Non-Notified - Restricted Discretionary). The outcome was Granted on 27/08/2004.

[RMA-2004-368150](#) Resource Management Act (Historical Data) Section 226 certification for Lots 19 and 20 DP 76 (Other). The outcome was Granted on 27/08/2004.

5119617 93 Canongate Dunedin

[SUB-2016-55/C](#) Subdivision Consent s125 extension of time on stage 2 due to labor and material shortages.. The outcome was s125 Granted on 10/12/2021.

[SUB-2016-55/B](#) Subdivision Consent s127 change for Stages 1 & 2 to include right of way easements (including easements over and in favour of Lot 2 DP 12008), specification of right of way widths, and a revised plan. The outcome was s127 Upheld on 05/10/2018.

[LUC-2016-317/A](#) Land Use Consent s127 change for breaching side yard and height plane angle by proposed units and associated breaches of the earthworks scale thresholds. The outcome was s127 Upheld on 05/10/2018.

[SUB-2016-55/A](#) Subdivision Consent s357 objection to decision for SUB-2016-55. The outcome was S357 Upheld on 23/02/2017.

[SUB-2016-55](#) Subdivision Consent Stage 2 of SUB-2016-55. The outcome was Staged Subdivision on 19/01/2017.

[SUB-2016-55](#) Subdivision Consent Stage 1 of SUB-2016-55. The outcome was Staged Subdivision on 19/01/2017.

[SUB-2016-55](#) Subdivision Consent subdivision creating 5 residential lots. The outcome was Granted on 19/01/2017.

[LUC-2016-317](#) Land Use Consent land use consent for the breaches of side yard and height plane angle by proposed units and associated breaches of the earthworks scale thresholds. The outcome was Granted on 19/01/2017.

[LUC-2013-13](#) Land Use Consent land use consent for breaches side yard and height plane angle by proposed units and associated earthworks (SUB-2013-4). The outcome was Granted on 06/08/2013.

[SUB-2013-4](#) Subdivision Consent subdivision creating 5 residential lots. The outcome was Granted on 06/08/2013.

[RMA-2004-368150](#) Resource Management Act (Historical Data) Section 226 certification for Lots 19 and 20 DP 76 (Other). The outcome was Granted on 27/08/2004.

[5119715 2 - 99 Canongate Dunedin](#)

[RMA-1991-351187](#) Resource Management Act (Historical Data) Certificate 312 Ownr:DCC / App: N.J. Dunckley PO Box 5045 (Non-Notified - Non Complying). The outcome was Granted on 08/10/1991.

[5128305 89 Canongate Dunedin](#)

[LUC-2017-620](#) Land Use Consent land use consent for bulk and location and density breaches. The outcome was Granted on 20/12/2017.

[SUB-2017-112](#) Subdivision Consent subdivision consent for two lot subdivision. The outcome was Granted on 20/12/2017.

[RMA-2004-368158](#) Resource Management Act (Historical Data) LAND USE CONSENT REQUIRED AS PART OF SECTION 226 CERTIFICATION FOR YARD AND HEIGHT PLANE ENCROACHMENT BY EXISTING DWELLING AND FOR LACK OF ON-SITE PARKING (Non-Notified - Restricted Discretionary). The outcome was Granted on 27/08/2004.

[RMA-2004-368150](#) Resource Management Act (Historical Data) Section 226 certification for Lots 19 and 20 DP 76 (Other). The outcome was Granted on 27/08/2004.

[RMA-1996-359968](#) Resource Management Act (Historical Data) COMPLIANCE CERTIFICATE (Non-Notified COC). The outcome was Granted on 26/08/1996.

[RMA-1996-360425](#) Resource Management Act (Historical Data) CERTIFICATE OF COMPLIANCE (Other). The outcome was Granted on 29/11/1996.

[5128306 91A Canongate Dunedin](#)

[LUC-2015-369/A](#) Land Use Consent s127 change or cancellation of condition for LUC-2015-369 to widen the steps and balcony that form the access to the westernmost unit. The outcome was s127 Upheld on 22/02/2018.

[LUC-2017-620](#) Land Use Consent land use consent for bulk and location and density breaches. The outcome was Granted on 20/12/2017.

[SUB-2017-112](#) Subdivision Consent subdivision consent for two lot subdivision. The outcome was Granted on 20/12/2017.

[LUC-2015-369](#) Land Use Consent establish a building containing 2 residential units which breaches front yard and earthworks requirements (including retaining walls). The outcome was Granted on 18/09/2015.

[RMA-2004-368158](#) Resource Management Act (Historical Data) LAND USE CONSENT REQUIRED AS PART OF SECTION 226 CERTIFICATION FOR YARD AND HEIGHT PLANE ENCROACHMENT BY EXISTING DWELLING AND FOR LACK OF ON-SITE PARKING (Non-Notified - Restricted Discretionary). The outcome was Granted on 27/08/2004.

[RMA-2004-368150](#) Resource Management Act (Historical Data) Section 226 certification for Lots 19 and 20 DP 76 (Other). The outcome was Granted on 27/08/2004.

[RMA-1996-359968](#) Resource Management Act (Historical Data) COMPLIANCE CERTIFICATE (Non-Notified COC). The outcome was Granted on 26/08/1996.

[RMA-1996-360425](#) Resource Management Act (Historical Data) CERTIFICATE OF COMPLIANCE (Other). The outcome was Granted on 29/11/1996.

5128307 91B Canongate Dunedin

[LUC-2015-369/A](#) Land Use Consent s127 change or cancellation of condition for LUC-2015-369 to widen the steps and balcony that form the access to the westernmost unit. The outcome was s127 Upheld on 22/02/2018.

[LUC-2017-620](#) Land Use Consent land use consent for bulk and location and density breaches. The outcome was Granted on 20/12/2017.

[SUB-2017-112](#) Subdivision Consent subdivision consent for two lot subdivision. The outcome was Granted on 20/12/2017.

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[RMA-2004-368150](#) Resource Management Act (Historical Data) Section 226 certification for Lots 19 and 20 DP 76 (Other). The outcome was Granted on 27/08/2004.

5128317 89A Canongate Dunedin

[LUC-2017-620](#) Land Use Consent land use consent for bulk and location and density breaches. The outcome was Granted on 20/12/2017.

[SUB-2017-112](#) Subdivision Consent subdivision consent for two lot subdivision. The outcome was Granted on 20/12/2017.

[RMA-2004-368158](#) Resource Management Act (Historical Data) LAND USE CONSENT REQUIRED AS PART OF SECTION 226 CERTIFICATION FOR YARD AND HEIGHT PLANE ENCROACHMENT BY EXISTING DWELLING AND FOR LACK OF ON-SITE PARKING (Non-Notified - Restricted Discretionary). The outcome was Granted on 27/08/2004.

[RMA-2004-368150](#) Resource Management Act (Historical Data) Section 226 certification for Lots 19 and 20 DP 76 (Other). The outcome was Granted on 27/08/2004.

5133467 97A Canongate Dunedin

[RMA-1991-351187](#) Resource Management Act (Historical Data) Certificate 312 Ownr:DCC / App: N.J. Dunckley PO Box 5045 (Non-Notified - Non Complying). The outcome was Granted on 08/10/1991

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

Accuracy of Boundaries

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

Access to Site

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

Heritage New Zealand Pouhere Taonga Act 2014

The Heritage New Zealand Pouhere Taonga Act 2014 applies in addition to any protection provided to a building or site by the District Plan. The Heritage New Zealand Pouhere Taonga Act 2014 makes it unlawful for any person to destroy, or modify the whole or any part of an archaeological site, whether or not the land on which the site is located is designated, or a resource or building consent has been issued, without the prior authority of Heritage New Zealand. The Heritage New Zealand Pouhere Taonga Act 2014 defines an archaeological site as a place associated with pre-1900 activity, where there may be evidence relating to the history of New Zealand. Pre-1900 buildings are considered archaeological sites under the Heritage New Zealand Pouhere Taonga Act 2014 and are also often associated with subsurface archaeological remains that provide evidence of pre-existing use of the site. Council records may not necessarily identify the precise date upon which an existing building was constructed. Contact the Dunedin office of Heritage New Zealand for further information: infodeepsouth@heritage.org.nz; 03 477 9871.

Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 came into force on 1 January 2012. The National Environmental Standard applies to any piece of land on which an activity or industry described in the current edition of the Hazardous Activities and Industries List (HAIL) is being undertaken, has been undertaken or is more likely than not to have been undertaken. (The current edition of the HAIL is available on the Ministry for the Environment website at www.mfe.govt.nz.) Activities on HAIL sites may need to comply with permitted activity conditions specified in the National Environmental Standard and/or might require resource consent. (The Otago Regional Council should also be consulted for any rules in might have in regards to the use or development of contaminated sites.)

If a person wishes to establish whether a piece of land has had hazardous activities or industries conducted on it, and thus whether activities on that land are controlled by the National Environmental Standard, then the person must pay for a review of the information about the land held by the Council, or pay for a suitably qualified and experienced practitioner to undertake a preliminary site inspection. Formal confirmation from the Council that resource consent is not required under the National Environmental Standard can only be given through a certificate of compliance application.

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

3 Waters

Information Regarding Watercourses

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

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

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

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

Transport

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

Vehicle crossing - no vehicle access

This property appears to have no vehicle access.

The following Transportation information is attached to this document:

Vehicle Entrance - 93 Canongate (1999882).doc, date 27/05/2014. (Historic document)

Private stormwater lateral.

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

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

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

Glossary of Terms and Abbreviations

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

Consent, Permit, Licence & Complaint types

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

Terms used in Permits & Consents

ALT	Alteration
ADD	Addition
BD D/C	Board drain in common
BLD	Building
BLDNG	Building
BT	Boundary trap
B/T	Boiler tube
CCC	Code Compliance Certificate
DAP	Drainage from adjacent property
DGE	Drainage
DIC	Drain in common
DR	Drainage
DWG	Dwelling
FS	Foul sewer

HEA	Heater
ICC	Interim Code Compliance
MH	Manhole
PL	Plumbing
PLB	Plumbing
PTE	Private
SIS	Sewer in section
WC	Water course
WT	Water table
SW	Stormwater

General terms

RDMS Records and Document Management System

Appendices



CODE COMPLIANCE CERTIFICATE

DCCBCA-F4-07-v3.0

Section 95, Building Act 2004

CCC NO:	ABA-2014-614	Telephone No:	03 477 4000
APPLICANT		PROJECT	
M Dousti and S Ebadi C/O G J Gardner Homes PO Box 2386 South Dunedin Dunedin 9044		Work Type: New Construction Intended Use/Description of Work: Erect 2 Storey Dwelling with attached Garage, Erect Retaining wall Intended Life: Indefinite, not less than 50 years.	
PROJECT LOCATION		This CCC also applies to the following Amended Consents: ABA-2014-614/A ABA-2014-614/B	
93 Canongate Dunedin			
LEGAL DESCRIPTION			
Legal Description: LOT 19 DP 76 Valuation Roll No: 27160-30100 Building Name: N/A			

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

- (a) The building work complies with the Building Consent, and
- (b) The specified systems in the building are capable of performing to the performance standards set out in the Building Consent.

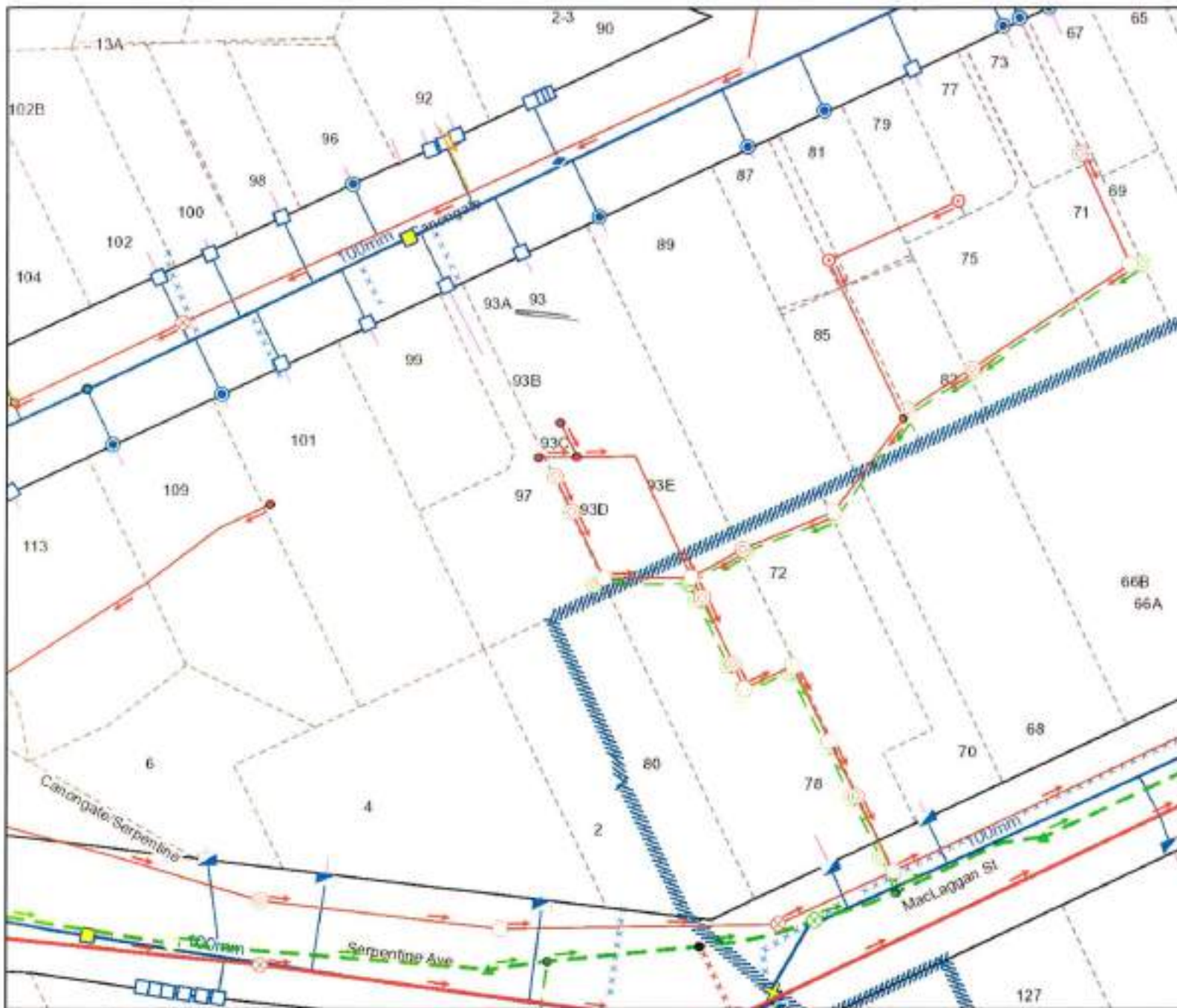
☐ Compliance Schedule attached

Signed for and on behalf of the Council:



Team Leader Inspections

Date: 22 June 2016



Legend

Water Supply

- Water Node
- Water Isolation
- Water Valve - Closed
- Water Valve - Open
- Non-Pressure Valve
- Pressure Valve
- Water Plant
- Backflow Prevention
- Blocked Box
- Water Meter
- Stop
- Supply and Pump Main
- Retention Main
- Water Service Pipe
- Official Water Service
- Fire Service

- Water Zone Boundary
- Water to Land (Private)
- Water Valve - Closed (Private)
- Water Valve - Open (Private)
- Water Pump (Private)
- Water Pressure Station (Private)
- Unapproved Asset (Private)
- Tap
- In-line Water Meter
- Water Pressure Service Pipe
- Recycled Pipe
- Recycled Water Main
- Proposed Pipe
- Proposed Water Main
- Possible Node
- Possible Water Main
- Water Capital Project
- Water Renewal Project

Foul Sewerage

- Foul Sewer Node
- Foul Sewer Manhole
- Foul Sewer Catchpit
- Under
- Pump Station
- Isolation Main
- Foul Sewer Pipe
- Foul Sewer Pumping Main
- Foul Sewer Vent Line
- Private Foul Node
- Private Foul Manhole
- Private Foul Catchpit
- Private Foul Pump Station
- Proposed Foul Sewer Node
- Proposed Foul Sewer Manhole
- Proposed Foul Sewer Catchpit
- Proposed Foul Sewer Pipe
- Proposed Foul Sewer Pumping Main
- Proposed Foul Sewer Vent Line

- Private Foul Node
- Private Foul Manhole
- Private Foul Catchpit
- Private Foul Pump Station
- Proposed Foul Sewer Node
- Proposed Foul Sewer Manhole
- Proposed Foul Sewer Catchpit
- Proposed Foul Sewer Pipe
- Proposed Foul Sewer Pumping Main
- Proposed Foul Sewer Vent Line

Stormwater

- Stormwater Node
- Stormwater Manhole
- Stormwater Inlet
- Stormwater Catchpit
- Stormwater Manhole
- Stormwater Inlet
- Stormwater Pump Station
- Stormwater Manhole
- Stormwater Pumping Main
- Stormwater Vent Line
- Private Stormwater Node
- Private Stormwater Manhole
- Private Stormwater Catchpit
- Private Stormwater Pump Station
- Proposed Stormwater Node
- Proposed Stormwater Manhole
- Proposed Stormwater Catchpit
- Proposed Stormwater Pumping Main
- Proposed Stormwater Vent Line

- Private Stormwater Node
- Private Stormwater Manhole
- Private Stormwater Catchpit
- Private Stormwater Pump Station
- Proposed Stormwater Node
- Proposed Stormwater Manhole
- Proposed Stormwater Catchpit
- Proposed Stormwater Pumping Main
- Proposed Stormwater Vent Line

General

- Water & Sewer Structure
- Railway Corridor

- Proposed
- Existing
- Proposed by Council
- Proposed by Private
- Proposed by Council
- Proposed by Private

Signed: [Signature] Dated: 5/6/14

2014 年 6 月 14 日



93 CANONGATE, DUNEDIN

BUILDING CONSENT APPLICATION

APRIL 2014
2-STOREY APARTMENT, 4 BEDROOMS, SINGLE GARAGE, 69m² + 71m²

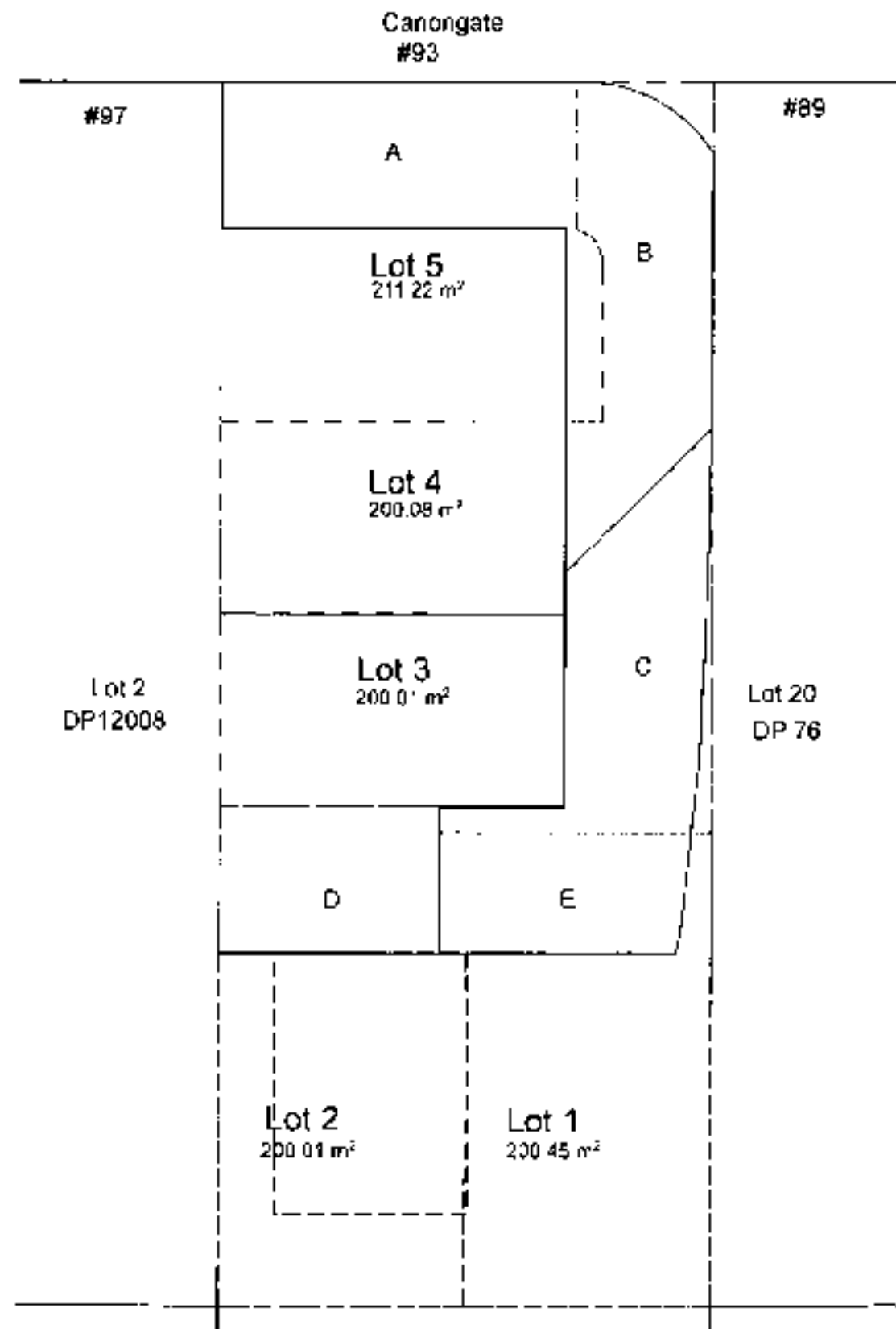
51 Pages.

Sheet Index		
Layout ID	Layout Name	Remark
	Sheet Index	
A101	Subdivision Site	
A102	Site Plan	
A103	Basement Floor Plan	
A104	First Floor Plan	
A105	Roof Plan	
A106	Plumbing & Drainage	
A107	First Floor Drainage Schematic	
A108	Bracing	
A109	Foundation	
A110	Floor Structure	
A201	Cross Section	
A202	Sections	
A301	Elevations	
A302	Elevations	
A303	Recession Planes	
A401	Window Details	
A402	Details	
A403	Details	
A404	Hebel Firewall Details	
A405	Hebel Details	
A406	Stair Details	
A407	Hot Water Cylinder	
A408	Windows	
A409	External Doors	

DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENT

2014 614

DCC COPY



Schedule of Existing Easements

	Purpose	Survant Tenement	Created by
A	Right of way & Services	Lots 5 Hereon	Lots 1 to 4 Hereon
B		Lots 4 Hereon	Lots 1 to 3 Hereon
C		Lot 3	Lots 1 & 2 Hereon
D		Lot 2	Lot 1 Hereon
E		Lot 1	Lot 2 Hereon

APPROVED BY THE LOCAL GOVERNMENT
APPROVED BY THE LOCAL GOVERNMENT

2014 614

1
-

Subdivision Plan

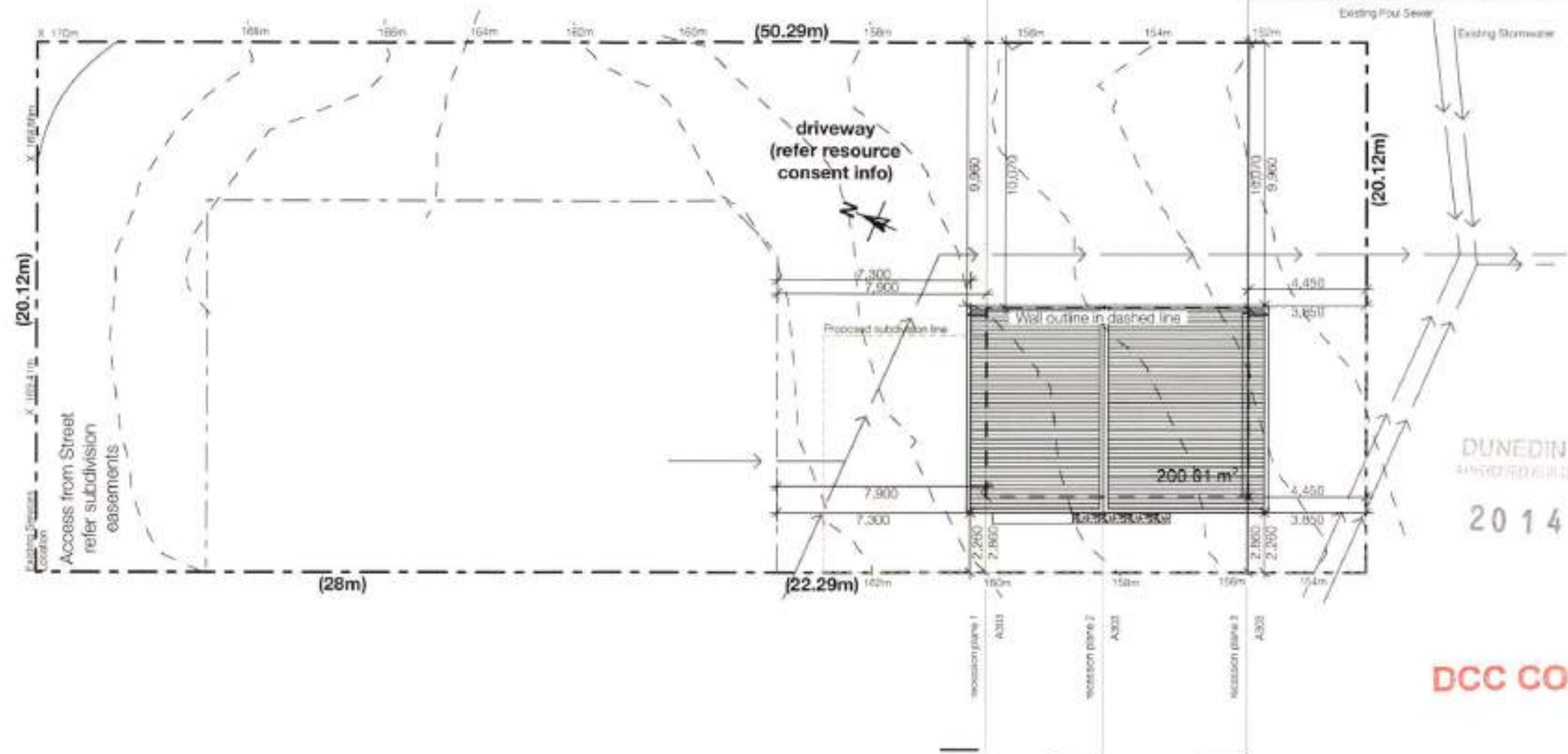
Zones

Wind
Earthquake
Exposure
Snow

VH
1
C
N5@70m

Climate
Planning

3
R4

CANONGATE
#93DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENT

2014 614

DCC COPY

1
-Site Plan
scale @ A3 1:200

Lot 2 of subdivision
200.01m²
Site levels taken from survey in
appendix 5 of Resource Consent
Application for Subdivision and
Land Use.

Date

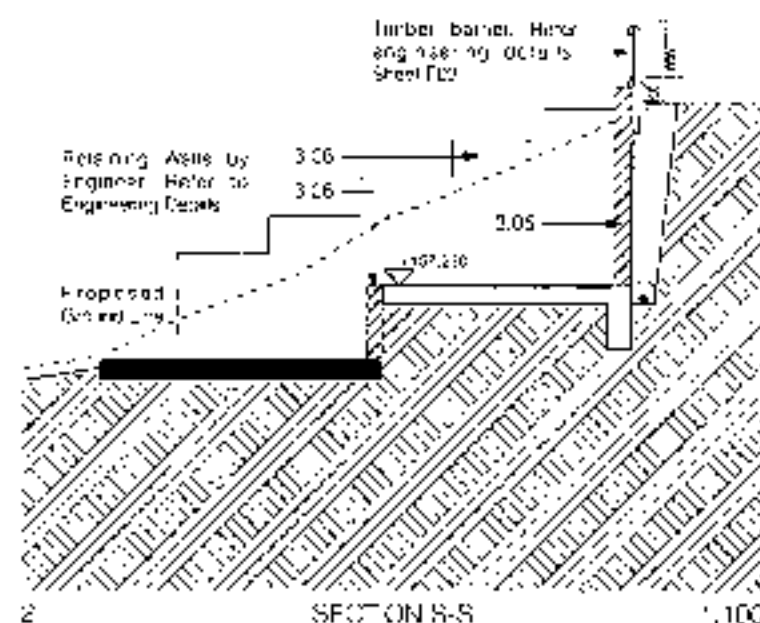
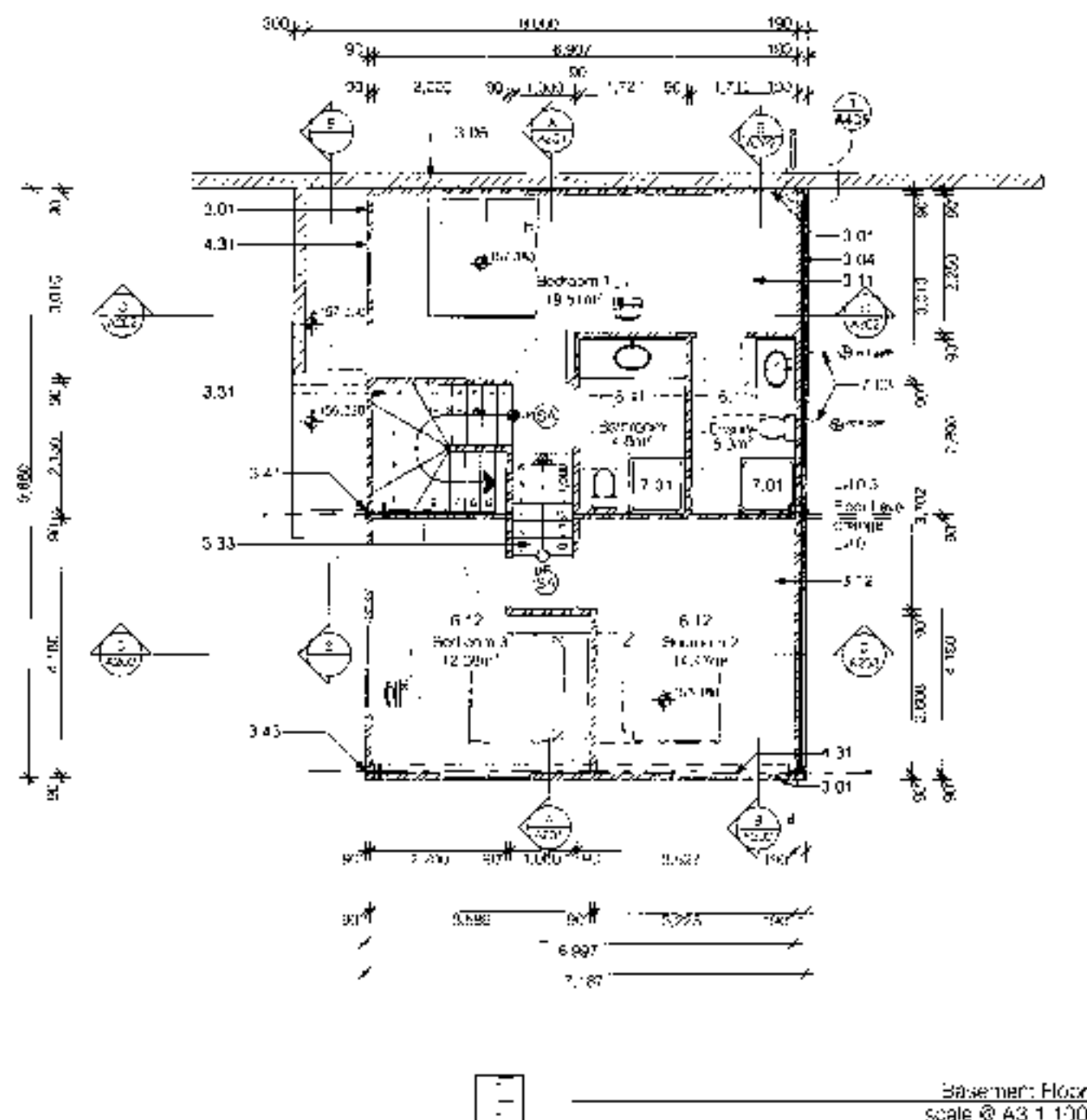
24-04-14

WLC-2013-13/SUB-2013-4

APPROVED

DCC CITY PLANNING

Basement Floor	59.35 m ² ovl	
Bedroom 1	19.51 m ²	
window:	0.6 m ²	
door:	1.575 m ²	
opening glazing	2.175 m ²	11.15%
Bedroom 2	14.47 m ²	
window:	2.25 m ²	
opening glazing	2.25 m ² =	15.5%
Bedroom 3	12.08 m ²	
window:	2.25 m ²	
door:	1.575 m ²	
opening glazing	3.825 m ² =	31.66%



Notes

3. Structure

- 3.01 External Walls - Sign Piling**
 Sign piling by Timber-Concrete refer to framing drawings. SPP is attached between bottom plate and concrete slab used as per framing drawings. Generally the wall is minimum standard 100mm board. All areas to wall must be stopped for selected panel finish unless otherwise specified. Refer to framing schedule for specialist wall linings & requirements.
- 3.04 External Walls - Fire Walls**
 Sign piling by Timber-Concrete refer to framing drawings. DPC is attached between bottom plate and concrete slab used as per framing drawings. Generally the wall is minimum standard 100mm board. All areas to wall must be stopped for selected panel finish unless otherwise specified. Refer to framing schedule for specialist wall linings & requirements. All Fire Walls 70mm concrete or equivalent cavity battens fixed to exterior of frame. External cladding must be fixed to panels.
- 3.05** 20 series reinforced masonry block retaining wall. Refer to Engineering Details.
 25 series concrete block wall with H20 at 400mm vertical and H10 at 600mm horizontal.
- 3.06** 20 series reinforced masonry block retaining wall. Refer to Engineering Details.
 25 series concrete block wall with H20 at 400mm vertical and H10 at 600mm horizontal.
- 3.11** 100mm 20 slab concrete and wall.
 100mm 20 slab concrete and wall with 100mm 20 slab concrete and wall.
- 3.12** 100mm 20 slab concrete and wall.
 100mm 20 slab concrete and wall with 100mm 20 slab concrete and wall.
- 3.31** 100mm 20 slab concrete and wall.
 100mm 20 slab concrete and wall with 100mm 20 slab concrete and wall.
- 3.33** Main Private Drains
 100mm 20 slab concrete and wall with 100mm 20 slab concrete and wall.
- 3.41** 100mm 20 slab concrete and wall.
 100mm 20 slab concrete and wall with 100mm 20 slab concrete and wall.
- 3.43** 100mm 20 slab concrete and wall.
 100mm 20 slab concrete and wall with 100mm 20 slab concrete and wall.

4. Enclosure

- 4.31** 100mm 20 slab concrete and wall.
 100mm 20 slab concrete and wall with 100mm 20 slab concrete and wall.
- 6. Finish**
 100mm 20 slab concrete and wall with 100mm 20 slab concrete and wall.

- 6.11** 100mm 20 slab concrete and wall.
 100mm 20 slab concrete and wall with 100mm 20 slab concrete and wall.
- 6.12** 100mm 20 slab concrete and wall.
 100mm 20 slab concrete and wall with 100mm 20 slab concrete and wall.

7. Services

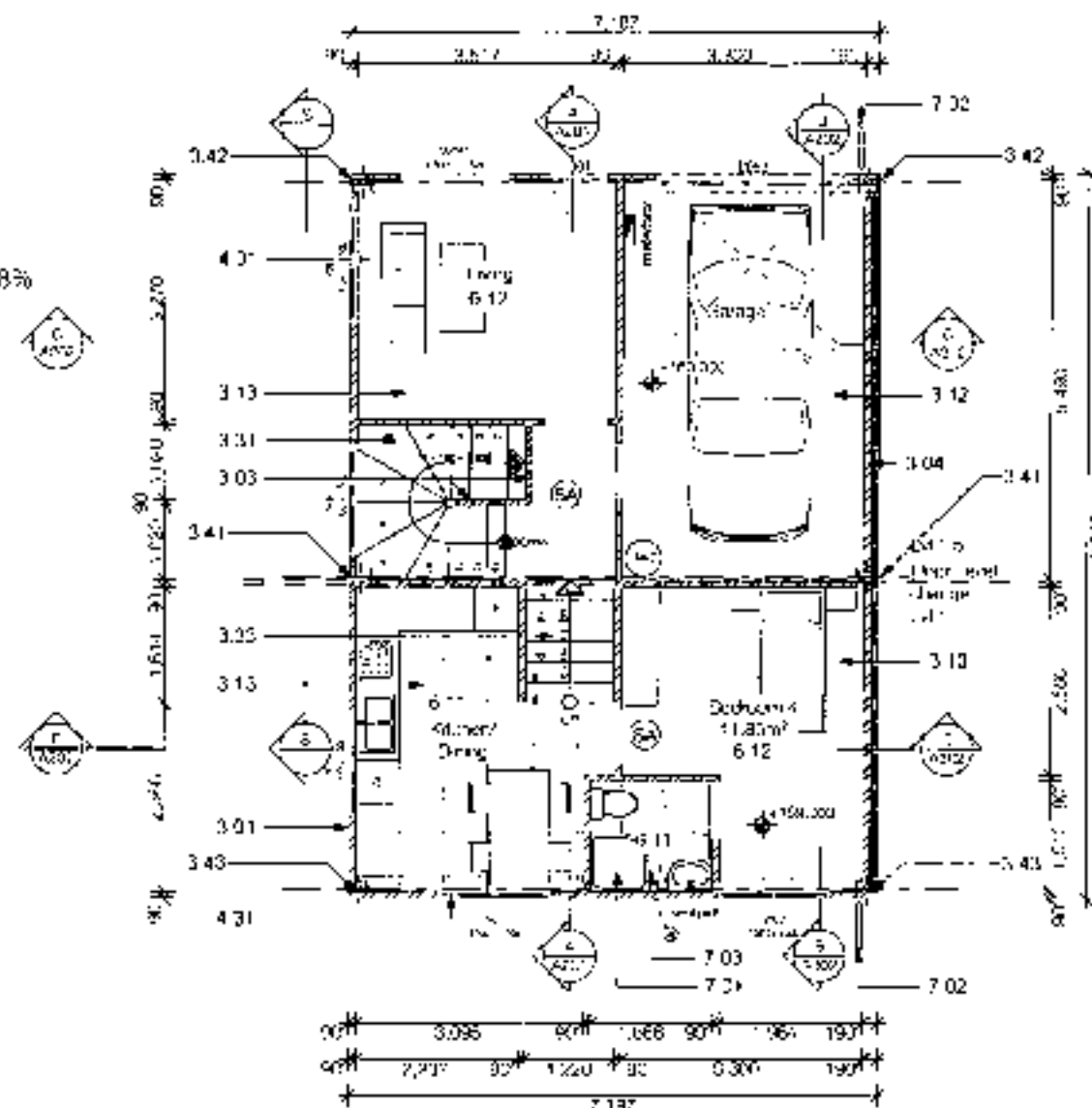
- 7.01** 100mm 20 slab concrete and wall.
 100mm 20 slab concrete and wall with 100mm 20 slab concrete and wall.
- 7.03** 100mm 20 slab concrete and wall.
 100mm 20 slab concrete and wall with 100mm 20 slab concrete and wall.

Zones

Wind	VH		
Earthquake	1		
Exposure	C	Climate	3
Snow	N5@70m	Planning	R4

First Floor
 Bedroom 4
 window
 opening glazing: 2.25m² =

18.98%



Notes

3. Structure

- 3.01 External Walls: Steel Frame
- 3.03 Staircase Riser: Vals Steel Frame
- 3.04 External Walls: Fire Walls
- 3.12 Staircase Floor System
- 3.13 DHS Floor Joist
- 3.31 Secondary Private Glass
- 3.33 Main Private Glass
- 3.41 Window Portal
- 3.42 Door Portal
- 3.43 Garage Portal

4. Enclosure

- 4.21 Sun Protection

6. Finish

- 6.11 Vinyl Flooring
- 6.12 Solid Hardwood

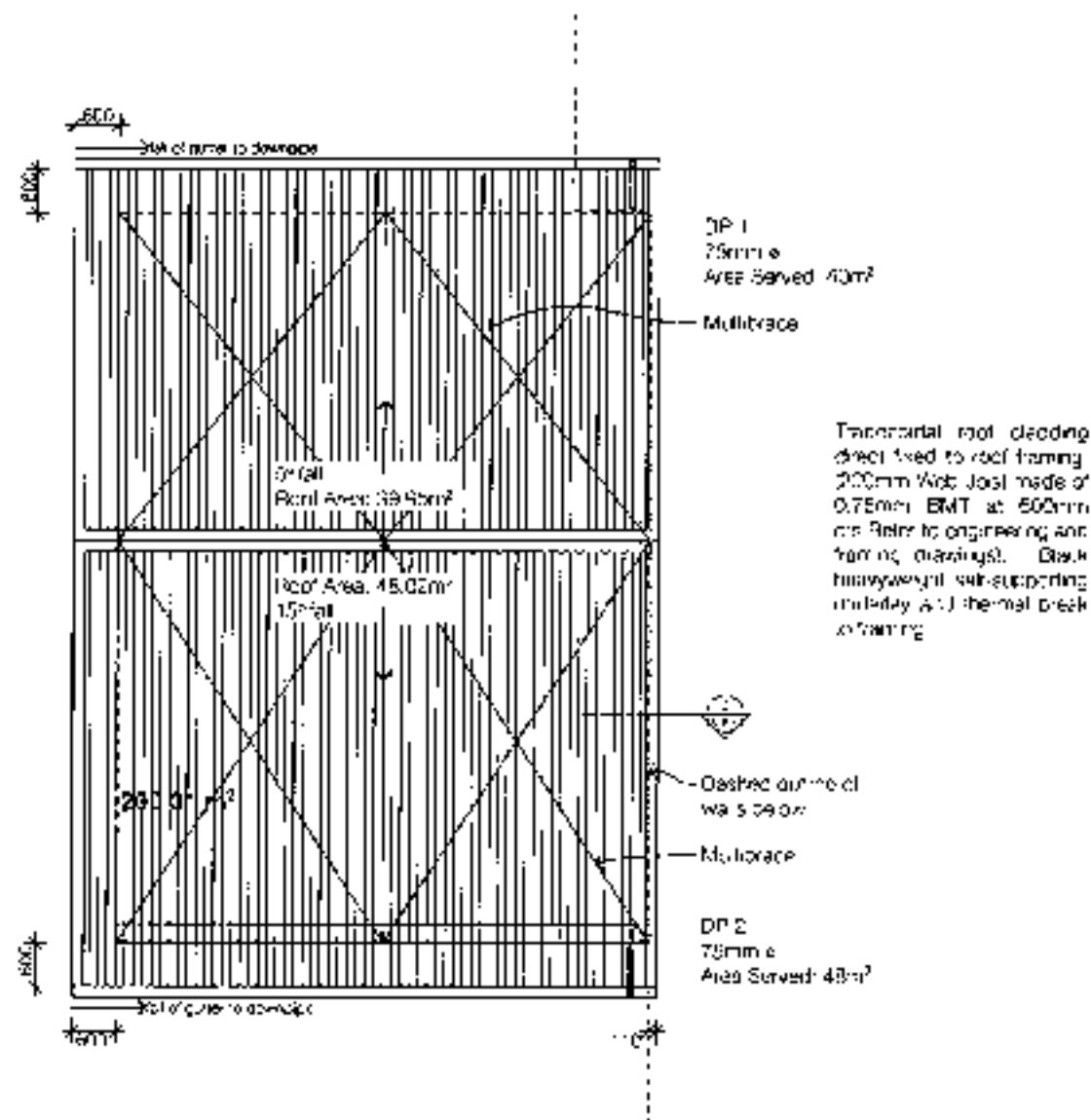
7. Services

- 7.01 Aircon Blower Tray
- 7.02 100 db
- 7.03 Mechanical Ventilation

DUNEDIN CITY COUNCIL
 APPROVED SUBMITTAL DRAWING

2014 614

1 First Floor
 scale @ A3 1:100



Roof Framing	
Refer to steel framing details	
Max roof area to down pipe	48m²
Rainfall Intensity (I)	55/75
Effective cross-sectional Area of Gutter (A _g) required	4970mm²

DUNEDIN CITY COUNCIL
APPROVED BUILDING DEPARTMENT

2014 614

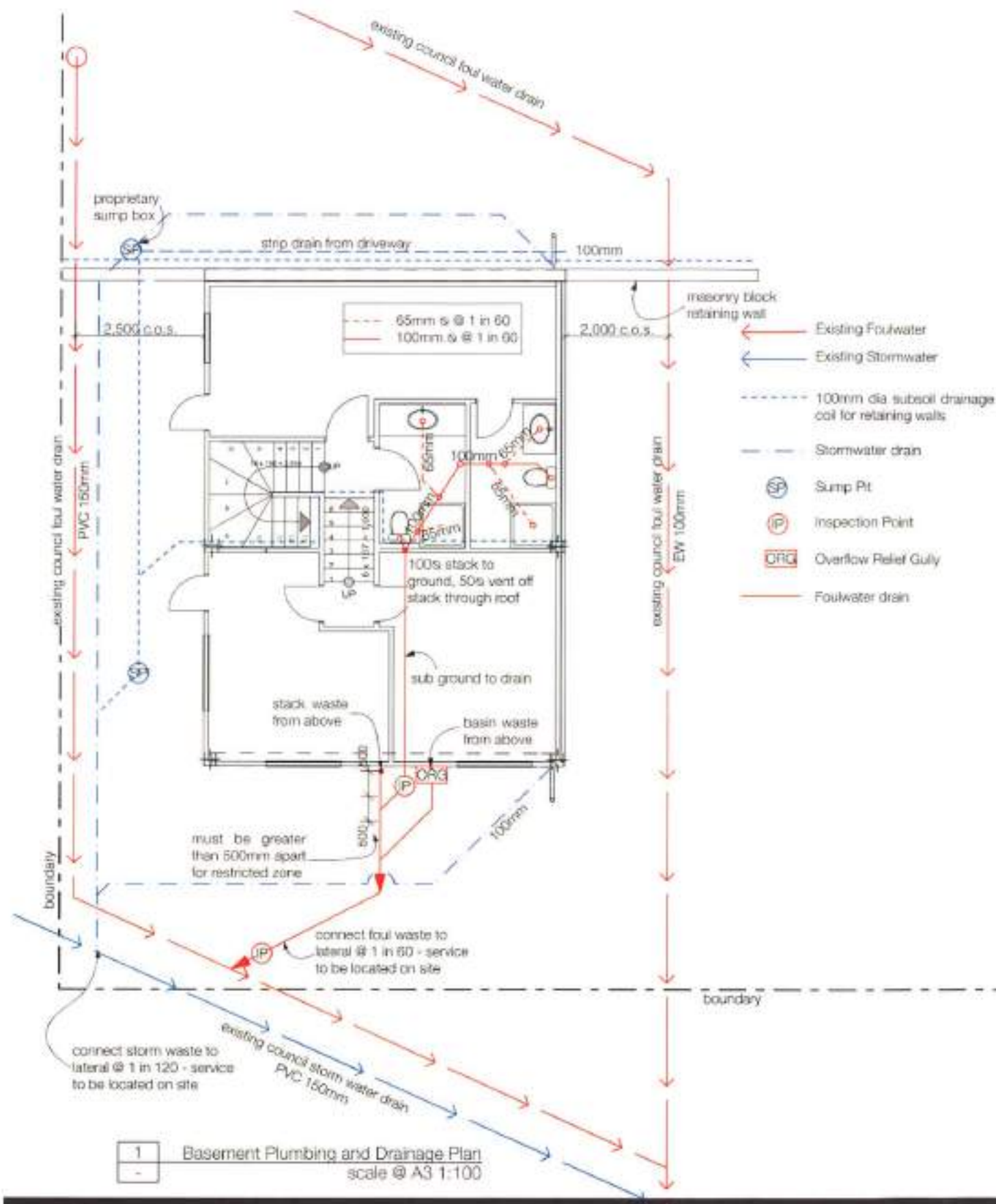
1
-

Roof Plan
scale @ A3 1:100

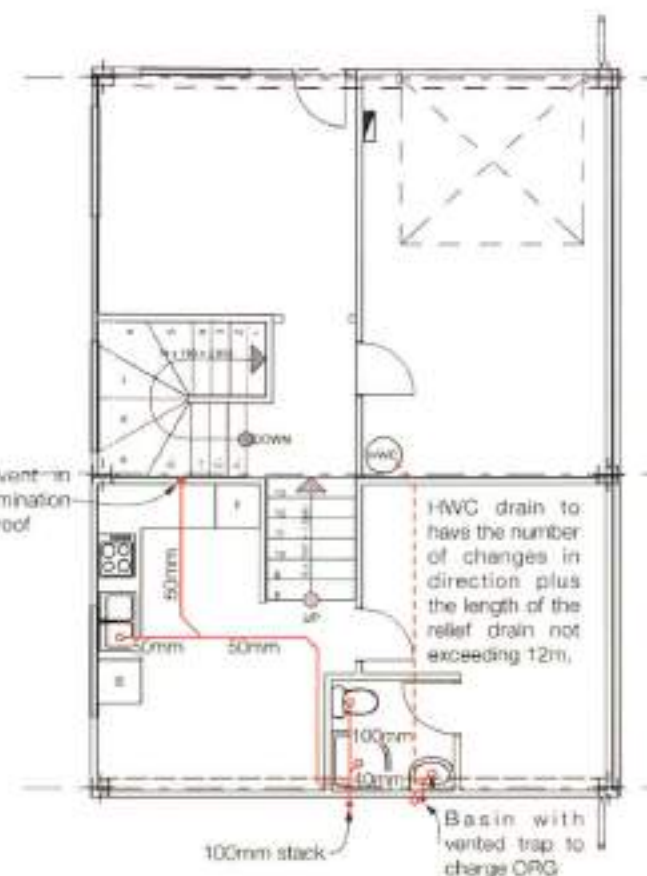


DRAWING SCALES SHOWN AT A3
DO NOT SCALE OFF DRAWINGS

project name	client	address	legal description	drawing	page number	drawing set	date	designed by	checked by	Zones			
MAJ 001	Majid Doust	93 Canongate	Lot 19 Dp 76	Roof Plan	A105	Plans	6/04/14	MW	OS	Wind Earthquake Exposure Snow	VH 1 C N5@70m	Climate Planning	3 R4



1 Basement Plumbing and Drainage Plan
scale @ A3 1:100



2 First Floor Plumbing Plan
scale @ A3 1:100

rev a - 17.06.14 - dimension to council drain,
proposed connection within
boundary

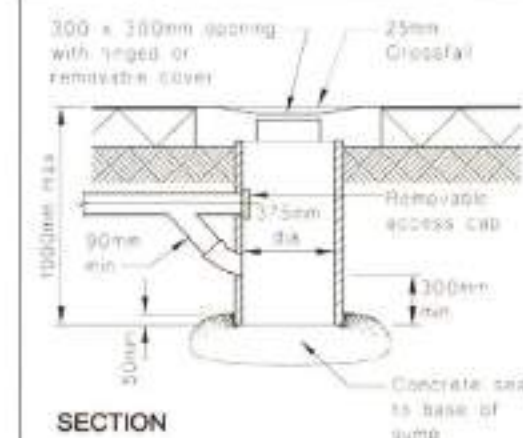
Plumbing Schedule AS/NZS 3500.2 2003

Kitchen Sink:	Ø65mm @ 1:40	(3 Fixture unit rating)
Bathrooms:		
Vanity:	Ø40mm @ 1:40	(1 Fixture unit rating per basin)
Shower:	Ø40mm @ 1:40	(2 Fixture unit rating)
Bath:	Ø40mm @ 1:40	(4 Fixture unit rating)
WC:	Ø100mm @ 1:40	(4 Fixture unit rating)
Laundry Sink:	Ø65mm @ 1:40 min	(1 Fixture unit rating)
Floor Waste Gully	Ø65mm @ 1:40 min	(0 Fixture unit rating)
Floor Waste Gully (with fixture)	Ø65mm @ 1:40 min	(as per fixture rating)

Drainage Schedule AS/NZS 3500.2 2003

Main Foulwater	
Vented Drain	Ø100mm @ 1:60 min
Foulwater Vented Drain	Ø65mm @ 1:40 min
Stormwater Drain	Ø100mm @ 1:60 min
Drain Vent	Ø50mm
Branch Vent	Ø50mm
Heatpump	Drain over DP
Hot water Cylinder	Drain over DP
Services	To existing connections

Figure 8: Type-one Surface Water Sump
Paragraph 3.6.2



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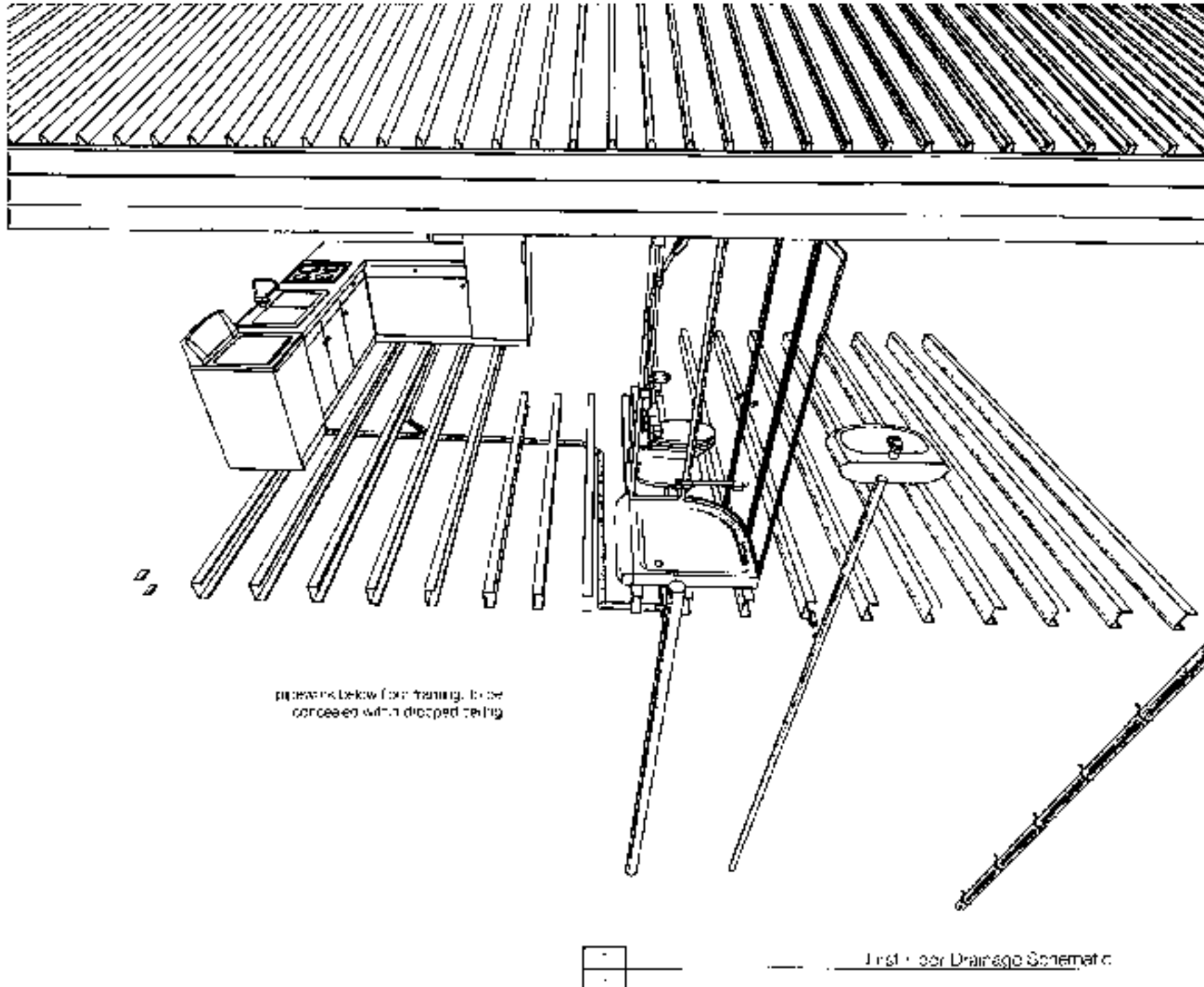
2014 614
Zones

Wind	VH
Earthquake	1
Exposure	C
Snow	N5@70m
Climate	3
Planning	R4

DRAWING SCALES SHOWN AT A3
DO NOT SCALE OFF DRAWINGS

Project Name	Client	Project Address	Legal Description	Building	Page Number	Drawing Set	Date Published	Engineer
MAJ 001	Majid Dousti	93 Canongate	Lot 19 DP 76	Plumbing & Drainage	A106	Plans	17/06/14	MW Bridgette

clickArchitecture
Make your ideas click!

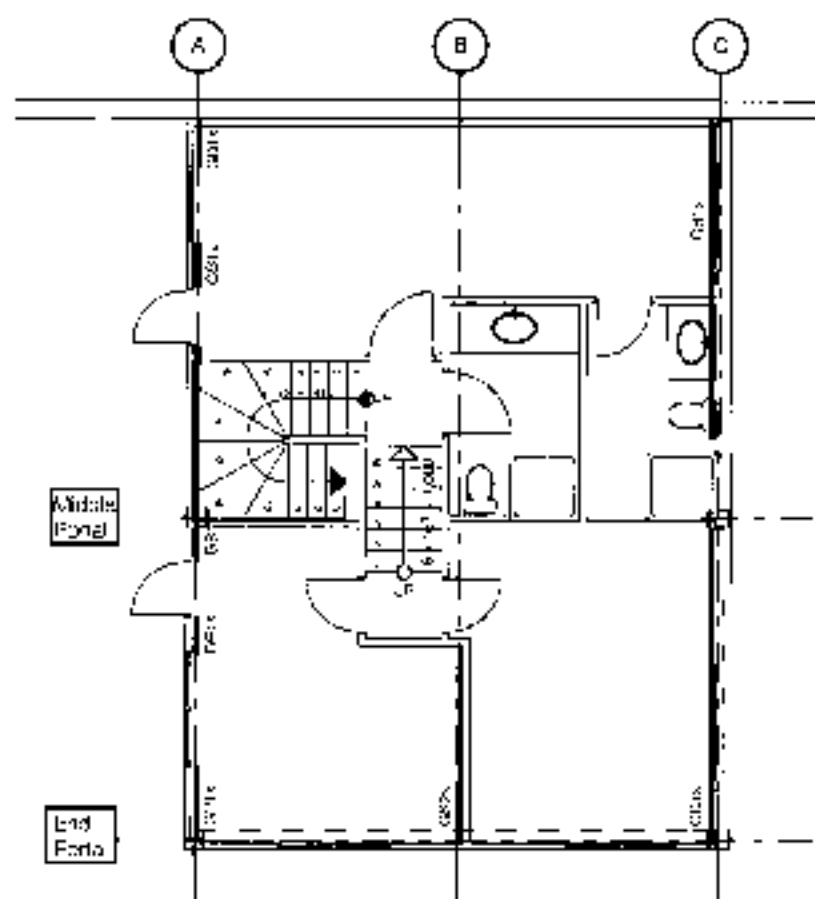


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NOTE:

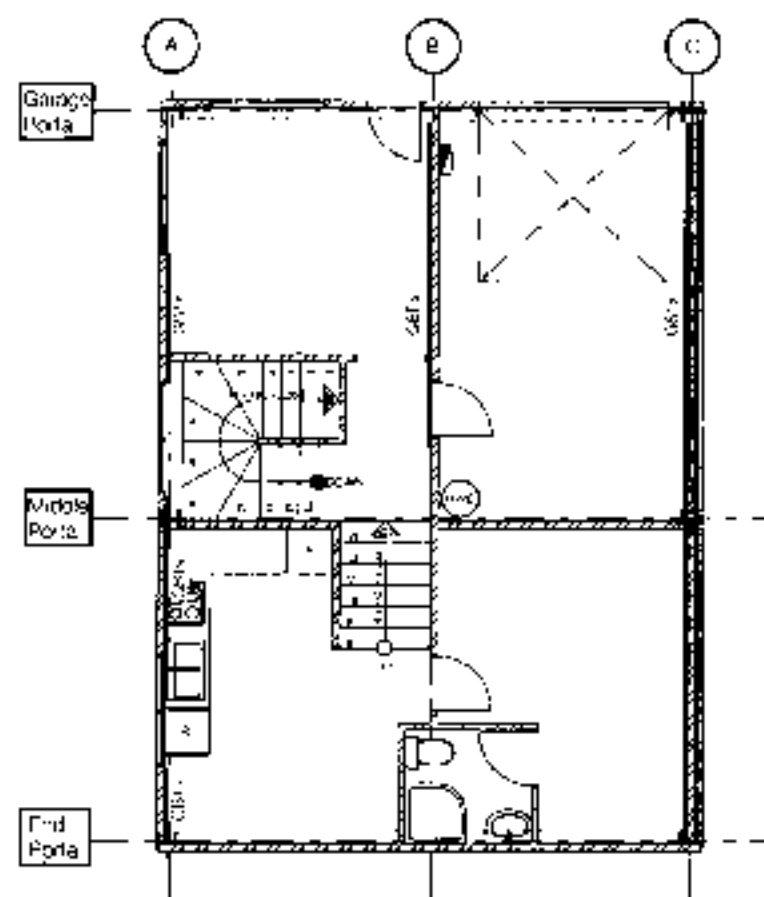
Bracing by engineer.
Bracing in 'Across' direction to be provided
by engineered portals.

Refer engineering calculations and details for
more information



2
.

Bracing Basement
scale @ A3 1:100



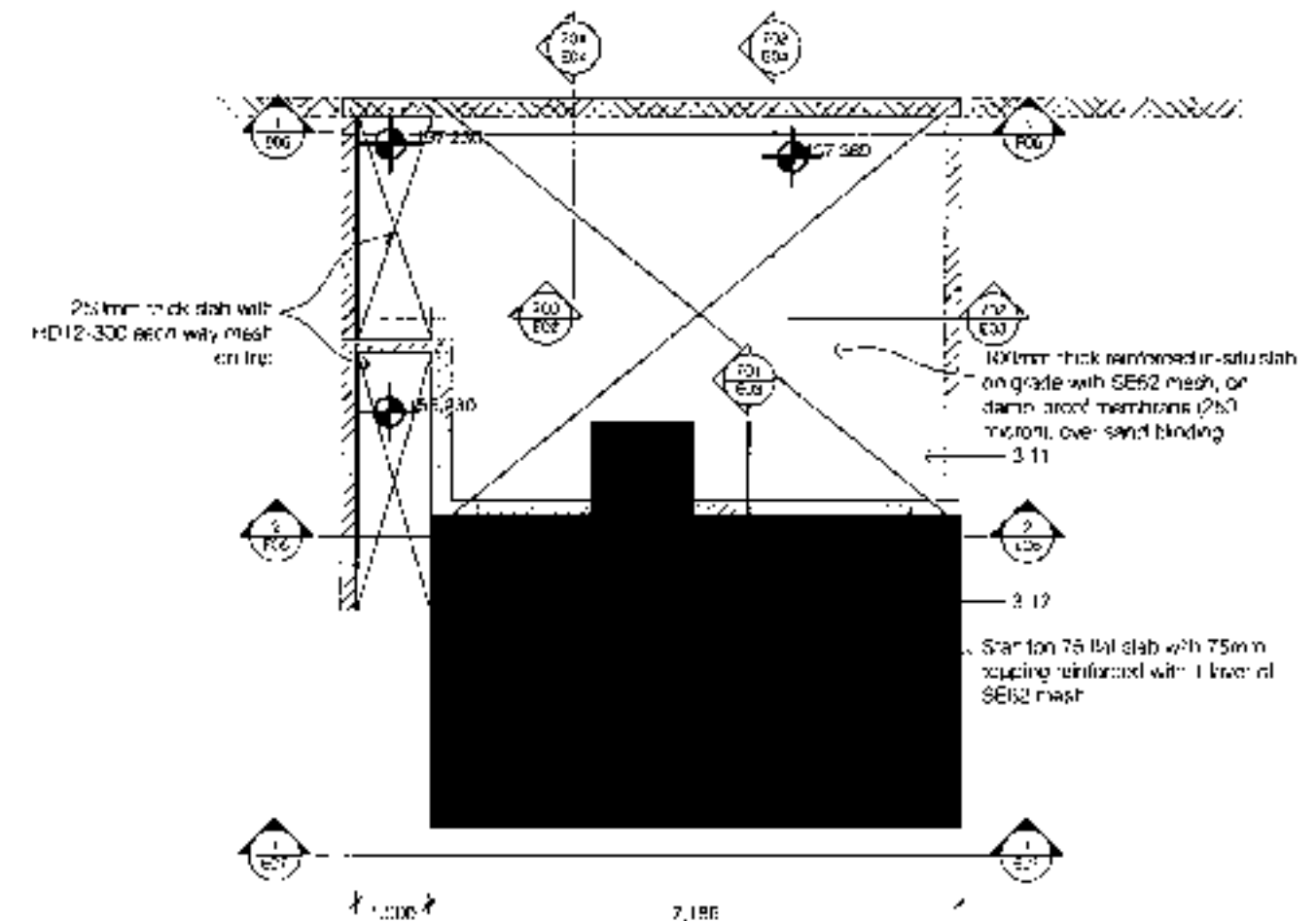
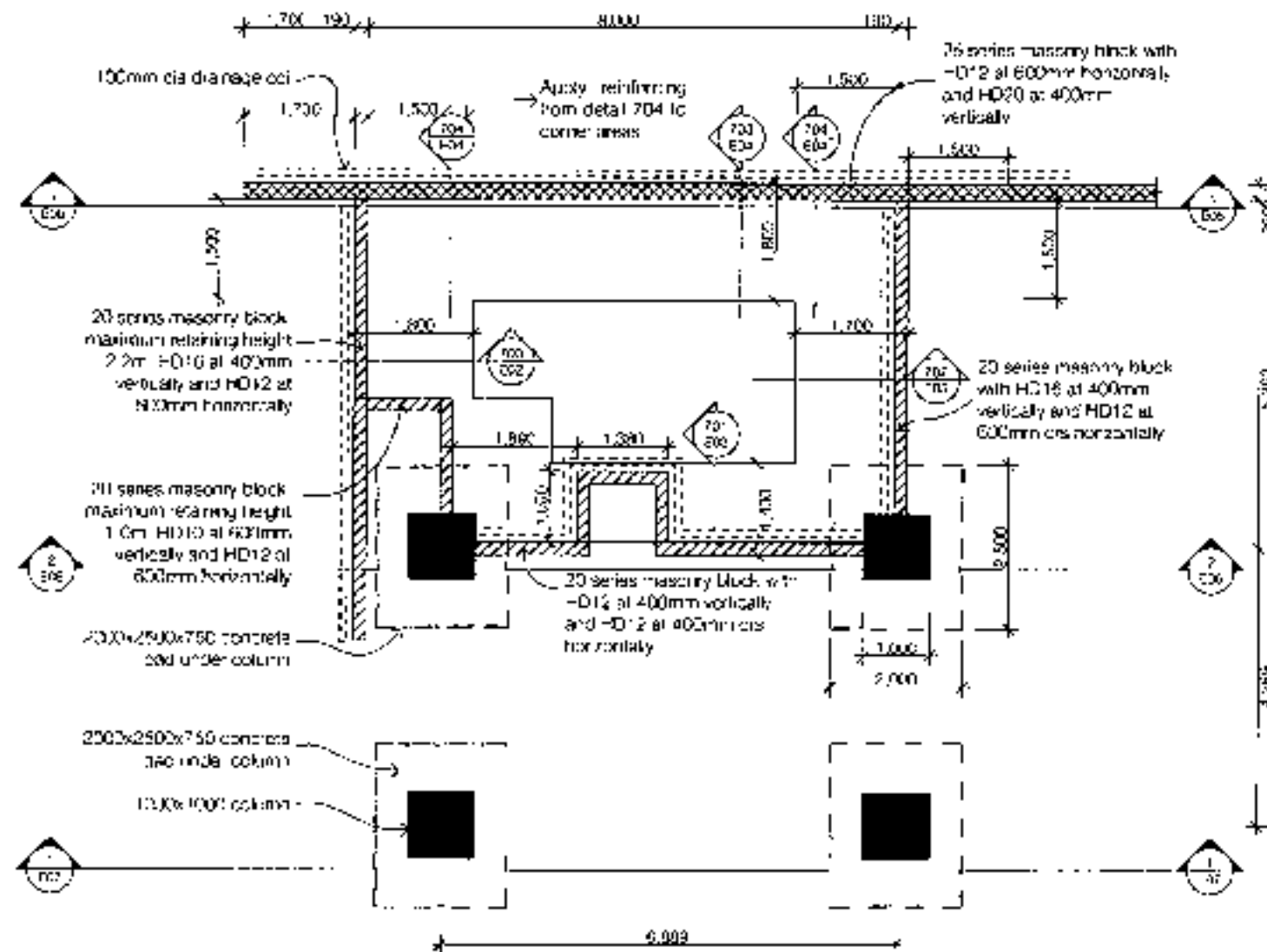
3
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Bracing First Floor
scale @ A3 1:100

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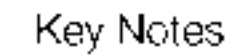
1 Foundation Retaining Walls

- 100 2

Essential Steps

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APPROVED 21.10.2019

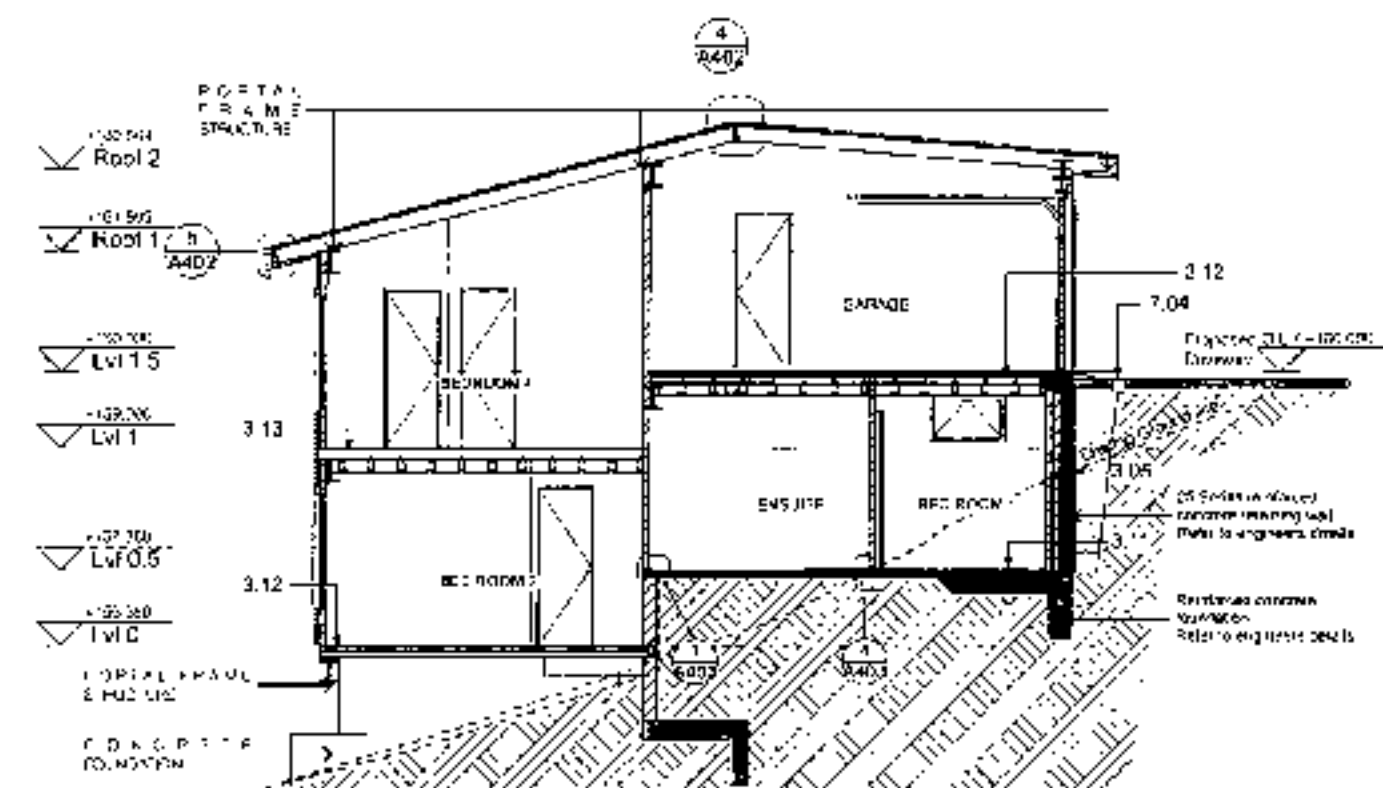
20 1 4 6 1 4



3.05	25 series reinforced masonry block retaining wall. Refer to Engineering Details
	25 series concrete block wall with HRC at 400mm c/s vertical and HD 2 at 600mm c/s horizontal
3.12	Grid Box Floor System.
	Station 75 flat slab with 20mm topping reinforced with 1 layer of S802 mesh
3.13	DHS Floor Joists.
	20mm particle board on steel joists 150mm DHS at 400mm c/s with 1 fastener
3.41	Wedge Portal
	200 UC 59 with 230x230mm base plate girded for Z/M 15. Refer engineering details
3.42	End Portal
	200 UC 59 with 230x230mm base plate girded for Z/M 15. Refer engineering details
3.43	Garage Entry.
	200 PFC portal, Refer engineering details sheet 503

Microlog Framing
scale # A3 1' 00"

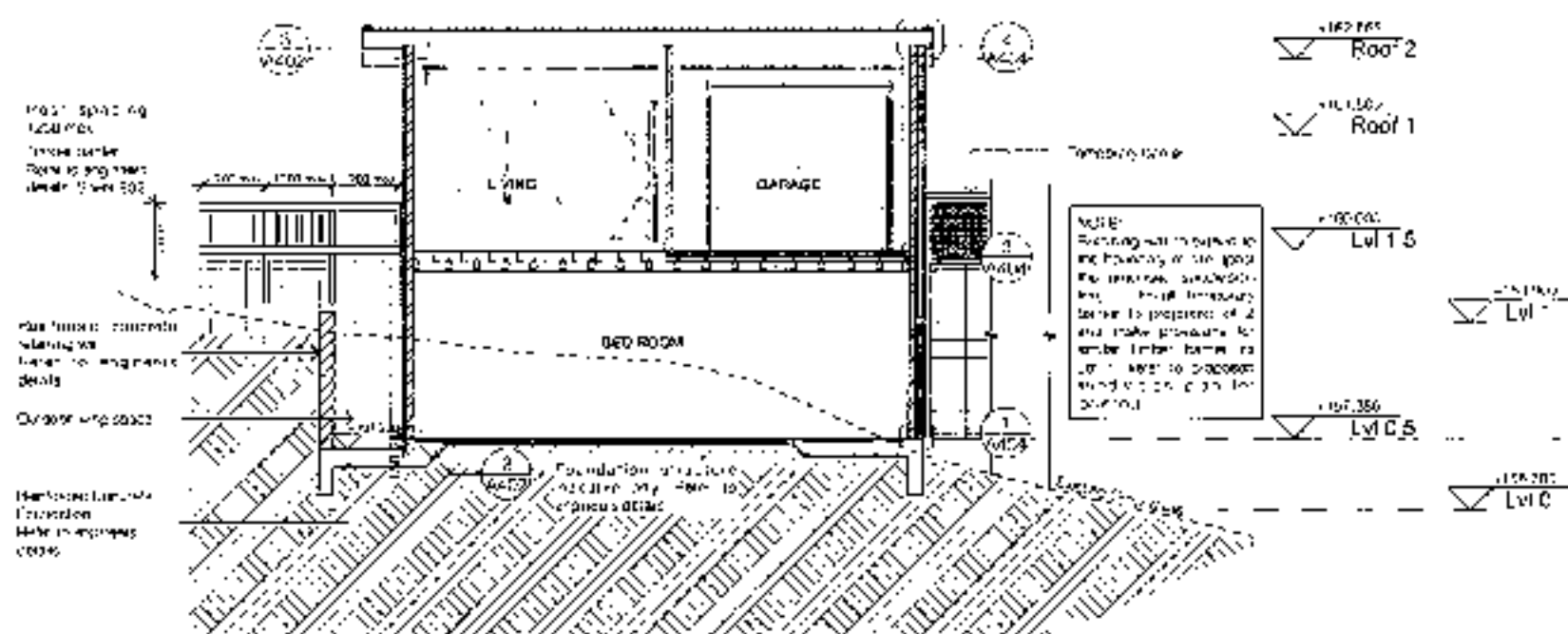
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1

SECTION B

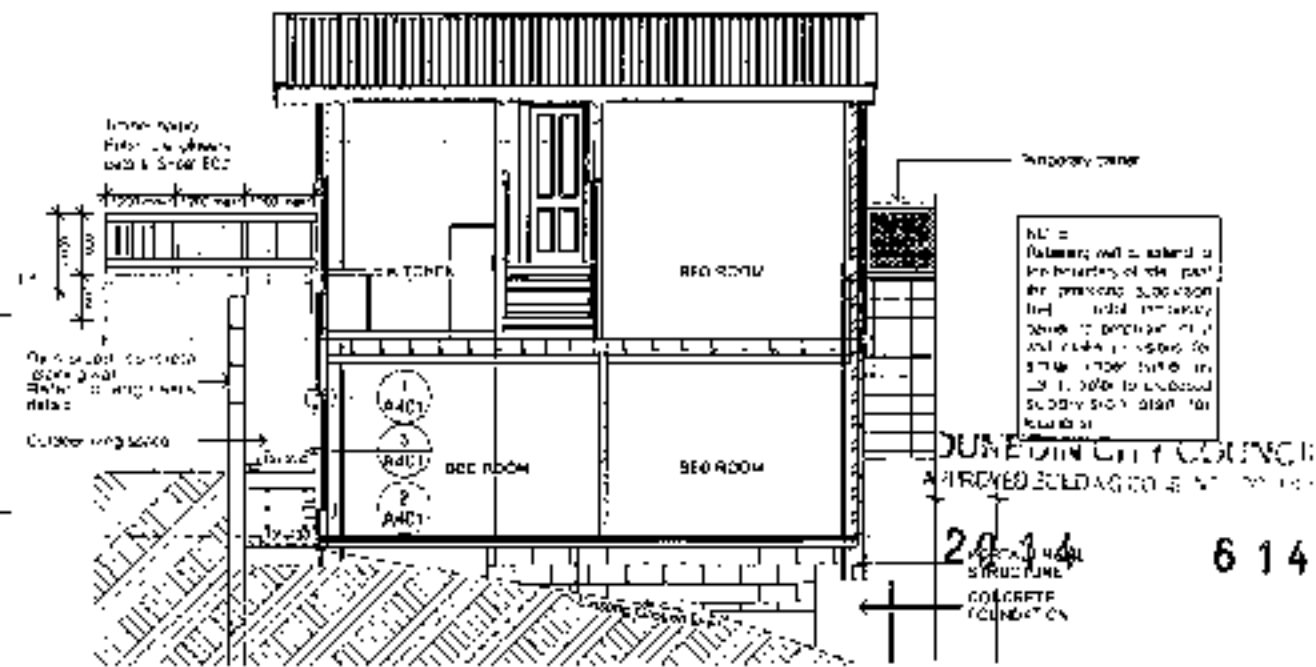
1:100



2

SECTION C

1:100



3

SECTION D

1:100

Key Notes

3. Structure

- 3.05 25 Series reinforced masonry block retaining wall. Refer to Engineering Details.
- 3.11 25 Series reinforced masonry block retaining wall with -D10 at 400mm dia vertical and -D10 at 500mm dia horizontal.
- 3.12 100mm PC slab on top of and below 100mm thick reinforced masonry slab on grade with BE62 mesh, or 150mm precast concrete 1200mm x 100mm slab on grade.
- 3.12 Station floor system. Station 75 for slab with 75mm zapping reinforcement with 1 layer of SP6 mesh.
- 3.13 DHS Floor joists. 25mm particle board on steel joists. 180x25 DHS at 400mm dia with 1 layer of mesh.

7. Services

- 7.04 Channel Drain. And channel drain in driveway. Refer to engineering details.

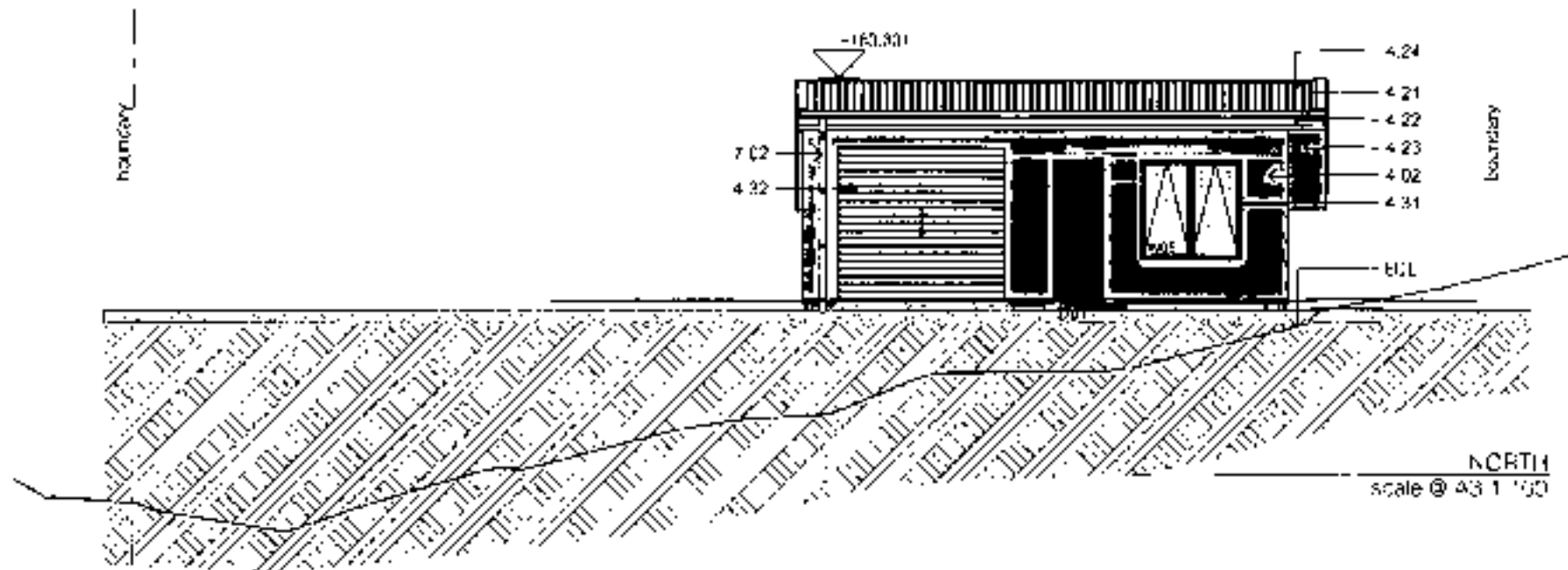
Zones

Wind
Earthquake
Exposure
Snow

VH
1
C
N5@70m

Climate
Planning

3
R4



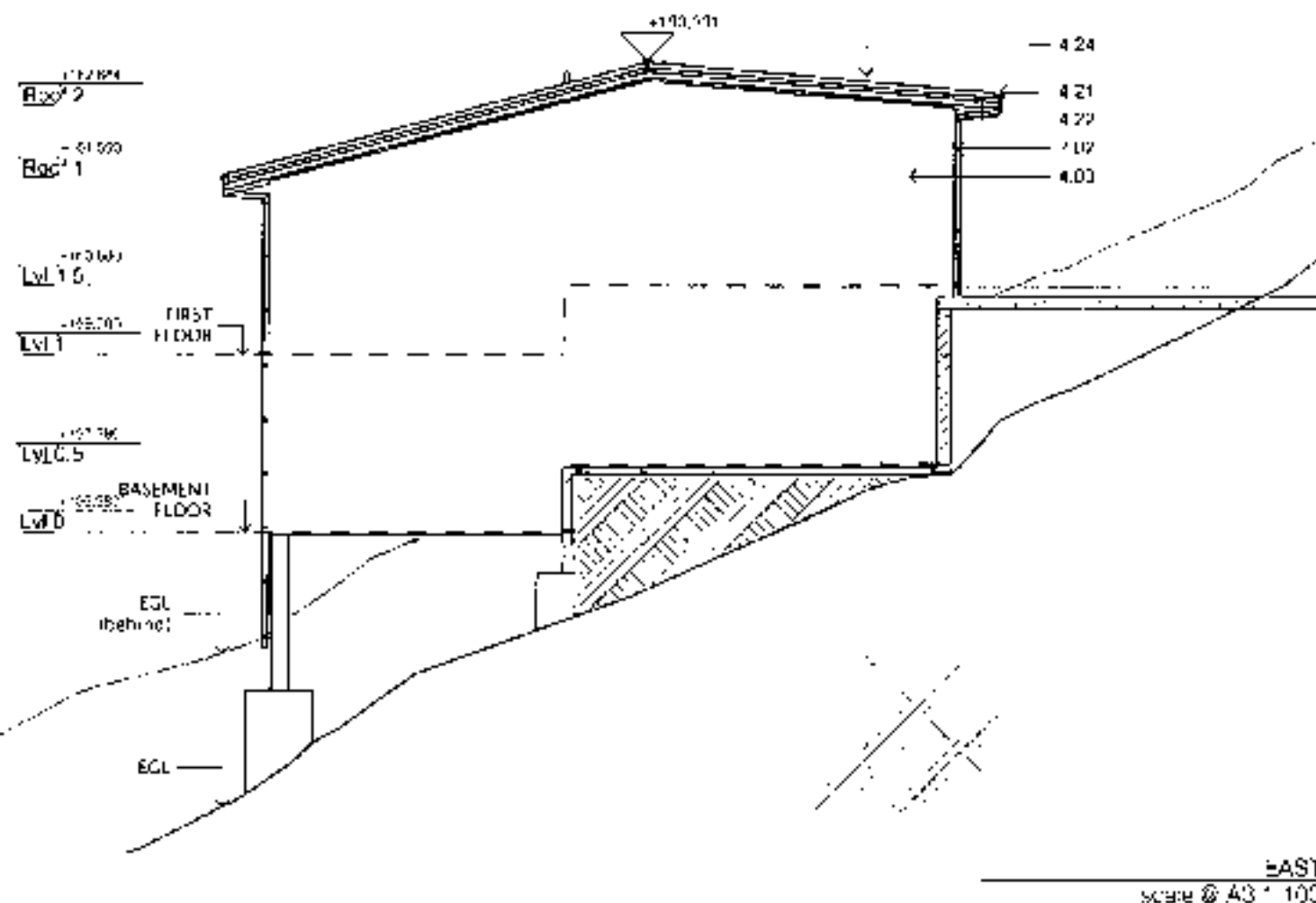
Key Notes

4. Enclosure

- 4.02 Horizontal zinc Chlorinated polyethylene
- 4.21 Framing Clad Siding
- 4.22 Plywood Sheathing
- 4.23 9mm Vapour Barrier
- 4.24 Siding Installation
- 4.31 Aluminium Siding
- 4.32 Gutter

7. Services

- 7.02 100mm



BUILDING ENVELOPE RISK MATRIX East Elevation

Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	High risk	2
Roof/wall intersection design	Medium risk	1
Eaves width	Very high risk	5
Envelope complexity	Low risk	0
Deck design	Low	0
Total Risk Score:		10

BUILDING ENVELOPE RISK MATRIX North Elevation

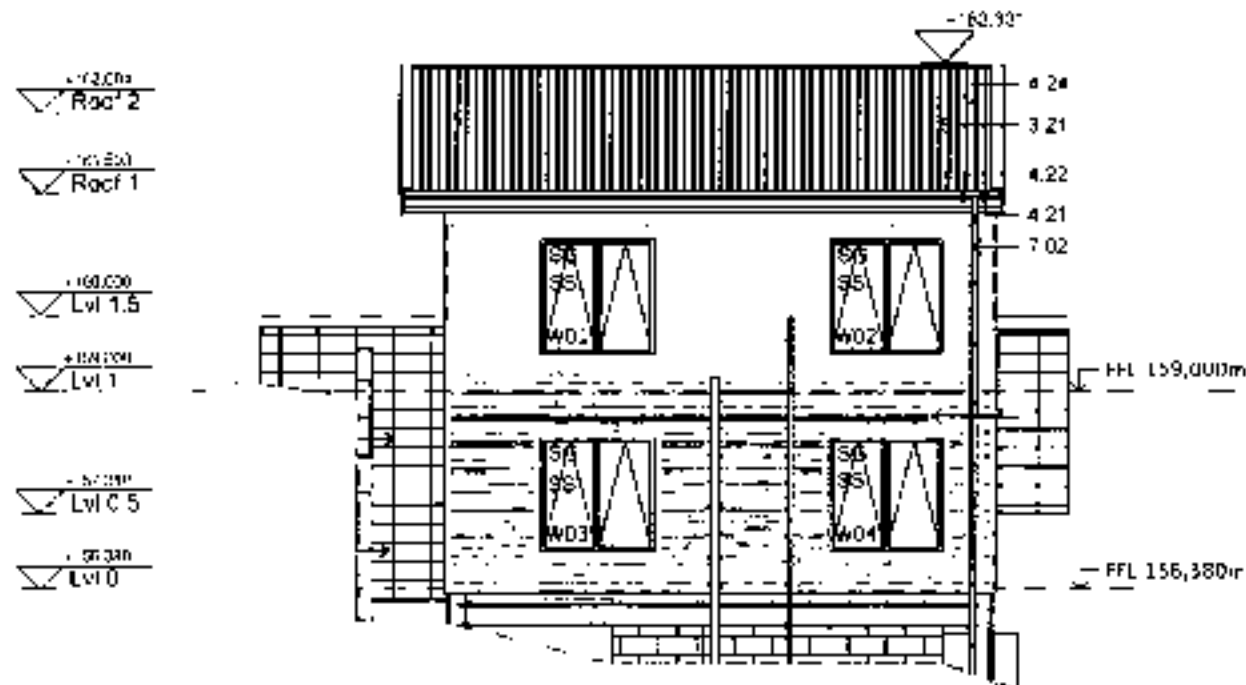
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Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Low risk	0
Roof/wall intersection design	Low risk	0
Eaves width	Medium risk	1
Envelope complexity	Low risk	0
Deck design	Low	0
Total Risk Score:		3

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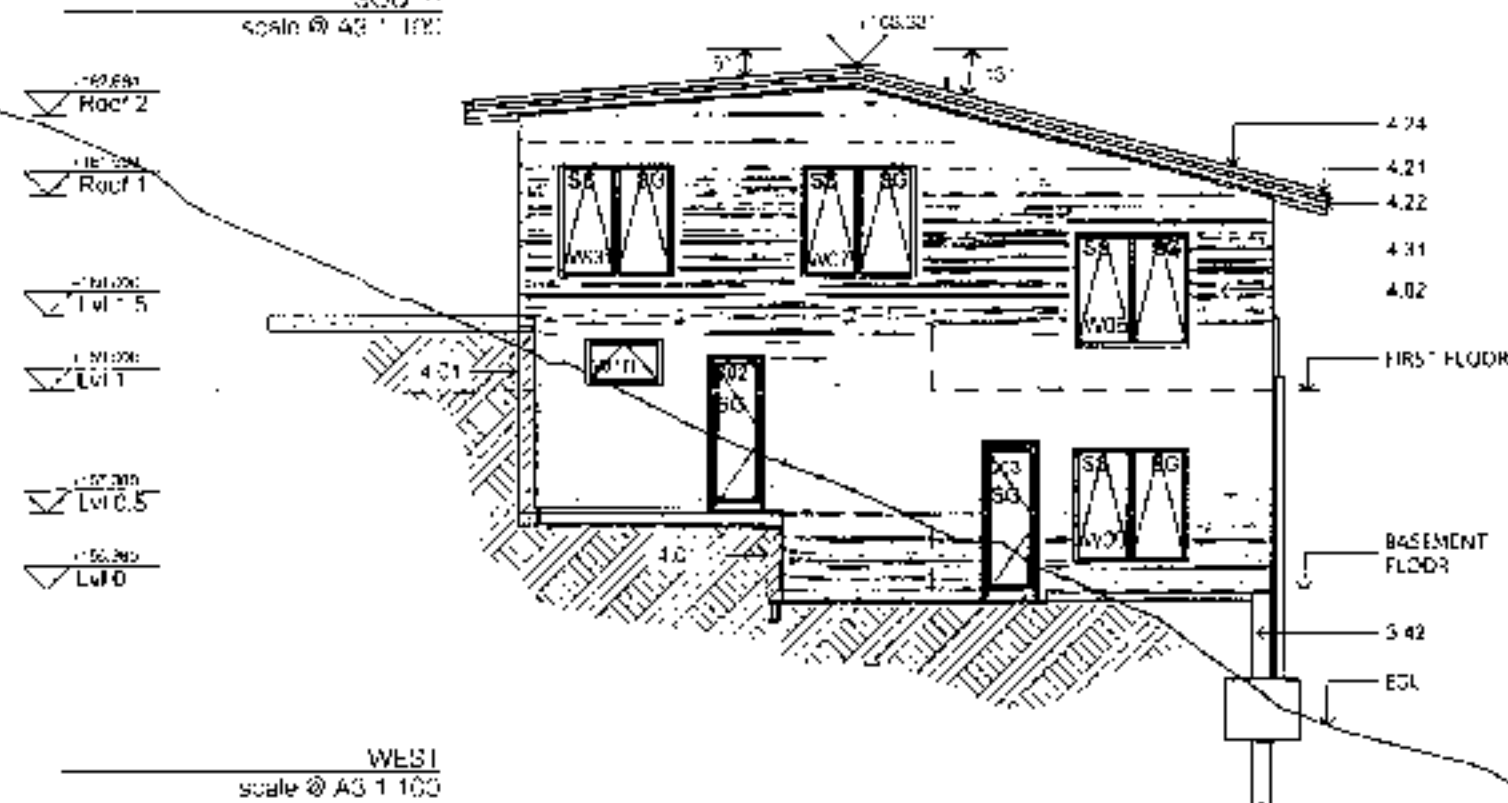
2014

Zones

Wind	VH		
Earthquake	1		
Exposure	C	Climate	3
Snow	N5@70m	Planning	R4



SOUTH
scale @ A3 1:100



WEST
scale @ A3 1:100

Key Notes

0. General Notes

SG Safety/Class
SS Security/Class

2. Site

2.01 existing walls

3. Structure

3.21 Roof framing
3.42 End Panel

4. Enclosure

4.01 Apex Gablestitch tanking membrane
4.02 Horizontal and vertical wall modeling
4.21 Diamond Chen Styling
4.22 Diamond Chen Styling
4.24 Styling roof cladding
4.31 Styling roof cladding

7. Services

7.02 Utility

BUILDING ENVELOPE RISK MATRIX

South Elevation

Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	High risk	2
Roof/wall intersection design	Low risk	0
Eaves width	Medium risk	1
Envelope complexity	Low risk	0
Deck design	Low	0
Total Risk Score:		5

BUILDING ENVELOPE RISK MATRIX

West Elevation

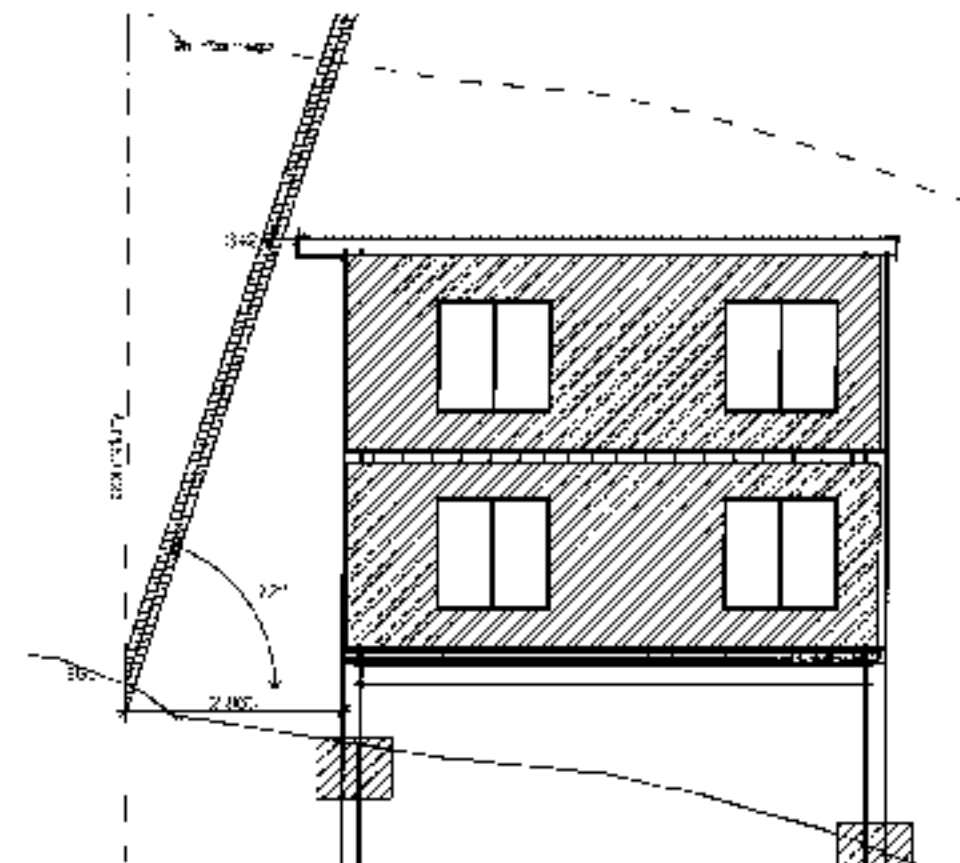
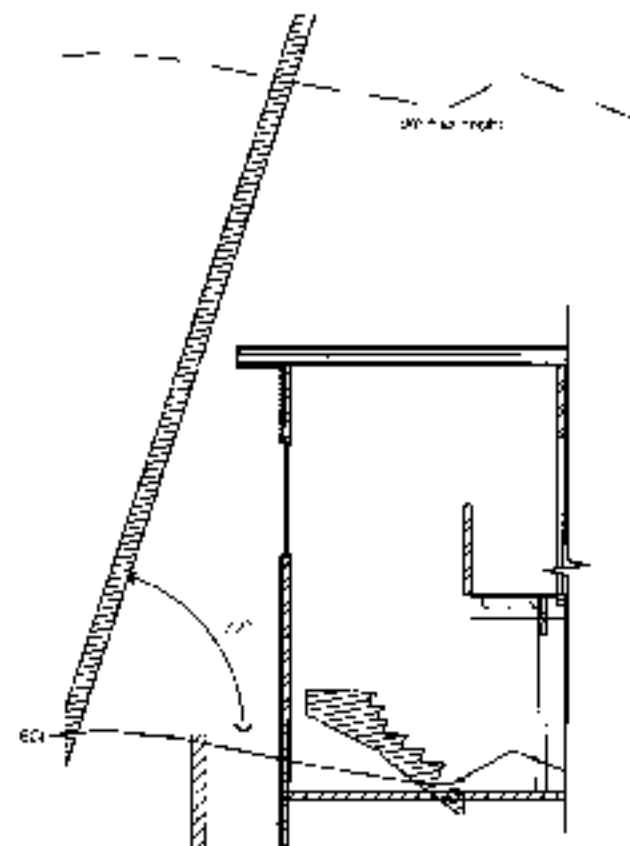
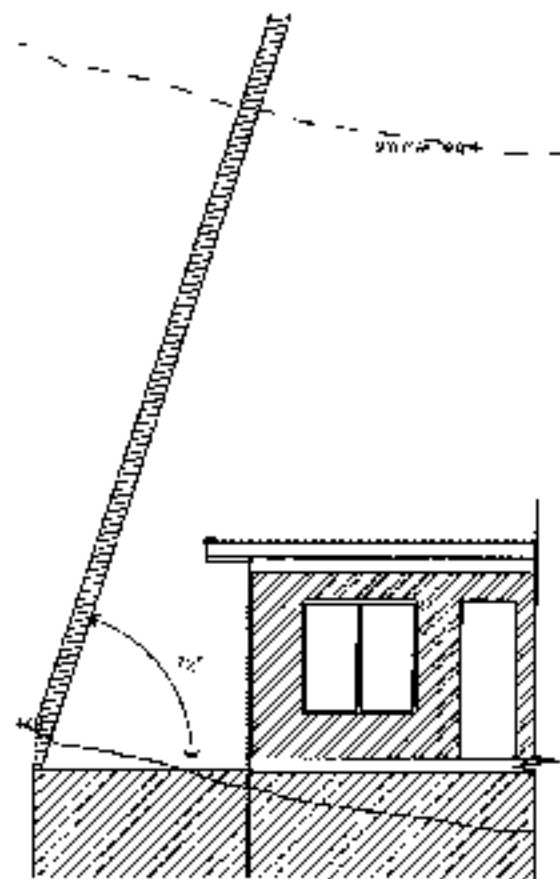
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	High risk	2
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Low risk	0
Deck design	Low	0
Total Risk Score:		6

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ARCHITECTURAL DESIGN DOCUMENT

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Zones

Wind	VH		
Earthquake	1		
Exposure	C	Climate	3
Snow	N5@70m	Planning	R4



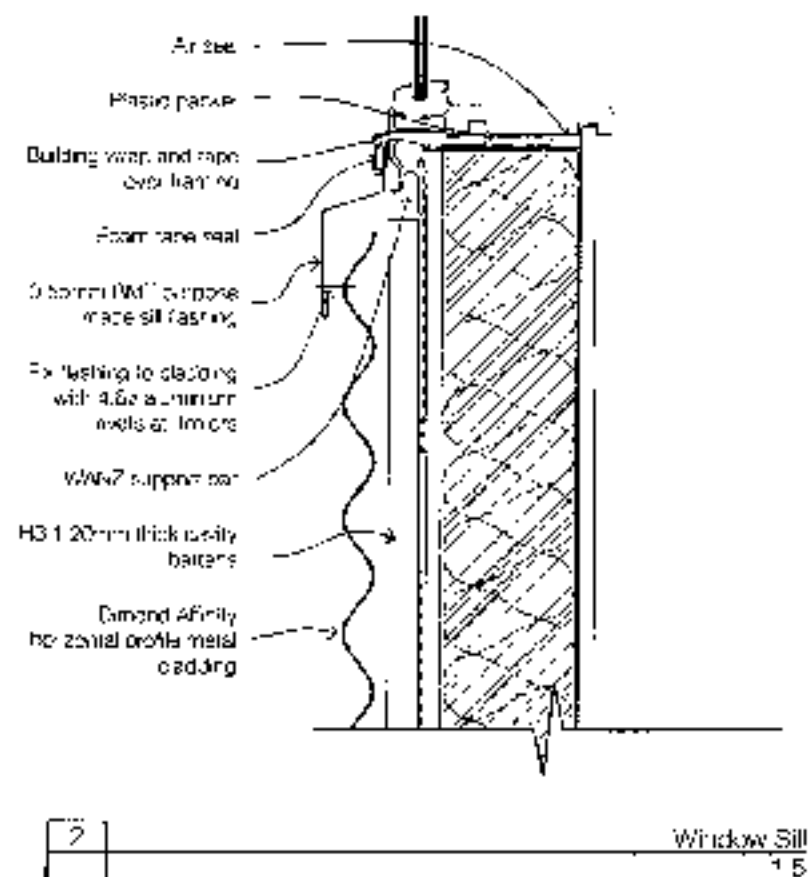
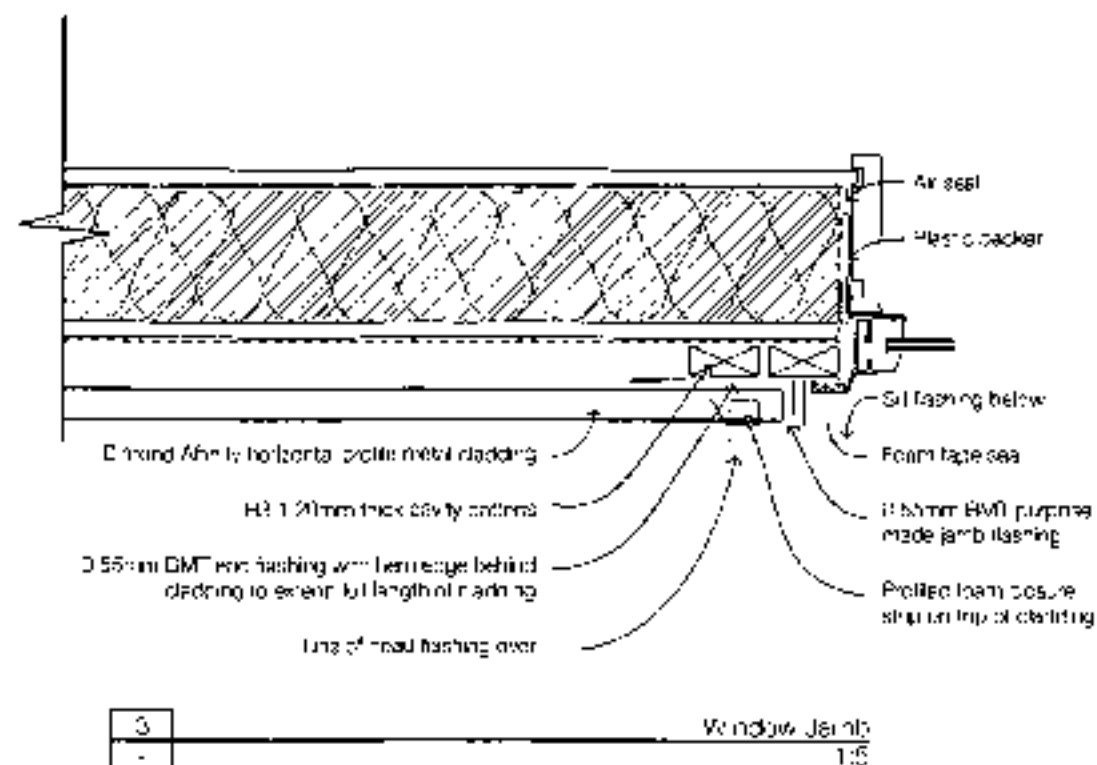
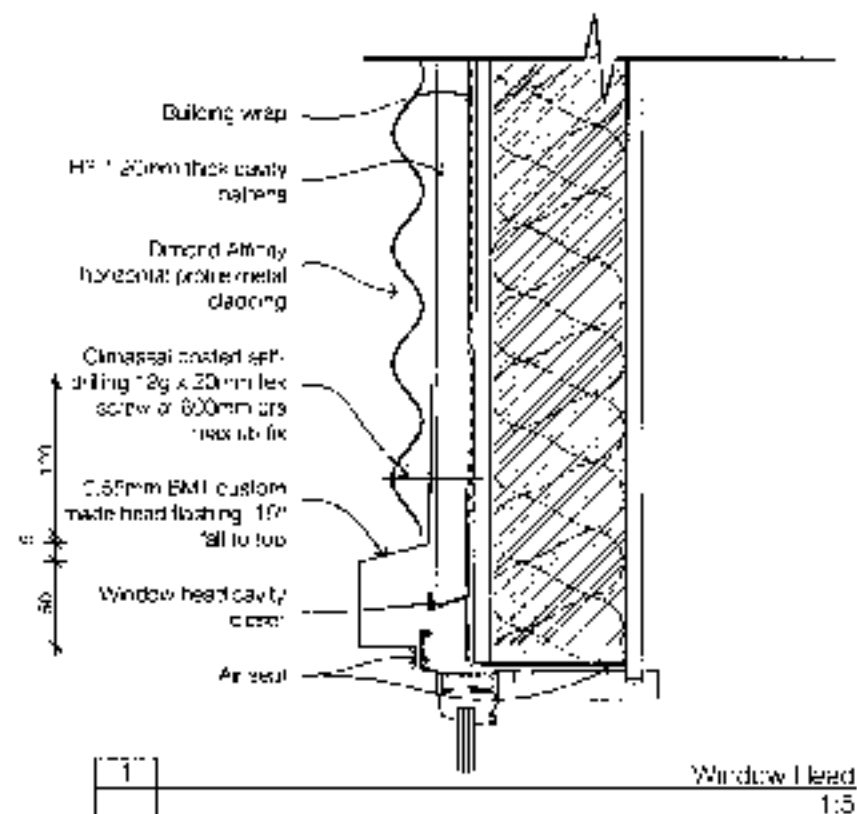
1
-
Recession Plane 1
scale @ A3 1:100

2
-
Recession Plane 2
scale @ A3 1:100

3
-
Recession Plane 3
scale @ A3 1:100

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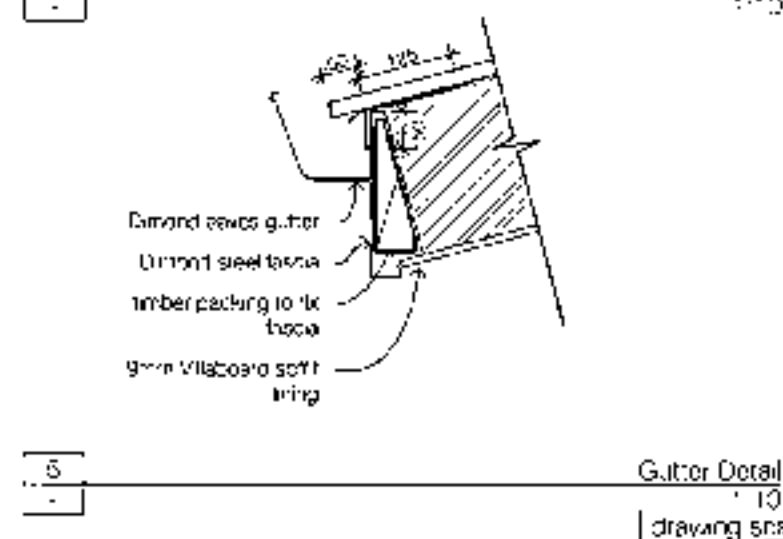
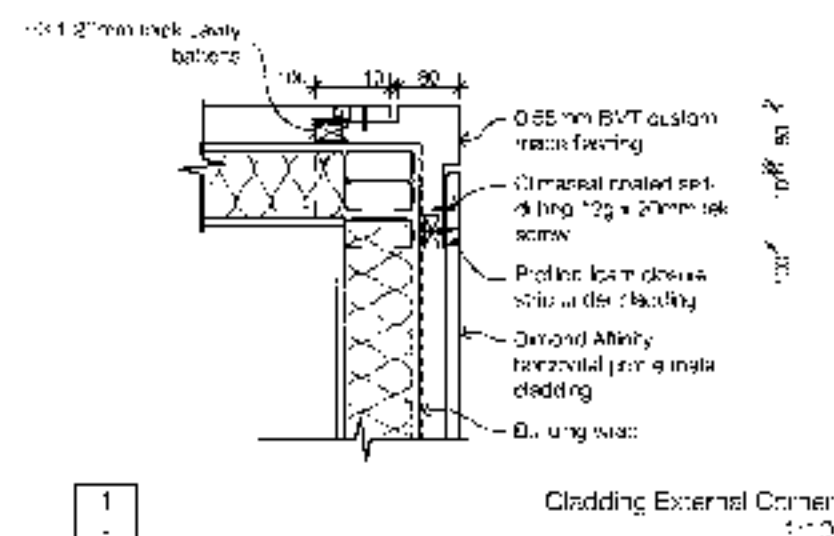
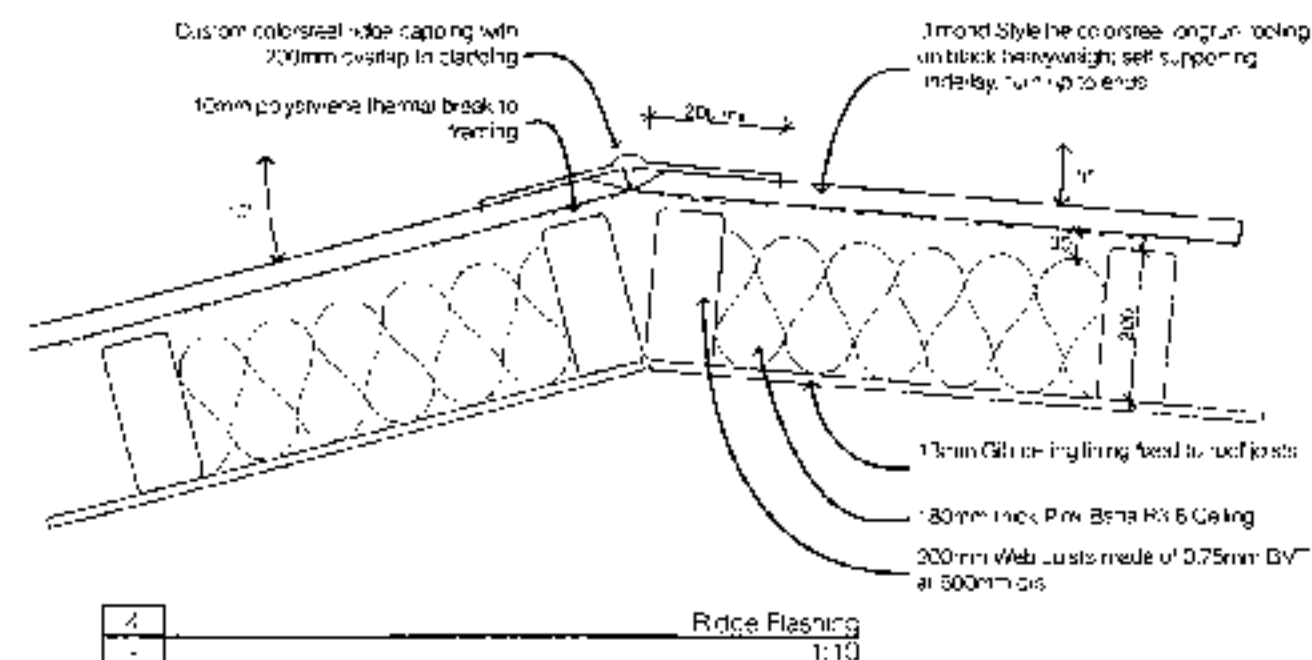
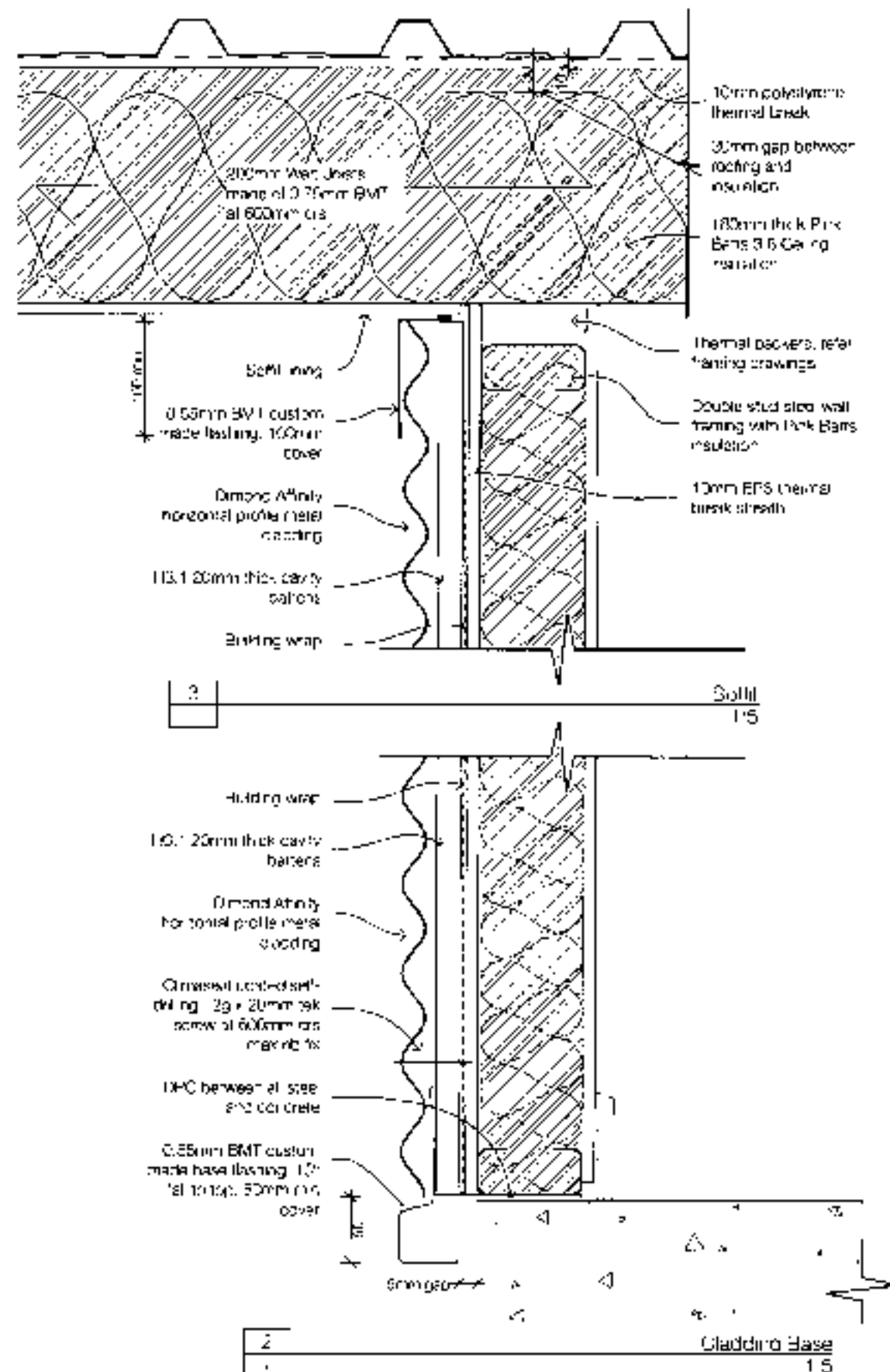
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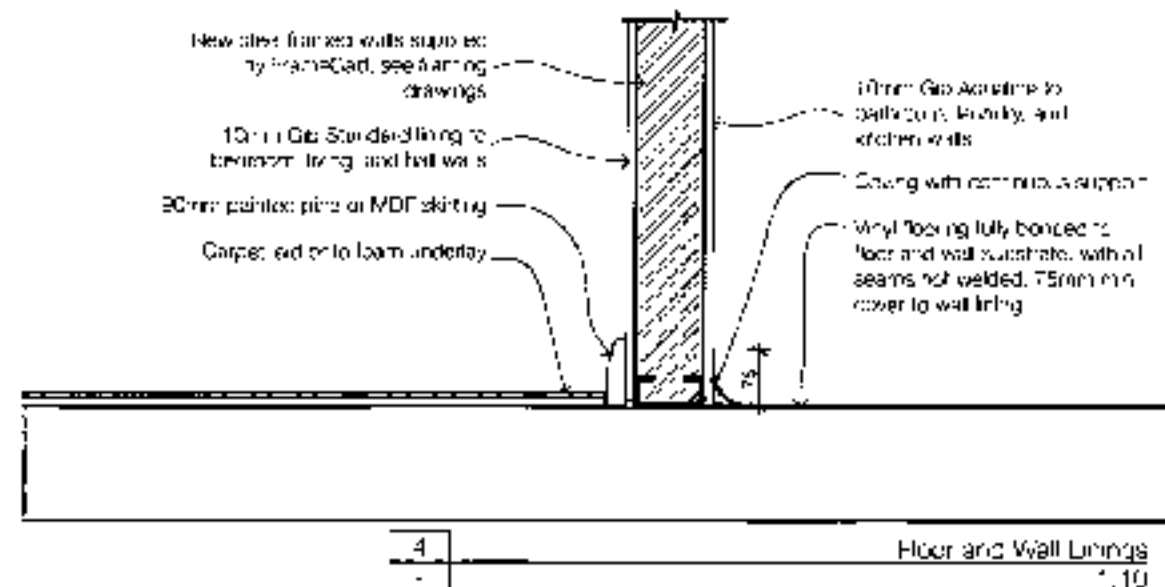
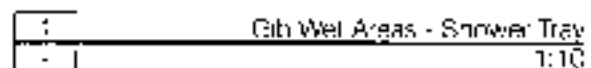
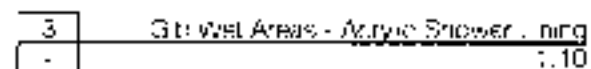
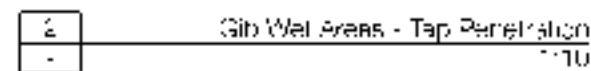
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[drawing scales at A3]



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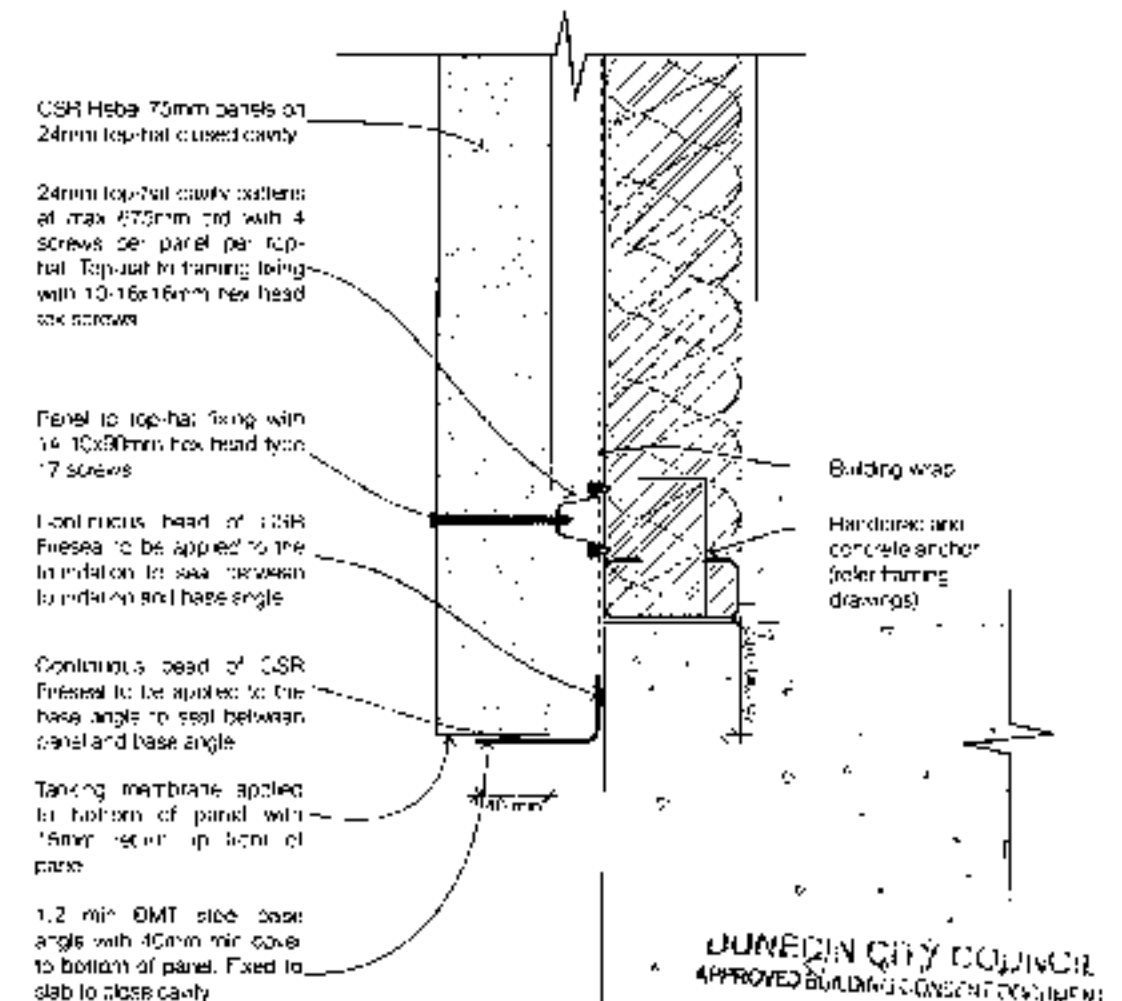
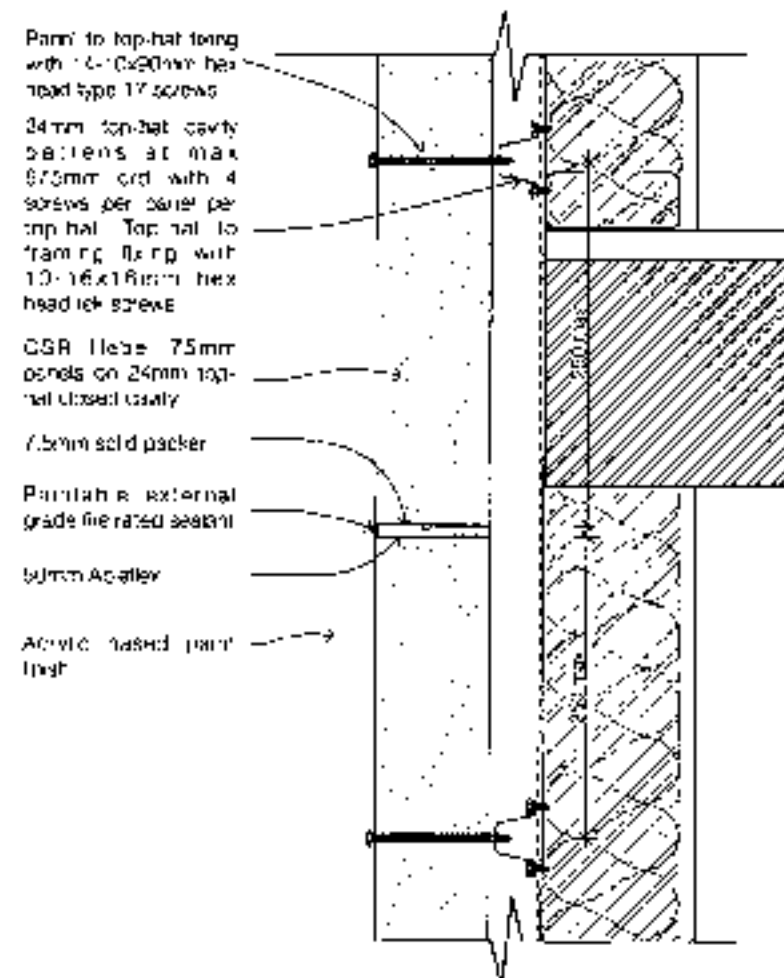
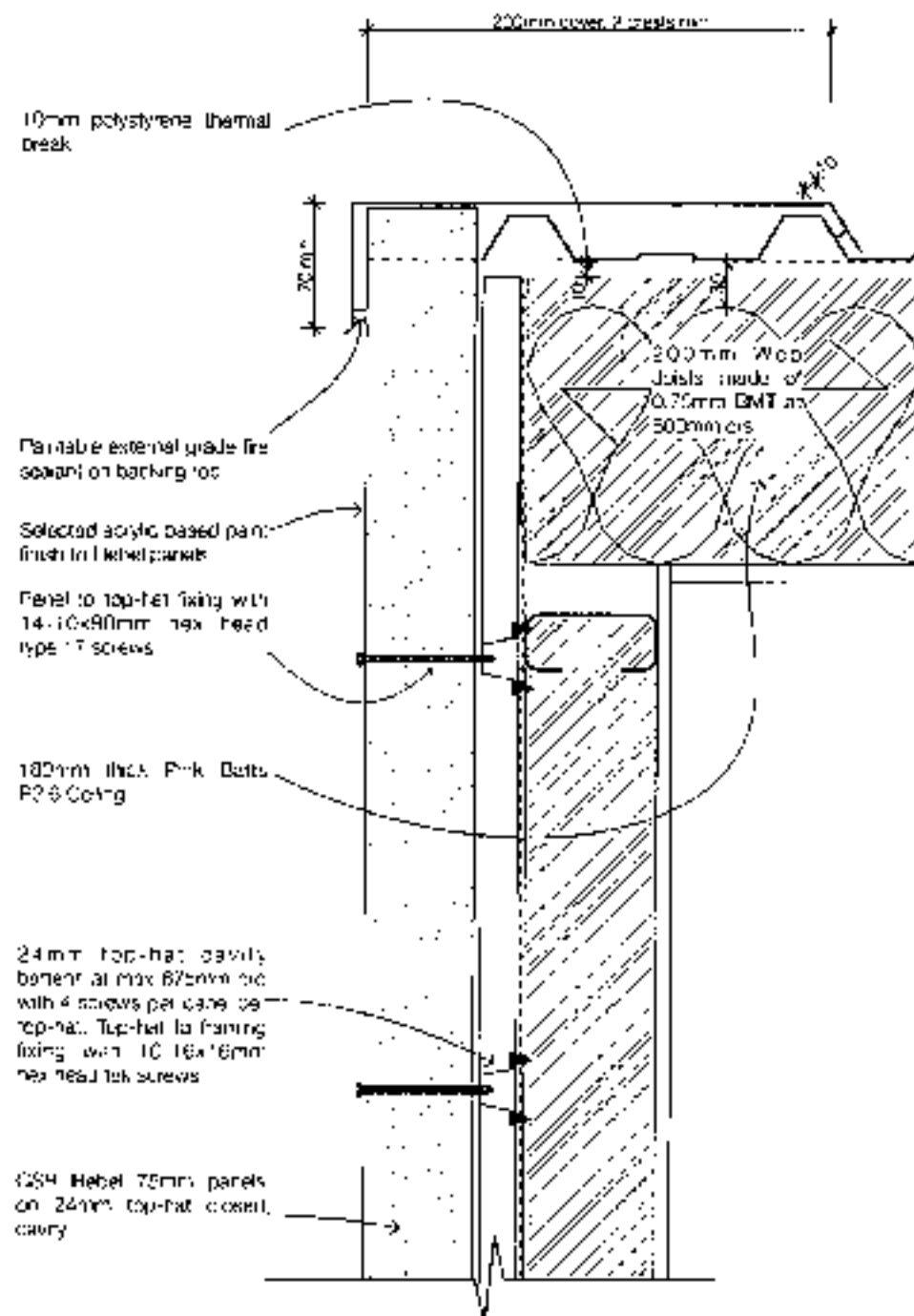
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20 1 4 _ 6 1 4

Zones			
Wind	VH		
Earthquake	1		
Exposure	C	Climate	3
Snow	N5@70m	Planning	R4

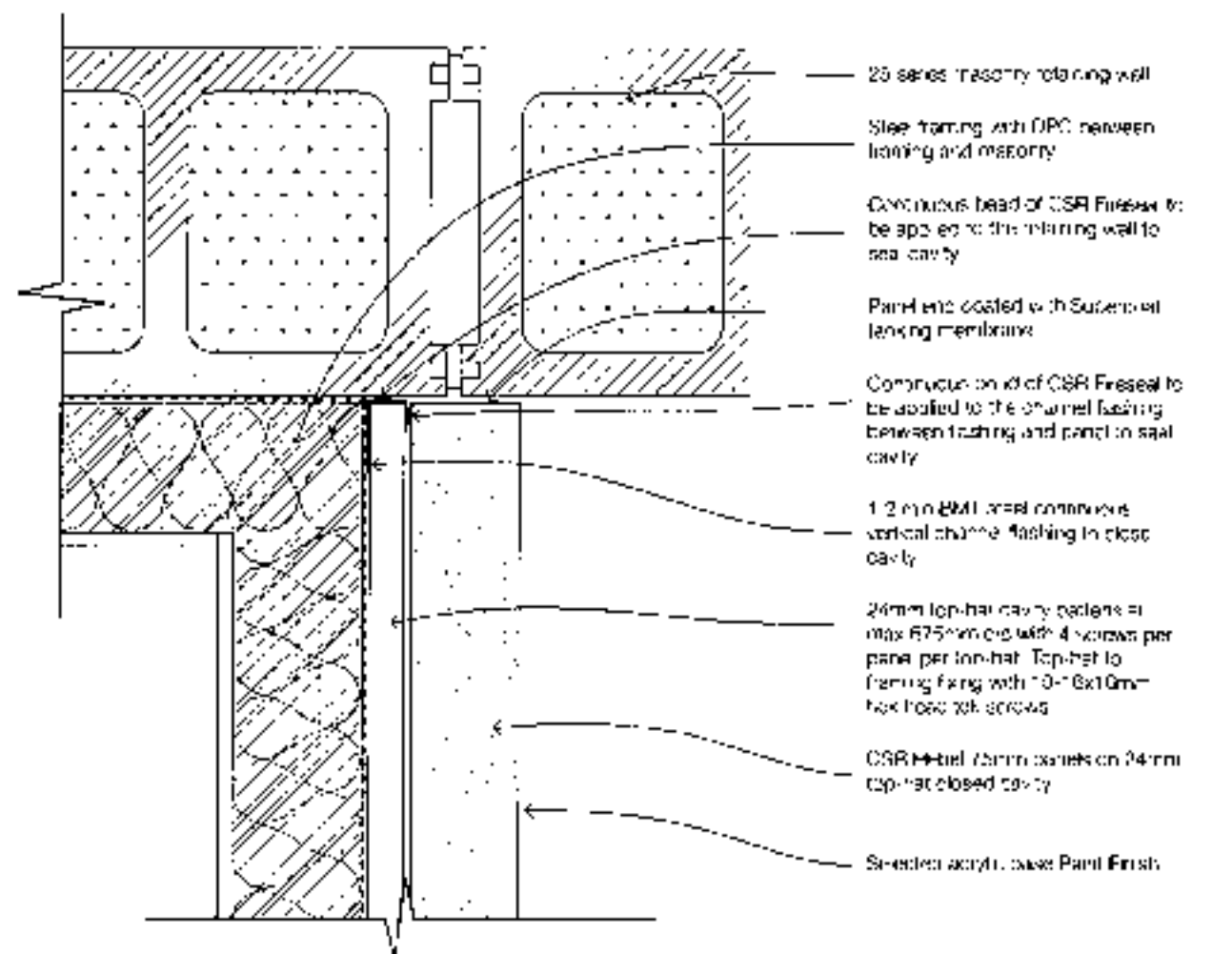
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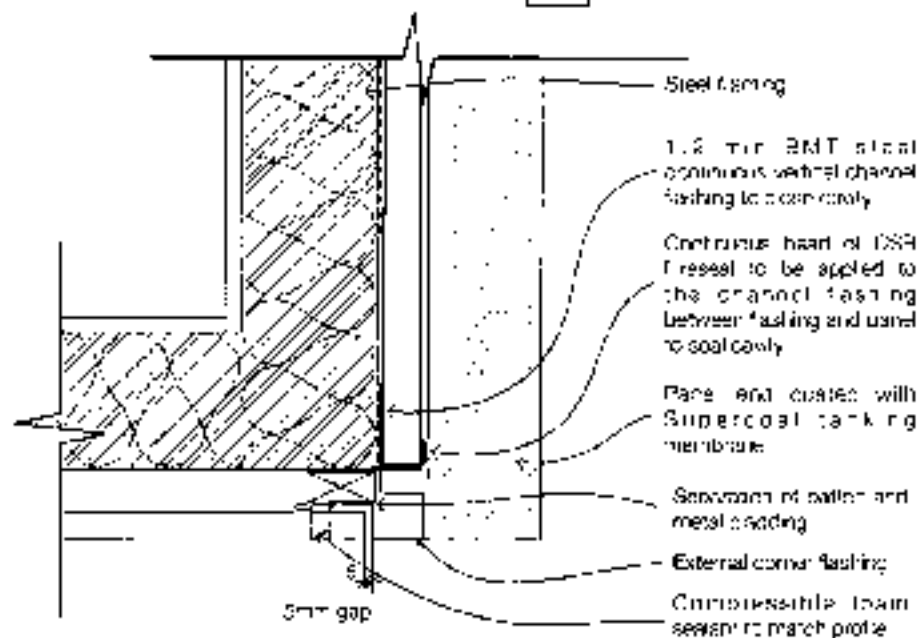
2	Wait Roof Junction
-	15

3	Hebe Horizontal Control Joint	15
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1	Free Base
-	1.5



Panel to Retaining Wall Junction
1:5

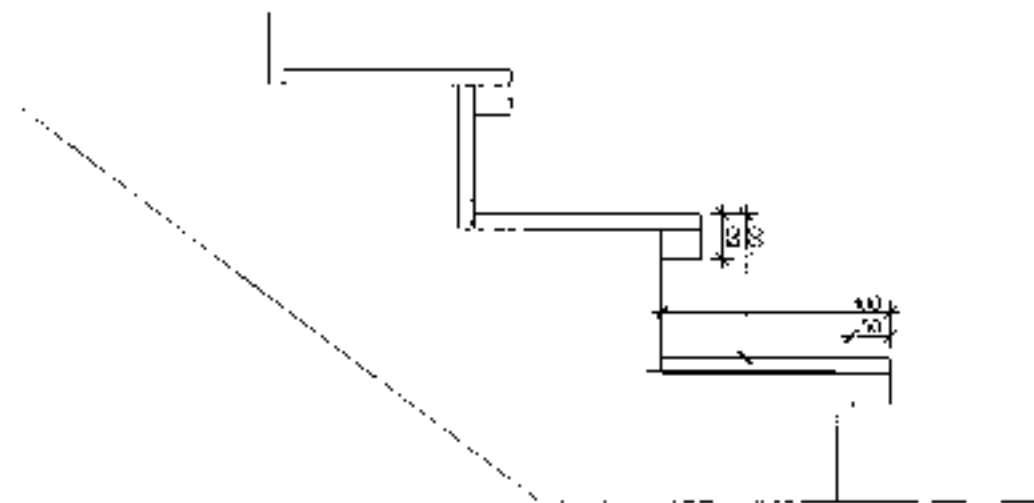


Head Firewall to Adjacent Wall Junction
1:5

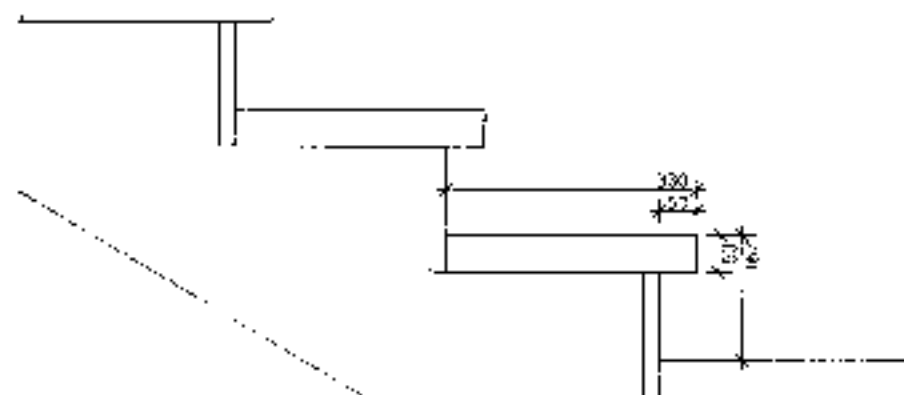
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drawing scales at A3

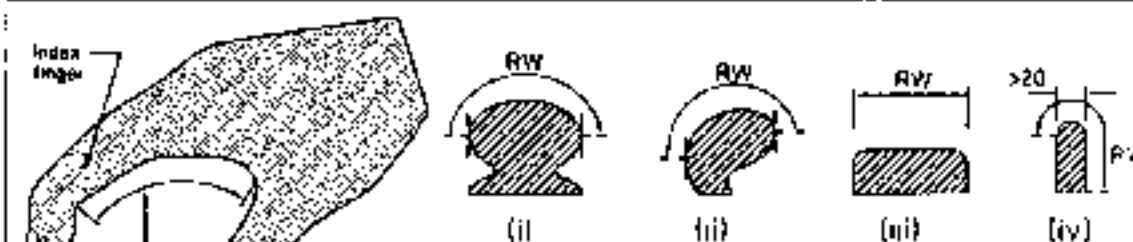


2
Stairs - Secondary Private
1:10



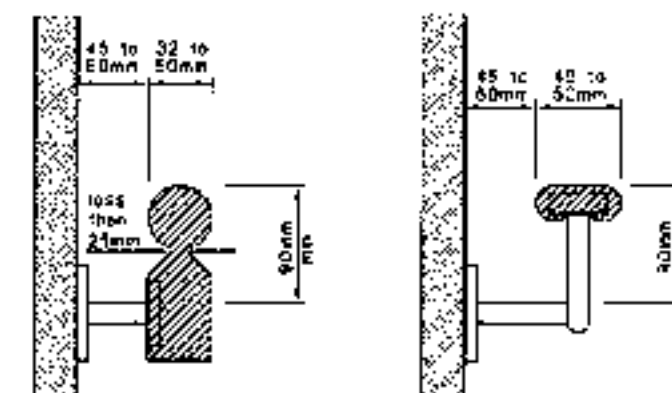
2
Stairs - Main Private
1:10

Figure 26: Handrail Profiles and Clearances
Paragraphs 6.0.8 and 6.0.9



- RW shall not exceed 80 mm.
- RW (relevant width) is measured around the upper surface perimeter of the handrail section between the vertical lengths on either side.
- Variations in shape are acceptable provided the effective grip is not reduced. For example, the side faces shown as vertical in details (ii) and (iv) are still acceptable even if slightly curved or sloped up to 5° from vertical.
- See fig 26 (a) for wall clearances.

(a) Determination of relevant width for private and common stairways



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[drawing scales at A3]

Figure 14: Seismic Restraint of Storage Water Heaters 00-300 litres
Paragraph 6.11.4

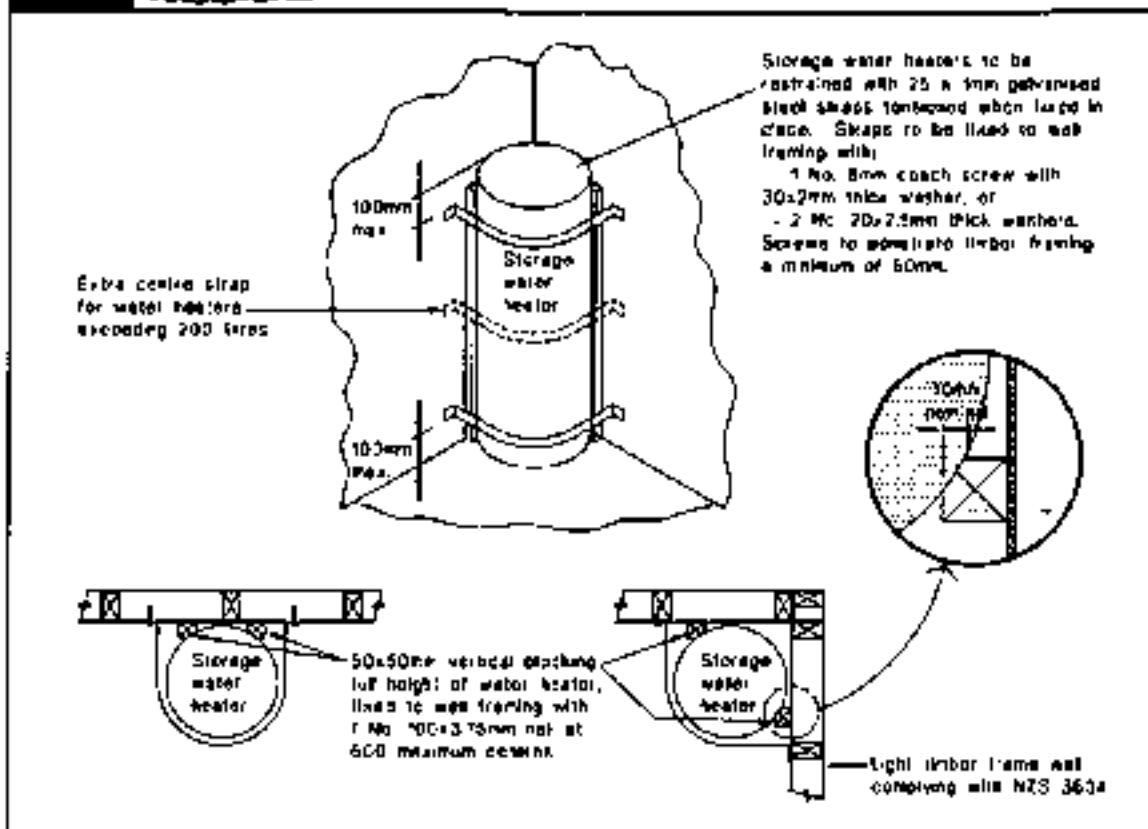


Figure 15: Main Pressure Storage Water Heater System (Invented)
Paragraphs 6.12 and 6.13.1

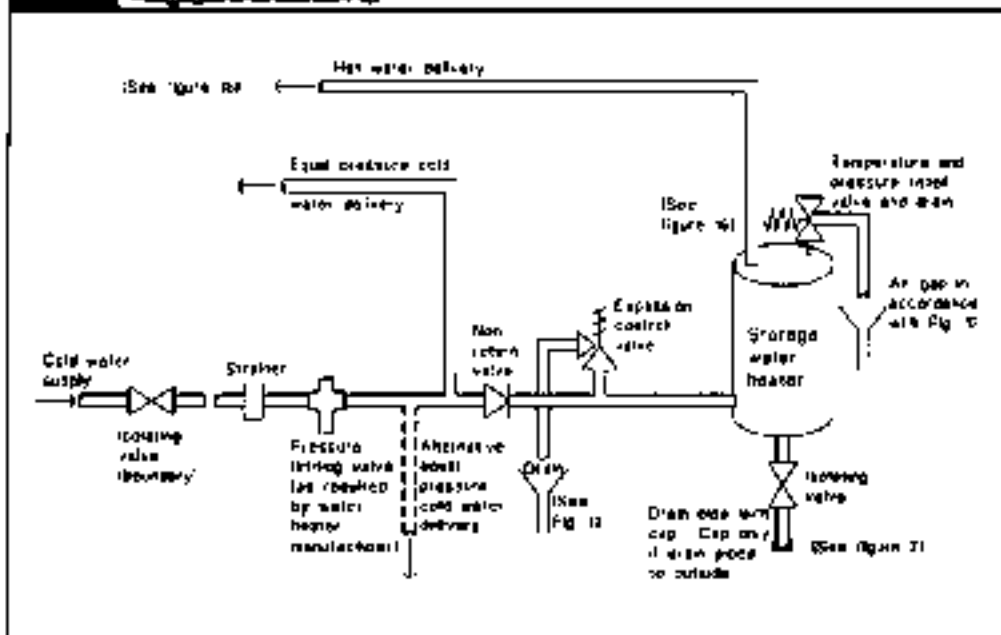
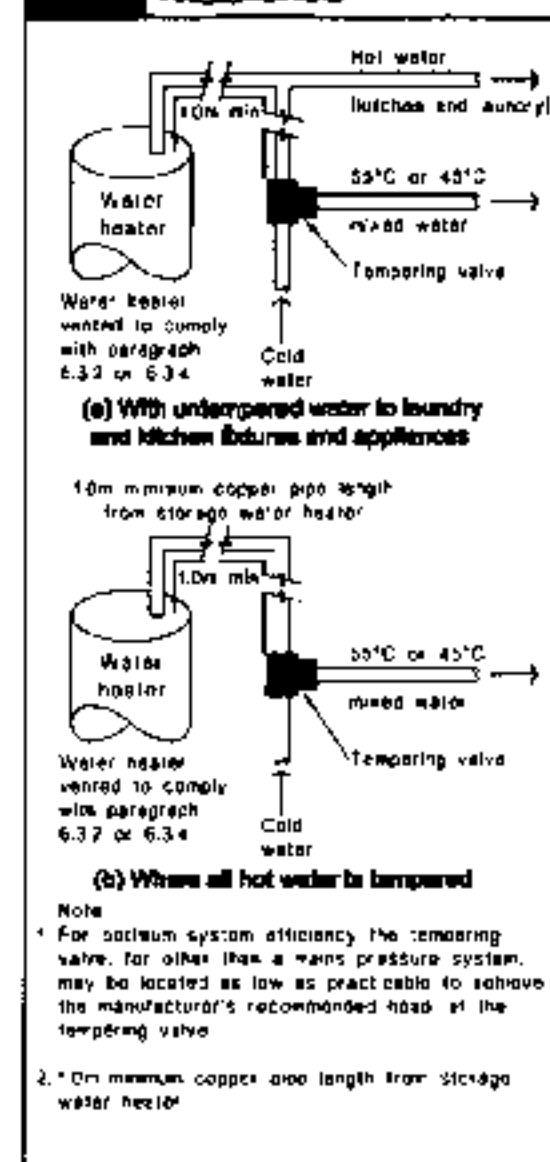
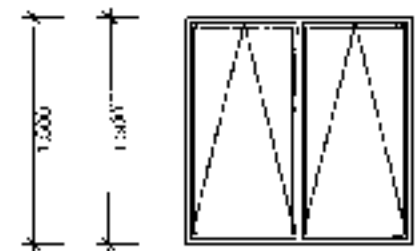
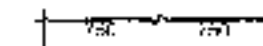
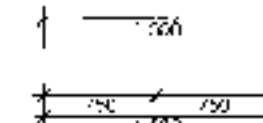
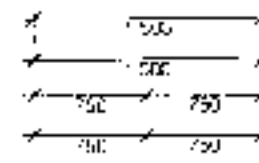
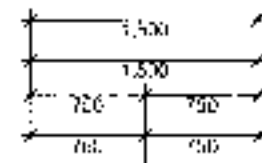
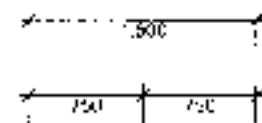


Figure 16: Tempering Valve Installation
Paragraph 6.14.2.8

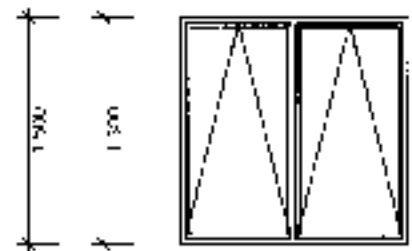
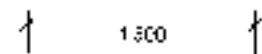


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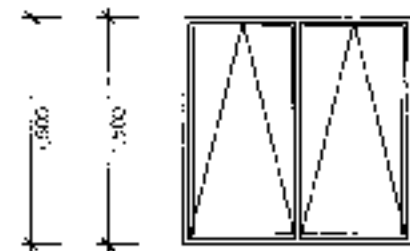
2014 - 614



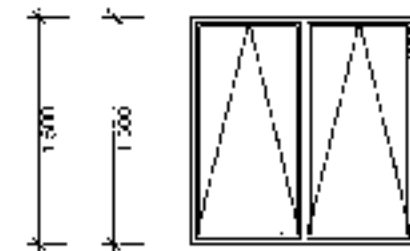
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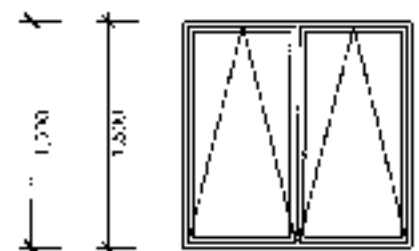
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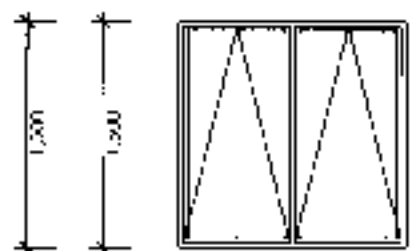
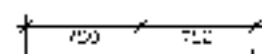
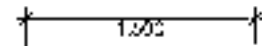
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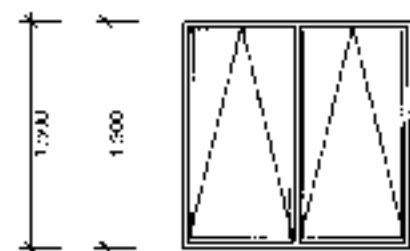
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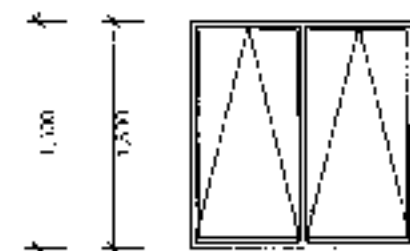
W05 sill height 600mm



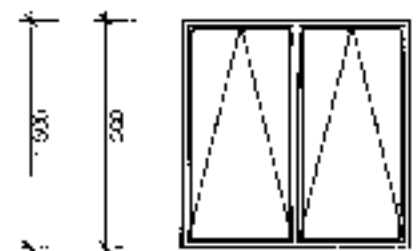
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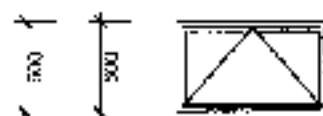
W07 safety stay required
sill height 500mm



W08 safety stay required
sill height 500mm



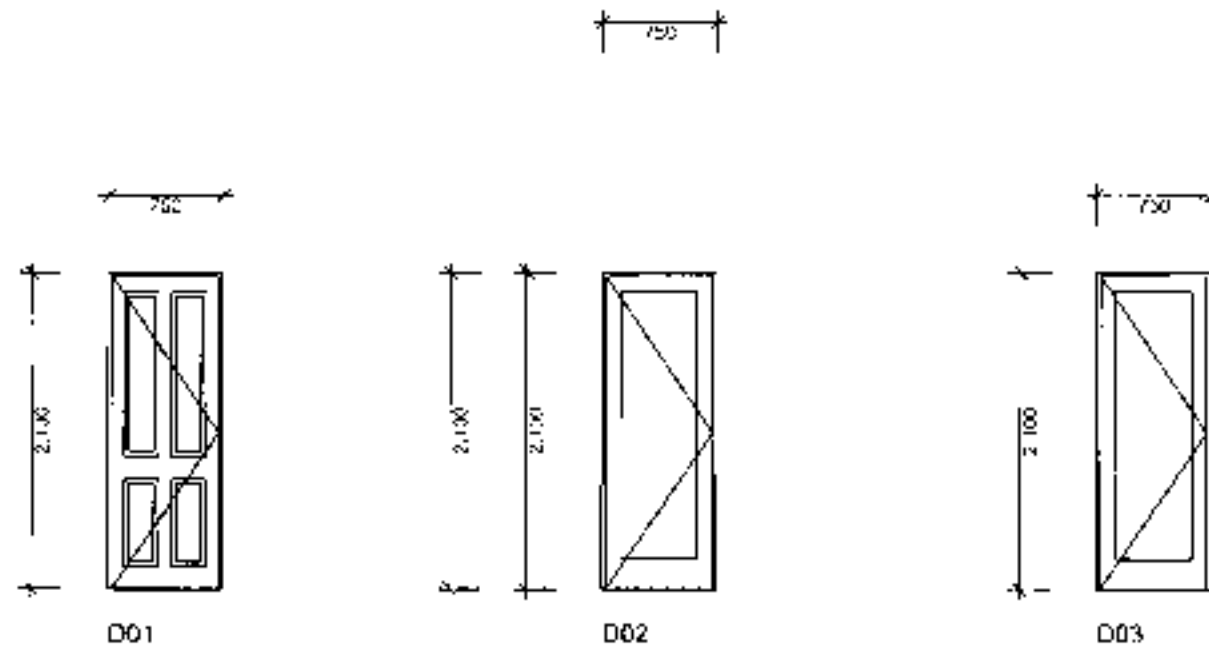
W09 sill height 500mm



W10 sill height 1700mm

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93 CANONGATE, DUNEDIN

ENGINEERING DETAILS

APRIL 2014
2-STOREY APARTMENT, 4 BEDROOMS, SINGLE GARAGE, 69m² + 71m²

Sheet Index

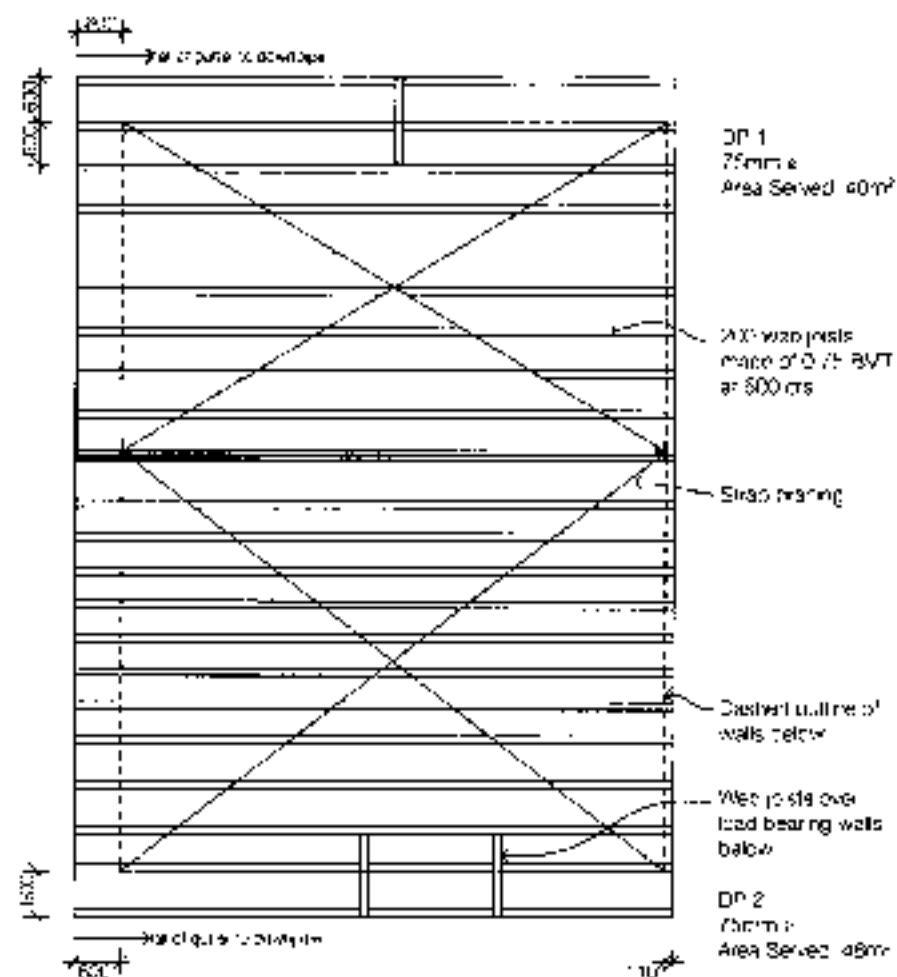
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	COVER	
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E109	FOUNDATION LAYOUT	
E110	MIDFLOOR LAYOUT	
E 02	DETAILS	
E 03	DETAILS	
E 04	DETAILS	
E 05	DETAILS	
E 08	DETAILS	
E 07	DETAIL	
F 08	DETAILS	
F 09	DETAILS	
E 10	DETAILS	
E 11	DETAILS	
E 12	DETAILS	
E 13	DETAILS	

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2014 614

SHEET 1 OF 16
DRAWING SCALES SHOWN AT A3
DO NOT SCALE OFF DRAWINGS

Project Name	Client	Physical Address	Legal Description	Drawing	Project Number	Drawing Set	Date Published	Designer
MAJ 001	Majid Doust	93 Canongate	Lot 19 Dp 76	COVER		Engineering Details	7/04/14	AF LM





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SHEET 2 OF 15
DRAWING SCALES SHOWN AT A2
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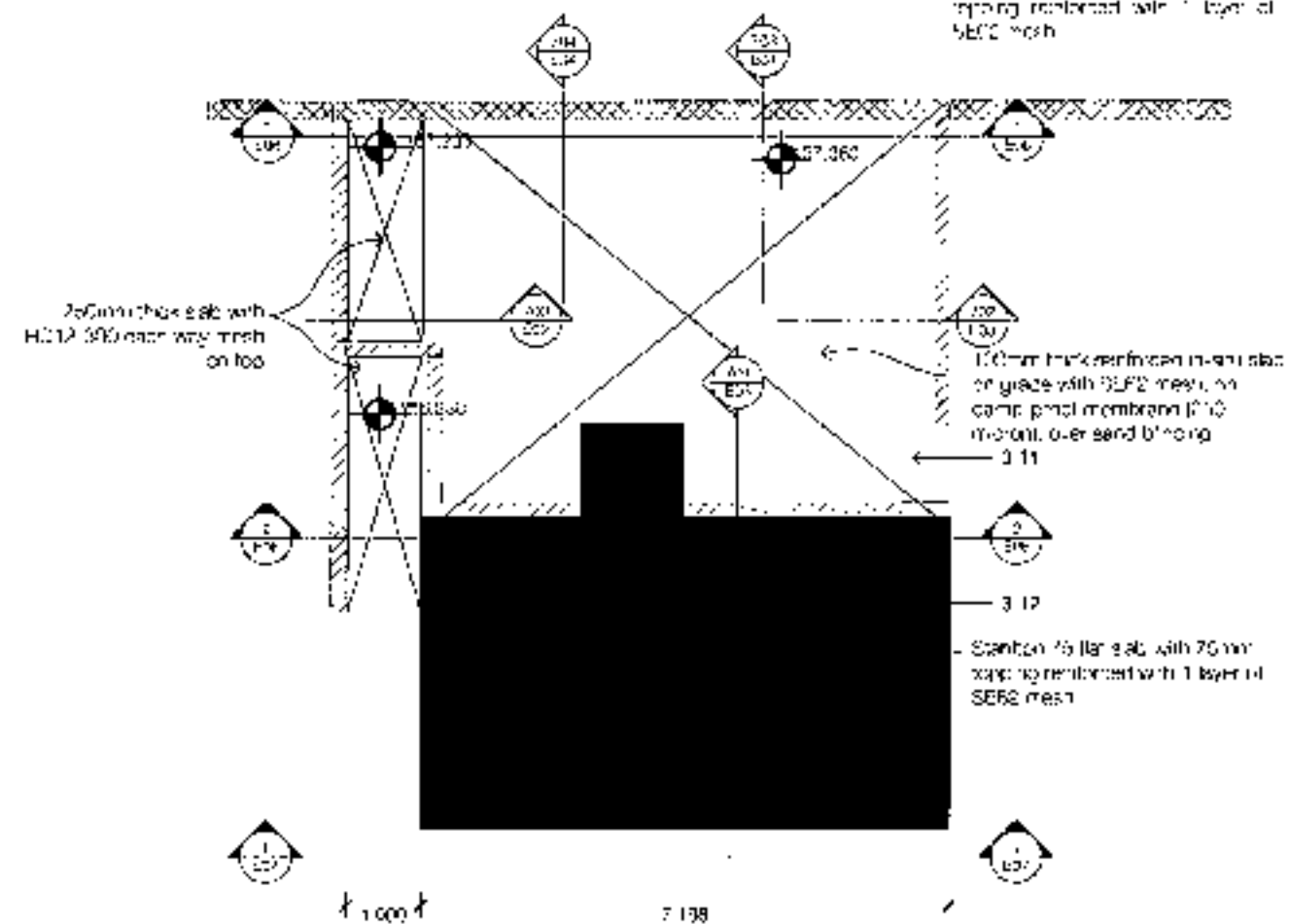
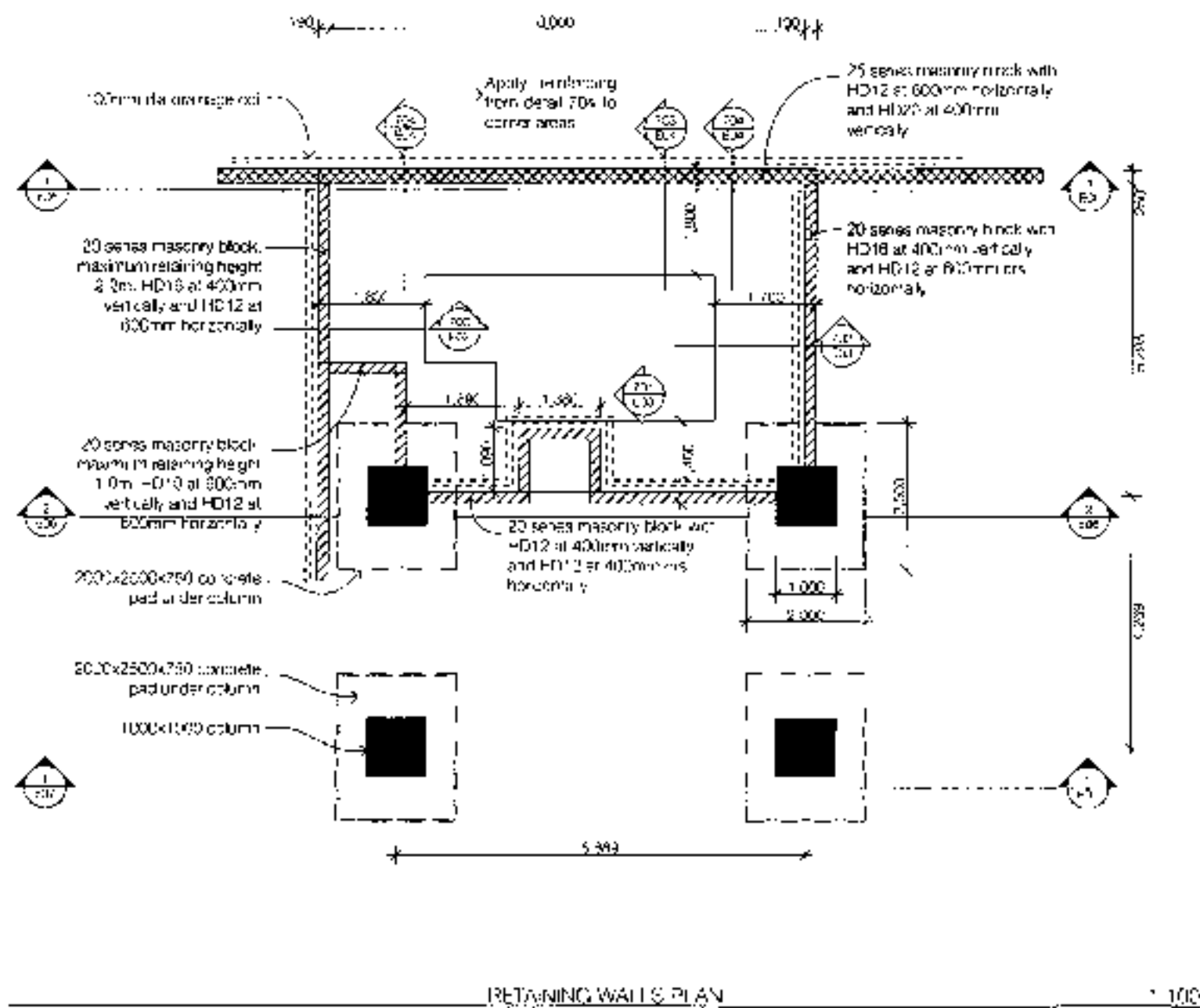
Project Name	Client	Typed Address	Legal description	Rooming	Page Number	Drawn By	Issue Date	Checked By
MAJ 001	Majid Douski	83 Carrington	Lot 13 Dp 76	ROOF PLAN	E105	Engineering Details	7/04/14	AF LM

clickStructural
Make your ideas click!

Key Notes

3. Structure

- 3.11 100mm H.D. steel pipe and 10mm thick reinforcement mesh on grade with SFS mesh, on damp-proof membrane (250 micron), over sand blinding
- 3.12 System Floor System
System 75 flat slab with 12mm spacing reinforced with 1 layer of SFS mesh



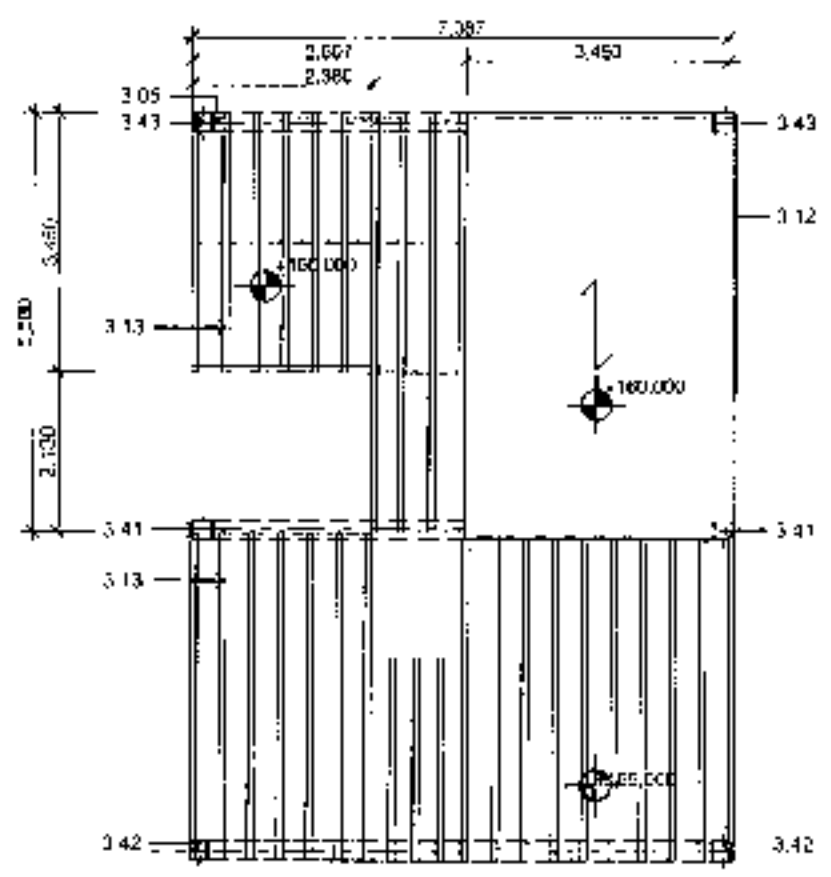
BASEMENT SLABS
UNIFORMITY CONTROL
APPROVED BUILDING CONSENT DOCUMENT

2014 614

SHEET 3 OF 16
DRAWING SCALES SHOWN AT A3
DO NOT SCALE OFF DRAWINGS

Drawn by	Checked by	Project Ref	Site Address	Owner	Registration	Discipline	Date	Scale
MAJ 001	Majid Doust	93 Canongate	Lot 19 Dp 78	FOUNDATION LAYOUT	E 09	Engineering Details	7/04/14	AF 1:100 LM

clickStructural
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Key Notes

3. Structure

- 3.05** 25mm reinforced meshing strips retaining wall. Refer to Engineering Details
- 3.12** 25mm reinforced block wall with HUB at 400mm on vertical and HUB at 200mm on horizontal
- 3.12** Sashion Hood System
Sashion 75, 1st 100 with 20mm topping reinforced with 1 layer of 8752 mesh
- 3.13** DHS Floor Slabs
20mm particle board on top of 150-12 DHS at 400mm on with 1 fastener
- 3.41** Mobile Portal
200 UC 59 with 230x230x10mm base plate drilled for 20x15. Refer engineering details
- 3.42** End Portal
200 UC 59 with 230x230x10mm base plate drilled for 20x15. Refer engineering details
- 3.43** Garage Portal
200 RFD Portal. Refer engineering details sheet 102

VALUED IN CITY COUNCIL
APPROVED BUILDING DEPARTMENT

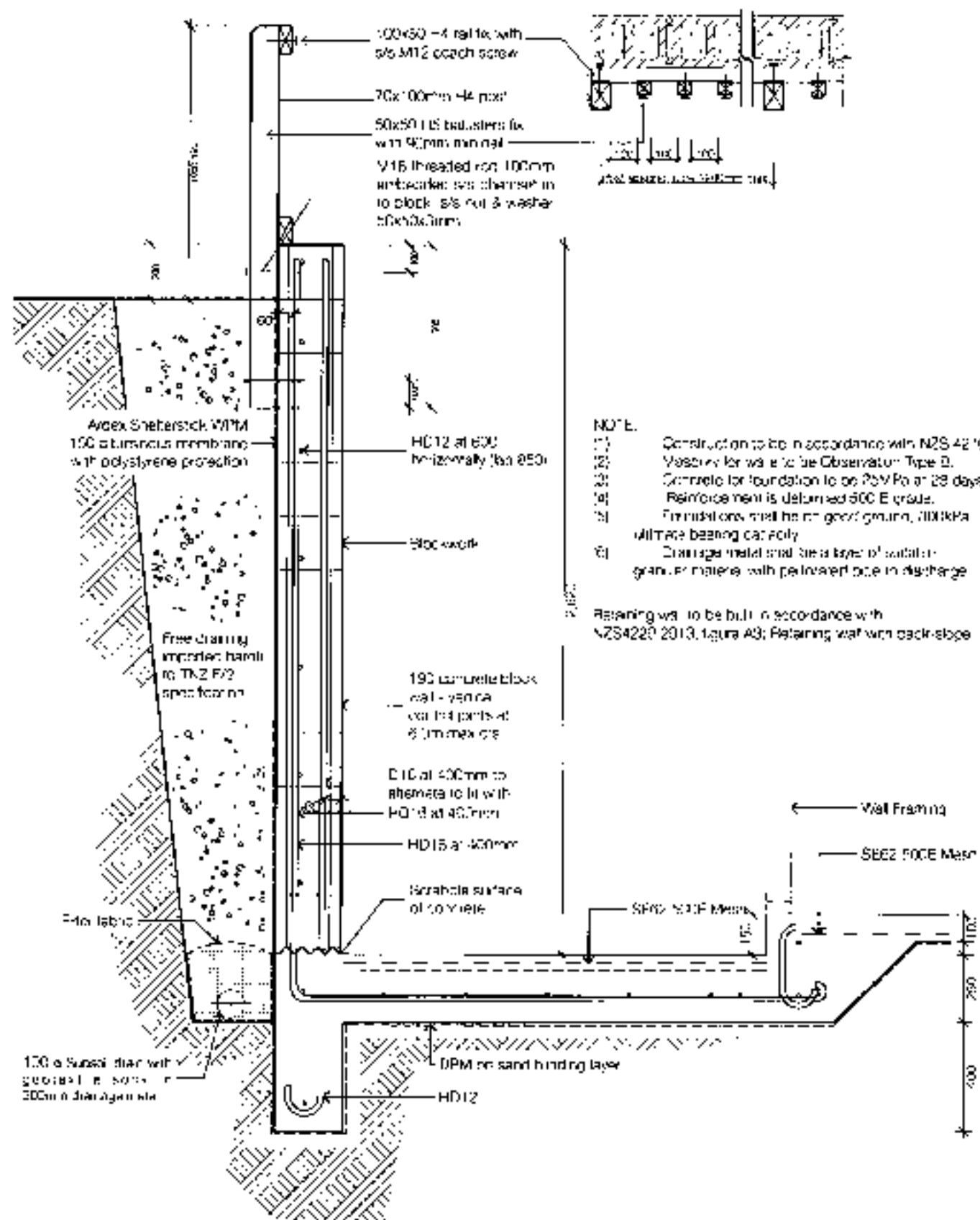
2014 614

1 MID FLOOR FRAMING 1:120

SHEET 4 OF 18
DRAWING SCALES SHOWN AT A3
DO NOT SCALE OFF DRAWINGS

Project Name	Client	Physical Address	Legal Description	Drawing	Page number	Drawing No	Date prepared	Officer
MAJ 001	Majid Doust	93 Canongate	Lot 19 Dp 76	MIDFLOOR LAYOUT	E-10	Engineering Details	7/04/14	AF Checked by LM





DETAIL 700 RETAINING WALL 1/20

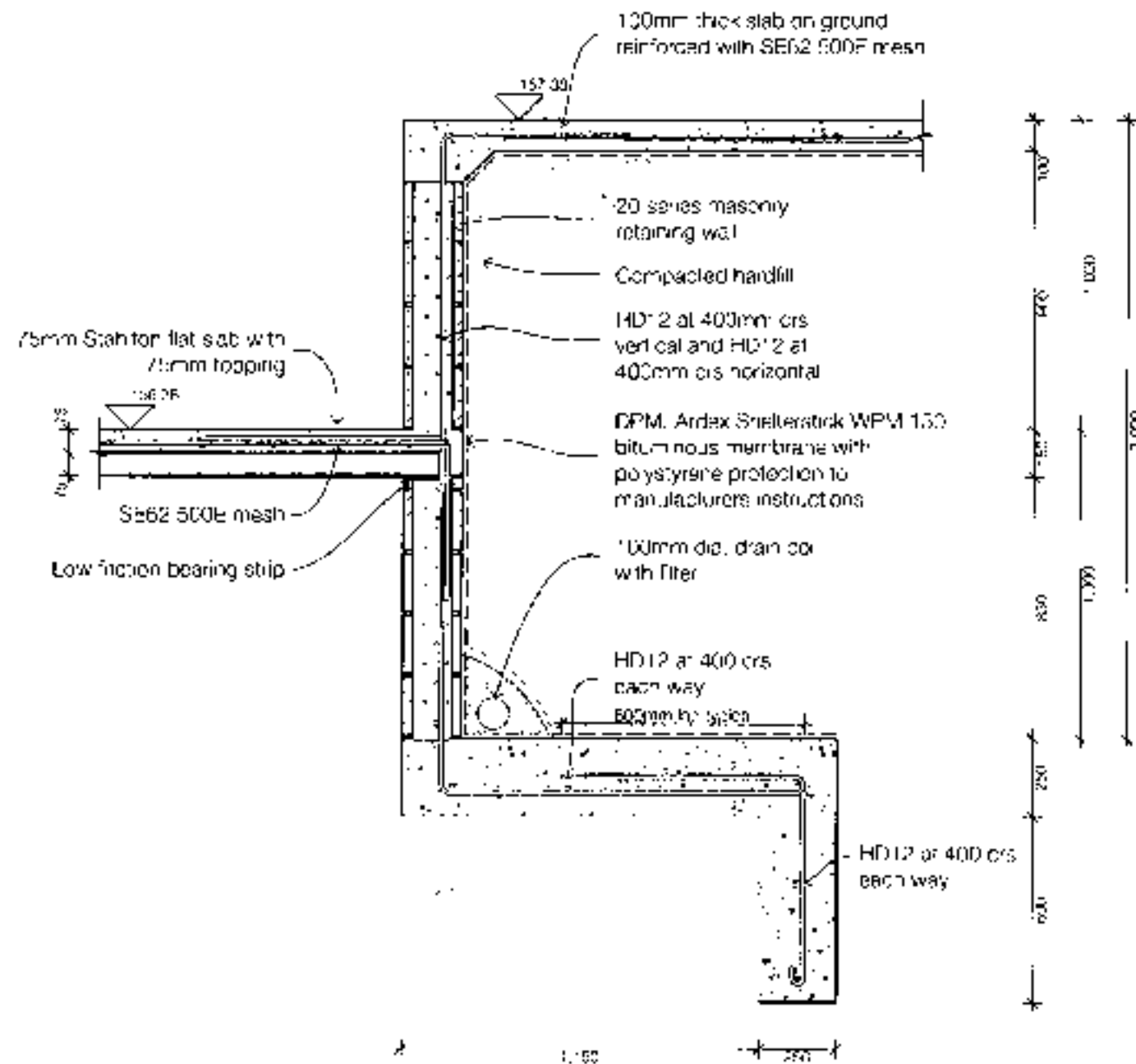
FOR INFORMATION ONLY - NOT FOR CONSTRUCTION
APPROVED BUILDING CONSENT DOCUMENT

2014 614

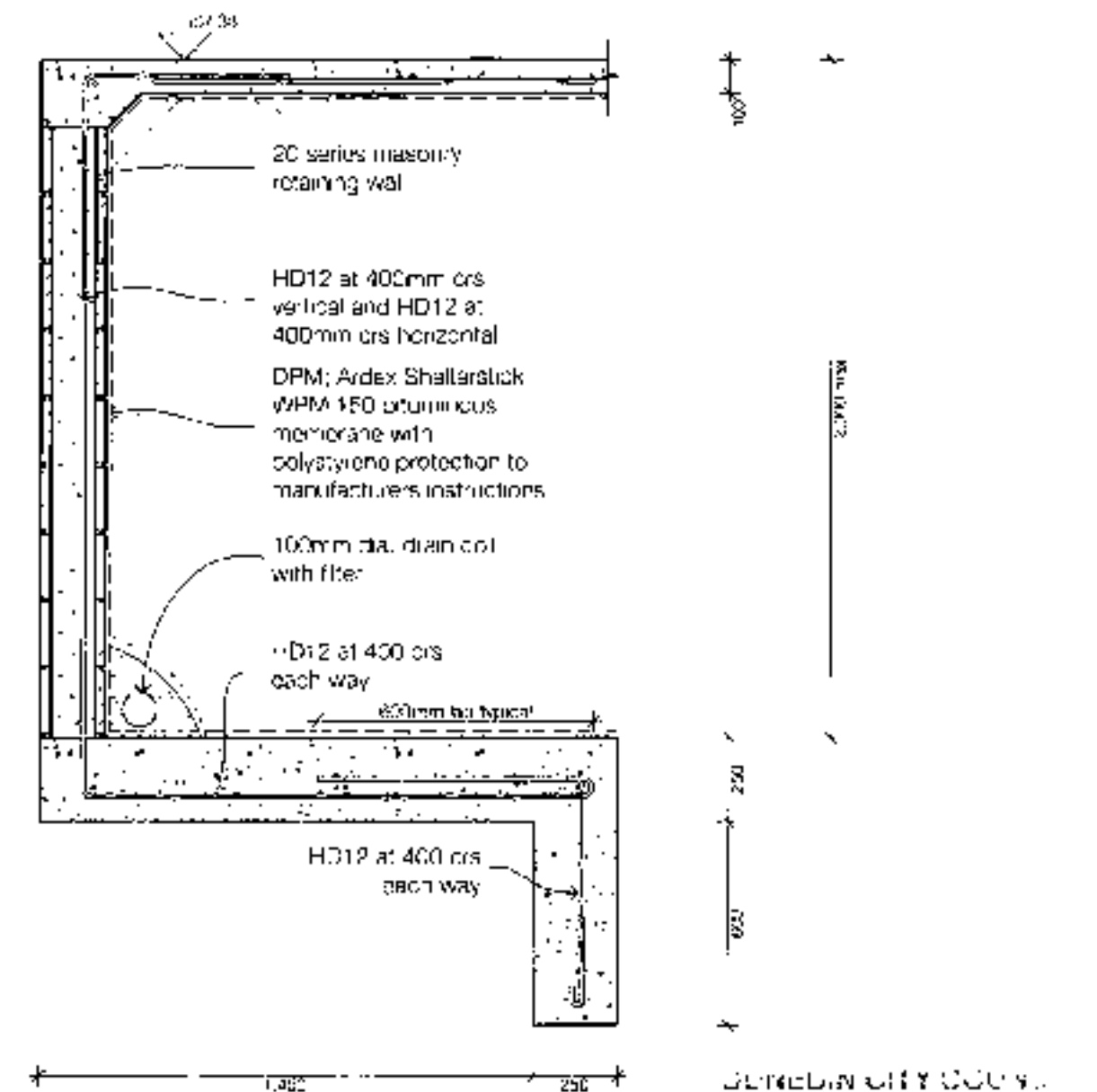
SHEET 5 OF 12
DRAWING SCALES SHOWN AT A3
DO NOT SCALE OFF DRAWINGS

Project Name	Client	Project Address	Local Position	Part No	File Name	Working Set	Start/End	Design
MAJ 001	Majd Doush	93 Canongate	Lot: 19 Dp: 76	DETAILS	E 02	Engineering Details	7/04/14	AF Design LM

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DETAIL 731 RETAINING WALL
1:20



DETAIL 732 RETAINING WALL
1:20

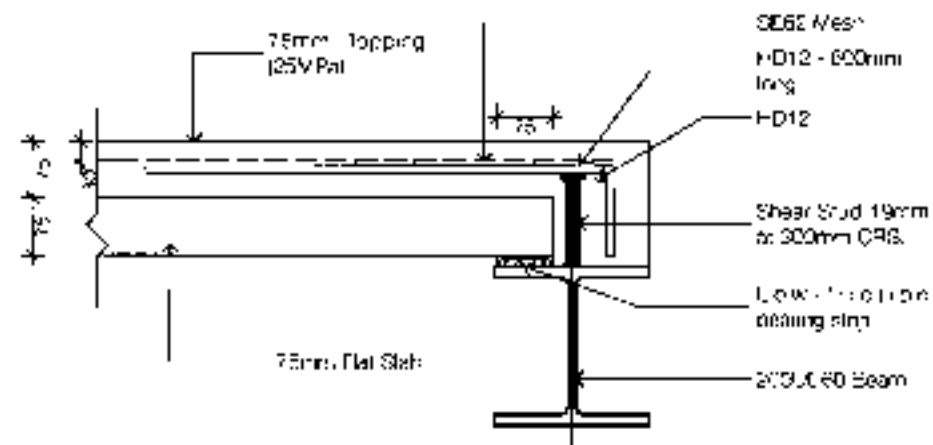
DEVELOPMENT CITY COUNCIL
APPROVED BUILDING CONSENT 14/04/14

2014 614

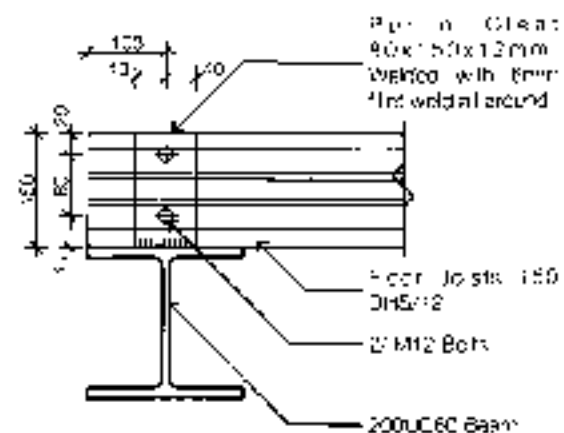
SHEET 6 OF 18
DRAWING SCALES SHOWN AT 70
DO NOT SCALE OFF DRAWINGS

Project name	Client	Project address	Legal description	Lotting	Reg number	Drawn by	Issue number	Project
MAJ 001	Majic Dousli	93 Canongate	Lot 19 Dp 78	DETAILS	E 03	Engineering Details	7/04/14	AF 14/04/14 LM

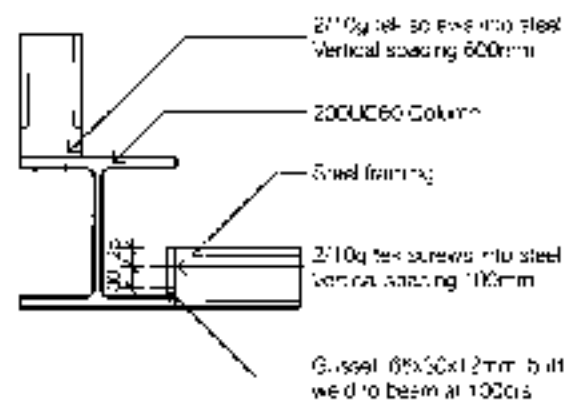
clickstructure
Make your ideas click



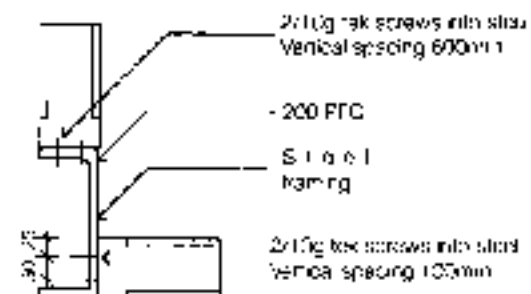
Connection Stanton Floor to Steel Beam (Side view)



Connection Floor Joist DHS to Steel Beam (Side view)



Connection Floor Joist DHS to Steel Beam (Plan view)



Connection Floor Joist DHS to Steel Beam (Plan view)

DETAIL FLOOR TO STRUCTURAL COLUMN/BEAM CONNECTION
1:10

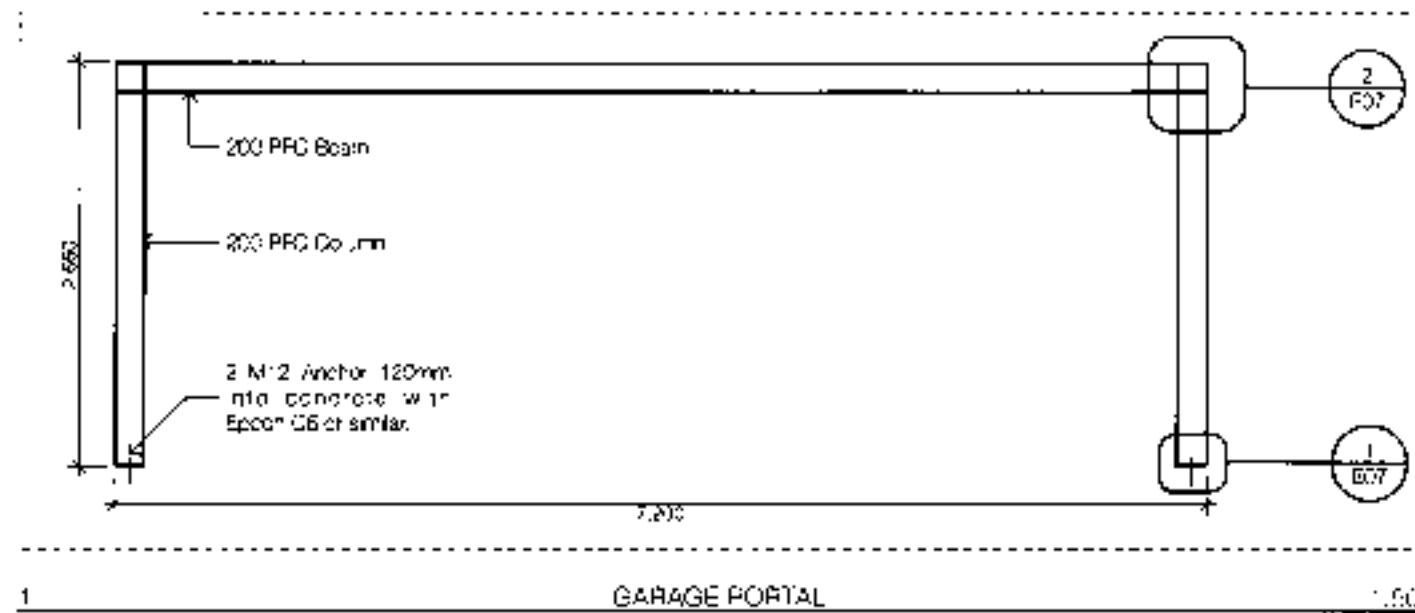
2014/04/14 COUNCIL
APPROVED BUILDING CONSENT DOCUMENT

2014/04/14 614

SHEET 2 OF 16
DRAWING SCALES SHOWN AT A3
DO NOT SCALE OFF DRAWINGS

Project Name	Client	Project Address	Project Location	Building	Project Number	Drawing No.	Date Issued	Design
MAJ 001	Majid Dousti	93 Canongate	Lot 19 Op 76	DETAILS	E 05	Engineering Details	7/04/14	AF LM

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KEY NOTES

- All steel work to be grade 300
- All steel work to be abrasive blasted to Sa 2 1/2 or accordance with AS1627.4 not dip galvanised to minimum 85 μ m or painted with zinc primer to 150 μ m coats in two 75 μ m coats

SHIRAZ CITY COUNCIL
APPROVED BUILDING PERMIT DOCUMENT

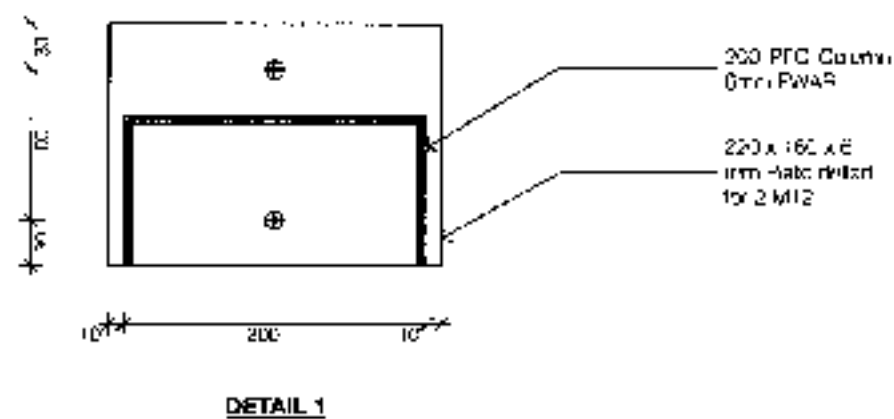
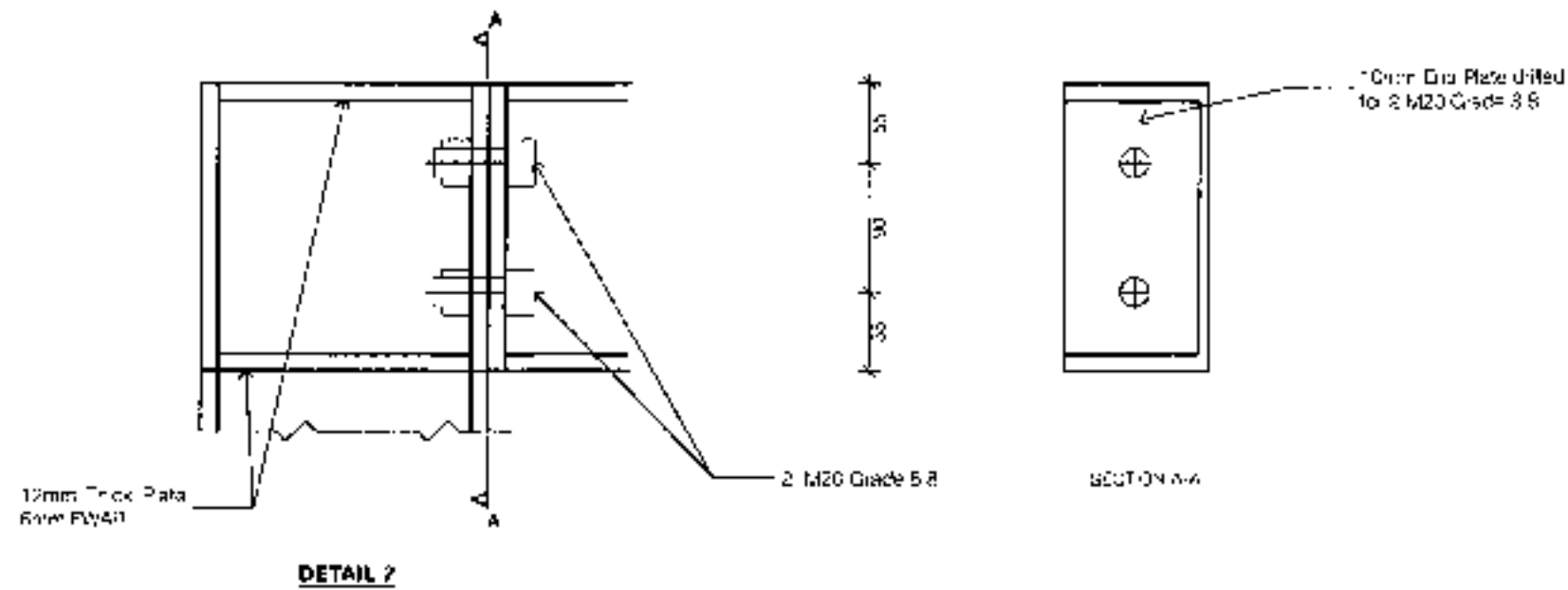
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SHEET 5 OF 16
DRAWING SCALES SHOWN AT AS
DO NOT SCALE OFF DRAWINGS

Project Name	Client	Project Address	Sheet Number	Sheet Title	Sheet Number	Sheet Title	Sheet Number	Sheet Title
MAJ 001	Majid Dousti	93 Canongate	1 of 19 Dp 76	DETAILS	E 06	Engineering Details	7/04/14	Design AF Checked LM

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Key Notes



PFC DETAILS

1:5

ALL DIMENSIONS ARE IN MILLIMETERS
UNLESS OTHERWISE SPECIFIED

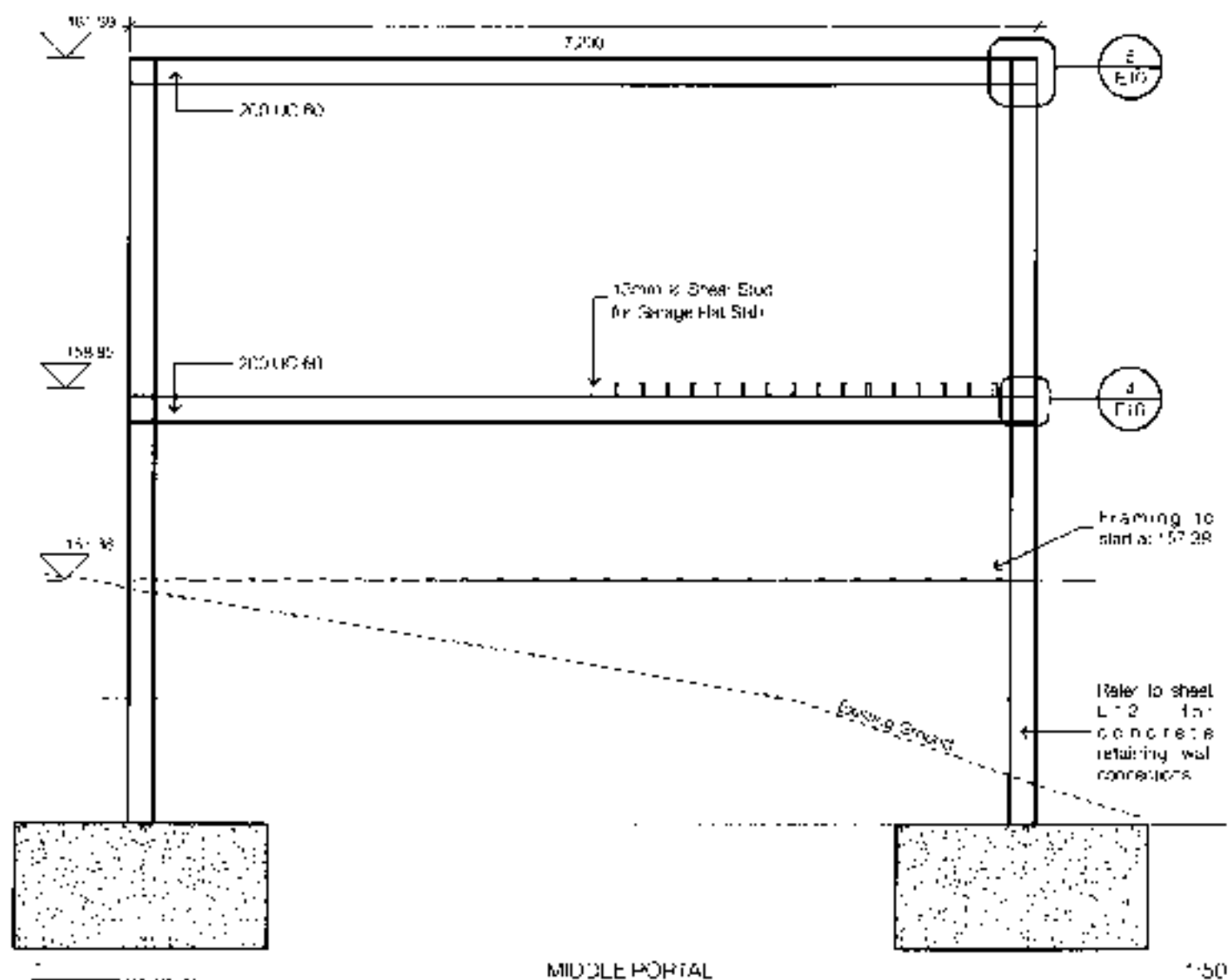
2014 614

SHEET 10 OF 16
DRAWING SCALES SHOWN AT A4
DO NOT SCALE OFF DRAWINGS

Project Name	Client	Project Address	Project City	Sheet No.	Project No.	Sheet Title	Issue No.	Project Manager
MAJ 001	Majid Dousti	93 Ganongate	Lot 19 Dp 76	DETAIL	E 07	Engineering Details	7/04/14	AF

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Key Notes



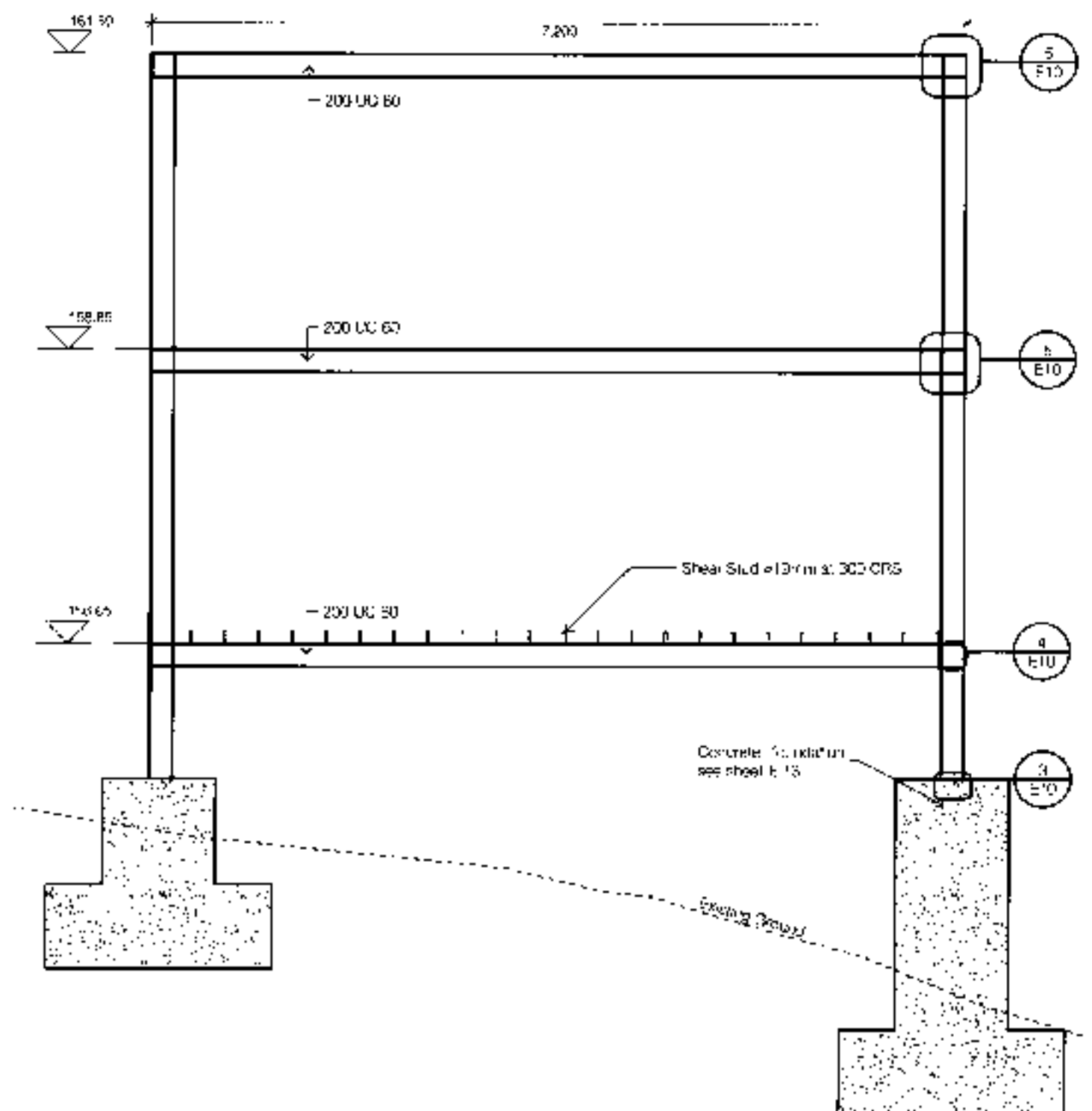
ALL DIMENSIONS ARE IN METERS
ALL UNITS ARE IN METERS

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SHEET 11 OF 16
DRAWING SCALES SHOWN AT A3
DO NOT SCALE OFF DRAWINGS

Project Name	Client	Site Address	Project Location	Design	Project Name	Design	Design Date	Design
MA-001	Majid Dousti	93 Canongate	Lot 19 Op 76	DETAILS	E 08	Engineering Details	7/24/14	Design AF LM





KEY NOTES

- All steel work to be grade S355
- All steel work to be abrasive blasted to Sa 2 1/2 in accordance with AS1552.4, hot dip galvanized to minimum 85 μ m or painted with zinc primer to 150 μ m coats in two 75 μ m coats.

APPROVED BUILDING CONSULTANT DOCUMENT

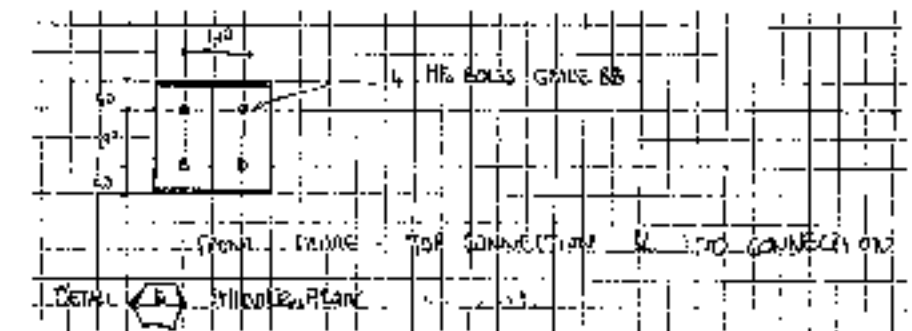
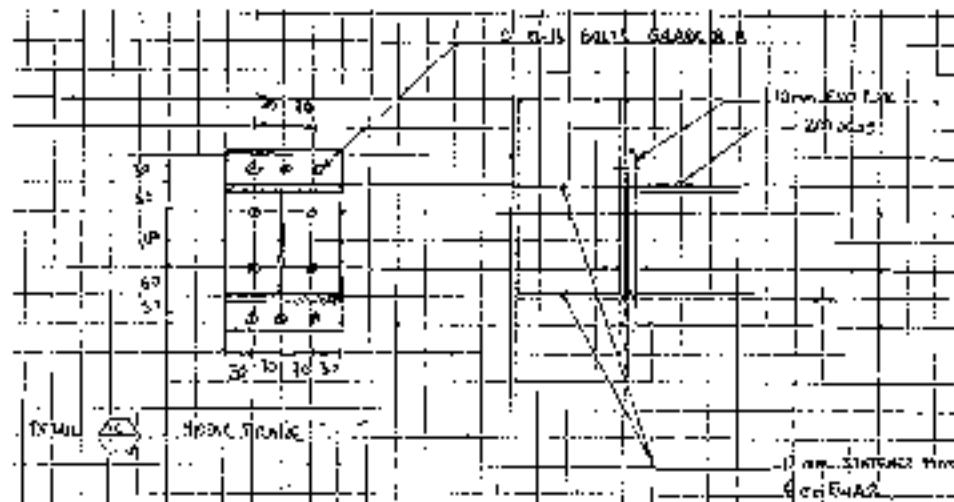
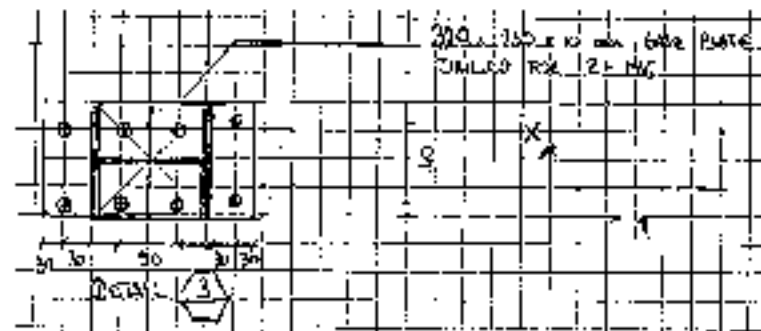
2014

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SHEET 12 OF 16
DRAWING SCALES SHOWN AT A3
DO NOT SCALE OFF DRAWING

Project Name	Client	Project Address	Project Location	Drawing	Project Number	Drawing Set	Date Added	Author
MAJ 001	Majid Dousti	93 Canongate	Lot 15 Dp 76	DETAILS	F 09	Engineering Details	7/04/14	AF Checked by LM





APPROVED BUILDING CONSULTANT

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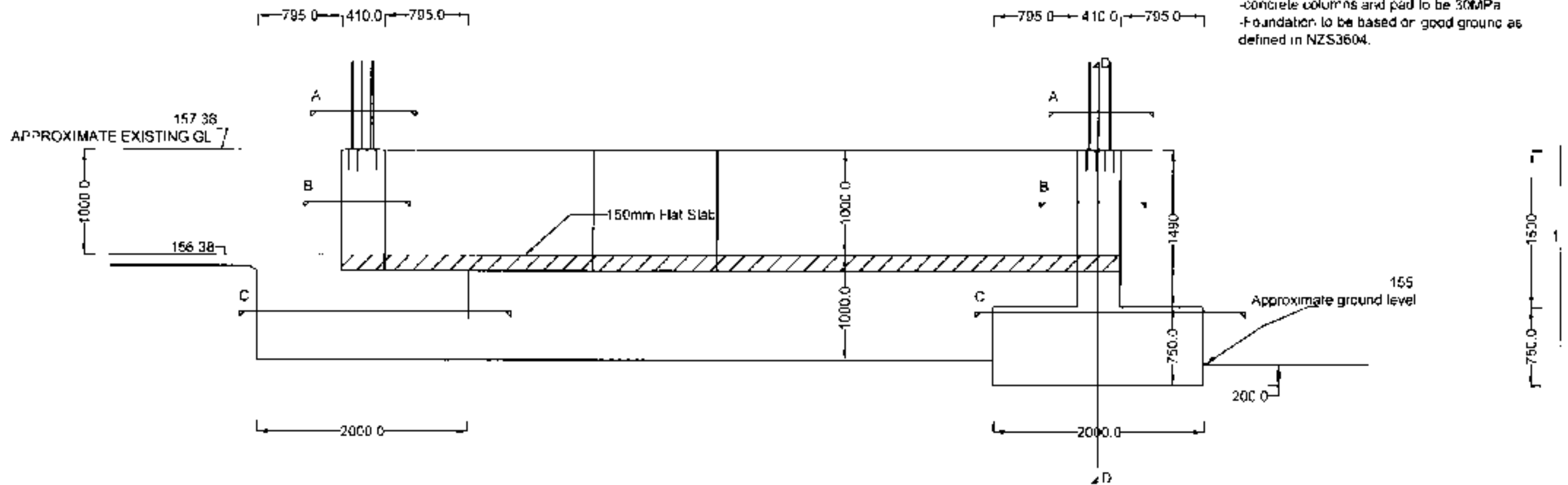
UC DETAILS

NTS

SHEET 13 OF 16
DRAWING SCALES 5-DWG, AT A3
DO NOT SCALE OFF DRAWINGS

Project Name	Client	Project Address	Project Name	Project Name	Project Name	Project Name	Project Name	Project Name
MAJ 001	Majd Doush	93 Canongate	Lot 19 Dp 76	DETAILS	E 10	Engineering Details	7/04/14	Drawn by LM

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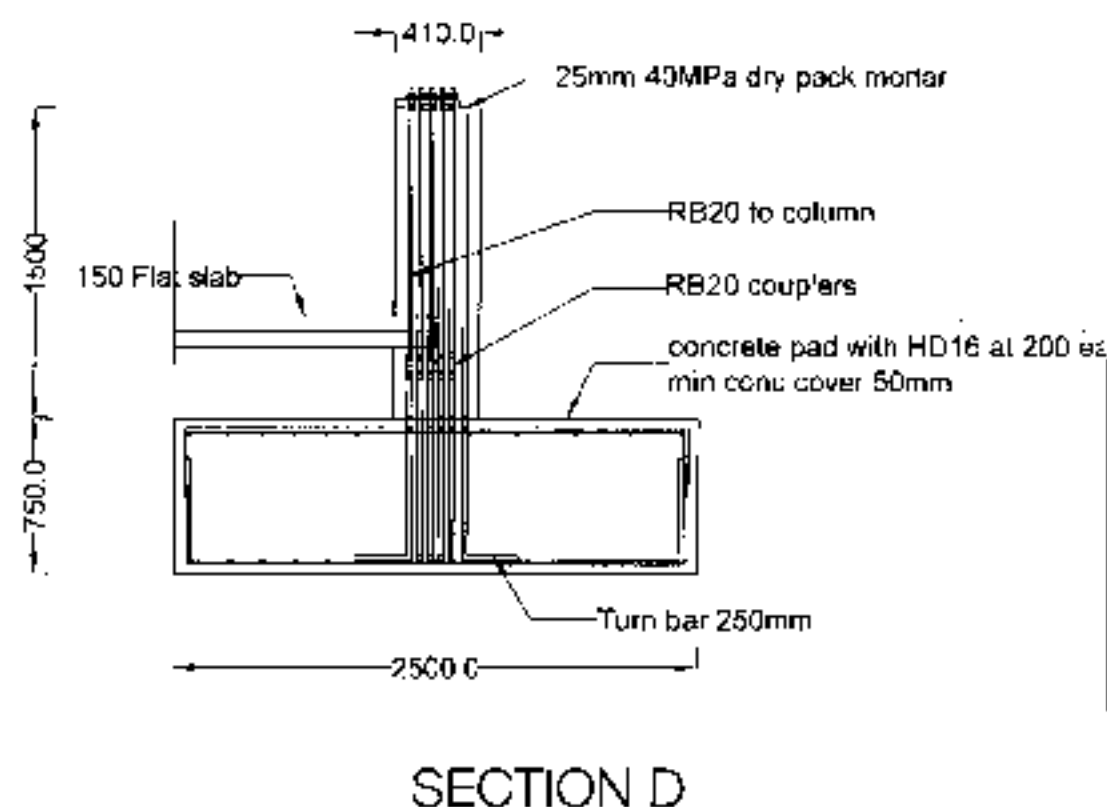
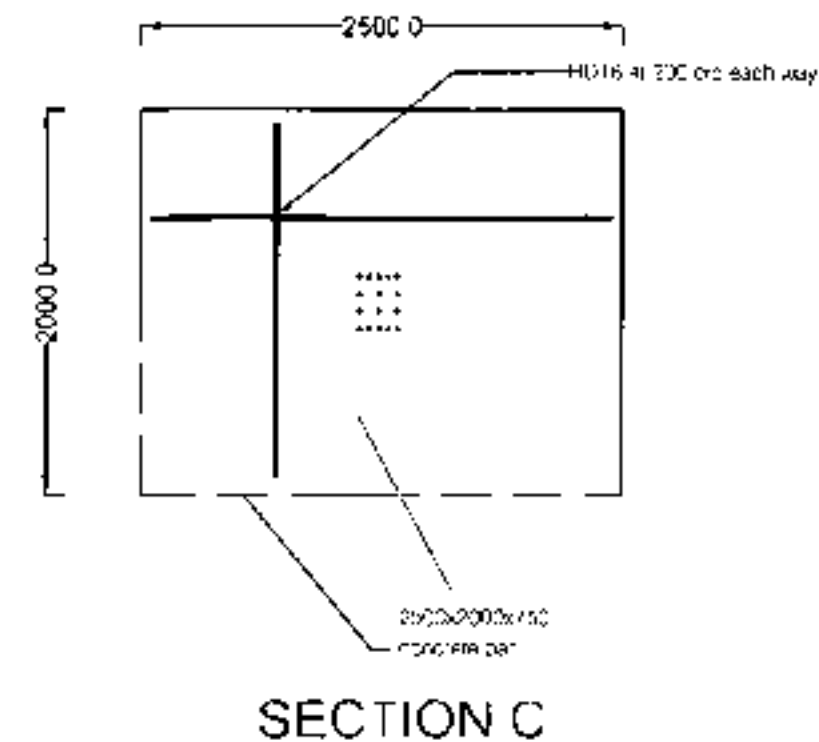
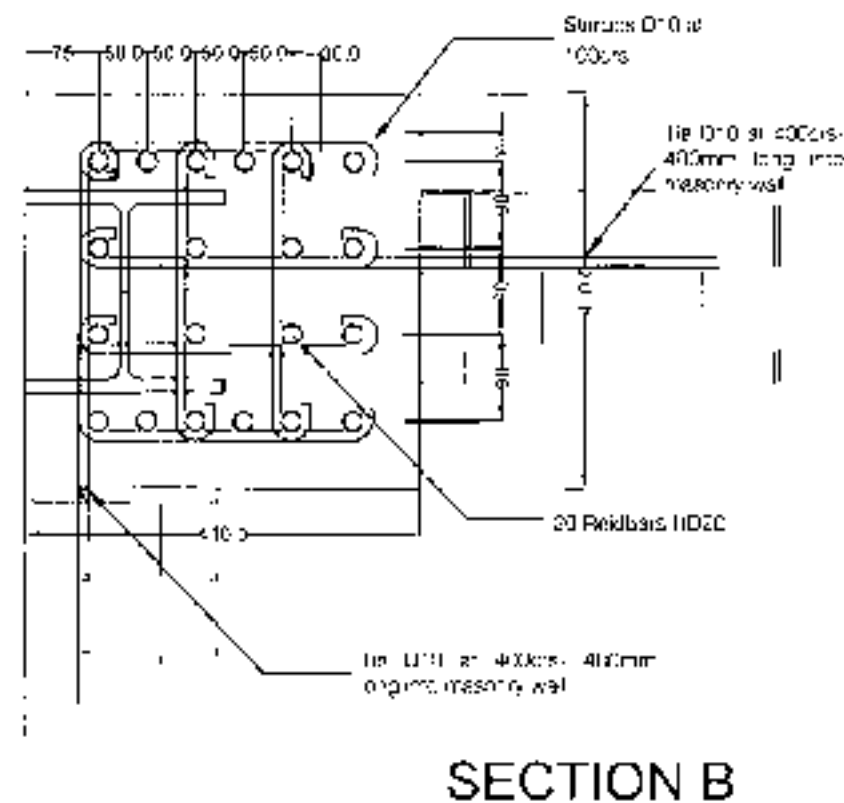
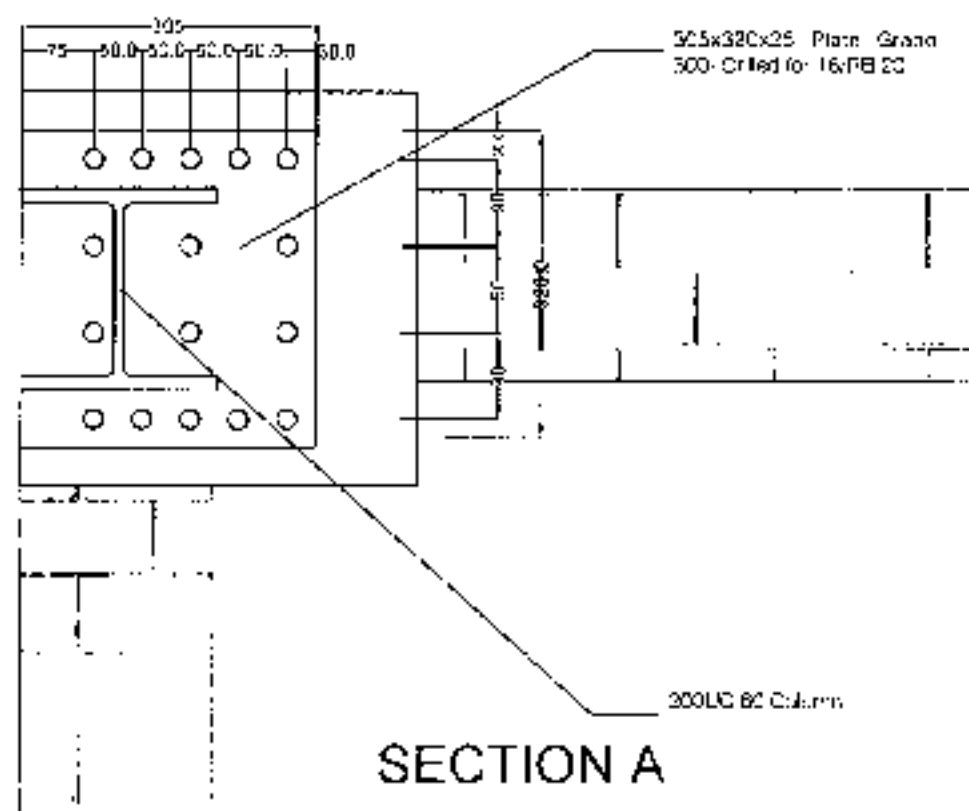


WOMEDON CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENT
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SHEET 14 OF 10
DRAWING SCALES SHOWN AT A2
DO NOT SCALE OFF DRAWINGS

Project Name	Client	Project Address	Project Location	Sheet No	Project Code	Project Name	Date Issued	Design
MAJ 001	Majid Doush	93 Candongate	Lot 18 Dp 76	DETAILS	E 11	Engineering Details	17/04/14	AF Checked by LM

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DUNEDIN CITY COUNCIL
APPROVED FOR FINAL CONSIST DOCUMENT

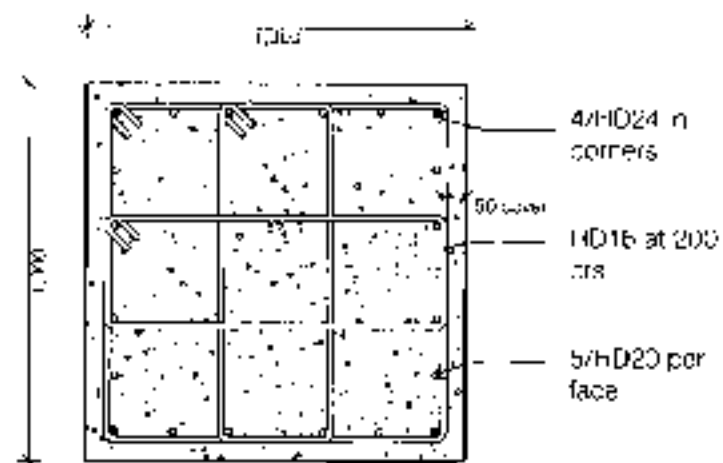
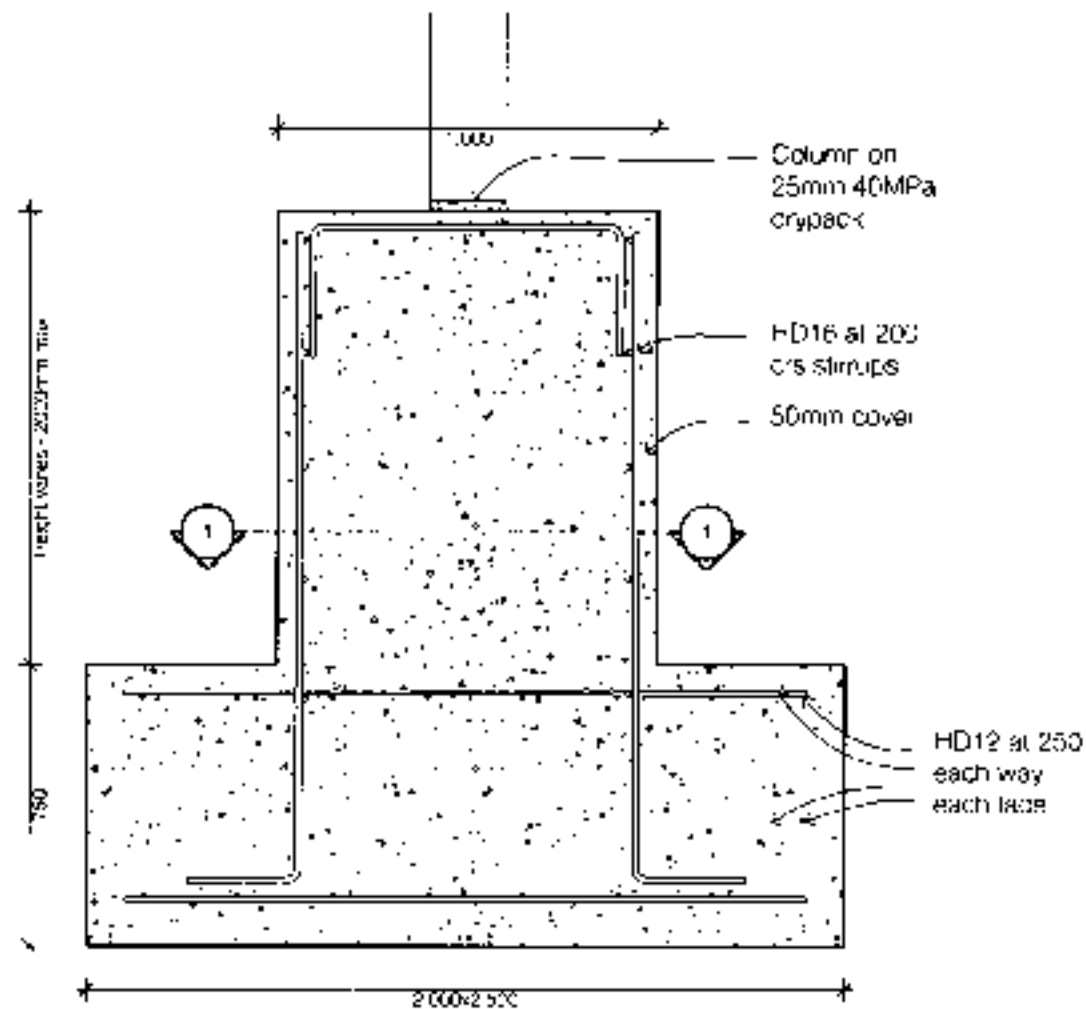
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DRAWINGS NTS

SHEET 15 OF 18
DRAWING SCALES 3-DOWN AT A3
DO NOT SCALE OFF DRAWINGS

Project Name	Client	Project Address	Project Location	Drawings	Page Number	Drawing Set	Drawn/Checked	Scale
MAJ 001	Majid Dousti	93 Canongate	Lot 19 Dp 73	DETAILS	E 12	Engineering Details	7/04/14	AF Checked by LM

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SECTION 1-1

KEY NOTES

- Concrete strength to be 30MPa at 28 days
- Minimum concrete cover 50mm against DPM
- Foundation to be on good ground as defined by NZS3604

PEDESTAL DETAIL

1:20

2014/06/14 14:00:00
2014/06/14 14:00:00

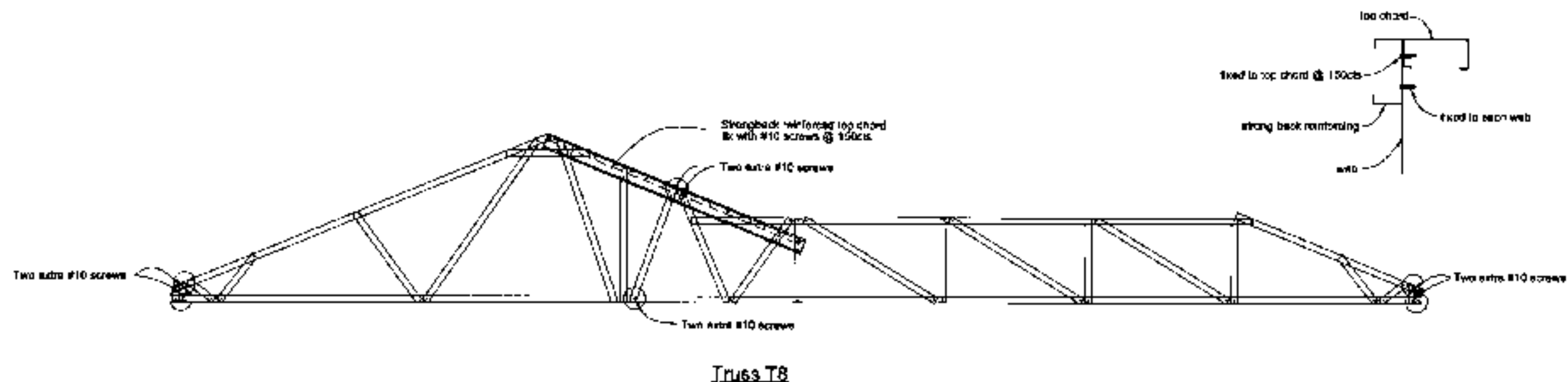
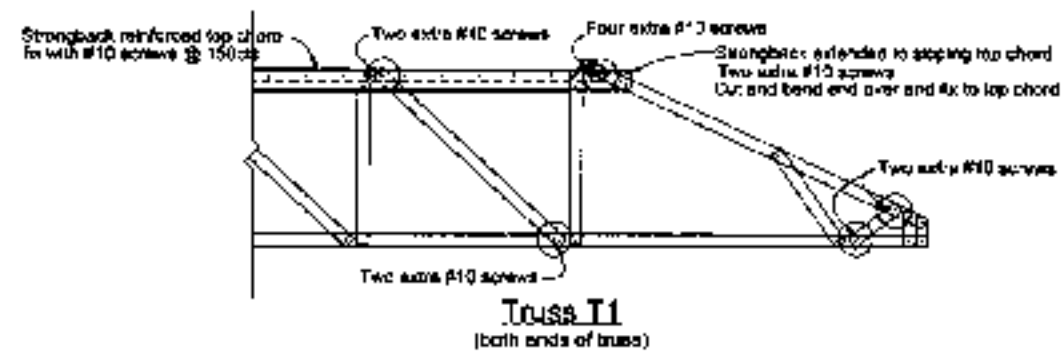
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SHEET 18 OF 10
DRAWING SCALES SHOWN AT A3
DO NOT SCALE OFF DRAWINGS

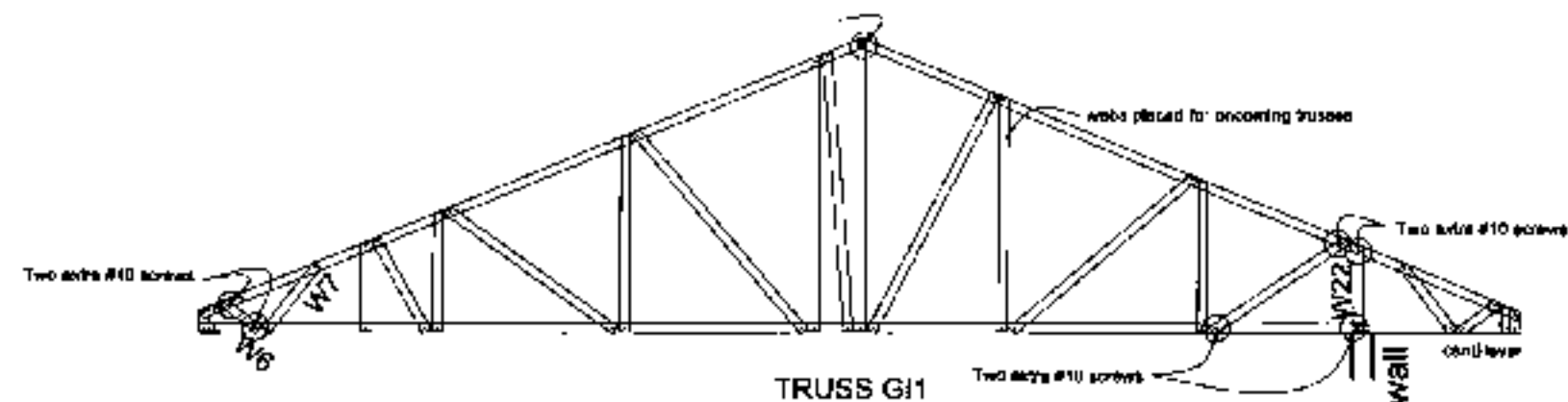
Item Name	Client	Project Address	Legal Description	Building	Page Number	Drawing No.	Date of Revision	Author
MAJ 001	Majid Dousti	93 Canongate	Lot 19 Dp 76	DETAILS	E 13	Engineering Details	7/04/14	AF
								1 M

click & secure
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EXAMPLES OF TRUSS SCREW REQUIREMENTS

IM63 T8

Truss T1
(both ends of truss)



Extra Screw Locations

UNIVERSITY OF CALIFORNIA, BERKELEY
 400 TOWER BUILDING, BERKELEY, CALIF. 94720

20 1 4 6 1 4

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FOR REFERENCE

REVB CN

GENERAL NOTES

All cold formed steel structure design and detailing to be certified by suitably qualified prior to construction. Refer to architectural drawings for dimensions, foundation structure and any additional structural steel not shown on structural drawings.

COLD FORM STEEL FABRICATION

Framing components for wall system are to be pre-assembled into panels prior to erecting. Prefabricated panels shall be square, with components attached in a manner to avoid racking.

Design fabrication and erection shall conform to "Specifications for the Design of Cold Formed Steel Structural Members" including commentary and supplementary information, or "Cold Formed Steel Structures" AS4680.

Self-drilling screws shall be equivalent to bulkheads, and have allowable service load capacities published with a 4:1 factor of safety, certified by a registered engineer.

Splices in studs of load bearing walls are not permitted members. Members shall be held positively in place and properly fastened.

COLD FORMED STEEL ERECTION

Erect framing and panels, level and square in strict accordance with the approved shop drawings. Handling and lifting of prefabricated panels shall be done in a manner as to not cause distortion in any member. Tracks shall be securely anchored to the supporting structure as shown on the erection drawings.

Concrete anchors shall be installed after full concrete compressive strength has been achieved.

Do not cut load bearing studs, headers or joists to install plumbing, electrical or other items in excess of 35" diameter hole in centre of the member unless studs have been reinforced to maintain structural integrity per details provided in writing by the engineer of record.

All wall vapour barrier drawings shall be submitted for the approval, and field inspected for proper installation.

Note: Plan indicates the Minimum Truss to Top Plate Connection requirement in kN. Use appropriate connection as detailed, to achieve the minimum in each location.

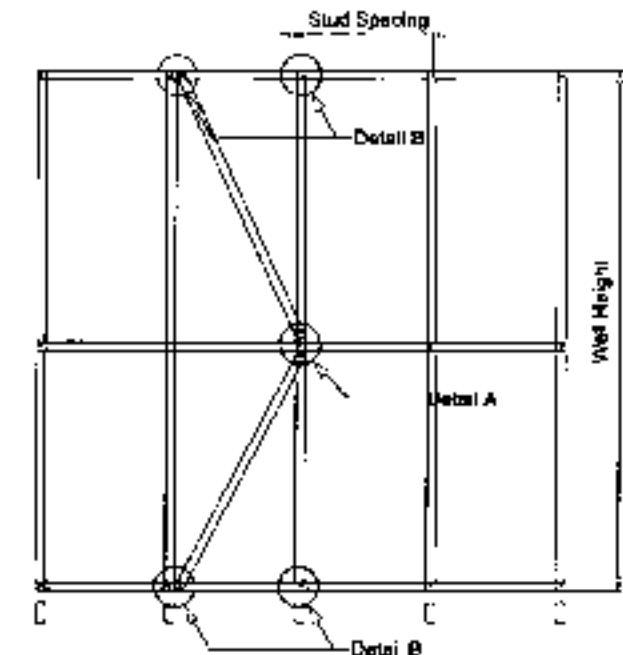
Note: Ensure suitable barrier between CCA treated timber and galvanneal steel.

Note: Refer to Architectural Plans and Specifications for Bracing Plan and Calculations. Only the indicated FKS2 braces have been used in the bracing calculations, all other K-Bracing not used as a bracing element.

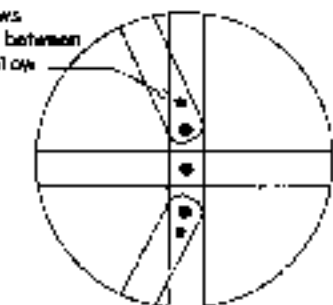
K-Brace Capacities - FKS2 (single rod brace type B)					
Stud Spacing (mm)	Wall Height (mm)	Wind Bracing Units (BU)		Earthquake Bracing Units (BU)	
		BU/brace**	BU/m	BU/brace**	BU/m
600	2400	47	78	41	68

* Single 600mm bay

** For wall heights greater than 2400mm BU=BU_{table} x 2400/Wall Height

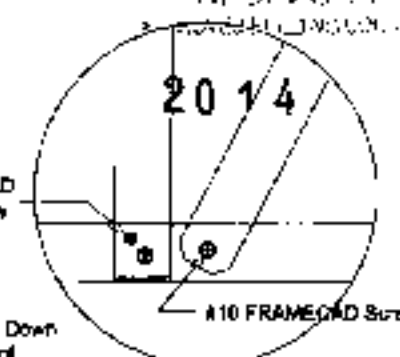


Additional #10 FRAMECAD Flat Head Drill Point Screws required where angle between brace and stud is sharp.



Detail A

Additional #10 FRAMECAD Flat Head Drill Point Screw



Detail B

minimum 8kN Hold Down required each end of bracing unit

FKS2 K-Brace Detail

Note: Refer to Architectural Plans and Specifications for Bracing Plan and Calculations.

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make min text size 180 so can be read onsite

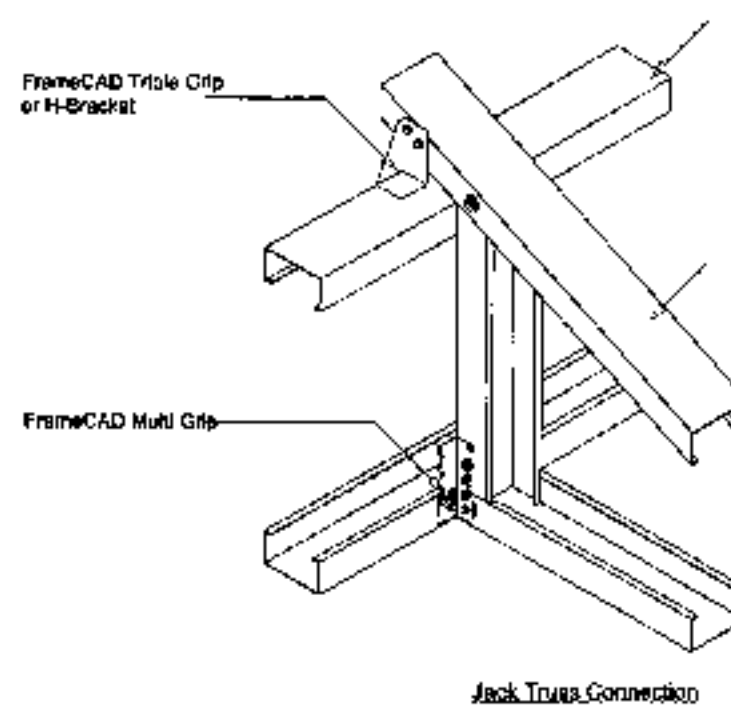


DATE DRAWN	29-05-2012	DRAWN	RP	VIEW NAME	2 of 10
DWG FILE	Drawing2	SCALE	1:100		

JOB DETAILS

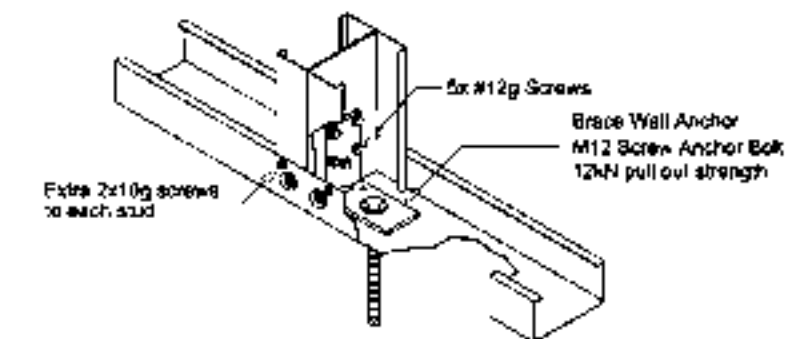
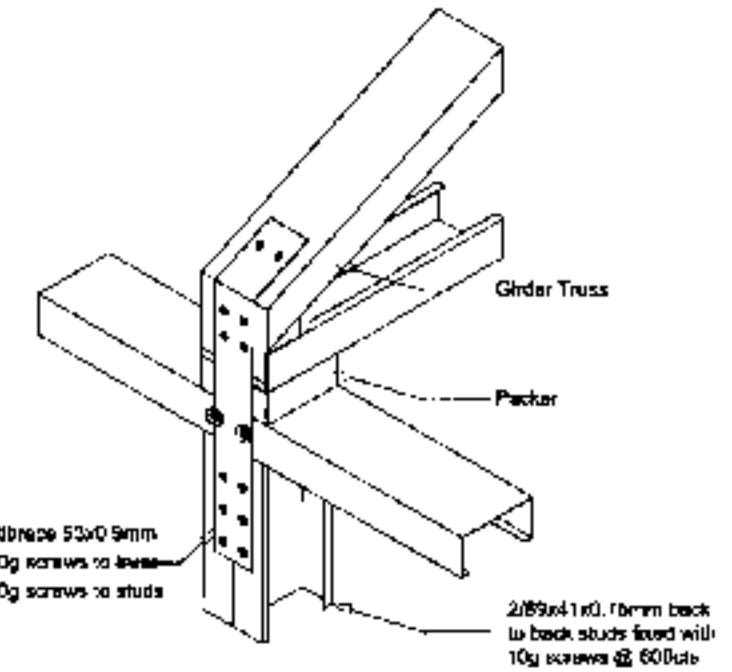


JOB REFERENCE	REVISION
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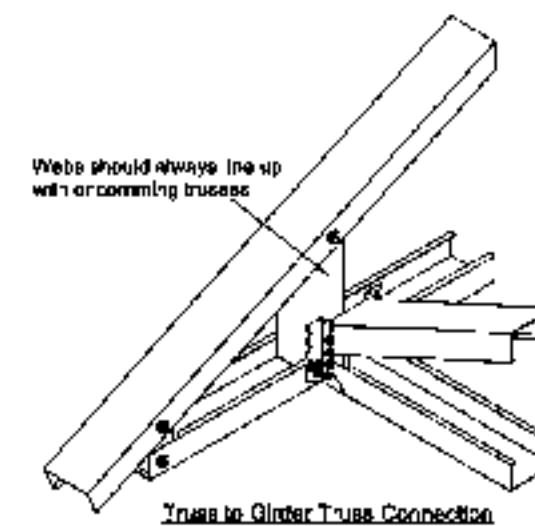


Truncated Truss

Jack truss



15kN Girdar Truss to Top Plate Connection

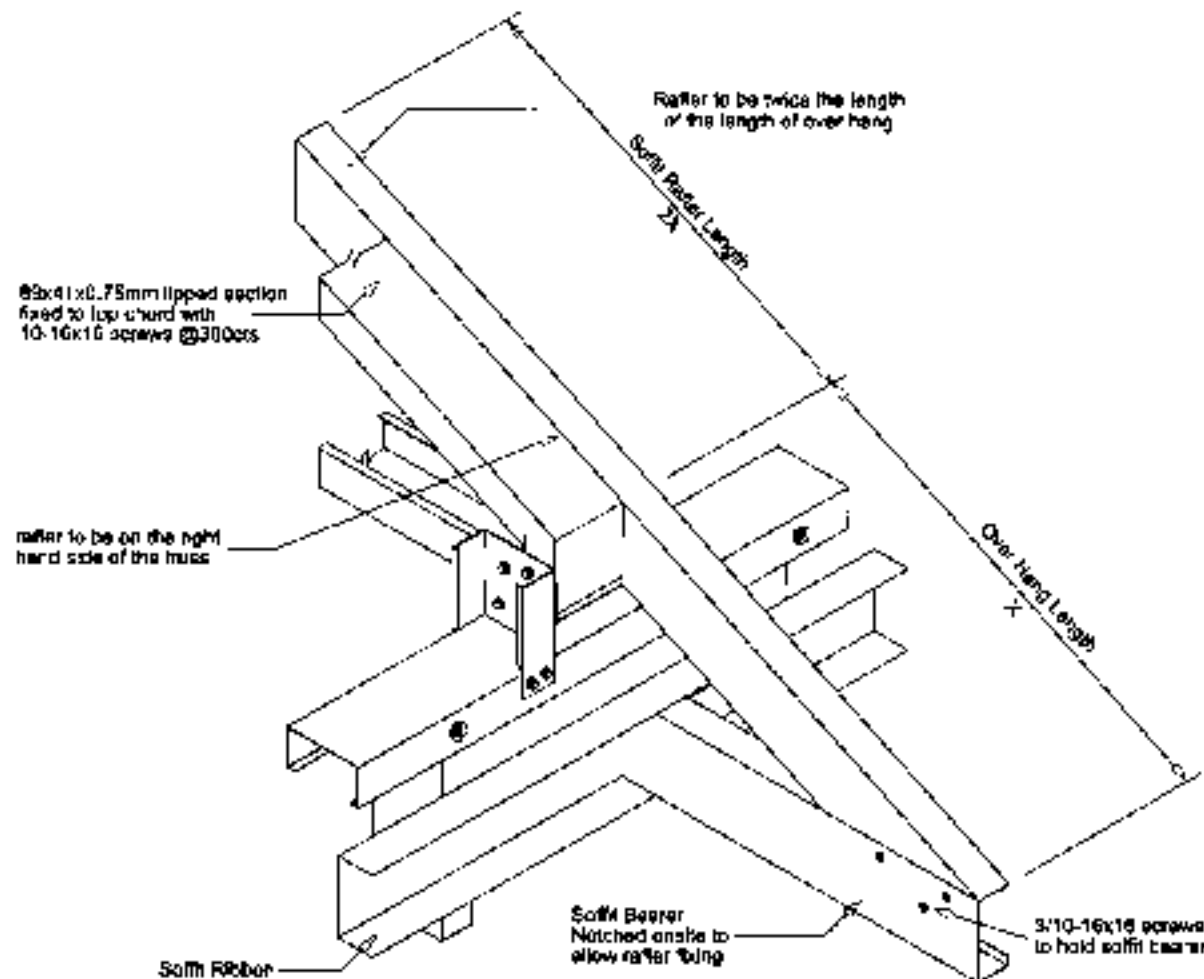


CONNECTING CITY COUNCIL
APPROVED BUILDING DEPARTMENT

Trusses attaching to girder trusses
to be connected with a Pryda Triple Grip
100mm G300-Z275 or similar.
Fix with screws as per attached tables

2014

614

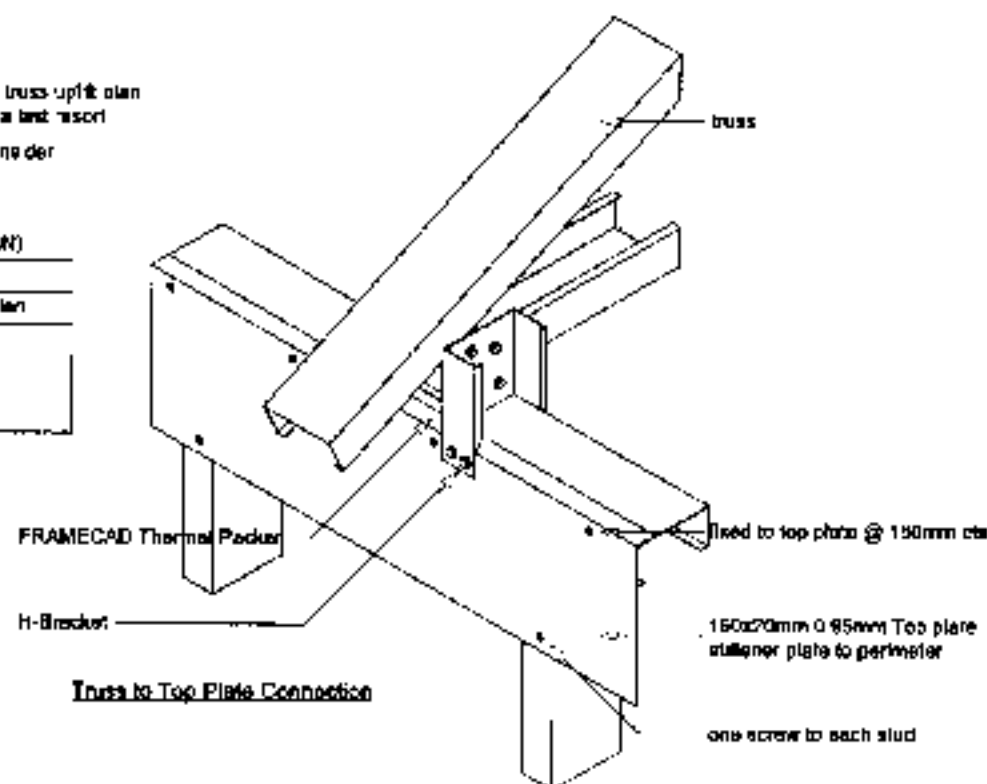


The truss holddown table is based on the H Bracket 0.75mm G550-2275

The truss uplift should be determined from the truss uplift plan supplied, manual calculation should be left as a last resort

This table DOES NOT take into account or consider the top plate to stud connection adequacy

H Bracket to Truss Chord & Top Plate (MN)		
Screw Quantity per Face		kN's Uplift as per Uplift Plan
10-16x18	2	6.0 kN
10-16x18	3	7.5 kN
10-16x18	4	10.0 kN
10-16x18	5	12.5 kN



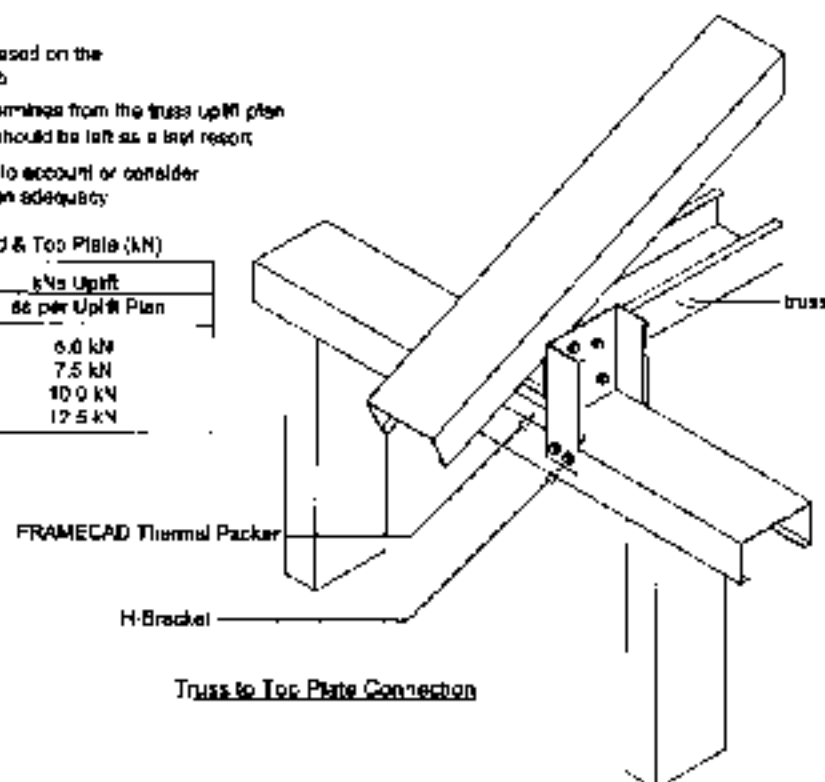
Truss to Top Plate Connection

The truss holddown table is based on the H Bracket 0.75mm G550-2275

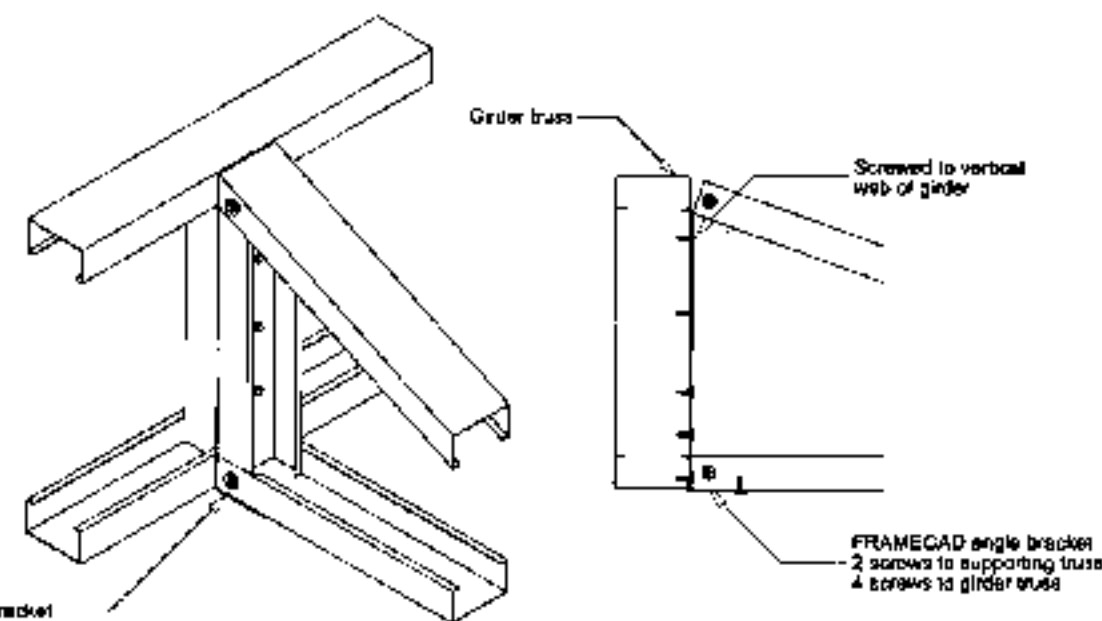
The truss uplift should be determined from the truss uplift plan supplied, manual calculation should be left as a last resort

This table DOES NOT take into account or consider the top plate to stud connection adequacy

H Bracket to Truss Chord & Top Plate (kN)		
Screw Quantity per Face		kN's Uplift as per Uplift Plan
10-16x18	2	6.0 kN
10-16x18	3	7.5 kN
10-16x18	4	10.0 kN
10-16x18	5	12.5 kN



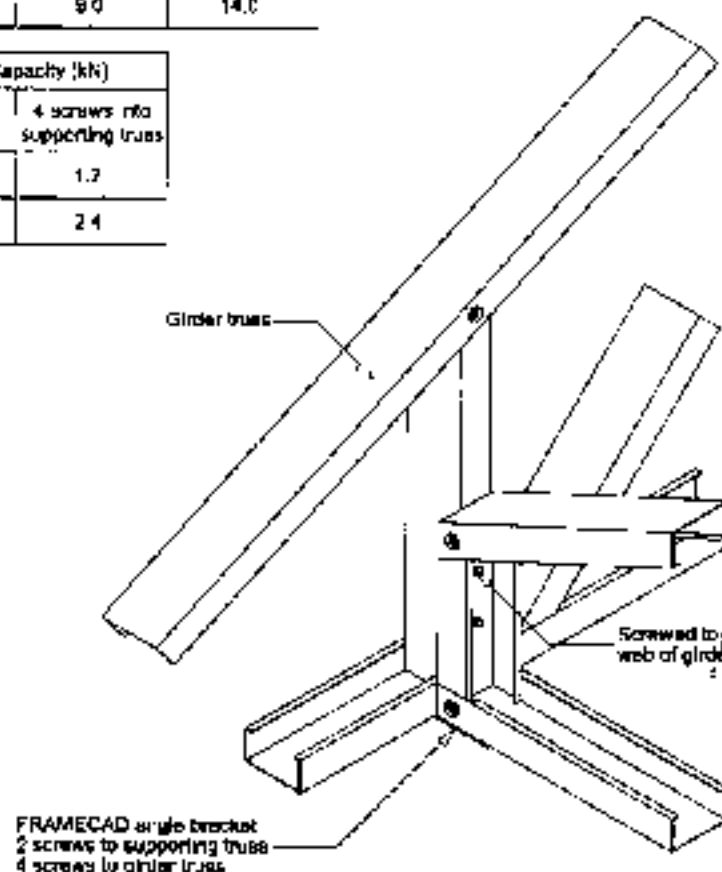
Truss to Top Plate Connection



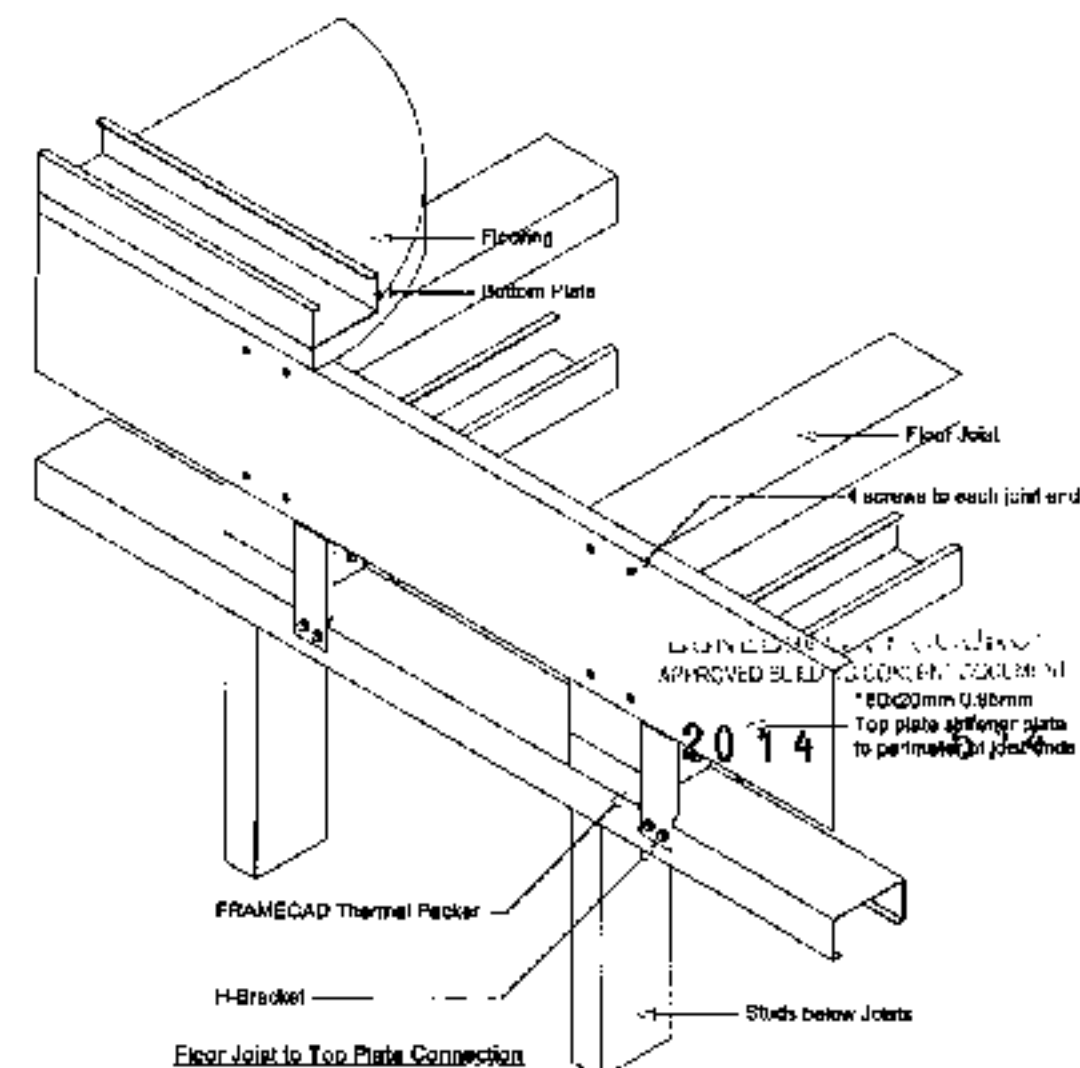
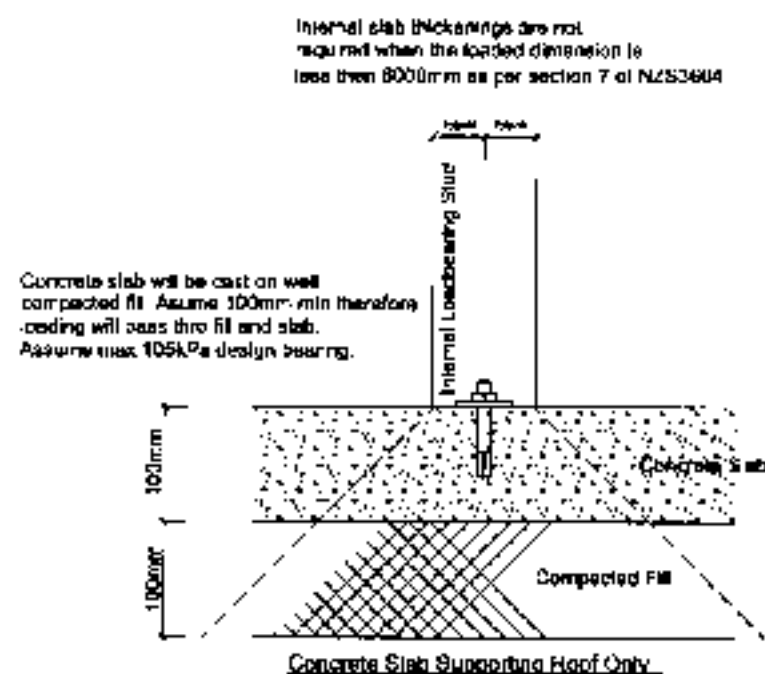
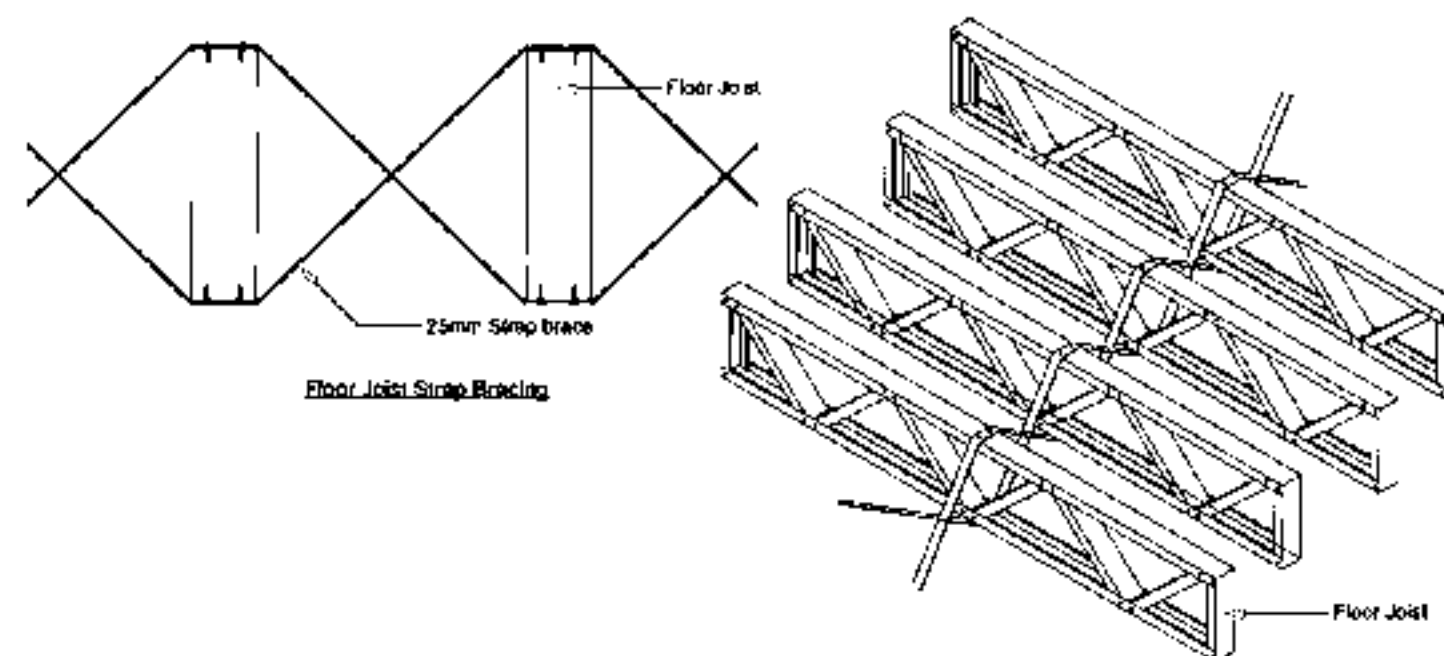
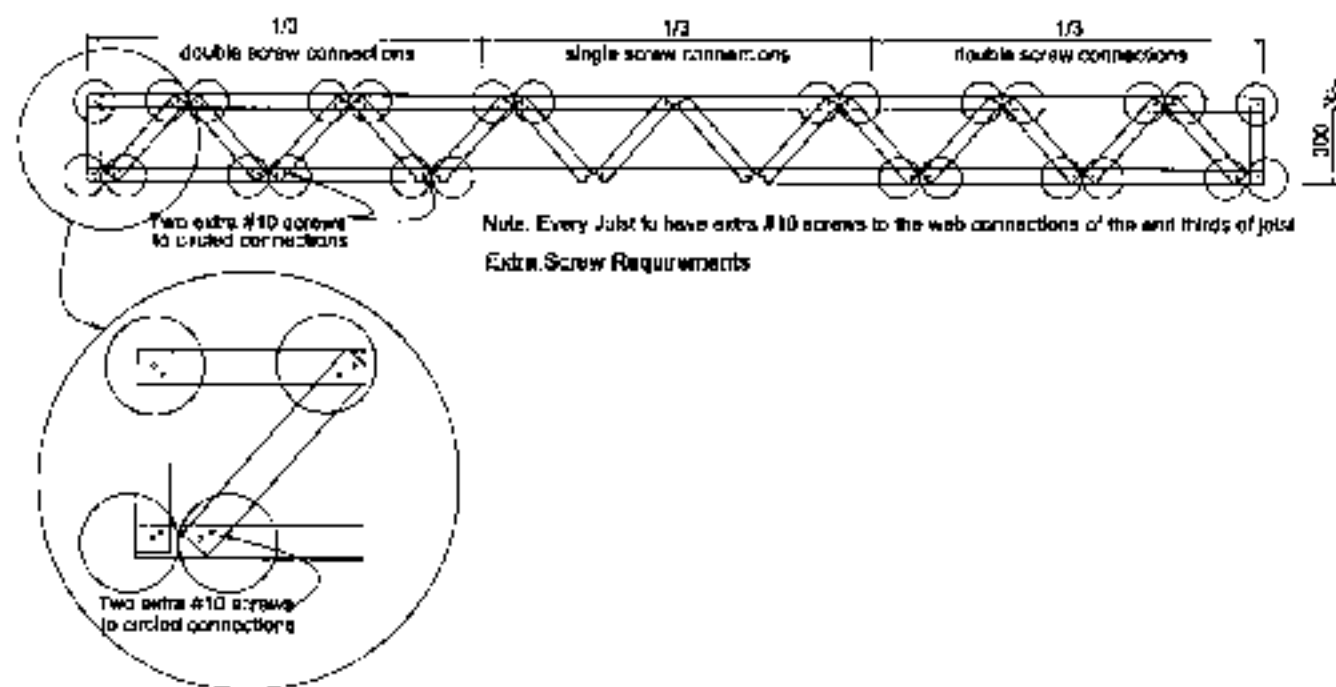
Truss to Girder Connection

Downward Load Capacity (kN)		
Steel Thickness	4 screws into girder	8 screws into girder
0.75mm	6.0	9.0
0.95mm	9.0	14.0

Uplift Capacity (kN)	
Steel Thickness	4 screws into supporting truss
0.75mm	1.2
0.95mm	2.4



Truss to Girder Connection



Floor Joist Plan



DATE DRAWN
29-05-2012
DWG FILE
Drawing2

EXAMINE
RP

VIEW NAME
5 of 10
SCALE
1:100

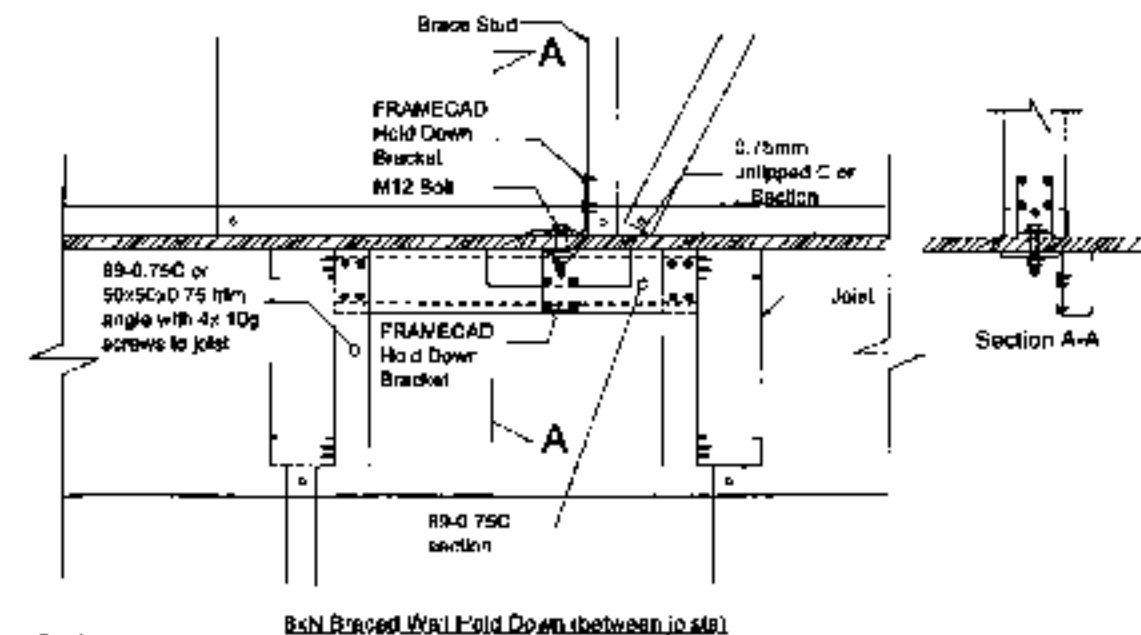
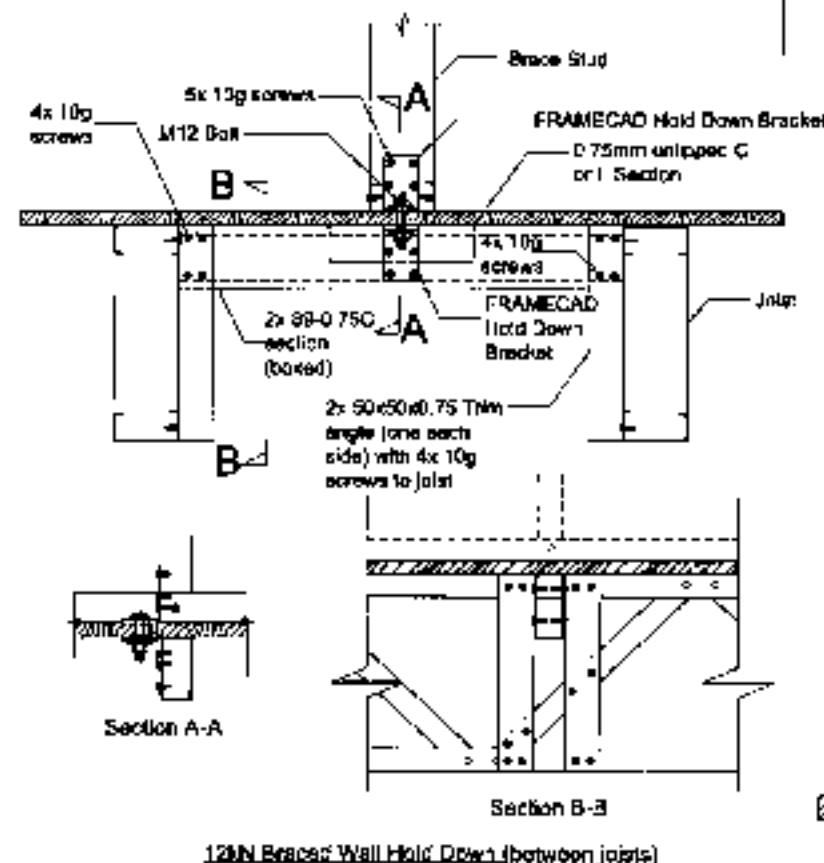
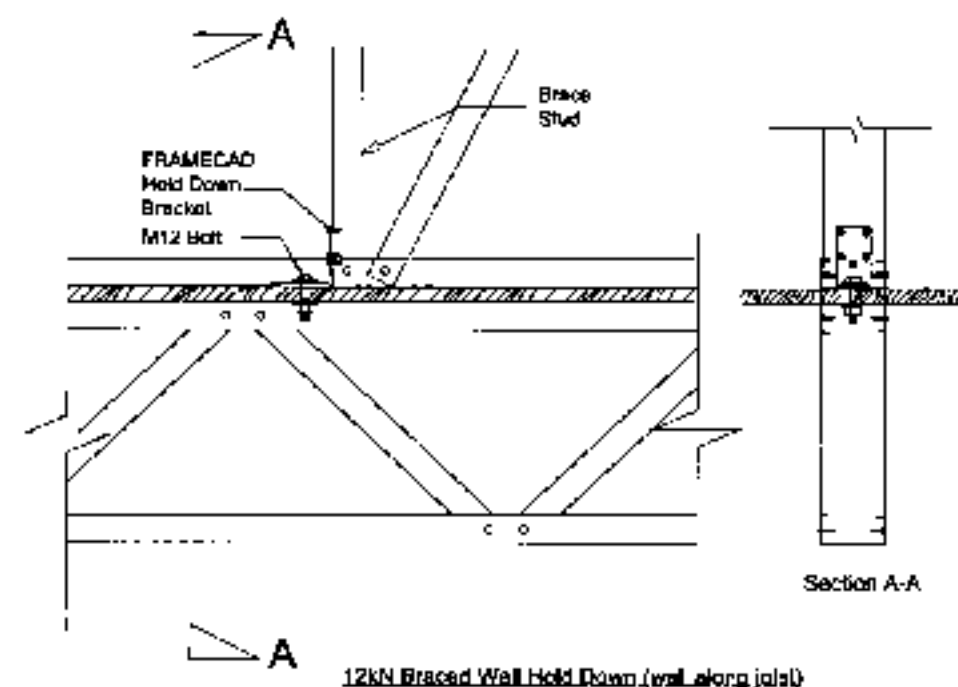
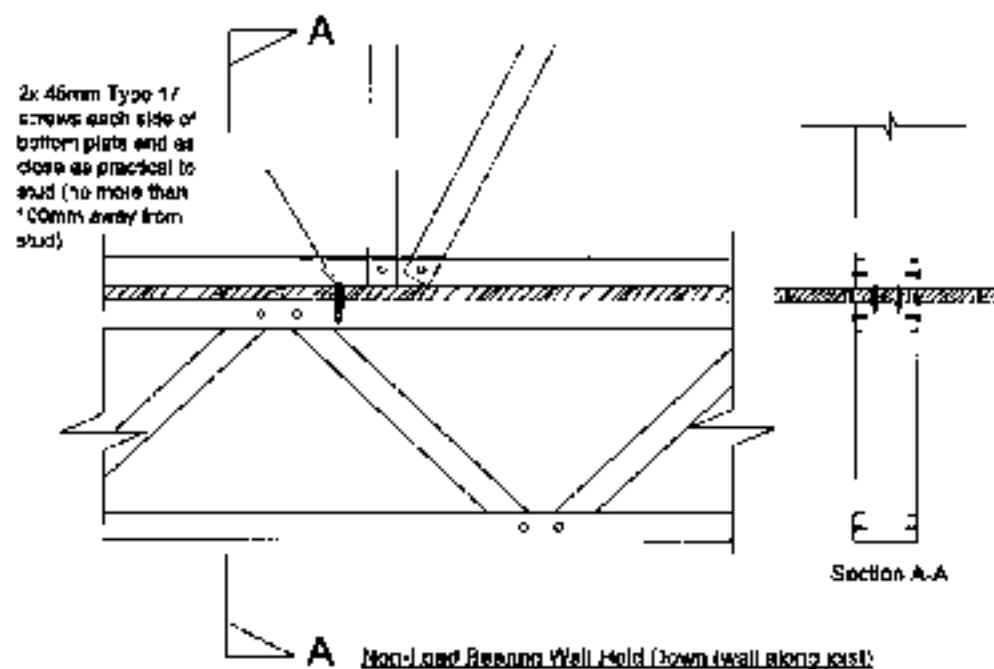
LCB DETAILS



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JOB REFERENCE

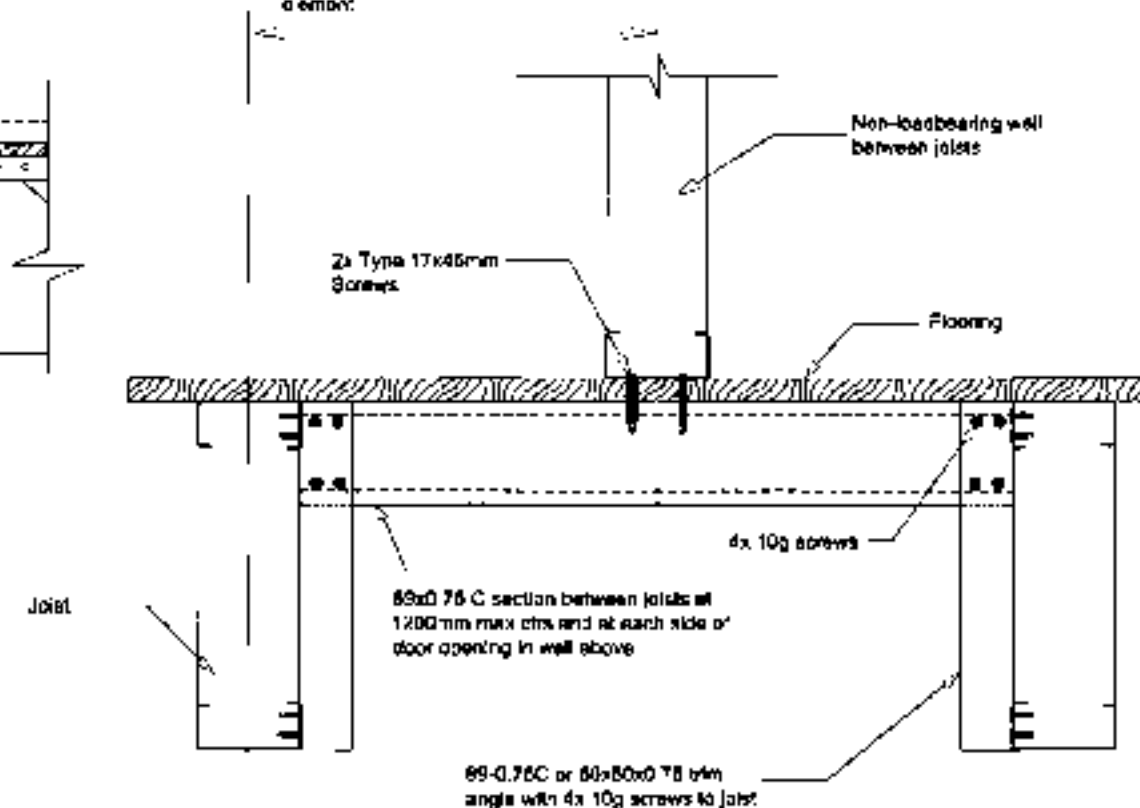
REVISION



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APPROVED BUILDING PLAN

2014 614

Bracing not required if wall is within 150mm and does not contain a bracing element.



Mid-Floor Details

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FRAMECAD™
CORPORATION

DATE DRAWN
29-05-2012
DWG FILE
Drawing2

DRAWN
RP

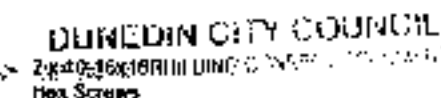
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6 of 10
SCALE
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JOB DETAILS

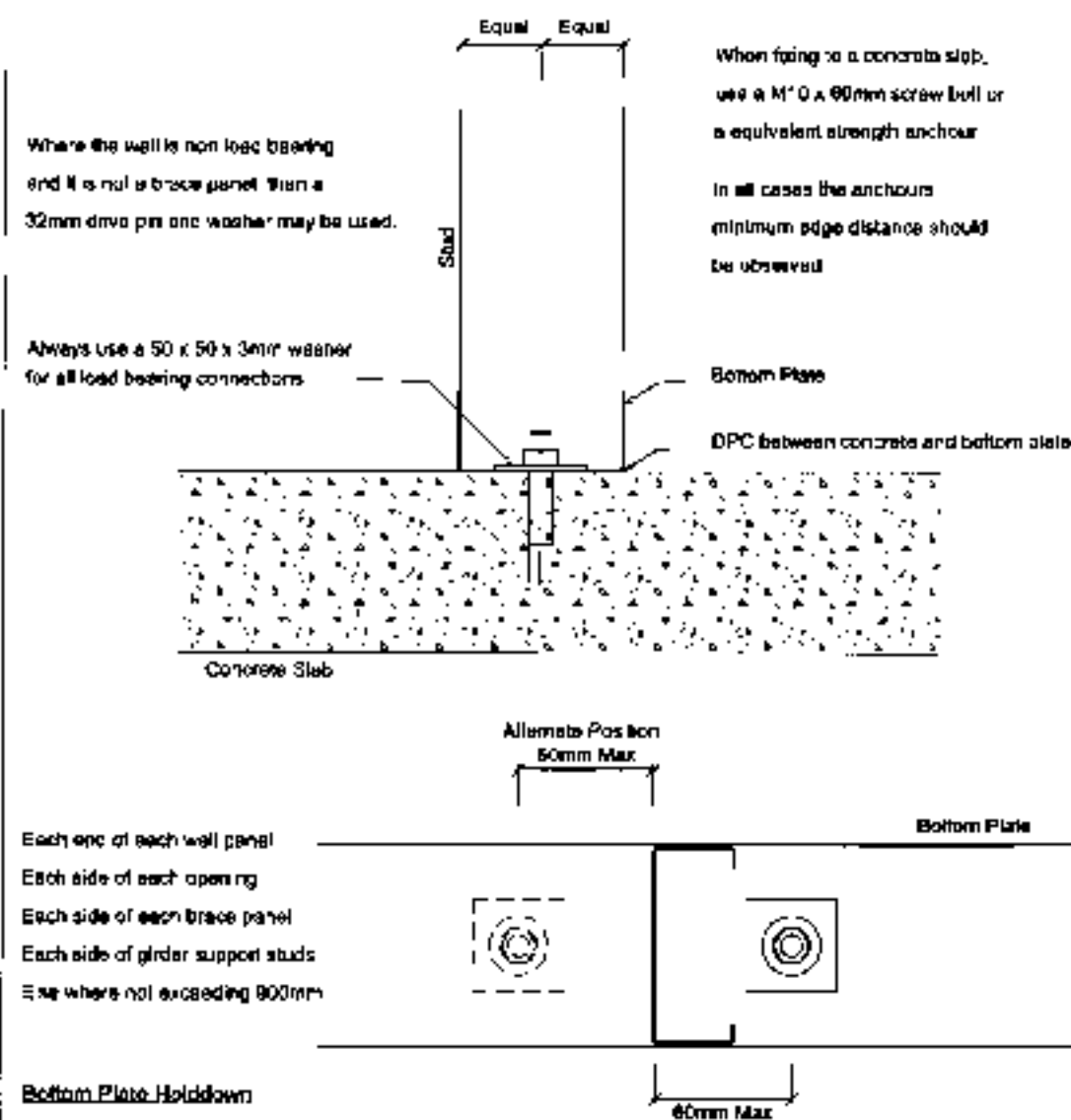
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JOB REFERENCE

REVISION



2014 614



Details



DATE DRAWN	28-05-2012
JWG FILE	Drawing2

DRAWING
RP

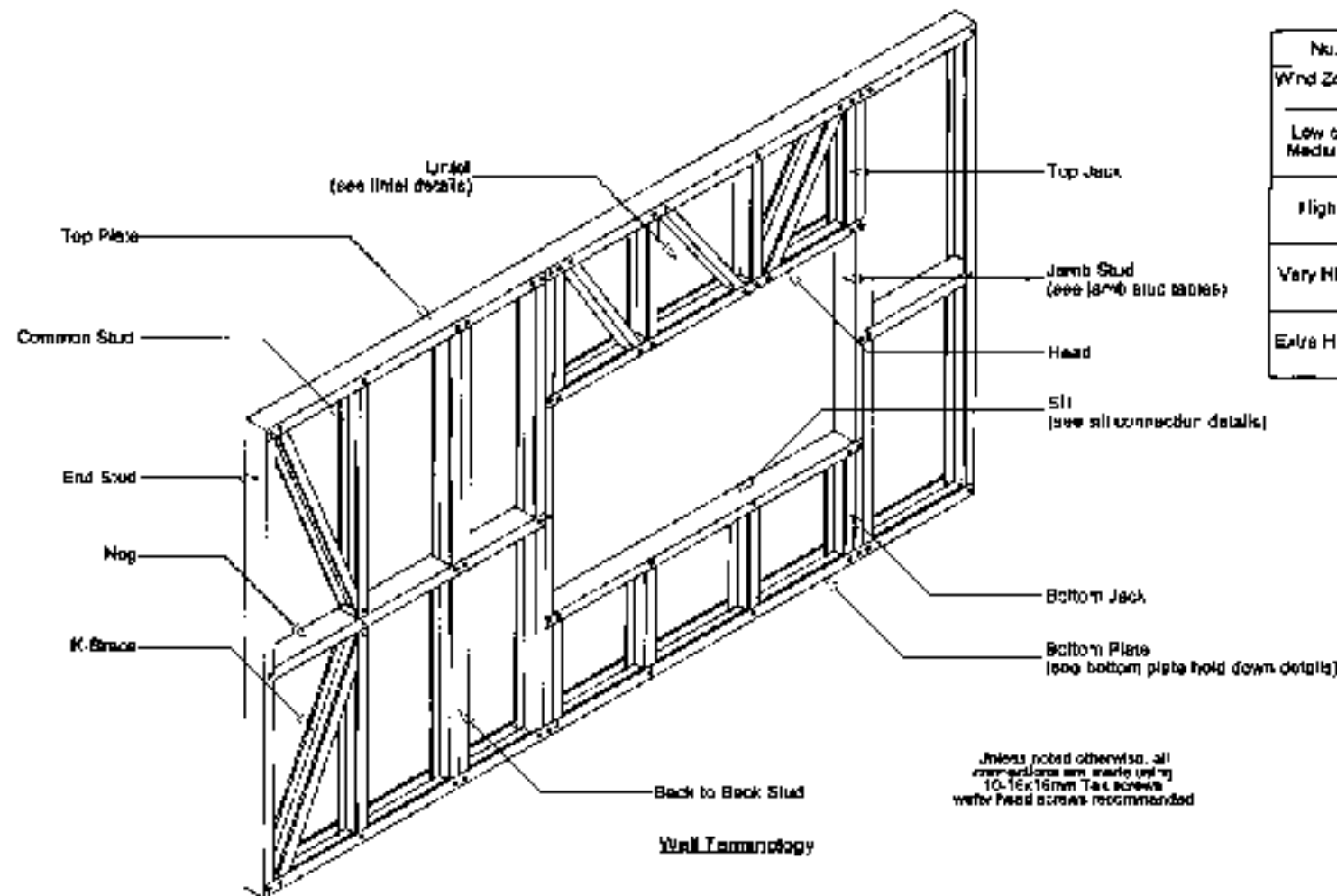
7 of 10
SCALE
1:100

[Join Details](#)

DO NOT SCALE. IF IN DOUBT, ASK.

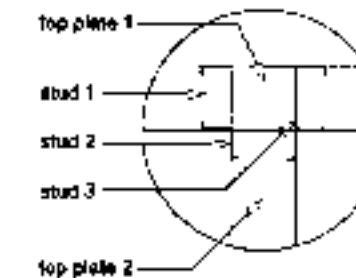
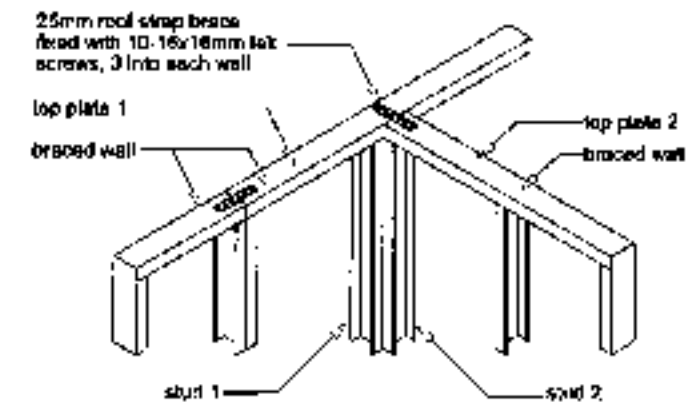
JOB REFERENCE	
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REV' 1940 N



No. of Jamb Studs each side of opening 2.4m wall height						
Wind Zone	Roof Loaded Dimension (m)	Maximum clear width of opening (m)				
		0.9	1.8	3.0	3.6	4.2
Low or Medium	3.0	1	1	2	2	2
	4.5	1	1	2	2	3
	6.0	1	2	2	2	3
High	3.0	1	2	2	2	3
	4.5	1	2	2	2	3
	6.0	1	2	2	3	4
Very High	3.0	1	2	2	3	4
	4.5	1	2	2	3	4
	6.0	1	2	3	3	4
Extra High	3.0	1	2	3	3	4
	4.5	1	2	3	4	4
	6.0	2	2	3	4	5

Jamb Stud Requirements



Top Plate Connections
The top plate of a wall that contains one or more wall bracing elements shall be joined using a bolt connection as shown or by an alternative form of 50kN capacity tension or compression along the plate

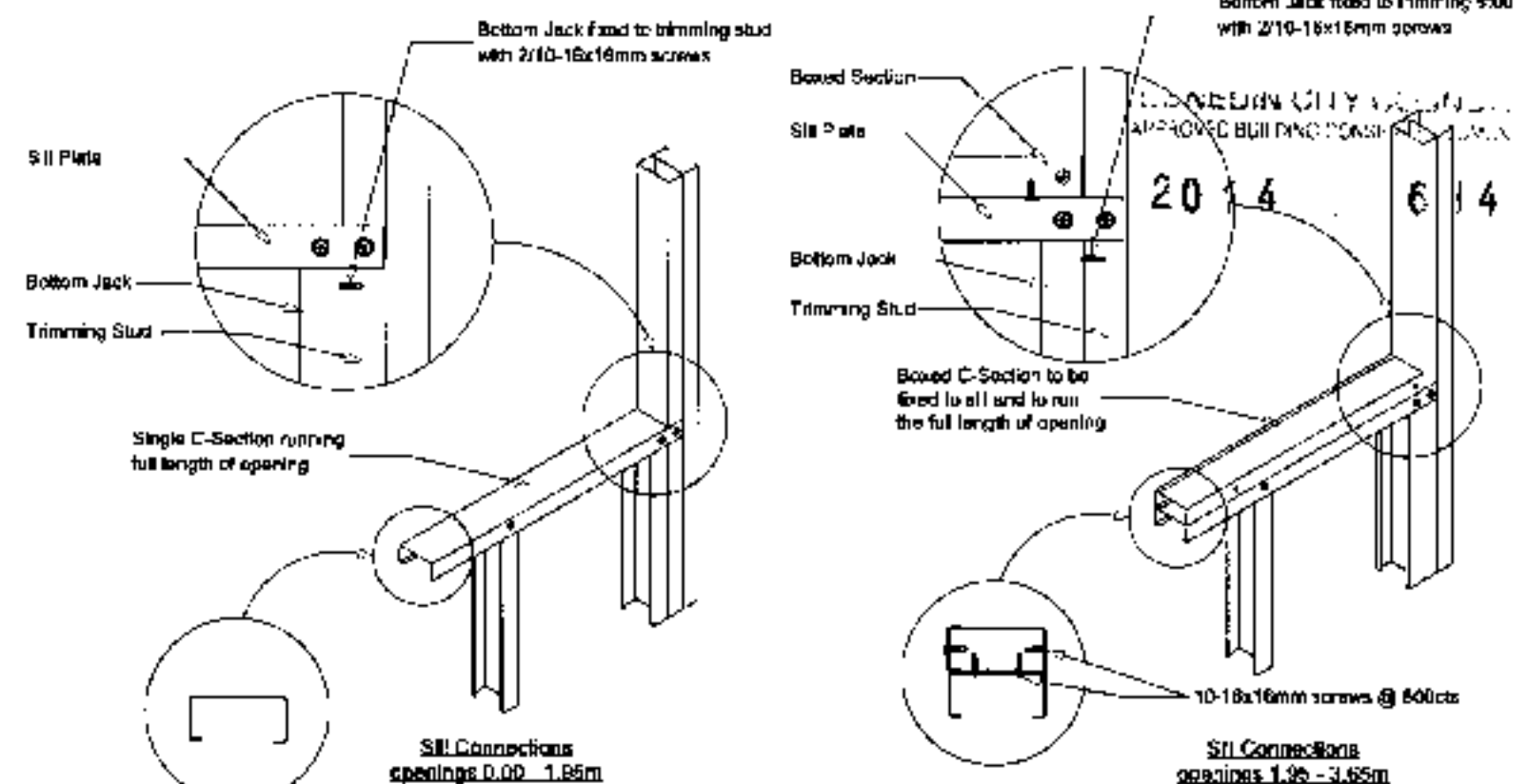
Top Plate Connections

Wall Terminology

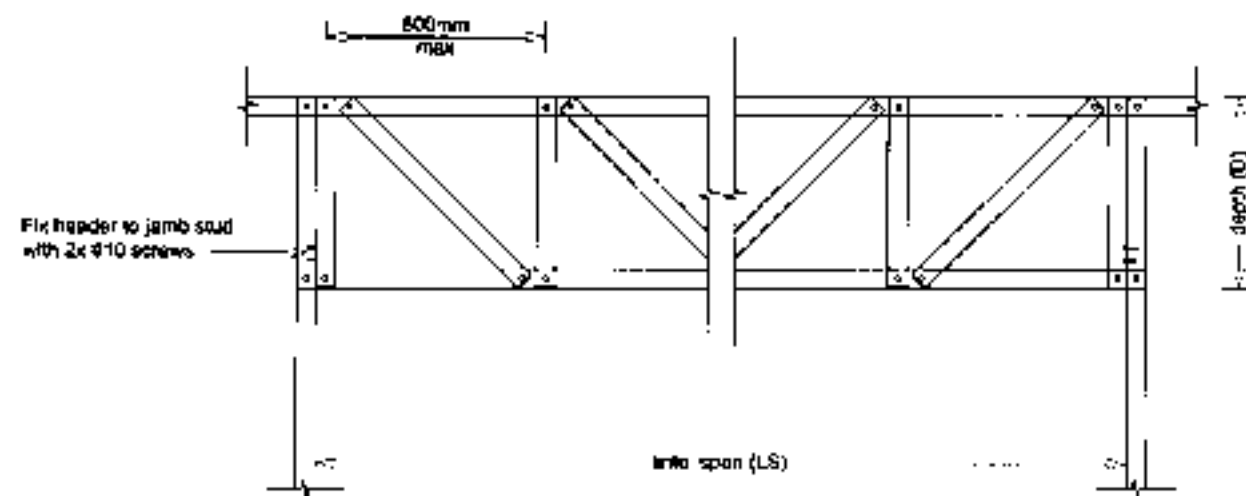
Unless noted otherwise, all connections are made using 10-16x16mm flat screws with flat screws recommended

Lipped Cee Section Properties			
Name			S8975
Grade			G660
Coating			AZ150
Yield Stress	fy	Mpa	550
Tensile Strength	fu	Mpa	550
Height	h	mm	89.0
Width Top	wt	mm	41.0
Width Bottom	wb	mm	39.0
Thickness	t	mm	0.75
Lip Top		mm	10.1
Feed		mm	82.0
Area		mm ²	136.5
Mass		kg	1.072
Second Moment of Area Ix		mm ⁴	174103
Second Moment of Area Iy		mm ⁴	28898
Radius of Gyration rx		mm	35.7
Radius of Gyration ry		mm	14.8
Centroid Position x		mm	12.8
Centroid Position y		mm	44.0
Shear Centre x0		mm	33.2
Shear Centre y0		mm	0
Polar Radius of Gyration r0		mm	43.8
Torsion Constant J		mm ⁴	75.8
Warping Constant Iw		mm ⁶	48512422
Sectional Modulus Zxx		mm ³	3957
Sectional Modulus Zyy		mm ³	3869
Sectional Modulus Zxy		mm ³	2381
Sectional Modulus Zyz		mm ³	1056

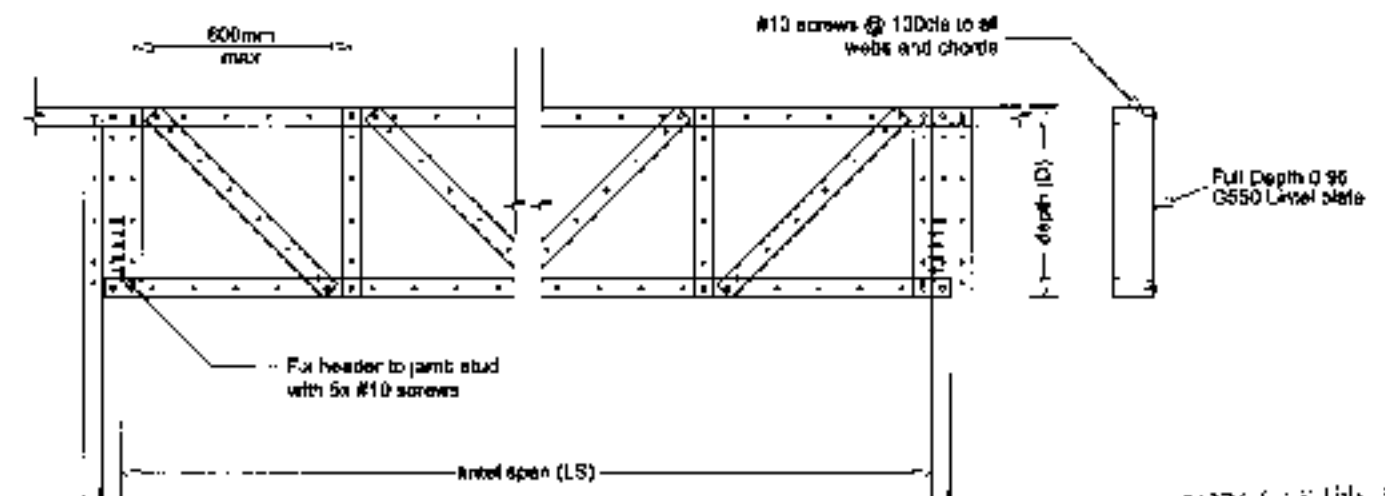
Details



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Lintel Type LP/1 - Front

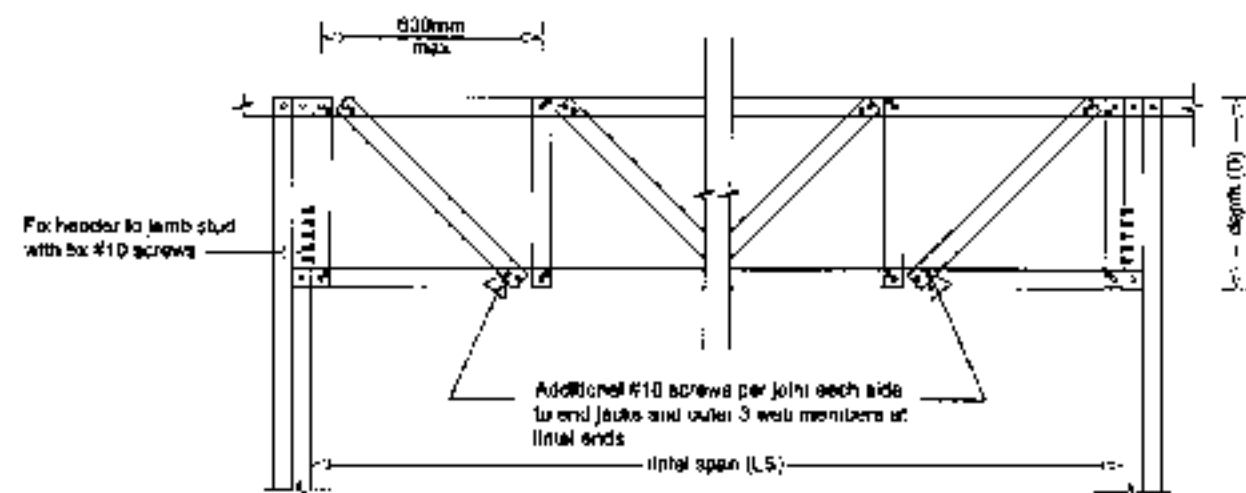


Lintel Type LP/3

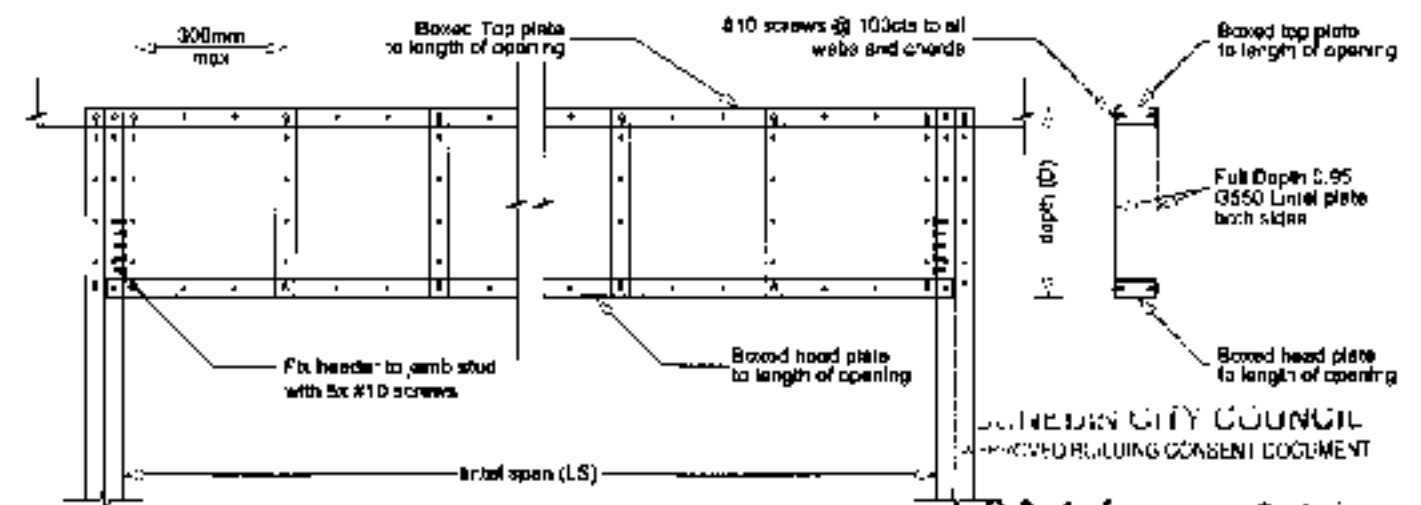
JOINED IN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENT

2014

614



Lintel Type LP/2 - Front



Lintel Type LS/8

2014

Standard Lintel Details



DATE DRAWN
29-05-2012
DWG FILE
Drawing2

DRAWN
RP

VIEW NAME
9 of 10
SCALE
1:100

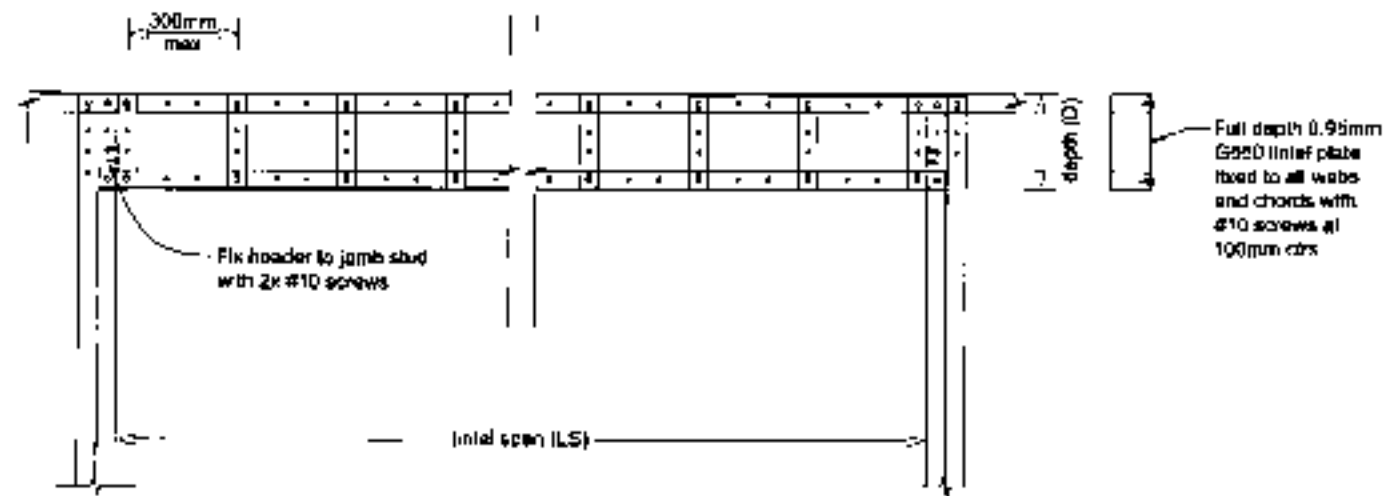
JOB DETAILS



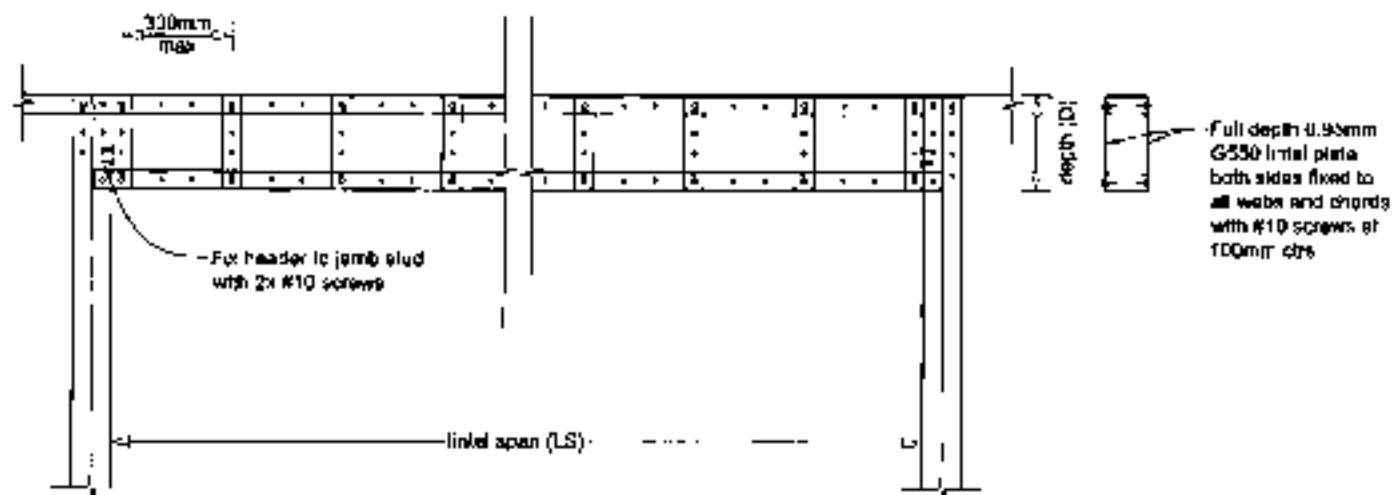
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JOB REFERENCE

REVISION



Lintel Type LS3 - Shallow



Lintel Type LS4 - Shallow

Shallow Lintel Details

DO NOT SCALE. IF IN DOUBT, ASK.



DATE DRAWN
29-05-2012
DWG FILE
Drawing2

DRAWN
RP

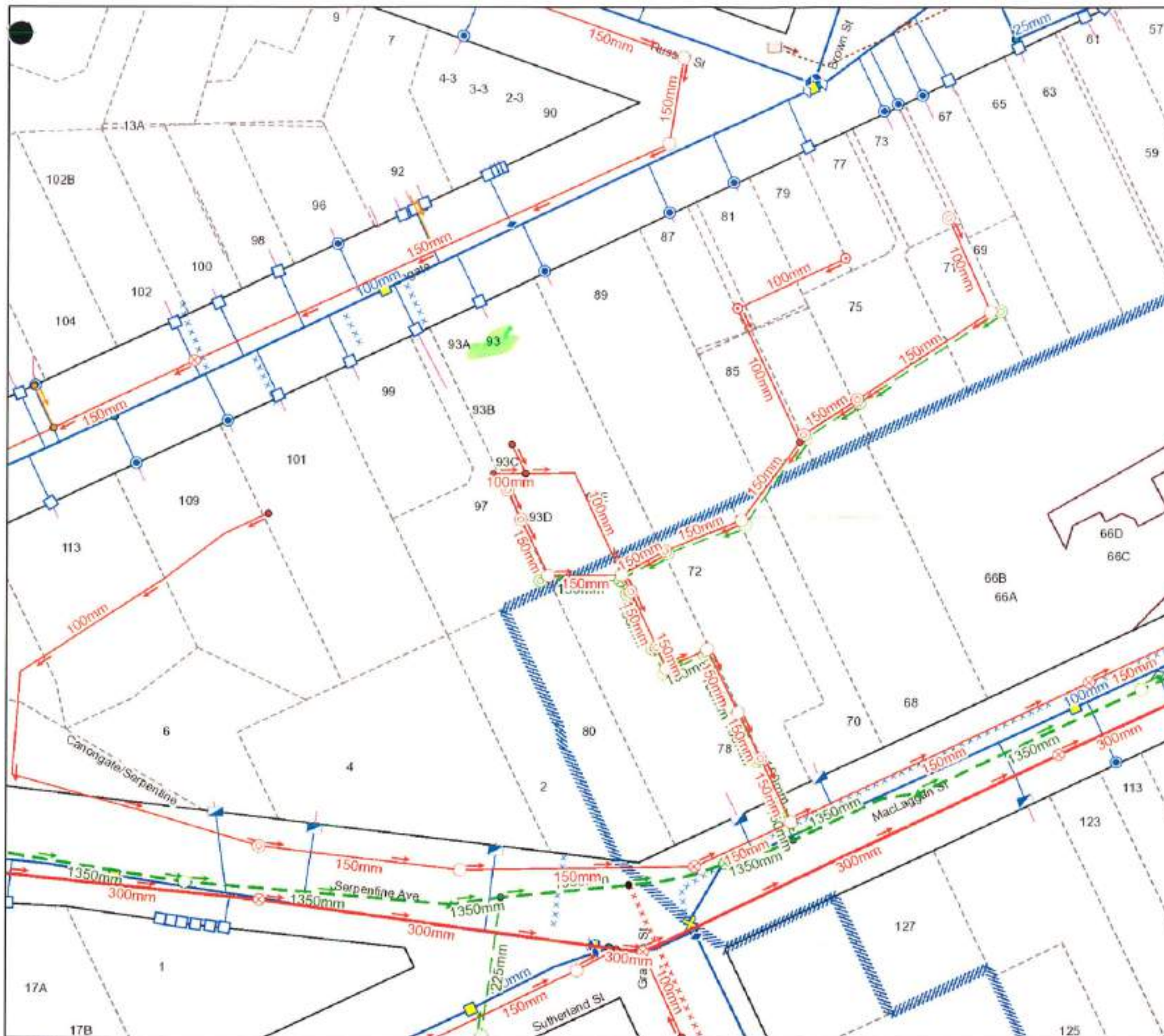
VIEW NAME
10 of 10
SCALE
1:100

JOB DETAILS



JOB REFERENCE

REVISION



Legend

Water Supply

- | | | | |
|--|--------------------------------|--|--------------------------------|
| | Manhole Box | | Water Non-Return Valve |
| | Water Meter | | Water Pump Station |
| | Toby | | Water Bore |
| | Meter without manifold box | | Water Treatment Plant |
| | Relic Flow Meter | | Water Storage Tank |
| | Combination Meter | | Supply Main |
| | Manifold Box With Restrictor | | Trunk Main |
| | Water Valve - Zone | | Closed |
| | Non Return Valve | | Regulation |
| | Water Valve - Gate | | Riser |
| | Water Valve - Sluice | | Scour |
| | Water Hydrant | | Water Service Lateral |
| | Water Backflow Preventer - RPS | | 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 | | Roading Bubble-Up Tank |
| | SW Drop Manhole | | Roading Mudbank |
| | SW Imp Chamber and Grating Inlet | | Stormwater Main |
| | SW Inspection Manhole | | Stormwater Trunk Main |
| | SW Inspection Opening | | DCC Open Channel |
| | SW Lampole | | Open WC |
| | SW Mudbank Inlet | | Culvert |
| | SW Outlet | | Stormwater Mudbank 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

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

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

DCC COPY

Council Water & Drainage Services

Information shown is the best available at the time of printing. Verify on site before commencing work. All enquiries 477 4000

Scale: 1:693

06/05/2014 11:00:30 AM



PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES. This map is for illustration purposes only and is not suitable for surveying, engineering or other professional purposes. Every effort has been made to ensure a correct map and therefore of the information presented.

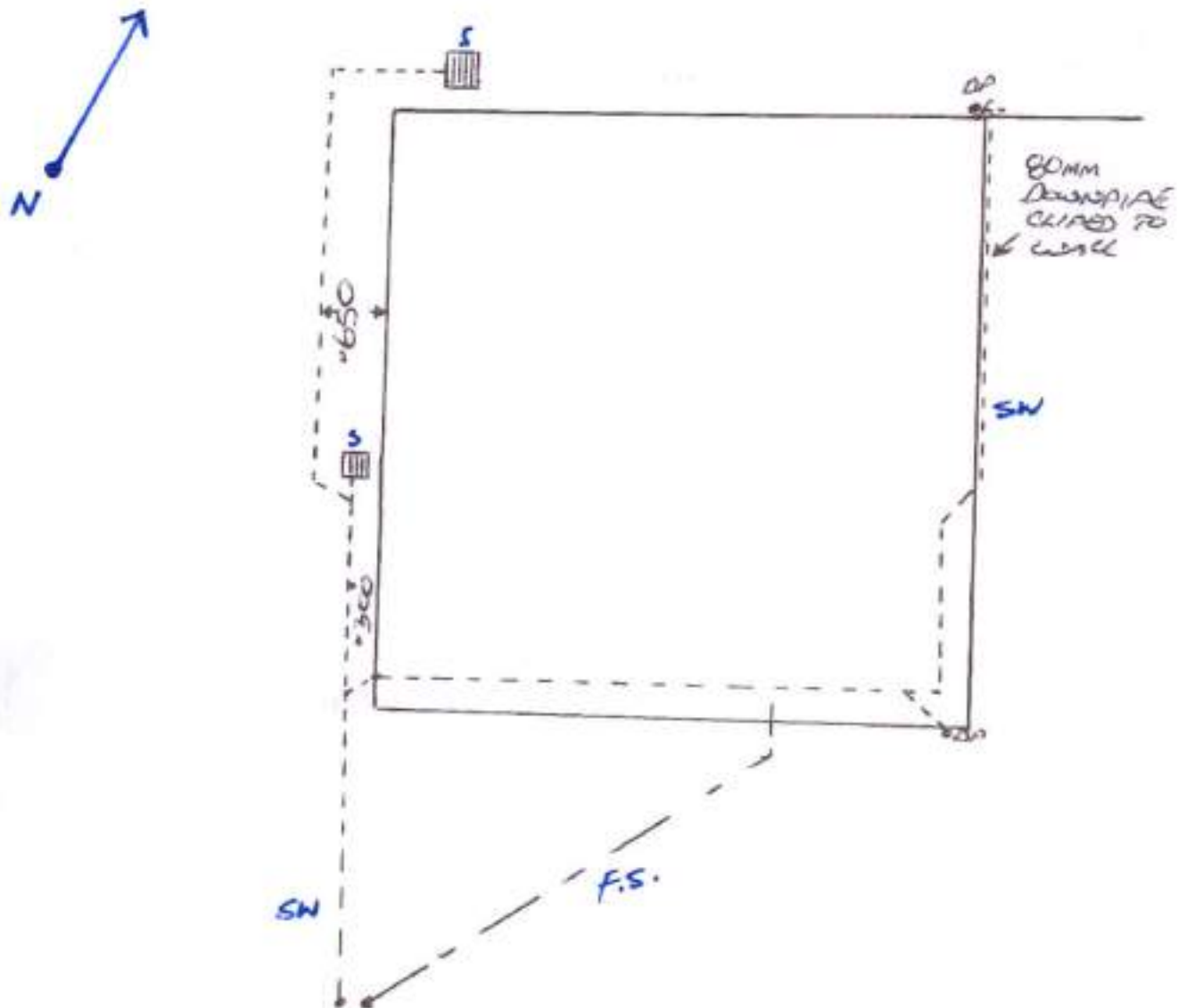
2003 Urban and rural photography January/February 2003. Dunedin City Council. CC BY 3.0 NZ.

2004/2005 Urban photography March 2007. Copyright 2007. Dunedin City Council. CC BY 3.0 NZ.

AS BUILT DRAINAGE PLAN -

93 CANNONGATE
ABA 2014-6/4/16

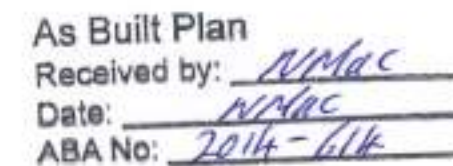
93 CANNONGATE



ALL WORK ADAMS DRAINAGE.

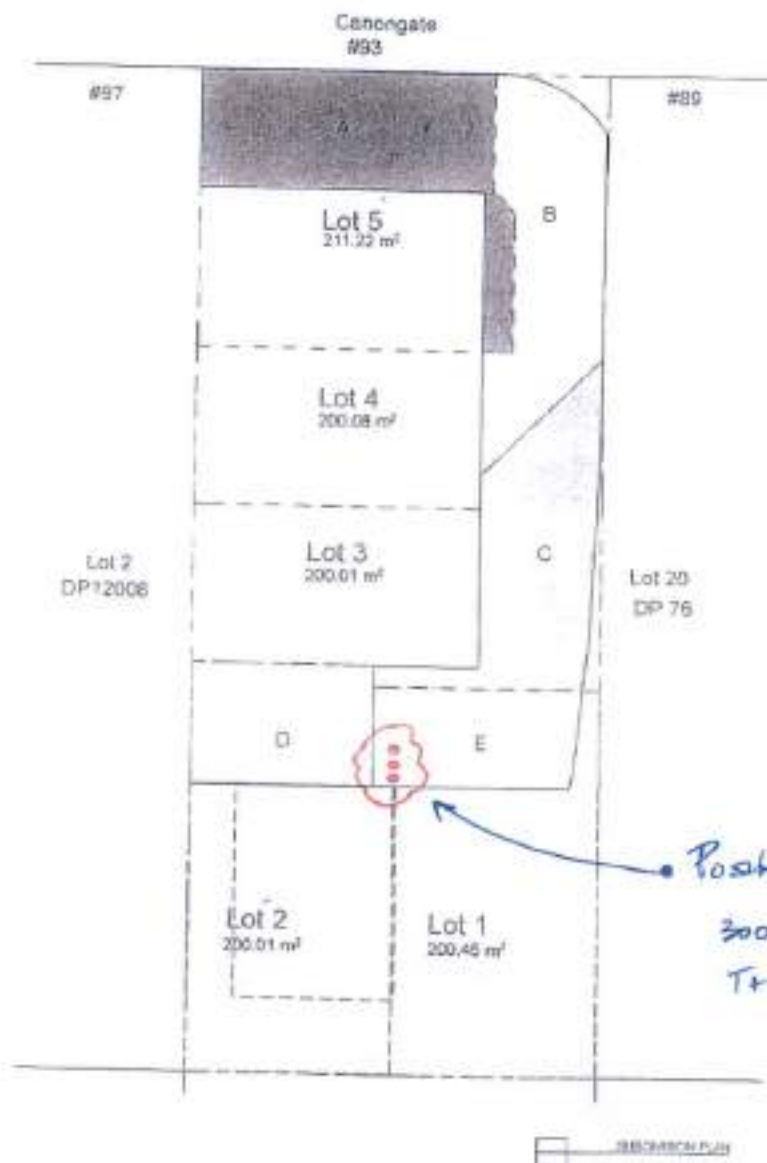
As Built Plan
Received by: NR/HK
Date: 6/5/16
ABA No: 2014-6/4

ABA 2014 - 614-B.



ALL WORK DONE BY ADAM PLUMBING + DRAINAGE

Job No 15323
Sheet RT1



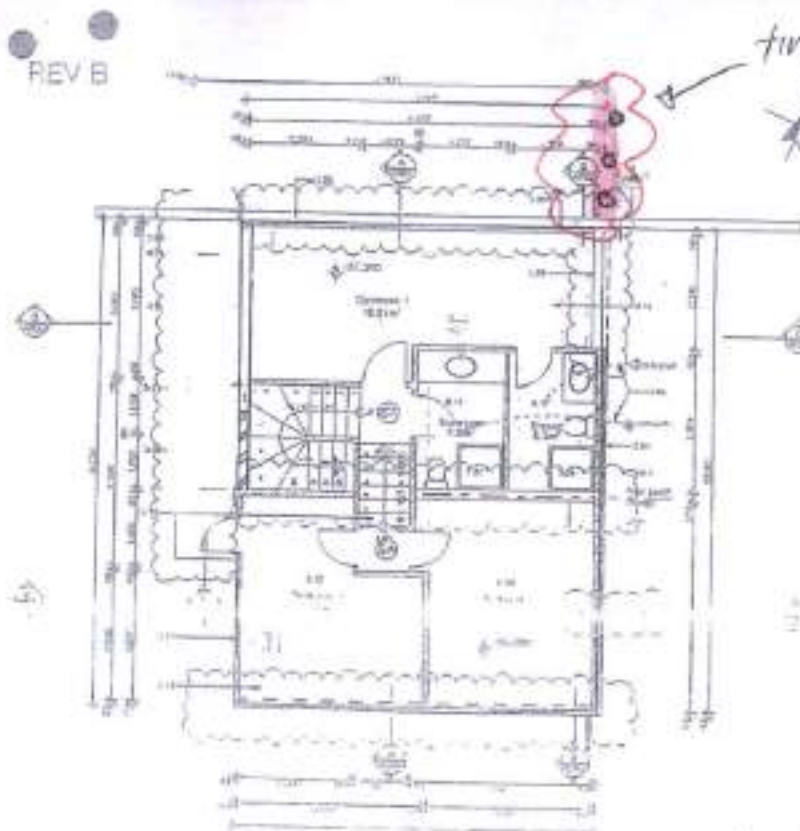
Schedule of Existing Easements			
	Purpose	Served Tenement	Created by
A	Right of way & Services	Lot 5 Hanlon	Lot 1 to 4 Hanlon
B		Lot 4 Hanlon	Lot 1 to 3 Hanlon
C		Lot 3	Lot 1 & 2 Hanlon
D		Lot 2	Lot 1 Hanlon
E		Lot 1	Lot 2 Hanlon

Position of Retaining wall
300 p Posts into Ground 1.5m
T+G Retaining wall timber
As per photos attached
Show elevation



1	Owner
2	Consent
3	
4	
5	
6	
7	
8	
9	
10	

REV B

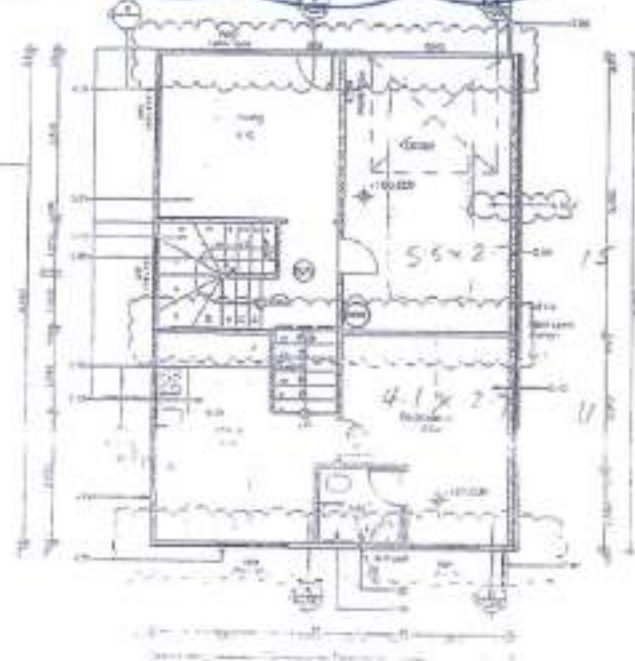


timber retaining
wall built
as per
engineers
instructions

300 Ø Dia Piles
1.5m into Ground
TLC Retaining Walls

REV B

Steel Framing replaced with
MSG9 H1.2 90x45 framing
Studs @ 600 C/C max.
Diaphragms @ 900 C/C max.



Basement Floor Plan
Scale 1:100

First Floor Plan
Scale 1:100

HANLON & PARTNERS Ltd
CONSULTING STRUCTURAL & FIRE ENGINEERS
219 High Street, Dunedin, 9018
Ph: (03) 477 7475 Fax: (03) 479 2597
email: office@hanlons.co.nz

Job No 15323
Sheet RT2

clickArchitecture
UNIVERSITY OF DUNEDIN AT 10
DO NOT SCALE OFF DRAWINGS

project name	client	address	agent description	drawing	page number	drawing set	date	designed by	checked by	drawn	scale	notes
NAJ 001	Majid Dawood	93 Canongate	Lit 18 Dp 78	Floor Plan	A103	Building Consent	25/11/14	NW	CS	Wid Saffery Exposure C Draw	1:100	Check Planning

DUNEDIN CITY COUNCIL
REVISED BUILDING CONSENT
DOCUMENTS

2014- 614/A

SECTION 3-B
Scale 1:100

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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HANLON & PARTNERS Ltd

CONSULTING STRUCTURAL & FIRE ENGINEERS

219 High Street, Dunedin, 9018

Ph: (03) 477 7475 Fax: (03) 479 2597

email: office@hanlons.co.nz

Job No: 15323

Timber PERANG Waka Sheet RT 3

300 Ø 300 Poles @ 1.2m c/c

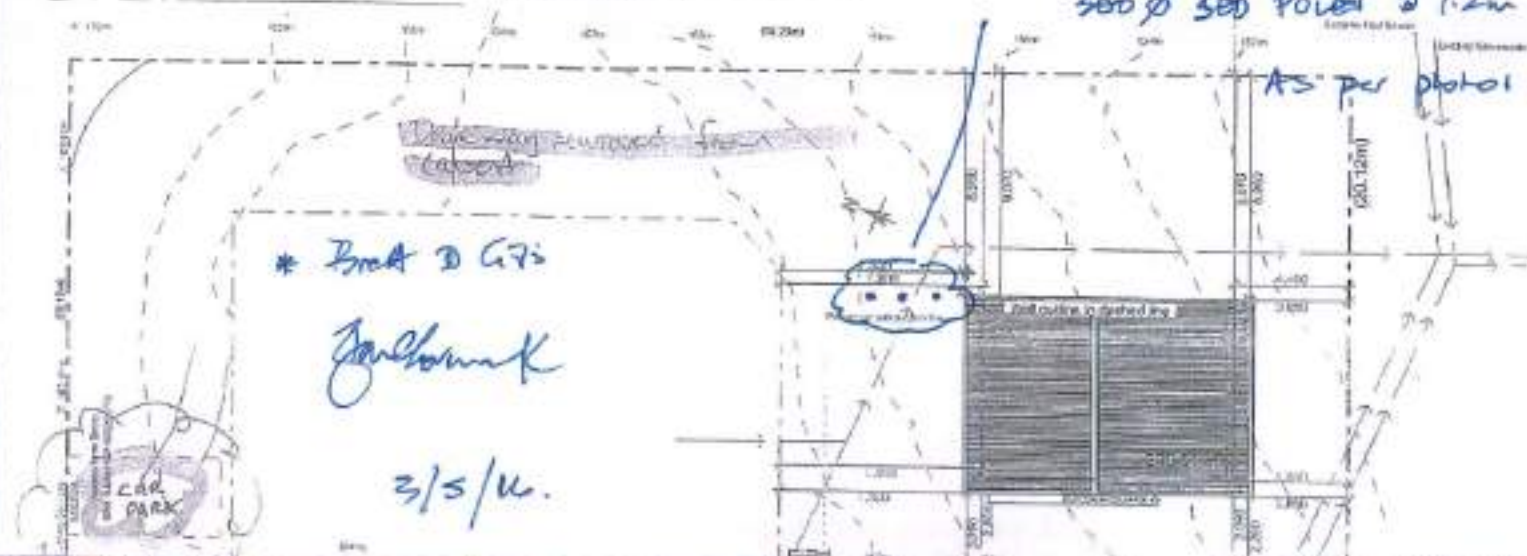
As per photo Attached

Planned & designed by
HANLON & PARTNERS LTD
219 High Street, Dunedin, 9018
Ph: (03) 477 7475 Fax: (03) 479 2597
email: office@hanlons.co.nz
Job No: 15323
Date: 12/10/10
By: [Signature]
For: [Signature]

Revised
Endorsements on superseded
plans transfer to this document.

Endorsements approved by Designer

ORIGINATOR



Revised
Endorsements on superseded
plans transfer to this document.

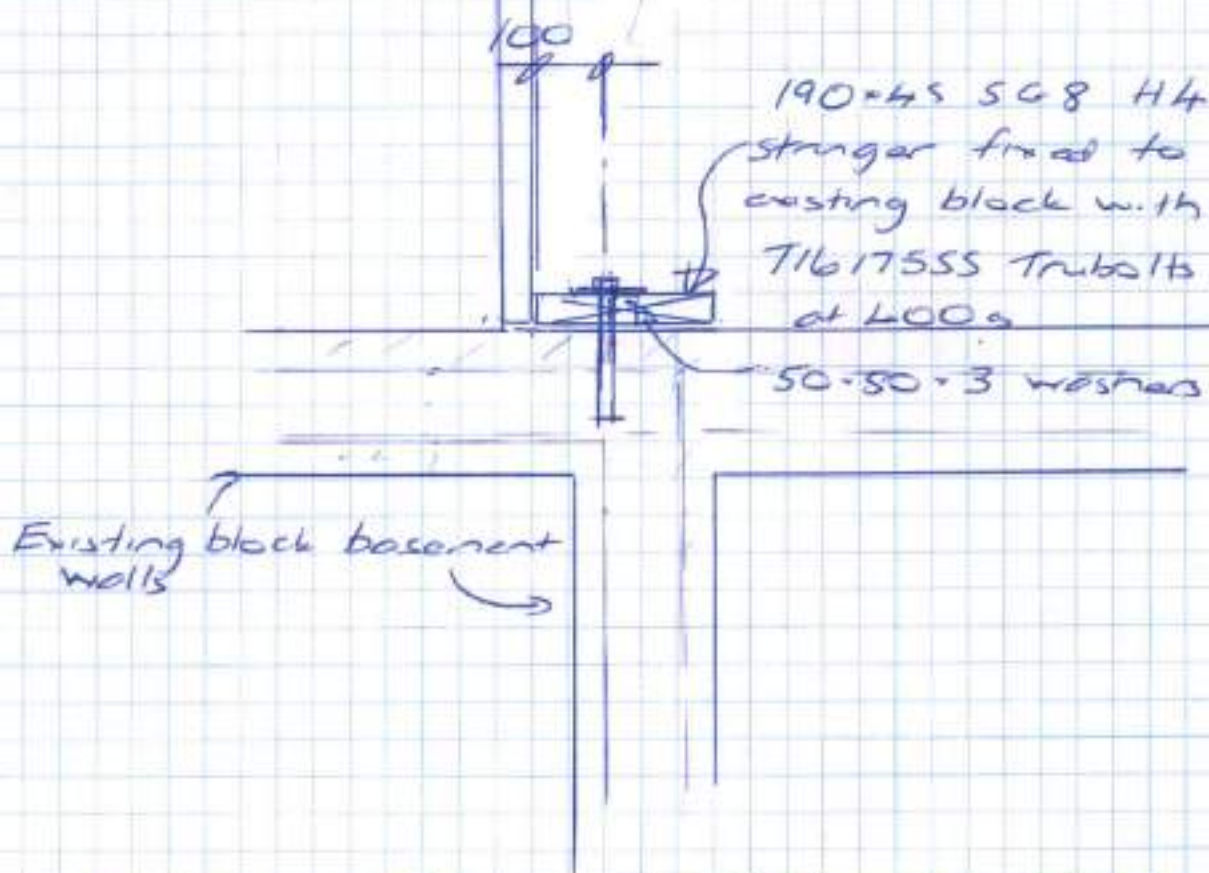


DRAWING SCALES SHOWN AT A3
DO NOT SCALE OFF DRAWINGS



10
Dp 76

HL walings back to 300 SED HS Poles



End Fixing of Driveway Retaining Wall
Walings to Block Basement.

93 Canonigate Apartments
for M Dousti.

HANLON & PARTNERS Ltd
CONSULTING STRUCTURAL & FIRE ENGINEERS
219 High Street, Dunedin, 9016
Ph: (03) 477 7475 Fax: (03) 479 2597
email: office@hanlons.co.nz

Job NO 15323

Sheet RTH

DCC COPY

Amended Plans, ABA2014 - 614/A

93 CANONGATE, DUNEDIN
AMENDMENT TO BUILDING CONSENT APPLICATION

DCC COPY

17 OCT 2014
2-STOREY APARTMENT, 4 BEDROOMS, SINGLE GARAGE, 69m² + 71m²

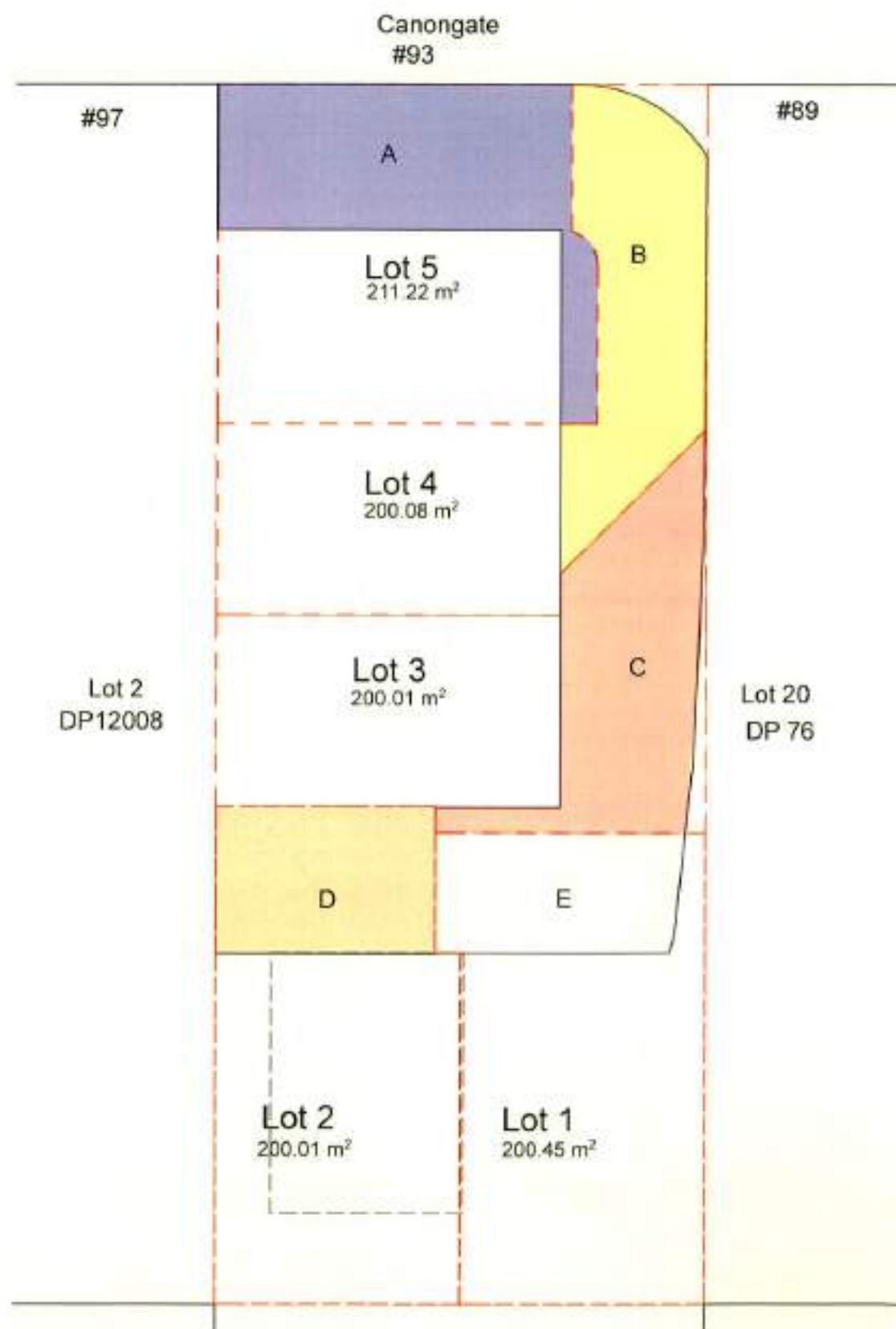
Sheet Index		
Layout ID	Layout Name	Remark
A101	Subdivision Plan	
A102	Site Plan	
A103	Floor Plan	
A104	Drainage Plan	
A105	Drainage Schematic/ Wet area Details	
A106	Bracing Plan	
A107	Foundation Plan	
A108	Floor Framing/ Roof Plan	
A109	Carpark Plan	
A110	Carpark Sections	
A111	FOUNDATION DETAILS	
A112	FOUNDATION DETAILS	
A201	SECTION A-A	
A202	SECTION B-B	
A203	SECTION C-C	
A204	SECTION D-D	
A301	Elevations	
A302	Elevations	
A303	Recession Plans	
A401	Window Details	
A402	Details	
A403	Roof Eave Details	
A404	Roof Details	
A405	WMC/ Stair Details	
A406	Window/ Door Schedule	

DUNEDIN CITY COUNCIL

APPROVED BUILDING CONSENT
DOCUMENTS

2014 - 614/A

(26 sheets)



Schedule of Existing Easements

	Purpose	Servient Tenement	Created by
A	Right of way & Services	Lot5 Hereon	Lots1 to 4 Hereon
B		Lot4 Hereon	Lots1 to 3 Hereon
C		Lot3	Lots1 & 2 Hereon
D		Lot2	Lot1 Hereon
E		Lot1	Lot2 Hereon

DUNEDIN CITY COUNCIL

PROVED BUILDING CONSENT
DOCUMENTS

2014 - 614/A

 SUBDIVISION PLAN

No.	Revision
1.	Structure changes

Zones

Wind
Earthquake
Exposure C
Snow

VH
1
N5@70m

Climate
Planning R4

DUNEDIN CITY COUNCIL

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

Building Use Date 9 12 14
 Planning Use Date 11 11 14
 RCH Use Date

NOTE

endorsements approved by designer

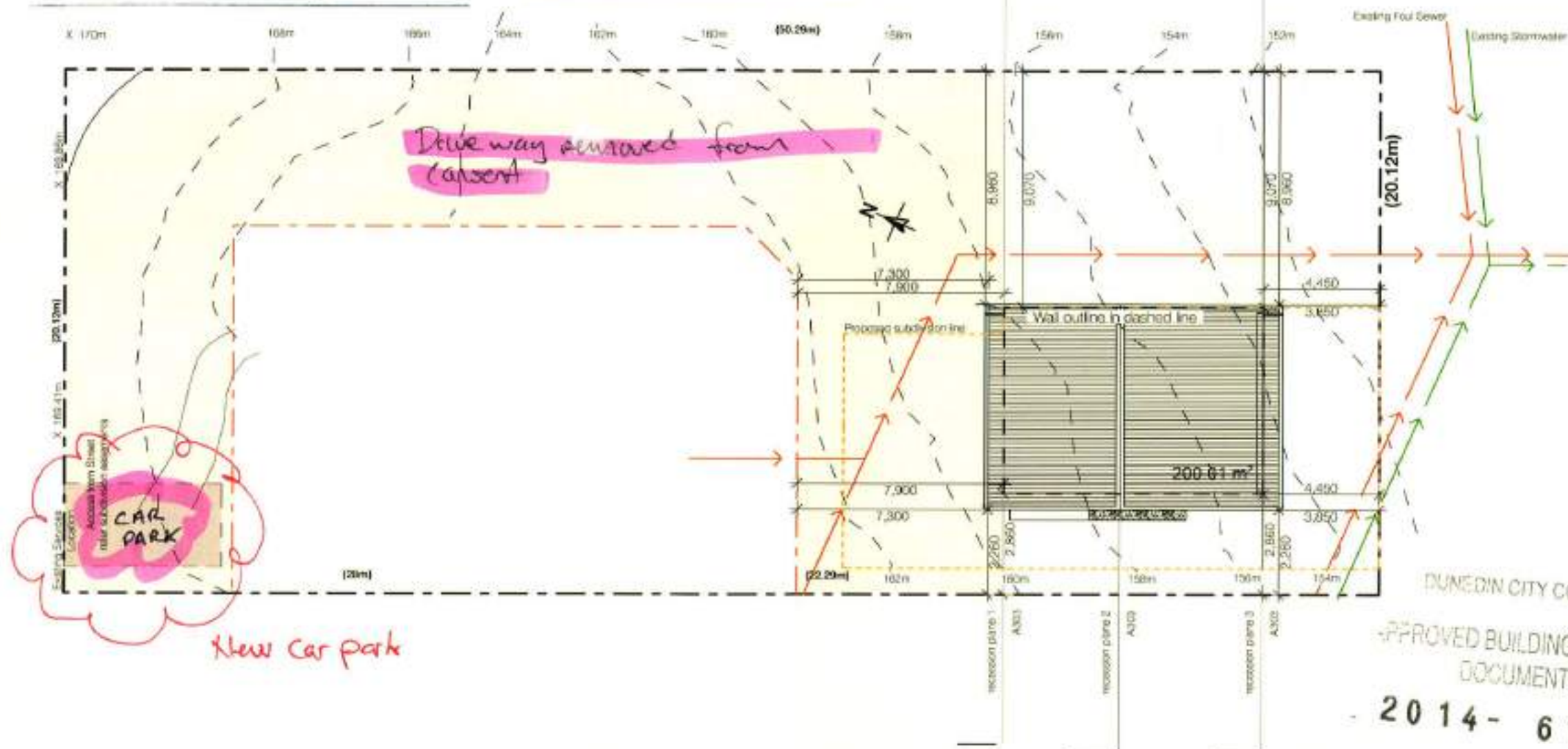
Revised

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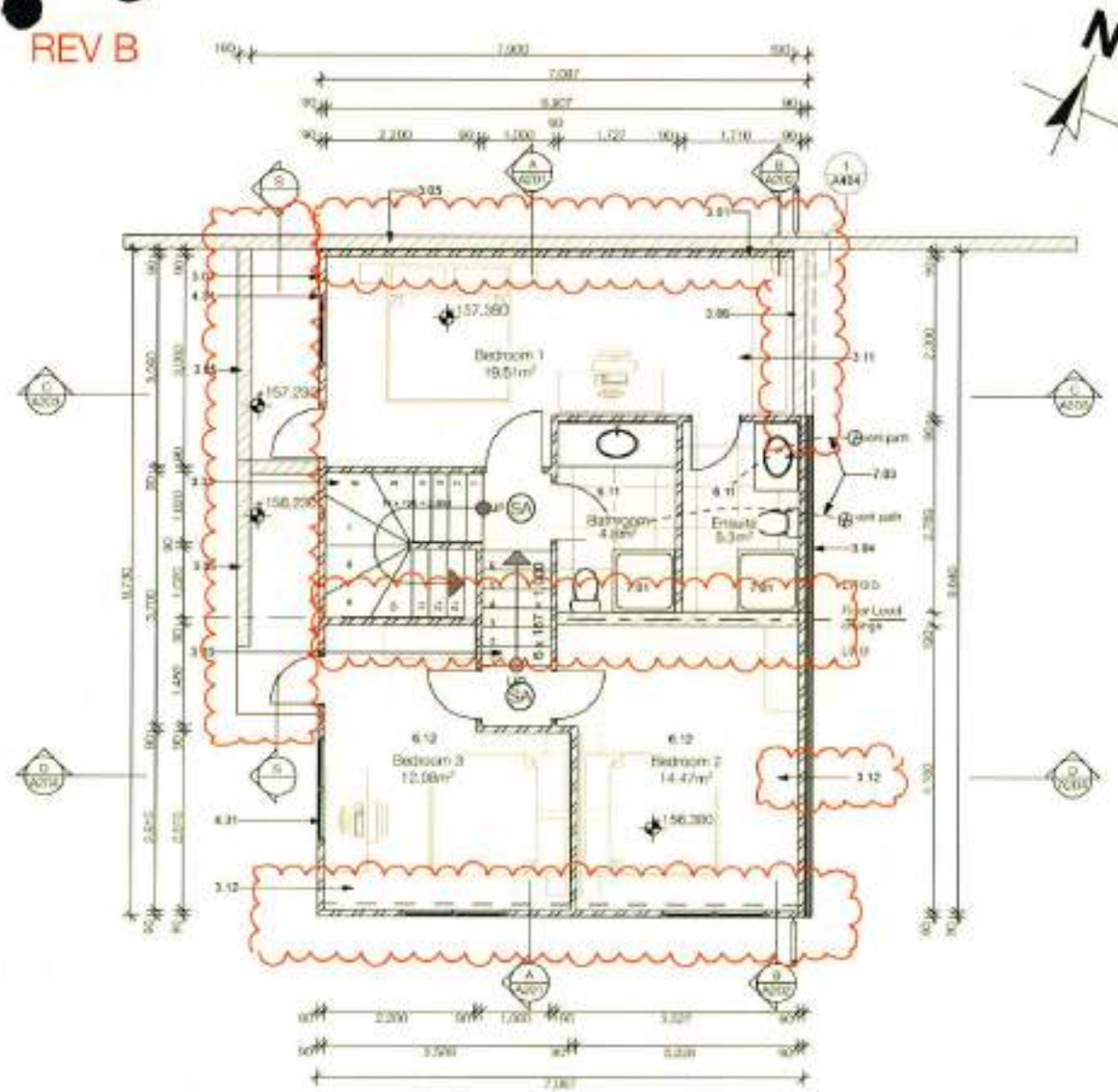
CANONGATE

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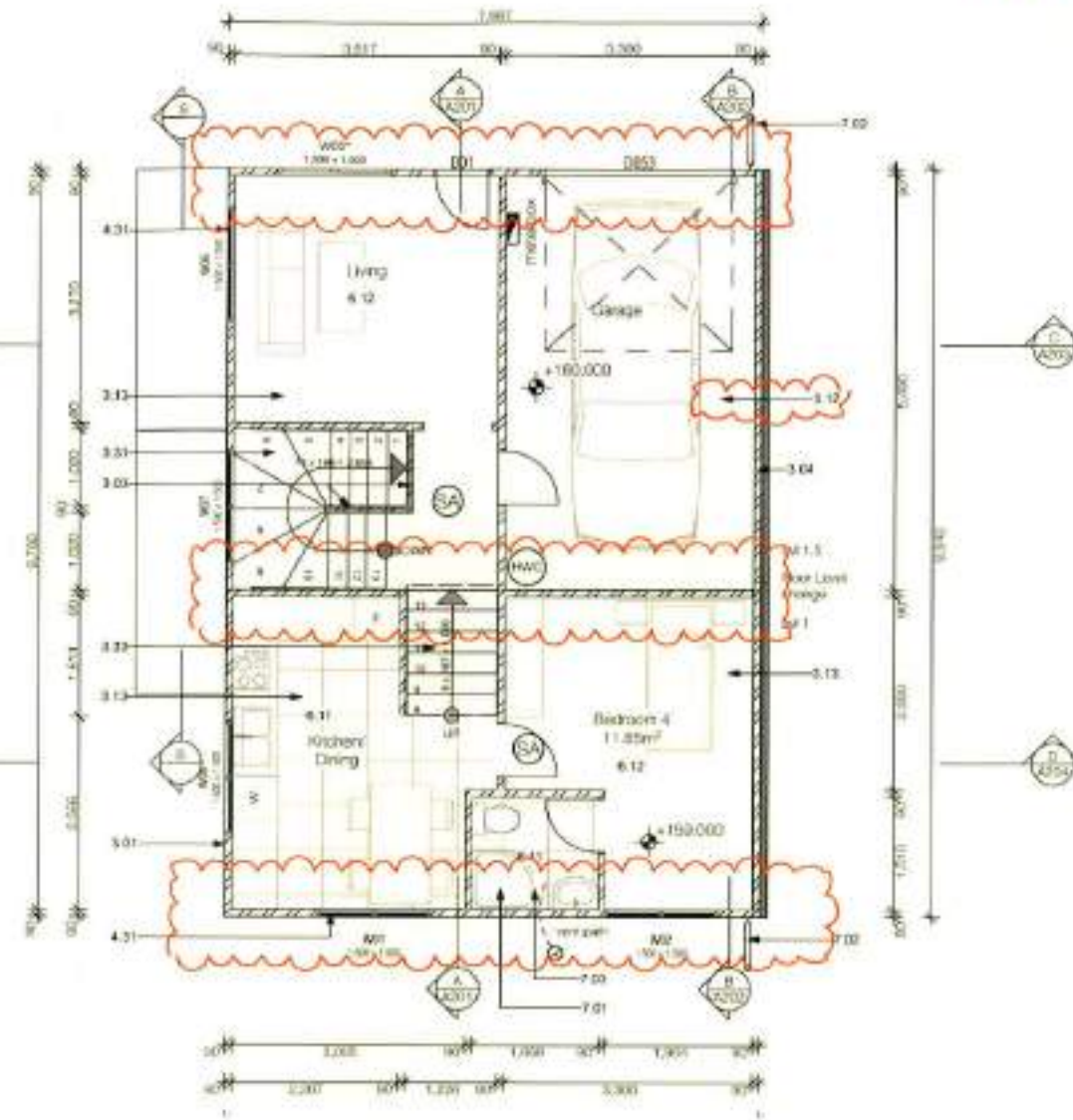


REV B



BASEMENT FLOOR PLAN
scale @ A3 1:100

REV B



FIRST FLOOR PLAN
scale @ A3 1:100

Notes

3. Structure

- 3.01 External Walls: Steel Frame. Steel framing by FrameCad, refer to framing drawings. DPC installed between bottom plate and concrete slab floor as per framing drawings. Generally line with 10mm standard G6 board (equivalent to wet area) stopped for selected paint finish. Refer also framing schedule for specialist wall linings & requirements.
- 3.02 External Walls: Steel Frame. Steel framing by FrameCad, 1200mm height. Floor as per framing drawings. Line with 10mm standard G6 board stopped for selected paint finish.
- 3.04 External Walls: Fire Walls. Steel framing by others, refer to framing drawings. DPC installed between bottom plate and concrete slab floor as per framing drawings. Generally line with 10mm standard G6 board (equivalent to wet area) stopped for selected paint finish. Refer also framing schedule for specialist wall linings & requirements. CSIR tested 25mm panel on proprietary cavity batts is fixed in exterior of framing. Refer also framing schedule for specialist wall linings & requirements.
- 3.05 20 series reinforced masonry block retaining wall over G6 board bottom speed of blockwork - line to incorporate insulation.
- 3.11 100mm thick reinforced in situ slab on grade with S602 mesh, as detailed on drawings (250 mm x 250 mm) over top of blockwork.
- 3.12 Fitted water saving system. Provide 100% down track EPS insulation.
- 3.13 230mm (based on steel joists) 230x150 UCL at 400mm c/c with 1 battspace.
- 3.21 Secondary Private Stairs. Tread: 250mm. Riser: 160mm. Handrail to be standard 50mm diam timber to comply with NZBC D1 fig26.
- 3.23 Main Private Stairs. Tread: 250mm. Riser: 160mm. Handrail to be standard 50mm diam timber to comply with NZBC D1 fig26.

4. Enclosure

- 4.31 Specified colour powder-coated aluminium privacy with glazing weight to comply with NZS 4225.
6. Floor
- 6.11 Vinyl Flooring. Impervious vinyl flooring with anti-slip surfacing in wet areas.
- 6.12 Selected Carpet.

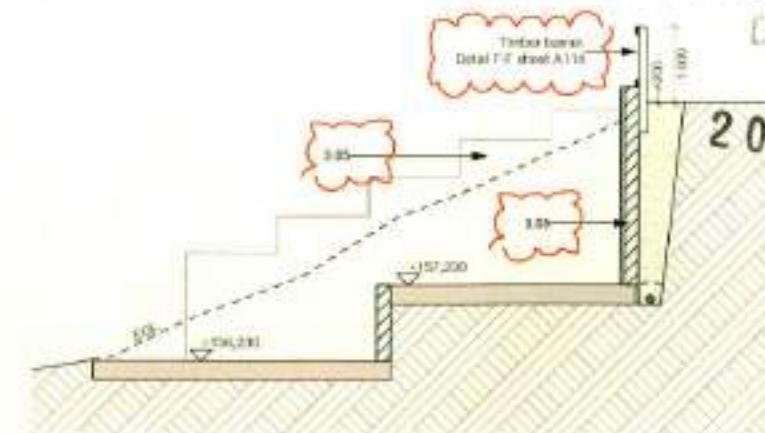
7. Services

- 7.01 Acrylic Shower Tray. 900x900mm acrylic shower tray installed to manufacturer's requirements.
- 7.02 100 dia 100mm dia PVC drainage to main line. Refer to engineers drawings for site and drainage information. Paint finish where exposed.
- 7.03 Mechanical Ventilation. Mechanical ventilation to bathrooms. Ducting to run in suspended ceiling space to external wall.

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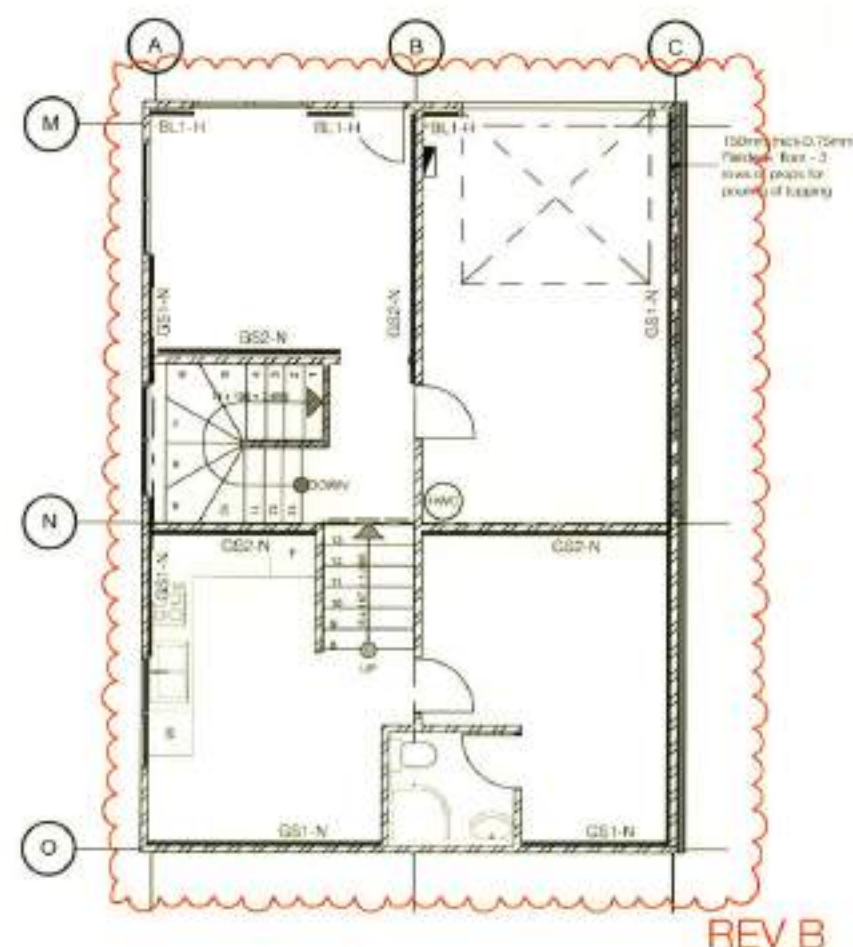
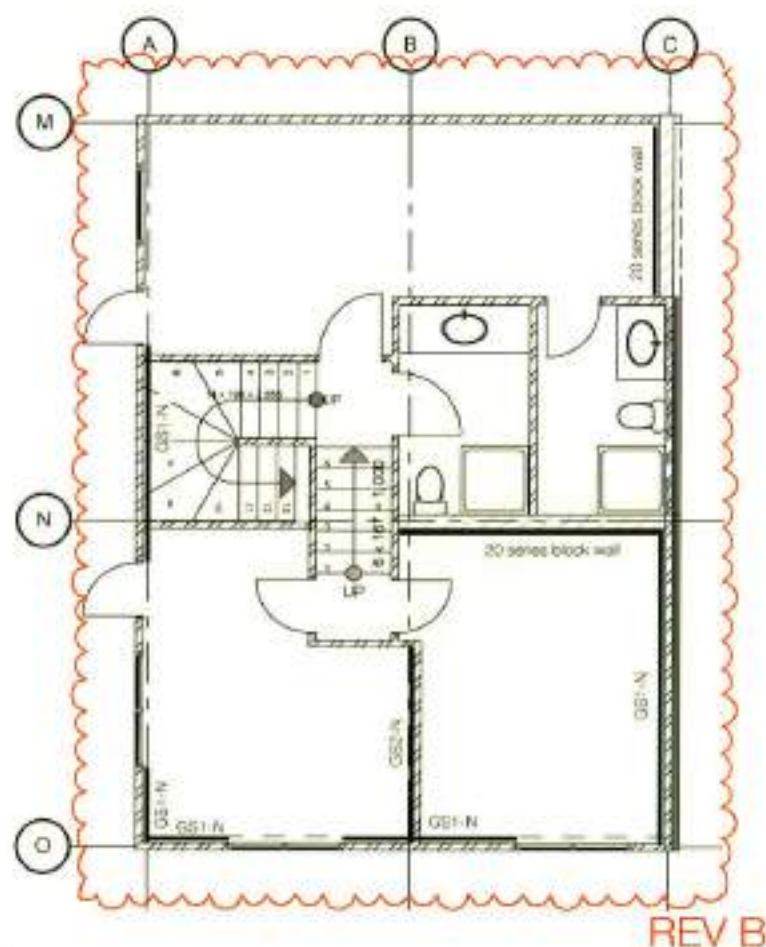
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DOCUMENTS

2014-614/A



SECTION S-S
scale @ A3 1:100

NOTES:
 All bracing shall be in accordance with GIB
 Timber bracing manual June 2011



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 DOCUMENTS

2014 - 614 / A

No.	Revision
1	Structural changes
2	Grid lines removed, bracing added
3	Refer to engineers' notes



REV B

#6 mesh to flashboard
topping 30mm coarse

150 thick flashboard

R10 stirrups @ 150 c/c

75 mm thick

200

250

28 mm

29 mm

25 mm

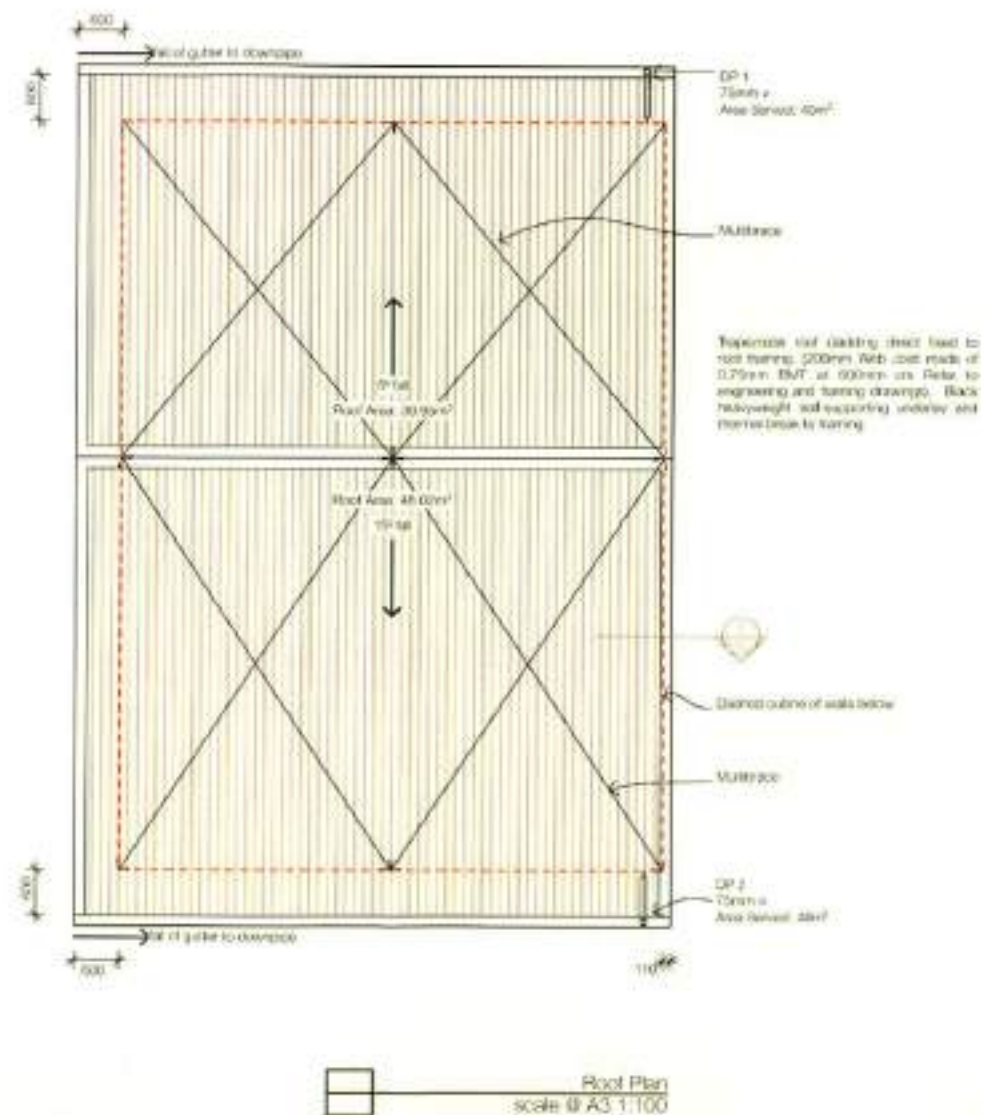
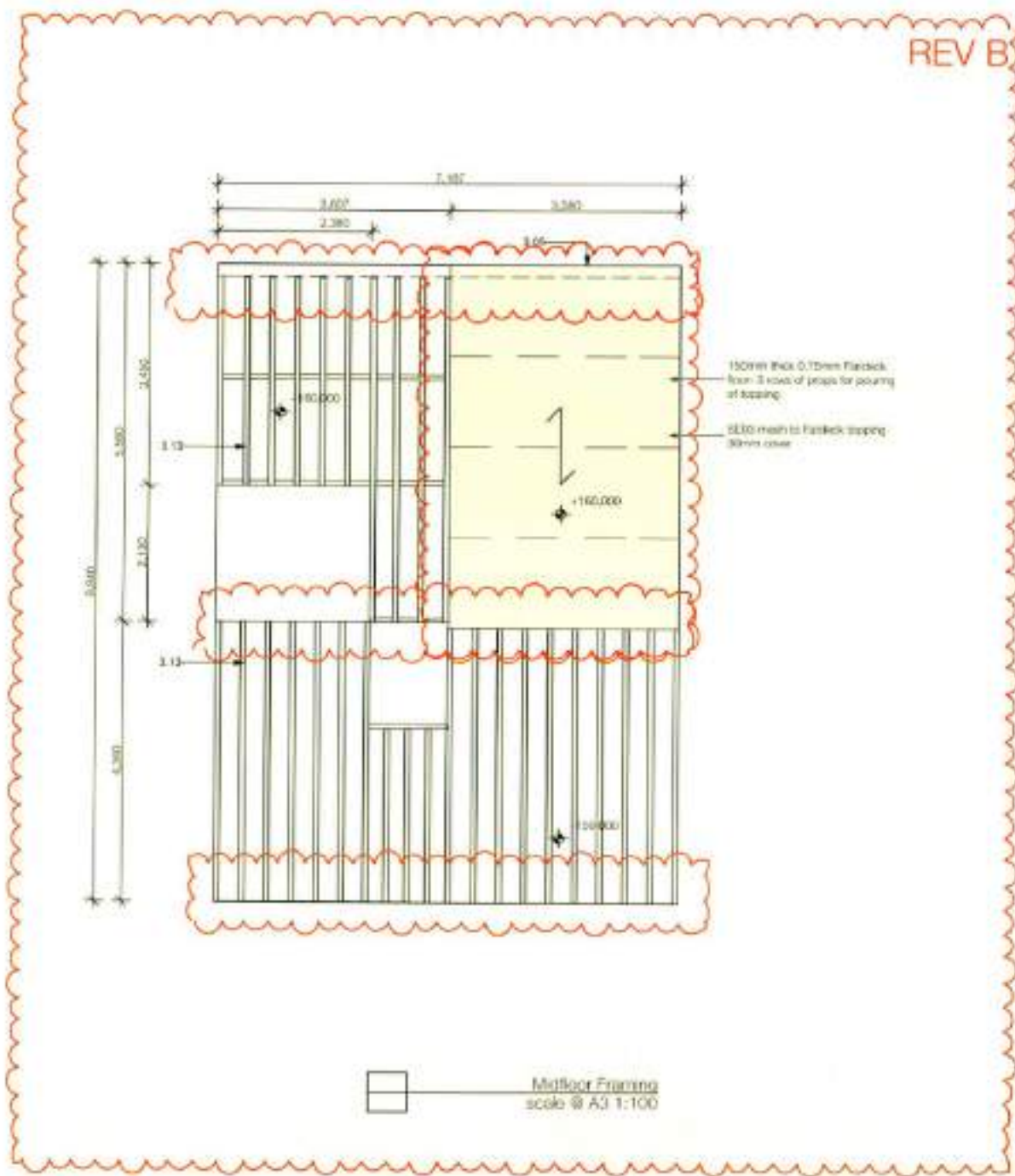
#6 bars

#3 bars

2014 - 614 / A

DETAIL A-3
scale @ A3 1:20

Qty	Description
1	Structure change
	cost of frame, interior
	interior walls added
	floor change to finished
	concrete footing for structure frame changed



Key Notes	
3	Shrinkage
3.1	25-series reinforced masonry block retaining wall
3.2	20-year galvanized steel on steel joist, 283/18 (3-in) at 480mm on with 1 battens

NOTES

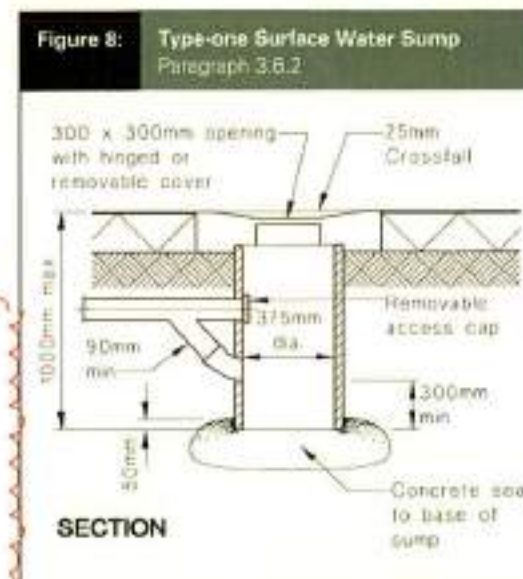
Roof Framing:
Refer to steel framing details.

Max roof area to down pipe:	48m ²
Rainfall intensity (i)	65/75
Effective cross sectional Area of Gutter (A _g) required	4970mm ²

DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT
DOCUMENTS

2014- 614 / A

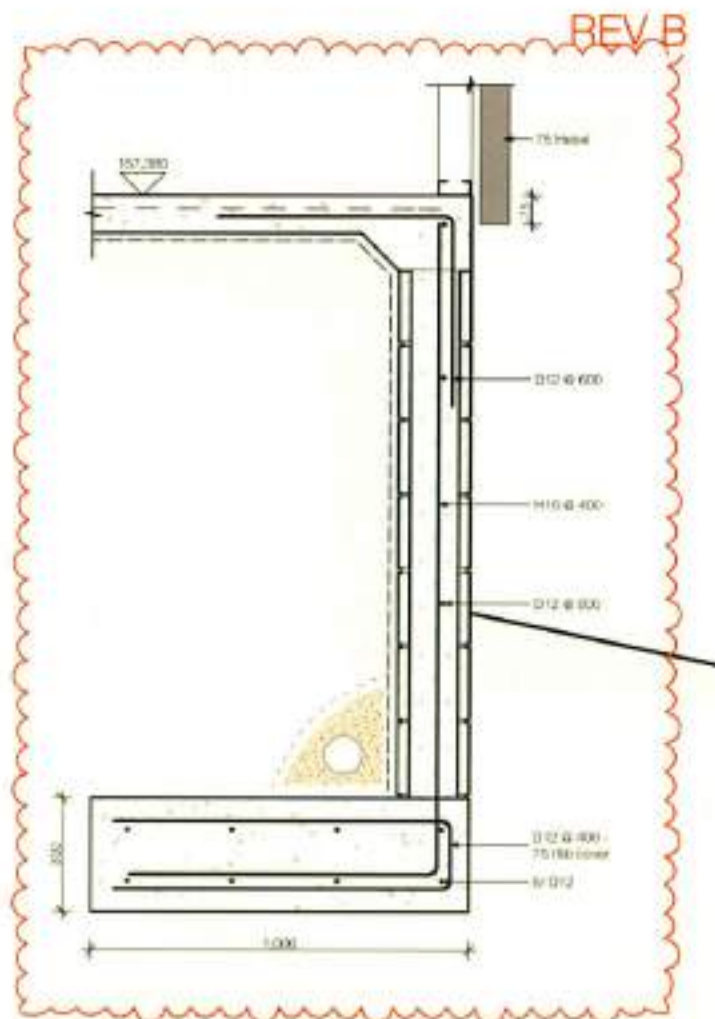
No.	Revisions
3.	Structural changes
	Print change to # subjects



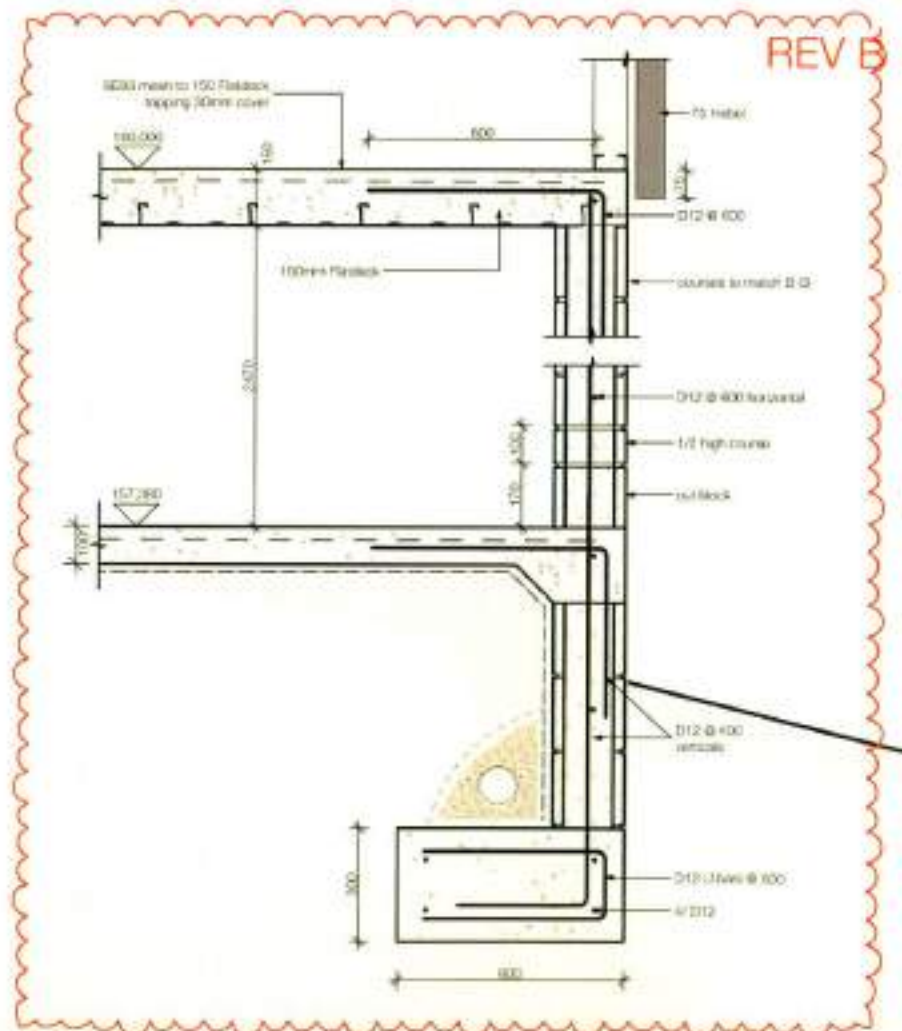
DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT
DOCUMENTS

2014- 614/A

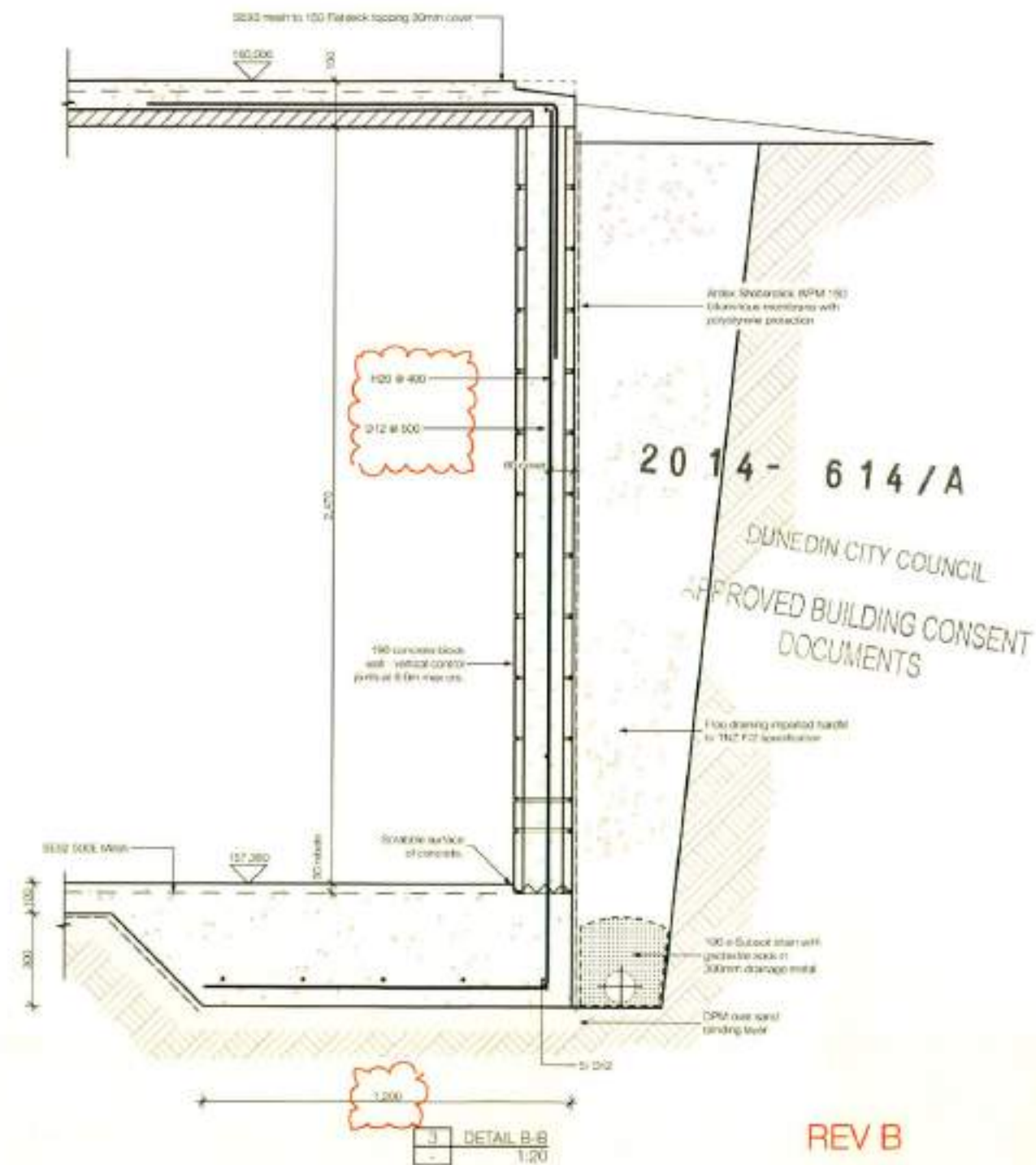
Date	Description
1	Physical changes
	existing well (no change)
2	new water pump added



1 DETAIL A-A
1:20



2 DETAIL A1-A1
1:20



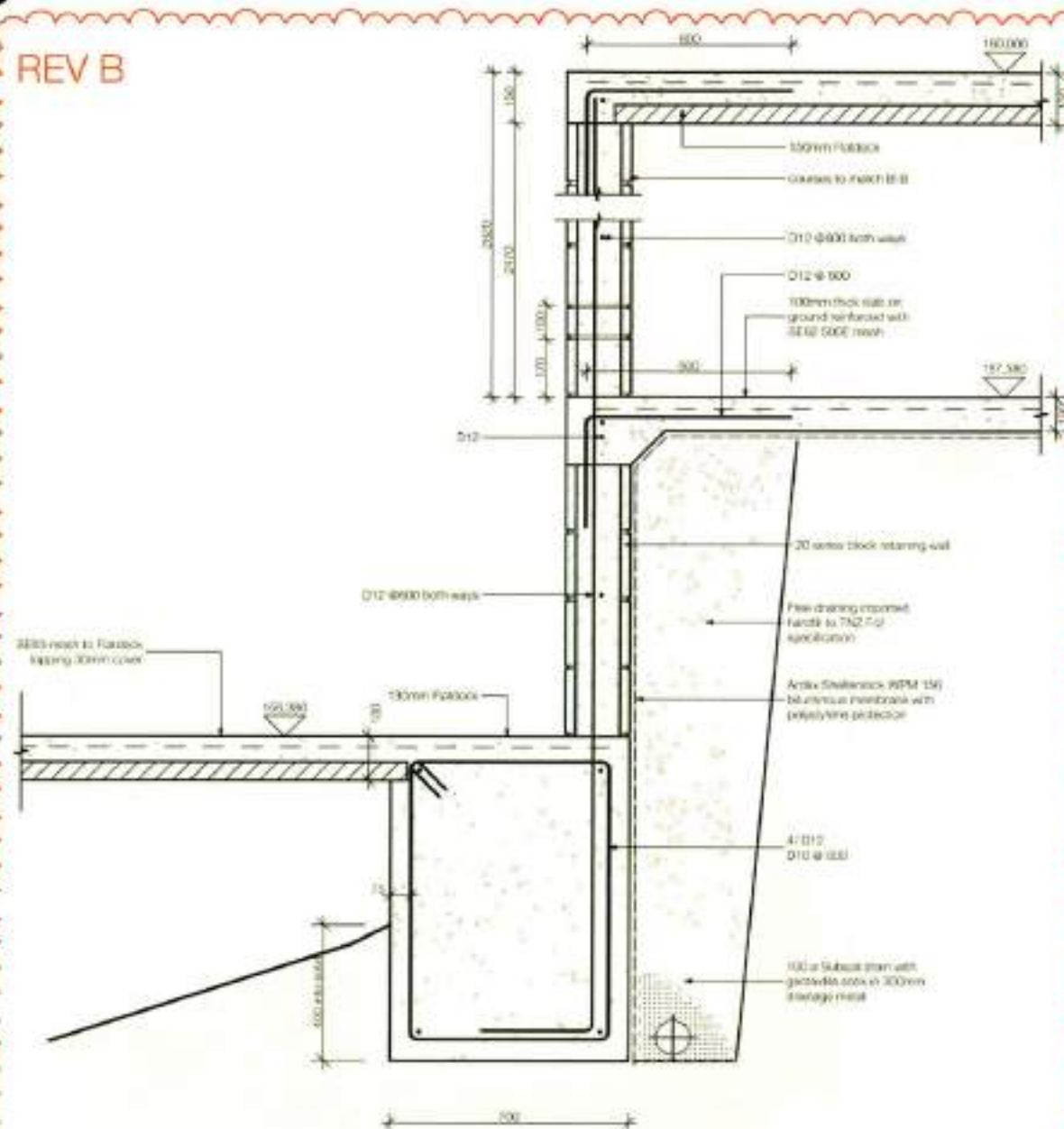
3 DETAIL B-B
1:20

REV B

No.	Revision
1	Initial design
2	Changes to design and footing reinforcement
3	
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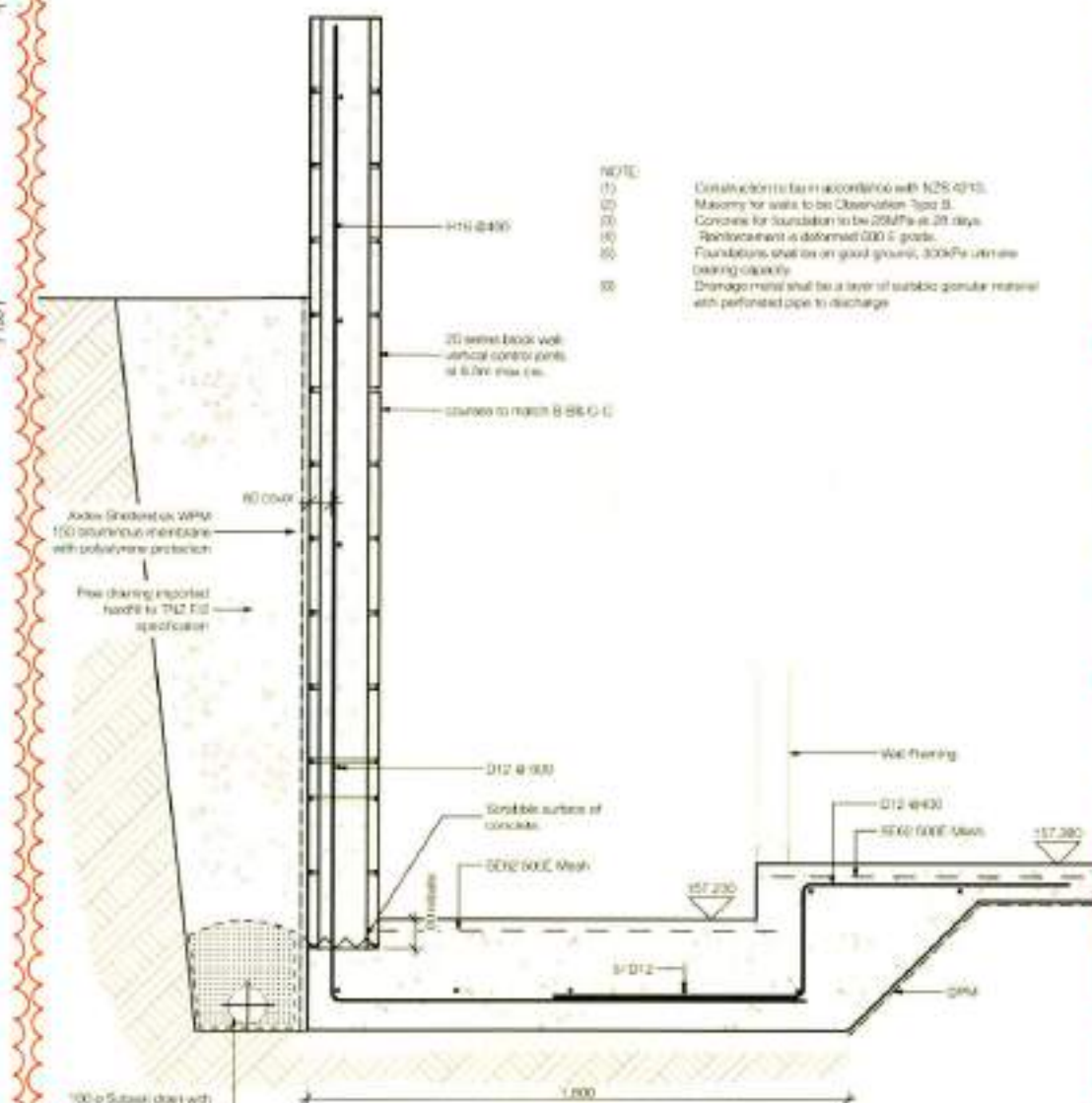
REV B

REV B

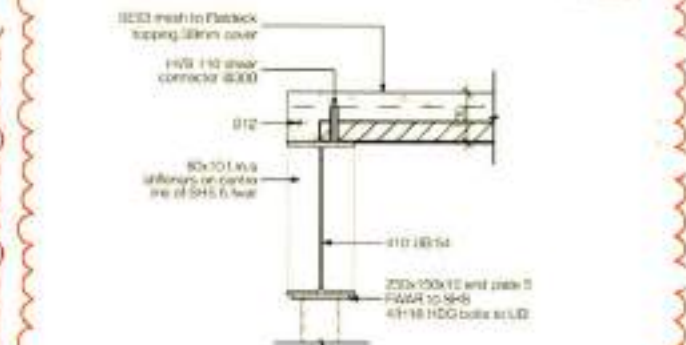


1	DETAIL C-C
2	1:20

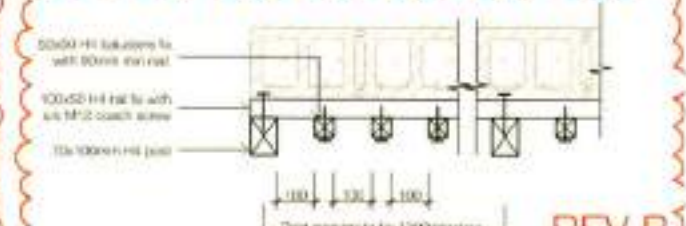
REV B



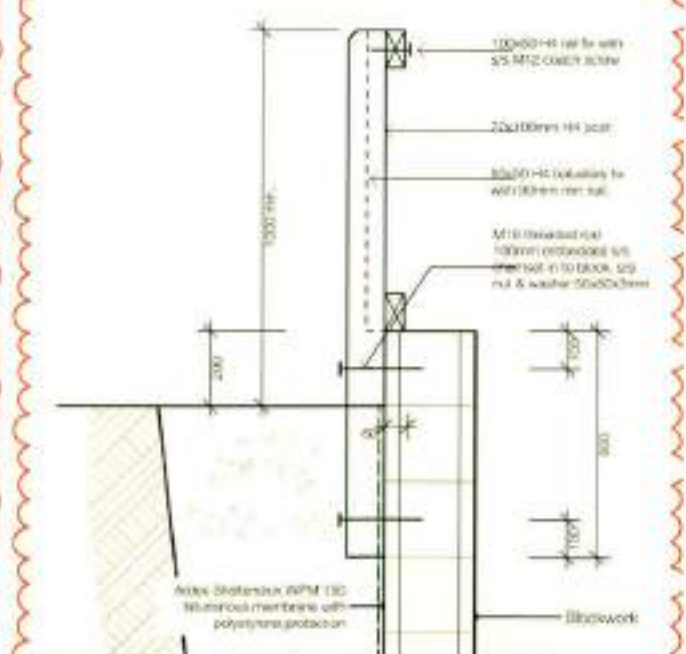
2	DETAIL D-D
1	1:20



3	DETAIL E-E
-	1:20



REV B



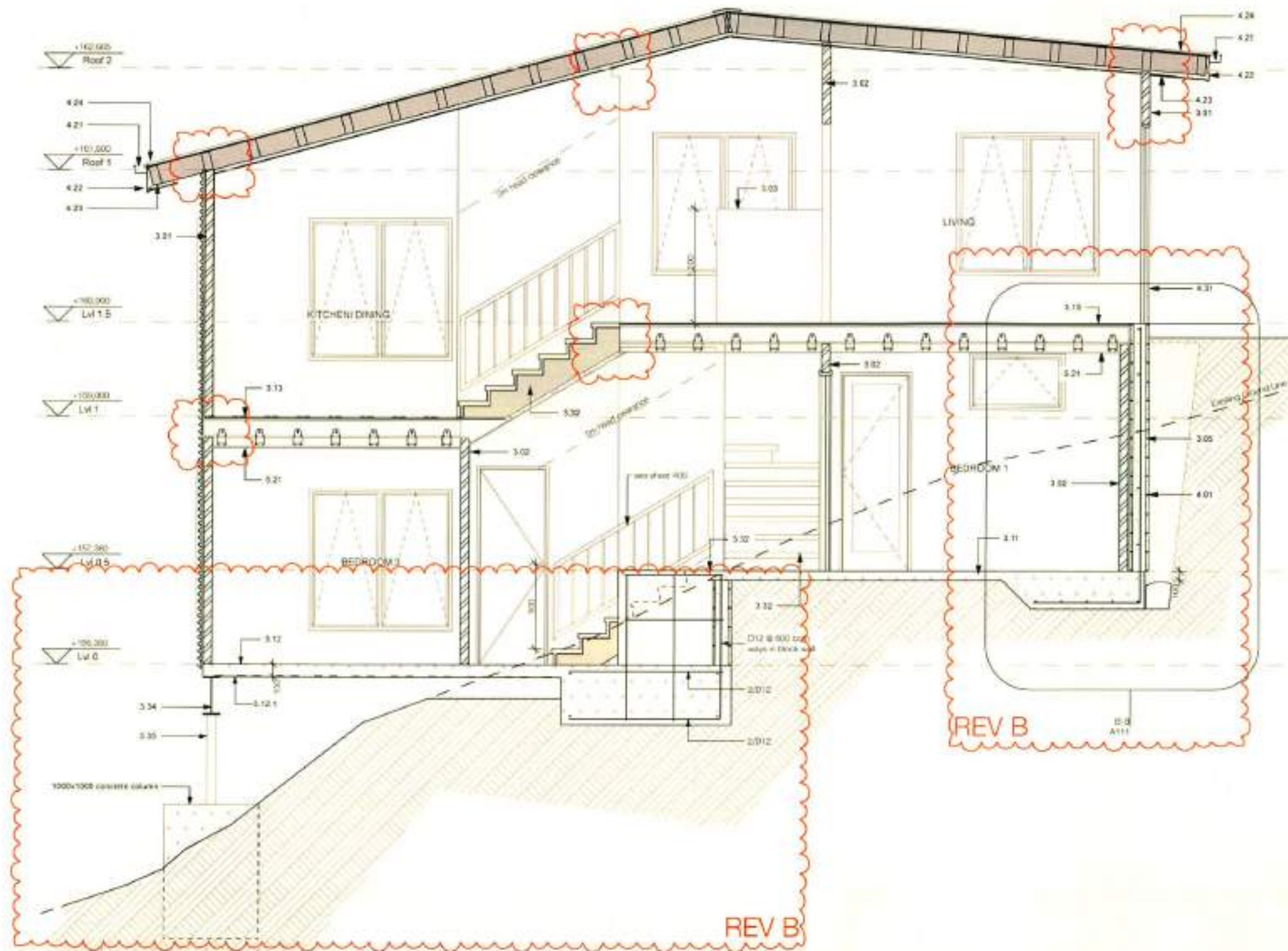
4	DETAIL F-F
	1:20

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112	Revision
8	Manufacture changes



SECTION A-A
SCALE 1:50 @ A3

Key Notes

3. Structure

- 3.01 External Walls Steel Frame
Steel framing by FramedCuts, refer to framing drawings. DPC (provided) between bottom plate and concrete slab fixed as per framing drawings. Generally use with 18mm standard GIB board (Acquiline to wet areas) stopped for selected paint finish (unless otherwise indicated). Refer also framing schedule for specialist wall brags & requirements.
- 3.02 Internal Walls Steel Frame
Steel framing by FramedCuts, refer to framing drawings. DPC (provided) between bottom plate and concrete slab fixed as per framing drawings. Generally use with 18mm standard GIB board (Acquiline to wet areas) stopped for selected paint finish (unless otherwise indicated). Refer also framing schedule for specialist wall brags & requirements.
- 3.03 Staircase Barrier Walls Steel Frame
Steel framing by FramedCuts, 1200mm height. Fixed as per framing drawings. Line with 18mm standard GIB board stopped for selected paint finish.
- 3.04 20 series reinforced masonry block retaining wall.
- 3.05 100mm thick reinforced concrete slab on grade with 50mm mesh on top and 10mm mesh on bottom (250mm deep). Stop 10mm mesh.
- 3.12 Floorboard underlayment system. Provide R10 30mm thick EPS insulation.
- 3.12.1 Provide R10 30mm thick EPS insulation to underside of floorboards installed to manufacturers documentation.
- 3.13 Underlayment under floorboards. Provide R10 30mm thick EPS insulation with 1 fastener.
- 3.32 Under stair / handrail / balustrade
Under stair with timber framed balustrade wall and handrail. Line with 18mm GIB Toughline brags.
- 3.34 410 LBS 54
- 3.35 100x100x5 DHD column

4. Enclosure

- 4.01 Ardo Sheetrock tanking membrane
Install waterproof tanking system to retaining walls. Ardo Sheetrock VPM150 membrane to 300mm min above finished ground / paving level. Install as per manufacturers recommendations. Backfill with free draining aggregate.
- 4.21 Diamond Gull G1 gutter
0.5mm G300 steel gutter with 1 18mm pressure external gutter brackets at 600mm on.
- 4.22 Diamond Fasco 145 0.5mm BMT zincalume
- 4.23 7mm Vitaboard soft lining with exposed joints on timber / suspended grid system at 600mm. Vitaboard installation to manufacturers detail / specifications. Selected colour paint finish.
- 4.24 0.5mm thick Diamond Dystyle COLOURSTEEL MUCK roofing system at 5 and 15 deg pitch (refer heights and pitch on sections).
- 4.31 Selected colour powder coated aluminium joinery with glazing weight to comply with NZS 4225

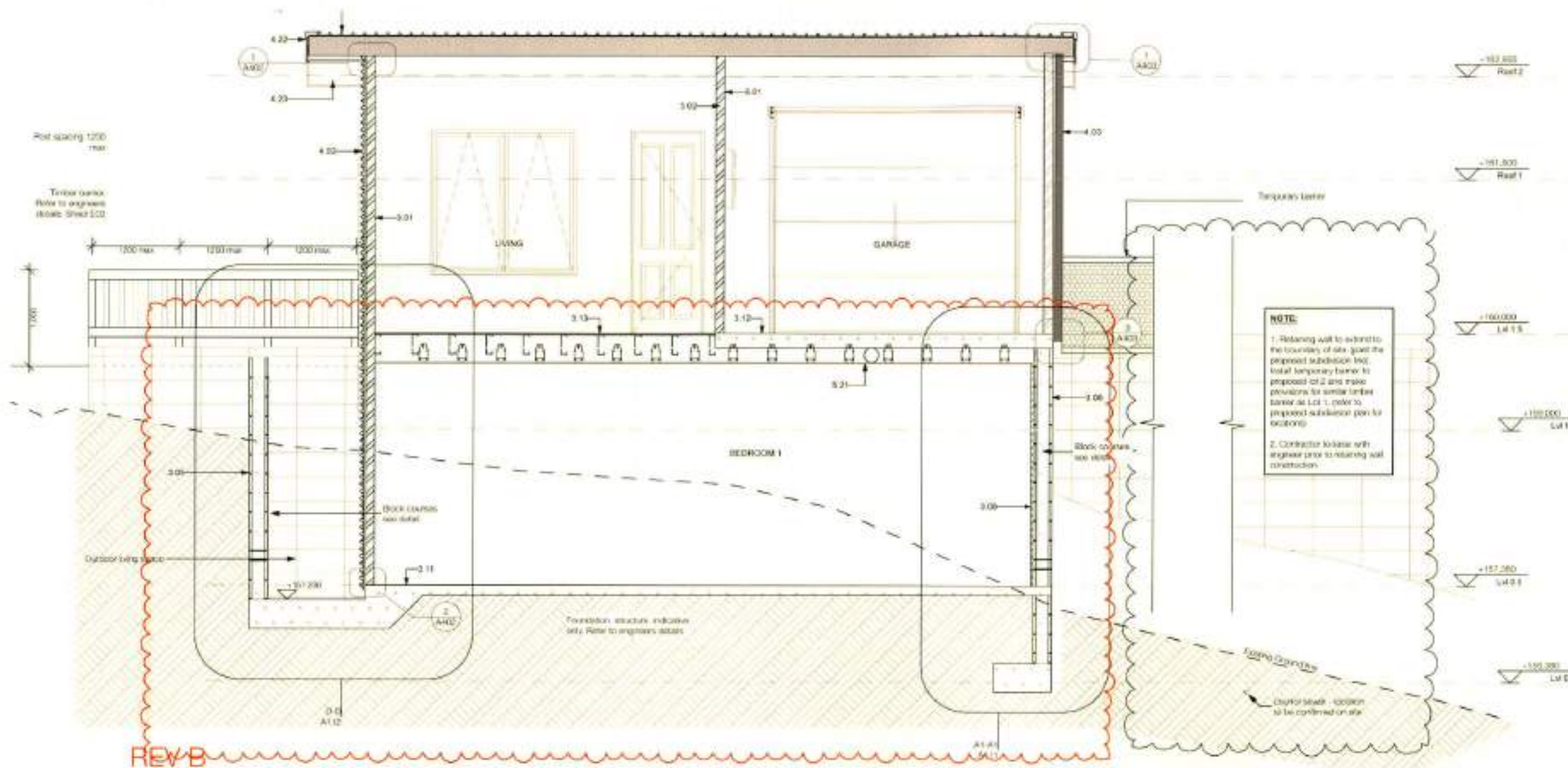
5. Interior

- 5.21 18mm GIB Board ceiling lining
GIB Aquiline to wet areas
18mm GIB Board ceiling lining on suspended grid system to allow for services from floor above

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2014-614/A

Rev	Revision
1	Structural changes
2	Changes to brick wall and footings
3	Changes to structural steel frame and bracing
4	Removal of porch frames



Key Notes

3. Structure

- 3.01 External Walls Steel Frame
Steel framing by FrameCad, refer to framing drawings. DPC (precast) between bottom plate and corn. slab fixed as per framing drawings. Generally line with 10mm standard Gb board (Acquiline in wet areas) stopped for selected paint finish unless otherwise indicated. Refer also: framing schedule for specified wall trims & requirements.
- 3.02 Internal Walls Steel Frame
Steel framing by FrameCad, refer to framing drawings. DPC (precast) between bottom plate and corn. slab fixed as per framing drawings. Generally line with 10mm standard Gb board (Acquiline in wet areas) stopped for selected paint finish unless otherwise indicated. Refer also: framing schedule for specified wall trims & requirements.
- 3.03 20 series reinforced masonry block retaining wall
over 0.10 mds bottom space of blockwork - line to incorporate insulation. *o.a. Pave Inc.*
- 3.11 100mm thick reinforced in-situ slab on grade with 350 mesh synthetic polypropylene (Gardolene) reinforcement.
- 3.12 Flatdeck metal flooring system. Provide RS 3 20mm thick EPS insulation.
- 3.13 20mm reinforced concrete base for the retaining wall with 1 footbrace.

4. Enclosure

- 4.02 Horizontal zincume corrugated colorsteel wall cladding.
- 4.03 metal Firewall
CSA Hugel 75mm panels on 24mm top hat steel cavity. Paint finished.
- 4.22 Orndorf Fasco 180, 0.35mm BMT zincume.
- 4.23 10mm Vapourseal soft lining with exposed joints on timber / suspended grid system at 600mm. Vapourseal installation to manufacturers detail / specification. Selected colour paint finish.
- 4.24 0.35mm thick Orndorf Dymolite COLORSTEEL MAXX roofing system at 5 and 10 deg pitch (refer heights and pitch on sections).

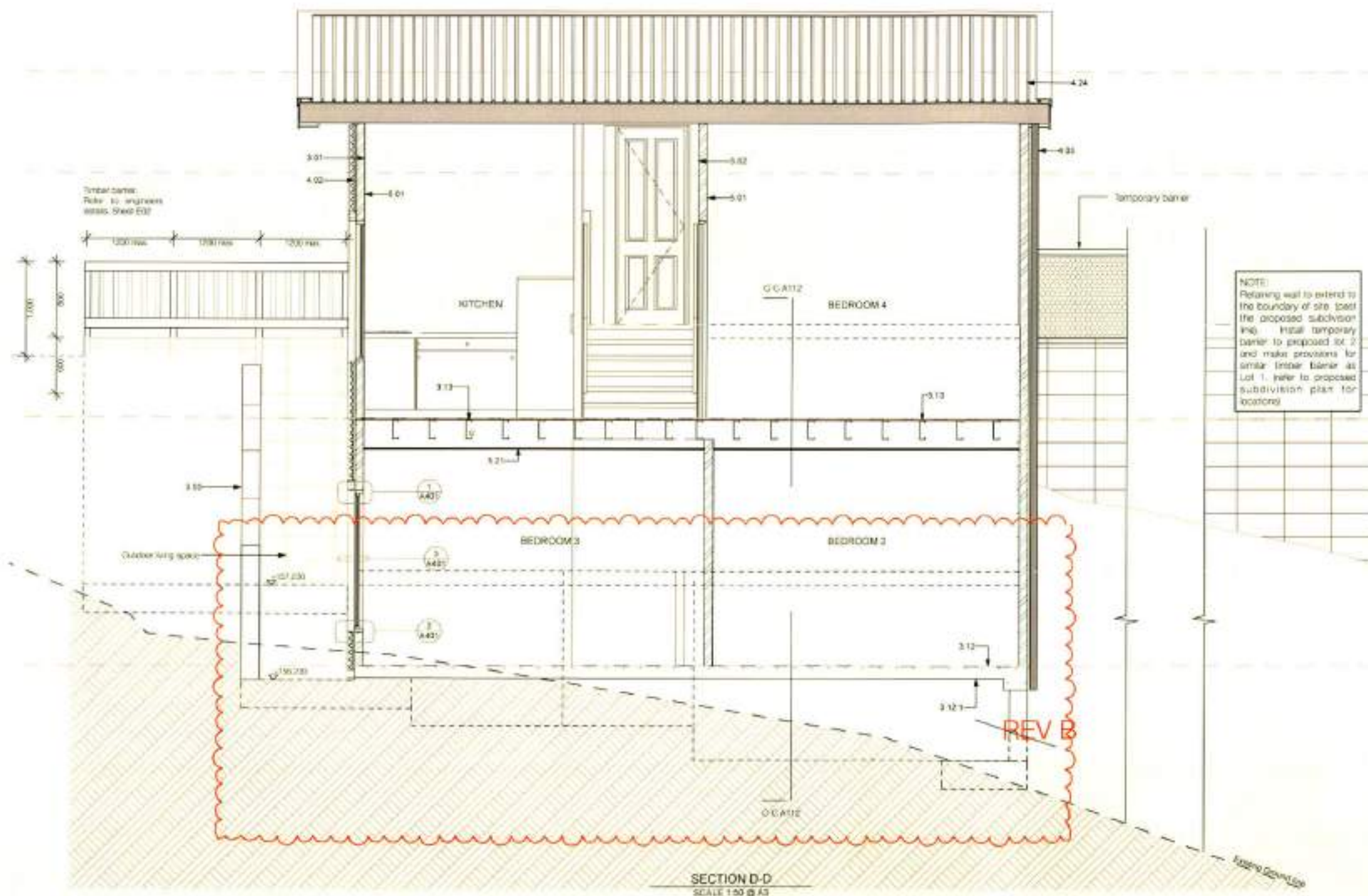
5. Interior

- 5.01 10mm Gb Board lining to Steel framing by FrameCad stopped for selected paint finish.
- 5.21 10mm Gb Board ceiling lining
Gb Acquiline in wet areas.
10mm Gb Board ceiling lining on suspended grid system is allow for services from floor above.

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2014- 614 / A

No.	Revision
1	Structural changes
2	Changes to block wall and footings
3	Changes to structural steel frame and flooring
4	Final changes to framing

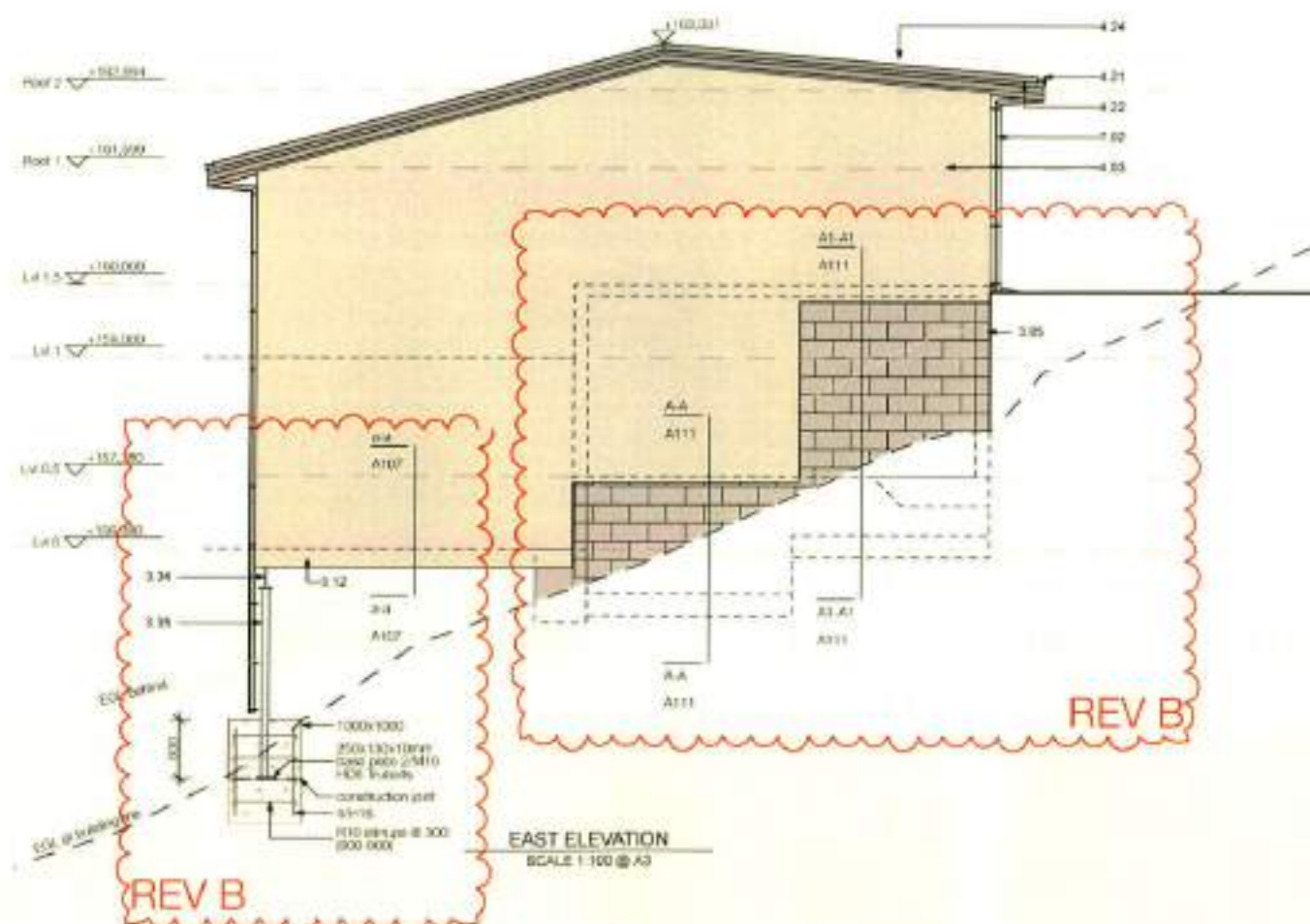


Key Notes	
3.01	External Walls Steel Frame Steel framing by FrameCad, refer to framing drawings. EPS (insulated) between bottom plate and conc. slab fixed in per framing drawings. Generally use with 10mm standard Gb board (Aqualine to wet areas) stopped for selected panel finish (unless otherwise indicated). Refer also framing schedule for specialist wall fixings & requirements.
3.02	Internal Walls Steel Frame Steel framing by FrameCad, refer to framing drawings. EPS (insulated) between bottom plate and conc. slab fixed in per framing drawings. Generally use with 10mm standard Gb board (Aqualine to wet areas) stopped for selected panel finish (unless otherwise indicated). Refer also framing schedule for specialist wall fixings & requirements.
3.06	20 series reinforced masonry block retaining wall
3.12	Fixed metal flooring system. Provide R12 30mm thick EPS insulation.
3.12.1	Provide R0.9 30mm thick EPS insulation to underside of flooring (subject to manufacturers documentation)
3.13	20mm particle board or 20mm ply over 10mm Gb at 400mm centres with 1 lipboard
4. Enclosure	
4.02	Horizontal insulation (concrete) column wall cladding
4.03	Isol Formwork CSG metal 75mm panels on 24mm top hat closed cavity. Paint finished.
4.24	6 Mils thick (Direct System) COLDRSTEEL MAXX roofing system at 5 and 15 deg pitch (note heights and pitch on sections)
5. Interior	
5.01	10mm Gb Board lining to Steel framing by FrameCad. Stopped for selected panel finish
5.21	15mm Gb Board ceiling lining
Gb-Aqualine to wet areas	10mm Gb Board ceiling lining an suspended grid system to allow for services here (see above)

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No.	Revised
1	Revised
2	Revised
3	Revised
4	Revised
5	Revised
6	Revised
7	Revised
8	Revised
9	Revised
10	Revised



1	Revisions
2	Structural changes
3	Portals removed and back walls added
4	Changes to foundation footings and structural frame footing
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Key Notes

3. General Notes

- SG Safety Glass
Over A toughened safety glass to comply with NZBC
Part 2.2 and NZS 4223 Part 3
- SG Security Glass
Security glass to joining

3. Details

- 3.04 20 series reinforced masonry block retaining wall
- 3.12 Fieldrock metal flooring system. Provide R0.9 30mm thick EPS insulation
- 3.24 Roofing
200mm Walsill made of 0.75mm GBT at 800mm c/c with thermal break. Refer to engineering and building drawings
- 3.34 410 L/R 54
- 3.35 100x100x5 SHS column

4. Details

- 4.01 Ardek Grafton brick linking membrane
Initial waterproof linking system is retaining with Ardek Stoneback WMD150 membrane to 300mm rise above finished ground. 1 paving level. Refer to per manufacturer recommendations. Backfill with free draining aggregate
- 4.02 Horizontal zincalume corrugated roof sheet with cladding
- 4.03 Hebel Firewall
CGI Hebel 150mm panels on 24mm tapered closed cavity. Paint finished
- 4.21 Dimpled Quad 54 gable
0.50mm G300 steel gable with 1.15mm zincalume external gable brackets at 800mm c/c
- 4.22 Dimpled Facia 186, 0.55mm GBT zincalume
- 4.24 0.50mm thick Dimpled Stainless COLORSTEEL MAXX roofing system at 5 and 15 deg pitch (refer heights and pitch on sections)
- 4.31 Selected colour powder-coated aluminium joists with glazing weight to comply with NZS 4223

7. Services

- 7.03 100mm dia PVC downpipe to rain free. Refer to engineers drawings for size and drainage information. Paint black where exposed

BUILDING ENVELOPE RISK MATRIX

South Elevation

Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	High risk	2
Roof/wall intersection design	Low risk	0
Eaves width	Medium risk	1
Envelope complexity	Low risk	0
Deck design	Low	0
Total Risk Score		6

BUILDING ENVELOPE RISK MATRIX

West Elevation

Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	High risk	2
Roof/wall intersection design	Low risk	0
Eaves width	High risk	2
Envelope complexity	Low risk	0
Deck design	Low	0
Total Risk Score		6

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3

Climate Planning R4

N5@70m

Wind Earthquake Exposure C Snow

designed by: MW

checked by: DS

REVISION B

26/11/14

Building Consent

3

MAJ 001

Majid Dousti

93 Canongate

Lot 19 Dp 76

Elevations

A302

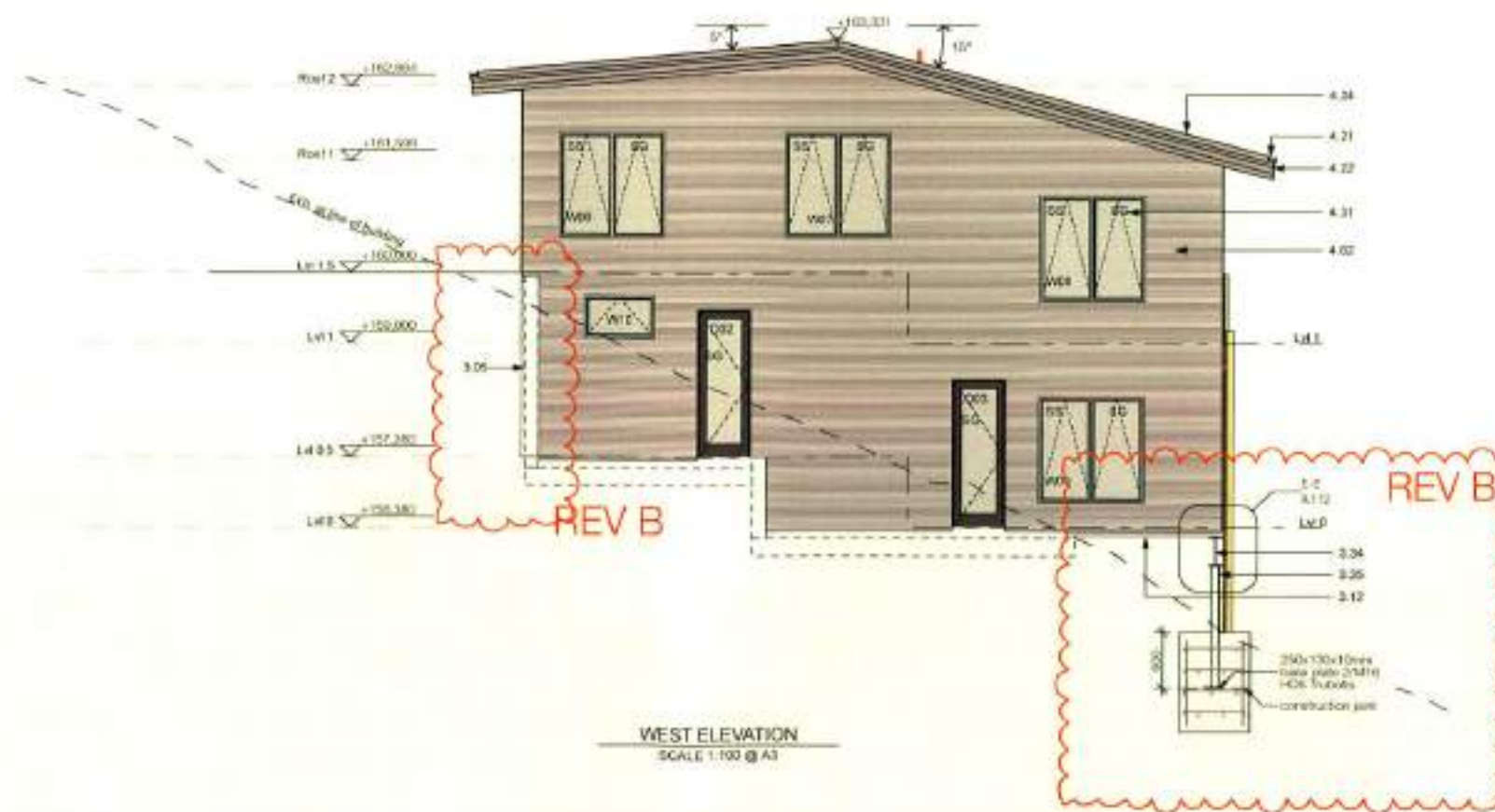
Building Consent

26/11/14

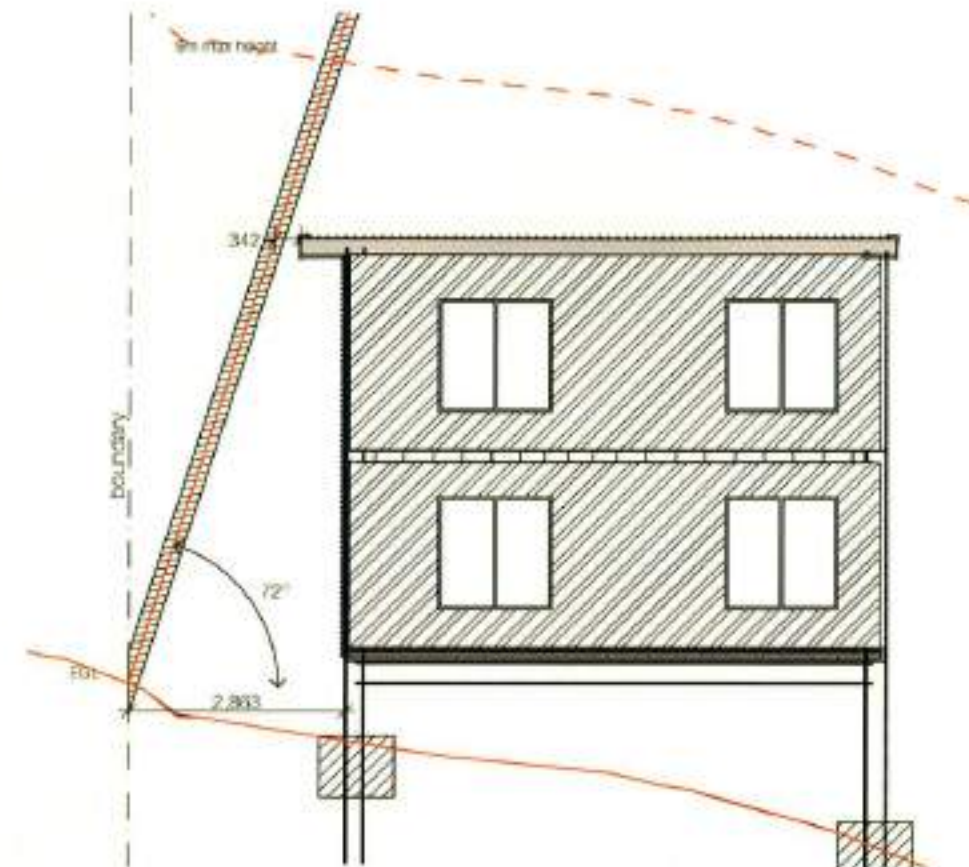
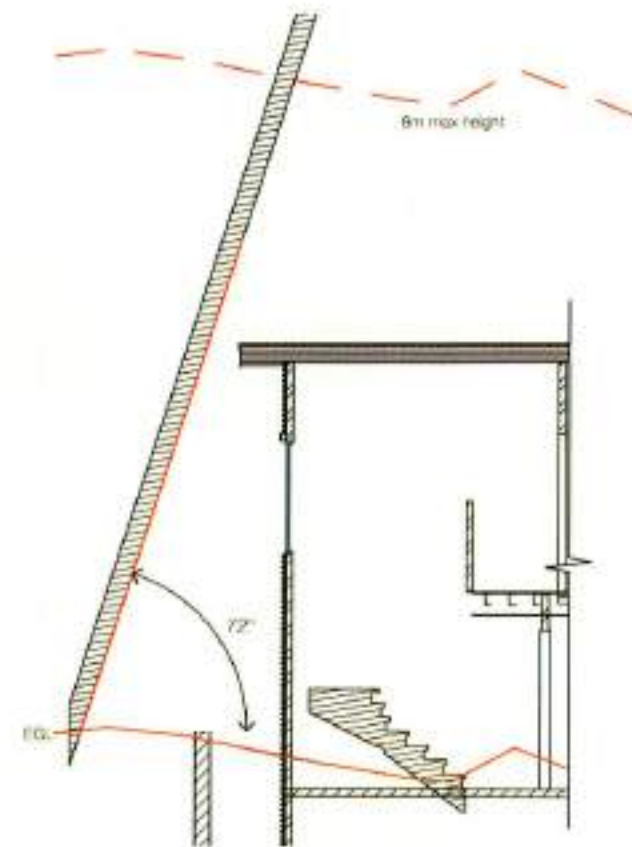
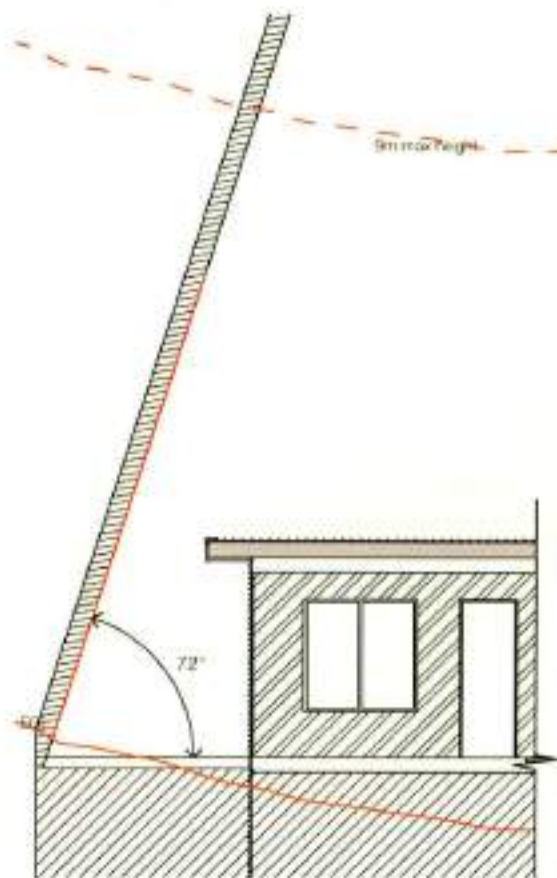
3



SOUTH ELEVATION
SCALE 1:100 @ A3



WEST ELEVATION
SCALE 1:100 @ A3



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-

Recession Plane 1
scale @ A3 1:100

2
-

Recession Plane 2
scale @ A3 1:100

3
-

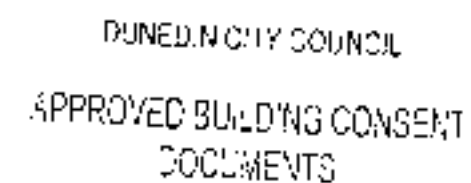
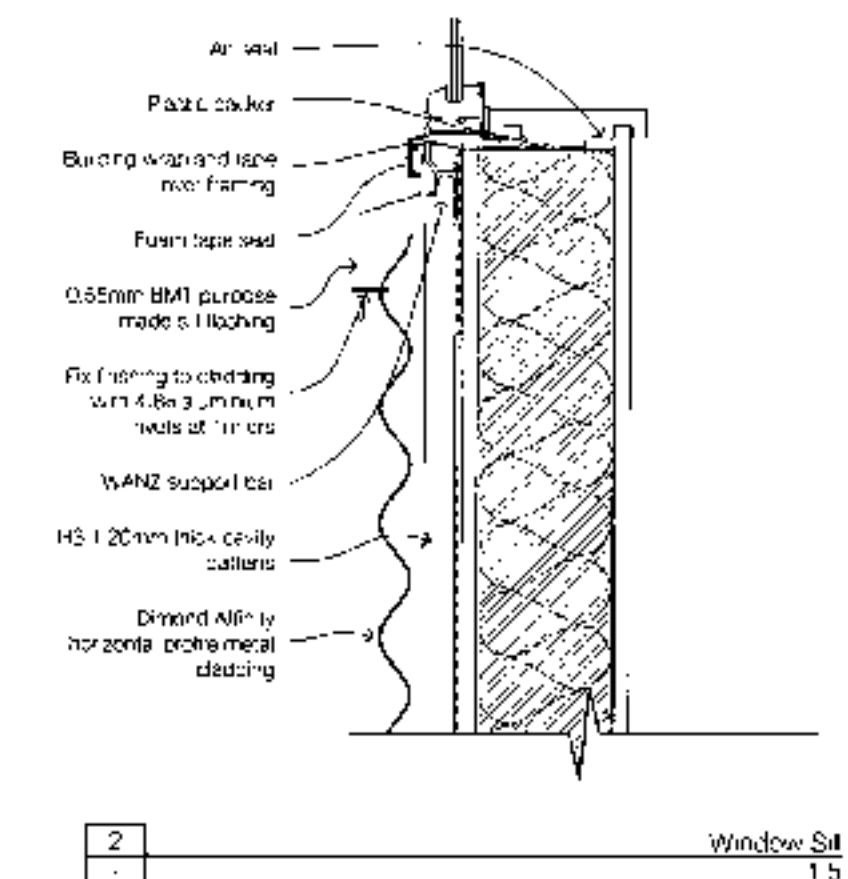
Recession Plane 3
scale @ A3 1:100

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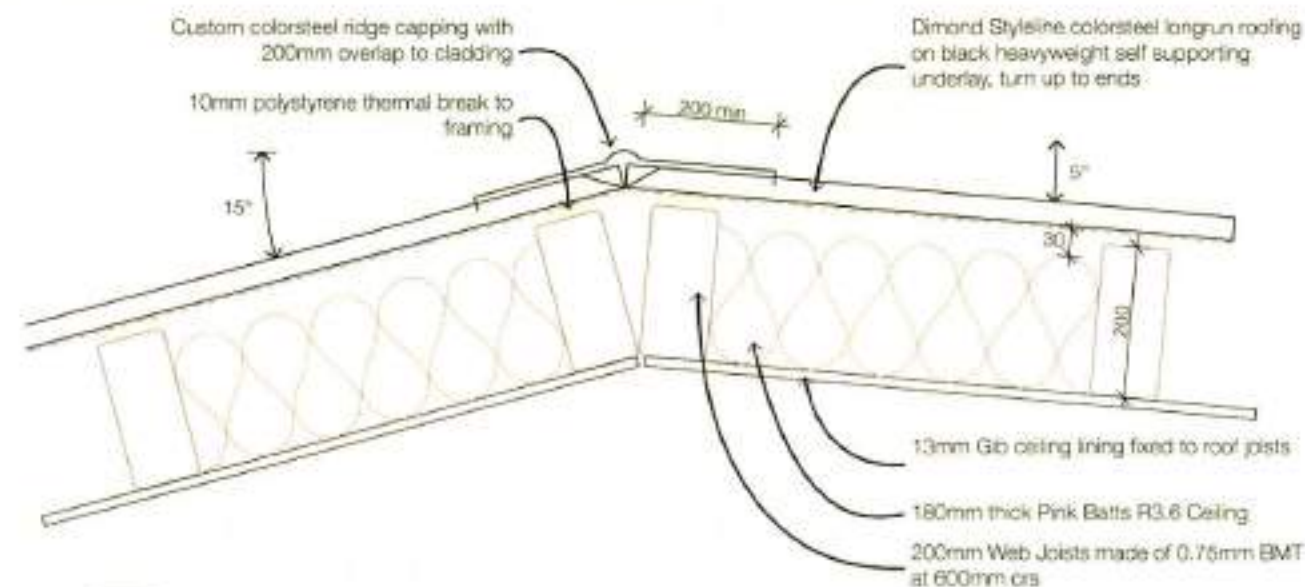
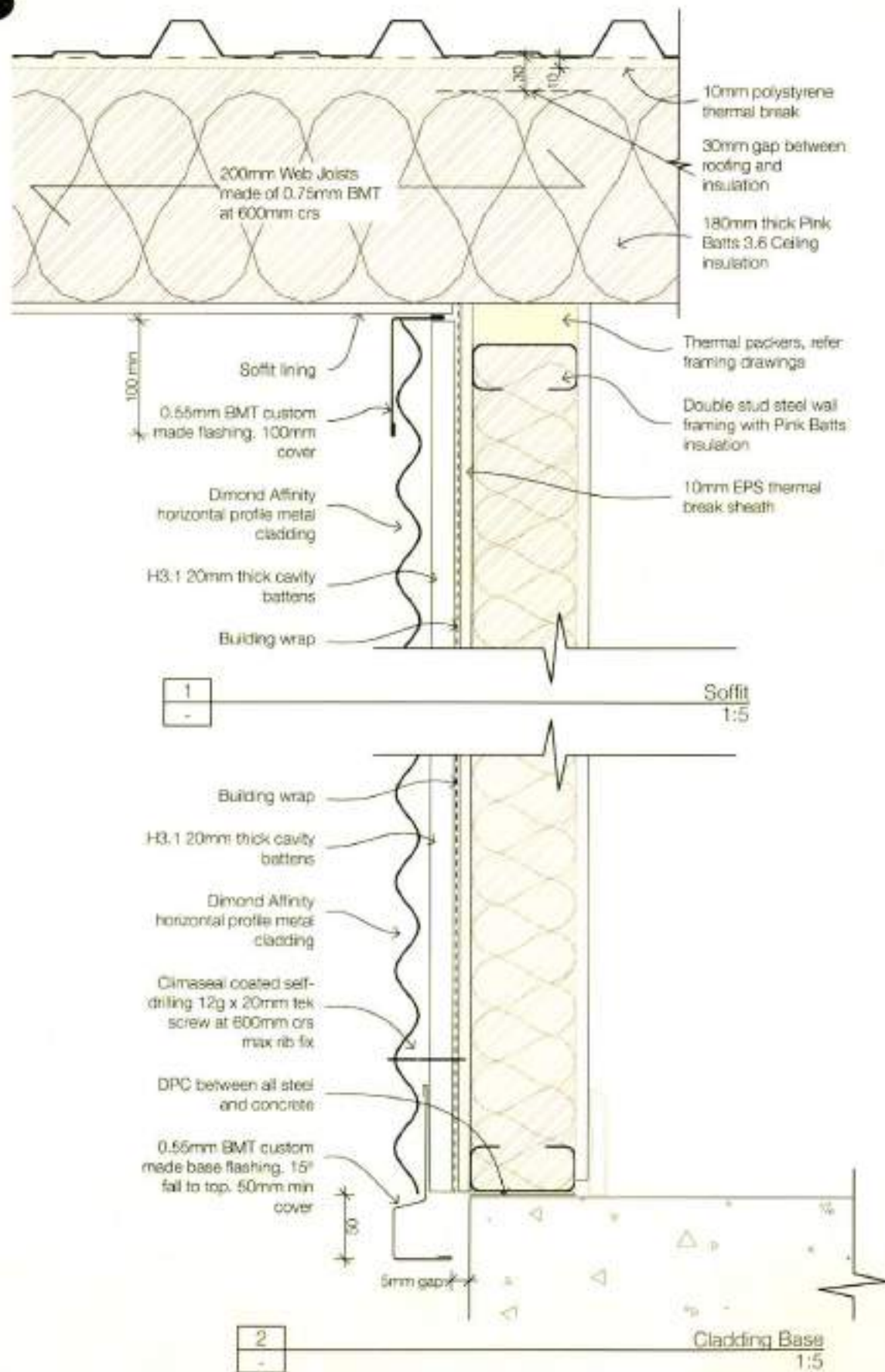
No.	Revised
1	Structure changes



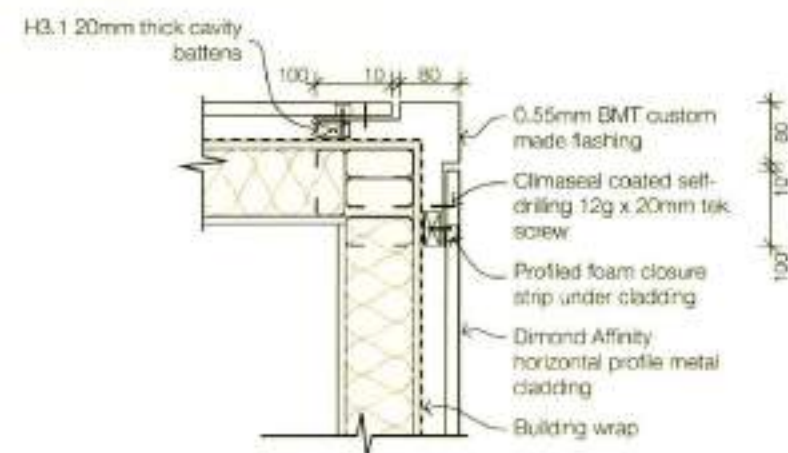
2014 - 614/A

drawing scales at A2

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10	9.999999999999984
11	9.999999999999982
12	9.999999999999980
13	9.999999999999978
14	9.999999999999976
15	9.999999999999974
16	9.999999999999972
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74	9.999999999999856
75	9.999999999999854
76	9.999999999999852
77	9.999999999999850
78	9.999999999999848
79	9.999999999999846
80	9.999999999999844
81	9.999999999999842
82	9.999999999999840
83	9.999999999999838
84	9.999999999999836
85	9.999999999999834
86	9.999999999999832
87	9.999999999999830
88	9.999999999999828
89	9.999999999999826
90	9.999999999999824
91	9.999999999999822
92	9.999999999999820
93	9.999999999999818
94	9.999999999999816
95	9.999999999999814
96	9.999999999999812
97	9.999999999999810
98	9.999999999999808
99	9.999999999999806
100	9.999999999999804



3 Ridge Flashing 1:10



4 Cladding External Corner 1:10



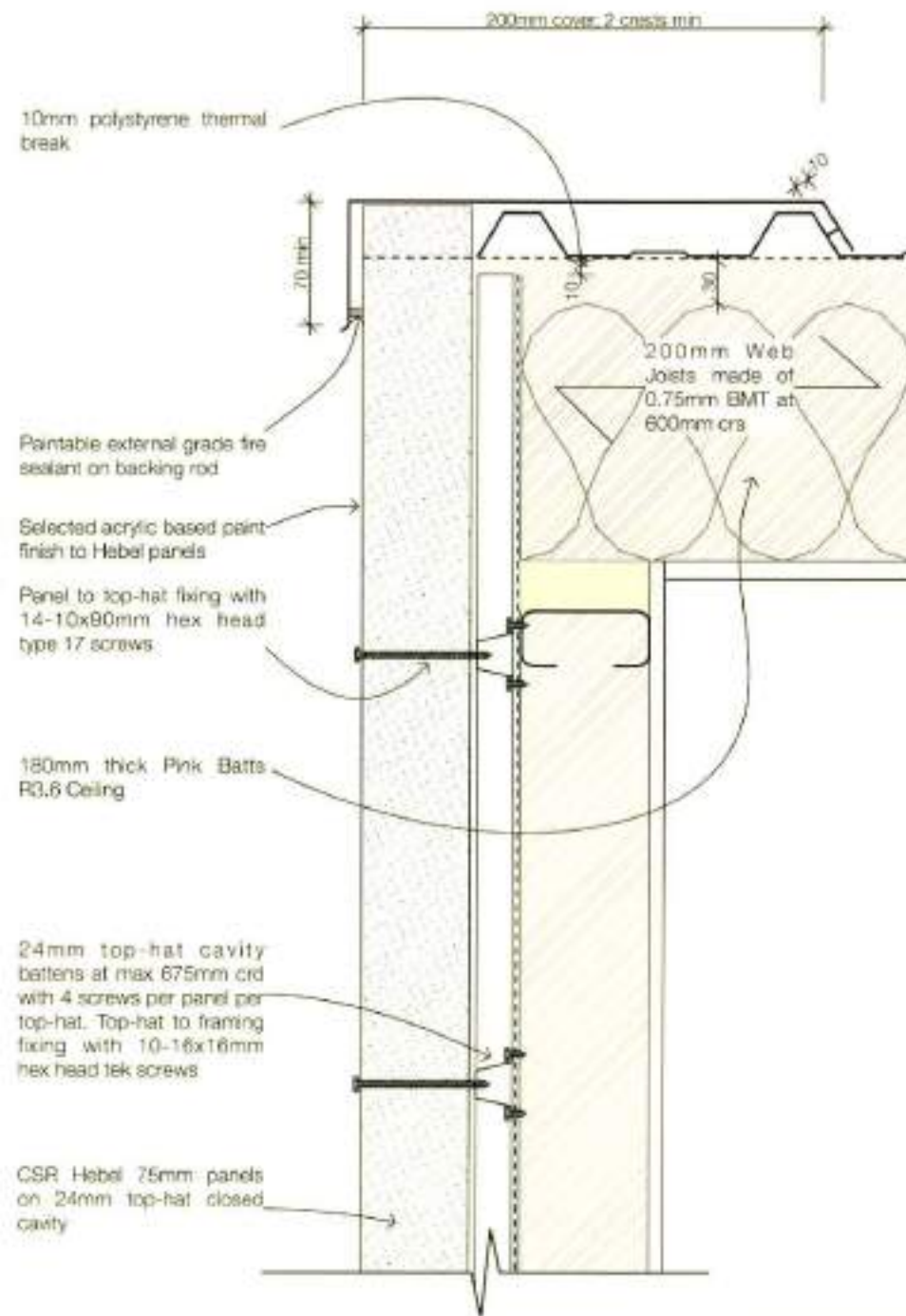
5 Gutter Detail 1:10
drawing scales at A3

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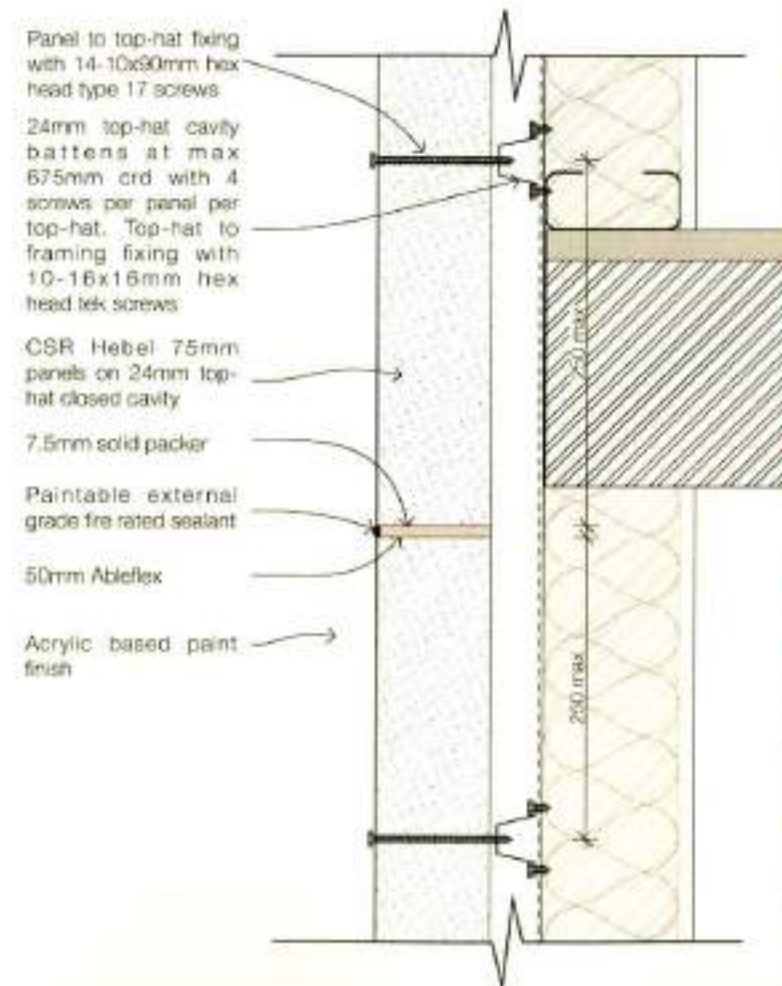
2014-614/A

No.	Revision
1	Structural changes

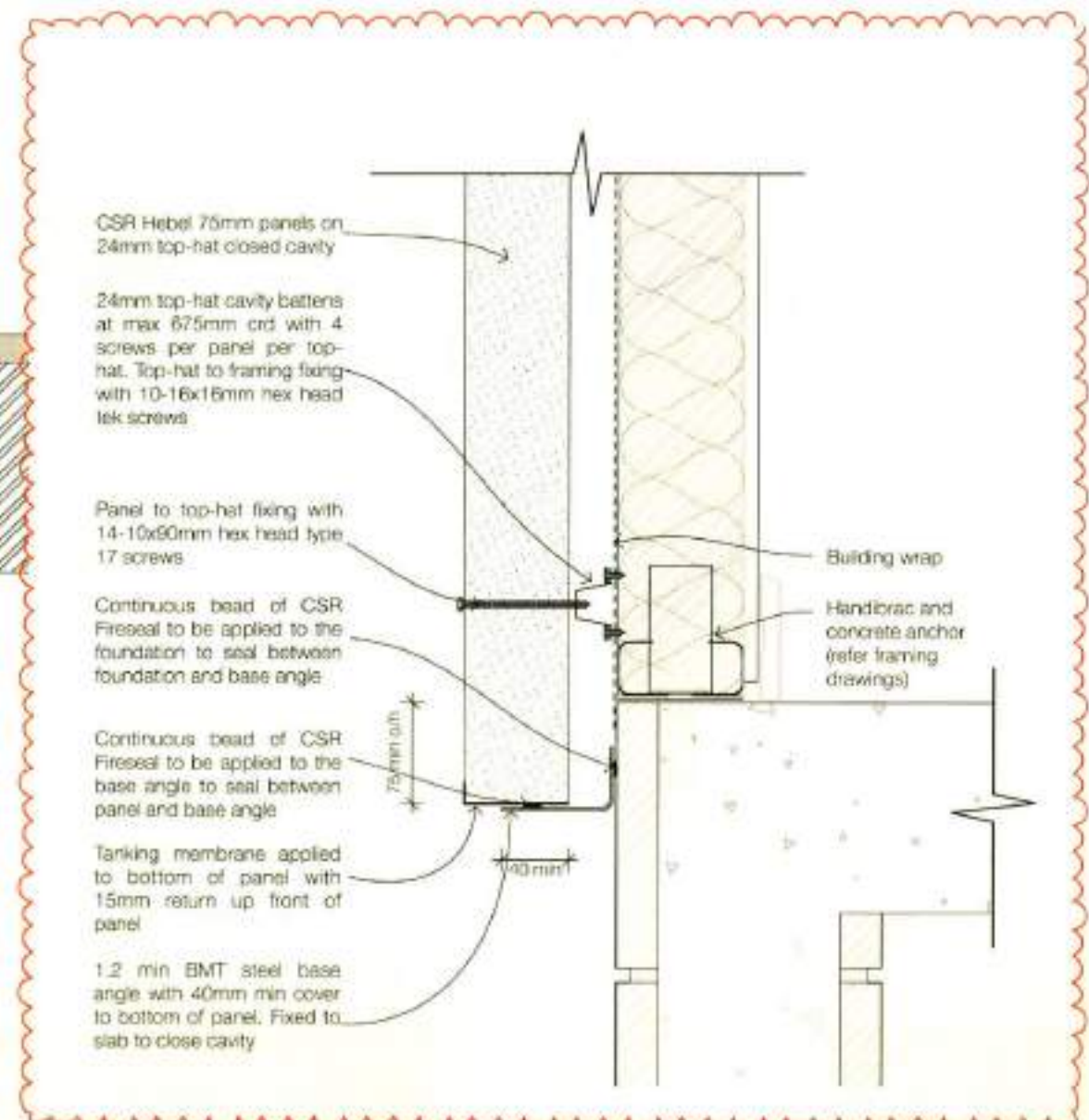
Hebel PowerPanel XL 75mm panels are non-combustible with an FRL of 180/180/18



1 Wall/ Roof Junction
Scale @ A3 1:5



2 Hebel Horizontal Control Joint
Scale @ A3 1:5



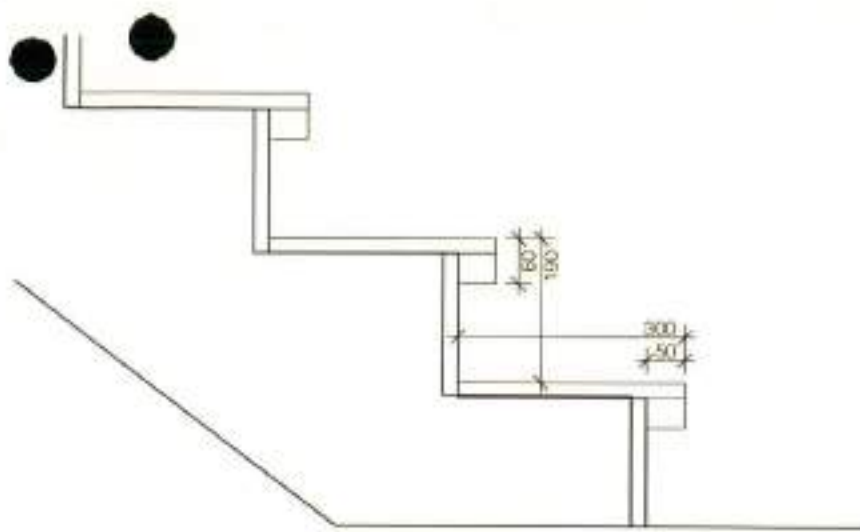
3 Hebel Base
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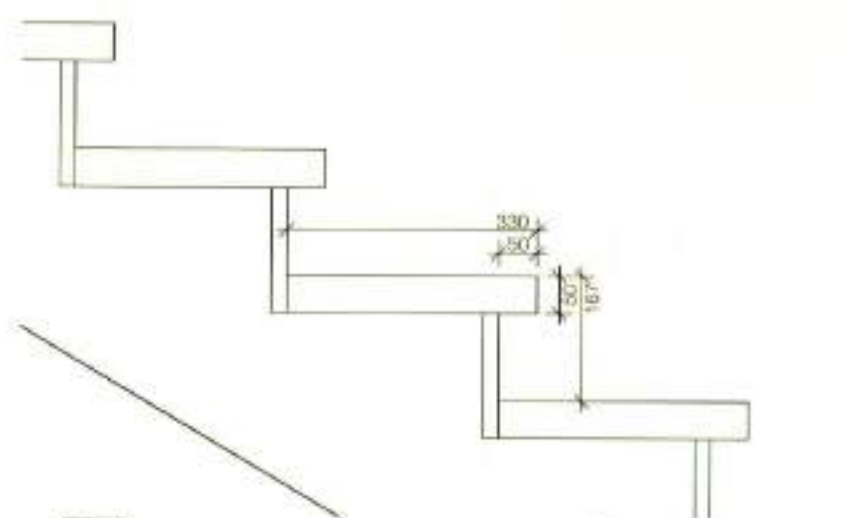
APPROVED BUILDING CONSENT
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2014-614/A

No.	Revision
1	Structure change



1 Stairs - Secondary Private 1:10



2 Stairs - Main Private 1:10

Figure 26: Handrail Profile and Clearances Paragraphs 6.0.8 and 6.0.9

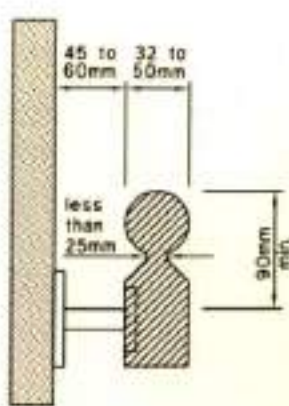
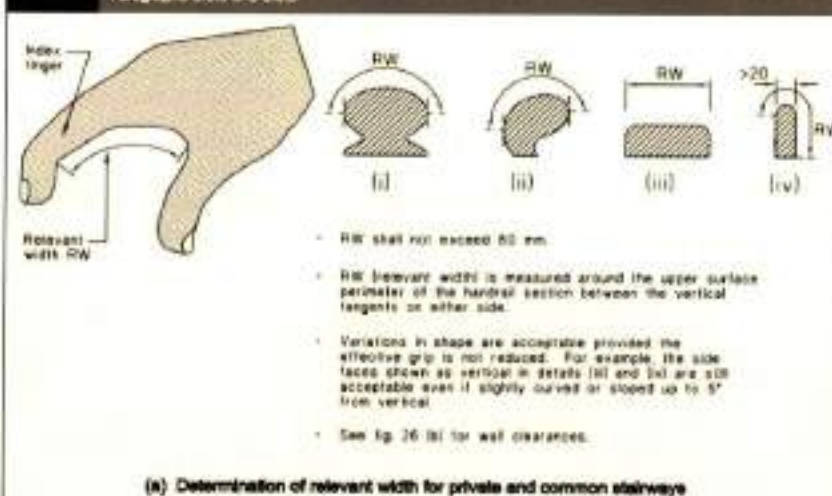


Figure 16: Tempering Valve Installation Paragraph 6.14.2 a)

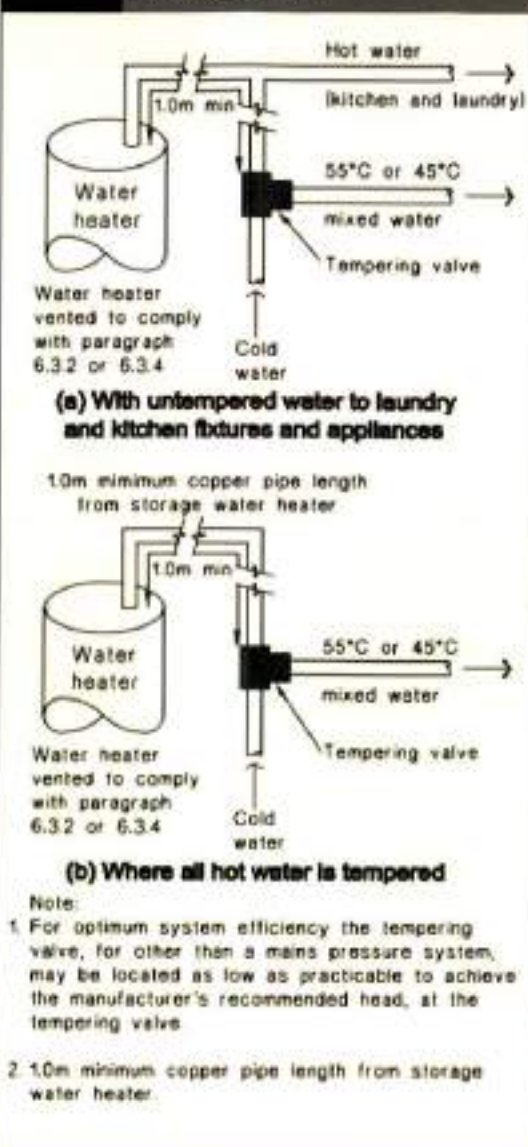


Figure 14: Seismic Restraint of Storage Water Heaters 90 - 360 litres Paragraph 6.11.4

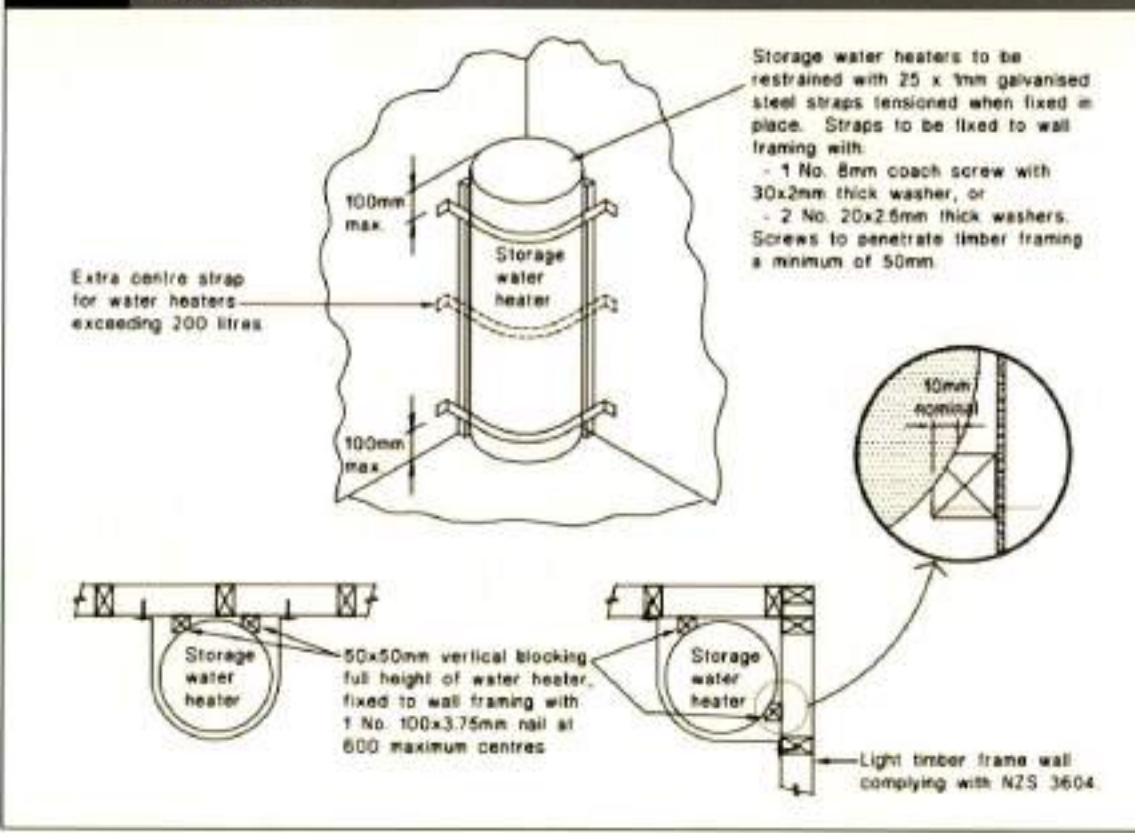
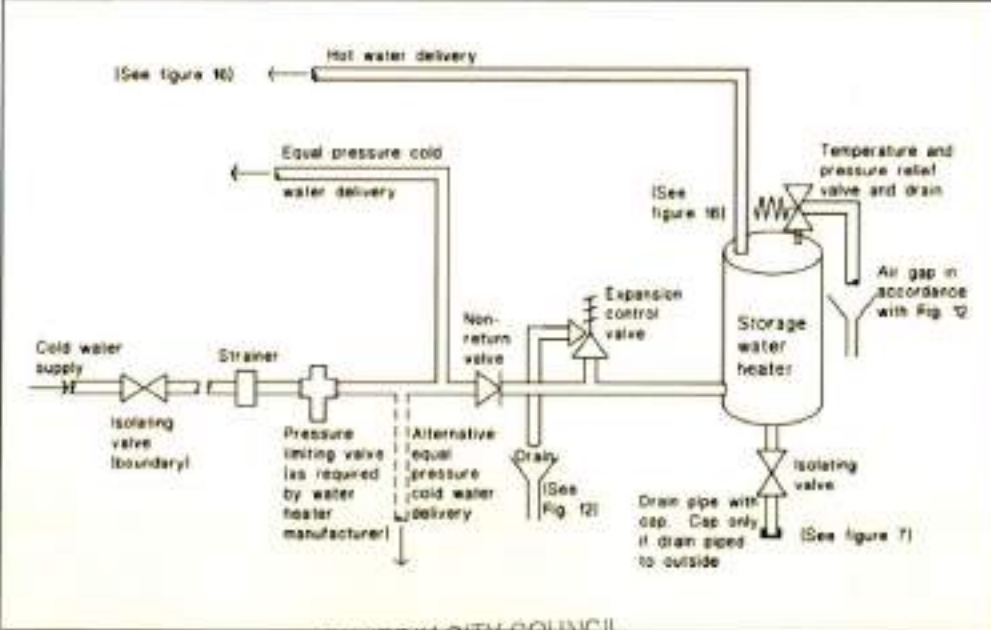


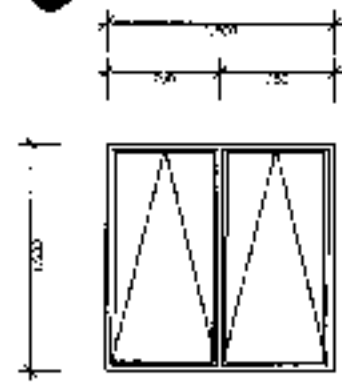
Figure 8: Mains Pressure Storage Water Heater System (unvented) Paragraphs 6.1.2 and 6.2.1 b)



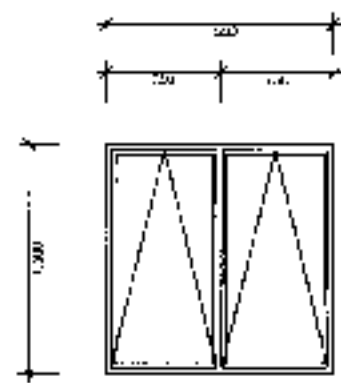
DUNEDIN CITY COUNCIL
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drawing scales at A3

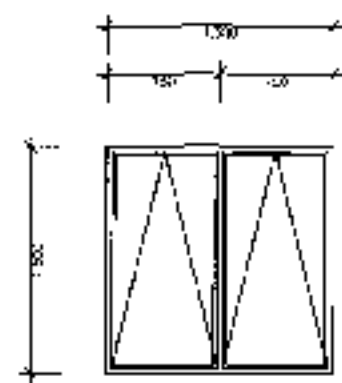
2014-614/A



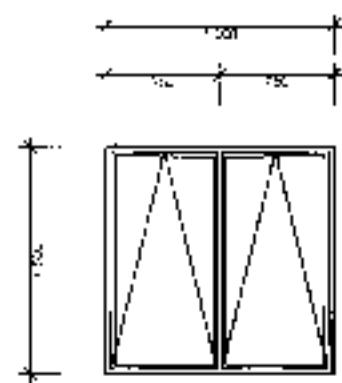
W01 white, vinyl coated
all height 500mm



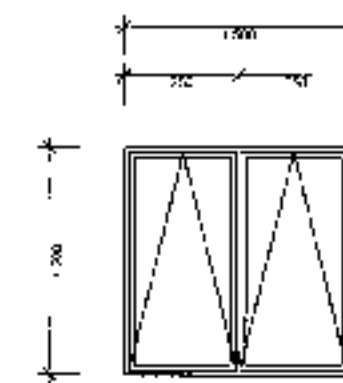
W02 white, vinyl coated
all height 500mm



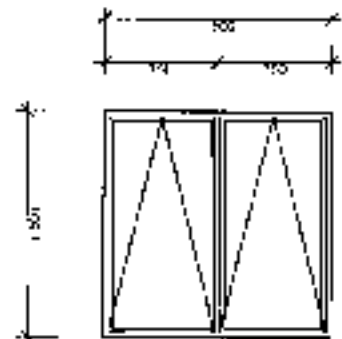
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all height 500mm



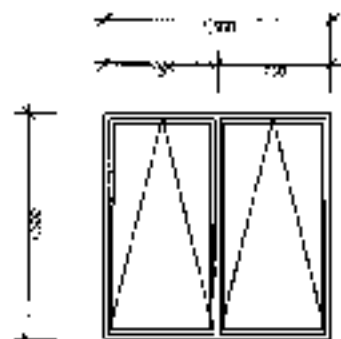
W04 white, vinyl coated
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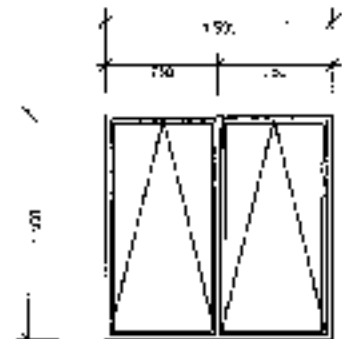
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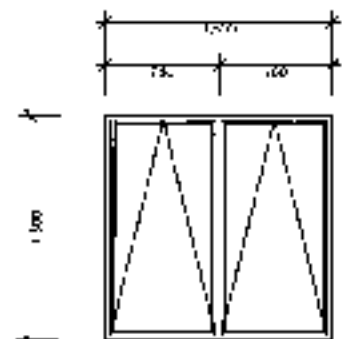
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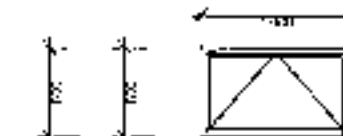
W07 white, vinyl coated
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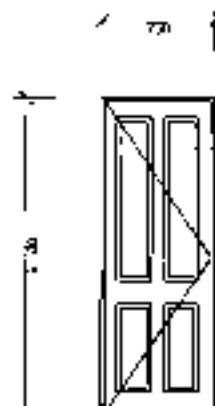
W08 white, vinyl coated
all height 500mm



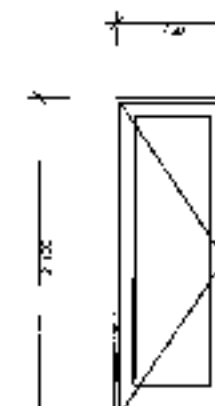
W09 all height 500mm



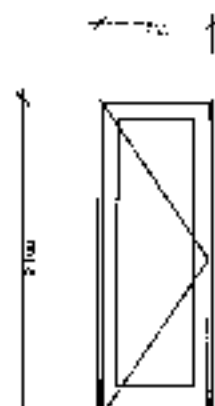
W10 all height 500mm



D01



D02



D03

ARL CITY COUNCIL
NEW BUILDING CONSENT
DOCUMENTS
2014- 614 / A

Rev	Revised
1	Initial design
2	
3	
4	

REV B

$$-i\dot{\psi} = 2$$

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DUNEDIN CITY COUNCIL

APPROVED BUILDING CONSENT DOCUMENTS

Revised

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[illegible]


Results: 200x50 SGB is good

Revised

Enforcement on airside
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Est. Wick	901440	r. 600
Est. Wick	901445	r. 600

	SLC12W 3.3
	4100-0000 0000



clickArchitecture

1. The first part of the document is a list of references. The references are listed in two columns. The first column contains references to books and articles, and the second column contains references to books and articles. The references are listed in alphabetical order.

project name	date	location	legal description	drawing
MAJ 001	Major (Cous)	63 Conington	lot 10 Pp 76	Final Plan

page number	dis-integer	left
ATOL	Routing Control	
REVISION	4	20 int

Approved by
NABP
Marketed by
US

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Speed	10000	Pressure



REV B

24045 CGS
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OWNERSHIP COUNCIL

SINCE 1970


Thomas Sear
aka

Revised

Endorsements on superseded
page transfer to this document

Ms. A. 9. 2. 1. 17

Figure 1 shows a schematic diagram of the experimental setup. A subject is seated at a table, looking at a video screen. A camera is positioned above the screen. A target is placed on the table. A ruler is used to measure the distance from the subject's eye to the target. A scale bar indicates 10 cm.


 文部科学省
 教育部

216. *What is the difference between a "strong" and a "weak" acid?*
 217. *What is the difference between a "strong" and a "weak" base?*
 218. *What is the difference between a "strong" and a "weak" electrolyte?*

EXHIBIT THE UNIVERSITY OF MICHIGAN 1994-1995 BUDGET	
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270.



project name	client	address	legal description	drawing	page number	drawing title	date	description	notes
MAY 05'	Mixd Inc.	411 Jennings St	Lot 19 Dp 76	Floor Framing Floor Plan	A106	Building Custom		SHAPEFILE N/A	Notes 1
					Revisions	A	8/1/14	D/S	Check Meeting N/A

Amended Plan ABA-2014-614/B

93 CANONGATE, DUNEDIN
AMENDMENT TO BUILDING CONSENT APPLICATION

2014-614/B

17 OCT 2014
2-STOREY APARTMENT, 4 BEDROOMS, SINGLE GARAGE, 69m² + 71m²

DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT
DOCUMENTS

Sheet Index		
Layout ID	Layout Name	Remark
A101	Subdivision Plan	
A102	Site Plan	
A103	Floor Plan	
A104	Drainage Plan	
A105	Drainage Schematic/ Wet area Details	
A106	Bracing Plan	
A107	Foundation Plan	
A108	Floor Finishing/ Roof Plan	
A109	Carpenter Plan	
A110	Carpenter Sections	
A111	FOUNDATION DETAILS	
A112	FOUNDATION DETAIL	
A201	SECTION A-A	
A202	SECTION B-B	
A203	SECTION C-C	
A204	SECTION D-D	
A301	Elevations	
A302	Elevations	
A303	Sectional Plans	
A401	Window Details	
A402	Details	
A403	Internal Firewall Details	
A404	Internal Details	
A405	HVAC/ Stair Details	
A406	Window/ Door Schedule	

01/2016

Plans amended to substitute Steel for Timber
and associated Claddings

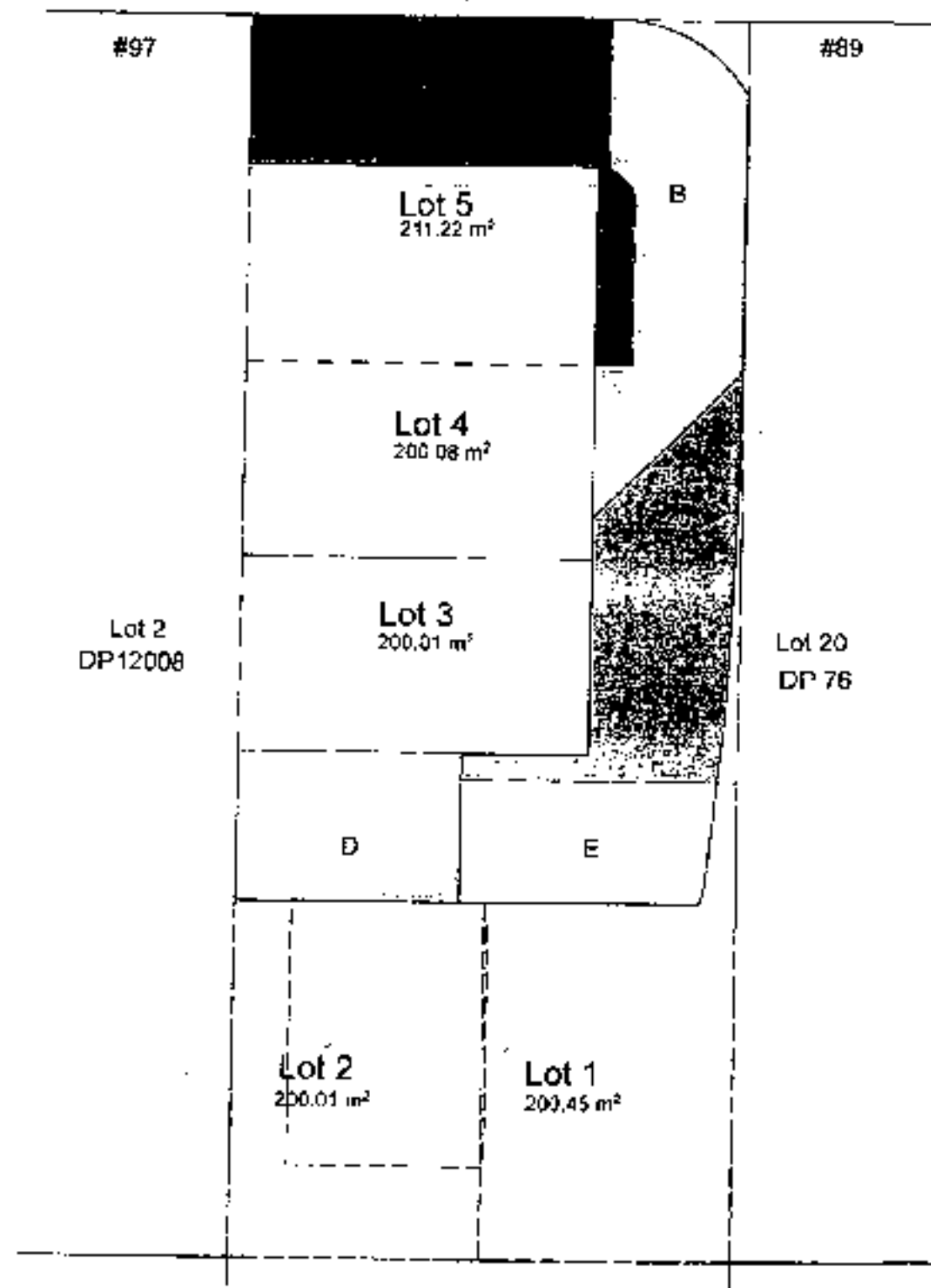
DUNEDIN CITY COUNCIL
Plans and Specifications Approved in accordance
with The New Zealand Building Code and Approved
Documents. To be retained on works
and produced on request.

Building *[Signature]* Date 2/2/16
Drainage *[Signature]* Date
Health *[Signature]* Date

NOTE
FRR-Specified - Page 24 of James Hargreaves
to be installed as per specification

DCC COPY

Canongate
#93



2014-614/B

DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT
DOCUMENTS

Schedule of Existing Easements			
	Purpose	Servient Tenement	Created by
A	Right of way & Services	Lots 5 Heron	Lots 1 to 4 Heron
B		Lots 4 Heron	Lots 1 to 3 Heron
C		Lots 2	Lots 1 & 2 Heron
D		Lots 2	Lots 1 Heron
E		Lots 1	Lots 2 Heron

SUBDIVISION PLAN

1. Name	
2. Address	
3. Date	
4. Drawn by	
5. Checked by	
6. Approved by	

clickArchitecture
Make your ideas click

PRINTED SCALE SHOWN AS IS
DO NOT SCALE OFF DRAWINGS

project name	client	address	legal description	drawing	page number	drawing set	date	designed by	Zones	VI-1	DCC COPY
MAJ 001	Majid Dousti	93 Canongate	Lot 19 Op 76	Subdivision Plan	A101	Building Consent	26/11/14	checked by DS	Wind Earthquake Exposure C Snow	N&S 70m	Climate Planning R4
REVISION						B					

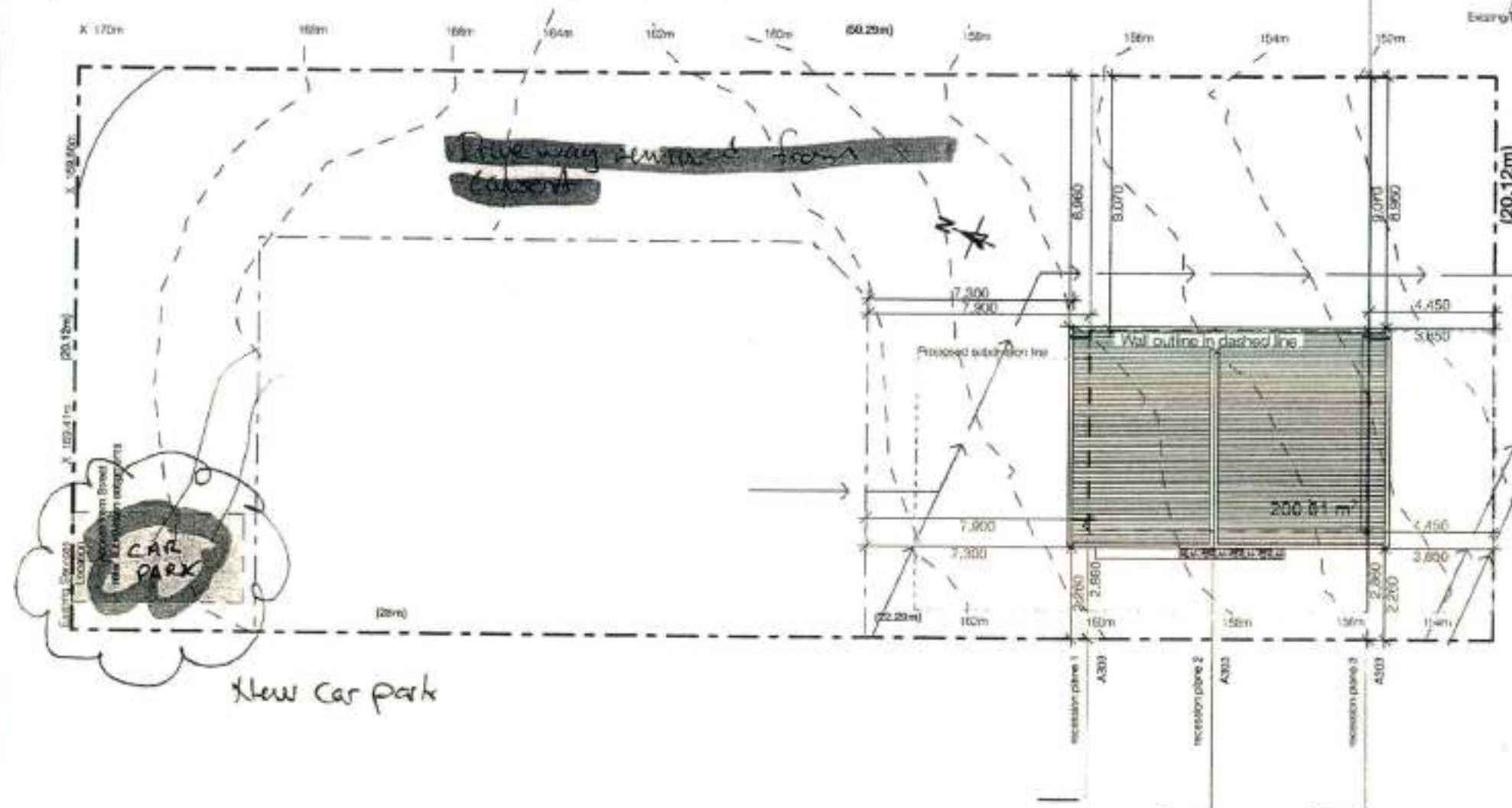
2014-614/B

Revised
Endorsements on superseded plans transfer to this document.

DUNEDIN CITY COUNCIL

APPROVED BUILDING CONSENT DOCUMENTS

CANONGATE



Lot 2 of subdivision
200.01m²
Site levels taken from survey in
appendix 5 of Resource Consent
Application for Subdivision and
Land Use.

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Make your ideas click

DRAWING SCALES SHOWN AT A3
DO NOT SCALE OFF DRAWINGS

project name	client	address	legal description	drawing
MAJ 001	Majid Dousti	93 Canongate	Lot 19 Dp 76	Site Plan

page number	drawing set	date
A102	Plans	23/05/14

REVISION 1
CARPARK LOCATION

designed by:
MW
checked by:
DS

Zones

Wind
Earthquake
Exposure
Snow

VH
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C
N5@70m

Climate
Planning

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3
R4

DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT
DOCUMENTS



2014-614/B

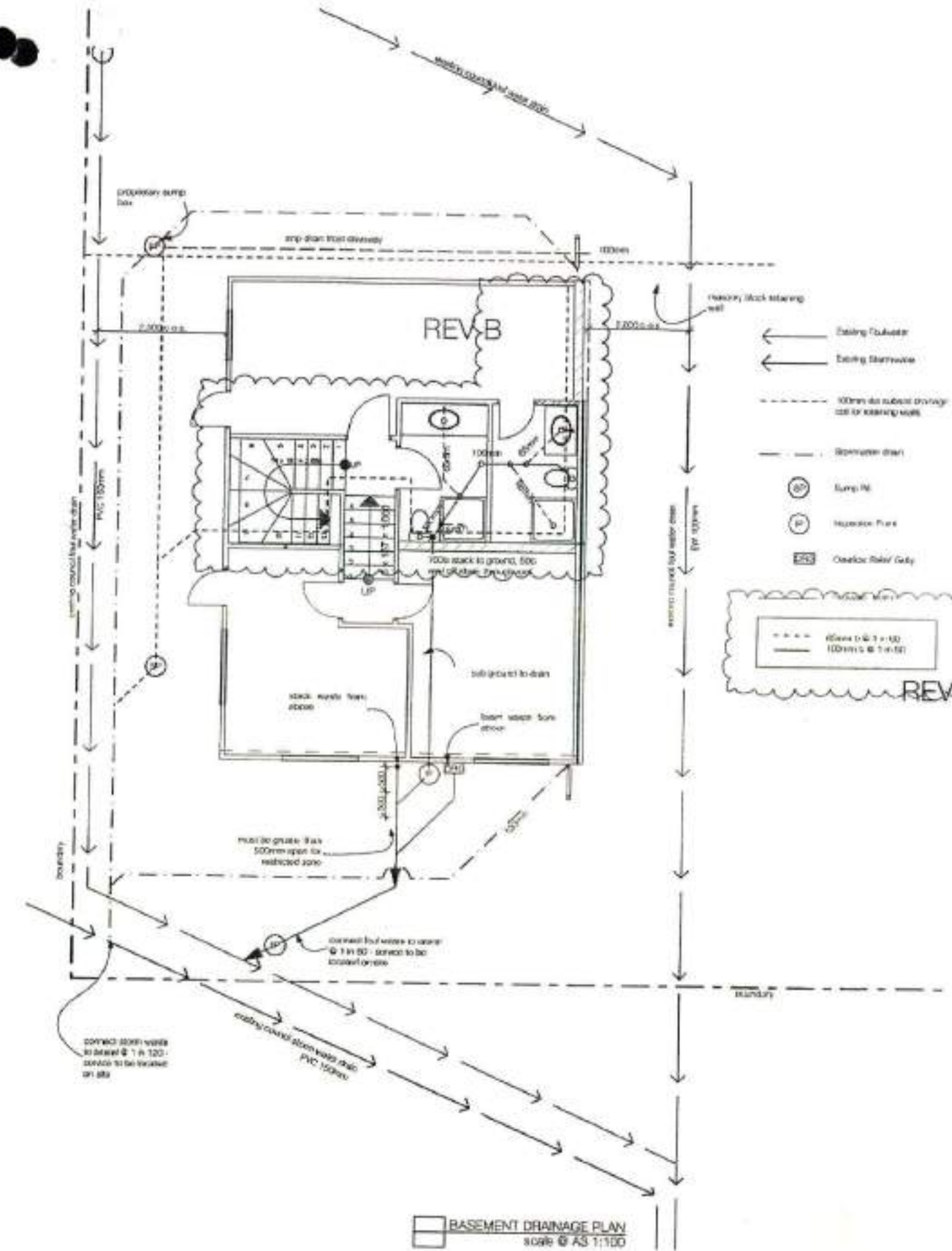
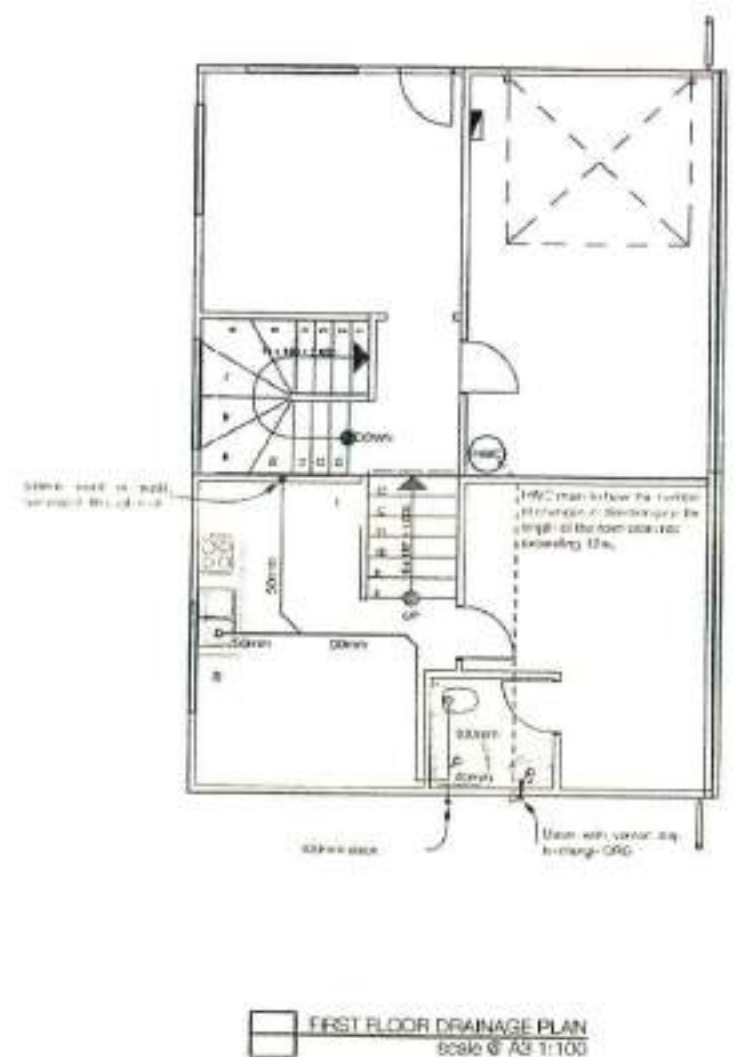
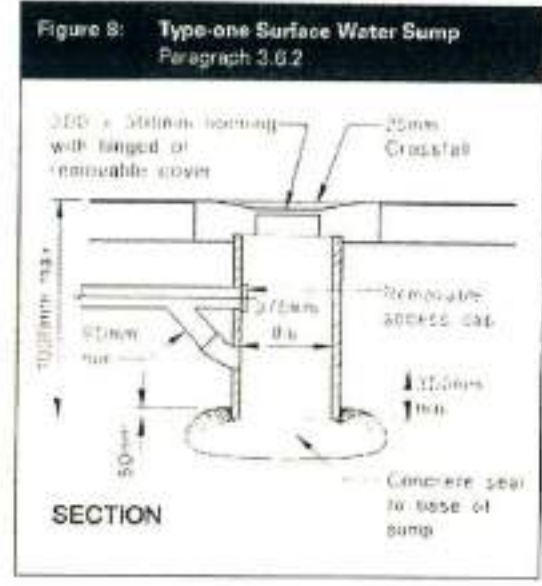
Plumbing Schedule AS/NZS 3500.2 2002

Kitchen Sink	Ø65mm @ 1.40	(5) Fixture unit rating
Bathrooms		
Washbasin	Ø40mm @ 1.40	(1) Fixture unit rating per
Shower	Ø40mm @ 1.40	(2) Fixture unit rating
Bath	Ø40mm @ 1.40	(4) Fixture unit rating
WC	Ø100mm @ 1.40	(4) Fixture unit rating
Laundry Sink	Ø65mm @ 1.40 min	(1) Fixture unit rating
Floor Waste Gully	Ø65mm @ 1.40 min	(5) Fixture unit rating
Floor Waste Gully with fixture	Ø65mm @ 1.40 min	As per fixture rating

Drainage Schedule AS/NZS 3500.2 2002

Main foulwater	
Vented Drain	Ø100mm @ 1:60 min
Foulwater Vented Drain	Ø65mm @ 1:40 min
Stormwater Drain	Ø100mm @ 1:60 min
Drain Vent	Ø50mm
Branch Vent	Ø50mm
Hotwater	Drain over DP
Hot water Cylinder	Drain over DP
Services	To existing connections

AS/NZS 3500 - FULLY VENTED MODIFIED FIRST FLOOR
DRAINAGE PRINCIPLES - BASEMENT FLOOR



rev B - 17.06.14 - dimension to council drain,
proposed connection within
boundary

REV A

No.	Revision
1	Initial design
2	Design changes
3	Change to draw position
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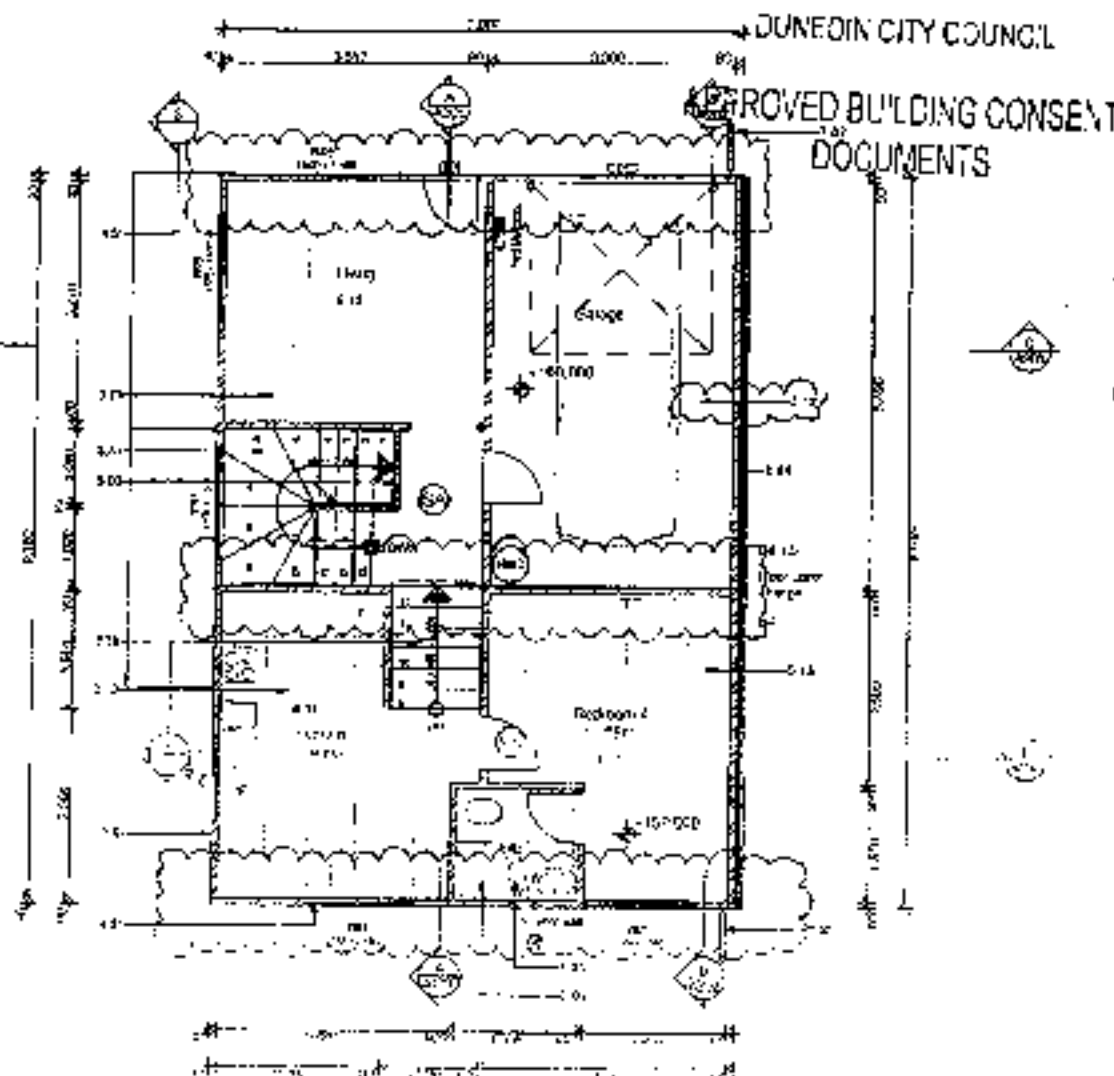
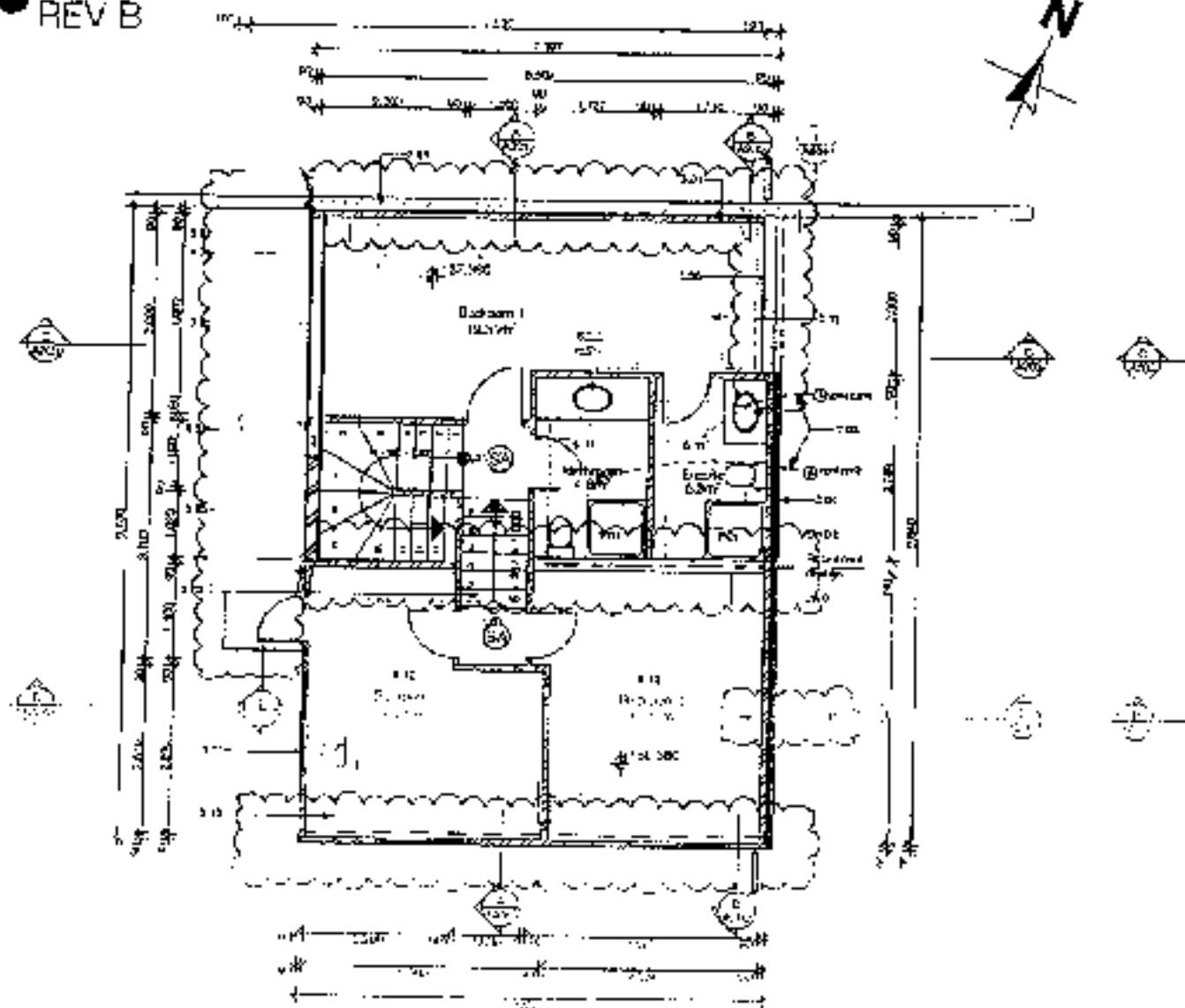
REV B

Amended Plan ABA-2014-614/B

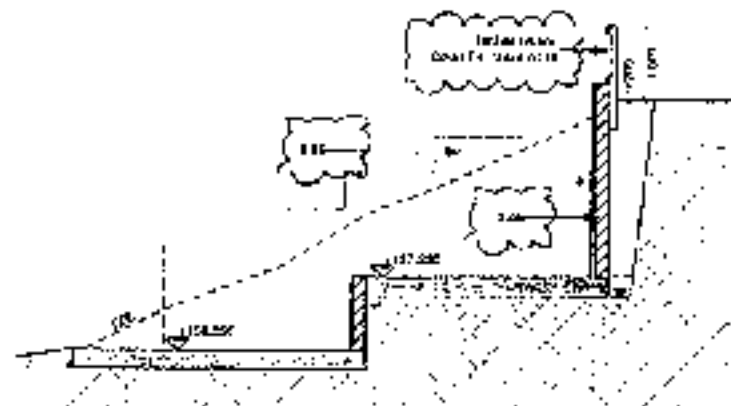
Scale
1:1000

Steel Framing replaced with
MSG8 H1.2 90x45 framing
Studs @ 600 C/C max.
Dwangs @ 900 C/C max.

2014-614/B



- 1.1 To be replaced with steel framing
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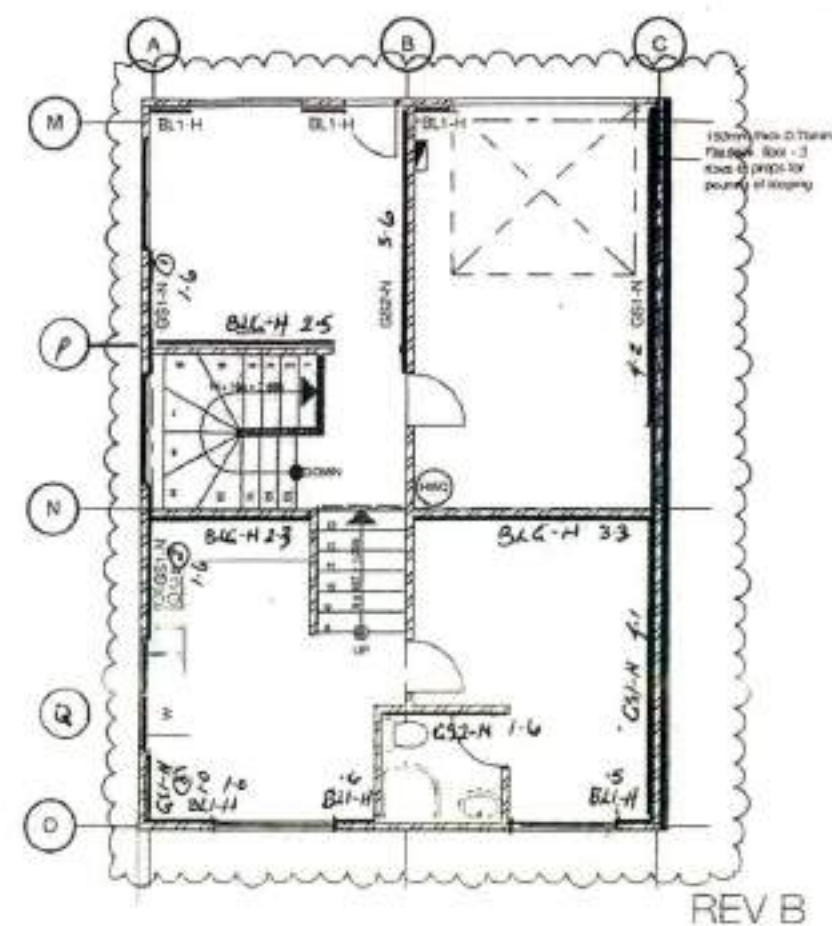
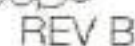
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DRAWING BOARDS SHOWN AT A3
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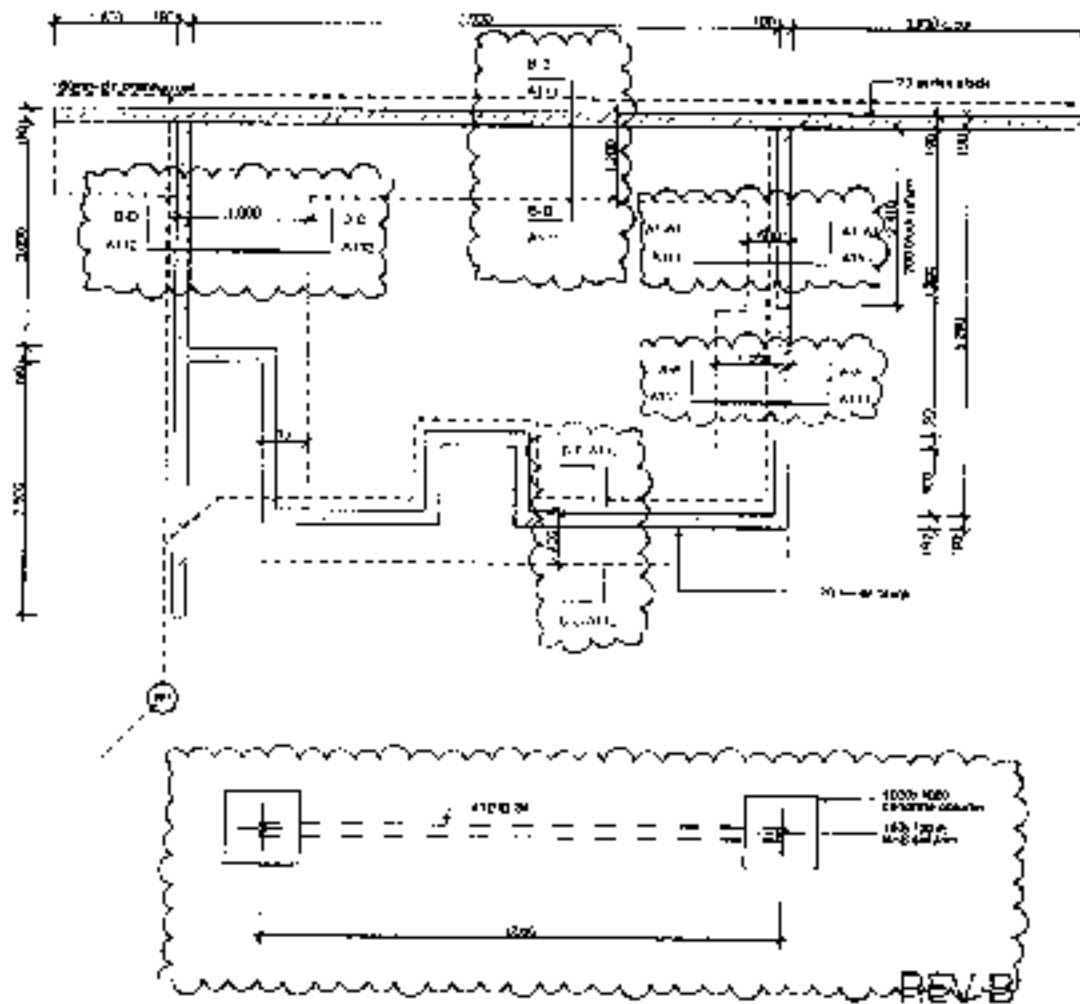
Project Name	Client	Address	Legal Description	Drawing	Page Number	Drawing Set	Date	Designed by	Zone	Wind	Earthquake	Exposure	Shade	W/E	Climate	Planning	3
MAJ 001	Majid Dourai	93 Canongate	Lot 19 Dp 76	Floor Plan	A103	Building Consent	20/11/14	MW checked by DS	Wind	Earthquake	Exposure C	Shade	N3@70m	Climate	Planning	MA	

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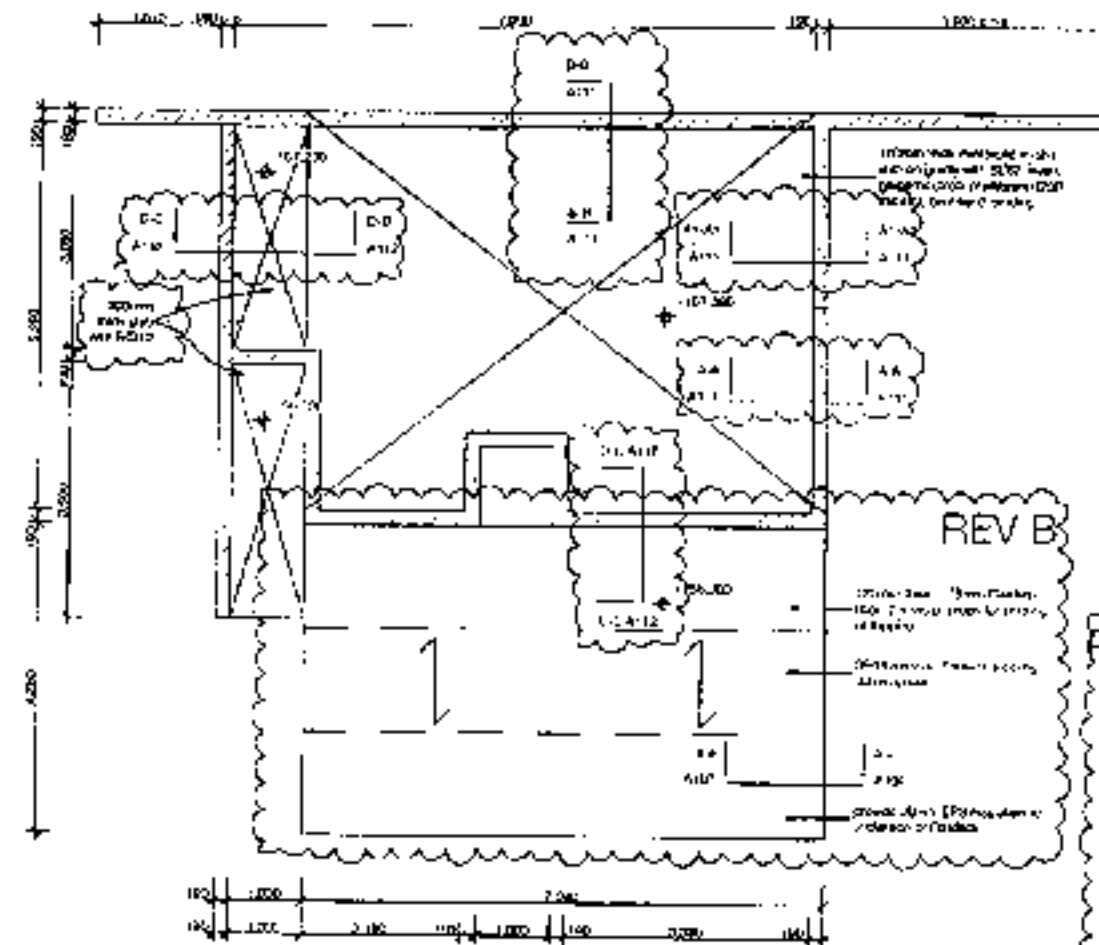
2014- 614/B



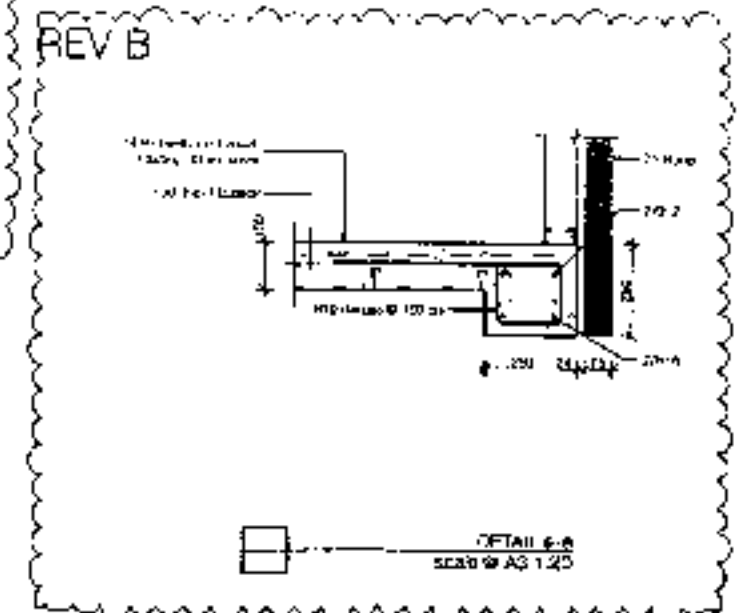
No	Remark
11	Structure change
	water barrier removed, opening added
	Water is ingressing FSI
16	NEW READING SCHOOL FOR TIMBER WALLS



FOUNDATION WALL LAYOUT
SCALE: A3 1:100

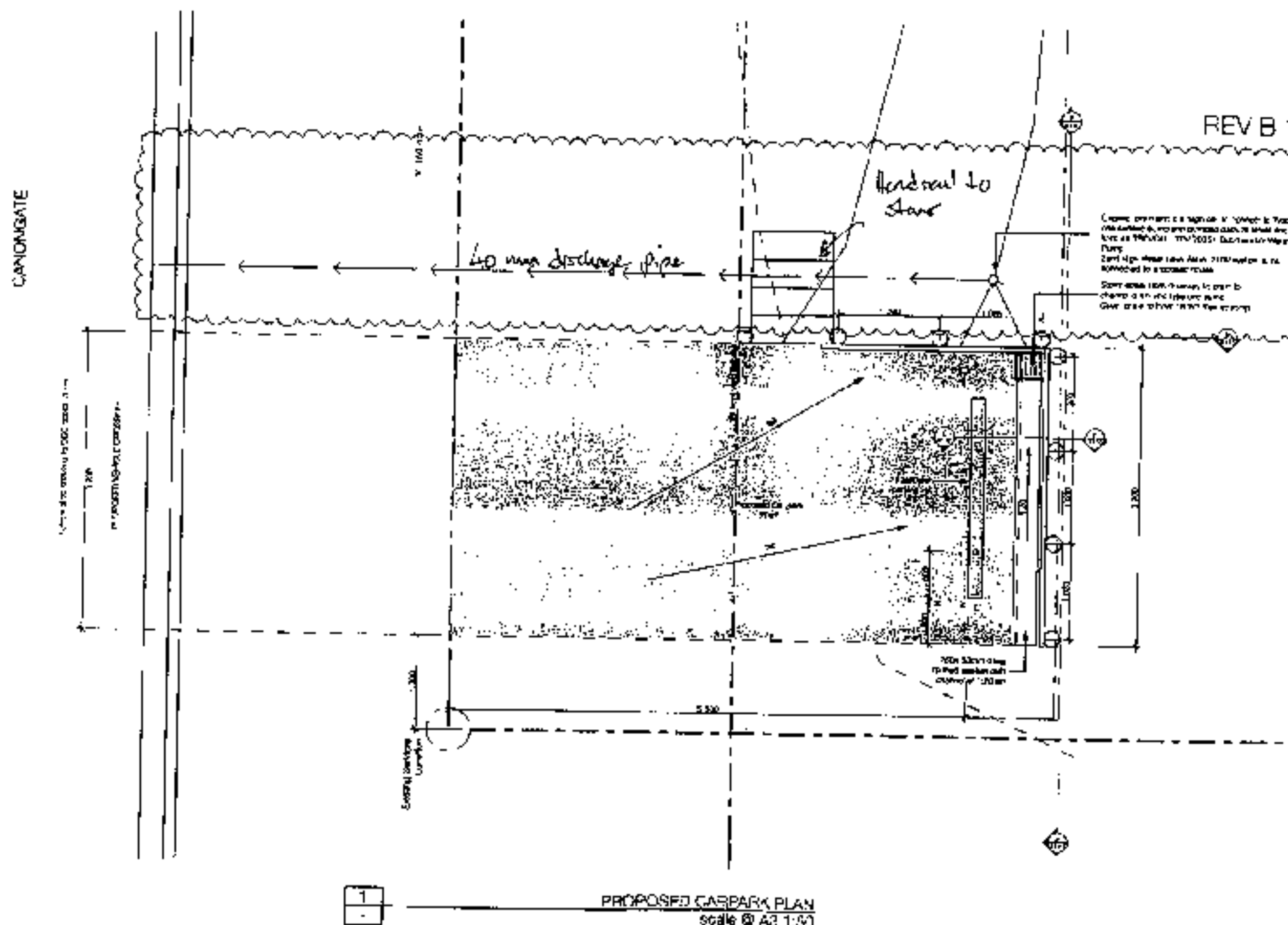
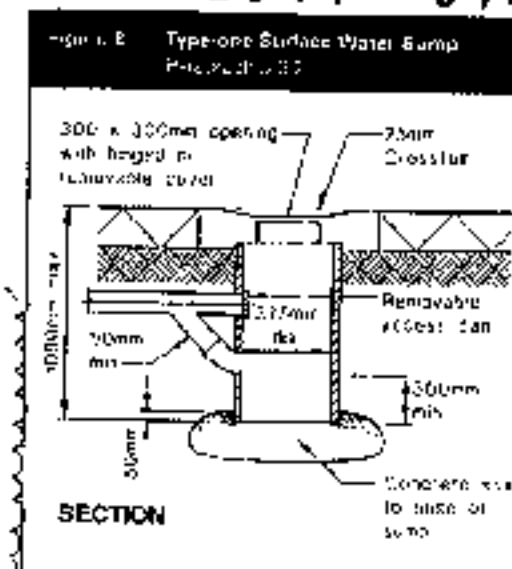


BASEMENT FLOOR LAYOUT
SCALE: A3 1:100



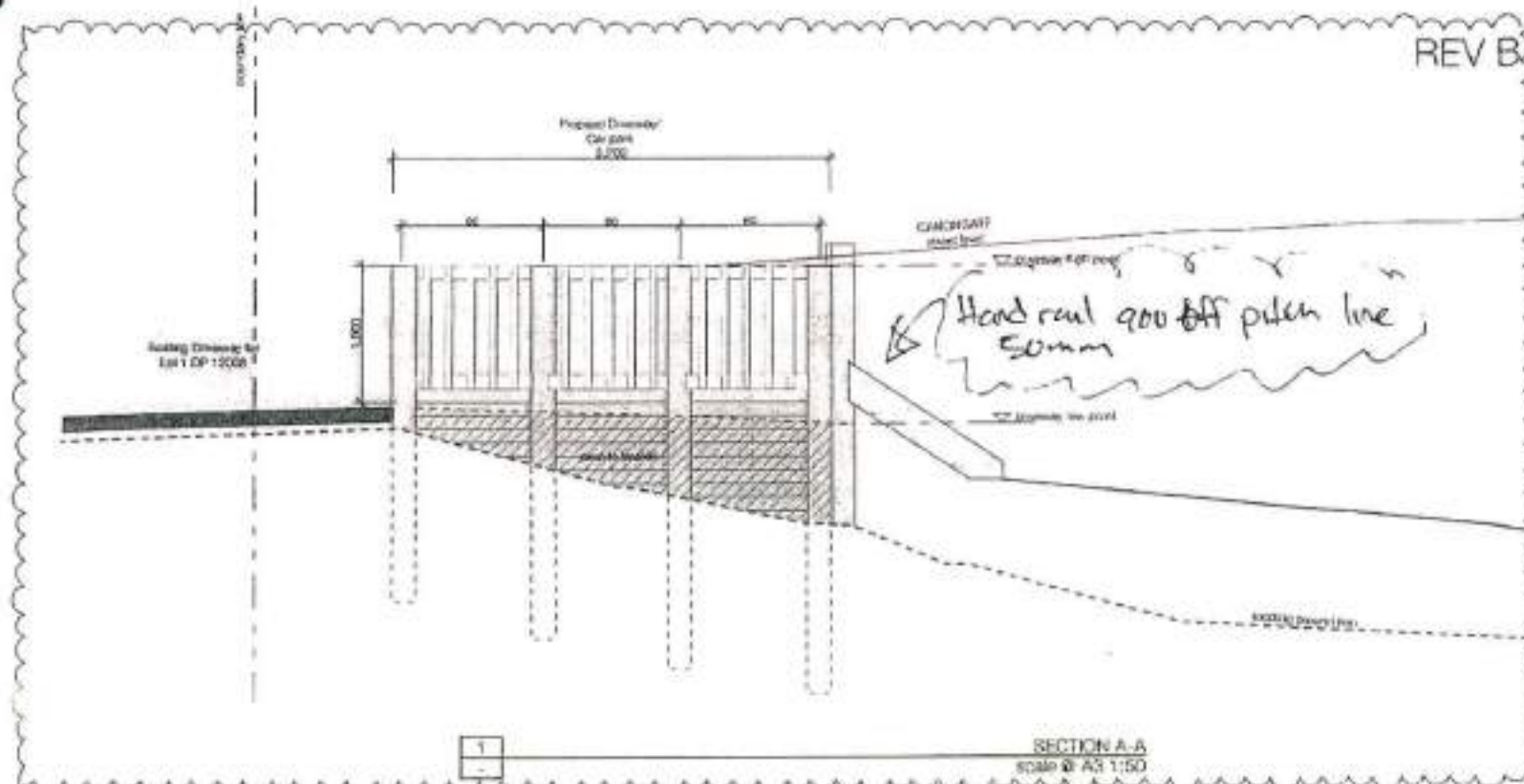
DETAIL 6-8
SCALE: A3 1:25

1. Design	
2. Structural Design	
3. Mechanical Design	
4. Electrical Design	
5. Plumbing Design	
6. Fire Design	
7. Other Design	
8. Other Design	
9. Other Design	
10. Other Design	

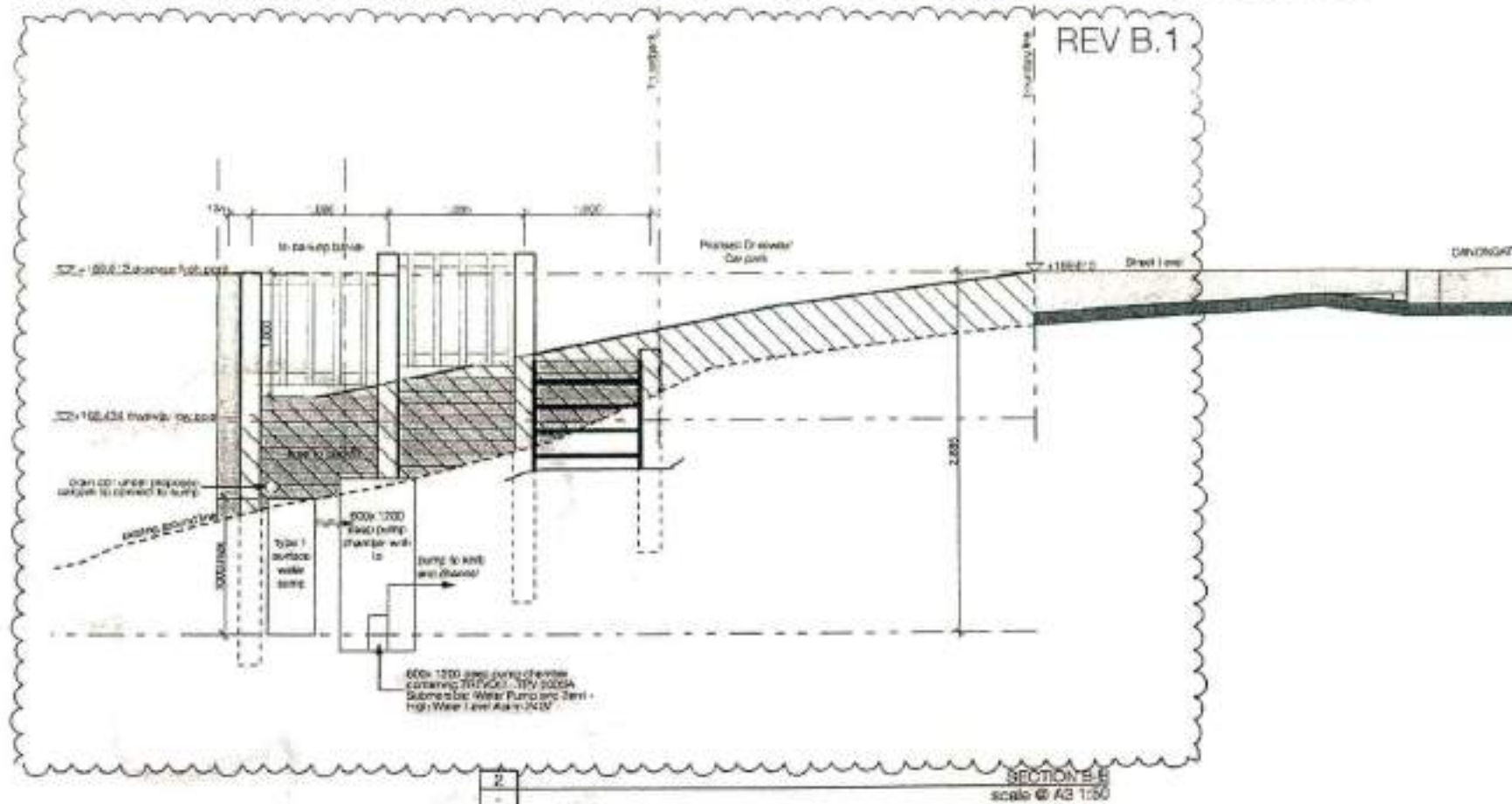


Rev	Number
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6	6
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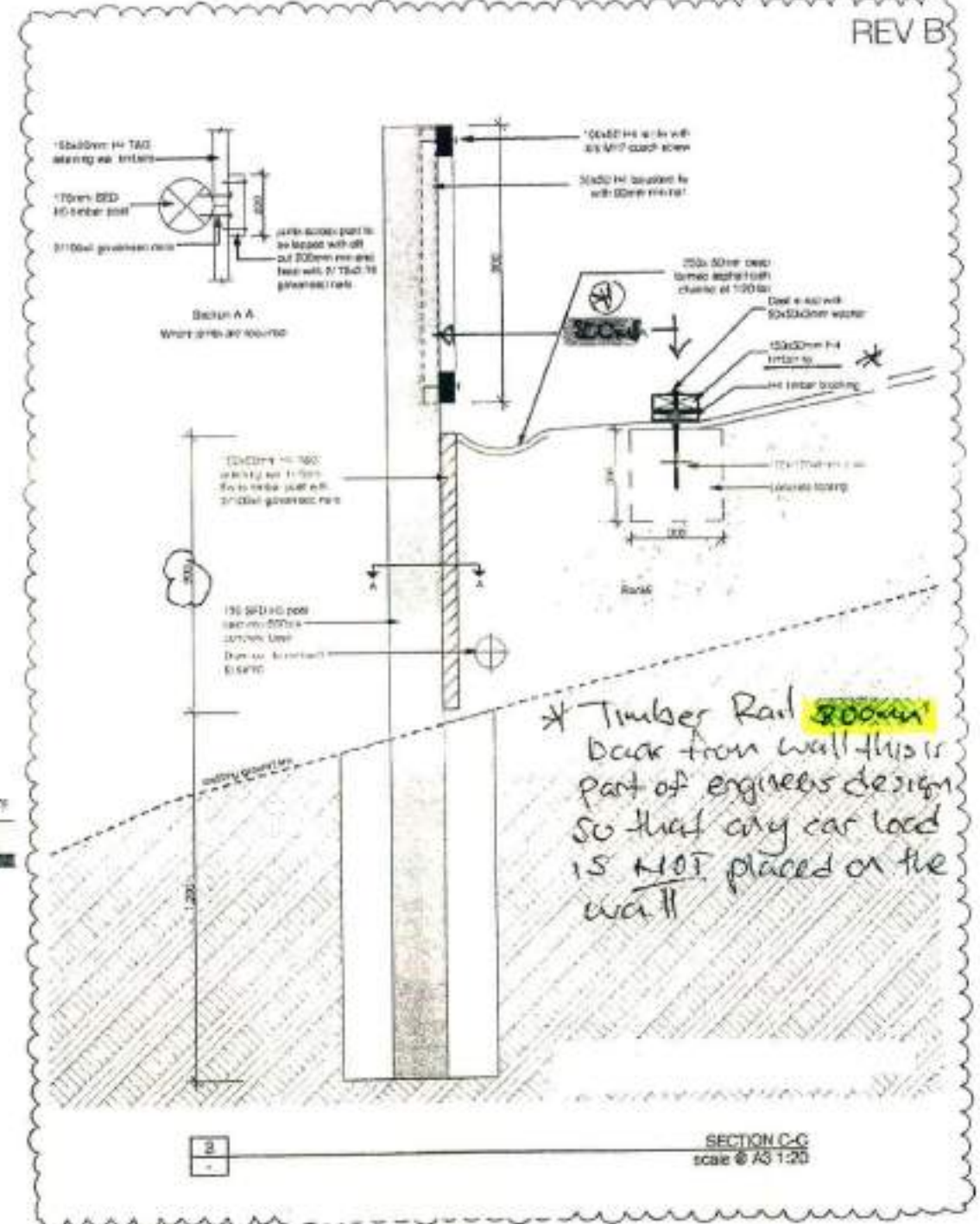
REV B



REV B.1

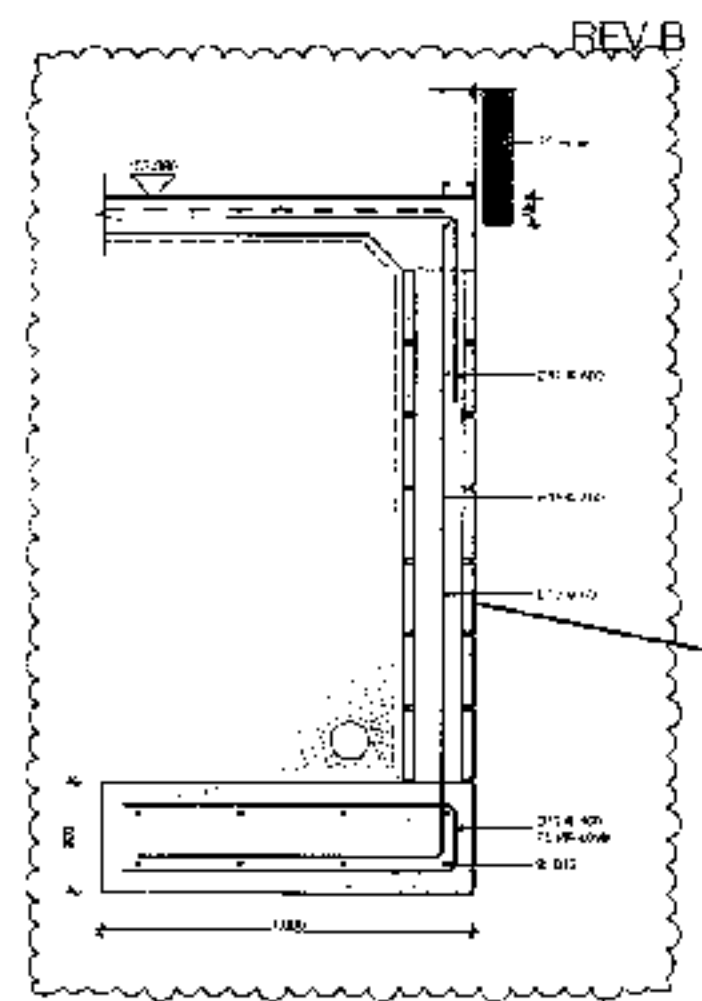


REV B

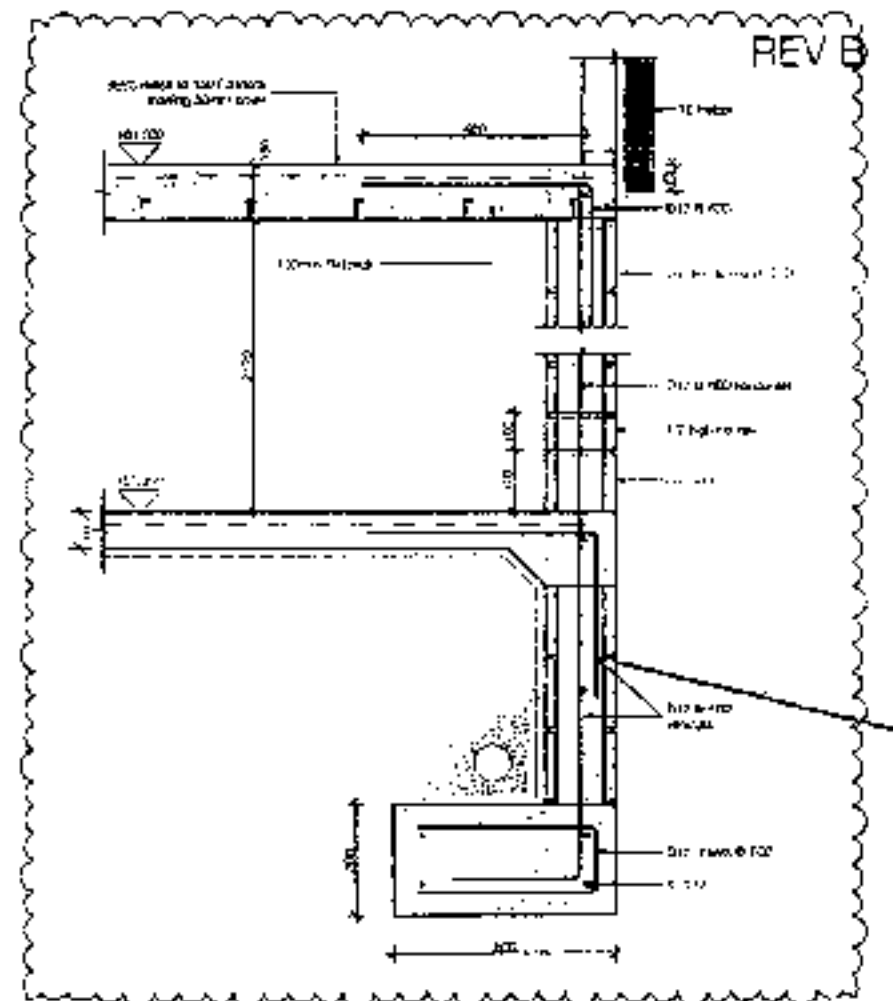


* Timber Rail 800mm
Back from wall this is
part of engineers design
so that any car load
is NOT placed on the
wall

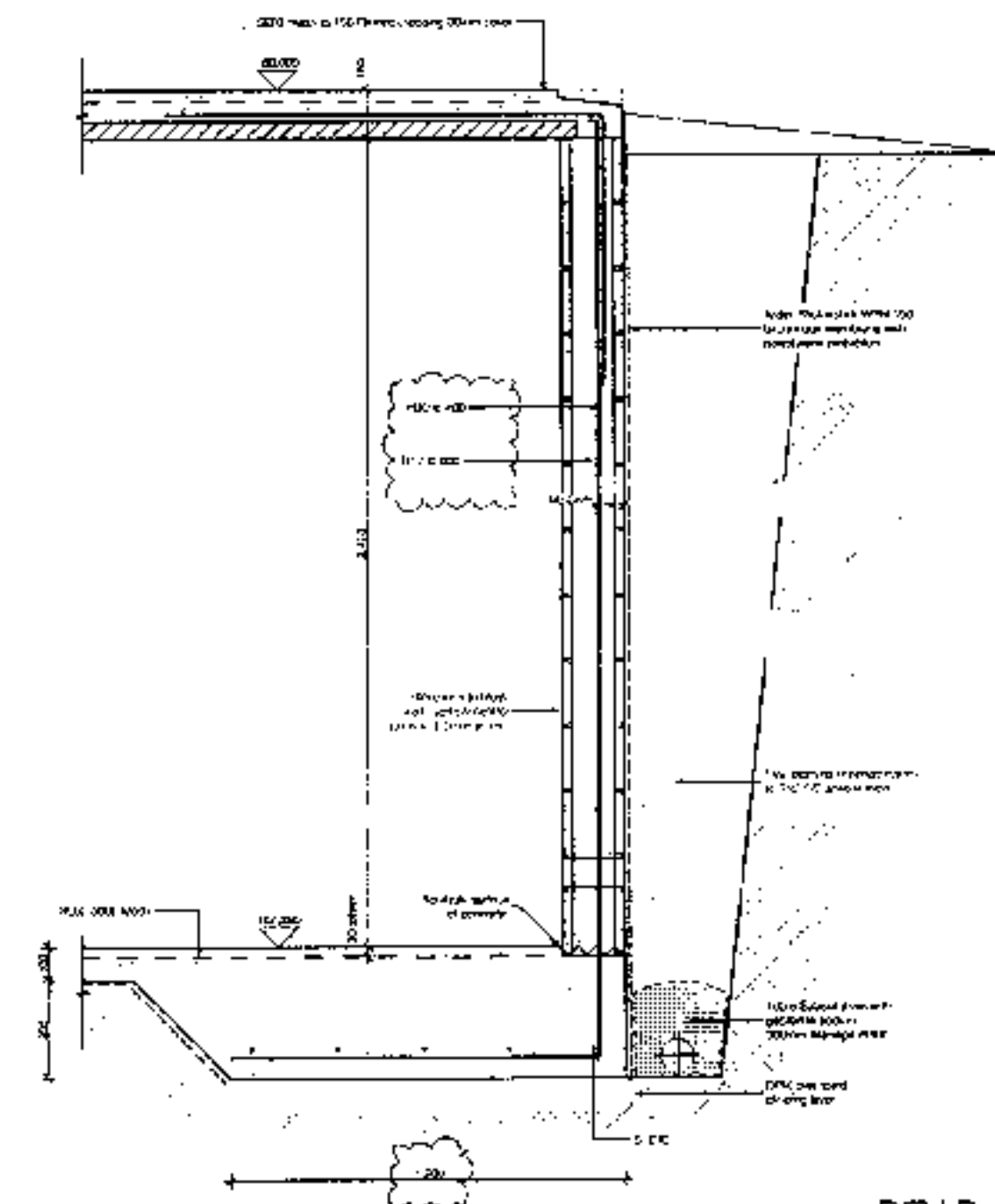
1	Revised
2	Revised
3	Revised
4	Revised
5	Revised
6	Revised
7	Revised
8	Revised
9	Revised
10	Revised



1 DETAIL A-A
1:20



2 DETAIL A1-A1
1:20



3 DETAIL S-B
1:20

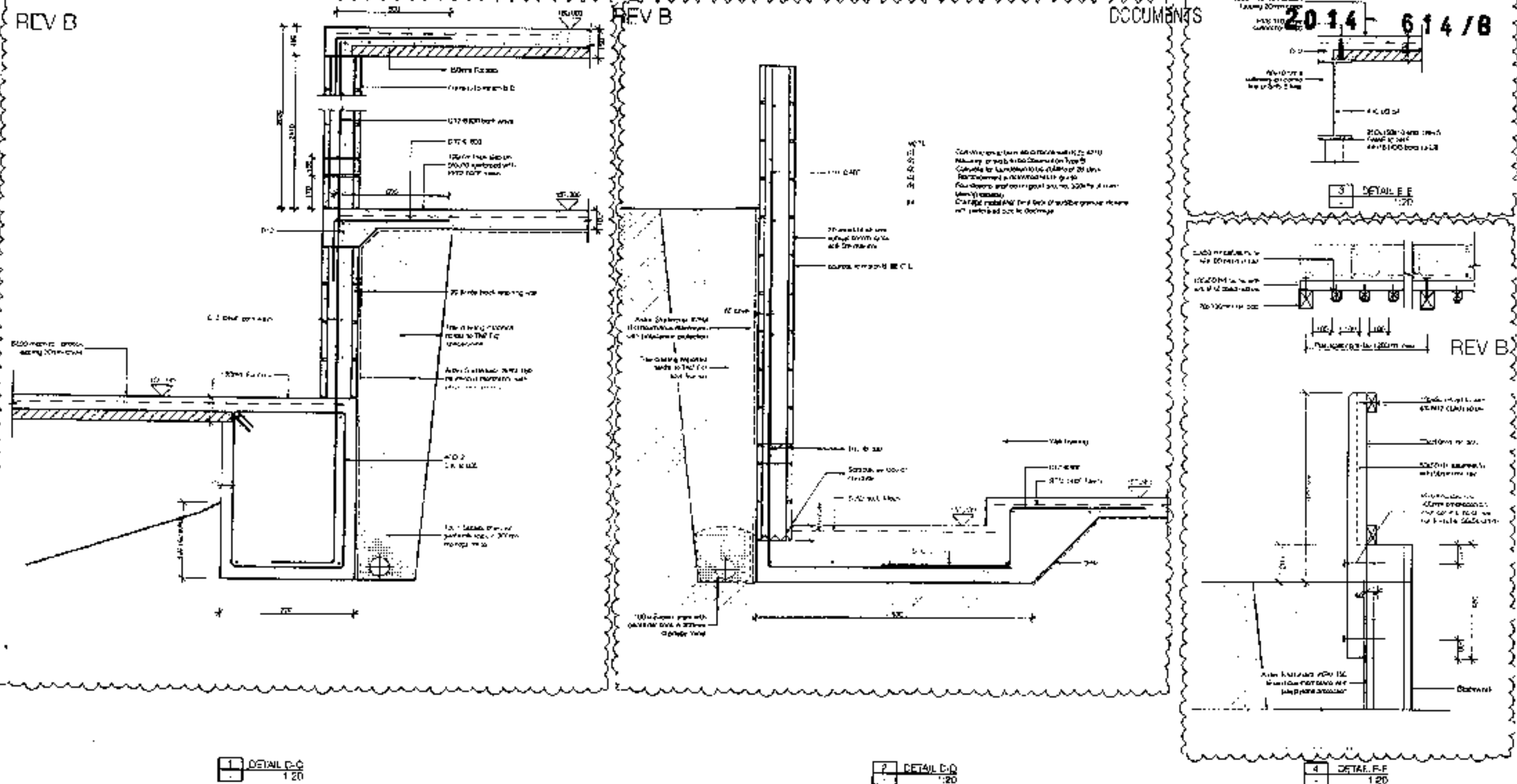
REV B

Project Name	MAJ 001
Client	Majid Dousli
Address	93 Canongate
Legal Description	Lot 19 Dp 76
Drawing	FOUNDATION DETAILS
Page Number	A111
Drawing Ref	Building Consent
Date	26/11/14
Designed by	MW
Checked by	DS
Zones	Wind Earthquake Exposure C Snow
VM	1
Ns@70m	

REV B

REV B

2014-614/B



Key Notes

1. Synthesis

APPROVED BUILDING CONSENT
DOCUMENTS

Steel Framing replaced with
MSG8 H1.2 90x45 framing
Studs @ 600 C/C max.
Dwangs @ 900 C/C max.



SECTION A-A
SCALE 1/8" = 1'-0"

AMENDED PLAN ABA-2014-614/B

Key Notes

1. Structure

Steel Framing replaced with
MSG8 H1.2 90x45 framing
Studs @ 600 C/C max.
Dwangs @ 900 C/C max.

2014-614/B

DUNEDIN CITY COUNCIL

APPROVED BUILDING CONSENT
DOCUMENTS

- 3.10 20 Limes reinforced masonry block retaining wall
- 3.11 100mm thick reinforced masonry slab as per 2014-614/B
- 3.12 100mm thick reinforced masonry slab as per 2014-614/B

4. Enclosure

4.01 7.5mm Hardie Board fitted as per JHETG160

- 4.02 General Purpose 185. E100mm DWT structure
- 4.03 18mm Vitrified soft clay with exposed joints as shown / supported grid system at 600mm. Vitrified insulation to manufacturer's detail / specification. Sealed colour steel roof.
- 4.04 6.0mm thick Dimpled Styrene COLOURED, BAKED roofing system at 5 and 10 msp from eave height and pitch as indicated.

5. Details

5.01 100mm G/L Board lining

- 5.02 18mm G/L Board lining
- 5.03 18mm G/L Board lining

NOTE

1. Retaining wall to remain as the boundary of site. (Note the proposed subdivision line).
2. Dimpled Styrene COLOURED, BAKED roofing system at 5 and 10 msp from eave height and pitch as indicated.
3. Dimpled Styrene COLOURED, BAKED roofing system at 5 and 10 msp from eave height and pitch as indicated.

SECTION C-C
SCALE 1:50 @ A3

No.	Revision
1	Shown on plan
2	Changes to plan and section
3	Changes to plan and section
4	Changes to plan and section
5	Changes to plan and section

clickArchitecture
Make your ideas click!

DRAWING SCALES SHOWN AT A3
DO NOT SCALE OFF DRAWINGS

project name	client	address	legal description	drawing	page number	drawing set	date	designed by:	Zones	VH	Climate	Planning
MAJ 001	Majid Dousti	93 Canongate	Lot 19 Dp 76	SECTION C-C	A203	Building Consent	26/11/14	MW	Wind Earthquake Exposure C Snow	1	R4	3
REVISION	B							DS				

DCC COPY

Steel Framing replaced with
MSG8 H1.2 90x45 framing
Studs @ 600 C/C max.
Dwangs @ 900 C/C max.

2014-61418

APPROVED BUILDING CONSENT
DOCUMENTS

105. 38 hours of instruction available for: Math, Reading and
106. Philippine Social Science system. English 200 2000 (see 2000
and 2000)
107. Primary 200 2000 and 2000 (see 2000 and 2000)
108. Philippine Social Science system. English 200 2000 (see 2000
and 2000)

- [illegible]

- [illegible]

NOTE
Rising oil is lowering
the buoyancy of sale (see
the previous sidebar).

March 1962
841K 150E-82

[illegible]

DRAWING RESULTS SHOW: AT-AC
DO NOT TALK OF DRAWING

date

28/12/14

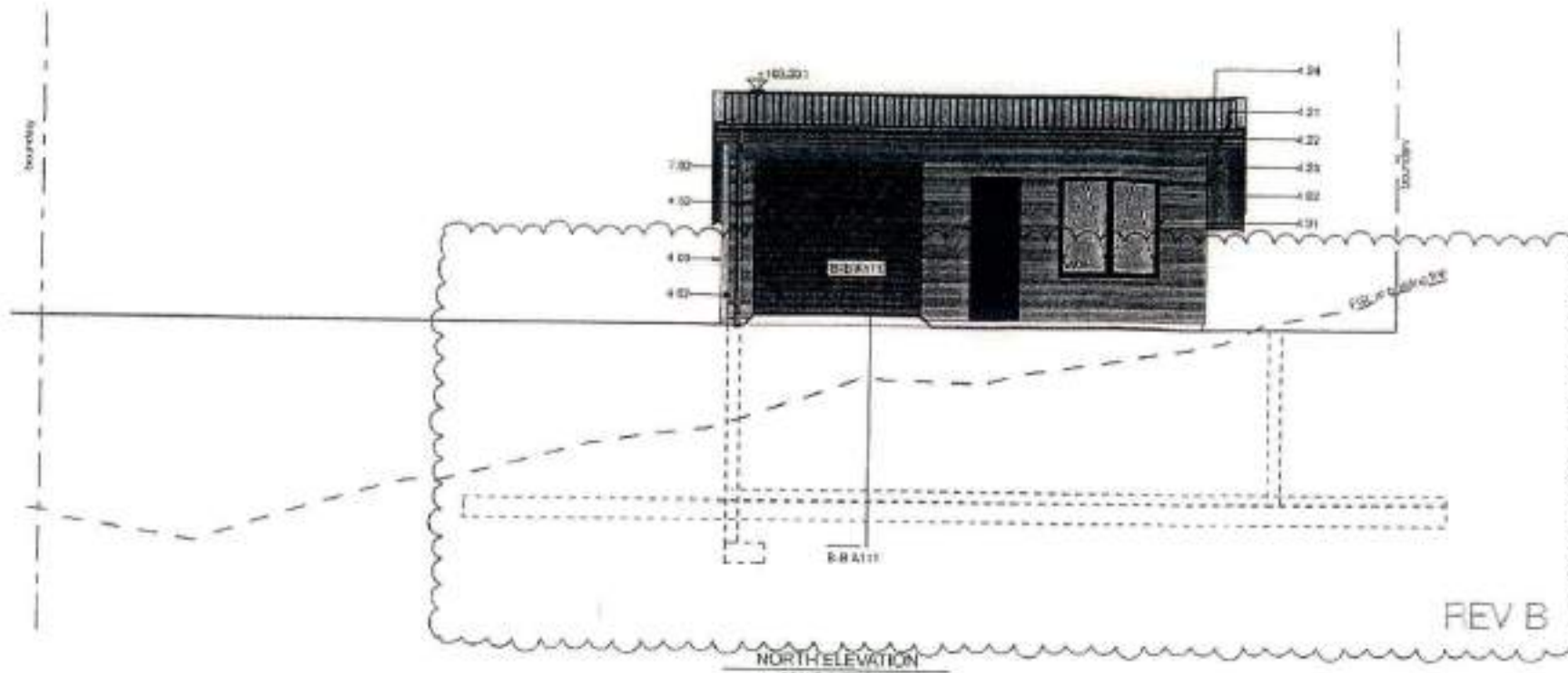
designed by
NIVV
checked by:
DS

Zones
Wind
Earthquake
Exposure C
Snowy

1
45070m

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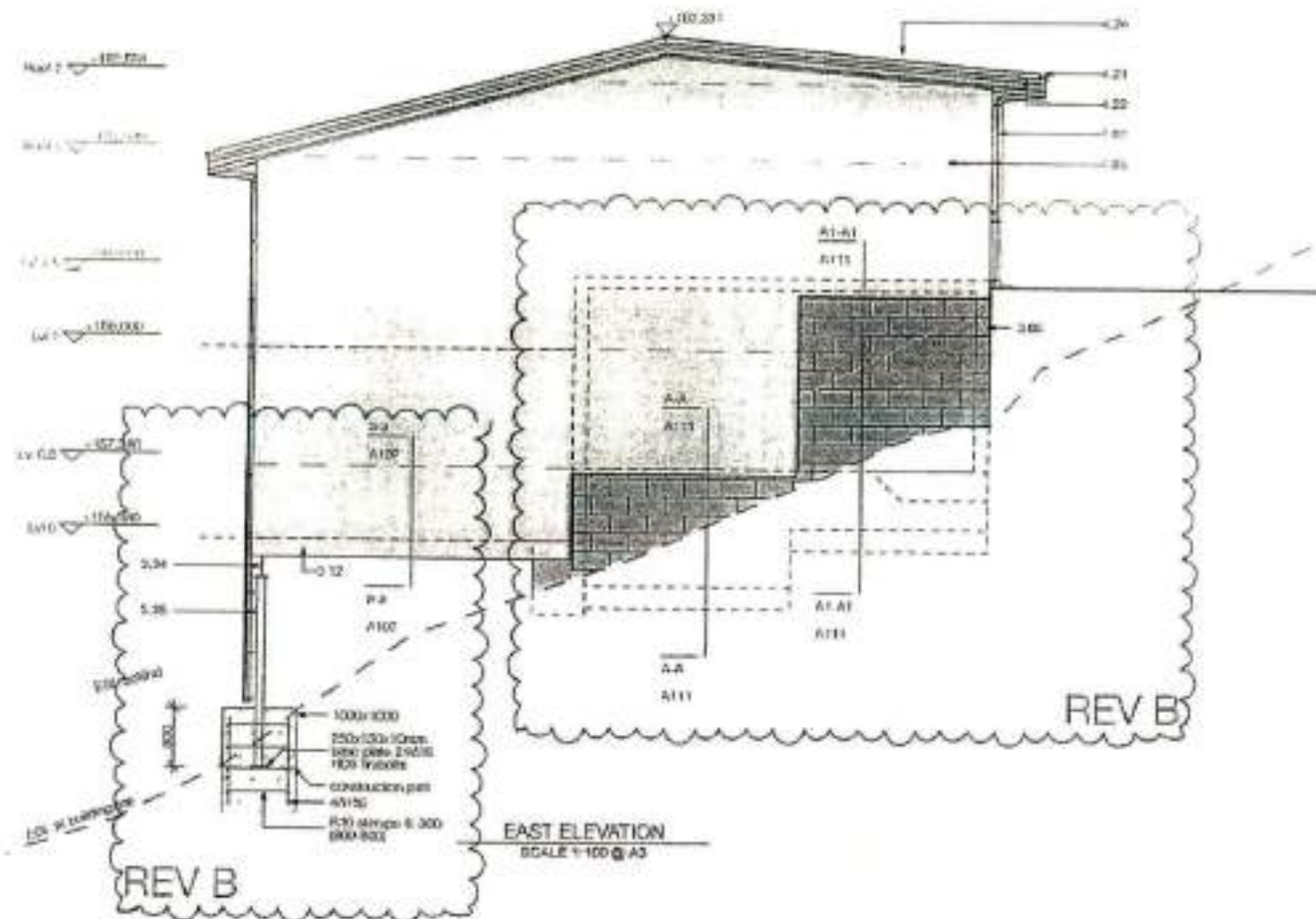
Climate Planning R4 3



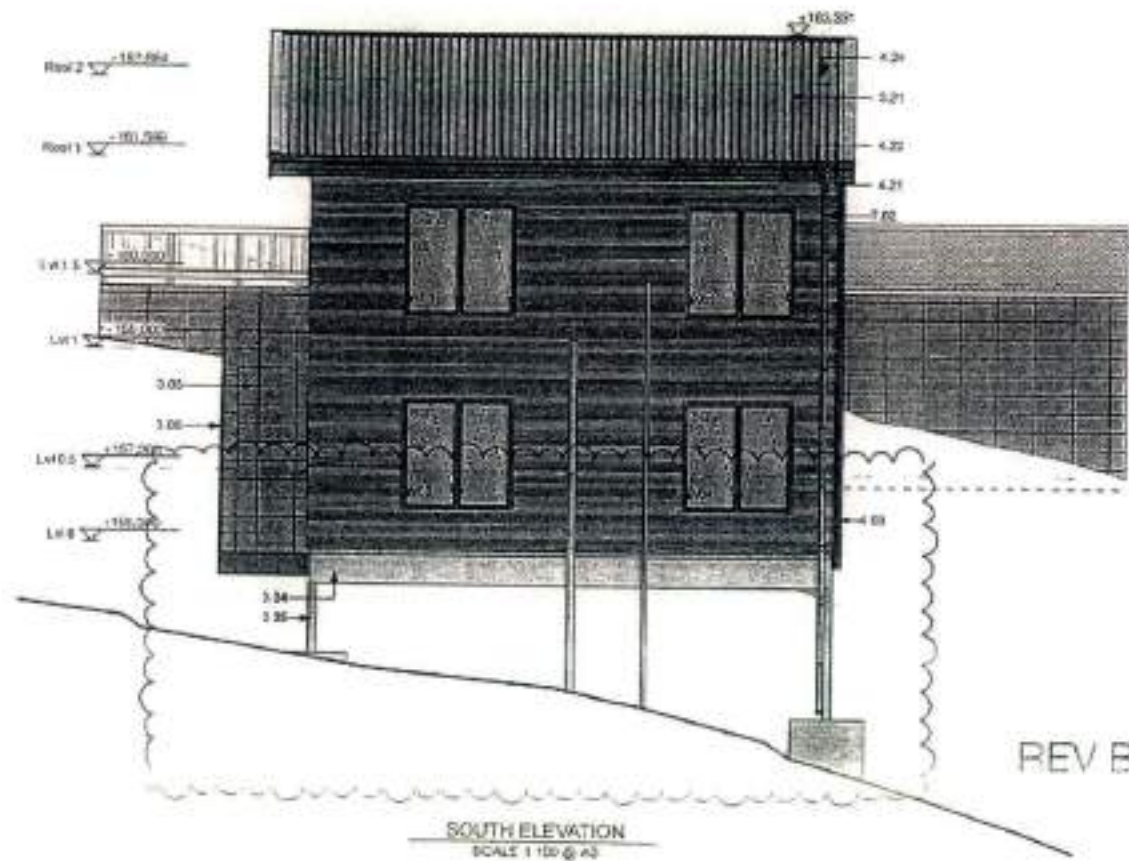
2014-614/B

DUNEDIN CITY COUNCIL APPROVED BUILDING CONSENT DOCUMENTS

Key Notes	
1	Structure
2	Roof
3	40mm reinforced concrete slab, 100mm concrete
4	7.5mm Hardie Board fitted as per JHETG60
5	Vertical zincalume corrugated coloursteel wall cladding
6	0.5mm zinc colour steel plate, 1.5mm zincalume
7	0.5mm zinc colour steel plate, 1.5mm zincalume
8	0.5mm zinc colour steel plate, 1.5mm zincalume
9	0.5mm zinc colour steel plate, 1.5mm zincalume
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98	0.5mm zinc colour steel plate, 1.5mm zincalume
99	0.5mm zinc colour steel plate, 1.5mm zincalume
100	0.5mm zinc colour steel plate, 1.5mm zincalume



BUILDING ENVELOPE RISK MATRIX		
North Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	Low risk	0
Roofwall intersection design	Low risk	0
Roof width	Medium risk	1
Envelope complexity	Low risk	0
Deck design	Low	0
Total Risk Score:		3
BUILDING ENVELOPE RISK MATRIX		
East Elevation		
Risk Factor	Risk Severity	Risk Score
Wind zone (per NZS 3604)	Very high risk	2
Number of storeys	High risk	2
Roofwall intersection design	Medium risk	1
Roof width	Very high risk	2
Envelope complexity	Low risk	0
Deck design	Low	0
Total Risk Score:		10



2014-614/B

DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT
DOCUMENTS

Key Notes	
6 General Notes	
6.01	Safety Glass Grade A toughened safety glass to comply with NZBC Part 2.0 and NZS 4222: Part 2
6.02	Security Glass Security glass to comply

6.03 20mm reinforced masonry block masonry wall
6.04 Timber floor system. Provide R10 50mm R10 EPS insulation

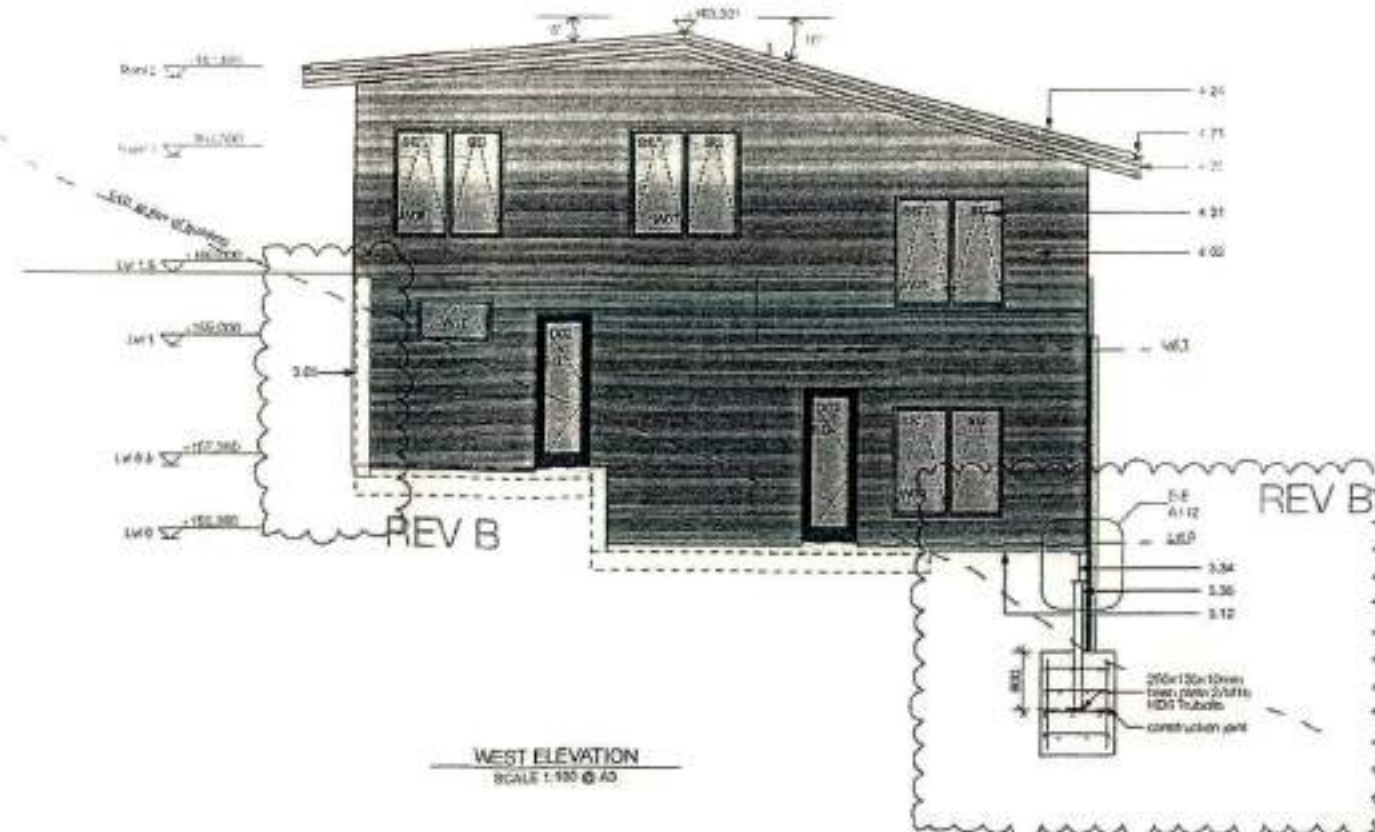
6.05 200mm R10 wall made of 27mm R10 at 600mm on with thermal break. Refer to engineering and working drawings
6.06 R10 50mm
6.07 100mm R10 EPS insulation

6.08 Andon Shutterlock locking mechanism. Install waterproof locking system in masonry wall. Andon Shutterlock 90/150 masonry to 200mm rise above finished ground. 7 pinning level. Install as per manufacturer's instructions. Shutter with test marking 90/150/150

6.09 Vertical zincalume corrugated coloursteel wall cladding
6.10 7.5mm Hardie Board fitted as per JHETG160

6.11 Dimpled Gable 50 gpm
6.12 0.5mm G100 steel gutter with 1.5mm zincalume external gutter coating at 800mm c/s
6.13 Dimpled Facade 100. 0.5mm G100 steel
6.14 0.5mm Black Dimpled Gable 0.5mm G100 steel. 0.5mm zincalume roof system at 3 and 15 deg pitch with 10mm and 10mm in sections
6.15 Selected colour powder-coated aluminium pining with glossing weight to comply with NZS 4222

7 General
7.01 100mm R10 PVC cladding to roof. Refer to engineering drawings for 100mm R10 cladding information. 100mm R10 cladding to 100mm R10



BUILDING ENVELOPE RISK MATRIX			
South Elevation			
Risk Factor	Risk Severity	Risk Score	
Wind zone (per NZS 3604)	Very high risk	2	
Number of storeys	High risk	2	
Roofwall intersection design	Low risk	0	
Eaves width	Medium risk	1	
Envelope complexity	Low risk	0	
Deck design	Low	0	
Total Risk Score		5	

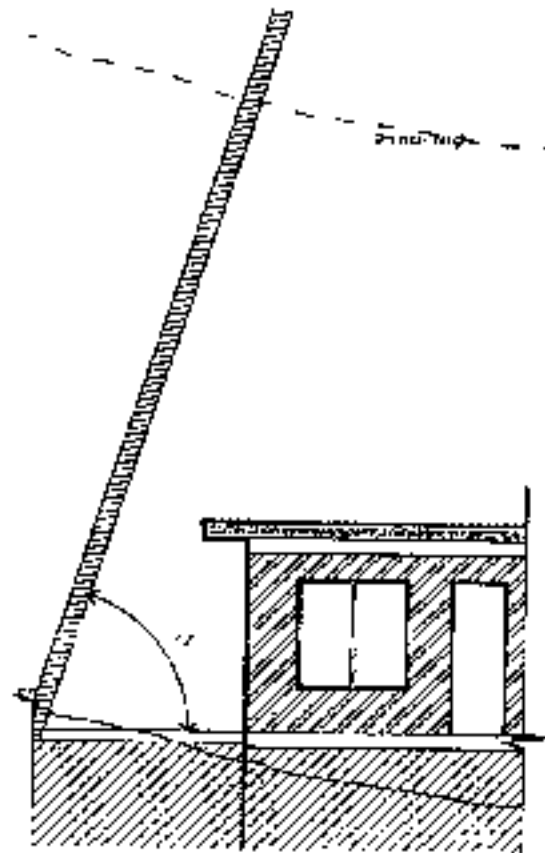
BUILDING ENVELOPE RISK MATRIX			
West Elevation			
Risk Factor	Risk Severity	Risk Score	
Wind zone (per NZS 3604)	Very high risk	2	
Number of storeys	High risk	2	
Roofwall intersection design	Low risk	0	
Eaves width	High risk	2	
Envelope complexity	Low risk	0	
Deck design	Low	0	
Total Risk Score		6	

No.	Revision
1	Structural changes
2	Final frame, revised sections with notes
3	Changes to structural details and structural frame and footing

2014- 614/B

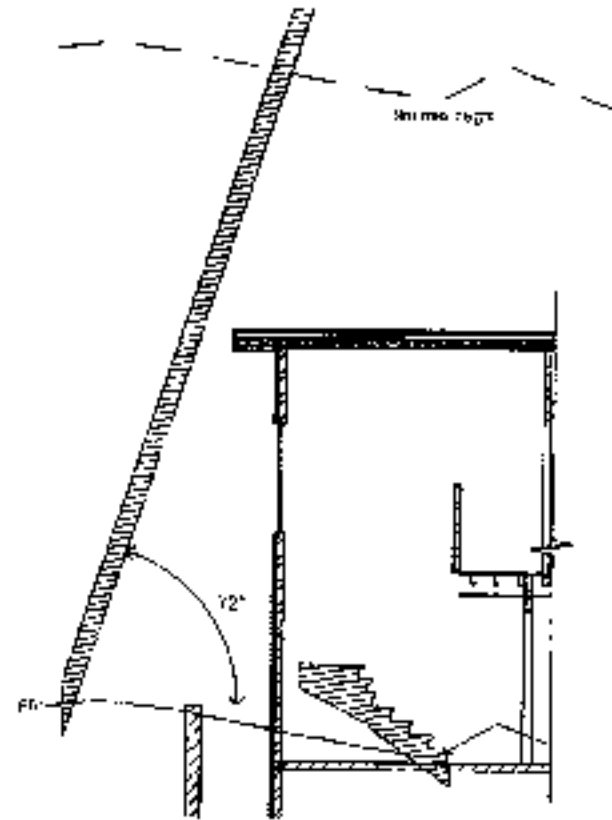
DUNEDIN CITY COUNCIL

APPROVED BUILDING CONSENT
DOCUMENTS



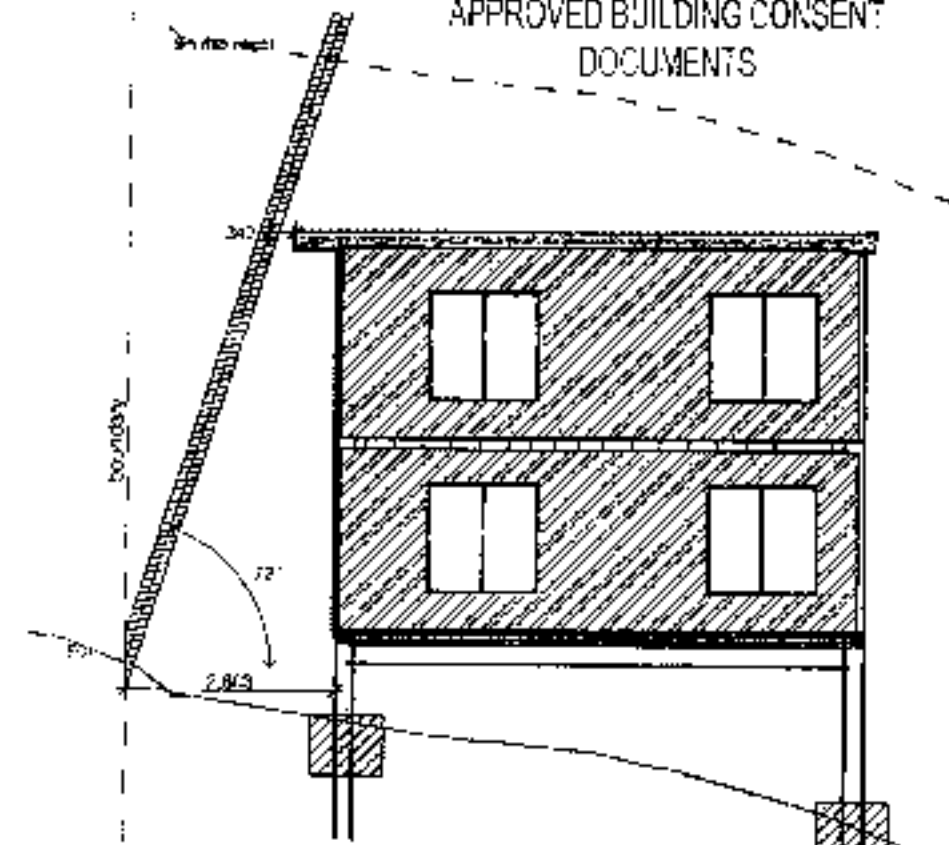
1

Recession Plane 1
scale @ A3 1:100



2

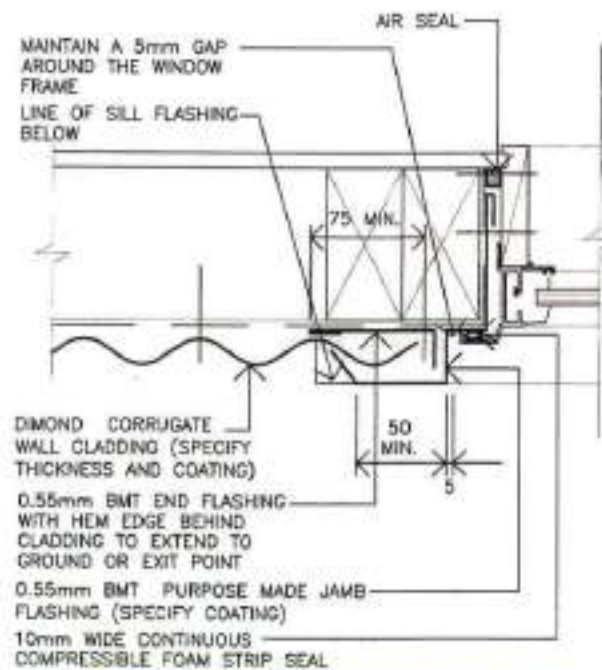
Recession Plane 2
scale @ A3 1:100



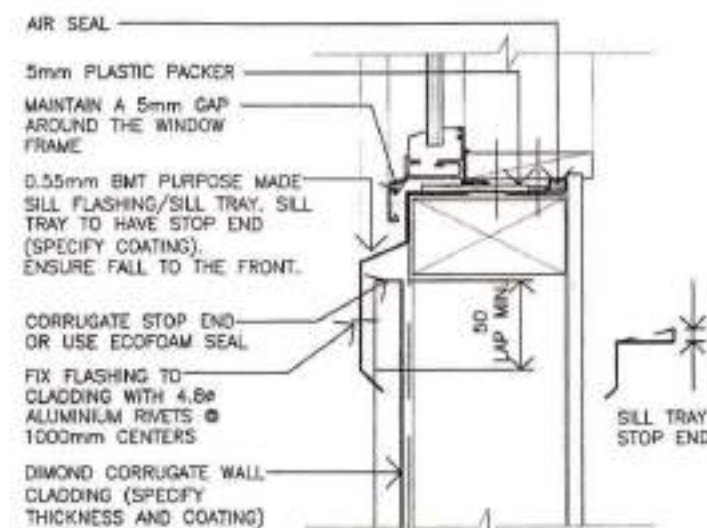
3

Recession Plane 3
scale @ A3 1:100

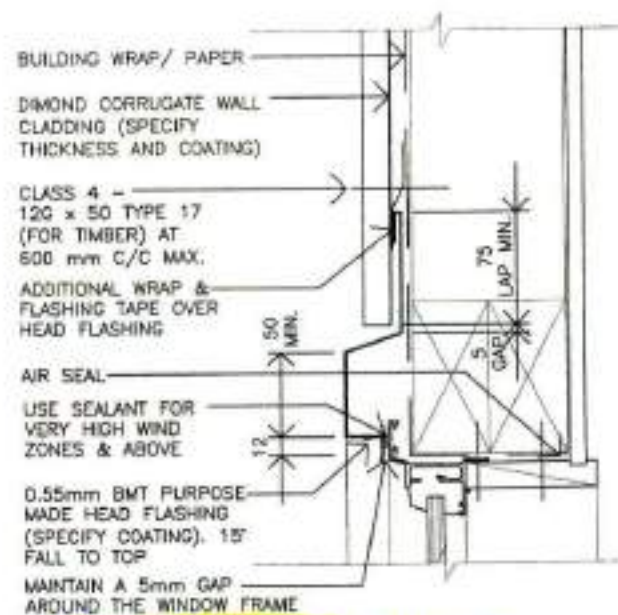
Rev	Author
1	Student design



2 WINDOW JAMB DETAIL



4 WINDOW SILL DETAIL



3 WINDOW HEAD DETAIL

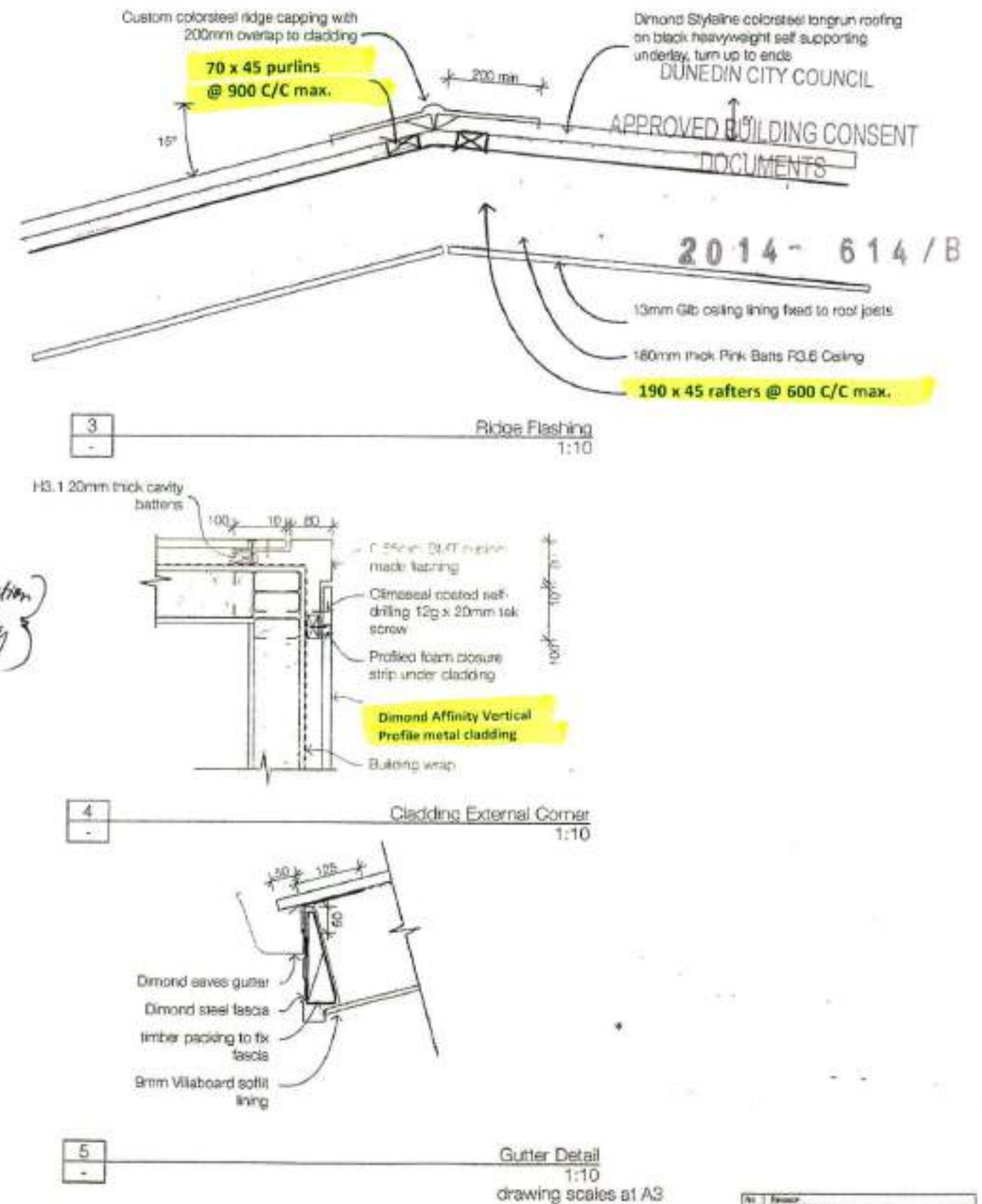
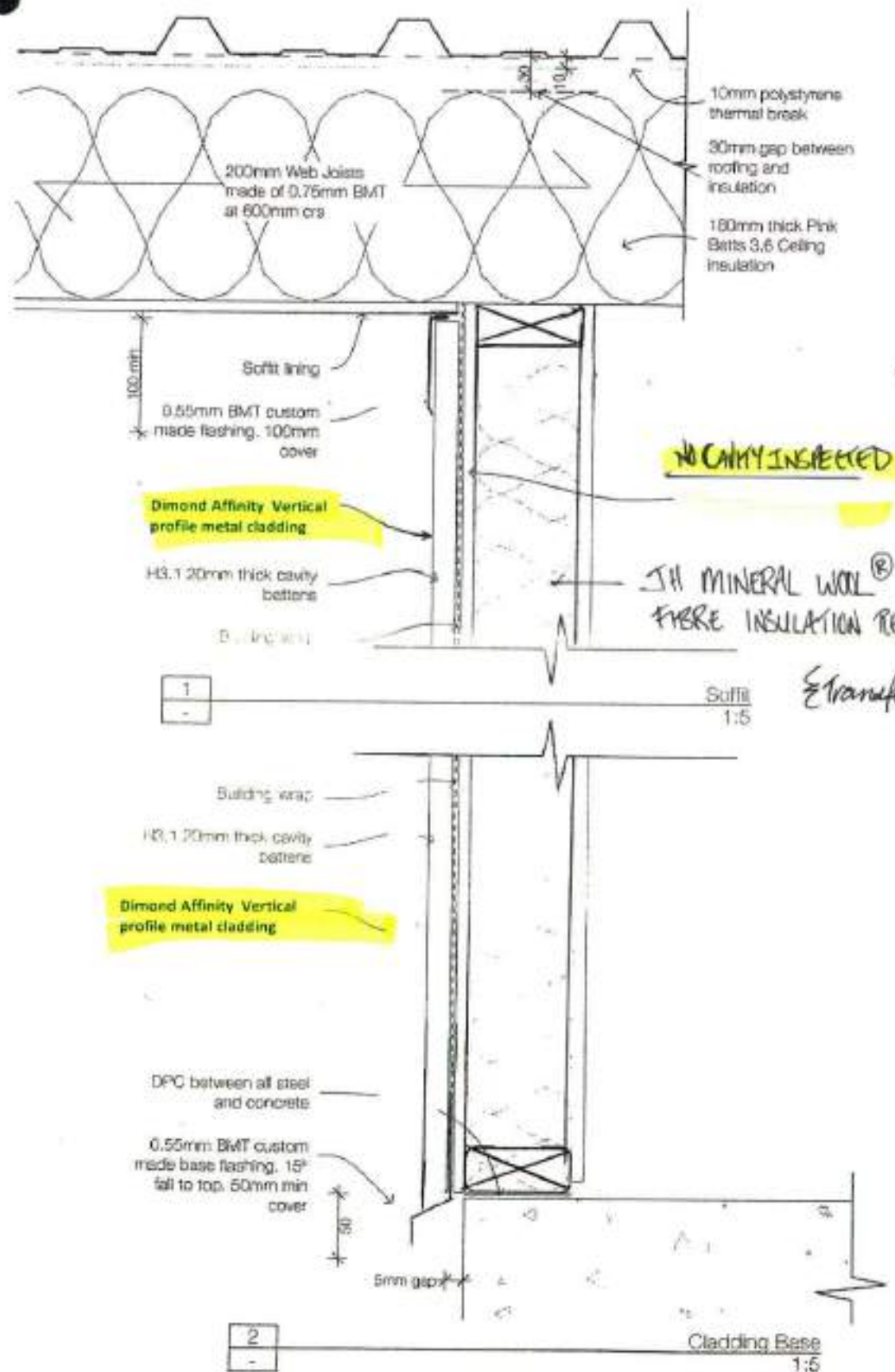
Dimond Affinity Vertical profile metal cladding

DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT
DOCUMENTS

2014-614/B

drawing scales at A3

No.	Revised
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10



Water heater vented to comply with paragraph 6.3.2 or 6.3.4

Hot water

Flicker and laundry

55°C or 60°C

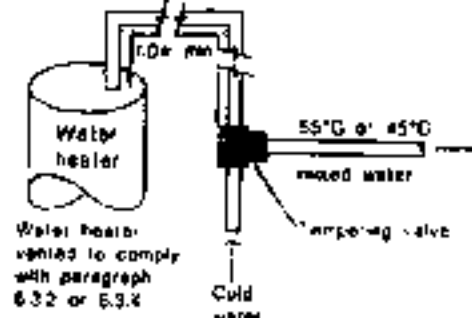
Mixed water

Tempering valve

Cold water

Water heater

10m minimum cold pipe length
from storage water heater



Note:
1. For optimum system efficiency the tempering valve, for steam-heated mains pressure system, may be located as low as practicable to achieve the manufacturer's recommended head, at the tempering valve.

(a) Determination of relative wear for pinion and gear teeth

Storage water heaters to be retained with 20 x 10mm galvanneal steel straps tensioned when fixed in place. Straps to be fixed to wall framing with:

- 1 No. 8mm cold-chamber wire 300mm thick, plaster, or
- 2 No 20x20mm thick plaster's.

Screws to penetrate timber framing a minimum of 60mm.

100mm min.

Storage water heater

Extra strapping for water heaters exceeding 200 litres

100mm min.

APPROVED BUILDING CONSENT DOCUMENTS

Storage water heater

50x100mm vertical blocking full height of water heater, fixed to wall framing with 1 No 100x25mm x 200 minimum centres

Storage water heater

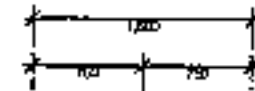
Light timber frame wall complying with NZS 3604

The diagram illustrates a water heater system with the following components and flow paths:

- Cold water supply:** Enters from the left through an **uplifting valve** and a **pressure testing valve** (noted as required by water heater manufacturer).
- Pressure control valve:** Located after the testing valve, it regulates pressure.
- Emergency control valve:** A safety valve that can shut off the water supply in case of an emergency.
- Storage water heater:** The main tank where water is heated. It includes a **temperature and pressure relief valve and drain** at the top for safety.
- Drain and venting:** A **drain** is located at the bottom of the tank, and a **venting valve** is at the bottom right. A note specifies: "Drain pipe with cap only. If pipe goes outside." (See figure 2).
- Water delivery:** Two outlets are shown:
 - Hot water delivery:** Located at the top left, it provides hot water at 150 psi.
 - Equal pressure cold water delivery:** Located below the hot water delivery, it provides cold water at equal pressure.
- Pressure and Temperature Control Valve:** A valve that maintains the water temperature and pressure within safe limits.
- Pressure and Temperature Control Valve (See figure 1):** A note pointing to the valve, indicating its function and reference to another figure.
- Pressure and Temperature Control Valve (See figure 2):** A note pointing to the valve, indicating its function and reference to another figure.

[illegible]

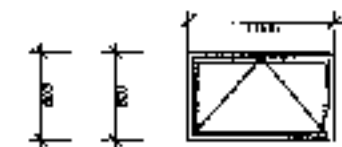
2014-614/B



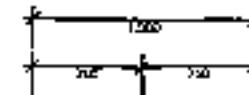
W05 all way glass, insulated
all height 600mm

DUNEDIN CITY COUNCIL

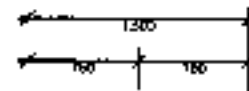
APPROVED BUILDING CONSENT
DOCUMENTS



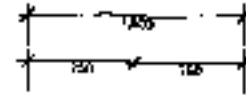
W10 all way glass, insulated



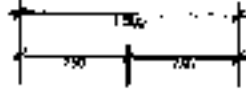
W04 all way glass, insulated
all height 600mm



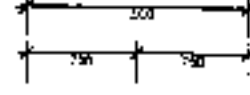
W09 all height 600mm



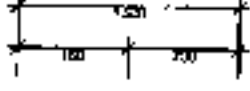
W03 all way glass, insulated
all height 600mm



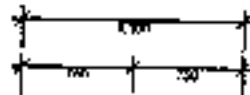
W08 all way glass, insulated
all height 600mm



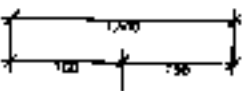
W02 all way glass, insulated
all height 600mm



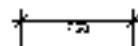
W07 all way glass, insulated
all height 600mm



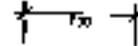
W01 all way glass, insulated
all height 600mm



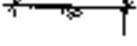
W06 all way glass, insulated
all height 600mm



D03



D02



D01

DCC COPY

Rev	Description
1	Initial design
2	
3	
4	
5	

2014 - 614/8

DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT
DOCUMENTS

TREVIU - 10W-200SA Submersible Clean/Dirty/Salt Water Pump

This pump can be used for fresh, dirty or salt water. Ideal for emptying out or back water ponds or for fresh or dirty water transfer. Other uses include circulation in ponds and adding oxygen into fish ponds or water features.

Specifications:

Power: 200 Watt
Max Flow Rate: 140 Litres per minute
Max delivery height: 7 metres
Max immersion depth: 6 metres
Max Motor speed: 3500 rpm
Insulation class: IP68
Power: 220-240V with standard 3 pin plug
Foam: body also has 10 mm
Thermal overload protection.

Head (m)	Flow (L/min)
1	135
2	120
3	100
4	80
6	55

Features:

- * Easy to use
- * 10 Metre electrical cord
- * 32mm threaded inlet
- * 20 Month warranty
- * Full speed range of 0 to 3.5
- * Double mechanical seal
- * Harmonically sealed cable entry

Dimensions: 11 x 11 x 11 cm 100 x 100 x 100 mm



Description Zenit - High Water Level Alarm 240V

High Level, 240 volt, Sound & Light Alarm Module
W/LED when water is above setpoint or full

Features

Power: 10W (maximum) 240V x 0.5A x 120mm
High level detection alarm and warning light.
Alarm can be muted via the button on floating LED, but remains on until the alarm condition has been rectified.
The audible buzzer will automatically silence after 8 minutes. The floating LED will remain on until the alarm condition has been rectified.
Power on LED: 10 min 3 sec delay.
Switch: 1.25 amp 240V or 240V on 3 pin plug

Simple D.I.Y. installation

12 Month warranty

Alarm to be connected back to the house water tank

DCC COPY



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: ccc@ccc.govt.nz
www.dunedin.govt.nz

Code Compliance Certificate Form 7
Section 95, Building Act 2004

M Dousti and S Ebadi and N S Ghouhani and S Chambari and W R Trustees No 1 Limited and W A Trustee Limited
6 Harden Street
Dunedin 9010

The building

Street address of building: 93 Canongate Dunedin

Legal description of land where building is located: LOT 19 DP 76

Building Name: N/A

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

Level/unit Number: N/A

Current, lawfully established, use: Ancillary

Number of occupants:

Year first constructed: 2019

The owner

Name of owner: M Dousti and S Ebadi and N S Ghouhani and S Chambari and W R Trustees No 1 Limited and W A Trustee Limited

Contact person: M Dousti and S Ebadi and N S Ghouhani and S Chambari and W R Trustees No 1 Limited and W A Trustee Limited

Mailing address: 6 Harden Street, Dunedin 9010

Street address/registered office:

Mobile: 021 033 8913

Landline:

Email address: majid_doosti@yahoo.com

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

Building work

Building Consent Number:

ABA-2019-1375 Subdivision - Foul and Stormwater Connections, Install Foul Sewer Sump

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

Issued by: Dunedin City Council

Code Compliance

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

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

Team Leader Inspections
On behalf of Dunedin City Council

Date: 10 February 2020

BUILDING CONSENT - ABA-2019-1375

(Section 51, Building Act 2004)
Form 5

The building

Street address of building: 93 Canongate Dunedin

Legal description of land where building is located: LOT 19 DP 76

Building Name: N/A

Location of building within site/block number:

Level/unit Number:

The owner

Name of owner: M Dousti and S Ebadi and N S Ghouchani and S Chambari and W R Trustees No 1 Limited and W A Trustee Limited

Contact person: M Dousti and S Ebadi and N S Ghouchani and S Chambari and W R Trustees No 1 Limited and W A Trustee Limited

Mailing address: C/O IT Plumbing & Heating Limited, PO Box 5604, Dunedin 9054

Street address/registered office:

Mobile: 021 033 8913

Landline:

Email address: majid_doosti@yahoo.com

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:

Subdivision Foul and Stormwater Connections, Install Foul Sewer Sump

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-2019-297

Certificate attached to Project Information Memorandum



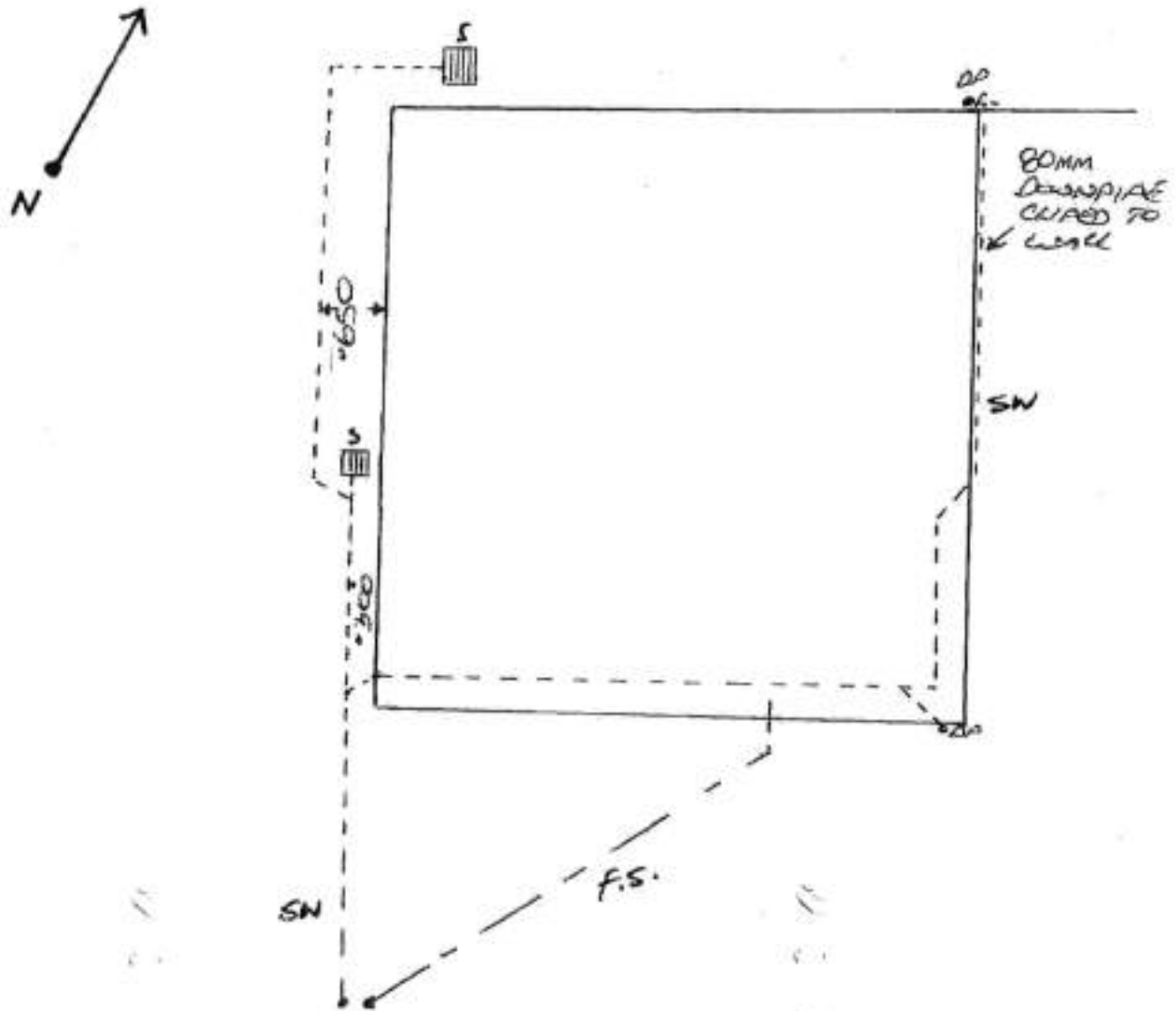
Grant Sutton
Authorised Officer
On behalf of Dunedin City Council

Date: 12 August 2019

AS BUILT DRAINAGE PLAN -

93 CANONBATE
ABA 2014-6/4/12

93 CANNONGATE.



ALL WORK ADAMS DRAINAGE.

WILL COPY

As Built Plan
Received by: MMAC
Date: 6/15/16
ABA No: 2014-6114



Legend

Water Supply		NR	
	Identified Box		Water Main - Return Valve
	Water Meter		Water Pump Station
	Tally		Water Stop
	Water without overhead tank		Water Treatment Plant
	Ratio Flow Meter		Water Storage Tank
	Combination Meter		Supply Main
	Metered Box (M) - Backflow		Trunk Main
	Water Valve - Zone		Discharge
	Non-Return Valve		Substation
	Water Valve - Gate		River
	Water Valve - Stub		Road
	Water Hydrant		Water Service Lateral
	Water Backflow Preventer - 100%		Water Fire Service Lateral
			Water Official Service Lateral
			Water Zone Boundary
			Water Treatment
			Reclaimed Water Main
NOTE: Private water services have the same symbols as those above, however they are coloured pink.			
Foul Sewerage		NR	
	Standard Manhole		Pump Station
	Valve Chamber (pressurised)		Treatment Plant
	Boundary (N) - Non-Return Valve		Vent
	Pump Station Domestic		Foul Sewer Main
	Drop Manhole		Foul Drain in Common (public)
	Inspection Manhole		Sewer
	Inspection Opening		Trunk Sewer
	Lampole		Vent Line
	Outlet		Rising Main
			Redundant Foul Sewer Pipe
NOTE: Private foul drains have the same symbols as those above, however they are coloured orange.			
Stormwater		NR	
	SW Bottle-up Tank		Flooding Bottle-Up Tank
	SW Drop Manhole		Flooding Manhole
	SW Inp Chamber and Gating Unit		Stormwater Main
	SW Inspection Manhole		Stormwater Trunk Main
	SW Inspection Opening		DCC Open Channel
	SW Lampole		Flood WC
	SW Inlet		Open I/O
	SW Outlet		Culvert
	SW Pipe Inlet		Stormwater Surface Pipe
	SW Pressure Manhole		Redundant Stormwater Main
	SW Standard Manhole		
	SW Stormwater Valve		
NOTE: Private stormwater services have the same symbols as those above, however they are coloured light green.			
General		Cadastral	
	DCC Water & Waste Structures		Parcel
	Railway Corridor		Road/Fall
			Hydro
			Motorway/Parade
			Drain
			Easement (where recorded)

Full legend can be viewed at <http://www.dcc.wa.gov.au/roads-and-utilities/roads-and-utilities-services>



Council Water & Drainage Services

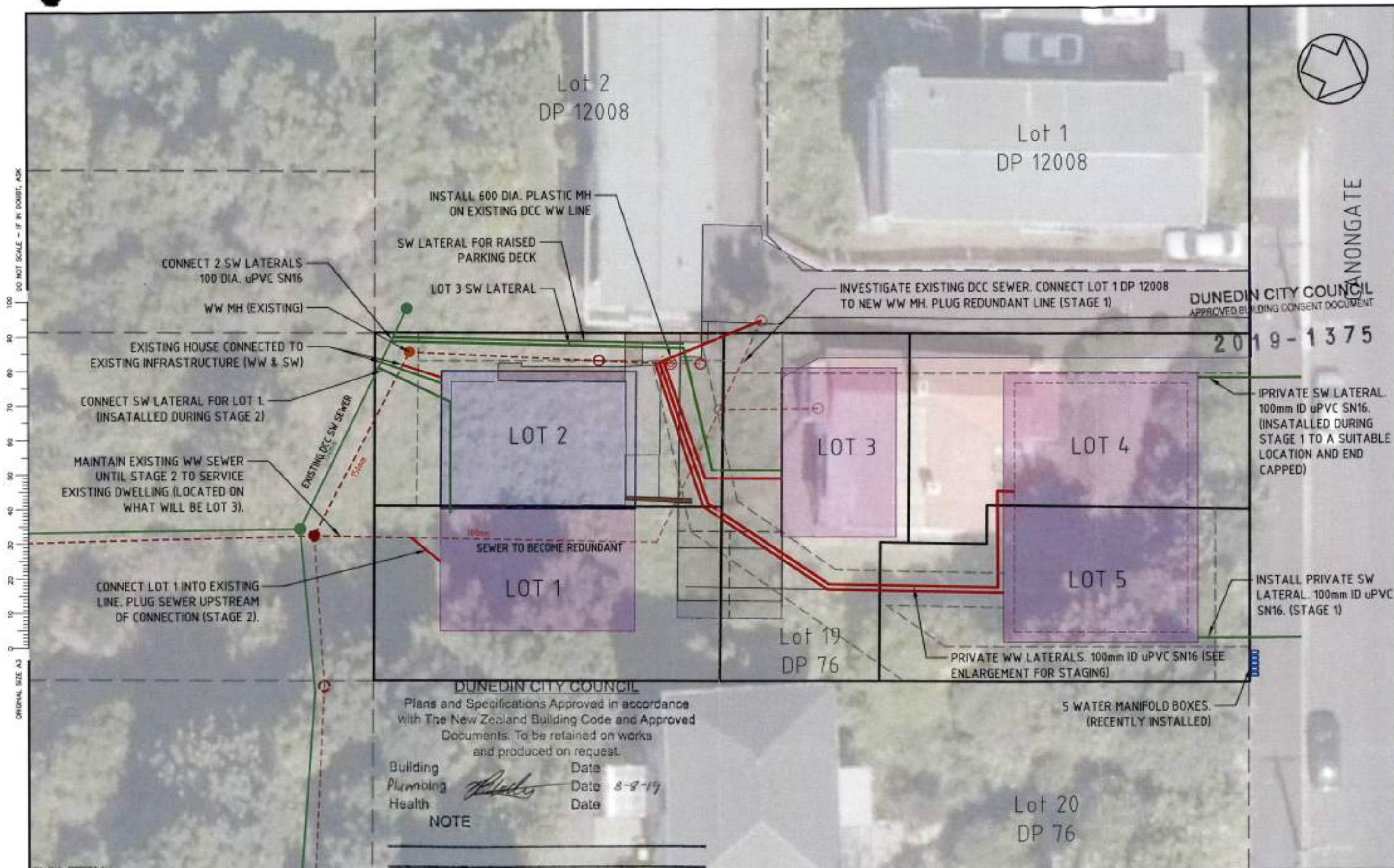
Information shown is the best available at the time of publishing. The accuracy and completeness of this information is variable. Private assets are typically not mapped. Please changes may not be reflected. Verify on site before commencing work. For all enquiries phone 08 477 4400.

Scale at A3:
1:500
4000000
4000000



NOTES: LINES ARE NOT TO SCALE. THIS MAP IS FOR INFORMATION PURPOSES ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. ANY INFORMATION SHOWN ON THIS MAP IS NOT TO BE USED FOR ANY OTHER PURPOSE. ANY INFORMATION SHOWN ON THIS MAP IS NOT TO BE USED FOR ANY OTHER PURPOSE.

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File Ref: CDDCS1.dwg

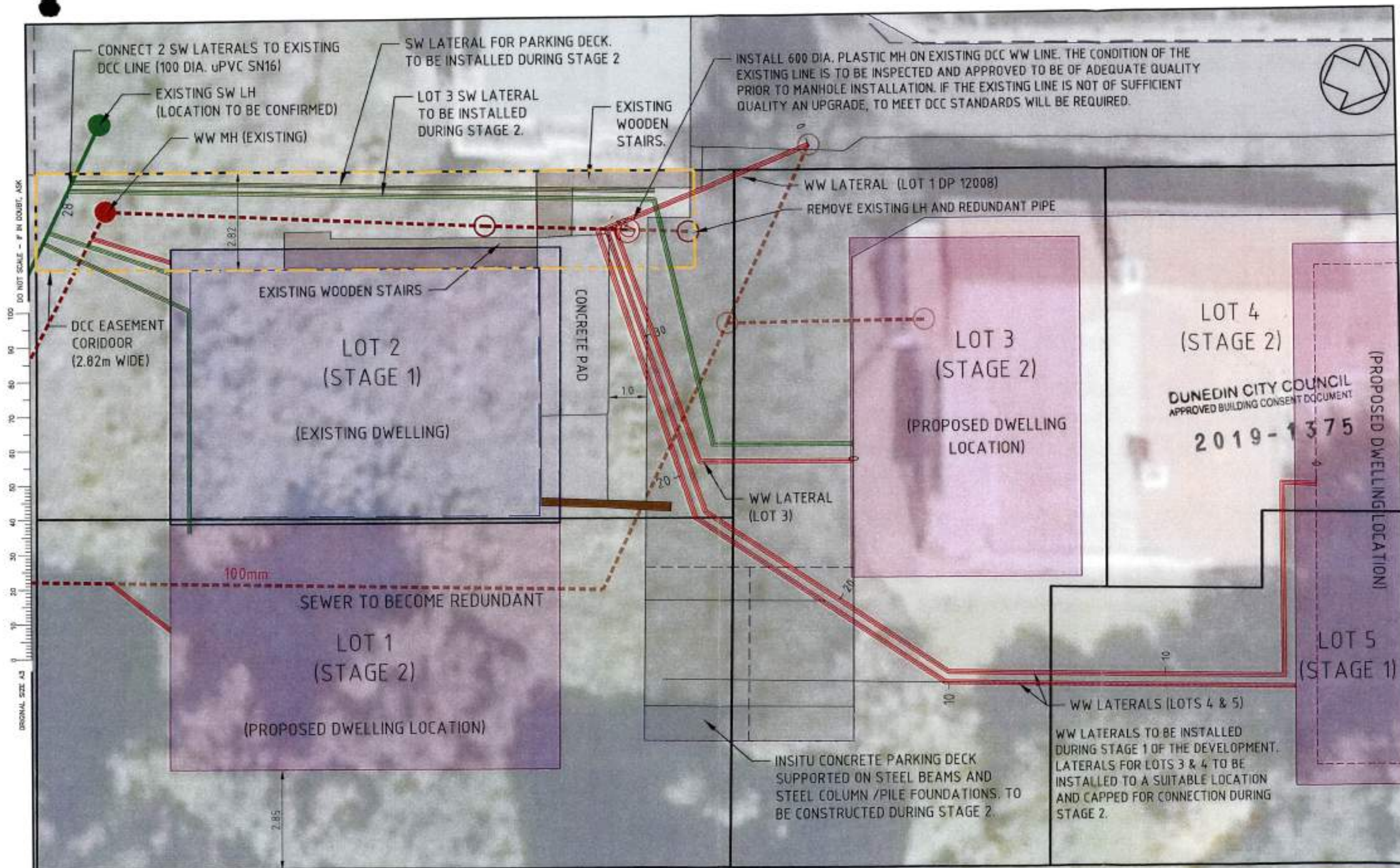
Prepared For:
MAJID DOUSTI

No.	Amendments	Drawn	Date
R1	BROKEN DOWN INTO TWO STAGES	CC	05/17
R2	CHANGES TO SERVICES DESIGN	CC	07/18
R3	WW LATERALS CONNECT TO SEWER RATHER THAN MH	CC	08/19

93 CANONGATE
PROPOSED SUBDIVISION OF LOT 19 DP 76
STORMWATER AND WASTEWATER SERVICES
PLAN

Project No: 16120	Surveyed: AP
Scale: 1:200 (A3)	Designed: CC
Date: 6 AUG 2019	Drawn: CC
Sheet: S01 - R3	Checked: MG

Survey Services
Surveying Consultants
TL Survey Services Limited
P.O. Box 901 DUNEDIN
Phone (03) 477 1133



DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENT
2019-1375

File Ref: CBOER1.twg

Prepared For:
MAJID DOUSTI

No.	Amendments	Drawn	Date
R1	BROKEN DOWN INTO TWO STAGES	CC	09/19
R2	CHANGES TO SERVICES DESIGN	CC	07/19
R3	WW LATERALS CONNECT TO SEWER RATHER THAN MH	CC	08/19

93 CANONGATE
PROPOSED SUBDIVISION OF LOT 19 DP 76
STORMWATER AND WASTEWATER SERVICES
PLAN (ENLARGEMENT)

Project No:	16120	Surveyed:	AP
Scale:	1:100 (A3)	Designed:	CC
Date:	6 AUG 2019	Drawn:	CC
Sheet:	502 - R3	Checked:	MG

Survey Services
Surveying Consultants
TL Survey Services Limited
P.O. Box 901 DUNEDIN
Phone (03) 477 1133

ORIGINAL SIZE A3
DO NOT SCALE - IF IN DOUBT, ASK

INDICATION OF WW LATERAL (LOT 4) ALIGNMENT. TO BE CONNECTED TO NEW WW MH AND PIPE INSTALLED TO A SUITABLE LOCATION. END TO BE CAPPED UNTIL STAGE 2 OF THE DEVELOPMENT.

WW LATERAL (LOT 5). TO BE CONNECTED TO NEW WW MH AND PIPE INSTALLED TO A SUITABLE LOCATION.

INDICATIVE LEVEL OF PARKING PLATFORM

WW LATERALS TO BE INSTALLED AT A MINIMUM DEPTH OF 350mm

ROMOLD DN625 MAINTENANCE CHAMBER
INSTALLED ON DCC SEWER.
MH DEPTH IS TO BE DETERMINED BY THE
DEPTH OF THE EXISTING WW LINE

VERT EXAG 1:1
Datum 155.000

DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENT
2019-1375

GRADE %	3.15%	2.41%	9.80%	26.69%	6.82%
PIPE DETAILS (CL to CL LENGTHS)	100 NB UPVC SN 16 3D LENGTH: 8.977 2D LENGTH: 8.977	100 NB UPVC SN 16 3D LENGTH: 5.581 2D LENGTH: 5.580	100 NB UPVC SN 16 3D LENGTH: 9.739 2D LENGTH: 9.693	100 NB UPVC SN 16 3D LENGTH: 8.679 2D LENGTH: 8.385	100 NB UPVC SN 16 3D LENGTH: 8.454 2D LENGTH: 8.435
INVERT LEVEL	163.239 163.209 163.209	163.074 163.074	162.124 162.124	159.886 159.886	159.311
COVER	0.614 0.585 0.585	1.846 1.846	0.507 0.507	0.530 0.530	0.768
CHAINAGE	0.610 0.977	6.557	16.250	24.635	

WW LATERAL - LOT 4 LONG SECTION

File Ref: CBDES1.dwg

Prepared For:
MAJID DOUSTI

No.	Amendments	Drawn	Date
R2	CHANGES TO SERVICES DESIGN	CC	07/18
R3	LATERALS NOT ENCASED IN CONCRETE	CC	06/19

93 CANONGATE
PROPOSED SUBDIVISION OF LOT 19 DP 76
WASTEWATER SERVICES - PRIVATE LATERALS (LOTS 4 & 5)
LONG-SECTION

Project No.: 16120	Surveyed: AP
Scale: 1:100 @ A3	Designed: CC
Date: 25 JUNE 2019	Drawn: CC
Sheet: S03 - R3	Checked: MG


Surveying Consultants

TL Survey Services Limited
P.O. Box 901 DUNEDIN
Phone (03) 477 1133

INDICATION OF WW LATERAL (LOT 3)
ALIGNMENT. TO BE CONNECTED TO NEW WW
MH AND PIPE INSTALLED TO A SUITABLE
LOCATION. END TO BE CAPPED UNTIL
STAGE 2 OF THE DEVELOPMENT.

INDICATIVE LEVEL OF
PARKING PLATFORM

NEW SW MH1
ROMOLD DN625 MAINTENANCE CHAMBER
INSTALLED ON DCC SEWER.
MH DEPTH IS TO BE DETERMINED BY THE
DEPTH OF THE EXISTING WW LINE

VERT EXAG 1:1
Datum 155.000

GRADE %

PIPE DETAILS
(CL to CL LENGTHS)

DESIGN LEVEL AT MH CL	161.215	159.541	159.485
INVERT LEVEL	161.100	159.426 159.426	159.370 159.370
COVER	1.391	0.801 0.801	0.818 0.818
CHAINAGE	0.000	4.424	11.156
			159.300

WW LATERAL - LOT 3 LONG SECTION

LOT 3 SW LATERAL
(SEE PROFILE)

NEW SW MH1
ROMOLD DN625 MAINTENANCE CHAMBER
INSTALLED ON DCC SEWER.
MH DEPTH IS TO BE DETERMINED BY THE
DEPTH OF THE EXISTING WW LINE

VERT EXAG 1:1
Datum 155.000

GRADE %

PIPE DETAILS
(CL to CL LENGTHS)

INVERT LEVEL	162.305	159.366
COVER	0.856	0.600
CHAINAGE		

WW LATERAL - LOT 1 DP 12008 LONG SECTION

- CONNECTION OF EXISTING LATERAL (LOT 1 DP 12008, DCC UNKN SEWER)

DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENT
2019-1375

File Ref: C00051.dwg

Prepared For:

MAJID DOUSTI

No.	Amendments	Drawn	Date
R2	CHANGES TO SERVICES DESIGN	CC	07/18
R3	LATERALS NOT ENCASED IN CONCRETE	CC	06/19

93 CANONGATE
PROPOSED SUBDIVISION OF LOT 19 DP 76

WASTEWATER SERVICES - PRIVATE LATERALS (LOT 3 & EXISTING LINE)
LONG-SECTIONS

Project No.: 16120	Surveyed: AP
Scale: 1:100 @ A3	Designed: CC
Date: 25 JUNE 2019	Drawn: CC
Sheet: S04 - R3	Checked: MG

Survey Services
Surveying Consultants
TL Survey Services Limited
P.O. Box 901 DUNEDIN
Phone (03) 477 1133

SW LATERALS - TO BE INSTALLED DURING
STAGE 2 OF THE DEVELOPMENT

DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENT

2019-1375

VERT EXAG 1:1
Datum 152.000

GRADE %

PIPE DETAILS
(CL to CL LENGTHS)

	5.04%	1.12%	22.72%	44.45%	55.26%	30.13%
DESIGN LEVEL AT MH CL	161.501	161.483	159.299	156.825	154.161	
INVERT LEVEL	161.590	161.387	161.305	159.184	156.710	153.265
COVER	0.902	-1.087	-0.288	0.467	0.323	0.345
CHAINAGE	4.027	11.287	15.124	20.689	25.511	

SW LATERAL - LOT 3 LONG SECTION

- LATERAL FOR PARKING DECK TO BE INSTALLED ALONGSIDE THE LATERAL FOR LOT 3

File Ref: CBOEST.dwg

Prepared For:

MAJID DOUSTI

No.	Amendments	Drawn	Date
R2	CHANGES TO SERVICES DESIGN	CC	07/18
R3	LATERALS NOT ENCASED IN CONCRETE	CC	06/19

93 CANONGATE
PROPOSED SUBDIVISION OF LOT 19 DP 76
STORMWATER SERVICES - PROPOSED DCC SEWER
LONG-SECTION

Project No:	16120
Scale:	1:100 @ A3
Date:	25 JUNE 2019
Sheet:	S06 - R3
Surveyed:	AP
Designed:	CC
Drawn:	CC
Checked:	MG

Survey Services	Surveying Consultants
TL Survey Services Limited	
P.O. Box 901 DUNEDIN	
Phone (03) 477 1133	



File Ref: 2019-1375

Prepared For:	No.	Amendment	Drawn	Date
MAJID DOUSTI				

93 CANONGATE DEVELOPMENT
STORMWATER AND WASTEWATER SERVICES
AS-BUILT PLAN

Project No:	16120	Surveyed:	CH
Scale:	1:100 (A3)	Designed:	CC
Date:	15 NOV 2018	Drawn:	CC
Sheet:	A0-01	Checked:	CH

Survey Services **Surveying Consultants**
 TL Survey Services Limited
47 CO. ROAD NO 1 DUBLIN 13H
 Phone (01) 477 1133

ABA 2019-1375

Reference: RMA20040730/ 5026921 and 5026922/ 5026922
Enquiries to: Darrell Thomson
Direct Phone: 474 3637

27 August 2004

Bromac Holdings Ltd
C/- William Brown Law
PO Box 166
RANGIORA

ATTN: Bill Brown

RESOURCE CONSENT APPLICATION: RMA 2004-0730
89 and 93 CANONGATE
DUNEDIN

Thank you for your application for certification of Lots 19 and 20 DP 76 (Folio 6) pursuant to section 226(1)(e)(ii) of the Resource Management Act 1991. Your application was considered by a Senior Planner - Consents and **approved** under delegated authority on 27 August 2004.

DESCRIPTION OF ACTIVITY

The applicant seeks certification under section 226 of the Resource Management Act 1991, to allow separate titles to be issued for Lots 19 and 20, DP 76 (Folio 6) being certificate of title OT18A/721, located at 89 and 93 Canongate, Dunedin. The allotments, each measuring 1012 m², contain existing dwellings.

The allotments were previously held in separate certificates of title, up until 1997 when a proposed multi-dwelling development for the two sites resulted in the amalgamation of the titles. The proposed development did not proceed, and the applicant now wishes to obtain separate certificates of title for the original allotments.

REASONS FOR APPLICATION

Section 226(1)(e)(ii) of the Resource Management Act 1991 states:

- (1) *A DLR shall not issue a certificate of title for any land that is shown as a separate allotment on a survey plan ... unless he or she is satisfied after due inquiry, that –*
- (e) *The territorial authority has [given a certificate signed by the principal administrative officer or other authorised officer to the effect]–*
- ...
- (ii) *That the allotment is in accordance with the requirements and provisions of the district plan and the proposed district plan (if any) for the area to which the survey plan relates;*

DISTRICT PLAN REQUIREMENTS

Dunedin City District Plan

The rules of the Proposed District Plan 1999, as they relate to the subject site, have been made operative as at the 19 April 2004. As a result, the Proposed District Plan 1999 is referred to as the District Plan, as it relates to this application.

The site is zoned **Residential 4** in the *Dunedin City District Plan*.

Rule 18.5.8 of the District Plan states:

Rule 18.5.8 Section 226(1)(e)(ii) Certification

Applications for certification of allotments of an existing Survey Plan pursuant to section 226(1)(e)(ii) of the Resource Management Act 1991 are to be in accordance with the requirements of the District Plan. Allotments for certification are required to have all services available within the road providing access or within the allotment and to have legal and vehicle access. All title boundaries to be created by certification that are within proximity to structures, must not create a non-complying structure in accordance with this District Plan.

The allotments meet the area and frontage requirements of the District Plan. Each of the allotments contain an existing dwelling, which is long standing, therefore both dwellings were in existence at the time the allotments were held in separate titles. These dwellings are fully serviced, and meet the requirements of Rule 18.5.8 in this regard.

From Council's aerial photograph, the existing dwelling on 89 Canongate appears to be located in close proximity to the title boundary that will be re-created as a result of this certification, and due to the steep topography of the site, the dwelling will encroach through the height plane and therefore technically creates a non-complying structure.

As the required outcome of this application is to reproduce the scenario that existed as recently as 1997, the Resource Consents Manager has agreed that it would be unreasonable to require the applicant to undergo a full subdivision process, and therefore is prepared to allow this s226 certification in tandem with a separate land use consent for the areas of non compliance. This land use consent has been applied for under separate cover as RMA 2004-0742.

Overall, it is considered that, in association with the land-use consent, the site meets the requirements of the District Plan.

DECISION

*The Dunedin City Council is satisfied that both Lots 19 and 20, DP 76 (Folio 6) being comprised within certificate of title OT18A/721 **complies** with the relevant requirements of the Dunedin City District Plan. The Dunedin City Council therefore concludes it is appropriate to issue a separate certificate of title for both Lot 19 DP 76 (Folio 6) and Lot 20 DP 76 (Folio 6) in accordance with section 226(1)(e)(ii) of the Resource Management Act 1991.*

Please find enclosed a certified copy of the survey plan, endorsed by the Dunedin City Council.

Yours faithfully



Darrell Thomson
PLANNER

Reference: RMA20040742/ 5026921 & 5026922/ 5026922
Enquiries to: Darrell Thomson
Direct Phone: 474 3637

27 August 2004

Bromac Holdings Ltd
C/- William Brown Law
PO Box 166
RANGIORA

ATTN: Bill Brown

RESOURCE CONSENT APPLICATION: RMA 2004-0742
89 and 93 CANONGATE
DUNEDIN

Your application for resource consent to allow a dwelling encroachment in relation to the re-creation of a title boundary at 89 and 93 Canongate, Dunedin, was processed on a non-notified basis in accordance with sections 93 and 94 of the Resource Management Act 1991. The application was considered by a Senior Planner on 27 August 2004.

I advise that the Council has **granted** consent (subject to conditions). The full text of this decision commences on page 3. The consent must be given effect to within five years, in accordance with section 125 of the Resource Management Act 1991.

DESCRIPTION OF APPLICATION

The applicant has applied under separate cover, for certification under section 226 of the Resource Management Act 1991, to allow separate titles to be issued for Lots 19 and 20, DP 76 (Folio 6) being certificate of title OT18A/721, located at 89 and 93 Canongate, Dunedin. The allotments, each measuring 1012 m², contain existing dwellings.

The allotments were previously held in separate certificates of title, up until 1997 when a proposed multi-dwelling development for the two sites resulted in the amalgamation of the titles. The proposed development did not proceed, and the applicant now wishes to obtain separate certificates of title for the original allotments.

The existing dwellings, on each of the two allotments, are long standing and were in existence at the time the allotments were held in separate titles. From Council's aerial photograph, the existing dwelling at 89 Canongate appears to be located in close proximity to the title boundary which will be re-created as a result of the s226 certification, and due to the steep topography of the site, the dwelling will encroach through the height plane and therefore technically creates a non-complying structure.

As the required outcome of the s226 application is to reproduce the scenario that existed as recently as 1997, the Resource Consents Manager has agreed that it would be unreasonable to require the applicant to undergo a full subdivision process, and therefore he is prepared

to allow s226 certification in tandem with a separate land use consent, allowing the areas of non compliance.

This resource consent application deals with this land use issue.

REASONS FOR APPLICATION

Dunedin City District Plan

The rules of the Proposed District Plan 1999, as they relate to the subject site, have been made operative as at the 19 April 2004. As a result, the Proposed District Plan is referred to as the District Plan, as it relates to this application.

The site is zoned **Residential 4** in the Dunedin City District Plan. A residential activity is permitted in this zone, however the re-creation of the title boundary causes the existing dwelling to fail to comply with the following rules of the Residential 4 section:

- Rule 8.10.2 (i)(a) specifies a side yard of 1 metre.
- Rule 8.10.2 (ii) specifies a height plane angle of 72°.

In accordance with Rule 8.10.4(i) any permitted activity which fails to comply with the conditions contained within Rule 8.10.2 is a **discretionary (restricted)** activity with Council's discretion being restricted to the conditions with which the proposal fails to comply.

Furthermore, rule 18.5.8 of the District Plan requires all allotments being certified as to s226 of the Resource Management Act 1991 to have vehicle access to the site. Vehicle access does not currently exist for either allotment.

PLANNING ASSESSMENT

Affected Persons

No written approvals have been submitted with the resource consent application. Council has not requested the applicant to provide written approval from affected parties as it is considered that no persons are likely to be affected by the proposal. This is because any adverse effects beyond the subject site are likely to be no more than minor for the reasons set out in the assessment below.

Effects on the Environment

The following effects assessment only takes into account the effects of the proposed activity that are relevant under section 104 of the Resource Management Act 1991. The Courts have determined that the effects of an activity on the environment should be considered in relation to the existing environment.

The following assessment of the actual and potential effects of the proposed activity on the environment has been prepared on the basis that the environment is characterised by medium –high density residential activity, with houses typically single or two storey, on sloping sites. The application has been assessed against the criteria of section 8.13 (in particular, assessment matters 8.13.3, 1.13.5 and 8.13.7) of the District Plan.

Any actual or potential adverse effects on the environment of allowing the activity are considered to be no more than minor for the following reasons:

1. The proposal is assessed as a discretionary (restricted) activity under the District Plan. Council's discretion is restricted to the condition with which the activity fails to comply and the assessment matters contained in section 8.13 of the District Plan, as they relate to this non-compliance. The allotment boundary was created by DP 76, which dates back to 1873. It is highly probable that the dwelling in question was erected since this time, and therefore the encroachment in question has existed to the same degree, since construction of the dwelling.
2. Despite the fact that amalgamation of the titles occurred in 1997, the existing dwellings have remained since that time, being occupied as rental housing. Occupation between 89 and 93 Canongate appears to continue to approximate the title boundary, such that in effect the encroachment appears to have been continuous. As the title boundary being recreated is internal to the applicant's parcels, any effects from the encroachment, are also internal to the existing site. As such, no other party is considered adversely affected by the granting of this consent.
3. It is also noted that there is no car parking on the site, and furthermore that the site topography would not easily permit the creation of such. As this situation is long standing, and in consideration of the fact that the division of the existing site back to two sites, will not in itself increase the scale of activity on either of the new sites, then it is considered reasonable to allow the existing situation to continue.

Taking into consideration the assessment matters identified in the District Plan, any adverse effects from the encroachment in relation to the side yard, or car parking are deemed to be no more than minor.

CONSENT DECISION

*That pursuant to sections 34A(1) and 104C of the Resource Management Act 1991, the Dunedin City Council **grants** consent for a **discretionary (restricted)** activity to allow a dwelling encroachment in relation to the re-creation of the title boundary between 89 and 93 Canongate, Dunedin, and for the continued provision of no car parking, subject to the following condition imposed under section 108 of the Act:*

1. *That the proposed activity shall be given effect to generally in accordance with the plans and the information submitted as part of resource consent application RMA 2004-0742 received by Council on 11 August 2004, and the s226 application RMA 20040730.*

ADVICE NOTE

In addition to the conditions of a resource consent, the Resource Management Act establishes through sections 16 and 17 a duty for all persons to avoid unreasonable noise, and to avoid, remedy or mitigate any adverse effect created from an activity they undertake. A similar responsibility exists under the Health Act 1956.

DURATION OF CONSENT

This consent shall expire after a period of 5 years from the date of this decision unless the consent has been given effect to during this time. This period may be extended on application to the Council pursuant to Section 125 of the Resource Management Act 1991.

REASONS

Effects

In accordance with section 104(1)(a) of the Resource Management Act 1991, the actual and potential adverse effects associated with the proposed activity have been assessed, within the limits to which Council have reserved its discretion, and are outlined above. It is considered that the environmental effects of the proposed activity will be no more than minor.

District Plan – Objectives and Policies

In accordance with section 104(1)(b) of the Resource Management Act 1991, the Objectives and Policies of the District Plan (relevant to the matters over which Council have reserved its decision) were taken into account in assessing the application.

The proposal is considered to be consistent with the following objectives and policies of the District Plan;

Sustainability and Residential Sections

- **Objective 4.2.1 and Policies 4.3.1 and 4.3.10** seek to maintain and enhance amenity values and ensure development is considered in a holistic manner.
- **Objective 8.2.1 and Policy 8.3.1** seek to ensure the adverse effects on the amenity values and character of residential areas are avoided, remedied or mitigated.

The proposal is also assessed as meeting the anticipated environmental results of sections 4.5, and 8.14 of the Proposed District Plan.

COMPLIANCE WITH CONDITIONS

It is the consent holders responsibility to comply with any conditions imposed on their resource consent prior to and during (as applicable) exercising the resource consent. Failure to comply with the conditions may result in prosecution, the penalties for which are outlined in Section 339 of the Resource Management Act 1991.

RIGHTS OF APPEAL

In accordance with section 357 of the Resource Management Act 1991, the consent holder may object to this decision or any condition within 15 working days of the decision being received, by applying in writing to the Dunedin City Council at the following address:

The Chief Executive
Dunedin City Council
P O Box 5045
DUNEDIN

Attn: Senior Planner – Enquiries 1st Floor

Yours faithfully



Darrell Thomson
PLANNER

6 August 2013

M Dousti and S Ebadi
C/- T L Survey Services Ltd
Attn: John Willems
P O Box 901
DUNEDIN 9054

Dear Sirs

**RESOURCE CONSENT APPLICATION: SUB-2013-4 AND LUC-2013-13
93 CANONGATE
DUNEDIN**

Your applications for resource consent to subdivide the land, undertake earthworks and establish a multi-unit residential development at 93 Canongate, Dunedin were processed on a non-notified basis in accordance with sections 95A to 95G of the Resource Management Act 1991. In considering sections 95A to 95G, it was determined that any adverse effects would be no more than minor, there were no potentially affected parties to the application and that there were no special circumstances in relation to the proposal. Therefore, public notification of the application was not required. The applications were considered by a Senior Planner, under delegated authority, on 6 August 2013.

I advise that the Council has **granted** consent to the applications. The decisions are outlined below, and the decision certificates are 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 Resource Management Act 1991. The time limits for the processing of this consent have been extended pursuant to section 37A(2)(b) of the Resource Management Act 1991 on 5 August 2013 by a Senior Planner, under delegated authority.

DESCRIPTION OF ACTIVITY

The proposal is to demolish an existing older dwelling on the site at 93 Canongate and undertake a semi-detached multi-unit residential development on the site. Five units are proposed and each consecutive unit will share a party wall. Subdivision will allow the units to be separately sold and land use consent is sought for yard and height plane encroachments arising from the semi-detached nature of the development. Once subdivided, Lots 1 to 4 will have areas of approximately 200m², while Lot 5 is have an area of 211m². Easements A to E are proposed in respect of access and services. Each unit will have a dedicated car park on-site as well as amenity open space provision.

Land use consent is also required in respect of earthworks, which entail an excavated volume of approximately 69.25m³ and the use of approximately 333.6m³. The proposal will involve cuts to allow for the construction of the units and to allow for the driveway. The highest cut will be approximately 2.9m high, relating to the construction of the units. The cut that is to accommodate the driveway is to be approximately 1.9m, which will be in the order of 1m from the front boundary. In respect of fill, this will be used to construct the majority of the driveway, which will have a maximum height of approximately 3.5m and will be retained

using a concrete block wall. It is noted that this wall will comply with the setback requirements of the District Plan. Driveway construction will also involve a timber platform, which will be at least 1m from the common boundary with 89 Canongate, and will comply with the height plane angle requirement. The platform will terminate in a 4.8m high manoeuvring area.

The site is located close to the city centre. It is rectangular in shape and relatively narrow and steep. The topography increases the complexity of developing the site at the maximum density proposed and, therefore, an integrated approach to the site's development involving subdivision, land use and earthworks authorisation is appropriate.

The site is legally described as Lot 19 Folio 6 DP 76 and it is held in Computer Freehold Register 161956.

REASONS FOR APPLICATION

The subject site is zoned **Residential 4** in the Dunedin City District Plan. Canongate is classified as a Local Road in the Plan's Roading Hierarchy. The lower portion of the site is identified on the Council's Hazard Information Management System as being susceptible to land stability issues.

Subdivision

Subdivision in the Residential 4 Zone is a Restricted Discretionary Activity provided that the subdivision complies with Rules 18.5.3 – 18.5.6, 18.5.9 and 18.5.10 of the Dunedin City District Plan (District Plan) and the resulting sites comply with the zone's minimum site area of 200m² and minimum frontage of 3.5 m, addressed by respective Rules 8.7.2(xii)(a) and (b) of the District Plan.

In this case, the development complies with the overall density for the Residential 4 zone but the net area of some of the proposed sites is less than 200m² minimum. Lots 1 to 3 do not have frontage to the road and are accessed via the proposed rights of way.

Therefore, in accordance with Rule 18.5.2 of the District Plan, the proposed subdivision is assessed as a **non-complying** activity.

Land use

The semi-detached nature of the proposed multi-unit residential development also results in breaches of the District Plan performance standards for yard set-backs and height plane angle. Land use consent is required for the following:

- Yard and height Plane breaches
- Earthworks

In accordance with Rule 8.10.4(i) of the District Plan, the breaches of bulk and location requirements for the Residential 4 zone are assessed as discretionary (restricted) activities. The Council's consideration is restricted to the effects arising directly from the rule breaches.

The proposed earthworks do not comply with Rule 17.7.3(i) of the District Plan, which requires a minimum setback distance, with respect to the distance of the proposed cuts from property boundaries, where building consent has not been granted. In this instance, the cut that is required to form the driveway will be less than its own height (up to 1.9m) away from both the front boundary and a small portion of the common boundary with 89 Canongate. As such, this element of the proposal is assessed as a controlled activity, pursuant to Rule 17.7.4(ii).

These earthworks are controlled in respect of:

- (a) Design and engineering of retaining structures and earthworks.
- (b) Effects on the stability of land and buildings.
- (c) Effects on the surface flow of water and on flood risk.
- (d) Effects on underground utilities.

Conditions that may be imposed include, but are not limited to:

- (e) Maximum slopes of cut and fill batters.
- (f) Supervision and monitoring requirements for: retaining wall construction; standard earthworks construction; earthworks construction to NZS 4431:1989. *Dunedin City District Plan October 2010 Page 17:30 Hazards, Hazardous Substances and Earthworks*
- (g) Measures to control flooding and erosion.
- (h) Set-back distances from easements for underground services.
- (i) Time to completion of works.

Further, the proposed earthworks do not comply with either Rule 17.7.3(ii) or Rule 17.7.4(iii), which deal with scale thresholds, in respect of the maximum change in ground level and volume of material excavated and used or imported as fill, which will exceed 2m and 250m³, respectively. As such, this element of the proposal is assessed as a restricted discretionary activity, pursuant to Rule 17.7.4(ii).

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

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

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

- (g) Design and engineering of retaining structures and earthworks.
- (h) Effects on the stability of land and buildings.
- (i) Effects on the surface flow of water and on flood risk.
- (j) Effects on underground utilities.

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

Overall, the proposed land use is assessed as a **discretionary (restricted)** activity.

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 internalised within the site boundaries, or are limited to effects on parties that are less than minor.

Effects on the Environment

The following assessment of effects on the environment has been carried out in accordance with section 104(1) of the Resource Management Act 1991. It addresses those assessment matters listed in Sections 8.13 17.8 and 18.6.1 of the District Plan considered relevant to the proposed activity, and is carried out on the basis that the environment is characterised by medium density housing close to the city centre comprising a range of housing styles and ages on hilly terrain.

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

1. Baseline Considerations

Under sections 95D(b) and 104(2) of the Resource Management Act 1991, the Council may disregard an adverse effect of the activity on the environment if the plan permits an activity with that effect. That is, an application can be assessed by comparing it to the existing environment and development that could take place on the site as of right, without a resource consent, but excluding development that is fanciful.

In the absence of a subdivision, a multi-unit residential development could be undertaken on the site, provided that the development complies with the density, bulk and location and the general environmental performance standards of the Residential 4 zone. The units can be linked within the same building/s as is the case with this proposal. As the topography of the site is a little challenging it would be potentially difficult but not impossible to ensure a 5-unit development complied with all the District Plan rules but such a development is not considered to be fanciful. The actual proposal for the most part complies with the District Plan but the desire to subdivide the units results in yard and height plane breaches at the boundaries of the semi-detached units. As the zone anticipates multi-unit residential development the application of the permitted baseline is considered appropriate in this case.

It is considered that a complying multi-unit residential development on the existing site is the appropriate baseline against which the activity should be considered, and against which the proposal has been assessed. As a result, it is the effects arising from the proposal, beyond the permitted baseline, that are the crucial elements and these are considered further below.

2. Lot Size and Dimensions (18.6.1(q)) and Physical Limitations (18.6.1(k))

As discussed above, each of the proposed lots will satisfy density requirements of the Residential 4 zone. However, given the elongated nature of the site, not all of the proposed lots will have frontage to Canongate. However, this situation is to be addressed by rights of way to allow for vehicle access. Notwithstanding this, as the applicants have sought to develop the site to its full potential, this has made accommodating a practicable vehicle access very difficult and is on the margin of what Council would consider appropriate, without necessitating public notification.

It is noted that each lot will technically comply with the amenity open space requirements of the Residential 4. However, is arguable as to how usable these areas will be. Notwithstanding this, the Council accepts that amenity open space is compliant. Further, the gradient of the site has made it difficult to achieve both practicable vehicle access and manoeuvring. However, the applicant has taken steps to reduce the steepness of the driveway, making for easier access and manoeuvring. At the bottom of the driveway, this is facilitated by the platform, which is acceptable in this instance. While this is not a solution that the Council wishes to encourage very few options are available in regard to establishing a complying access.

As such, it is considered that the size and dimensions of each lot are appropriate, albeit marginally, such that any resulting adverse effects will not be significant.

3. Easements (18.6.1(i))

The applicant has proposed Easements A-E as shown on the subdivision scheme plan appended to this report. These easements are to be created in respect of both rights of way, including manoeuvring, and service easements. No other easements are proposed. However, it is noted that party wall easements may be required as the units are joined and easements in gross are required in associated foul and stormwater sewers located within site.

4. Infrastructure (18.6.2(d), (e), (i), (j), (n), (o), and (p))

The Consents Officer, Water and Waste Services Business Unit, has considered the application. She notes that Council's GIS records shows a 150mm stormwater main located in the southwest corner of the subject site and a 150mm foul sewer main located along the western boundary and crossing the southern corner of the subject site. Another 100mm Council foul sewer main is located from the existing dwelling, through the subject site to MacLaggan Street. In Canongate, there is a 150mm foul sewer main and a 100mm water reticulation main. There are no stormwater services in Canongate in the vicinity of the subject site.

In the respect of water services, it is required that each lot is serviced from an individual point of supply as defined by the Dunedin City Council Water Bylaw 2011. All new water service connections to the proposed development must be in accordance with the requirements of Section 6.6.2 of the Dunedin Code of Subdivision and Development 2010. Each unserviced proposed lot requires a new water connection, which is imposed as a consent condition.

Further, it is noted that there shall be a separate stormwater drain from each proposed lot to the Dunedin City Council stormwater sewer in this property via easements, or to the Canongate kerb and channel. An Easement in Gross is required over the Council stormwater drain, which is included as a condition of consent. If the stormwater goes to the Canongate kerb and channel, each new drain from each lot would require pumping. .

The Consents Officer notes that the application states that the foul sewers within the property may require re-routing as part of the subdivision and that the application plan shows potential building platforms over foul sewers in proposed Lots 3, 4 and 5.

It is noted that special design and approval will be required if building in close proximity to a foul sewer, as outlined in Section 5.5 of the Dunedin Code of Subdivision and Development 2010. If any part of the foul sewer is to be realigned, all work associated with the realignment must be undertaken in accordance with the engineering plans submitted to, and approved by, Water and Waste Services Network Engineer. A separate foul drain from each proposed lot is required to the Dunedin City Council foul sewer main in the subject site. As such, Easements in Gross are required over any foul sewer mains, which is included as a condition of consent. Given that the realignment of Council foul sewer mains is potentially necessary, conditions are imposed such that engineered design plans are to be submitted to the Council for approval, prior to works commencing. Further conditions are imposed as to how these works are carried out.

I accept the advice provided by the Consents Officer, Water and Waste Business Services Unit. Subject to compliance with recommended conditions of consent, the adverse effects of the proposal on the City's reticulated infrastructure are considered to be no more than minor. Advice notes are included in this decision regarding the future requirements for servicing.

5. Transportation (18.6.1(c))

The application was assessed by the Council's Transportation Operations Department. They have confirmed that Transportation Operations is comfortable with the latest set of plans submitted for the residential development at 93 Canongate (dated 15 July 2013), subject to the clarifications referred to in John Willems' e-mail, dated 18 July 2013. Transportation Operations note that while the topography of the site is difficult, the proposal generally complies with the relevant transportation performance standards as set out in Section 20 of the District Plan. Based on the latest plans, they consider that there does not appear to be a significant transportation reason to object to the proposal, subject to the following condition and advice notes:

- *The surface of all access, parking, and manoeuvring areas shall be formed, hard surfaced and adequately drained for their entirety.*

- *It should be advised that a formal agreement be drawn up between the owners/users of the proposed rights of way, in order to clarify their maintenance responsibilities.*
- *It should be advised that the vehicle access, from the carriageway to the property boundary, is over road reserve and is therefore required to be constructed in accordance with the Dunedin City Council Vehicle Entrance Specification (available from Transportation Operations).*

I accept the advice provided by Transportation Operations and consider that, subject to there recommendations, any resulting adverse effects on the transportation network will be no more than minor, subject to compliance with the recommended condition of consent.

6. Hazards (18.6.1(t))

As noted, the lower part of the subject site identified on the Hazards Register as being subject to issues around land stability. Coupled with the extent of earthworks necessary, the application was consequently considered by Council's consultant engineer, MWH Ltd. The Senior Engineer advised the following:

Proposal

The proposed activity is to undertake development on a narrow steeply sloping site. No site investigation reports have been provided. Plans for the proposal are provided within the application

Hazards

There are no relevant hazards recorded on file for this property.

Global Setting

Underlying geology is olivine dolerite or basalts from the first eruptive phase. The materials often form stable units; however; the site is steep and well-vegetated downhill.

Earthworks / Excavations / Retaining Structures

The proposed earthworks volumes are not large but the temporary and permanent stability of this must be underwritten by an appropriately qualified person. There will be significant retaining structures, and works will be proximal to adjacent land boundaries.

All walls retaining over 1.5m, or a surcharge / slope, including terracing, require design, specification and supervision by appropriately qualified person/s.

Any earth fill supporting foundations must be specified and supervised by a suitably qualified person in accordance with NZS 4431-1989 Code of Practice for Earthfill for Residential Development.

Discussion

There are general potential instabilities of concern that need to be actively managed by skilled staff. Earthworks close to boundaries may require consent from neighbouring landowners potentially affected by this work. Temporary stability may be a concern on this project, and remains the responsibility of the developer.

All temporary slopes shall be inspected and signed off by a suitably qualified individual. The excavations slopes shall be supported within 1 month of commencing the earthworks (no earthworks may be undertaken until building consent has been granted). Global stability of the final works must be underwritten and signed off by Producer Statement from a suitably qualified person.

Advice

We recommend that the application not be declined on the basis of natural hazards.

Notwithstanding this, the proposed works will be a significant undertaking on a narrow property on a steep slope, and must be suitably supervised by skilled persons.

Conditions

We recommend that the following conditions be required:-

- *All walls retaining over 1.5m, or a surcharge / slope, including terracing, require design, specification and supervision by appropriately qualified person/s.*
- *Any earth fill supporting foundations must be specified and supervised by a suitably qualified person in accordance with NZS 4431-1989 Code of Practice for Earthfill for Residential Development.*
- *Earthworks close to boundaries may require consent from neighbouring landowners.*
- *Temporary stability may be a concern on this project, and remains the responsibility of the developer. All temporary slopes shall be inspected and signed off by a suitably qualified individual.*
- *The excavations slopes shall be supported within 1 month of commencing the earthworks (no earthworks may be undertaken until building consent has been granted).*
- *Global stability of the final works must be underwritten and signed off by Producer Statement from a suitably qualified person.*

I accept the advice of the Council's consulting engineer and generally consider their recommendations appropriate. However, in respect of the comment regarding affected parties, it is considered that the owner and occupier of the property at 89 Canongate is not affected to a degree that warrants their participation. This is because the proposed filled area that is to accommodate the driveway complies with the setback requirements of the District Plan, such that it will be its own height away from the boundary. In respect of the cut forming the driveway, this is at the most a very small breach and is likely to comply for the most part, as the height of the decreases. Therefore, any adverse effects on the owners and occupiers of 89 Canongate are anticipated to be less than minor. Notwithstanding this, all other recommendations made by the engineers have been incorporated into conditions of consent.

Also, the Council is obligated to consider the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 (NES). The NES 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. Council must consider the NES is at the time of processing a consent for a subdivision. The NES identifies in Regulation 6 that two methods are available for determining whether the NES is applicable to this proposal for a subdivision. These are:

1. A review of the most up to date Council records
2. A Preliminary Site Investigation (PSI)

A review of Council's records apply by the applicant (HAIL-2013-19) indicates that there has been no activity at the location that is to accommodate the subdivision that would have resulted in contamination. In this respect, this specific piece of land is not considered to be a HAIL site and the NES does not apply.

7. Bulk and Location, Amenity Values, and Design and Appearance of Buildings, Structures, Landscaping and Consideration of Site Topography (8.13.3, 8.13.5 and 8.13.6).

The bulk and location breaches associated with the proposal mainly pertain to the semi-detached design of the units and relate to the common boundaries proposed by the subdivision. As such, any associated adverse effects will be internalised within the site itself and the layout of the units will allow for amenity open space to be

accommodated, which comply in respect of external boundaries. It should be noted that the development complies with the 200m² density requirement of the District Plan, which in effect anticipates five residential units on the site. The Plan also provided for these units to be joined in a terrace arrangement. The steep topography will dictate the usability of the open space associated with the lower two units and the quality of outdoor space for these units is relatively poor. In respect of the other units the minimum requirements are met. Overall, the design of the units, associated with the earthworks proposed is likely the most practicable, in terms of multi-unit developments. While the design of the units does not reflect the character of the buildings in the area, the effects of this difference are not likely to be significant.

8. Sedimentation Effects (Assessment Matter 17.8.6)

In respect of sedimentation effects, it is important that any sedimentation mitigation needs to be appropriately implemented and maintained to ensure that sediment is dealt with effectively, so that adjoining properties remain unaffected. The installation of diversion drains and sediment catch fences is one method of mitigating the entrainment of sediment over land. A condition is imposed that requires such mitigation measures to be put in place.

9. Design and engineering of retaining structures and earthworks and the effect on the stability of land and buildings.

As noted above, the Council's Consultant Engineer was asked for comment and provided several recommendations, which have been incorporated into conditions of consent. Of particular importance is that all are to be designed, specified and supervised by a suitably qualified person and that all cuts are to be retained as soon as practicable. Further, temporary support measures should be employed after the cuts have been made. Provided conditions of consent are complied with, any adverse effects are not anticipated to be significant.

10. Effects on the surface flow of water and on flood risk.

No significant adverse effects are anticipated on surface water flows or flood risk, as a result of the works, provided adequate drainage and sedimentation controls are implemented and are maintained appropriately.

11. Effects on underground utilities.

An assessment of Council's records indicates that there are Council services running through the lower part of the site, in the form of foul and stormwater sewers. However, it is understood that proposed earthworks will remain clear of these services and no adverse effects are expected.

12. Effects on Neighbours (Assessment Matter 17.8.2)

The proposed earthworks are associated with residential activity and are, therefore, anticipated within this zone, subject to appropriate controls. The earthworks will be contained within the subject site and are needed to prepare it for dwelling construction and vehicle access provisions. Provided conditions of consent are complied with, it is anticipated that the earthworks will not undermine or otherwise impact on adjacent land.

It is expected that there will be noise effects associated with the construction of any development. In regard to the proposed construction activity, this shall be limited to the times set out below and shall comply with the following noise limits as per New Zealand Standard NZS 6803:1999:

Time of Week	Time Period	Leq (dBA)	L max(dBA)
Weekdays	0730-1800	75	90
	1800-2000	70	85
	2000-0730	45	75
Saturdays	0730-1800	75	90
	1800-2000	45	75
	2000-0630	45	75
Sundays and public Holidays	0730-1800	55	85
	1800-2000	45	75
	2000-0630	45	75

The discharge of dust is not permitted to cause a nuisance and falls under the jurisdiction of the Otago Regional Council. An advice note has been attached to this consent instructing the developer to dampen any loose soil to prevent dust escaping from the property boundary. In regard to vibration, the applicant is advised to inform his neighbours of the timing and scale of the proposed works, prior to any works being undertaken.

Overall, the development of the site is associated with residential activity and is to be expected within this zone. Provided conditions of consent are adhered to and advice notes followed, I consider that the effects on the neighbours will not be significant.

13. Effects on Archaeological and Cultural Sites (Assessment Matter 17.8.4)

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

14. Effects on the Transportation Network (Assessment Matter 17.8.5)

While heavy machinery will need to make use of the right of access to the site, any adverse effects will likely be of short duration and will occur while material is being removed from the site. The relatively small volume of material to be removed means that these effects will not be significant. Any damage to footpaths, kerbing or driveways should be repaired at the applicant's expense.

15. Cumulative Effects

The effects of the existing activity in the area are presently not significant. The sloping nature of the area means that it is necessary to excavate the land in order to achieve a flat building platform. As such, 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.

CONSENT DECISIONS

Section 37A(2)(b)

That, 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 section 37A(2)(b) of the Resource Management Act 1991, extended the requirement outlined in section 115(b)(i) regarding the time in which notification of a decision must be given after the date the application was first lodged with the Council.

Subdivision SUB-2013-4

*Pursuant to section 34A(1) and 104B and after having regard to Part 2 matters and sections 104 and 104D of the Resource Management Act 1991, the Dunedin City Council **grants** consent to a **non-complying** activity being the subdivision of the land at Lot 19 Folio 6 DP 76 and it is held in Computer Freehold Register 161956, subject to conditions imposed under sections 108 and 220 of the Act, as shown on the attached certificate.*

Land Use LUC-2013-13

*Pursuant to section 34A(1) and 104C and after having regard to Part 2 matters and section 104 of the Resource Management Act 1991, the Dunedin City Council **grants** consent to a **restricted discretionary** activity being breaches side yard and height plane angle by proposed units and associated earthworks at 93 Canongate, Dunedin, legally described as Lots 1-5 of SUB-2013-4, subject to conditions imposed under sections 108 of the Act, as shown on the attached consent certificate.*

REASONS

Effects

In accordance with section 104(1)(a) of the Resource Management Act 1991, the actual and potential adverse effects associated with the proposed activities have been assessed and outlined above. It is considered that the proposal will have no more than minor adverse effects on the environment.

District Plan – Objectives and Policies

In accordance with section 104(1)(b) of the Resource Management Act 1991, the objectives and policies of the District Plan were taken into account when assessing the application. The proposal is considered to be consistent with the following objectives and policies:

- **Objective 4.2.1 and Policy 4.3.1 (Sustainability section)** seek to maintain and enhance the amenity values of Dunedin.
- **Objective 8.2.1 and Policy 8.3.1 (Residential section)** seek to ensure that the adverse effects of activities on amenity values and the character of residential areas are avoided, remedied or mitigated.
- **Objective 18.2.1 and Policy 18.3.1 (Subdivision section)** seek to ensure that subdivision activity takes place in a coordinated and sustainable manner.
- **Objective 17.2.3 and Policy 17.3.9 (Earthworks Section)** that seek to control the location and scale of earthworks and to ensure that earthworks are undertaken in a manner that is safe and in a manner that minimises adverse effects on the environment.
- **Objective 20.2.2 and Policy 20.3.5 (Transportation section)** seek to ensure that activities are undertaken in a manner which avoids, remedies or mitigates adverse effects on the transportation network.

The proposal is also considered to be consistent with the anticipated environmental results of Section 18.7, for the reasons outlined under the heading 'Effects on the Environment' above.

Section 104D

Section 104D of the Resource Management Act specifies that resource consent for a non-complying activity must not be granted unless the proposal can meet at least one of two limbs. The limbs of section 104D require that the adverse effects on the environment will be no more than minor, or that the proposal will not be contrary to the objectives and policies of the district plan. It is my opinion, that the proposal meets both limbs as any adverse effects arising from this proposed activity will be no more than minor, and the activity is not contrary to the objectives and policies of the District Plan. Therefore, the Council can exercise its discretion under Section 104D to grant consent.

Other Matters

Section 104(1)(c) requires the Council to have regard to any other matters considered relevant and reasonably necessary to determine the application. The matters of precedent and Plan integrity are considered relevant here. These issues have been addressed by the Environment Court (starting with *A K Russell v DCC (C92/2003)*) and case law now directs the Council to consider whether approval of a non-complying activity will create an undesirable precedent. Where the Plan's integrity is at risk by virtue of such a precedent, the Council is required to apply the 'true exception test'. This is particularly relevant where the proposed activity is contrary to the objectives and policies of the District Plan.

In this case, the proposal is non-complying because the proposed multi-unit development does not comply with all bulk and location standards and frontage is not available to all sites.

The non-compliance is largely technical in nature and any precedent set could not be considered undesirable and approval of the application will not undermine the integrity of the District Plan.

Part 2 Matters

It is also considered that the proposal meets Part 2 matters of the Resource Management Act 1991. For the reasons outlined above, the proposal is considered consistent with sections 5(2)(c) – "*Avoiding, remedying, or mitigating any adverse effects of activities on the environment*", section 7(c) – "*The maintenance and enhancement of amenity values*", and section 7(f) – "*The maintenance and enhancement of the quality of the environment*".

RIGHTS OF OBJECTION

In accordance with section 357A of the Resource Management Act 1991, the consent holder may object to this decision or any condition within 15 working days of the decision being received, by applying in writing to the Dunedin City Council at the following address:

The Chief Executive
Dunedin City Council
PO Box 5045
Moray Place
Dunedin 9058
Attention: Senior Planner- Enquiries Plaza

DEVELOPMENT CONTRIBUTIONS

The proposed subdivision will result in four additional unit of demand. Accordingly, a development contribution, in accordance with section 198 of the Local Government Act 2002 and the Dunedin City Council Policy on Development Contributions of the adopted 2009/10 – 2018/19 Community Plan, is payable in respect of this development.

In accordance with section 198 of the Local Government Act 2002 and the Dunedin City Council Policy on Development Contributions of the adopted 2009/10 – 2018/19 Community

Plan, a development contribution of \$1148.25 (including the current rate of GST) is payable on this development.

This contribution has been calculated as set out below:

Contribution Area	Rate per Unit of Demand	Additional Units of Demand	Contribution excluding GST
City Wide Reserves Contribution	\$249.62 per unit	4	\$998.48
GST:			\$149.77
Total:			\$1148.25

Payment shall be made at your earliest convenience but shall be prior to the issue of the 224(c) certificate for each stage of the development.

In the event that the development contribution for this consent is not paid, the Council may, pursuant to section 208 of the Local Government Act 2002:

- a) Withhold a certificate under section 224(c) of the Resource Management Act 1991 and
- b) Register the development contribution under the Statutory Land Charges Registration Act 1928, as a charge on the title of the land in respect of which the development contribution was required.

Yours faithfully



Jeremy Grey
Planner

Application Type: Subdivision and Land use Consent

Application Numbers: SUB-2013-4 & LUC-2013-13

Location of Activity: 93 Canongate, Dunedin

Legal Description: Lot 19 Folio 6 DP 76 (Computer Freehold Register 161956)

Lapse Date: 6 August 2018, unless the consent has been given effect to before this date.

Subdivision SUB-2013-4

*Pursuant to section 34A(1) and 104B and after having regard to Part 2 matters and sections 104 and 104D of the Resource Management Act 1991, the Dunedin City Council **grants** consent to a **non-complying** activity being the subdivision of the land at Lot 19 Folio 6 DP 76 and it is held in Computer Freehold Register 161956, subject to conditions imposed under sections 108 and 220 of the Act, as shown on the attached certificate.*

Conditions:

1. *The proposal shall be undertaken in general accordance with the plan prepared by TL Survey Services, received by the Council by email on 4 June 2013, and the plans, elevations and information received by the Council by email on 22 July 2013 and the details submitted with resource consent applications SUB-2013-4 and LUC-2013-13, received by the Council on 10 January 2013, except where modified by the following conditions of consent.*
2. *Prior to certification of the cadastral dataset pursuant to section 223 of the Resource Management Act 1991, the subdivider shall ensure the following:*
 - a) *If a requirement for any easements for services, including private drainage, is incurred during the survey then those easements shall be granted or reserved and included in a Memorandum of Easements on the cadastral dataset. All rights are reserved for any easements which may be required by this subdivision.*
 - b) *Rights of way and Services Easements A-E shall be duly granted or reserved and shown in a Memorandum of Easements on the cadastral dataset.*
 - c) *An Easement in Gross in favour of the Dunedin City Council, required over the Council-owned stormwater main located within proposed Lot 5, shall be duly granted or reserved and shown in a Memorandum of Easements on the cadastral dataset. The easement shall be made in accordance with Section 4.3.9 of the Dunedin Code of Subdivision and Development 2010.*
 - d) *An Easement in Gross in favour of the Dunedin City Council, required over the Council owned foul sewer located within proposed Lots 3, 4 and 5 shall be duly granted or reserved and shown in a Memorandum of Easements on the cadastral dataset. The easement must be made in accordance with Section 5.3.4 of the Dunedin Code of Subdivision and Development 2010.*

3. Prior to certification pursuant to section 224(c) of the Resource Management Act, the subdivider shall complete the following:
- a) An "Application for Water Supply – New Service" is to be submitted to the Water and Waste Services Business Unit for approval to establish a new water connection to each unserviced proposed lot. Details of how each proposed lot is to be serviced for water shall accompany the "Application for Water Supply – New Service".
 - b) Upon approval by the Water and Waste Services Business Unit, water service connections shall be installed in accordance with the requirements of Section 6.6.2 of the Dunedin Code of Subdivision and Development 2010.
 - c) Detailed engineering design plans for any proposed realignment of the Council owned foul sewer infrastructure shall be submitted to the Network Engineer, Water and Waste Services, for approval prior to any work commencing.
 - d) All work associated with realigning the Council owned foul sewer infrastructure shall be undertaken in accordance with the engineering plans approved by the Network Engineer, Water and Waste Services.
 - e) A separate foul drain from each proposed lot is required to the Dunedin City Council foul sewer main within the site.
 - f) Each proposed lot must have a separate stormwater drain to the Dunedin City Council stormwater sewer in this property, or to the Canongate kerb and channel. If the stormwater goes to the Canongate kerb and channel, each new drain from each lot would require pumping.
 - g) The entire lengths of Right-of-Way A-E shall be hard surfaced from the edge of the carriageway of Canongate and be adequately drained for their duration.

Land Use LUC-2013-13

Pursuant to section 34A(1) and 104C and after having regard to Part 2 matters and section 104 of the Resource Management Act 1991, the Dunedin City Council **grants** consent to a **restricted discretionary** activity being breaches side yard and height plane angle by proposed units and associated earthworks at 93 Canongate, Dunedin, legally described as Lots 1-5 of SUB-2013-4, subject to conditions imposed under sections 108 of the Act, as shown on the attached consent certificate.

Conditions:

1. The proposal shall be undertaken in general accordance with the plan prepared by TL Survey Services, received by the Council by email on 4 June 2013, and the plans, elevations and information received by the Council by email on 22 July 2013 and the details submitted with resource consent applications SUB-2013-4 and LUC-2013-13, received by the Council on 10 January 2013, except where modified by the following conditions of consent.
2. To ensure effective management of erosion and sedimentation on the site during earthworks and as the site is developed, measures are to be taken and devices are to be installed, where necessary, to:
 - a) divert clean runoff away from disturbed ground,
 - b) control and contain stormwater run-off,
 - c) avoid sediment laden run-off from the site, and
 - d) Protect existing drainage infrastructure sumps and drains from sediment run-off
3. Establish a construction phase vehicle access point to the site and ensure it is used by construction vehicles. The access is to be stabilised by using a geotextile fabric and either

topped with crushed rock or aggregate. The access is to be designed to prevent site runoff.

- 4. The applicants' engineer shall be engaged to determine any temporary shoring requirements at the site during earthworks construction and the applicants shall install any temporary shoring recommended by the engineer.*
- 5. All walls retaining over 1.5m, or those supporting a surcharge or slope, including terracing shall be designed, specified and supervised by an appropriately qualified person.*
- 6. Any earth fill supporting foundations shall be specified and supervised by a suitably qualified person in accordance with NZS 4431-1989 Code of Practice for Earthfill for Residential Development.*
- 7. All temporary slopes shall be inspected and signed off by a suitably qualified person.*
- 8. Any excavations shall be supported within one month of the earthworks commencing and no earthworks may be undertaken until building consent has been granted.*
- 9. The global stability of the final works shall be underwritten and signed off by Producer Statement from a suitably qualified person.*
- 10. The earthworks shall be undertaken with the principles of industry best practice applied at all stages of each sites development including site stability, stormwater management, traffic management, along with dust and noise controls at the sites.*
- 11. In respect of any on-site stockpiling, all practicable measures shall be used to mitigate any effects in respect of visual impacts, dust or sediment generation. Sediment shall not affect any neighbouring property*
- 12. In the event earthworks are being undertaken in dry conditions dust is to be controlled by light watering or covering of exposed areas.*
- 13. The consent holder shall ensure that any fill to be removed from the site is securely contained when being transported from the excavation site.*
- 14. The consent holder shall advice the Resource Consents Manger and occupiers of adjoining properties that works are to commence 7 days prior to earthworks commencing on the site. Details of the erosion and sediment control measures to be used on the site are to be provided to the Resource Consents Manager at the time of this notification.*
- 15. If the consent holder:*
 - (a) discovers koiwi tangata (human skeletal remains), waahi taoka (resources of importance), waahi tapu (places or features of special significance) or other Maori artefact material, the consent holder shall without delay:*
 - (i) notify the Consent Authority, Tangata whenua and New Zealand Historic Places Trust and in the case of skeletal remains, the New Zealand Police.*
 - (ii) stop work within the immediate vicinity of the discovery to allow a site inspection by the New Zealand Historic Places Trust and the appropriate runanga and their advisors, who shall determine whether the discovery is likely to be extensive, if a thorough site investigation is required, and whether an Archaeological Authority is required.*

Any koiwi tangata discovered shall be handled and removed by tribal elders responsible for the tikanga (custom) appropriate to its removal or preservation.

Site work shall recommence following consultation with the Consent Authority, the New Zealand Historic Places Trust, Tangata whenua, and in the case of skeletal remains, the New Zealand Police, provided that any relevant statutory permissions have been obtained.

- (b) *discovers any feature or archaeological material that predates 1900, or heritage material, or disturbs a previously unidentified archaeological or heritage site, the consent holder shall without delay:*
- (i) *stop work within the immediate vicinity of the discovery or disturbance; and*
 - (ii) *advise the Consent Authority, the New Zealand Historic Places Trust, and in the case of Maori features or materials, the Tangata whenua, and if required, shall make an application for an Archaeological Authority pursuant to the Historic Places Act 1993; and*
 - (iii) *arrange for a suitably qualified archaeologist to undertake a survey of the site.*

Site work shall recommence following consultation with the Consent Authority.

Advice Notes:

1. All construction noise shall comply with the following noise limits as per New Zealand Standard NZS 6803:1999:

Time of Week	Time Period	Leq (dBA)	L max(dBA)
Weekdays	0730-1800	75	90
	1800-2000	70	85
	2000-0630	45	75
Saturdays	0730-1800	75	90
	1800-2000	45	75
	2000-0630	45	75
Sundays and public Holidays	0730-1800	55	85
	1800-2000	45	75
	2000-0630	45	75

2. Parts 4, 5 and 6 (Stormwater Drainage, Wastewater and Water Supply) of the Dunedin Code of Subdivision and Development 2010 must be complied with.
3. The installation and connection of a new water service to the existing public water reticulation system or the upgrading of an existing water service connection will be carried out after the Consent Holder has completed and submitted an 'Application for Water Supply' form to the Water and Waste Services Business Unit and following the Consent Holder's acceptance of the quote for the required work, as per the Dunedin City Council Water Bylaw 2011.
4. A quote for the required work can be obtained from either the Dunedin City Council (DCC) or an approved water supply connection installer (AWSCI).
5. All aspects relating to the availability of the water for fire-fighting should be in accordance with SNZ PAS 4509:2008, being the Fire Service Code of Practice for Fire Fighting Water Supplies, unless otherwise approved by the New Zealand Fire Service.
6. The Consent Holder is to ensure that all practicable measures are used to mitigate erosion and to control and contain sediment-laden stormwater run-off from the site during any stages of site disturbance that may be associated with this subdivision.
7. The following documentation is recommended as best practice guidelines for managing erosion and sediment-laden run-off and for the design and construction of erosion and sediment control measures:
 - Environment Canterbury, 2007 "Erosion and Sediment Control Guidelines for the Canterbury Region" Report No. CRCR06/23.

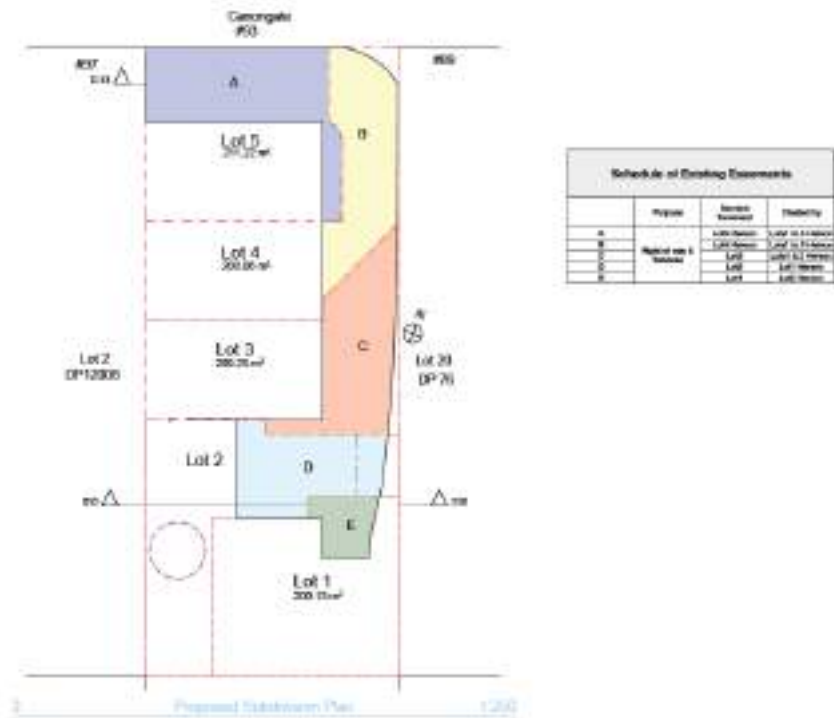
16. Private drainage issues and requirements (including any necessary works) are to be addressed via the building consent process.
17. Certain requirements for building on this site may be stipulated via the building consent process and are likely to include the following points:
 - Stormwater from driveways, sealed areas and drain coils is not to create a nuisance on any adjoining properties.
 - For sites level with or above the road, the finished floor level of any building is to be a minimum of 150mm above the crown of the road.
 - For sites below the road, the finished floor level is to be no less than 150mm above the lowest point on the site boundary. Surface water is not to create a nuisance on any adjoining properties.
 - For secondary flow paths, the finished floor level shall be set at the height of the secondary flow plus an allowance for free board.
 - As required by the New Zealand Building Code E1.3.2, surface water resulting from an event having a 2% probability of occurring annually, shall not enter dwellings. The finished floor level shall be set accordingly.
18. In addition to the conditions of resource consent, the Resource Management Act establishes through sections 16 and 17 a duty for all persons to avoid unreasonable noise, and to avoid, remedy or mitigate any adverse effect created from an activity they undertake.
19. 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.
20. The lapse period specified above may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991.
21. It is the responsibility of any party exercising this consent to comply with any conditions imposed on their resource consent prior to and during (as applicable) exercising the resource consent. Failure to comply with the conditions may result in prosecution, the penalties for which are outlined in section 339 of the Resource Management Act 1991.
22. This is resource consent. Please contact the Building Control Office, Development Services, about the need for building consent for the work.
23. It should be advised that a formal agreement be drawn up between the owners/users of the proposed rights of way, in order to clarify their maintenance responsibilities.
24. It should be advised that the vehicle access, from the carriageway to the property boundary, is over road reserve and is therefore required to be constructed in accordance with the Dunedin City Council Vehicle Entrance Specification (available from Transportation Operations).

Issued at Dunedin this 6th day of August 2013

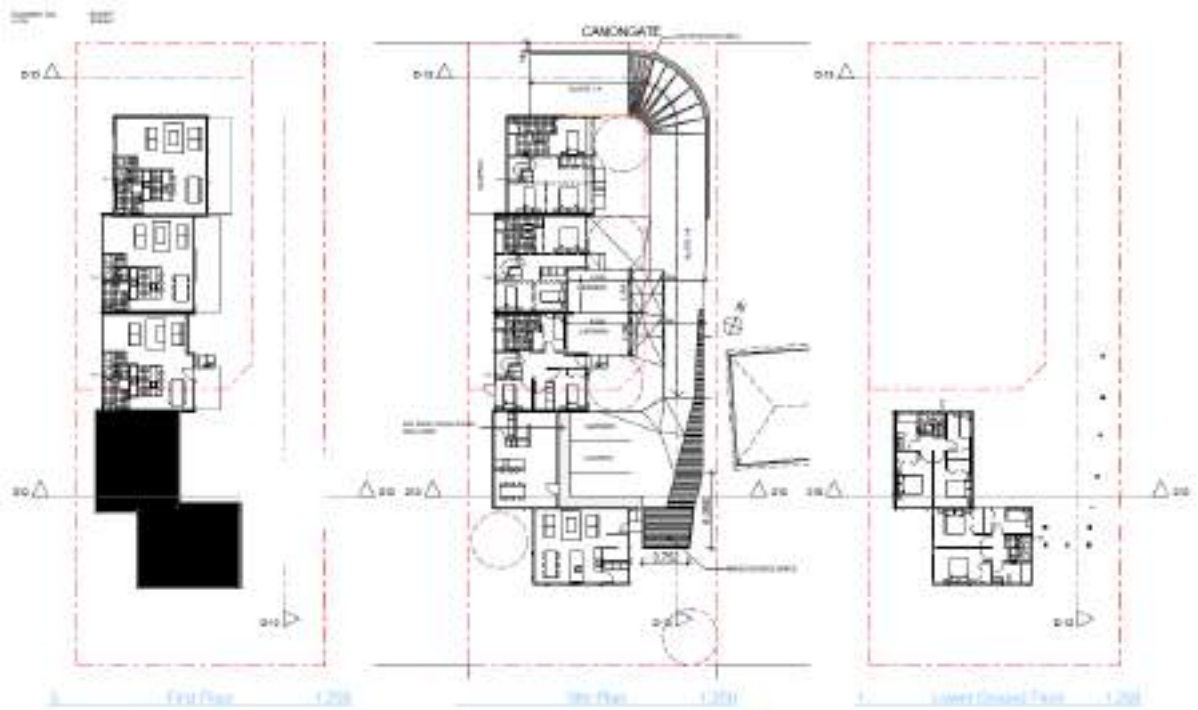


Jeremy Grey
Planner

Appendix 1 - Approved plans for SUB-2013-4 & LUC-2013-13
[Scanned image –Not to Scale]



clickArchitecture
Make your ideas click



19 January 2017

M Dousti and S Ebadi
C/- T L Survey Services Ltd
Attn: John Willems
P O Box 901
DUNEDIN 9054

Dear Sirs

**RESOURCE CONSENT APPLICATION: SUB-2016-55 AND LUC-2016-317
93 AND 97 CANONGATE
DUNEDIN**

Your applications for resource consent to subdivide the land, undertake earthworks and establish a multi-unit residential development at the above sites, were processed on a non-notified basis in accordance with sections 95A to 95G of the Resource Management Act 1991. In considering sections 95A to 95G, it was determined that any adverse effects would be no more than minor, there were no potentially affected parties to the application and that there were no special circumstances in relation to the proposal. Therefore, public notification of the application was not required. The applications were considered by a Senior Planner, under delegated authority, on 19 January 2017.

I advise that the Council has **granted** consent to the application. The report underpinning the decision is outlined below, and the decision certificate, which includes details of the consent conditions, 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 Resource Management Act 1991. The time limits for the processing of this consent have been extended pursuant to section 37(A)(4)(b)(ii) of the Resource Management Act 1991 on 23 December 2016 by a Senior Planner, under delegated authority.

DESCRIPTION OF ACTIVITY

The proposal seeks resource consent to carry out a five-lot fee-simple subdivision and development on the subject site. This application differs from the proposal authorised by Subdivision and Land Use Consents SUB-2013-4 and LUC-2016-13. This application also proposes the establishment of five residential units, which will be contained within a corresponding lot (Lots 1-5). Lots 1, 2, 4 and 5 will have areas of 200m², while Lot 3 will have an area of 212m². These are to be configured differently from those authorised previously.

It is noted there are two existing dwelling buildings on the site. The application noted that the older dwelling was to be retained at least until Lots 3-5 were to be developed and would straddle the proposed common boundaries between these lots. However, it is not considered that it is appropriate to issue a consent where an existing dwelling will be straddling new lot boundaries beyond certification under section 224(c) of the Act. An alternative option would be to stage the subdivision. The applicant has subsequently agreed to this, as detailed below. The older dwelling will initially straddle the proposed boundary between Lots 3 and 5. The

newer building, established via ABA-2014-614 and subsequent amendments, will be located on Lot 2 and ultimately will share a party wall with the residential unit to be located on Lot 1. The existing building has a maximum height above ground level of approximately 6.4m, while the building it will adjoin will have a maximum height of approximately 8.6m, occurring at the southern façade. This building will remain approximately 4.4m and 2.8m from the southeastern and northwestern common boundaries, respectively. Lots 1 and 2 will be allocated one car park each, as shown on the final site plan provided. These will be located on a proposed parking platform. The residential unit on Lot 3 will be contained within a stand-alone building, with an allocation of one car park, to be located in the basement. This building will be approximately 1m from the proposed common boundary with Lot 4 and a short portion of the boundary with Lot 5 and 2m from the common boundary with 97 Canongate. Lots 4 and 5 will contain one semi-detached residential unit each, which will share a party wall on the proposed common boundary. This building will be approximately 2.8m from southwestern and northeastern common boundaries and 3m from the front boundary. That part of the building on Lot 5 will be approximately 1m from the southeastern common boundary with Lot 4, at a height of approximately 6m, with a 0.6m eave protrusion. Each of these units will have one basement car park each, to be accessed directly from Canongate via a shared 6m-wide vehicle crossing. The other three car parks serving Lots 1-3 will be accessible via a 5m-wide driveway that is to straddle the common boundary between 93 and 97 Canongate, with the former of which also owned by the applicant. A manoeuvring area will also be located on 97 Canongate, for use by Lots 1-3.

Earthworks are also proposed as part of the development. The applicant has provided details of the volume of excavation and filling to be undertaken on each lot. The total excavation and fill for Lots 1, 4 and 5 will be approximately 62m³, 50m³ and 91m³, respectively, while the total excavation for Lot 3 will be approximately 51.8m³. No earthworks are proposed on Lot 2 as the building on that lot is already established. Across the entire site, the total volume of excavation and filling required will equate to approximately 269m³, which also includes approximately 34m³ of fill required to form the driveway. In terms of changes in ground level, it is understood that the maximum cut height will be approximately 2.3m at the northwest corner of the proposed dwelling on Lot 1. The maximum proposed filled height is understood to be approximately 2.3m at a distance of approximately 2.3m from the common boundary with 89 Canongate. This constitutes a paved area between the car park for Lot 2 and the proposed dwelling on Lot 1 and will be retained by a concrete block wall. The formation of the driveway will also require a retaining wall of up to 2m in height, which will face into the site. The paved areas on Lots 1 and 2 will serve as amenity open space areas. It is understood that all other lots will contain amenity areas at ground level.

As noted above, the applicant has advised that they wish to carry out the proposed subdivision across to two stages. The two stages will occur as follows:

- Stage 1 - create the required easements over No 97, create Lot 2 and 5; and
- Stage 2 – demolish the existing dwelling and create Lots 1, 3 and 4.

Lot 100 comprising Lots 1, 3 and 4 will be established at Stage 1 and this will become Lots 1, 3 & 4 at Stage 2. The site is rectangular in shape and relatively narrow and steep. The topography increases the complexity of developing the site at the maximum density proposed and, therefore, an integrated approach to the site's development involving subdivision, land use and earthworks authorisation is appropriate.

The site at 93 Canongate is legally described as Lot 19 DP 76 and it is held in Computer Freehold Register (CFR) 161956, while the site at 97 Canongate is legally described Lot 2 DP 12008, held in CFR OT14A/725.

REASONS FOR APPLICATION

Dunedin currently has two district plans: the Operative Dunedin City District Plan (the Operative District Plan), and the Proposed Second Generation Dunedin City District Plan (the Proposed Plan). Until the Proposed Plan 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 Resource Management Act 1991.

Operative Dunedin City District Plan

The subject site is zoned **Residential 4** in the Dunedin City District Plan. Canongate is classified as a Local Road in the Plan's Roading Hierarchy. The lower portion of the site is identified on the Council's Hazard Register as being susceptible to land stability issues.

Subdivision

Subdivision in the Residential 4 Zone is a Restricted Discretionary Activity provided that the subdivision complies with Rules 18.5.3 – 18.5.6, 18.5.9 and 18.5.10 the Dunedin City District Plan (District Plan) and the resulting sites comply with the zone's minimum site area of 200m² and minimum frontage of 3.5 m, addressed by respective Rules 8.10.2(xi)(a) and (b) of the District Plan.

In this case, the development complies with the overall density for the Residential 4 zone but the net area of some of the proposed sites is less than 200m² minimum. Lots 1 to 3 do not have frontage to the road and will be accessed via the proposed rights of way.

Therefore, in accordance with Rule 18.5.2 of the District Plan, the proposed subdivision is assessed as a **non-complying** activity.

Land use

The semi-detached nature of the proposed multi-unit residential development on this steep site also results in breaches the District Plan performance standards of Rule 8.11.2. The proposed units do not comply with the following performance criteria:

- Rule 8.10.2((i)(a) & (ii) specifies side yards of 1.0m. As the buildings on Lots 1 and 2 and 3 and 4 will share party walls, this requirement will be breached by 1m. Additionally, the existing dwelling on the site is to be retained beyond section 224(c) certification and will straddle the boundaries between Lots 3-5, breaching this rule.
- Rule 8.10.2(ii) specifies a height plane angle of 72° originating from ground level on the boundary. Overall, the buildings will comply with the height plane angles as taken from the external site boundaries. In respect of the proposed common boundaries, breaches of the height plane angle requirement of 27° will result relative to the boundaries between the buildings on Lots 1 and 2 and 3 and 4. Additionally, the proposed building on Lot 3 will breach the height plane angle relative to the proposed common boundaries with Lots 4 and 5 by approximately 4°. Also, the proposed dwelling on Lot 5 will breach the height plane angle relative to the common boundary with Lot 4 by approximately 23°. The existing dwelling will breach this rule by up to 27°, given that it will straddle the boundaries mentioned above. This building also currently breaches the height plane angle relative to the boundary with 97 Canongate.
- Rule 8.9.2(v) specifies that every residential unit shall provide at ground level an area of 35m² of amenity open space that is capable of containing a 4.5 m diameter circle. The paved areas on Lots 1 and 2 can only achieve a 3m diameter circle.
- Rule 8.6.1(iii), which requires eaves, gutters or downpipes of any building may project over a required yard provided they project by no more than 25% of the width of the required yard, but in no case greater than 600mm. Relative to proposed southeastern boundary of Lot 5, the eave of the dwelling on Lots 5 will protrude over approximately 60% of the relevant yard, contravening this rule.

In accordance with Rule 8.10.4(i) of the District Plan, the breaches of bulk and location requirements for the Residential 4 zone are assessed as discretionary (restricted) activities. The Council's consideration is restricted to the effects arising directly from the rule breaches.

The earthworks do not comply with either of Rules 17.7.3(ii) and 17.7.4(iii), which scale thresholds in respect of the volume of excavation and/or fill and maximum change in ground level. As such, the proposal is assessed as a restricted discretionary activity, pursuant to Rule 17.7.5(ii).

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

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

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

- (g) Design and engineering of retaining structures and earthworks.
- (h) Effects on the stability of land and buildings.
- (i) Effects on the surface flow of water and on flood risk.
- (j) Effects on underground utilities.

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

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

The land is zoned **Inner City Residential** in the Proposed 2GP. The site is not identified as being subject to any known hazards, however, the site is subject to an Archaeological Alert Mapped Area. In respect of the provisions of the Subdivision and Residential sections of the Proposed 2GP where bulk and location and earthworks are addressed, all of these are subject to challenge and none are currently operative. Therefore, there have been no relevant alterations to the Proposed Plan since the lodgement of the application on 14 July 2016, which the proposal needs to be assessed against. Accordingly, the Council need not have regard to the provisions of the Proposed Plan as part of the assessment of this application.

The 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 effect 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. Activities on HAIL sites may need to comply with permitted activity conditions specified in the National Environmental Standard and/or might require resource consent.

A HAIL (HAIL-2013-19) was carried out in 2013, during the processing of the previous subdivision consent. Based on this, it is considered, more likely than not, that no activities have been undertaken on the site that appear on the HAIL. As such, the National Environmental Standard is not applicable to the proposal.

Planning Status

Overall, the activity is assessed as a **restricted discretionary** activity.

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 internalised within the site boundaries, or are limited to effects on parties that are less than minor.

Effects on the Environment

The following assessment of effects on the environment has been carried out in accordance with section 104(1) of the Resource Management Act 1991. It addresses those assessment matters listed in Sections 8.13, 17.8 and 18.6.1 of the District Plan considered relevant to the proposed activity, and is carried out on the basis that the environment is characterised by medium density housing close to the city centre comprising a range of housing styles and ages on hilly terrain.

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

1. Baseline Considerations

Under sections 95D(b) and 104(2) of the Resource Management Act 1991, the Council may disregard an adverse effect of the activity on the environment if the plan permits an activity with that effect. That is, an application can be assessed by comparing it to the existing environment and development that could take place on the site as of right, without a resource consent, but excluding development that is fanciful.

In the absence of a subdivision, a multi-unit residential development could be undertaken on the site, provided that the development complies with the density, bulk and location and the general environmental performance standards of the Residential 4 zone. The units can be linked within the same building/s as is the case with this proposal. As the topography of the site is steep, it would be potentially difficult but not impossible to ensure a 5-unit development complied with all the District Plan rules, such that this would not be considered to be fanciful. The proposal for the most part complies with the District Plan but the desire to subdivide the units results in yard and height plane breaches at the boundaries of the semi-detached units. As the zone anticipates multi-unit residential development the application of the permitted baseline is considered appropriate in this case.

It is considered that a complying multi-unit residential development on the existing site is the appropriate baseline against which the activity should be considered, and against which the proposal has been assessed. As a result, it is the effects arising from the proposal, beyond the permitted baseline, that are the crucial elements and these are considered further below.

2. Lot Size and Dimensions (18.6.1(q)), Physical Limitations (18.6.1(k)), Bulk and Location, Amenity Values and Design and Appearance (8.13.3, 8.13.5 and 8.13.6)

As discussed above, each of the proposed lots will satisfy density requirements of the Residential 4 zone. However, given the elongated nature of the site, not all of the proposed lots will have frontage to Canongate, as was proposed originally. Again, this situation is to be addressed by rights of way to allow for vehicle access, which this time, will incorporate the driveway and manoeuvring area located on 97 Canongate, also owned by the applicant. The inclusion of this driveway will alleviate the complications that were associated with the previous proposal.

It is noted that each lot will technically comply with the amenity open space requirements of the Residential 4 zone, except in regard to Lots 1 and 2. However, these sites will have access to paved areas located adjacent to living areas, located on the north side of each dwelling on those lots. While these areas will not allow for 4.5m diameter circles, they are considered a practicable alternative, given the steepness of Lots 1 and 2. While sloping somewhat, Lots 3-5 will have access to complying areas of amenity open space.

As mentioned above, the proposed dwellings will breach either side yard or height plane angle requirements or both, relative to proposed internal common boundaries.

However, no such contraventions will occur relative to common boundaries with adjoining sites. In this regard, it is anticipated that the ensuing breaches by the proposed buildings will not result in significant effects on surrounding sites. This is particularly so as the buildings on Lots 1 and 2 and 3 and 4 will appear as single structures, rather than four individual dwellings. As such, the proposed buildings are not expected to impact on the amenity values of the area or significantly alter the existing character of the zone. While the buildings will be of a modern design and appearance, they will not be dissimilar to other new buildings in the area.

Overall, it is expected that the size and dimensions of each lot, notwithstanding the land use breaches proposed, will result in adverse effects that are no more than minor. There are no other known matters that would potentially limit the development of the proposed lots, particularly once the existing garage is removed from the site.

3. Easements (18.6.1(i))

The applicant has provided a Schedule of Easements and Easements in Gross and a memorandum of easements. These relate to services, vehicle access and manoeuvring as shown on the application plan provided. It is noted that easements in gross are required in associated foul and stormwater sewers located within site.

4. Infrastructure (18.6.2(d), (e), (i), (j), (n), (o), and (p))

The Consents Officer, Water and Waste Services Business Unit, has considered the application and provided the following comment:

Existing Services

A review of the Council's GIS records shows a 100mm diameter water pipe and a 150mm diameter wastewater pipe in Canongate. There is also a 100/150mm diameter wastewater pipe located within the property in the Southern half. There is a 150mm diameter stormwater pipe which runs through the South Eastern corner of this properties boundary.

Water Services

It is required that each lot is serviced from an individual Point of Supply as defined by the Dunedin City Council Water Bylaw 2011. There has already been five new water connections installed at the site which can service each proposed lot.

Firefighting Requirements

All aspects relating to the availability of water for firefighting should be in accordance with SNZ PAS 4509:2008, being the Fire Service Code of Practice for Fire Fighting Water Supplies.

There is a Fire Hydrant (WFH02843) 18 metres from the development entrance. Based on SNZ PAS 4509:2008 a W3 (25l/s) zone requires a Fire Hydrant within 135 m and a second within 270 m. These Fire Hydrants requirements are compliant for the development.

Stormwater Services

The District Plan states a maximum site coverage of 60% of site area. Provided this rule is adhered to, there will be no further stormwater requirements at this stage.

Wastewater Services

There is a 150mm wastewater pipe within the property. Section 5.5 of the Dunedin Code of Subdivision and Development prohibits any building within 1.5 metres of a wastewater pipeline, it is recommended if any building within 2.5 metres of a pipe or manhole should be discussed with the Asset Planning Engineer, Water and Waste Services. The pipe can be diverted at the cost of the developer if building over the pipes location is unavoidable.

The applicant has proposed extending the DCC wastewater infrastructure via the right-of-way. The applicant must provide detailed engineering design (plans, long sections and calculations) for the proposed wastewater infrastructure extension to the Asset Planning Engineer, Water and Waste Services for approval prior to any works commencing on site. The engineering plans and associated calculations submitted to Water and Waste Services must meet the requirements of the Construction Plan Check List, the Dunedin Code of Subdivision and Development 2010 and the NZS4404:2004 standard.

All work associated with installing Council owned infrastructure shall be undertaken in accordance with the engineering plans approved by the Asset Planning Engineer, Water and Waste Services, the Dunedin Code of Subdivision and Development 2010 and NZS4404:2004 standard.

On completion of construction of the servicing infrastructure, as-built plans shall be submitted to the Asset Planning Engineer, Water and Waste Services for approval. The as-built plans shall be accompanied by a quality assurance report of the installed infrastructure to be vested in Council.

Private Drainage

There must be a separate stormwater drain from each proposed lot to the Dunedin City Council stormwater sewer in this property via easements, or to the Canongate kerb and channel. If the stormwater goes to the Canongate kerb and channel, each new drain from each lot would require pumping. Easements will be required.

Easements

All rights are reserved for any necessary easements required by this subdivision.

An easement in gross in favour of the Dunedin City Council is required over the Council owned stormwater pipe located within proposed lot 2. The easement must be made in accordance with Section 4.3.9 of the Dunedin Code of Subdivision and Development 2010.

Easements in gross in favour of the Dunedin City Council are required over the Council owned wastewater pipe located within the proposed lots. The easements must be made in accordance with Section 5.3.4 of the Dunedin Code of Subdivision and Development 2010.

Service easements are required where the private water supply pipes and wastewater/stormwater drains cross boundaries - these are to be in favour of the lots they service.

Consent Conditions **Engineering design**

- 1. The applicant shall provide detailed engineering design (plans, long sections and calculations) for the proposed wastewater infrastructure to the Asset Planning Engineer, Water and Waste Services for approval prior to any works commencing on site. The engineering plans and associated calculations submitted to Water and Waste Services must meet the requirements of the Construction Plan Check List, the Dunedin Code of Subdivision and Development 2010 and the NZS4404:2004 standard.*
- 2. All work associated with installing Council owned infrastructure shall be undertaken in accordance with the engineering plans approved by the Asset Planning Engineer, Water and Waste Services, the Dunedin Code of Subdivision and Development 2010 and NZS4404:2004 standard.*
- 3. On completion of construction of the servicing infrastructure, as-built plans shall be submitted to the Asset Planning Engineer, Water and Waste Services for approval. The as-built plans shall be accompanied by a quality assurance report of the installed infrastructure to be vested in Council.*

Building in close proximity to Council infrastructure

4. No construction is to take place over or within 1.5 metres of the wastewater pipeline within the proposed lots as per Section 5.5 of the Dunedin Code of Subdivision and Development. This includes buildings, fences, sheds, decks and so on. Options to avoid this will have to be discussed and approved by the Asset Planning Engineer, Water and Waste Services.

Easements**Private Services**

5. All rights are reserved for any necessary easements required by this subdivision.
6. An easement in gross in favour of the Dunedin City Council is required over the Council owned stormwater pipe located within proposed lot 2. The easement must be made in accordance with Section 4.3.9 of the Dunedin Code of Subdivision and Development 2010.
7. Easements in gross in favour of the Dunedin City Council is required over the Council owned wastewater pipe located within the proposed lots. The easements must be made in accordance with Section 5.3.4 of the Dunedin Code of Subdivision and Development 2010.
8. Service easements are required where the private water supply pipes and wastewater/stormwater drains cross boundaries - these are to be in favour of the lots they service.

Advice Notes**Code of Subdivision**

- Parts 4, 5 and 6 (Stormwater Drainage, Wastewater and Water Supply) of the Dunedin Code of Subdivision and Development 2010 must be complied with.

Fire-fighting Requirements

- All aspects relating to the availability of water for fire-fighting should be in accordance with SNZ PAS 4509:2008, being the Fire Service Code of Practice for Fire Fighting Water Supplies, unless otherwise approved by the New Zealand Fire Service.

Building in close proximity to Council Infrastructure

- It is noted that the property has council owned infrastructure located within the lots. Any building constructed on these lots must meet the requirements of Section 5.5 of the Dunedin Code of Subdivision and Development (2010) in relation to building in close proximity to Council infrastructure, unless otherwise approved by Water and Waste Services.

Erosion and Sediment Control

The following documents are recommended as best practice guidelines for managing erosion and sediment-laden run-off:

- a. Environment Canterbury, 2007 "Erosion and Sediment Control Guideline 2007" Report No. R06/23.
- b. Dunedin City Council "Silt and Sediment Control for Smaller Sites" (information brochure).

Private Drainage Matters

- Certain requirements for building on this site may be stipulated via the building consent process and are likely to include the following points:
 - Stormwater from driveways, sealed areas and drain coils is not to create a nuisance on any adjoining properties.
 - For sites level with or above the road, the finished floor level of any building is to be a minimum of 150mm above the crown of the road.
 - For sites below the road, the finished floor level is to be no less than 150mm above the lowest point on the site boundary. Surface water is not to create a nuisance on any adjoining properties.

- For secondary flow paths, the finished floor level shall be set at the height of the secondary flow plus an allowance for free board.
- As required by the New Zealand Building Code E1.3.2, surface water resulting from an event having a 2% probability of occurring annually, shall not enter dwellings. The finished floor level shall be set accordingly.

I accept the advice provided by WWS and consider their recommendations appropriate, subject to minor changes and amendments. Of particular note is the advice given regarding connections to foul sewer infrastructure. As noted above, it is understood that the applicant intends extending sewer located along the western boundary of the site, which will be covered by the appropriate easement. Further, from discussions with the applicant, it is understood that the foul sewer running through the centre of the site will be decommissioned. On this basis, and provided compliance can be achieved with conditions of consent, I anticipate that any adverse effects relating to infrastructure will be no more than minor.

5. Transportation (18.6.1(c) and 8.13.7)

The application was assessed by the Council's Transport Department Planning Officer, who has provided the following comment:

Access: Vehicle access to Lots 1, 2, 3, and the existing site at 97 Canongate, will be via an existing entrance from Canongate. The vehicle access will be widened to a compliant 5.0m, though the legal width will also be 5.0m which breaches the minimum 6.0m District Plan requirement. Transport considers the breach of the legal access width performance standard to have negligible effect on the safe and efficient use of the vehicle access. The full length of the vehicle access to Lots 1, 2, 3, and the existing site at 97 Canongate, shall be a minimum 5.0m formed width, adequately drained, and hard surfaced for its duration.

Vehicle access to Lots 4 and 5 will be via a new combined crossing from Canongate. The vehicle crossing shall be required to have a maximum combined width of 6.0m at the boundary. Each of the vehicle accesses to Lots 4 and 5 shall be formed to a width of 3.0m, be adequately drained, and be hard surfaced from the edge of the carriageway of Canongate to the front of the garage. It is advised that the vehicle crossing, between the road carriageway and the property boundary, is within legal road and is therefore required to be constructed in accordance with the Dunedin City Council Vehicle Entrance Specification (available from the DCC Transport Group).

Parking: Each of the proposed dwellings on Lots 1 to 5 (including the existing dwelling on Lot 2) will be provided compliant on-site parking. The parking spaces for Lots 1 and 2 shall be adequately, and permanently, demarcated in accordance with their allocation. The existing building at 97 Canongate will essentially retain its existing on-site parking provisions, which is acceptable.

Manoeuvring: On-site manoeuvring is provided for the parking spaces associated with Lots 1 to 3, via the turning area labelled on the application plans. The manoeuvring area is considered to be sufficiently dimensioned to provide manoeuvring for an 85th percentile design vehicle.

Conclusion: Transport considers the subdivision and development of the site to be acceptable, subject to the following conditions and advice notes. Any necessary easements (particularly rights of way, and right to park, easements) required as a result of the development shall be created at the s223 certification stage.

Conditions:

- (i) The full length of the vehicle access to Lots 1, 2, 3, and the existing site at 97 Canongate, shall be a minimum 5.0m formed width, adequately drained, and hard surfaced for its duration.

- (ii) *The parking spaces for Lots 1 and 2 shall be permanently demarcated in accordance with their allocation.*
- (iii) *The vehicle crossing to Lots 4 and 5 shall have a maximum combined width of 6.0m at the boundary.*
- (iv) *Vehicle access to each of Lots 4 and 5 shall be formed to a width of 3.0m, be adequately drained, and be hard surfaced from the edge of the carriageway of Canongate to the front of their respective garage.*

Advice notes:

- (i) It is advised that the vehicle crossing, between the road carriageway and the property boundary, is within legal road and is therefore required to be constructed in accordance with the Dunedin City Council Vehicle Entrance Specification (available from the DCC Transport Group).
- (ii) It is advised that a formal agreement be drawn up between the owners/users of all private accesses in order to clarify their maintenance responsibilities.

I accept the advice provided by the Transportation department and consider the advice appropriate. On this basis, I expect that the proposal will have negligible impact on the transportation network over and above the existing situation, such that any adverse effects will be no more than minor.

6. Hazards (18.6.1(t))

As noted above, the lower part of the subject site identified on the Hazards Register as being subject to issues around land stability. As such, the application was considered by Council's Geotechnical Engineer, who has commented as follows:

Proposal

The proposed activity is to undertake further construction on the property, following building of a smaller existing residence on the southern slopes in late 2015.

Plans for the proposal are provided within the application

The revised application proposes to demolish and replace the upper dwelling with 2 new dwellings, and widen the new dwelling that was recently constructed downslope.

Hazards

There are no relevant hazards recorded on file for this property.

Global Setting

Underlying geology is olivine dolerite or basalts from the first eruptive phase. The materials often form stable units; however; the site is steep and well-vegetated downhill.

There are nearby quarry faces indicating the obvious strength and stability of this lithology in steep cutting, and we do not anticipate significant global instability risks.

Earthworks / Excavations / Retaining Structures

The proposed earthworks required to develop the site are more significant than the previous application, especially on the lower slopes, where works are intended to proceed within 4.0m of the adjacent dwelling on 89a to the east.

Previous Communications

Advice was given on the previous stage of works in July 2013, which stated:

The proposed works will be a significant undertaking on a narrow property on a steep slope, and must be suitably supervised by skilled persons.

We recommended that the following conditions be required:-

- All walls retaining over 1.5m, or a surcharge / slope, including terracing, require design, specification and supervision by appropriately qualified person/s
- Any earth fill supporting foundations must be specified and supervised by a suitably qualified person in accordance with NZS 4431-1989 Code of Practice for Earthfill for Residential Development
- Earthworks close to boundaries may require consent from neighbouring landowners.
- Temporary stability may be a concern on this project, and remains the responsibility of the developer. All temporary slopes shall be inspected and signed off by a suitably qualified individual.
- The excavations slopes shall be supported within 1 month of commencing the earthworks (no earthworks may be undertaken until building consent has been granted).
- Global stability of the final works must be underwritten and signed off by Producer Statement from a suitably qualified person.

Discussion

I cannot find any confirmation with in the Dunedin City Council ECM system that global stability was ever confirmed / certified for the construction undertaken in late 2015. I do not know if this requirement was ever passed on to Building Control. There are potential issues of concern with excavations on steep slopes. The proposal could create or exacerbate instabilities on this or adjacent properties if not undertaken diligently. The application does not acknowledge risks, and / or propose remedial measures, and no professional advice is provided with the application.

Advice

We recommend that advice be made to the effect:-

The proposed activity includes significant earthworks close to the boundary, or on a contained property, with other land and dwellings relatively close to the proposed works:

- Temporary stability may be a concern on this project, and remains the responsibility of the developer.
- Adjacent landowners are entitled to support of their land and structures, including during the temporary works.
- No earthworks may be undertaken until building consent has been granted.
- The excavations slopes shall be supported within 1 month of commencing the earthworks.
- Consent may be required from neighbouring landowners potentially affected by the proposed works or temporary earthworks.
- This consent should confirm the minimum requirements for continued use of the supported land during and after the works (e.g. support for vehicle access, or future construction loads).
- Prior to undertaking the work, a professional must assess the potential for instability on adjacent properties, as a result of the works.
- Confirmation should be made of foundation depths for existing structures in relation to the proposed earthworks.
- All temporary slopes shall be inspected and signed off by a suitably qualified individual.
- We recommend that appropriate third party liability insurances are in place which identify nearby structures prior to undertaking any excavation that might affect others' land
- Where the long-term stability of other's land or structures may rely upon the continued stability of retaining works, the designer must confirm that the retaining structure can be safely demolished following a complete design life without creating hazards for neighbouring property or structures.

Standard conditions apply to the construction:

- All walls retaining over 1.5m, or a surcharge / slope, including terracing, require design, specification and supervision by appropriately qualified person/s

- Any earth fill over 0.6m thick supporting foundations must be specified and supervised by a suitably qualified person in accordance with NZS 4431-1989 Code of Practice for Earthfill for Residential Development

The site is unusually steep, and requires specific design and certification. Global stability of the final works must be underwritten and signed off by Design Producer Statement (PS1) from a suitably qualified person.

I accept the advice of the Council's consulting engineer and generally consider their recommendations appropriate. The Council's Consultant Engineer has identified that significant earthworks are proposed and has made recommendations accordingly. I accept this advice and have incorporated his recommendations into either conditions or advice notes, where relevant. It is noted that the Engineer has recommended that temporary cuts be inspected and sign-off by a suitably qualified person. Based on this advice, and subject to the direction of the applicant's Engineer and compliance with conditions of consent, I anticipate that the earthworks will not have significant adverse effects on site stability. As indicated above, sedimentation beyond the property boundary arising from rain events is possible due to the slope of the site. This can be managed through appropriate mechanisms, including the stabilisation of the access diversion drainage or silt fences.

In respect of the comment regarding affected parties, it is considered that the owner and occupier of the property at 89 Canongate is not affected to a degree that warrants their participation. This is because the proposed filled area that is to accommodate the paved area of Lot 1 complies with the setback requirements of the District Plan, such that it will be its own height away from the boundary. Therefore, any adverse effects on the owners and occupiers of 89 Canongate are anticipated to be less than minor. In respect of engineering advice, it should be noted that the applicant has engaged Upright Consulting Ltd to oversee engineering matters.

8. Sedimentation Effects (Assessment Matter 17.8.6)

In respect of sedimentation effects, it is important that any sedimentation mitigation is appropriately maintained to ensure that sediment is dealt with effectively on a continuing basis, so that adjoining properties and the road remain unaffected. As such, a condition has been applied that requires such mitigation measures to be implemented and maintained. This has also been included as a condition of consent. Provided such mitigation is implemented and maintained, it is anticipated that any resulting effects in respect of sedimentation will not be significant.

9. Design and engineering of retaining structures and earthworks and the effect on the stability of land and buildings.

As noted above, the Council's Consultant Engineer was asked for comment and provided several recommendations, which have been incorporated into conditions of consent and advice notes. Of particular importance is that all are to be designed, specified and supervised by a suitably qualified person. Further, temporary slopes should be made under the guidance of the applicant's Engineer. Provided conditions of consent are complied with, any adverse effects are not anticipated to be significant.

10. Effects on the surface flow of water and on flood risk.

No significant adverse effects are anticipated on surface water flows or flood risk, as a result of the works, provided adequate drainage and sedimentation controls are implemented and are maintained appropriately.

11. Effects on underground utilities.

An assessment of Council's records indicates that there are Council services running through the lower part of the site, in the form of foul and stormwater sewers. In relation to the foul sewerage, the applicant intends extending the sewer located along the western boundary of the site and decommissioning the foul sewer running through the centre of the site, prior to any earthworks commencing. The proposed earthworks

will otherwise remain clear of these services. Consequently, it is expected that any adverse effects will be acceptable.

12. Effects on Neighbours (Assessment Matter 17.8.2)

The proposed earthworks are associated with residential activity and are, therefore, anticipated within this zone, subject to appropriate controls. The earthworks will be contained within the subject site and are needed to prepare it for dwelling construction and vehicle access provisions. Provided conditions of consent are complied with, it is anticipated that the earthworks will not undermine or otherwise impact on adjacent land.

It is expected that there will be noise effects associated with the construction of any development. In regard to the proposed construction activity, this shall be limited to the times set out below and shall comply with the following noise limits as per New Zealand Standard NZS 6803:1999:

Time of Week	Time Period	Leq (dBA)	L max(dBA)
Weekdays	0730-1800	75	90
	1800-2000	70	85
	2000-0730	45	75
Saturdays	0730-1800	75	90
	1800-2000	45	75
	2000-0630	45	75
Sundays and public Holidays	0730-1800	55	85
	1800-2000	45	75
	2000-0630	45	75

The discharge of dust may cause a nuisance is operating conditions are dry. A condition has been attached to this consent instructing the developer to dampen any loose soil to prevent dust escaping from the property boundary. In regard to vibration, the applicant is advised to inform his neighbours of the timing and scale of the proposed works, prior to any works being undertaken.

Overall, I consider that the development of the site is associated with residential activity and is to be expected within this zone. Provided conditions of consent are adhered to and advice notes followed, I consider that the effects on the neighbours will be less than minor. In addition, it is my opinion that the design and appearance of any retaining walls proposed will not affect the general scale or character of the area and will not have an adverse effect on the neighbourhood.

13. Effects on Archaeological and Cultural Sites (Assessment Matter 17.8.4)

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

14. Effects on the Transportation Network (Assessment Matter 17.8.5)

While heavy machinery will need to make use of the right of access to the site, any adverse effects will likely be of short duration and will occur while material is being removed from the site. The volume of material to be removed means that these effects will not be significant. Any damage to footpaths, kerbing or driveways should be repaired at the applicant's expense.

15. Cumulative Effects

The effects of the existing activity in the area are presently not significant. The sloping nature of the area means that it is necessary to excavate the land in order to achieve a flat building platform. As such, 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.

CONSENT DECISIONS

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 section 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.

Subdivision SUB-2016-55

*Pursuant to section 34A(1) and 104B and after having regard to Part 2 matters and sections 104 and 104D of the Resource Management Act 1991, the Dunedin City Council **grants** consent to a **non-complying** activity being the staged subdivision of the land at 93 and 97 Canongate, Dunedin, legally described as Lot 19 DP 76 (CFR-161956) and Lot 2 DP 12008 (CFR OT14A/725) respectively, subject to conditions imposed under sections 108 and 220 of the Act, as shown on the attached certificate.*

Land Use LUC-2016-317

*Pursuant to section 34A(1) and 104C and after having regard to Part 2 matters and section 104 of the Resource Management Act 1991, the Dunedin City Council **grants** consent to a **restricted discretionary** activity being breaches side yard and height plane angle by proposed units and associated breaches of the earthworks scale thresholds at 93 and 97 Canongate, Dunedin, legally described as Lot 19 Folio 6 DP 76 (CFR-161956) and Lot 2 DP 12008 (CFR OT14A/725) respectively, subject to conditions imposed under sections 108 and 220 of the Act, as shown on the attached certificate.*

REASONS

Effects

In accordance with section 104(1)(a) of the Resource Management Act 1991, the actual and potential adverse effects associated with the proposed activities have been assessed and outlined above. It is considered that the proposal will have no more than minor adverse effects on the environment.

Objectives and Policies

Dunedin City District Plan

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

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

- **Objective 4.2.1 and Policy 4.3.1 (Sustainability section)** seek to maintain and enhance the amenity values of Dunedin.

- **Objective 8.2.1 and Policy 8.3.1 (Residential section)** seek to ensure that the adverse effects of activities on amenity values and the character of residential areas are avoided, remedied or mitigated.
- **Objective 18.2.1 and Policy 18.3.1 (Subdivision section)** seek to ensure that subdivision activity takes place in a coordinated and sustainable manner.
- **Objective 17.2.3 and Policy 17.3.9 (Earthworks Section)** that seek to control the location and scale of earthworks and to ensure that earthworks are undertaken in a manner that is safe and in a manner that minimises adverse effects on the environment.
- **Objective 20.2.2 and Policy 20.3.5 (Transportation section)** seek to ensure that activities are undertaken in a manner which avoids, remedies or mitigates adverse effects on 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 6.2.3 and Policies 6.2.3.3, 6.2.3.4 and 6.2.3.9 (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
- **Objective 15.2.2 and Policy 15.2.2.1 (Residential Zones Section)**, which seek to ensure that residential activities, development, and subdivision activities provide high quality on-site amenity for residents
- **Objective 15.2.3 and Policy 15.2.3.1 (Residential Zones Section)**, which seek to ensure that activities in residential zones maintain a good level of amenity on surrounding residential properties and public spaces.
- **Objective 15.2.4 and Policy 15.2.4.2 (Residential Zones Section)**, which seek to ensure that subdivision activities and development maintain or enhance the amenity of the streetscape and reflect the current of intended future character of the neighbourhood.

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

Section 104D

Section 104D of the Resource Management Act specifies that resource consent for a non-complying activity must not be granted unless the proposal can meet at least one of two limbs. The limbs of section 104D require that the adverse effects on the environment will be no more than minor, or that the proposal will not be contrary to the objectives and policies of the district plan. It is my opinion, that the proposal meets both limbs as any adverse effects arising from this proposed activity will be no more than minor, and the activity is not contrary to the objectives and policies of the District Plan. Therefore, the Council can exercise its discretion under Section 104D to grant consent.

Other Matters

Section 104(1)(c) requires the Council to have regard to any other matters considered relevant and reasonably necessary to determine the application. The matters of precedent and Plan integrity are considered relevant here. These issues have been addressed by the Environment Court (starting with *A K Russell v DCC (C92/2003)*) and case law now directs the Council to consider whether approval of a non-complying activity will create an undesirable precedent. Where the Plan's integrity is at risk by virtue of such a precedent, the Council is required to apply the 'true exception test'. This is particularly relevant where the proposed activity is contrary to the objectives and policies of the District Plan.

In this case, the proposal is non-complying because proposed Lot 1, 2 and 3 do not have the required width of frontage to Canongate. However, legal and physical access will be available via reciprocal rights of way. As such, this non-compliance is largely technical in nature, such that any precedent set could not be considered undesirable and approval of the application will not undermine the integrity of the District Plan.

Part 2 Matters

It is also considered that the proposal meets Part 2 matters of the Resource Management Act 1991. For the reasons outlined above, the proposal is considered consistent with section 5(2)(c) – *"Avoiding, remedying, or mitigating any adverse effects of activities on the environment"*, section 7(c) – *"The maintenance and enhancement of amenity values"*, and section 7(f) – *"The maintenance and enhancement of the quality of the environment"*.

Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011

In accordance with Section 104(1)(b) of the Resource Management Act 1991, the provisions of the National Environmental Standard were taken into account when assessing the application. The proposal is considered to be consistent with the policy objective of the National Environmental Standard.

RIGHTS OF OBJECTION

In accordance with section 357A of the Resource Management Act 1991, the consent holder may object to this decision or any condition within 15 working days of the decision being received, by applying in writing to the Dunedin City Council at the following address:

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

Yours faithfully

A handwritten signature in black ink, appearing to read 'Jeremy Grey', written in a cursive style.

Jeremy Grey
Planner

Application Type: Subdivision and Land use Consent

Application Numbers: SUB-2016-55 and LUC-2016-317

Location of Activity: 93 Canongate, Dunedin.

Legal Description: Lot 19 DP 76 (Computer Freehold Register 161956) and Lot 2 DP 12008 (Computer Freehold Register OT14A/725).

Lapse Date: 19 January 2022, unless the consent has been given effect to before this date.

Subdivision SUB-2016-55

*Pursuant to section 34A(1) and 104B and after having regard to Part 2 matters and sections 104 and 104D of the Resource Management Act 1991, the Dunedin City Council **grants** consent to a **non-complying** activity being the staged subdivision of the land at Lot 19 Folio 6 DP 76 and it is held in Computer Freehold Register 161956, subject to conditions imposed under sections 108 and 220 of the Act, as shown on the attached certificate.*

Conditions:

Stage 1: Subdivision of Lot 19 DP 76 into Lots 2, 5 and 100 (Lots 1, 3 and 4):

1. *The proposal shall be undertaken in general accordance with the application plan prepared by TL Survey Services, entitled "Proposed Subdivision of Lot 19 DP 76 prepared for Majid Dousti", dated 13 June 2016 and relevant information submitted with resource consent applications SUB-2016-55 and LUC-2016-317 received by the Council on 14 July 2016, along with the plans, elevations and information received by the Council by email on 17 January 2017, except where modified by the following conditions.*
2. *Prior to certification of the cadastral dataset pursuant to section 223 of the Resource Management Act 1991, the subdivider shall ensure the following:*
 - a) *If a requirement for any easements for services, including private drainage, is incurred during the survey then those easements shall be granted or reserved and included in a Memorandum of Easements on the cadastral dataset. All rights are reserved for any easements which may be required by this subdivision.*
 - b) *Easements in gross, including those in favour of the Dunedin City Council, shall be treated as required over any services passing through private property which are to be vested with the Council. The easements in gross in favour of the Dunedin City Council shall be made in accordance with Sections 5.3.4, or 6.3.10.3, as appropriate, of the Dunedin Code of Subdivision and Development 2010, unless otherwise approved by the Water and Waste Services Business Unit.*
3. *Prior to certification pursuant to section 224(c) of the Resource Management Act, the subdivider shall complete the following:*
 - a) *Detailed engineering design details shall be provided (plans, long-sections and calculations) for the proposed wastewater infrastructure to the Asset Planning Engineer, Water and Waste Services for approval prior to any works commencing on site. The engineering plans and associated calculations submitted to Water and Waste Services shall meet the requirements of the Construction Plan Check List,*

the Dunedin Code of Subdivision and Development 2010 and the NZS4404:2004 standard.

- b) All work associated work involving the installation of Council-owned infrastructure shall be undertaken in accordance with the engineering plans approved by the Asset Planning Engineer, Water and Waste Services, the Dunedin Code of Subdivision and Development 2010 and NZS4404:2004 standard.*
- c) On completion of construction of the servicing infrastructure, as-built plans shall be submitted to the Asset Planning Engineer, Water and Waste Services for approval. The as-built plans shall be accompanied by a quality assurance report on the installed infrastructure to be vested in Council.*
- d) No construction shall take place within 1.5m of the wastewater pipeline within the proposed lots as per Section 5.5 of the Dunedin Code of Subdivision and Development. This includes, but is not limited to, buildings, fences, sheds and decks, unless approved by the Asset Planning Engineer, Water and Waste Services.*
- e) The vehicle crossing to Lot 5 and proposed Lot 100 (Lot 4 of Stage 2) shall have a maximum combined width of 6m at the front boundary with Canongate.*
- f) Vehicle access to Lot 5 shall be formed to a width of 3m, be adequately drained and be hard surfaced from the edge of the carriageway of Canongate to the front of the proposed garage.*
- g) The parking space for Lot 2 shall be permanently demarcated in accordance with its allocation.*

Stage 2: Subdivision of Lot 100 into Lots 1, 3 and 4:

- 1. The proposal shall be undertaken in general accordance with the application plan prepared by TL Survey Services, entitled "Proposed Subdivision of Lot 19 DP 76 prepared for Majid Dousti", dated 13 June 2016 and relevant information submitted with resource consent applications SUB-2016-55 and LUC-2016-317 received by the Council on 14 July 2016, along with the plans, elevations and information received by the Council by email on 17 January 2017, except where modified by the following conditions.*
- 2. Prior to certification of the cadastral dataset pursuant to section 223 of the Resource Management Act 1991, the subdivider shall ensure the following:*
 - a) If a requirement for any easements for services, including private drainage, is incurred during the survey then those easements shall be granted or reserved and included in a Memorandum of Easements on the cadastral dataset. All rights are reserved for any easements which may be required by this subdivision.*
 - b) Easements in gross, including those in favour of the Dunedin City Council, shall be created as required over any services passing through private property which are to be vested with the Council. The easements in gross in favour of the Dunedin City Council shall be made in accordance with Sections 5.3.4, or 6.3.10.3, as appropriate, of the Dunedin Code of Subdivision and Development 2010, unless otherwise approved by the Water and Waste Services Business Unit.*
- 3. Prior to certification pursuant to section 224(c) of the Resource Management Act, the subdivider shall complete the following:*
 - a) Detailed engineering design details shall be provided (plans, long-sections and calculations) for the proposed wastewater infrastructure to the Asset Planning Engineer, Water and Waste Services for approval prior to any works commencing on site. The engineering plans and associated calculations submitted to Water and Waste Services shall meet the requirements of the Construction Plan Check*

List, the Dunedin Code of Subdivision and Development 2010 and the NZS4404:2004 standard.

- b) All work associated work involving the installation of Council-owned infrastructure shall be undertaken in accordance with the engineering plans approved by the Asset Planning Engineer, Water and Waste Services, the Dunedin Code of Subdivision and Development 2010 and NZS4404:2004 standard.*
- c) On completion of construction of the servicing infrastructure, as-built plans shall be submitted to the Asset Planning Engineer, Water and Waste Services for approval. The as-built plans shall be accompanied by a quality assurance report on the installed infrastructure to be vested in Council.*
- d) No construction shall take place within 1.5m of the wastewater pipeline within the proposed lots as per Section 5.5 of the Dunedin Code of Subdivision and Development. This includes, but is not limited to, buildings, fences, sheds and decks, unless approved by the Asset Planning Engineer, Water and Waste Services.*
- e) The full length of the vehicle access to Lots 1, 2, 3, and the existing site at 97 Canongate, shall have a minimum formed width of 5m and be adequately drained, and hard surfaced for its duration.*
- f) The parking space for Lot 1 shall be permanently demarcated in accordance with its allocation.*
- g) The vehicle crossing to Lot 4 and Lot 5 of Stage 1 shall have a maximum combined width of 6m at the front boundary with Canongate.*
- h) Vehicle access to Lot 4 shall be formed to a width of 3m, be adequately drained and be hard surfaced from the edge of the carriageway of Canongate to the front of the proposed garage.*
- i) The existing dwelling located on the site, that is straddling proposed Lots 3 and 4 shall be removed.*

Land Use LUC-2016-317

*Pursuant to section 34A(1) and 104C and after having regard to Part 2 matters and section 104 of the Resource Management Act 1991, the Dunedin City Council **grants** consent to a **restricted discretionary** activity being breaches side yard and height plane angle by proposed units and associated breaches of the earthworks scale thresholds at 93 and 97 Canongate, Dunedin, legally described as Lots 1-5 of SUB-2016-55, subject to conditions imposed under sections 108 of the Act, as shown on the attached consent certificate.*

Conditions:

- 1. The proposal shall be undertaken in general accordance with the application plan prepared by TL Survey Services, entitled "Proposed Subdivision of Lot 19 DP 76 prepared for Majid Dousti", dated 13 June 2016 and relevant information submitted with resource consent applications SUB-2016-55 and LUC-2016-317 received by the Council on 14 July 2016, along with the plans, elevations and information received by the Council by email on 19 December 2016, except where modified by the following conditions.*
- 2. No earthworks shall be undertaken until building consent has been granted.*
- 3. The consent holder shall provide notice to the Resource Consent Monitoring team by email to rcmonitoring@dcc.govt.nz of the start date of the works. This notice shall be provided at least five (5) working days before the works are to commence.*

4. *The consent holder shall establish a construction phase vehicle access point to the site and ensure it is used by construction vehicles. The access is to be stabilised by using a geotextile fabric and either topped with crushed rock or aggregate. The access is to be designed to prevent runoff.*
5. *All earthworks and retaining walls shall be subject to design, specification and supervision by a suitably qualified person. This shall include confirmation of the minimum requirements for continued use of the supported land during and after the works.*
6. *Where the long-term stability of other's land or structures may rely upon the continued stability of retaining works, a suitably qualified person must confirm that the retaining structure can be safely demolished following a complete design life without creating hazards for neighbouring properties. This confirmation shall be forwarded to rcmonitoring@dcc.govt.nz, prior to works commencing.*
7. *Prior to undertaking any work, a suitably qualified person shall assess the potential for instability on adjacent properties, as a result of the works. This advice shall be forwarded to rcmonitoring@dcc.govt.nz, prior to works commencing. Confirmation shall also be provided of the foundation depths for existing structures relative to the proposed earthworks.*
8. *All temporary slopes shall be inspected and signed off by a suitably qualified person.*
9. *Any excavations shall be supported within one month of the earthworks commencing.*
10. *The global stability of the final works shall be underwritten and signed off by Producer Statement from a suitably qualified person.*
11. *Any earth fill supporting foundations shall be specified and supervised by a suitably qualified person in accordance with NZS 4431-1989 Code of Practice for Earthfill for Residential Development. If cut material is used on site for fill purposes then moisture controls may be required to meet this standard.*
12. *To ensure effective management of erosion and sedimentation on the site during earthworks and as the site is developed, measures are to be taken and devices are to be installed, where necessary, to:*
 - a) *divert clean runoff away from disturbed ground,*
 - b) *control and contain stormwater run-off,*
 - c) *avoid sediment laden run-off from the site' and*
 - d) *Protect existing drainage infrastructure sumps and drains from sediment run-off*
13. *The earthworks shall be undertaken with the principles of industry best practice applied at all stages of each sites development including site stability, stormwater management, traffic management, along with dust and noise controls at the sites.*
14. *In respect of any on-site stockpiling, all practicable measures shall be used to mitigate any effects in respect of visual impacts, dust or sediment generation. Sediment shall not affect any neighbouring property*
15. *All measures (including dampening of loose soil) should be maintained to ensure that dust, resulting from the earthworks, does not escape the property boundary.*
16. *The consent holder shall ensure that any fill to be removed from the site is securely contained when being transported from the excavation site.*

17. All construction noise shall comply with the following noise limits as per New Zealand Standard NZS 6803:1999:

Time of Week	Time Period	Leq (dBA)	L max(dBA)
Weekdays	0730-1800	75	90
	1800-2000	70	85
	2000-0630	45	75
Saturdays	0730-1800	75	90
	1800-2000	45	75
	2000-0630	45	75
Sundays and public Holidays	0730-1800	55	85
	1800-2000	45	75
	2000-0630	45	75

18. If the consent holder:

- (a) discovers koiwi tangata (human skeletal remains), waahi taoka (resources of importance), waahi tapu (places or features of special significance) or other Maori artefact material, the consent holder shall without delay:

- (i) notify the Consent Authority, Tangata whenua and Heritage New Zealand Pouhere Taonga and in the case of skeletal remains, the New Zealand Police.
- (ii) stop work within the immediate vicinity of the discovery to allow a site inspection by Heritage New Zealand and the appropriate runanga and their advisors, who shall determine whether the discovery is likely to be extensive, if a thorough site investigation is required, and whether an Archaeological Authority is required.

Any koiwi tangata discovered shall be handled and removed by tribal elders responsible for the tikanga (custom) appropriate to its removal or preservation.

Site work shall recommence following consultation with the Consent Authority, Heritage New Zealand Pouhere Taonga, Tangata whenua, and in the case of skeletal remains, the New Zealand Police, provided that any relevant statutory permissions have been obtained.

- (b) discovers any feature or archaeological material that predates 1900, or heritage material, or disturbs a previously unidentified archaeological or heritage site, the consent holder shall without delay:

- (i) stop work within the immediate vicinity of the discovery or disturbance; and
- (ii) advise the Consent Authority, Heritage New Zealand Pouhere Taonga, and in the case of Maori features or materials, the Tangata whenua, and if required, shall make an application for an Archaeological Authority pursuant to the Historic Places Act 1993; and
- (iii) arrange for a suitably qualified archaeologist to undertake a survey of the site.

Site work shall recommence following consultation with the Consent Authority.

Advice Notes:

1. The Council's Geotechnical Engineer recommends that appropriate third party liability insurances are in place which identify nearby structures prior to undertaking any excavation that might affect others' land.
2. Temporary stability may be a concern on this project and remains the responsibility of the developer.

3. It is advised that the vehicle crossing, between the road carriageway and the property boundary, is within legal road and is therefore required to be constructed in accordance with the Dunedin City Council Vehicle Entrance Specification (available from the DCC Transport Group).
4. It is advised that a formal agreement be drawn up between the owners/users of all private accesses in order to clarify their maintenance responsibilities.
5. Parts 4, 5 and 6 (Stormwater Drainage, Wastewater and Water Supply) of the Dunedin Code of Subdivision and Development 2010 must be complied with.
6. All aspects relating to the availability of the water for fire-fighting should be in accordance with SNZ PAS 4509:2008, being the Fire Service Code of Practice for Fire Fighting Water Supplies, unless otherwise approved by the New Zealand Fire Service.
7. Council-owned infrastructure is located within the proposed lots. Any buildings constructed on these lots must meet the requirements of Section 5.5 of the Dunedin Code of Subdivision and Development (2010) in relation to building in close proximity to Council infrastructure, unless otherwise approved by Water and Waste Services.
8. The Consent Holder is to ensure that all practicable measures are used to mitigate erosion and to control and contain sediment-laden stormwater run-off from the site during any stages of site disturbance that may be associated with this subdivision.
9. The following documentation is recommended as best practice guidelines for managing erosion and sediment-laden run-off and for the design and construction of erosion and sediment control measures for small sites:
 - ARC Technical Publication No. 90 Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region, March 1999.
 - Environment Canterbury, 2007 "Erosion and Sediment Control Guide for Small Sites."
 - Environment Canterbury, 2007 "Erosion and Sediment Control Guideline 2007" Report No. R06/23.
 - Dunedin City Council "Silt and Sediment Control for Smaller Sites" (information brochure).
19. Private drainage issues and requirements (including any necessary works) are to be addressed via the building consent process.
20. Certain requirements for building on this site may be stipulated via the building consent process and are likely to include the following points:
 - Stormwater from driveways, sealed areas and drain coils is not to create a nuisance on any adjoining properties.
 - For sites level with or above the road, the finished floor level of any building is to be a minimum of 150mm above the crown of the road.
 - For sites below the road, the finished floor level is to be no less than 150mm above the lowest point on the site boundary. Surface water is not to create a nuisance on any adjoining properties.
 - For secondary flow paths, the finished floor level shall be set at the height of the secondary flow plus an allowance for free board.
 - As required by the New Zealand Building Code E1.3.2, surface water resulting from an event having a 2% probability of occurring annually, shall not enter dwellings. The finished floor level shall be set accordingly.
21. In addition to the conditions of resource consent, the Resource Management Act establishes through sections 16 and 17 a duty for all persons to avoid unreasonable noise, and to avoid, remedy or mitigate any adverse effect created from an activity they undertake.

22. 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.
23. The lapse period specified above may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991.
24. It is the responsibility of any party exercising this consent to comply with any conditions imposed on their resource consent prior to and during (as applicable) exercising the resource consent. Failure to comply with the conditions may result in prosecution, the penalties for which are outlined in section 339 of the Resource Management Act 1991.
25. This is resource consent. Please contact the Building Control Office, Development Services, about the need for building consent for the work.

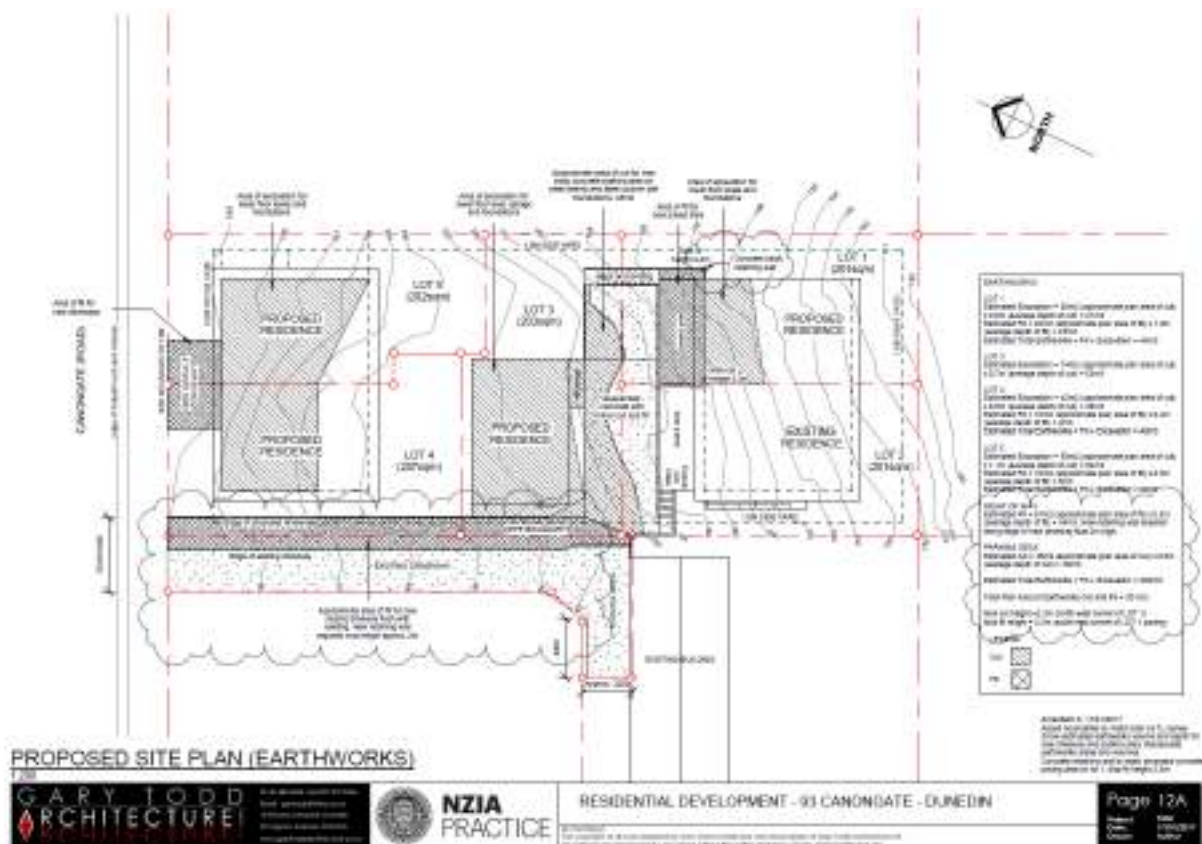
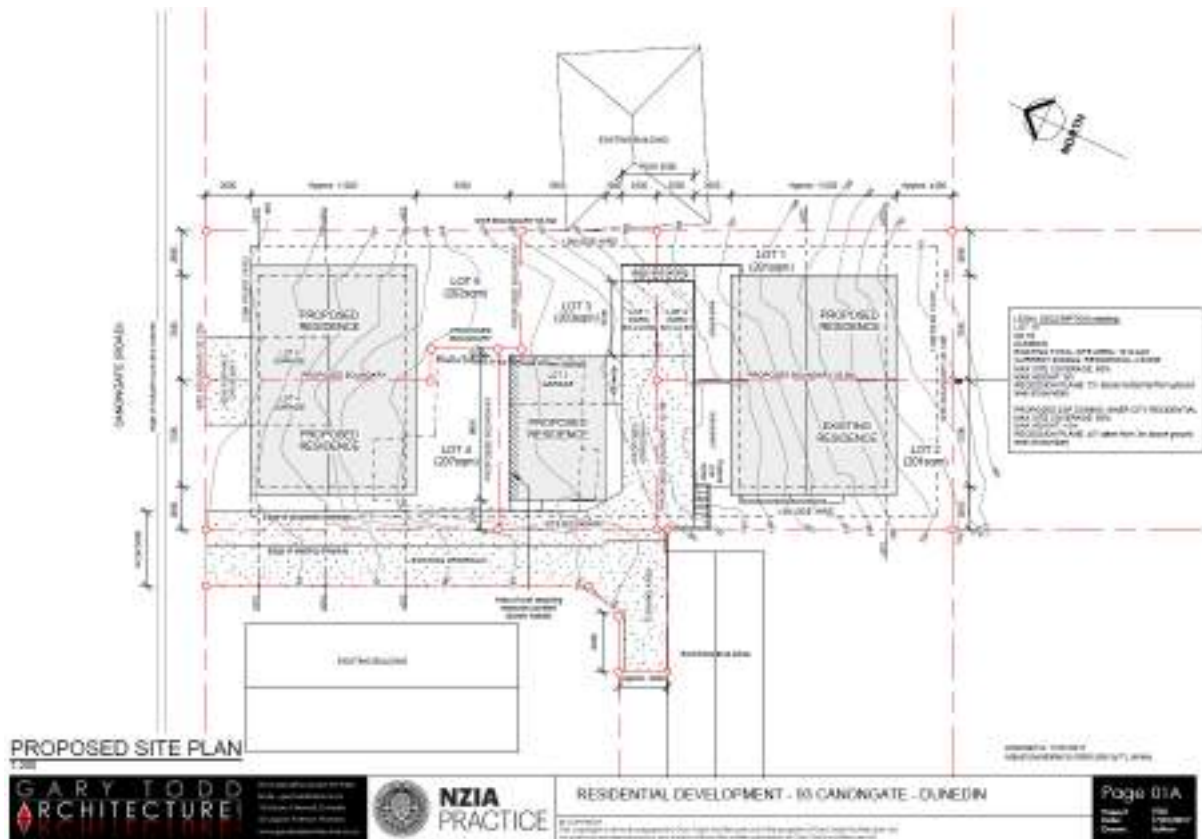
Issued at Dunedin this 19th day of January 2017

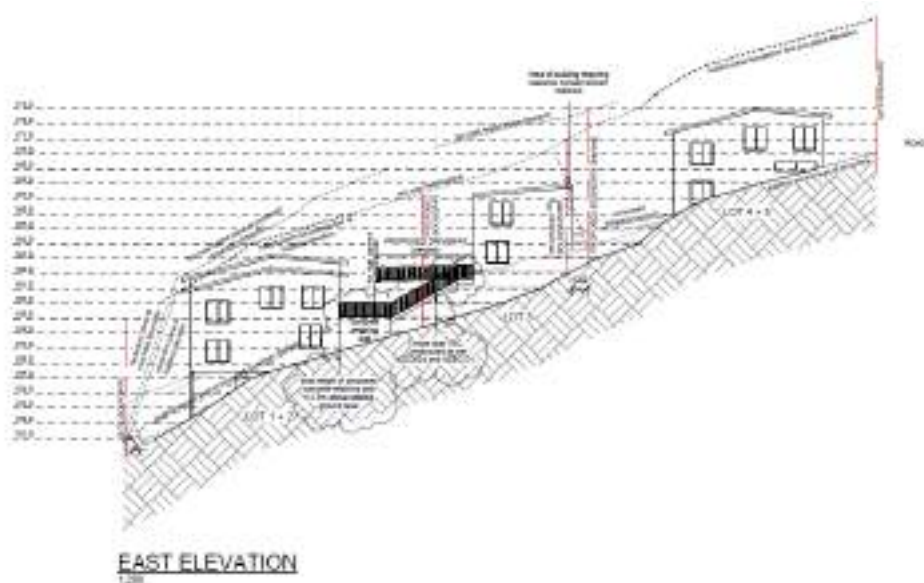
A handwritten signature in black ink, appearing to read 'J. Grey', written in a cursive style.

Jeremy Grey
Planner

Appendix 1 - Approved plans for SUB-2016-55 and LUC-2016-317
 [Scanned image -Not to Scale]







5 October 2018

M Dousti & S Ebadi
C/- John Willems
TL Survey Services Ltd
PO Box 901
Dunedin 9054

Dear John

**RESOURCE CONSENT APPLICATION: S127 VARIATIONS: SUB-2016-55/B & LUC-2016-317/A
AMENDING SUB-2016-55/A & LUC-2016-317
93 & 97 CANONGATE
DUNEDIN**

Your application for the variation of resource consents SUB-2016-55/A and LUC-2016-317 by attaching a revised plan for servicing of 93 and 97 Canongate, Dunedin, lodged pursuant to section 127 of the Resource Management Act 1991, was processed on a non-notified basis in accordance with sections 95A to 95G of the Resource Management Act 1991. The application was considered by a Senior Planner under delegated authority on 5 October 2018.

I advise that the Council has **granted** the request for a change of conditions to the consents. The full text of the decision commences on the attached certificate.

BACKGROUND TO APPLICATION

Subdivision consent SUB-2016-55 and land use consent LUC-2016-317 were issued on 19 January 2017 for a five-lot fee-simple subdivision and development of 93 and 97 Canongate, Dunedin. The subject sites are:

- 93 Canongate, legally described as Lot 19 DP 76 (CFR 161956); and
- 97 Canongate, legally described as Lot 2 DP 12008 (CFR OT14A/725).

In order to retain an existing dwelling on-site as long as possible, the subdivision is to be staged. Stage 1 will create Lots 2, 5 and 100, while Stage 2 will subdivide Lot 100 into Lots 1, 3 and 4.

The subdivision required car parking to be established on Lots 2 and 5 as part of Stage 1, while Stage 2 required parking to be established on Lots 1, 3 and 4. The new sites are all to be developed with new units. Consent was issued for earthworks, and bulk and location breaches in respect of the new boundaries.

Conditions of consent include:

- 2(b) *Easements in gross, including those in favour of the Dunedin City Council, shall be created as required over any services passing through private property which are to be vested with the Council. The easements in gross in favour of the Dunedin City Council shall be made in accordance with Sections 5.3.4, or 6.3.10.3, as appropriate, of the*

Dunedin Code of Subdivision and Development 2010, unless otherwise approved by the Water and Waste Services Business Unit.

- 3(d) *No construction shall take place within 1.5m of the wastewater pipeline within the proposed lots as per Section 5.5 of the Dunedin Code of Subdivision and Development. This includes, but is not limited to, buildings, fences, sheds and decks, unless approved by the Asset Planning Engineer, Water and Waste Services.*

The applicant then objected to conditions regarding the timing and configuration of the car park formation. The applicant sought to form the carpark for Lot 2 at Stage 2. A temporary parking space was to be provided on Lot 100 at Stage 1, to be protected by a temporary parking easement. This was approved by SUB-2016-55/A on 23 February 2017.

CURRENT APPLICATION

The development of proposed Lot 2 will be situated 2.8m from the northeast boundary. This means that a compliant easement in gross for Council-owned services cannot be accommodated within an easement complying with the requirements of the Dunedin Code of Subdivision and Development 2010. The applicant has submitted revised construction plans on 17 September 2018 to reflect the proposed layout, servicing and easements.

The applicant has requested that conditions 2(b) and 3(d) be revised to reflect the narrower easement through proposed Lot 2. However, these conditions allow for a narrower easement in agreement with the Water and Waste Services Business Unit (now Three Waters Group), and no change is needed.

The applicant also notes that the total easement width of the access in favour of Lots 1, 2 and 3 and 97 Canongate is to be under width. A narrower width (5.0m) was acceptable to Transport, as is discussed within the text of SUB 2016-55. However, the consent conditions do not reflect this situation. In fact, there is no condition for the creation of rights of way at all. This needs to be rectified. The proposal will create Right of Way Q over 97 Canongate, Right of Way O over Lot 1, and Rights of Way G and N over Lot 3 in favour of Lots 1, 2, 3 and 97 Canongate. The creation of the rights of way will be split over Stages 1 and 2.

Land use consent LUC-2016-317 needs to be varied to refer to the new subdivision plans.

REASONS FOR APPLICATION

Section 127(1) of the Resource Management Act 1991 states:

The holder of a resource consent may apply to a consent authority for a change or cancellation of a condition of the consent (other than any condition as to the duration of the consent).

Section 127(3) of the Act states that "Sections 88 to 121 apply, with all necessary modifications as if –

- a) *the application were an application for a resource consent for a discretionary activity; and*
- b) *the references to a resource consent and to the activity were references only to the change or cancellation of a condition and the effects of the change or cancellation respectively.*

Affected Persons

Section 127(4) of the Act states that "For the purposes of determining who is adversely affected by the change or cancellation, the local authority must consider, in particular, every person who –

- a) *made a submission on the original application; and*

- b) *may be affected by the change or cancellation.*"

No affected party approvals were submitted with the application at the time of the original proposal. No persons are considered affected by the proposed variation which ultimately subdivides the same land into the same number of new sites.

As stated in section 127(3)(a) of the Resource Management Act 1991, the application is a **discretionary activity**.

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

The Proposed 2GP was notified on 26 September 2015. The status of the application was assessed under both the operative and proposed plans, as appropriate, at the time of SUB-2016-55 and LUC-2016-317.

PLANNING ASSESSMENT

The survey plan for the subdivision has not yet been certified under section 223 or 224(c) of the Resource Management Act 1991. Accordingly, the Council is able to consider the application under section 127(1)(a) of the Resource Management Act 1991.

ASSESSMENT OF EFFECTS ON ENVIRONMENT

Effects on the Environment

The following assessment of effects on the environment has been carried out in accordance with section 104(1) of the Resource Management Act 1991. It addresses those assessment matters listed in sections 6.7 and 18.6 of the District Plan considered relevant to the proposed activity, and is carried out on the basis that the environment is a medium density residential area with mature gardens. The subject sites slopes down from Canongate, and there is an existing dwelling on-site.

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

1. Easements (18.6.1(i)) and Infrastructure (18.6.2(d), (e), (i), (j), (n), (o), and (p))

The applicant seeks to have conditions 2(c) and 3(d) varied to reflect the narrower width available for service easements. In fact, neither condition needs to be varied. The wording of condition 2(b) requires easements to comply with the requirements of the Dunedin Code of Subdivision and Development 2010 but includes the qualifier: *'... unless otherwise approved by the Water and Waste Services Business Unit.'* Condition 3(d) requires no new construction to take place within 1.5m of the wastewater pipeline through the property but again, the condition contains a qualifier: *'... unless approved by the Asset Planning Engineer, Water and Waste Services.'*

The application has been considered by Council's Policy Analyst, Three Waters, who comments that the new servicing layout has been reviewed by Three Waters and has been accepted. She notes that there is no need to change the wording of the conditions given that the conditions allow for non compliance provided the Water and Waste Services Business Unit (now Three Waters) agree. I have discussed this with the applicant's agent, and it is understood that the conditions will not be varied but the alternative easement width and development proximity as proposed is acceptable.

The original consent noted that access to proposed Lots 1, 2, and 3, and 9/ Canongate would be via a shared driveway passing over the properties; however, no conditions requiring the creation of the necessary rights of way were added to consent. In the case of rights of way, this is important as rights of way cannot be created without Council approval, whether it occurs through the subdivision process or independently pursuant to section 348 of the Local Government Act 1974.

Stage 1 of the subdivision will involve the retention of the existing house on Lot 100, and create two new sites, proposed Lots 2 and 5. Lot 2 is to obtain access over the driveway of 97 Canungate. As there will be only two users, 97 Canungate and Lot 2, Right of Way Q will be wide enough legally to meet the District Plan requirements. It is not necessary to create a right of way over Lot 100 at Stage 1, and the position of the existing house on Lot 100 will restrict any easement over this property in any case.

Stage 2 will subdivide Lot 100 into proposed Lots 1, 3 and 4. At this stage, Lots 1, 2 and 3 as well as 97 Canungate will be using the same access. Rights of Way Q, N and G will need to be created to provide all users with reciprocal rights of way.

2. Transportation (18.6.1(c))

The proposed rights of way will be compliant at Stage 1 for legal and physical width, but under-width at the time of Stage 2. The proposal is to have a legal width of 5.0m, and while the applicant was prepared to form a driveway to a width of 5.0m, requested that a formation of 3.0m be accepted. Transport considered the proposal at the time of the original consent, and approved the under-width legal access but not an under-width formation.

The objection SUB-2016-55/A requested that the 5.0m minimum formed width be imposed at Stage 2 rather than Stage 1. This was considered acceptable, and the consent varied to reflect this requirement. At Stage 1, a driveway of only 3.0m is required.

The applicant has noted that while the under-width legal width is approved within the report itself, the conditions of consent of SUB-2016-55 or SUB-2016-55/A do not reflect this approval. The consent conditions should be changed to indicate that the narrower legal width is acceptable.

NOTIFICATION ASSESSMENT

A separate assessment of the application has been carried out in accordance with Sections 95A and 95B of the Resource Management Act 1991. 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.

DECISION

SUB-2016-55/B

*That pursuant to sections 34(A) and 127(1) of the Resource Management Act 1991 and after having regard to section 104 of the Act, and the Dunedin City District Plan, the Dunedin City Council **grants** consent to the discretionary activity of varying SUB-2017-19/A by including right of way easements, specification of right of way widths, and a revised plan, and accordingly SUB-2016-55/A is amended to read as shown on the attached certificate.*

LUC-2016-317/A

*That pursuant to sections 34(A) and 127(1) of the Resource Management Act 1991 and after having regard to section 104 of the Act, and the Dunedin City District Plan, the Dunedin City Council **grants** consent to the discretionary activity of varying LUC-2017-127 by referring to the new subdivision plans of SUB-2016-55/B, and accordingly LUC-2016-317 is amended to read as shown on the attached certificate.*

LAPSING OF CONSENT

The subdivision consent shall lapse on 22 February 2022 after a period of 5 years from the date of the objection SUB-2016-55/A unless the consent has been given effect to during this time. The land use consent shall lapse five years from the date of the section 223 certification of SUB-2016-55/B. These periods may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991.

COMPLIANCE WITH CONDITIONS

It is the consent holder's responsibility to comply with any conditions imposed on their resource consent prior to and during (as applicable) exercising the resource consent. Failure to comply with the conditions may result in prosecution, the penalties for which are outlined in section 339 of the Resource Management Act 1991.

REASONS FOR DECISION

It is considered appropriate to amend the consent decision for the following reasons:

1. The proposed variation does not fundamentally alter the layout of the subdivision except to recognise the staging and the easements. There will be no additional lots created by the proposed changes to the layout. All lots will have physical and legal access.
2. The rights of way need to be created at the appropriate stage, and reference needs to be made of the right of way easements widths for clarity. This was approved at the time of the original consent but the decision was not reflected in the consent conditions.

RIGHTS OF OBJECTION

In accordance with section 357 of the Resource Management Act 1991, the consent holder may object to this decision or any condition within 15 working days of the decision being received, by applying in writing to the Dunedin City Council at the following address:

The Chief Executive
Dunedin City Council
P O Box 5045
Dunedin

Attn: Senior Planner – Enquiries Plaza, Ground Floor

Yours faithfully



Lianne Darby
PLANNER

Consent Type: Section 127 Variation of Conditions

Consent Number: SUB-2016-55/B (being a variation of SUB-2016-55/A)
LUC-2016-317/A (being a variation of LUC-2016-317)

SUB-2016-55/B

That pursuant to sections 34(A) and 127(1) of the Resource Management Act 1991 and after having regard to section 104 of the Act, and the Dunedin City District Plan, the Dunedin City Council **grants** consent to the discretionary activity of varying SUB-2017-19/A by including right of way easements, specification of right of way widths, and a revised plan.

LUC-2016-317/A

That pursuant to sections 34(A) and 127(1) of the Resource Management Act 1991 and after having regard to section 104 of the Act, and the Dunedin City District Plan, the Dunedin City Council **grants** consent to the discretionary activity of varying LUC-2017-127 by referring to the new subdivision plans of SUB-2016-55/B.

The Amended Decision now reads:

Location of Activity: 93 Canongate, Dunedin.

Legal Description: Lot 19 DP 76 (Computer Freehold Register 161956) and Lot 2 DP 12008 (Computer Freehold Register OT14A/725).

Lapse Date: SUB-2016-55/B; 23 February 2022, unless the consent has been given effect to before this date.

LUC Lapse Date: LUC-2016-317/A shall lapse 5 years from the date that the section 223 certificate for SUB-2016-55 is issued, unless the consent has been given effect to before this date.

Subdivision SUB-2016-55 (as varied by SUB-2016-55/A and SUB-2016-55/B)

Pursuant to section 34A(1) and 104B and after having regard to Part 2 matters and sections 104 and 104D of the Resource Management Act 1991, the Dunedin City Council **grants** consent to a **non-complying** activity being the subdivision of the land at Lot 19 Folio 6 DP 76 and it is held in Computer Freehold Register 161956, subject to conditions imposed under sections 108 and 220 of the Act, as shown on the attached certificate.

Conditions:

Stage 1: Subdivision of Lot 19 DP 76 into Lots 2, 5 and 100 (Lots 1, 3 and 4):

1. The proposal shall be undertaken in general accordance with the revised application plan prepared by TL Survey Services, entitled "Proposed Subdivision of Lot 19 DP 76 PREPARED FOR Majid Dousti", dated 13 June 2016 "Lots 1-3 being a subdivision of Lot 19 DP 76," LT 514787, and relevant information submitted with resource consent applications SUB-2016-55 and LUC-2016-317 received by the Council on 14 July 2016, along with the plans, elevations and information received by the Council by email on 17 January 2017, and the variations SUB-2016-55/B and LUC-2016-317/A received at

Council on 7 September 2018, and the further information received at Council on 17 September 2018, except where modified by the following conditions.

2. Prior to certification of the cadastral dataset pursuant to section 223 of the Resource Management Act 1991, the subdivider shall ensure the following:
 - a) If a requirement for any easements for services, including private drainage, is incurred during the survey then those easements shall be granted or reserved and included in a Memorandum of Easements on the cadastral dataset. All rights are reserved for any easements which may be required by this subdivision.
 - b) Easements in gross, including those in favour of the Dunedin City Council, shall be treated as required over any services passing through private property which are to be vested with the Council. The easements in gross in favour of the Dunedin City Council shall be made in accordance with Sections 5.3.4, or 6.3.10.3, as appropriate, of the Dunedin Code of Subdivision and Development 2010, unless otherwise approved by the Water and Waste Services Business Unit.
 - c) That Right of Way Q must be duly created over reserved over Lot 2 DP 12008 (97 Canongate) and must be shown on the survey plan in a Memorandum of Easements. The right of way must have a minimum legal width of 3.5m, and must abut the boundary of Lots 100 and 2.
3. Prior to certification pursuant to section 224(c) of the Resource Management Act, the subdivider shall complete the following:
 - a) Detailed engineering design details shall be provided (plans, long-sections and calculations) for the proposed wastewater infrastructure to the Asset Planning Engineer, Water and Waste Services for approval prior to any works commencing on site. The engineering plans and associated calculations submitted to Water and Waste Services shall meet the requirements of the Construction Plan Check List, the Dunedin Code of Subdivision and Development 2010 and the NZS4404:2004 standard.
 - b) All associated work involving the installation of Council-owned infrastructure shall be undertaken in accordance with the engineering plans approved by the Asset Planning Engineer, Water and Waste Services, the Dunedin Code of Subdivision and Development 2010 and NZS4404:2004 standard.
 - c) On completion of construction of the servicing infrastructure, as-built plans shall be submitted to the Asset Planning Engineer, Water and Waste Services for approval. The as-built plans shall be accompanied by a quality assurance report on the installed infrastructure to be vested in Council.
 - d) No new construction shall take place within 1.5m of the wastewater pipeline within the proposed lots as per Section 5.5 of the Dunedin Code of Subdivision and Development. This includes, but is not limited to, buildings, fences, sheds and decks, unless approved by the Asset Planning Engineer, Water and Waste Services.
 - e) The full length of the vehicle access to Lot 2 and the existing site at 97 Canongate, shall have a minimum formed width of 3m and be adequately drained, and hard surfaced for its duration.
 - f) The vehicle crossing to Lot 5 and proposed Lot 4 of Stage 2 shall have a maximum combined width of 6m at the boundary.

- g) Vehicle access to Lot 5 shall be formed to a width of 3m, be adequately drained and be hard surfaced from the edge of the carriageway of Canongate to the front of the proposed garage.
- h) A car parking space shall be established on Lot 100 and be made available for the exclusive use of the occupants of the dwelling on Lot 2, until a permanent car park is available on the proposed parking platform.

Stage 2: Subdivision of Lot 100 into Lots 1, 3 and 4:

1. The proposal shall be undertaken in general accordance with the application plan prepared by TL Survey Services, entitled "Proposed Subdivision of Lot 19 DP 76 PREPARED FOR Majid Duusti", dated 13 June 2016 and relevant information submitted with resource consent applications SUB-2016-55 and LUC-2016 317 received by the Council on 14 July 2016, along with the plans, elevations and information received by the Council by email on 17 January 2017, and the variations SUB 2016-55/B and LUC-2016-317/A received at Council on 7 September 2018, and the further information received at Council on 17 September 2018, except where modified by the following conditions.
2. Prior to certification of the cadastral dataset pursuant to section 223 of the Resource Management Act 1991, the subdivider shall ensure the following:
 - a) If a requirement for any easements for services, including private drainage, is incurred during the survey then those easements shall be granted or reserved and included in a Memorandum of Easements on the cadastral dataset. All rights are reserved for any easements which may be required by this subdivision.
 - b) Easements in gross, including those in favour of the Dunedin City Council, shall be created as required over any services passing through private property which are to be vested with the Council. The easements in gross in favour of the Dunedin City Council shall be made in accordance with Sections 5.3.4, or 6.3.10.3, as appropriate, of the Dunedin Code of Subdivision and Development 2010, unless otherwise approved by the Water and Waste Services Business Unit.
 - c) The parking easement created under Condition 2(a) of Stage 1 over Lot 100, in favour of Lot 2, shall be extinguished once car parking is available on the proposed parking platform.
 - d) That Right of Way Q over Lot 1, and Rights of Way G and H over Lot 3, must be duly created or reserved in favour of Lot 1, Lot 2 Stage 1, Lot 3, and Lot 2 DP 12008 (97 Canongate), and must be shown on the survey plan in a Memorandum of Easements. The rights of way, combined with Right of Way Q of Stage 1, must have a minimum legal width of 5.0m.
3. Prior to certification pursuant to section 224(c) of the Resource Management Act, the subdivider shall complete the following:
 - a) Detailed engineering design details shall be provided (plans, long sections and calculations) for the proposed wastewater infrastructure to the Asset Planning Engineer, Water and Waste Services for approval prior to any works commencing on site. The engineering plans and associated calculations submitted to Water and Waste Services shall meet the requirements of the Construction Plan Check List, the Dunedin Code of Subdivision and Development 2010 and the NZS4404:2004 standard.
 - b) All work associated work involving the installation of Council-owned infrastructure shall be undertaken in accordance with the engineering plans approved by the Asset Planning Engineer, Water and Waste Services, the Dunedin Code of Subdivision and Development 2010 and NZS4404:2004 standard.

- c) On completion of construction of the servicing infrastructure, as-built plans shall be submitted to the Asset Planning Engineer, Water and Waste Services for approval. The as built plans shall be accompanied by a quality assurance report on the installed infrastructure to be vested in Council.
- d) No new construction shall take place within 1.5m of the wastewater pipeline within the proposed lots as per Section 5.5 of the Dunedin Code of Subdivision and Development. This includes, but is not limited to, buildings, fences, sheds and decks, unless approved by the Asset Planning Engineer, Water and Waste Services.
- e) The full length of the vehicle access to Lots 1, 2, 3, and the existing site at 97 Canongate, shall have a minimum formed width of 5m and be adequately drained, and hard surfaced for its duration.
- f) The car parking spaces for both of Lot 1 and Lot 2 of Stage 1 shall be permanently demarcated in accordance with their allocation
- g) The vehicle crossing to Lot 4 and Lot 5 of Stage 1 shall have a maximum combined width of 6m at the boundary.
- h) Vehicle access to Lot 4 shall be formed to a width of 3m, be adequately drained and be hard surfaced from the edge of the carriageway of Canongate to the front of the proposed garage.
- i) The existing dwelling located on the site, that is straddling proposed Lots 3 and 4 shall be removed.

Land Use LUC-2016-317 (as varied by LUC 2016-317/A;

Pursuant to section 34A(1) and 104C and after having regard to Part 2 matters and section 104 of the Resource Management Act 1991, the Dunedin City Council **grants** consent to a **restricted discretionary** activity being breaches side yard and height plane angle by proposed units and associated breaches of the earthworks scale thresholds at 93 and 97 Canongate, Dunedin, legally described as Lots 1-5 of SUB-2016-55, subject to conditions imposed under sections 108 of the Act, as ~~shown on the attached consent certificate~~ follows:

Conditions:

1. The proposal shall be undertaken in general accordance with the application plan prepared by TL Survey Services, entitled "Proposed Subdivision of lot 19 DP 76 PREPARED FOR Majid Daghari", dated 13 June 2016 and relevant information submitted with resource consent applications SUB-2016-55 and LUC-2016-317 received by the Council on 14 July 2016, along with the plans, elevations and information received by the Council by email on 19 December 2016, and the variations SUB-2016-55/B and LUC-2016-317/A received at Council on 7 September 2018, and the further information received at Council on 17 September 2018, except where modified by the following conditions.
2. No earthworks shall be undertaken until building consent has been granted.
3. The consent holder shall provide notice to the Resource Consent Monitoring team by email to rcmonitoring@dc.govt.nz of the start date of the works. This notice shall be provided at least five (5) working days before the works are to commence.
4. The consent holder shall establish a construction phase vehicle access point to the site and ensure it is used by construction vehicles. The access is to be stabilised by using a geotextile fabric and either topped with crushed rock or aggregate. The access is to be designed to prevent runoff

5. All earthworks and retaining walls shall be subject to design, specification and supervision by a suitably qualified person. This shall include confirmation of the minimum requirements for continued use of the supported land during and after the works.
6. Where the long term stability of other's land or structures may rely upon the continued stability of retaining works, a suitably qualified person must confirm that the retaining structure can be safely demolished following a complete design life without creating hazards for neighbouring properties. This confirmation shall be forwarded to rcmonitoring@dcc.govt.nz, prior to works commencing.
7. Prior to undertaking any work, a suitably qualified person shall assess the potential for instability on adjacent properties, as a result of the works. This advice shall be forwarded to rcmonitoring@dcc.govt.nz, prior to works commencing. Confirmation shall also be provided of the foundation depths for existing structures relative to the proposed earthworks.
8. All temporary slopes shall be inspected and signed off by a suitably qualified person
9. Any excavations shall be supported within one month of the earthworks commencing.
10. The global stability of the final works shall be underwritten and signed off by Producer Statement from a suitably qualified person.
11. Any earth fill supporting foundations shall be specified and supervised by a suitably qualified person in accordance with NZS 4431-1989 Code of Practice for Earthfill for Residential Development. If cut material is used on site for fill purposes then moisture controls may be required to meet this standard.
12. To ensure effective management of erosion and sedimentation on the site during earthworks and as the site is developed, measures are to be taken and devices are to be installed, where necessary, to:
 - a) divert clean runoff away from disturbed ground,
 - b) control and contain stormwater run-off,
 - c) avoid sediment laden run off from the site and
 - d) Protect existing drainage infrastructure swamps and drains from sediment run-off
13. The earthworks shall be undertaken with the principles of industry best practice applied at all stages of each sites development including site stability, stormwater management, traffic management, along with dust and noise controls at the sites.
14. In respect of any on-site stockpiling, all practicable measures shall be used to mitigate any effects in respect of visual impacts, dust or sediment generation. Sediment shall not affect any neighbouring property
15. All measures (including dampening of loose soil) should be maintained to ensure that dust, resulting from the earthworks, does not escape the property boundary.
16. The consent holder shall ensure that any fill to be removed from the site is securely contained when being transported from the excavation site.
17. All construction noise shall comply with the following noise limits as per New Zealand Standard NZS 6803:1999:

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

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

18. If the consent holder:

- (a) discovers kōiwi tangata (human skeletal remains), waahi haka (resources of importance), waahi tapu (places or features of special significance) or other Maori artefact material, the consent holder shall without delay:

- (i) notify the Consent Authority, Tangata whenua and Heritage New Zealand Pouhere Taonga and in the case of skeletal remains, the New Zealand Police;
- (ii) stop work within the immediate vicinity of the discovery to allow a site inspection by Heritage New Zealand and the appropriate runanga and their advisors, who shall determine whether the discovery is likely to be extensive, if a thorough site investigation is required, and whether an Archaeological Authority is required.

Any kōiwi tangata discovered shall be handled and removed by tribal elders responsible for the tikanga (custom) appropriate to its removal or preservation.

Site work shall recommence following consultation with the Consent Authority, Heritage New Zealand Pouhere Taonga, Tangata whenua, and in the case of skeletal remains, the New Zealand Police, provided that any relevant statutory permissions have been obtained.

- (b) discovers any feature or archaeological material that predates 1900, or heritage material, or disturbs a previously unidentified archaeological or heritage site, the consent holder shall without delay:

- (i) stop work within the immediate vicinity of the discovery or disturbance; and
- (ii) advise the Consent Authority, Heritage New Zealand Pouhere Taonga, and in the case of Maori features or materials, the Tangata whenua, and if required, shall make an application for an Archaeological Authority pursuant to the Historic Places Act 1993; and
- (iii) arrange for a suitably qualified archaeologist to undertake a survey of the site.

Site work shall recommence following consultation with the Consent Authority.

Advice Notes:

- The Council's Geotechnical Engineer recommends that appropriate third party liability insurances are in place which identify nearby structures prior to undertaking any excavation that might affect others' land.
- Temporary stability may be a concern on this project and remains the responsibility of the developer.
- It is advised that the vehicle crossing, between the road carriageway and the property boundary, is within legal road and is therefore required to be constructed in accordance

with the Dunedin City Council Vehicle Entrance Specification (available from the DCC Transport Group).

4. It is advised that a formal agreement be drawn up between the owners/users of all private accesses in order to clarify their maintenance responsibilities.
5. Parts 4, 5 and 6 (Stormwater Drainage, Wastewater and Water Supply) of the Dunedin Code of Subdivision and Development 2010 must be complied with.
6. All aspects relating to the availability of the water for fire-fighting should be in accordance with SNZ PAS 4509:2008, being the Fire Service Code of Practice for Fire Fighting Water Supplies, unless otherwise approved by the New Zealand Fire Service.
7. Council-owned infrastructure is located within the proposed lots. Any buildings constructed on these lots must meet the requirements of Section 5.5 of the Dunedin Code of Subdivision and Development (2010) in relation to building in close proximity to Council infrastructure, unless otherwise approved by Water and Waste Services.
8. The Consent Holder is to ensure that all practicable measures are used to mitigate erosion and to control and contain sediment laden stormwater run-off from the site during any stages of site disturbance that may be associated with this subdivision.
9. The following documentation is recommended as best practice guidelines for managing erosion and sediment-laden run-off and for the design and construction of erosion and sediment control measures for small sites:
 - ARC Technical Publication No. 90 Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region, March 1999.
 - Environment Canterbury, 2007 "Erosion and Sediment Control Guide for Small Sites."
 - Environment Canterbury, 2007 "Erosion and Sediment Control Guideline 2007" Report No. R06/23.
 - Dunedin City Council "Silt and Sediment Control for Smaller Sites" (information brochure)
19. Private drainage issues and requirements (including any necessary works) are to be addressed via the building consent process.
20. Certain requirements for building on this site may be stipulated via the building consent process and are likely to include the following points:
 - Stormwater from driveways, sealed areas and drain coils is not to create a nuisance on any adjoining properties.
 - For sites level with or above the road, the finished floor level of any building is to be a minimum of 150mm above the crown of the road.
 - For sites below the road, the finished floor level is to be no less than 150mm above the lowest point on the site boundary. Surface water is not to create a nuisance on any adjoining properties.
 - For secondary flow paths, the finished floor level shall be set at the height of the secondary flow plus an allowance for free board.
 - As required by the New Zealand Building Code E1.3.2, surface water resulting from an event having a 2% probability of occurring annually, shall not enter dwellings. The finished floor level shall be set accordingly.
21. In addition to the conditions of resource consent, the Resource Management Act establishes through sections 16 and 17 a duty for all persons to avoid unreasonable noise, and to avoid, remedy or mitigate any adverse effect created from an activity they undertake.

22. 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.
23. The lapse period specified above may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991.
24. It is the responsibility of any party exercising this consent to comply with any conditions imposed on their resource consent prior to and during (as applicable) exercising the resource consent. Failure to comply with the conditions may result in prosecution, the penalties for which are outlined in section 339 of the Resource Management Act 1991.
25. This is resource consent. Please contact the Building Control Office, Development Services, about the need for building consent for the work.

~~Issued at Dunedin this 18th day of January 2017~~

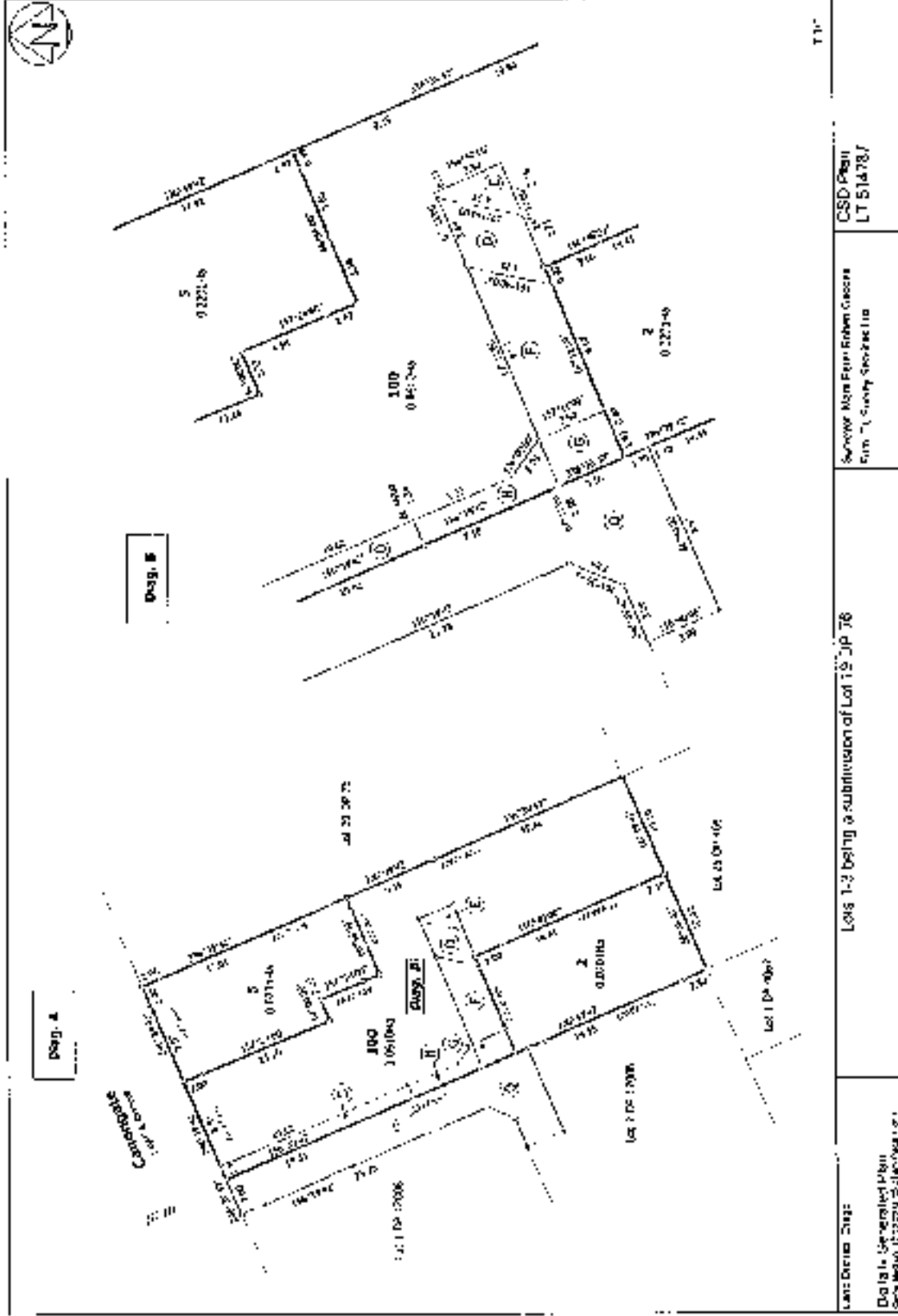
~~Reissued at Dunedin this 23rd day of February 2017 pursuant to section 357D of the Resource Management 1991.~~

Re-issued at Dunedin pursuant to section 127 this 5 October 2018.



Lianne Darby
Planner

COPY OF PLAN: Not to Scale



Lot 1 Design

Design A

Design B

Design C

Design D

Design E

Design F

Design G

Design H

Design I

Design J

Design K

Design L

Design M

Design N

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



23 February 2017

M Dousti and S Ebadi
C/- TL Survey Services Ltd
Attn: John Willems
PO Box 901
Dunedin 9054

Dear Sirs

**SECTION 357 OBJECTION: SUB-2016-55/A
(BEING AN OBJECTION TO SUB-2016-55
93 CANONGATE
DUNEDIN**

Your objection to Council's decision on Resource Consent SUB-2016-55, lodged pursuant to section 357A of the Resource Management Act, was considered by a Senior Planner under delegated authority on 23 February 2017.

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

BACKGROUND TO APPLICATION

Subdivision and land use consents were originally granted on 18 January 2017, allowing for the establishment of five residential lots, earthworks and bulk and location breaches by existing and proposed buildings. The proposal was to stage the subdivision as follows:

- Stage 1 - create the required easements over No 97, create Lot 2 and 5; and
- Stage 2 – demolish the existing dwelling and create Lots 1, 3 and 4.

The subdivision required car parking to be established on Lots 2 and 5 as part of Stage 1, while Stage 2 required parking to be established on Lots 1, 3 and 4.

DESCRIPTION OF APPLICATION

Subsequently, the applicants have submitted the current objection in respect of the timing and configuration of car parking. This is because the parking space for Lot 2 is to be located on the proposed parking platform, which will also facilitate access and parking for Lots 1 and 3 at Stage 2. In this respect, the applicants have advised that it would be preferable to construct this structure at Stage 2, in conjunction with the dwellings on Lots 1 and 3. Consequently, permanent parking for Lot 2 would not be able to be achieved until the platform was constructed. As such, the applicants propose a temporary car park on Lot 4, in favour of Lot 2. As they will be constructing a drop crossing for Lot 5 (Stage 1) and Lot 4 (Stage 2) at Stage 1, they propose an on-site park for Lot 2 in the position of Lot 4's parking area. This will be temporary until Stage 2 is progressed and complies with the

principal outcome of the proposal. This car park will essentially be located on Lot 100 and be covered by a parking easement in favour of Lot 2. Once the proposed parking platform is completed as part of Stage 2, the easement would be extinguished.

As such, Condition 3(h) of Stage 1 needs to be altered to reflect that a car park will only be located on Lot 100 (in the position of Lot 4's park) for as long as necessary. Further, Condition 3(f) needs to be altered to include Lot 2 parking space, such that the car parks for Lots 1 and 2 will be permanently demarcated at Stage 2, once the parking platform is constructed. The applicant has also requested that Condition 3(d) of Stages 1 and 2 refer to "new" construction, given the existing buildings. Also, they have requested that the driveway be formed to a width 3m at Stage 1 and 5m at Stage 2. Finally, the applicant's have requested the following additional condition at Stage 2:

The parking easement created under Condition 2(a) of Stage 1 over Lot 100, in favour of Lot 2, shall be extinguished once car parking is available on the proposed parking platform.

ASSESSMENT

Section 357C(1) of the Resource Management Act 1991 allows an applicant to object to a consent decision provided that the objection is lodged not later than 15 working days after the decision is notified to the applicant, or within such further time as may in any case be allowed by the Council. The decision on Resource Consent SUB-2016-55 was issued on 18 January 2016. The Council received the letter of objection on 9 February 2017. The objection was, therefore, received within the required 15 working days of the decision and Council is able to consider the matter.

The alterations discussed above have been discussed with the Council's Transport Department Planning Officer. He has indicated that he has no concerns in respect of the altered proposal. Ultimately, the alterations will allow for each stage to be carried out appropriately, while maintaining an on-site car park that is available to Lot 2. On this basis, I anticipate that any adverse effects resulting from the altered proposal will be acceptable and I have altered consent certificate accordingly.

DECISION

*Pursuant to sections 34(A) and 357D of the Resource Management Act 1991, the Dunedin City Council **upholds** the objection to Resource Consent SUB-2016-55, as shown on the attached revised consent certificate.*

RIGHT OF APPEAL

In accordance with section 358 of the Resource Management Act 1991, 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 8140

Any appeal must be served on the Dunedin City Council.

Failure to follow the procedures prescribed in section 358 of the Resource Management Act 1991 may invalidate any appeal.

Yours faithfully

A handwritten signature in black ink, appearing to read 'J. Grey', written in a cursive style.

Jeremy Grey
Planner

Application Type: Subdivision and Land use Consent

Application Numbers: SUB-2016-55 and LUC-2016-317

Location of Activity: 93 Canongate, Dunedin.

Legal Description: Lot 19 DP 76 (Computer Freehold Register 161956) and Lot 2 DP 12008 (Computer Freehold Register OT14A/725).

Lapse Date: 23 February 2022, unless the consent has been given effect to before this date.

LUC Lapse Date: LUC-2016-317 shall lapse 5 years from the date that the section 223 certificate for SUB-2016-55 is issued, unless the consent has been given effect to before this date.

Subdivision SUB-2016-55

*Pursuant to section 34A(1) and 104B and after having regard to Part 2 matters and sections 104 and 104D of the Resource Management Act 1991, the Dunedin City Council **grants** consent to a **non-complying** activity being the subdivision of the land at Lot 19 Folio 6 DP 76 and it is held in Computer Freehold Register 161956, subject to conditions imposed under sections 108 and 220 of the Act, as shown on the attached certificate.*

Conditions:

Stage 1: Subdivision of Lot 19 DP 76 into Lots 2, 5 and 100 (Lots 1, 3 and 4):

1. *The proposal shall be undertaken in general accordance with the application plan prepared by TL Survey Services, entitled "Proposed Subdivision of Lot 19 DP 76 PREPARED FOR Majid Dousti", dated 13 June 2016 and relevant information submitted with resource consent applications SUB-2016-55 and LUC-2016-317 received by the Council on 14 July 2016, along with the plans, elevations and information received by the Council by email on 17 January 2017, except where modified by the following conditions.*
2. *Prior to certification of the cadastral dataset pursuant to section 223 of the Resource Management Act 1991, the subdivider shall ensure the following:*
 - a) *If a requirement for any easements for services, including private drainage, is incurred during the survey then those easements shall be granted or reserved and included in a Memorandum of Easements on the cadastral dataset. All rights are reserved for any easements which may be required by this subdivision.*
 - b) *Easements in gross, including those in favour of the Dunedin City Council, shall be treated as required over any services passing through private property which are to be vested with the Council. The easements in gross in favour of the Dunedin City Council shall be made in accordance with Sections 5.3.4, or 6.3.10.3, as appropriate, of the Dunedin Code of Subdivision and Development 2010, unless otherwise approved by the Water and Waste Services Business Unit.*

3. Prior to certification pursuant to section 224(c) of the Resource Management Act, the subdivider shall complete the following:
- a) Detailed engineering design details shall be provided (plans, long-sections and calculations) for the proposed wastewater infrastructure to the Asset Planning Engineer, Water and Waste Services for approval prior to any works commencing on site. The engineering plans and associated calculations submitted to Water and Waste Services shall meet the requirements of the Construction Plan Check List, the Dunedin Code of Subdivision and Development 2010 and the NZS4404:2004 standard.
 - b) All ~~work~~-associated work involving the installation of Council-owned infrastructure shall be undertaken in accordance with the engineering plans approved by the Asset Planning Engineer, Water and Waste Services, the Dunedin Code of Subdivision and Development 2010 and NZS4404:2004 standard.
 - c) On completion of construction of the servicing infrastructure, as-built plans shall be submitted to the Asset Planning Engineer, Water and Waste Services for approval. The as-built plans shall be accompanied by a quality assurance report on the installed infrastructure to be vested in Council.
 - d) No new construction shall take place within 1.5m of the wastewater pipeline within the proposed lots as per Section 5.5 of the Dunedin Code of Subdivision and Development. This includes, but is not limited to, buildings, fences, sheds and decks, unless approved by the Asset Planning Engineer, Water and Waste Services.
 - e) The full length of the vehicle access to Lot 2 and the existing site at 97 Canongate, shall have a minimum formed width of 3m~~5m~~ and be adequately drained, and hard surfaced for its duration.
 - f) The vehicle crossing to Lot 5 and proposed Lot 4 of Stage 2 shall have a maximum combined width of 6m at the boundary.
 - g) Vehicle access to Lot 5 shall be formed to a width of 3m, be adequately drained and be hard surfaced from the edge of the carriageway of Canongate to the front of the proposed garage.
 - h) A car parking space shall be established on Lot 100 and be made available for the exclusive use of the occupants of the dwelling on Lot 2, until a permanent car park is available on the proposed parking platform.~~The parking space for Lot 2 shall be permanently demarcated in accordance with its allocation.~~

Stage 2: Subdivision of Lot 100 into Lots 1, 3 and 4:

- 1. The proposal shall be undertaken in general accordance with the application plan prepared by TL Survey Services, entitled "Proposed Subdivision of Lot 19 DP 76 PREPARED FOR Majid Dousti", dated 13 June 2016 and relevant information submitted with resource consent applications SUB-2016-55 and LUC-2016-317 received by the Council on 14 July 2016, along with the plans, elevations and information received by the Council by email on 17 January 2017, except where modified by the following conditions.
- 2. Prior to certification of the cadastral dataset pursuant to section 223 of the Resource Management Act 1991, the subdivider shall ensure the following:
 - a) If a requirement for any easements for services, including private drainage, is incurred during the survey then those easements shall be granted or reserved and included in a Memorandum of Easements on the cadastral dataset. All rights are reserved for any easements which may be required by this subdivision.

- b) *Easements in gross, including those in favour of the Dunedin City Council, shall be created as required over any services passing through private property which are to be vested with the Council. The easements in gross in favour of the Dunedin City Council shall be made in accordance with Sections 5.3.4, or 6.3.10.3, as appropriate, of the Dunedin Code of Subdivision and Development 2010, unless otherwise approved by the Water and Waste Services Business Unit.*
 - c) *The parking easement created under Condition 2(a) of Stage 1 over Lot 100, in favour of Lot 2, shall be extinguished once car parking is available on the proposed parking platform.*
3. *Prior to certification pursuant to section 224(c) of the Resource Management Act, the subdivider shall complete the following:*
- a) *Detailed engineering design details shall be provided (plans, long-sections and calculations) for the proposed wastewater infrastructure to the Asset Planning Engineer, Water and Waste Services for approval prior to any works commencing on site. The engineering plans and associated calculations submitted to Water and Waste Services shall meet the requirements of the Construction Plan Check List, the Dunedin Code of Subdivision and Development 2010 and the NZS4404:2004 standard.*
 - b) *All work associated work involving the installation of Council-owned infrastructure shall be undertaken in accordance with the engineering plans approved by the Asset Planning Engineer, Water and Waste Services, the Dunedin Code of Subdivision and Development 2010 and NZS4404:2004 standard.*
 - c) *On completion of construction of the servicing infrastructure, as-built plans shall be submitted to the Asset Planning Engineer, Water and Waste Services for approval. The as-built plans shall be accompanied by a quality assurance report on the installed infrastructure to be vested in Council.*
 - d) *No new construction shall take place within 1.5m of the wastewater pipeline within the proposed lots as per Section 5.5 of the Dunedin Code of Subdivision and Development. This includes, but is not limited to, buildings, fences, sheds and decks, unless approved by the Asset Planning Engineer, Water and Waste Services.*
 - e) *The full length of the vehicle access to Lots 1, 2, 3, and the existing site at 97 Canongate, shall have a minimum formed width of 5m and be adequately drained, and hard surfaced for its duration.*
 - f) *The car parking spaces for both of Lot 1 and Lot 2 of Stage 1 shall be permanently demarcated in accordance with their allocation.*
 - g) *The vehicle crossing to Lot 4 and Lot 5 of Stage 1 shall have a maximum combined width of 6m at the boundary.*
 - h) *Vehicle access to Lot 4 shall be formed to a width of 3m, be adequately drained and be hard surfaced from the edge of the carriageway of Canongate to the front of the proposed garage.*
 - i) *The existing dwelling located on the site, that is straddling proposed Lots 3 and 4 shall be removed.*

Land Use LUC-2016-317

Pursuant to section 34A(1) and 104C and after having regard to Part 2 matters and section 104 of the Resource Management Act 1991, the Dunedin City Council **grants** consent to a **restricted discretionary** activity being breaches side yard and height plane angle by proposed units and associated breaches of the earthworks scale thresholds at 93 and 97 Canongate, Dunedin, legally described as Lots 1-5 of SUB-2016-55, subject to conditions imposed under sections 108 of the Act, as shown on the attached consent certificate.

Conditions:

1. The proposal shall be undertaken in general accordance with the application plan prepared by TL Survey Services, entitled "Proposed Subdivision of Lot 19 DP 76 PREPARED FOR Majid Dousti", dated 13 June 2016 and relevant information submitted with resource consent applications SUB-2016-55 and LUC-2016-317 received by the Council on 14 July 2016, along with the plans, elevations and information received by the Council by email on 19 December 2016, except where modified by the following conditions.
2. No earthworks shall be undertaken until building consent has been granted.
3. The consent holder shall provide notice to the Resource Consent Monitoring team by email to rcmonitoring@dcc.govt.nz of the start date of the works. This notice shall be provided at least five (5) working days before the works are to commence.
4. The consent holder shall establish a construction phase vehicle access point to the site and ensure it is used by construction vehicles. The access is to be stabilised by using a geotextile fabric and either topped with crushed rock or aggregate. The access is to be designed to prevent runoff.
5. All earthworks and retaining walls shall be subject to design, specification and supervision by a suitably qualified person. This shall include confirmation of the minimum requirements for continued use of the supported land during and after the works.
6. Where the long-term stability of other's land or structures may rely upon the continued stability of retaining works, a suitably qualified person must confirm that the retaining structure can be safely demolished following a complete design life without creating hazards for neighbouring properties. This confirmation shall be forwarded to rcmonitoring@dcc.govt.nz, prior to works commencing.
7. Prior to undertaking any work, a suitably qualified person shall assess the potential for instability on adjacent properties, as a result of the works. This advice shall be forwarded to rcmonitoring@dcc.govt.nz, prior to works commencing. Confirmation shall also be provided of the foundation depths for existing structures relative to the proposed earthworks.
8. All temporary slopes shall be inspected and signed off by a suitably qualified person.
9. Any excavations shall be supported within one month of the earthworks commencing.
10. The global stability of the final works shall be underwritten and signed off by Producer Statement from a suitably qualified person.
11. Any earth fill supporting foundations shall be specified and supervised by a suitably qualified person in accordance with NZS 4431-1989 Code of Practice for Earthfill for Residential Development. If cut material is used on site for fill purposes then moisture controls may be required to meet this standard.

12. To ensure effective management of erosion and sedimentation on the site during earthworks and as the site is developed, measures are to be taken and devices are to be installed, where necessary, to:
- a) divert clean runoff away from disturbed ground,
 - b) control and contain stormwater run-off,
 - c) avoid sediment laden run-off from the site' and
 - d) Protect existing drainage infrastructure sumps and drains from sediment run-off
13. The earthworks shall be undertaken with the principles of industry best practice applied at all stages of each sites development including site stability, stormwater management, traffic management, along with dust and noise controls at the sites.
14. In respect of any on-site stockpiling, all practicable measures shall be used to mitigate any effects in respect of visual impacts, dust or sediment generation. Sediment shall not affect any neighbouring property
15. All measures (including dampening of loose soil) should be maintained to ensure that dust, resulting from the earthworks, does not escape the property boundary.
16. The consent holder shall ensure that any fill to be removed from the site is securely contained when being transported from the excavation site.
17. All construction noise shall comply with the following noise limits as per New Zealand Standard NZS 6803:1999:

Time of Week	Time Period	Leq (dBA)	L max(dBA)
Weekdays	0730-1800	75	90
	1800-2000	70	85
	2000-0630	45	75
Saturdays	0730-1800	75	90
	1800-2000	45	75
	2000-0630	45	75
Sundays and public Holidays	0730-1800	55	85
	1800-2000	45	75
	2000-0630	45	75

18. If the consent holder:

- (a) discovers koiwi tangata (human skeletal remains), waahi taoka (resources of importance), waahi tapu (places or features of special significance) or other Maori artefact material, the consent holder shall without delay:
 - (i) notify the Consent Authority, Tangata whenua and Heritage New Zealand Pouhere Taonga and in the case of skeletal remains, the New Zealand Police.
 - (ii) stop work within the immediate vicinity of the discovery to allow a site inspection by Heritage New Zealand and the appropriate runanga and their advisors, who shall determine whether the discovery is likely to be extensive, if a thorough site investigation is required, and whether an Archaeological Authority is required.

Any koiwi tangata discovered shall be handled and removed by tribal elders responsible for the tikanga (custom) appropriate to its removal or preservation.

Site work shall recommence following consultation with the Consent Authority, Heritage New Zealand Pouhere Taonga, Tangata whenua, and in the case of skeletal remains, the New Zealand Police, provided that any relevant statutory permissions have been obtained.

- (b) discovers any feature or archaeological material that predates 1900, or heritage material, or disturbs a previously unidentified archaeological or heritage site, the consent holder shall without delay:
- (i) stop work within the immediate vicinity of the discovery or disturbance; and
 - (ii) advise the Consent Authority, Heritage New Zealand Pouhere Taonga, and in the case of Maori features or materials, the Tangata whenua, and if required, shall make an application for an Archaeological Authority pursuant to the Historic Places Act 1993; and
 - (iii) arrange for a suitably qualified archaeologist to undertake a survey of the site.

Site work shall recommence following consultation with the Consent Authority.

Advice Notes:

1. The Council' Geotechnical Engineer recommends that appropriate third party liability insurances are in place which identify nearby structures prior to undertaking any excavation that might affect others' land.
2. Temporary stability may be a concern on this project and remains the responsibility of the developer.
3. It is advised that the vehicle crossing, between the road carriageway and the property boundary, is within legal road and is therefore required to be constructed in accordance with the Dunedin City Council Vehicle Entrance Specification (available from the DCC Transport Group).
4. It is advised that a formal agreement be drawn up between the owners/users of all private accesses in order to clarify their maintenance responsibilities.
5. Parts 4, 5 and 6 (Stormwater Drainage, Wastewater and Water Supply) of the Dunedin Code of Subdivision and Development 2010 must be complied with.
6. All aspects relating to the availability of the water for fire-fighting should be in accordance with SNZ PAS 4509:2008, being the Fire Service Code of Practice for Fire Fighting Water Supplies, unless otherwise approved by the New Zealand Fire Service.
7. Council-owned infrastructure is located within the proposed lots Any buildings constructed on these lots must meet the requirements of Section 5.5 of the Dunedin Code of Subdivision and Development (2010) in relation to building in close proximity to Council infrastructure, unless otherwise approved by Water and Waste Services.
8. The Consent Holder is to ensure that all practicable measures are used to mitigate erosion and to control and contain sediment-laden stormwater run-off from the site during any stages of site disturbance that may be associated with this subdivision.
9. The following documentation is recommended as best practice guidelines for managing erosion and sediment-laden run-off and for the design and construction of erosion and sediment control measures for small sites:
 - ARC Technical Publication No. 90 Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region, March 1999.
 - Environment Canterbury, 2007 "Erosion and Sediment Control Guide for Small Sites."
 - Environment Canterbury, 2007 "Erosion and Sediment Control Guideline 2007" Report No. R06/23.

- Dunedin City Council "Silt and Sediment Control for Smaller Sites" (information brochure).
19. Private drainage issues and requirements (including any necessary works) are to be addressed via the building consent process.
20. Certain requirements for building on this site may be stipulated via the building consent process and are likely to include the following points:
- Stormwater from driveways, sealed areas and drain coils is not to create a nuisance on any adjoining properties.
 - For sites level with or above the road, the finished floor level of any building is to be a minimum of 150mm above the crown of the road.
 - For sites below the road, the finished floor level is to be no less than 150mm above the lowest point on the site boundary. Surface water is not to create a nuisance on any adjoining properties.
 - For secondary flow paths, the finished floor level shall be set at the height of the secondary flow plus an allowance for free board.
 - As required by the New Zealand Building Code E1.3.2, surface water resulting from an event having a 2% probability of occurring annually, shall not enter dwellings. The finished floor level shall be set accordingly.
21. In addition to the conditions of resource consent, the Resource Management Act establishes through sections 16 and 17 a duty for all persons to avoid unreasonable noise, and to avoid, remedy or mitigate any adverse effect created from an activity they undertake.
22. 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.
23. The lapse period specified above may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991.
24. It is the responsibility of any party exercising this consent to comply with any conditions imposed on their resource consent prior to and during (as applicable) exercising the resource consent. Failure to comply with the conditions may result in prosecution, the penalties for which are outlined in section 339 of the Resource Management Act 1991.
25. This is resource consent. Please contact the Building Control Office, Development Services, about the need for building consent for the work.

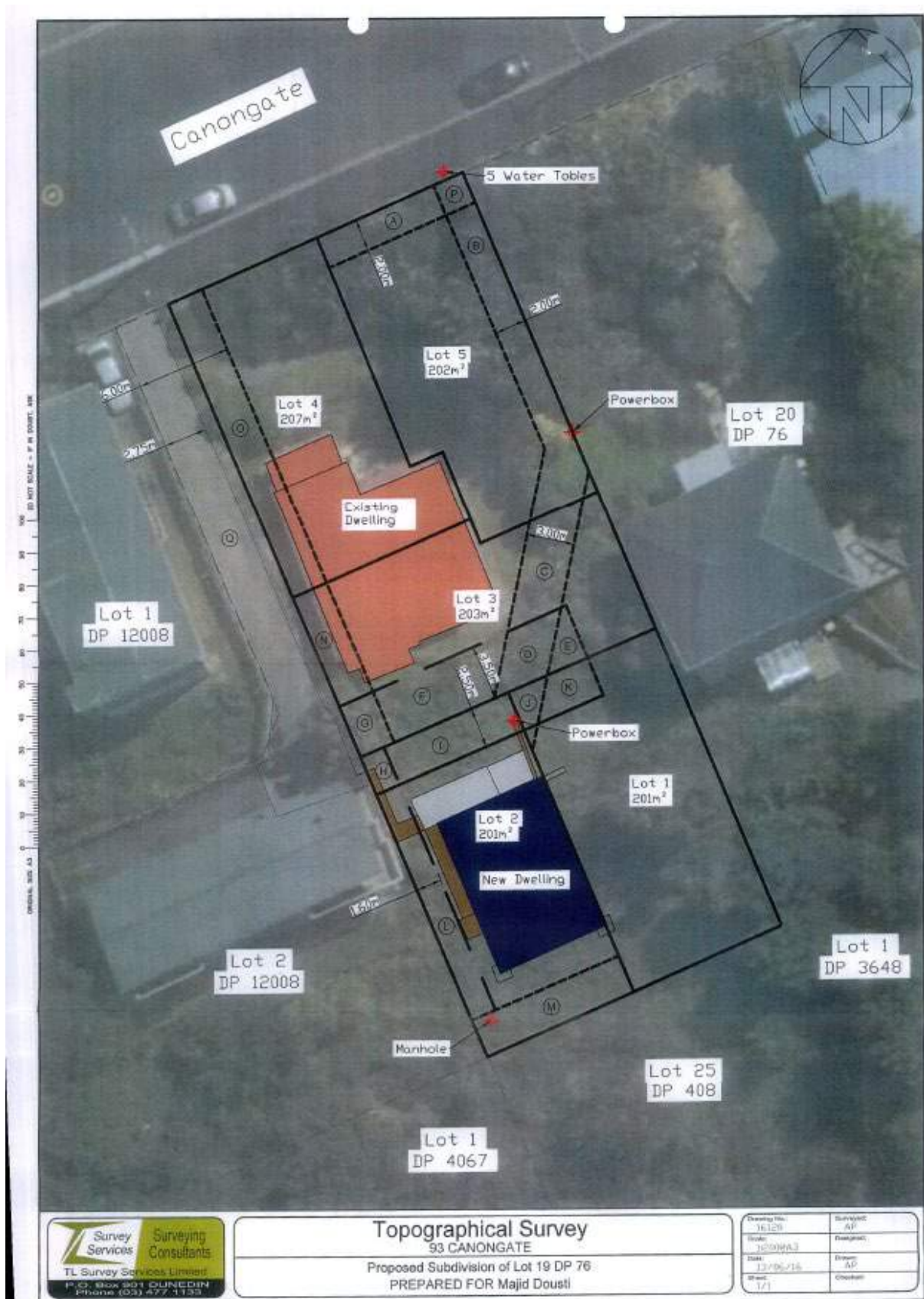
~~Issued at Dunedin this 18th day of January 2017~~

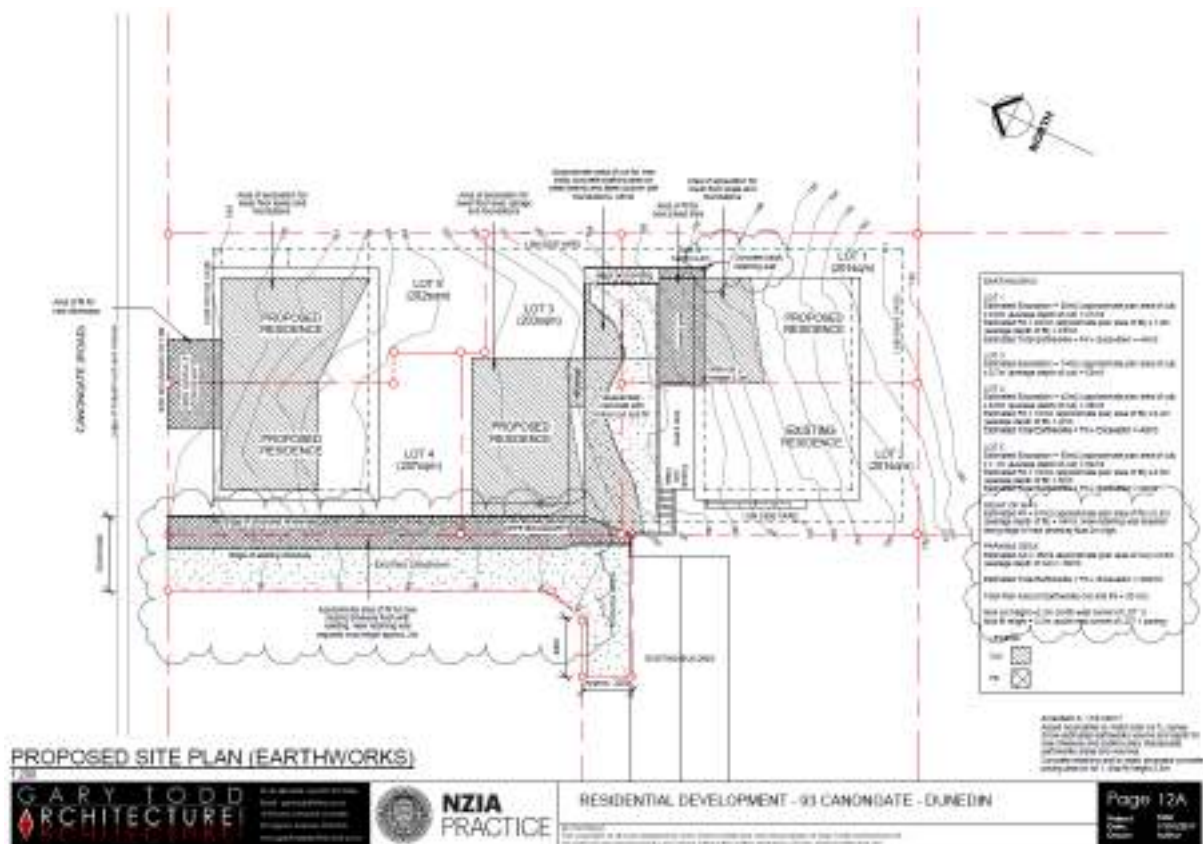
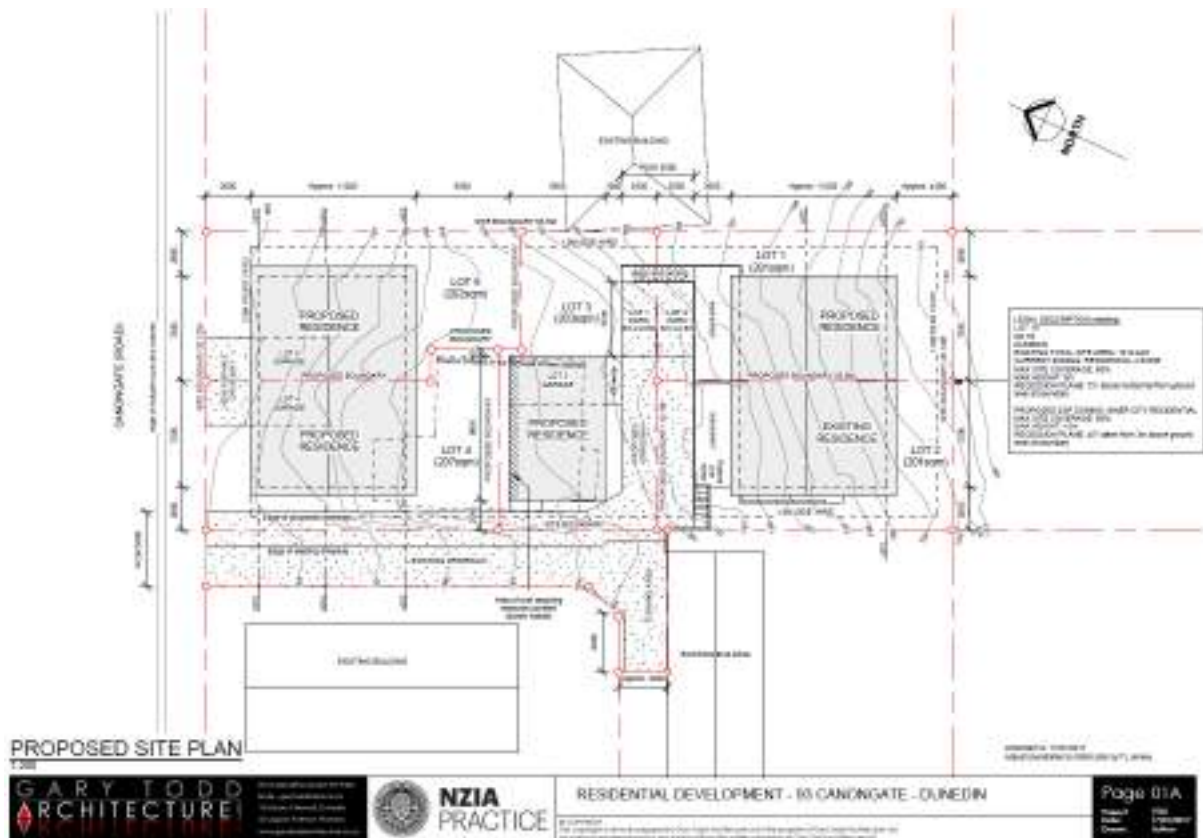
Reissued at Dunedin this 23rd day of February 2017 pursuant to section 357D of the Resource Management 1991.



Jeremy Grey
PLANNER

Appendix 1 - Approved plans for SUB-2016-55/A and LUC-2016-317
[Scanned images –Not to Scale]







10 December 2021

Majid Dousti
C/ Corey Donaldson
TL Survey Services Ltd
PO Box 901
Dunedin 9054

Via email: corey@tlsurvey.co.nz

Dear Corey

**SECTION 125 APPLICATION: SUB-2016-55/C
(EXTENSION OF LAPSE PERIOD OF SUB-2016-55/B)
93 CANONGATE
DUNEDIN**

Your application to extend the lapse period of a resource consent, lodged pursuant to section 125 of the Resource Management Act 1991, considered by a Senior Planner, under delegated authority, on 10 December 2021.

The Council has granted consent to the extension of the lapse period of the resource consent. The assessment of the application, including the reasons for the decision, is set out in the report attached to this letter. The consent certificate showing the revised lapse date is attached to the rear of this letter.

The consent certificate outlines the conditions that apply to your proposal. Please ensure that you have read and understand all of the consent conditions.

You may object to this decision within 15 working days of the decision being received, by applying in writing to the Dunedin City Council at the following address:

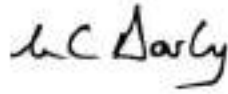
Senior Planner - Enquiries
Dunedin City Council
PO Box 5045
Dunedin 9054

You may 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 may be required to pay for the full costs of the independent hearings commissioner.

You will be contacted in due course if you are due a partial refund or you have to pay additional costs for the processing of your application.

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

Yours faithfully

A handwritten signature in black ink, appearing to read "Lianne Darby". The signature is written in a cursive, flowing style.

Lianne Darby
Planner

APPLICATION SUB-2016-55/C TO EXTEND LAPSE PERIOD OF SUB-2016-55/B: 93 CANONGATE, DUNEDIN

Department: Resource Consents

DESCRIPTION

Subdivision consent SUB-2016-55 and land use consent LUC-2016-317 were issued on 19 January 2017 for a five-lot fee-simple subdivision and development of 93 and 97 Canongate, Dunedin. The subject sites were, at that time:

- 93 Canongate, legally described as Lot 19 DP 76 (CFR 161956); and
- 97 Canongate, legally described as Lot 2 DP 12008 (CFR OT14A/725).

The consent provided for the land to be subdivided over two stages, thereby retaining the existing house on 93 Canongate for as long as possible. Stage 1 was for Lots 2 and 5 and the balance area, Lot 100, while Stage 2 was for the subdivision of Lot 100 into Lots 1, 3 and 4. The land use consent was for earthworks, and bulk and location breaches of the new units in respect of the new boundaries.

The consent holder objected to conditions regarding the timing and configuration of the carpark formation. The consent was reissued as SUB-2016-55/A on 23 February 2017.

The variation SUB-2016-55/B then applied for the reconfiguration of a proposed easement in gross in favour of the Dunedin City Council. It was determined that no variation of the conditions was actually required for this purpose (the original condition provided flexibility in easement width) but there needed to be some corrections made to the conditions to provide for rights of way. The variation was issued on 5 October 2018.

Stage 1 of the subdivision was completed with the deposit of DP 514787 on 3 March 2021. The subject site of Stage 2 is now Lot 100 Deposited Plan 514787, held in Record of Title 930937, and has an area of 610m². This is the new property of 93 Canongate.

SUB-2016-55/B is due to lapse on 23 February 2022. The applicant has requested an extension of the lapse period for a further five years to enable Stage 2 to be completed.

REASONS FOR APPLICATION

Section 125 of the Resource Management Act 1991 states that a land use or a subdivision consent lapses on the date specified in the consent, or where no date is specified, five years from the date of commencement unless:

- It has been given effect to; or
- An application for an extension has been made before the consent lapses, and the Council decides to grant an extension.

The subdivision consent of SUB-2016-55 was issued on 19 January 2017 with a five-year lapse period. This was extended to 23 February 2022 by the objection SUB-2016-55/A. The land use consent LUC-2016-317 was given a lapse period relating to the s223 certification of SUB-2016-55.

The application to extend the lapse period of SUB-2016-55 (as varied by SUB-2016-55/A and SUB-2016-55/B) was received at Council on 18 November 2021, prior to the lapsing of the subdivision consent. The Council can therefore consider the application.

Section 125(1A)(b) allows for an extension of the lapse period of a consent provided that:

- (b) *An application is made to the consent authority to extend the period after which the consent lapses, and the consent authority decides to grant an extension after taking into account –*
 - (i) *whether substantial progress or effort has been, and continues to be, made towards giving effect to the consent; and*
 - (ii) *whether the applicant has obtained approval from persons who may be adversely affected by the granting of an extension; and*
 - (iii) *the effect of the extension on the policies and objectives of any plan or proposed plan.*

PLANNING ASSESSMENT

Substantial Progress or Effort

Stage 1 of the subdivision has already been completed. This stage created the subject site of Stage 2.

The applicant notes that the survey work for Stage 2 has been undertaken but there is still a significant amount of physical works required before the subdivision can be completed. These include the removal of the existing dwelling on-site, and the construction of the shared vehicle access and carparking area. While the 'giving effect to' a subdivision consent only requires the s223 certificate to be signed (with the s224(c) certification and plan deposit having a further three years to complete from that date), in this case, the easements cannot be determined with accuracy until the site works are done and, consequently, s223 certification cannot be finalised.

The applicant intends to complete Stage 2 but is, for the moment, subject to labour and material shortages. The outstanding works could take upwards for 12 to 18 months once commenced. The applicant seeks an extension of five years to ensure sufficient time is available.

While the applicant does not appear to have commenced the works of Stage 2, the completion of Stage 1 and Council's common practise of giving ten-year lapse periods for staged subdivisions, means that the proposed five-year extension of the lapse period is acceptable to Council. The Proposed Plan is now in effect, but Stage 2 is consistent with the new rules, so no additional matters need to be considered.

It is considered that the work detailed above is evidence that substantial progress or effort has been, and continues to be, made to the subdivision as a whole to meet the provision of section 125(1A)(b)(i).

Affected Persons

The original application was processed on a non-notified basis. At that time, no parties were considered to be affected by the proposal.

Section 125(1A)(b)(ii) allows only the consideration of the effects of allowing additional time to give effect to the activity when determining who could be adversely affected by an extension of consent period.

The granting of an extension should not create any additional effect on any party beyond what is reasonably expected as a result of the original consent. Consequently, no persons will be adversely affected by the granting of the extension. The provisions of section 125(1A)(b)(ii) are therefore satisfied.

Objectives and Policies

Dunedin currently has two district plans: the Operative Dunedin City District Plan 2006 (the "Operative District Plan", and the Proposed Second Generation Dunedin City District Plan (the "Proposed Plan"). Section 125(1A)(b)(iii) requires the Council to consider the extension in terms of the objectives and policies of "any plan".

Operative District Plan

The objectives and policies of the Operative District Plan have not changed since the original decision. Therefore, the extension of time for the activity is accepted as being consistent with the objectives and policies of that plan. Allowing this extension of consent period will not introduce any inconsistencies in terms of those objectives and policies.

Proposed Plan

The objectives and policies of the Proposed Plan have not changed since the original decision except that the relevant objectives and policies are now in effect. Therefore, the extension of time for the activity is accepted as being consistent with the objectives and policies of that plan. Allowing this extension of consent period will not introduce any inconsistencies in terms of those objectives and policies.

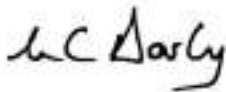
CONCLUSION

In light of the above assessment, it is considered that the application meets all three requirements of section 125(1A)(b) of the Resource Management Act 1991 and the application to extend the lapse period can be approved.

RECOMMENDATION

After having regard to the above planning assessment, I recommend that:

1. The Council grant the extension of the lapse period for the resource consent under delegated authority, in accordance with section 125 of the Resource Management Act 1991.



Lianne Darby
Planner

Date: 10 December 2021.

DECISION

I have read the assessment in this report. I agree with the recommendation above.

Under delegated authority on behalf of the Dunedin City Council, I accordingly approve the extension of the lapse period of the resource consent:

*Pursuant to sections 34A(1) and 125 of the Resource Management Act 1991, the Dunedin City Council **grants** the extension to the lapse period for resource consent SUB-2016-55 (as varied by SUB-2016-55/A and SUB-2016-55/B), for a further five years, and the consent will now lapse on 23 February 2027.*



Campbell Thomson
Senior Planner

Date: 10 December 2021.

Consent Type: S125 – Time extension

Consent Number: SUB-2016-55/B, as extended by SUB-2016-55/C.
(LUC-2016-317/A is attached for completeness sake)

Location of Activity: 93 Canongate, Dunedin.

Legal Description: Lot 19 DP 76 (Computer Freehold Register 161956) and Lot 2 DP 12008 (Computer Freehold Register OT14A/725).

Lapse Date: SUB-2016-55/B: ~~23 February 2022~~ 23 February 2027, unless the consent has been given effect to before this date.

LUC Lapse Date: LUC-2016-317/A shall lapse 5 years from the date that the section 223 certificate for SUB-2016-55 is issued, unless the consent has been given effect to before this date.

Subdivision SUB-2016-55 (as varied by SUB-2016-55/A and SUB-2016-55/B)

*Pursuant to section 34A(1) and 104B and after having regard to Part 2 matters and sections 104 and 104D of the Resource Management Act 1991, the Dunedin City Council **grants** consent to a **non-complying** activity being the subdivision of the land at Lot 19 Folio 6 DP 76 and it is held in Computer Freehold Register 161956, subject to conditions imposed under sections 108 and 220 of the Act, as shown on the attached certificate.*

Conditions:

Stage 1: Subdivision of Lot 19 DP 76 into Lots 2, 5 and 100 (Lots 1, 3 and 4):

[Completed]

Stage 2: Subdivision of Lot 100 into Lots 1, 3 and 4:

1. *The proposal shall be undertaken in general accordance with the application plan prepared by TL Survey Services, entitled “Proposed Subdivision of Lot 19 DP 76 PREPARED FOR Majid Dousti”, dated 13 June 2016 and relevant information submitted with resource consent applications SUB-2016-55 and LUC-2016-317 received by the Council on 14 July 2016, along with the plans, elevations and information received by the Council by email on 17 January 2017, and the variations SUB-2016-55/B and LUC-2016-317/A received at Council on 7 September 2018, and the further information received at Council on 17 September 2018, except where modified by the following conditions.*
2. *Prior to certification of the cadastral dataset pursuant to section 223 of the Resource Management Act 1991, the subdivider shall ensure the following:*
 - a) *If a requirement for any easements for services, including private drainage, is incurred during the survey then those easements shall be granted or reserved and included in a Memorandum of Easements on the cadastral dataset. All rights are reserved for any easements which may be required by this subdivision.*

- b) *Easements in gross, including those in favour of the Dunedin City Council, shall be created as required over any services passing through private property which are to be vested with the Council. The easements in gross in favour of the Dunedin City Council shall be made in accordance with Sections 5.3.4, or 6.3.10.3, as appropriate, of the Dunedin Code of Subdivision and Development 2010, unless otherwise approved by the Water and Waste Services Business Unit.*
 - c) *The parking easement created under Condition 2(a) of Stage 1 over Lot 100, in favour of Lot 2, shall be extinguished once car parking is available on the proposed parking platform.*
 - d) *That Right of Way Q over Lot 1, and Rights of Way G and N over Lot 3, must be duly created or reserved in favour of Lot 1, Lot 2 Stage 1, Lot 3, and Lot 2 DP 12008 (97 Canongate), and must be shown on the survey plan in a Memorandum of Easements. The rights of way, combined with Right of Way Q of Stage 1, must have a minimum legal width of 5.0m.*
3. *Prior to certification pursuant to section 224(c) of the Resource Management Act, the subdivider shall complete the following:*
- a) *Detailed engineering design details shall be provided (plans, long-sections and calculations) for the proposed wastewater infrastructure to the Asset Planning Engineer, Water and Waste Services for approval prior to any works commencing on site. The engineering plans and associated calculations submitted to Water and Waste Services shall meet the requirements of the Construction Plan Check List, the Dunedin Code of Subdivision and Development 2010 and the NZS4404:2004 standard.*
 - b) *All work associated work involving the installation of Council-owned infrastructure shall be undertaken in accordance with the engineering plans approved by the Asset Planning Engineer, Water and Waste Services, the Dunedin Code of Subdivision and Development 2010 and NZS4404:2004 standard.*
 - c) *On completion of construction of the servicing infrastructure, as-built plans shall be submitted to the Asset Planning Engineer, Water and Waste Services for approval. The as-built plans shall be accompanied by a quality assurance report on the installed infrastructure to be vested in Council.*
 - d) *No new construction shall take place within 1.5m of the wastewater pipeline within the proposed lots as per Section 5.5 of the Dunedin Code of Subdivision and Development. This includes, but is not limited to, buildings, fences, sheds and decks, unless approved by the Asset Planning Engineer, Water and Waste Services.*
 - e) *The full length of the vehicle access to Lots 1, 2, 3, and the existing site at 97 Canongate, shall have a minimum formed width of 5m and be adequately drained, and hard surfaced for its duration.*
 - f) *The car parking spaces for both of Lot 1 and Lot 2 of Stage 1 shall be permanently demarcated in accordance with their allocation.*
 - g) *The vehicle crossing to Lot 4 and Lot 5 of Stage 1 shall have a maximum combined width of 6m at the boundary.*

- h) Vehicle access to Lot 4 shall be formed to a width of 3m, be adequately drained and be hard surfaced from the edge of the carriageway of Canongate to the front of the proposed garage.
- i) The existing dwelling located on the site, that is straddling proposed Lots 3 and 4 shall be removed.

Land Use LUC-2016-317 (as varied by LUC-2016-317/A)

Pursuant to section 34A(1) and 104C and after having regard to Part 2 matters and section 104 of the Resource Management Act 1991, the Dunedin City Council **grants** consent to a **restricted discretionary** activity being breaches side yard and height plane angle by proposed units and associated breaches of the earthworks scale thresholds at 93 and 97 Canongate, Dunedin, legally described as Lots 1-5 of SUB-2016-55, subject to conditions imposed under sections 108 of the Act, as follows:

Conditions:

1. The proposal shall be undertaken in general accordance with the application plan prepared by TL Survey Services, entitled "Proposed Subdivision of Lot 19 DP 76 PREPARED FOR Majid Dousti", dated 13 June 2016 and relevant information submitted with resource consent applications SUB-2016-55 and LUC-2016-317 received by the Council on 14 July 2016, along with the plans, elevations and information received by the Council by email on 19 December 2016, and the variations SUB-2016-55/B and LUC-2016-317/A received at Council on 7 September 2018, and the further information received at Council on 17 September 2018, except where modified by the following conditions.
2. No earthworks shall be undertaken until building consent has been granted.
3. The consent holder shall provide notice to the Resource Consent Monitoring team by email to rcmonitoring@dcc.govt.nz of the start date of the works. This notice shall be provided at least five (5) working days before the works are to commence.
4. The consent holder shall establish a construction phase vehicle access point to the site and ensure it is used by construction vehicles. The access is to be stabilised by using a geotextile fabric and either topped with crushed rock or aggregate. The access is to be designed to prevent runoff.
5. All earthworks and retaining walls shall be subject to design, specification and supervision by a suitably qualified person. This shall include confirmation of the minimum requirements for continued use of the supported land during and after the works.
6. Where the long-term stability of other's land or structures may rely upon the continued stability of retaining works, a suitably qualified person must confirm that the retaining structure can be safely demolished following a complete design life without creating hazards for neighbouring properties. This confirmation shall be forwarded to rcmonitoring@dcc.govt.nz, prior to works commencing.
7. Prior to undertaking any work, a suitably qualified person shall assess the potential for instability on adjacent properties, as a result of the works. This advice shall be forwarded to rcmonitoring@dcc.govt.nz, prior to works commencing. Confirmation shall also be provided of the foundation depths for existing structures relative to the proposed earthworks.
8. All temporary slopes shall be inspected and signed off by a suitably qualified person.

9. Any excavations shall be supported within one month of the earthworks commencing.
10. The global stability of the final works shall be underwritten and signed off by Producer Statement from a suitably qualified person.
11. Any earth fill supporting foundations shall be specified and supervised by a suitably qualified person in accordance with NZS 4431-1989 Code of Practice for Earthfill for Residential Development. If cut material is used on site for fill purposes then moisture controls may be required to meet this standard.
12. To ensure effective management of erosion and sedimentation on the site during earthworks and as the site is developed, measures are to be taken and devices are to be installed, where necessary, to:
 - a) divert clean runoff away from disturbed ground,
 - b) control and contain stormwater run-off,
 - c) avoid sediment laden run-off from the site' and
 - d) Protect existing drainage infrastructure sumps and drains from sediment run-off
13. The earthworks shall be undertaken with the principles of industry best practice applied at all stages of each sites development including site stability, stormwater management, traffic management, along with dust and noise controls at the sites.
14. In respect of any on-site stockpiling, all practicable measures shall be used to mitigate any effects in respect of visual impacts, dust or sediment generation. Sediment shall not affect any neighbouring property
15. All measures (including dampening of loose soil) should be maintained to ensure that dust, resulting from the earthworks, does not escape the property boundary.
16. The consent holder shall ensure that any fill to be removed from the site is securely contained when being transported from the excavation site.
17. All construction noise shall comply with the following noise limits as per New Zealand Standard NZS 6803:1999:

Time of Week	Time Period	Leq (dBA)	L max(dBA)
Weekdays	0730-1800	75	90
	1800-2000	70	85
	2000-0630	45	75
Saturdays	0730-1800	75	90
	1800-2000	45	75
	2000-0630	45	75
Sundays and public Holidays	0730-1800	55	85
	1800-2000	45	75
	2000-0630	45	75

18. If the consent holder:

- (a) discovers koiwi tangata (human skeletal remains), waahi taoka (resources of importance), waahi tapu (places or features of special significance) or other Maori artefact material, the consent holder shall without delay:
- (i) notify the Consent Authority, Tangata whenua and Heritage New Zealand Pouhere Taonga and in the case of skeletal remains, the New Zealand Police.
 - (ii) stop work within the immediate vicinity of the discovery to allow a site inspection by Heritage New Zealand and the appropriate runanga and their advisors, who shall determine whether the discovery is likely to be extensive, if a thorough site investigation is required, and whether an Archaeological Authority is required.

Any koiwi tangata discovered shall be handled and removed by tribal elders responsible for the tikanga (custom) appropriate to its removal or preservation.

Site work shall recommence following consultation with the Consent Authority, Heritage New Zealand Pouhere Taonga, Tangata whenua, and in the case of skeletal remains, the New Zealand Police, provided that any relevant statutory permissions have been obtained.

- (b) discovers any feature or archaeological material that predates 1900, or heritage material, or disturbs a previously unidentified archaeological or heritage site, the consent holder shall without delay:
- (i) stop work within the immediate vicinity of the discovery or disturbance; and
 - (ii) advise the Consent Authority, Heritage New Zealand Pouhere Taonga, and in the case of Maori features or materials, the Tangata whenua, and if required, shall make an application for an Archaeological Authority pursuant to the Historic Places Act 1993; and
 - (iii) arrange for a suitably qualified archaeologist to undertake a survey of the site.

Site work shall recommence following consultation with the Consent Authority.

Advice Notes:

1. The Council' Geotechnical Engineer recommends that appropriate third party liability insurances are in place which identify nearby structures prior to undertaking any excavation that might affect others' land.
2. Temporary stability may be a concern on this project and remains the responsibility of the developer.
3. It is advised that the vehicle crossing, between the road carriageway and the property boundary, is within legal road and is therefore required to be constructed in accordance with the Dunedin City Council Vehicle Entrance Specification (available from the DCC Transport Group).
4. It is advised that a formal agreement be drawn up between the owners/users of all private accesses in order to clarify their maintenance responsibilities.
5. Parts 4, 5 and 6 (Stormwater Drainage, Wastewater and Water Supply) of the Dunedin Code of Subdivision and Development 2010 must be complied with.

6. All aspects relating to the availability of the water for fire-fighting should be in accordance with SNZ PAS 4509:2008, being the Fire Service Code of Practice for Fire Fighting Water Supplies, unless otherwise approved by the New Zealand Fire Service.
7. Council-owned infrastructure is located within the proposed lots. Any buildings constructed on these lots must meet the requirements of Section 5.5 of the Dunedin Code of Subdivision and Development (2010) in relation to building in close proximity to Council infrastructure, unless otherwise approved by Water and Waste Services.
8. The Consent Holder is to ensure that all practicable measures are used to mitigate erosion and to control and contain sediment-laden stormwater run-off from the site during any stages of site disturbance that may be associated with this subdivision.
9. The following documentation is recommended as best practice guidelines for managing erosion and sediment-laden run-off and for the design and construction of erosion and sediment control measures for small sites:
 - ARC Technical Publication No. 90 Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region, March 1999.
 - Environment Canterbury, 2007 "Erosion and Sediment Control Guide for Small Sites."
 - Environment Canterbury, 2007 "Erosion and Sediment Control Guideline 2007" Report No. R06/23.
 - Dunedin City Council "Silt and Sediment Control for Smaller Sites" (information brochure).
19. Private drainage issues and requirements (including any necessary works) are to be addressed via the building consent process.
20. Certain requirements for building on this site may be stipulated via the building consent process and are likely to include the following points:
 - Stormwater from driveways, sealed areas and drain coils is not to create a nuisance on any adjoining properties.
 - For sites level with or above the road, the finished floor level of any building is to be a minimum of 150mm above the crown of the road.
 - For sites below the road, the finished floor level is to be no less than 150mm above the lowest point on the site boundary. Surface water is not to create a nuisance on any adjoining properties.
 - For secondary flow paths, the finished floor level shall be set at the height of the secondary flow plus an allowance for free board.
 - As required by the New Zealand Building Code E1.3.2, surface water resulting from an event having a 2% probability of occurring annually, shall not enter dwellings. The finished floor level shall be set accordingly.
21. In addition to the conditions of resource consent, the Resource Management Act establishes through sections 16 and 17 a duty for all persons to avoid unreasonable noise, and to avoid, remedy or mitigate any adverse effect created from an activity they undertake.

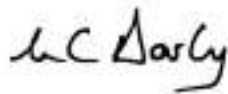
22. Resource consents are not personal property. This consent attaches to the land to which it relates, and consequently the ability to exercise this consent is not restricted to the party who applied and/or paid for the consent application.
23. The lapse period specified above may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991.
24. It is the responsibility of any party exercising this consent to comply with any conditions imposed on their resource consent prior to and during (as applicable) exercising the resource consent. Failure to comply with the conditions may result in prosecution, the penalties for which are outlined in section 339 of the Resource Management Act 1991.
25. This is resource consent. Please contact the Building Control Office, Development Services, about the need for building consent for the work.

~~Issued at Dunedin this 18th day of January 2017~~

~~Reissued at Dunedin this 23rd day of February 2017 pursuant to section 357D of the Resource Management Act 1991.~~

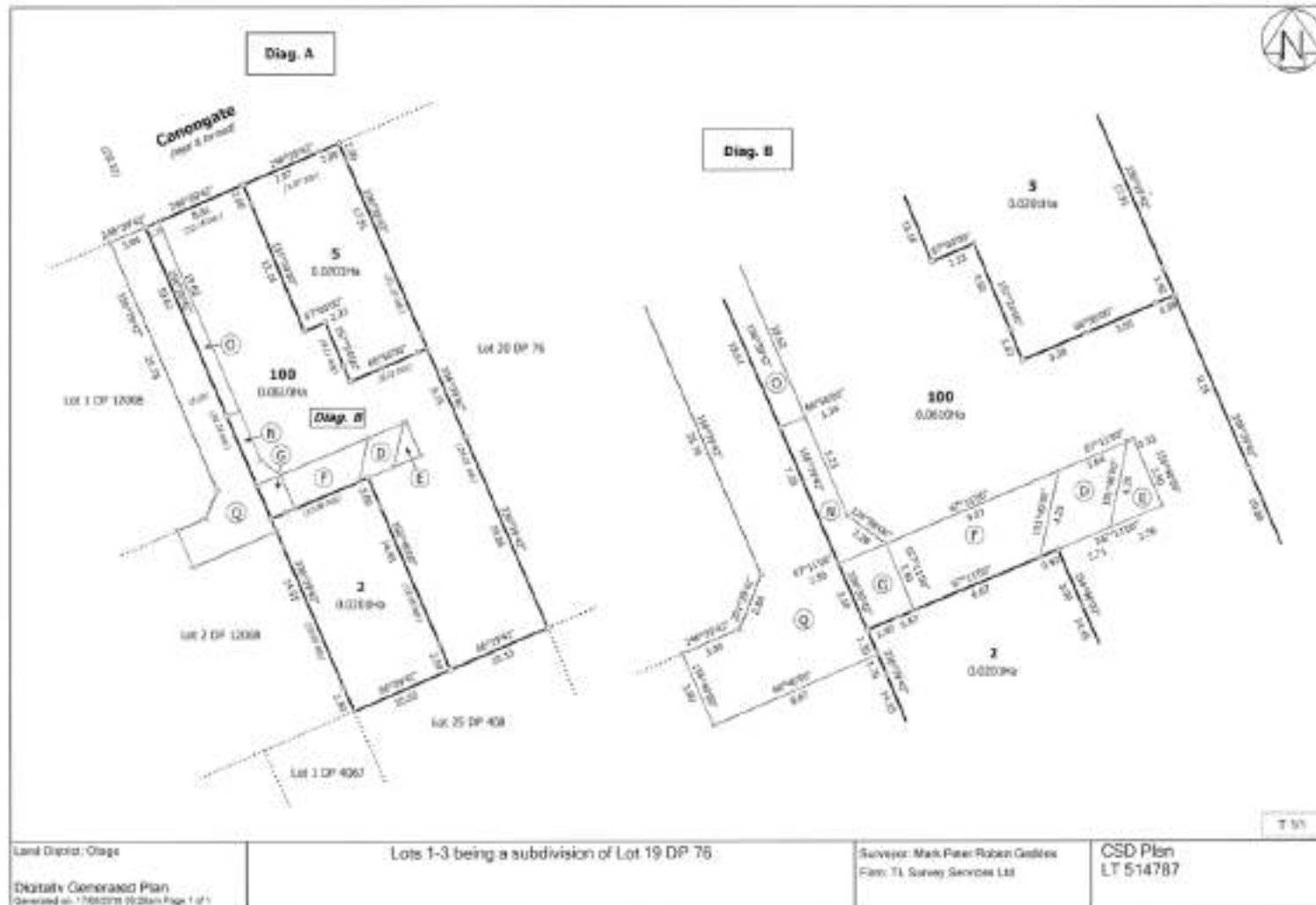
~~Re-issued at Dunedin pursuant to section 127 this 5 October 2018.~~

Reissued at Dunedin on 10 December 2021 with the lapse period extended pursuant to section 125 of the Resource Management Act 1991.



Lianne Darby
Planner

Appendix One: Copy of Plan (scanned image, not to scale)





APPLICATION NUMBER:	HAIL-2013-19
RELATED APPLICATIONS/LICENCES:	

PLANNING APPLICATION DETAILS FORM

Property Address		93 Canongate Dunedin	
Property Description:		Property No: 5026922, Legal Description: LOT 19 DP 76	
First Contact: (Applicant)	Name:	T L Survey Services Limited	
	Mail Address:	C/O T L Survey Services Limited, PO Box 901, Dunedin 9054	
	Phone Number:	03 477 1133	
Second Contact: (Agent)	Name:		
	Mail Address:		
	Phone Number:		
	Contact Person:		
Description of Application:		93 Cannongate	
Application Type:		Hazardous Activities and Industries List Search	
Consent Type:		Consent Nature	
Major Category		Hazardous Activities and Industries List	
Minor Category			
Senior Planner or Responsible Officer:		Kirstyn Lindsay	
Lodgement Date:		18 February 2013	Lodgement Officer: Kirstyn Lindsay
Amount Paid:	\$	Invoice Number:	
Waived: <input type="checkbox"/>			
Application Requirements	Signed Application Form		Copy of Title
	Locality Plan		Site Plan
	Plans and Elevations		AEE
	Affected Persons Consent		
Counter Comments:			

1 March 2013

T L Survey Services Limited
P O Box 901
Dunedin 9054

Dear John

HAIL-2013-19- 93 Canongate

Please find enclosed the results of the HAIL Property search that you requested on 18 February 2013. This HAIL property search details the information which is documented on Council records for the site located at 93 Canongate, Dunedin. Please note, the attached documentation only includes that information available from the Council's records and the Council does not necessarily hold comprehensive records of the historic land use of a site.

It is recommended that any prospective purchaser/developer of the site should also investigate the historic land use through other means including consulting with any former land owners and checking with the Otago Regional Council.

This information does not constitute a Preliminary Site Investigation in terms of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011. Interpretation of this information is your responsibility.

Yours sincerely



Kirstyn Lindsay
Senior Planner

Property Key 5026922
Address 93 Canongate Dunedin

Building Consent Applications										
Building Application	EDMS	OK	Status	Description	Lodge Date	Applicant	PIM	BC	ICC	CCC
ABA-1997-338999 GEMS ID ABA970469			Cancelled	ERECT 10 UNITS	25/02/1997	172578 Bromac Holdings Limited				
PIM-1996-337343 GEMS ID ABA963441		✓	PIM Issued	ERECT 10 TOWNHOUSES - PIM ONLY DEBTR - BORMAC HOLDINGS LIMITED	08/08/1996	172578 Bromac Holdings Limited	✓			
H-1982-214718 GEMS ID AAD19820378		✓	Historical Record	AAD19820378 (DWX) K4064 - Repair Drainage (No Plan)(O'MALLEY)	18/05/1982					
H-1969-194257 GEMS ID AAD19690472		✓	Historical Record	AAD19690472 (DWX) H5867 - Repair Drainage (No Plan)(O'MALLEY)	02/07/1969					
H-1941-157656 GEMS ID AAD19410248		✓	Historical Record	AAD19410248 (DWX) D7205 - Alter Plumbing and Extend Drainage (MOODY)	27/05/1941					
H-1941-23875 GEMS ID AAB19410323		✓	Historical Record	AAB19410323 (DWX) 9813 - Alter Dwelling (Moody)	12/05/1941					
H-1925-140865 GEMS ID AAD19250327		✓	Historical Record	AAD19250327 (DWX) B6490 - Plumbing (No Plan)(PLEDGER)	06/04/1925					
H-1924-139530 GEMS ID AAD19240294		✓	Historical Record	AAD19240294 (DWX) B4750 - Clear Blocked Drain (No Plan) (PLEDGER)	11/04/1924					
H-1921-7192 GEMS ID AAB19210164		✓	Historical Record	AAB19210164 5235 - Re Instate (No plan)(Lamb)	05/05/1921					
H-1912-123798 GEMS ID AAD19120515		✓	Historical Record	AAD19120515 (DWX) A1235 - Plumbing and Drainage (BLACKIE)	06/09/1912					

City Planning Applications							
Planning Application	EDMS	OK	Status	Description	Lodge Date	Applicant	LUC
HAIL-2013-19 GEMS ID			HAIL request lodged	93 Cannongate	18/02/2013	207821 T L Survey Services Limited	
SUB-2013-4 GEMS ID			1st FI Request	subdivision	10/01/2013	436180 M Dousti	
LUC-2013-13 GEMS ID			1st FI Request	land use consequential to subdivision	10/01/2013	436180 M Dousti	
RMA-2004-368158 GEMS ID RMA20040742			Consent Issued	DWELLING	11/08/2004	172578 Bromac Holdings Limited	✓

1947



1957



1978



1990

