

DISCLAIMER

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Dunedin City Council – Land Information Memorandum

Property Address: 68 Bank Street Dunedin

Prepared for: Abdulhadi Ahmad M E Abuhaliqa and Brenden Van Schalkwyk.

Prepared on: 11-Feb-2026

Property Details:

Property ID	5013604
Address	68 Bank Street Dunedin
Parcels	LOT 21 DEEDS 234

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 11-Feb-2026

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

No information.

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 hold 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.

Further Comments:

BANK ST (Dalmore):

E. Previously part of Pine Hill Rd until 1958, when changed in conjunction with opening of the Northern Motorway. Named after Bank St in Edinburgh, and considered appropriate as much of the street is on a bank above Pine Hill Rd.

Foul Sewer and Waste Water

Stormwater/Sewer Separation - Compliant

The Dunedin City Council requires the foul sewer and storm water being discharged from a property to be directed to the separate foul sewer and storm water networks, respectively. This property is in an area where inspections have been undertaken to ensure compliance with this requirement. This property was certified as complying with Council's requirements for storm water separation at the time of inspection on **22nd January 1999**.

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

Drainage Reticulation Plans

A copy of the Dunedin City Council's drainage infrastructure in the vicinity of the subject property is attached. Public foul sewers are show 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	2013604
Address	68 Bank Street Dunedin
Valuation Number	26780-02400
Latest Valuation Details	
Capital Value	\$650,000
Land Value	\$470,000
Value of Improvements	\$180,000
Area (Hectares)	0.1131HA
Units of Use	1
Current Rates	
Current Rating Year Starting	01-Jul-2025
Dunedin City Council Rates	\$4,328.35
Rates Outstanding for Year	\$2,163.77

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

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

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

[ABA-2006-312772](#) Building Consent - Erect Garage/New Windows/Jayline Heater

Lodgement Date 18-Jul-2006
Decision Granted
Decision Date 07-Aug-2006
Current Status **CCC Issued**
Previous Number ABA62012
(Applications before 2007)

[ABA-2006-312772/A](#) Building Consent - Replace HWC with Gas, Bath with Shower & WC, Vanity & Tub

Lodgement Date 27-Apr-2007
Decision Granted
Decision Date 01-May-2007
Current Status **CCC Issued**
Previous Number
(Applications before 2007)

[ABA-2025-1319](#) Building Consent - Alter Internal Layout of Dwelling to Create Second Bathroom, Separate Toilet and Laundry

Lodgement Date 05-Sep-2025
Decision Granted
Decision Date 01-Oct-2025
Current Status **CCC Requested**
Previous Number
(Applications before 2007)

Building and Drainage Permits

[H-1917-5659](#) AAB19170012

3841 - Add Bedroom, (Breen). The permit was lodged on 30-Jul-1917.

[H-1917-5660](#) AAB19170013

3924 - Additions, (Breen). The permit was lodged on 07-Dec-1917.

[H-1916-5344](#) AAB19160015

3607 - Add to Dwelling, (Breen). The permit was lodged on 18-Oct-1916.

[H-1916-5345](#) AAB19160016

3642 - Erect Garage, (Breen). The permit was lodged on 23-Nov-1916.

[H-1922-7552](#) AAB19220038

5830 - Erect Garage, (Breen). The permit was lodged on 20-Jul-1922.

[H-1920-6626](#) AAB19200021

4704 - Add Billiard Room, (Breen). The permit was lodged on 28-Feb-1920.

[H-1920-6627](#) AAB19200022

5034 - Erect Shed, No Plan (Breen). The permit was lodged on 08-Nov-1920.

[H-1928-12836](#) AAB19280095

1053 - Alter Dwg/Bathroom/Kitchen/Sitting Room. The permit was lodged on 27-Jul-1928.

[H-1927-11872](#) AAB19270094

9690 - Add Sunporch, (Breen). The permit was lodged on 11-Feb-1927.

[H-1939-21730](#) AAB19390109

8378 - Erect Workshop, (Breen). The permit was lodged on 01-Apr-1939.

[H-1948-30816](#) AAB19480131

731 - Demolish Detached Room, No Plan (Skinner). The permit was lodged on 01-Nov-1948.

[H-1988-102348](#) AAB19880180

4221 - Add Conservatory, (Little). The permit was lodged on 15-Apr-1988.

[H-1988-102349](#) AAB19880181

4701 - Heater/Schooner, (Little). The permit was lodged on 01-Jul-1988.

[H-1913-127311](#) AAD19131830

A4614 - Plumbing and Drainage, (Crowe). The permit was lodged on 17-Nov-1913.

[H-1917-134041](#) AAD19170591

A11620 - Plumbing, No Plan (Breen). The permit was lodged on 13-Jan-1917.

[H-1917-134042](#) AAD19170592

A12082 - Drainage, No Plan (Breen). The permit was lodged on 05-Jun-1917.

[H-1920-136114](#) AAD19200651

A15848 - Plumbing and Drainage, (Breen). The permit was lodged on 17-Nov-1920.

[H-1928-145519](#) AAD19281009

C2029 - Plumbing, No Plan (Breen). The permit was lodged on 31-Jul-1928.

[H-1941-158141](#) AAD19410804

D7562 - Plumbing, No Plan (Breen). The permit was lodged on 05-Sep-1941.

[H-1944-160281](#) AAD19440692

E427 - Repair Pedestal, No Plan (Breen). The permit was lodged on 20-Dec-1944.

Building Notices

No Building Notices

Resource Consents

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

[RMA-2006-370381](#) - Resource Management Act (Historical Data)

Description	CONSTRUCT GARAGE IN FRONT YARD
Lodgement Date	14-Jul-2006
Decision	Granted
Decision Date	03-Aug-2006
Current Status	Consent Issued

[LUC-2020-332](#) - Land Use Consent

Description	land use consent to maintain a significant tree
Lodgement Date	23-Jul-2020
Decision	Granted
Decision Date	25-Aug-2020
Current Status	Completed

[LUC-2024-420](#) - Land Use Consent

Description	Work in drip line of scheduled tree T171 - Copper Beech
Lodgement Date	29-Oct-2024
Decision	Granted
Decision Date	26-Nov-2024
Current Status	Consent Issued

[LUC-2024-445](#) - Land Use Consent

Description	maintenance on significant tree T171
-------------	--------------------------------------

Lodgement Date	11-Nov-2024
Decision	Granted
Decision Date	06-Dec-2024
Current Status	Consent Issued

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

- General Residential 2 (refer Section 15, Residential)

Scheduled Items

- Scheduled Trees on subject site
 - Plan ID: T171
 - Common Name: Copper beech

Overlay Zones

- Nil

Mapped Areas

- Gardens Mapped Area
- Stadium Noise Leaflet Drop Mapped Area
- Wastewater Constraint Mapped Area
 - Name: North East Valley

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

Seepage

A seepage incident has been lodged on this property.

Seepage Incident 56204 – 30/07/1997 - Completed

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.

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 68 Bank Street Dunedin](#)

[5013601 23 Glencairn Street Dunedin](#)

[LUC-2018-22](#) Land Use Consent land use consent to construct a 2.6m retaining wall with a 1m high barrier atop. The outcome was Granted on 29/01/2018.

[5013605 64 Bank Street Dunedin](#)

[LUC-2024-183](#) Land Use Consent residential activity breaching density performance standard. The outcome was Granted on 07/06/2024.

[5013609 58 Bank Street Dunedin](#)

[RMA-1993-356073](#) Resource Management Act (Historical Data) ADD TO EXISTING HOUSE Ownr:SA YOUNG / App: SA YOUNG 58 BANK ST (Non-Notified - Non Complying). The outcome was Granted on 09/06/1993.

[RMA-1995-352075](#) Resource Management Act (Historical Data) DWG ADDN Ownr:YOUNG (Non-Notified - Non Complying). The outcome was Granted on 14/04/1987.

[5013642 3 Ramsay Street Dunedin](#)

[RMA-2003-366686](#) Resource Management Act (Historical Data) ERECT 3M DIAMETER SATELLITE DISH (Non-Notified - Restricted Discretionary). The outcome was Granted on 10/06/2003.

[5013643 5 Ramsay Street Dunedin](#)

[RMA-1992-354832](#) Resource Management Act (Historical Data) Section 226 Certificate (Non-Notified - Non Complying). The outcome was Granted on 30/01/1992.

[5013644 9 Ramsay Street Dunedin](#)

[RMA-1990-350813](#) Resource Management Act (Historical Data) two lot residential subdivision (Non-Notified - Non Complying). This consent has since Lapsed.

[5068926 9 Quentin Avenue Dunedin](#)

[RMA-1987-354521](#) Resource Management Act (Historical Data) ESTABLISH NEW CLUBROOMS / App: LEITH CROQUET CLUB 17 ORBELL STREET (Notified - Non Complying). The outcome was Granted on 02/03/1988.

[5105761 1081 George Street Dunedin](#)

[LUC-2024-194](#) Land Use Consent a replacement mural on a Pine Hill Road overpass wall on George Street. The outcome was Granted on 26/06/2024.

[RMA-1992-354832](#) Resource Management Act (Historical Data) Section 226 Certificate (Non-Notified - Non Complying). The outcome was Granted on 30/01/1992.

[5110071 24 Ramsay Street Dunedin](#)

[LUC-2015-390](#) Land Use Consent construct a retaining wall. The outcome was Granted on 28/09/2015.

[RMA-2003-366759](#) Resource Management Act (Historical Data) TWO LOT SUBDIVISION (RE-APPROVAL OF RMA95191 THAT LAPSED) (Non-Notified - Restricted Discretionary). The outcome was Granted on 21/07/2003.

[RMA-1995-357242](#) Resource Management Act (Historical Data) TWO LOT SUBDIVISION OF LOT 33 DEEDS PLAN 234 (Non-Notified - Non Complying). This consent has since Lapsed.

[RMA-1996-359256](#) Resource Management Act (Historical Data) RELOCATE DWELLING ONTO LOT 2 OF PROPOSED SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 08/07/1996.

[5111426 124 Opoho Road Dunedin](#)

[LUC-2026-17](#) Land Use Consent Alterations to scheduled building B020 at Botanic Gardens for installation of heat pump. There has been no outcome yet.

[LUC-2024-194](#) Land Use Consent a replacement mural on a Pine Hill Road overpass wall on George Street. The outcome was Granted on 26/06/2024.

[POL-2021-62](#) Planning Other Legislation Right of way over Part Town Belt in favour of Lot 6 DP 1671 and Part Lot 3 DP 1671 (related to Condition 2(b)(i) of SUB-2021-157). The outcome was Granted on 24/11/2021.

[LUC-2019-363](#) Land Use Consent the establishment of public artwork on the elder street steps. The outcome was Granted on 13/08/2019.

[LUC-2015-465](#) Land Use Consent Establish urban nature information signs around Dunedin City. The outcome was Granted on 12/02/2016.

[LUC-2011-571](#) Land Use Consent establish, operate and maintain new mobile phone site at Prospect Park. The outcome was Granted on 19/01/2012.

[LUC-2007-798](#) Land Use Consent construct a Mediterranean Garden. The outcome was Granted on 07/02/2008.

[RMA-2002-365435](#) Resource Management Act (Historical Data) ERECT RETAINING WALL IN CONFLICT WITH RULE 8.6.1(V) (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 08/03/2002.

[RMA-1990-354675](#) Resource Management Act (Historical Data) ER SKATEBOARD RAMP / App: DCC RECR.PLANNING BOX 5045 DUNEDIN (Notified - Non Complying). The outcome was Granted on 23/08/1990.

[RMA-1987-354521](#) Resource Management Act (Historical Data) ESTABLISH NEW CLUBROOMS / App: LEITH CROQUET CLUB 17 ORBELL STREET (Notified - Non Complying). The outcome was Granted on 02/03/1988.

[5111427 PT TOWN BELT SO 6 TN OF DUNEDIN Opoho Road Dunedin](#)

[LUC-2011-571](#) Land Use Consent establish, operate and maintain new mobile phone site at Prospect Park. The outcome was Granted on 19/01/2012.

[LUC-2009-514](#) Land Use Consent remove bush and erect a drainage structure associated with dewatering a slip. The outcome was Granted on 23/12/2009.

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

Previous LIMs on this property have identified the following:

Date of Inspection: 31-Mar-2014

Non-compliant entrance crossing

To meet current Council standards the levels of the drive at the boundary are required to be equal or greater than the levels at the crown of the carriageway. Due to the drive not meeting this requirement the property may take water from the road as a secondary flowpath. The asphalt dish channel at the edge of carriageway does not meet current Council specifications.

Council accepts this situation but accepts no liability, and points out that maintenance is the responsibility of the Property Owner.

Date of Inspection: 31-Mar-2014

Encroachment on road reserve

At this properties frontages there are concrete steps, associated retaining walls, a gate and various plantings located on road reserve. These may remain at the pleasure of Council. Council accepts this situation but accepts no liability, and points out that maintenance is the responsibility of the Property Owner.

These matters above may or may not have been resolved.

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



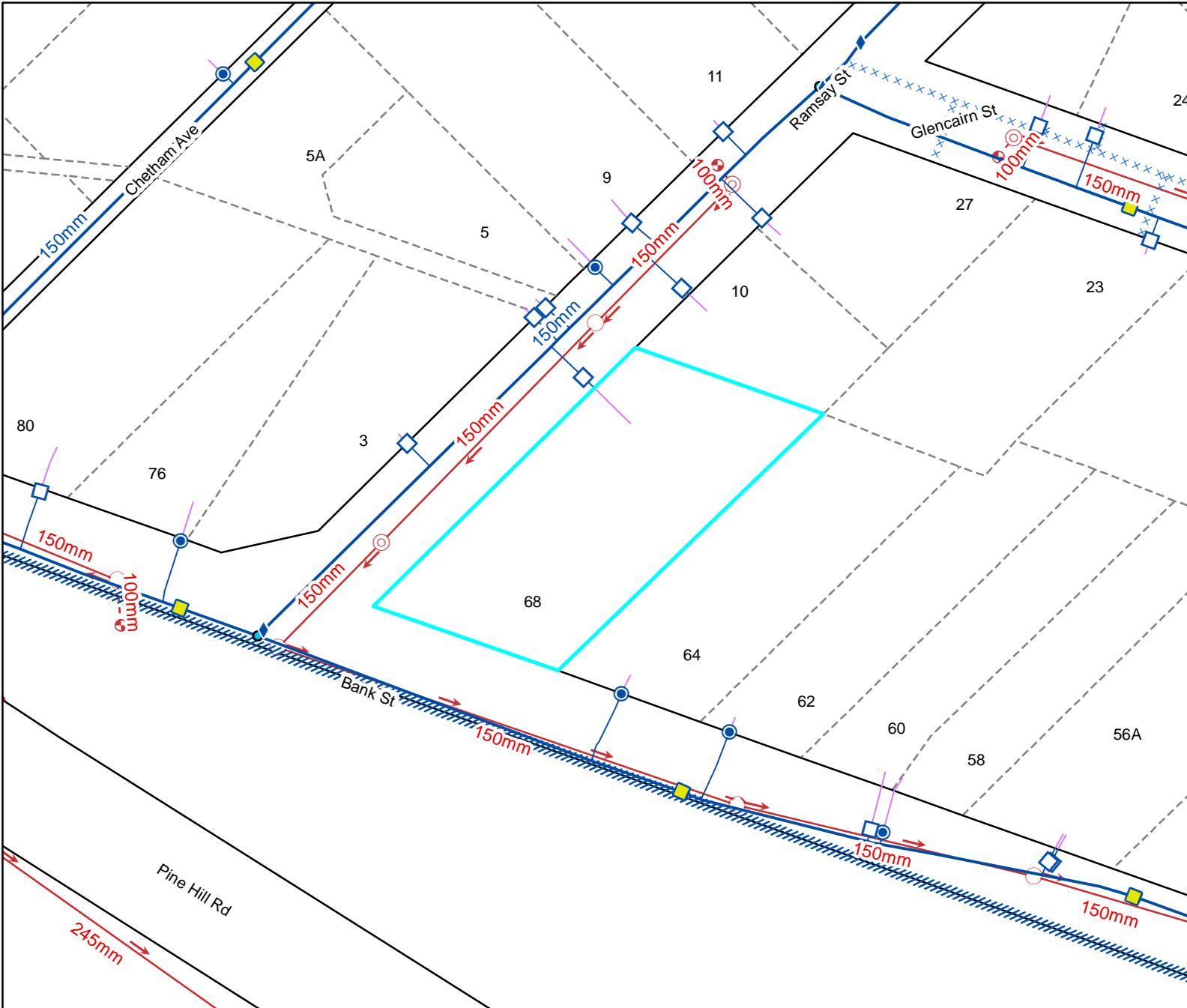
Photographic Map

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 4/02/2026
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PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES
 This map is for illustration purposes only and is not accurate to surveying, engineering or orthographic standards. Every effort has been made to ensure correctness and timeliness of the information presented.

2018-2019 Urban, Copyright DCC/Aerial Surveys Ltd, Rural, ORC/Aerial Surveys Ltd, CC BY 4.0 NZ
 2013 Urban and rural photography Jan/Feb 2013, Copyright DCC, CC BY 3.0 NZ.
 2006/2007 Urban photography March 2007, copyright NZAM, Rural photography March 2006, copyright Terralink International Ltd.



Legend

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

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

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

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

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



Council Water & Drainage Services

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

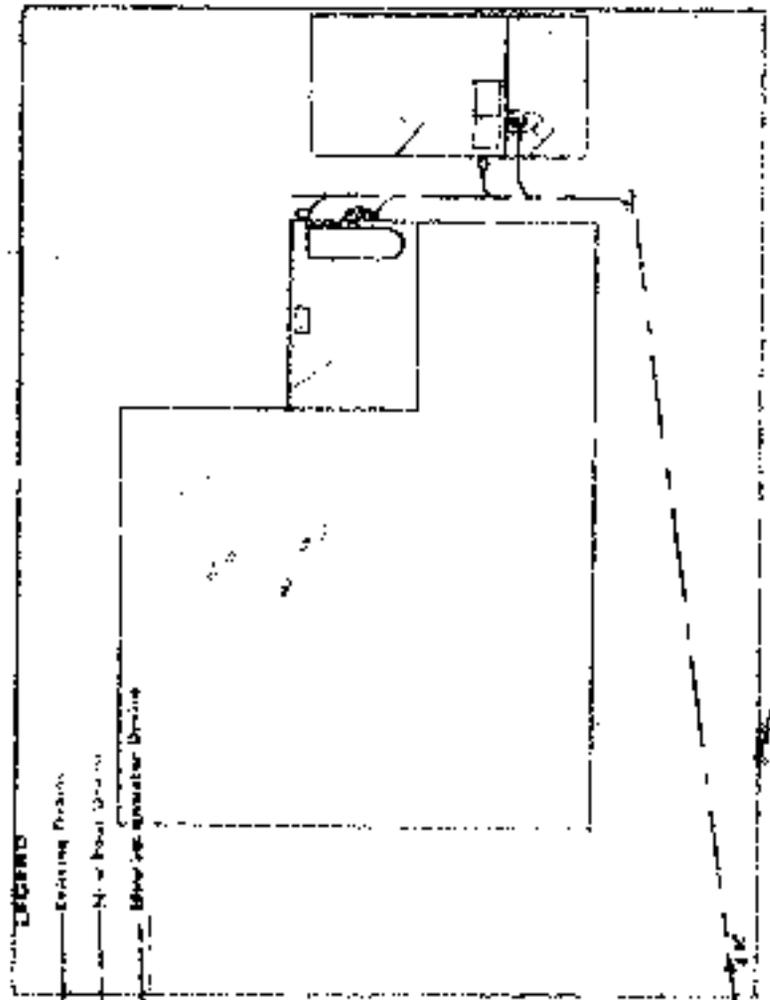
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PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES
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2018-2019 Urban. Copyright DCC/Aerial Surveys Ltd. Rural, ORC/Aerial Surveys Ltd. CC BY 4.0 NZ
2013 Urban and rural photography Jan/Feb 2013. Copyright DCC. CC BY 3.0 NZ.
2006/2007 Urban photography March 2007, copyright NZAM. Rural photography March 2006, copyright Terralink International Ltd.

Plan, show up proposed wiring. shown in 2-6-54
 Mrs. Cecelia Proprietor, Edison High School, Edison, N. J.
 Fine Hill Terrace, N. J. Edison



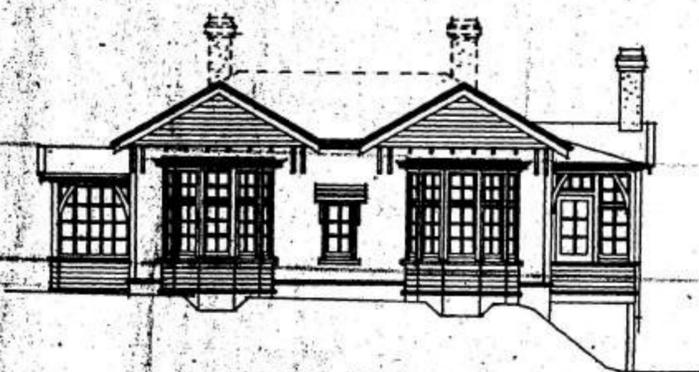
LEGEND
 Existing Rooms
 N. or Post Office
 Proposed Wiring
 Location Generator

BANK ST.

Plan for Edison High School

[Handwritten notes and signatures on the right side of the plan, including a signature that appears to be 'C. E. ...']

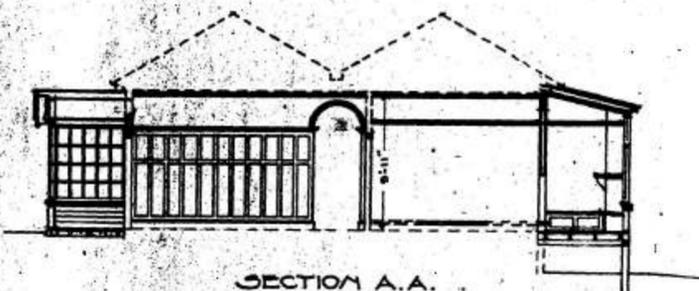
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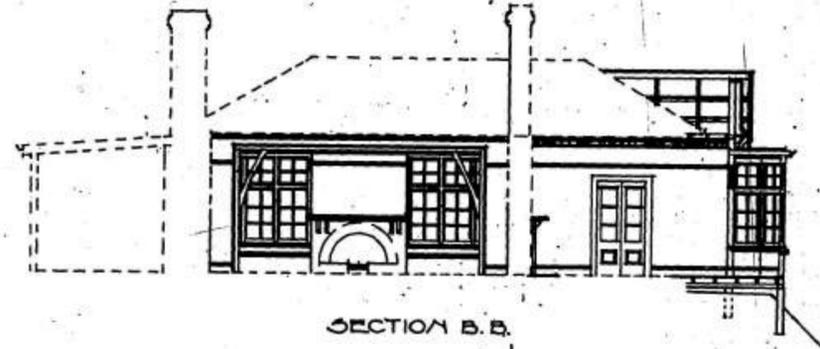
FRONT ELEVATION



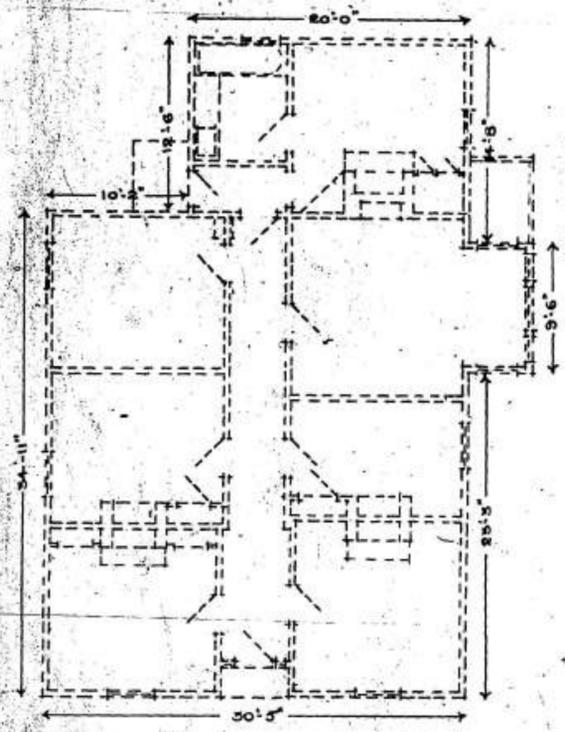
SIDE ELEVATION



SECTION A.A.



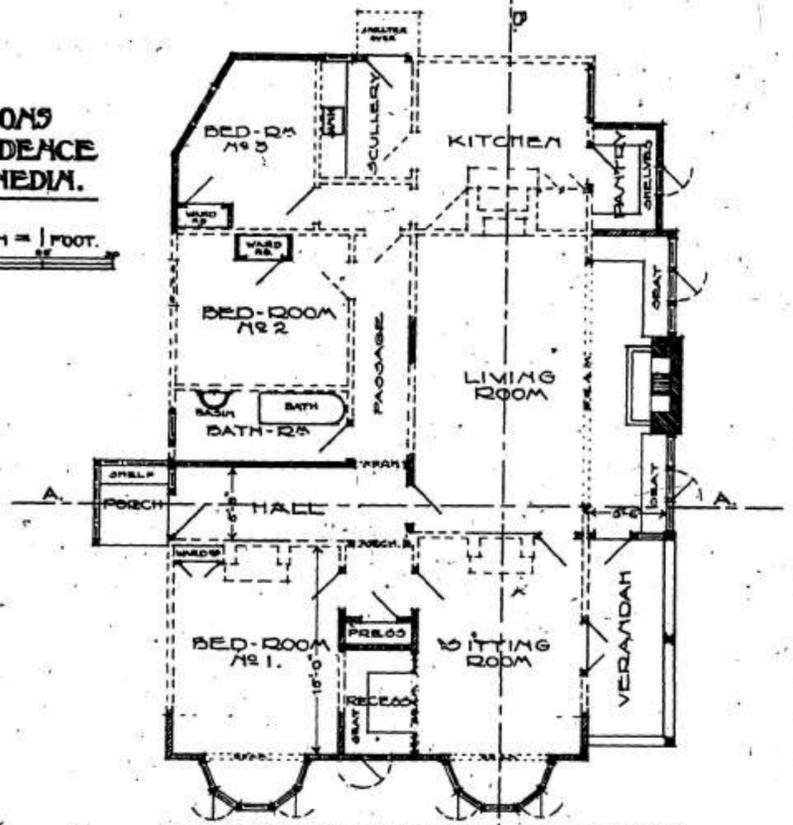
SECTION B.B.



PLAN OF EXISTING BUILDING.

ADDITIONS & ALTERATIONS
TO MR. R.W. BREEN'S RESIDENCE
PINE HILL TERRACE, DUNEDIN.

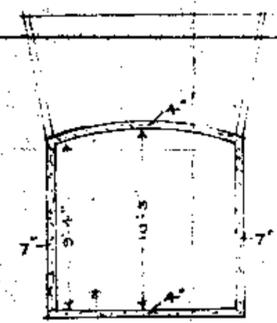
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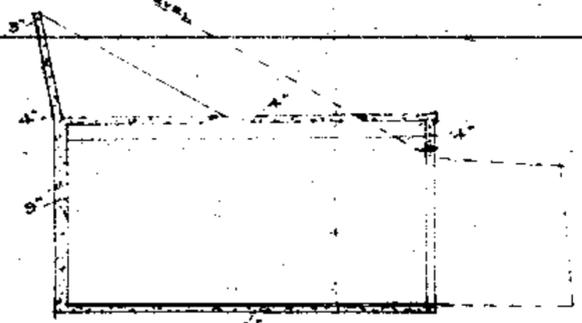
PLAN SHOWING ADDITIONS & ALTERATIONS

L. O. Coombs
A.R.C.S.A.
Res. Architect
Oct 1916

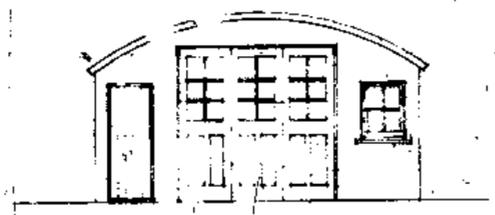
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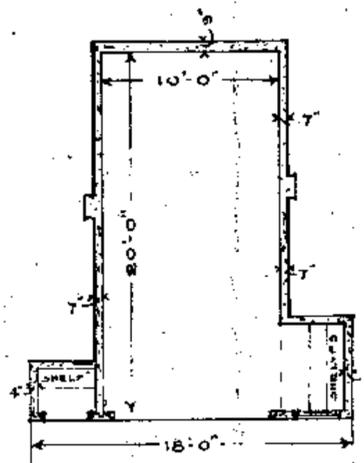
CROSS SECTION



LONGITUDINAL SECTION



ELEVATION

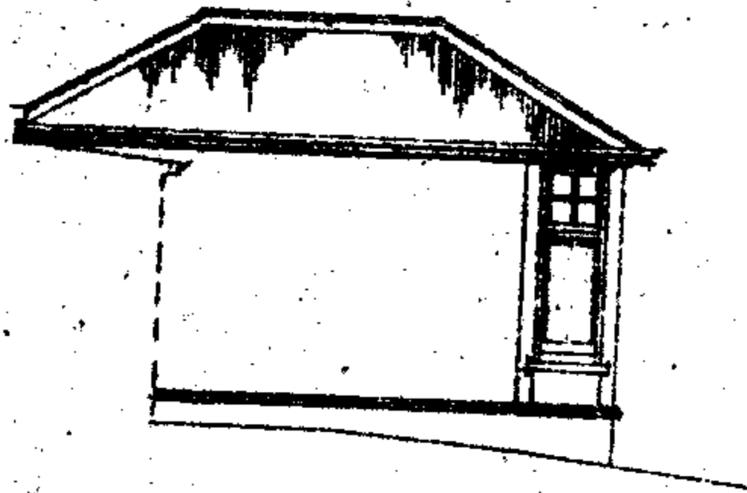


PLAN

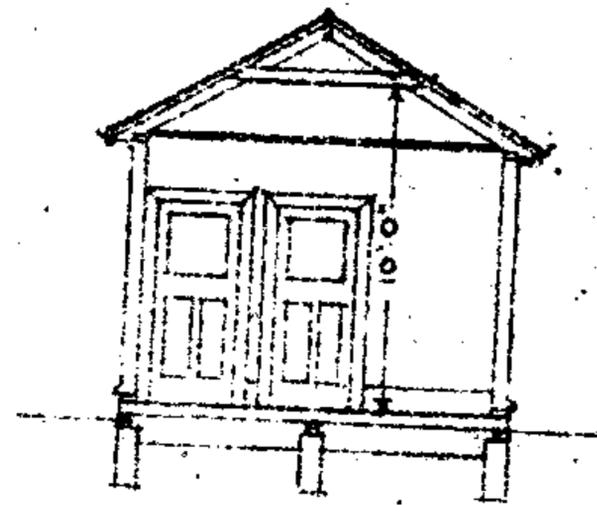
MOTOR CAR GARAGE
TO BE ERECTED AT PINE HILL TERRACE. (ON SECTION 55, BLOCK III)
FOR W. BRENNER SQ.
DALMORE

SCALE 1/8" = 1 FOOT.

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

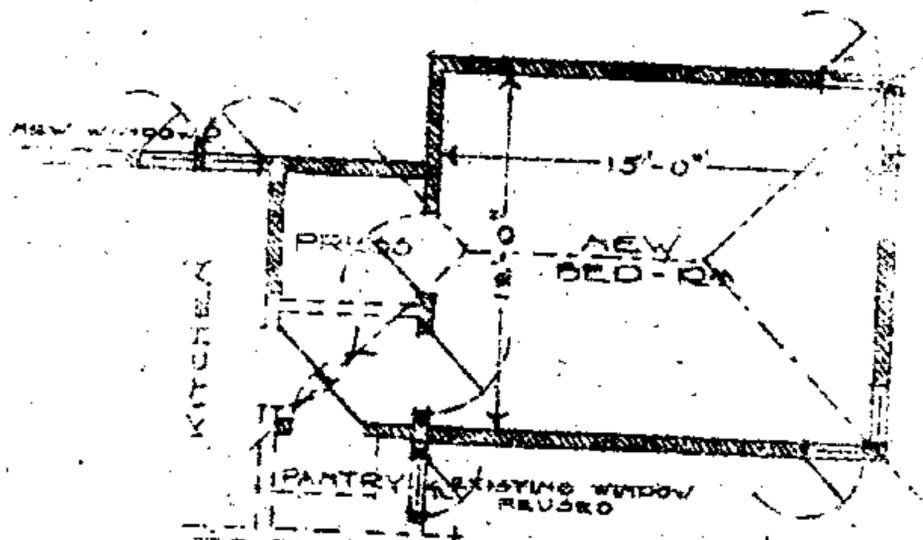


ELEVATION

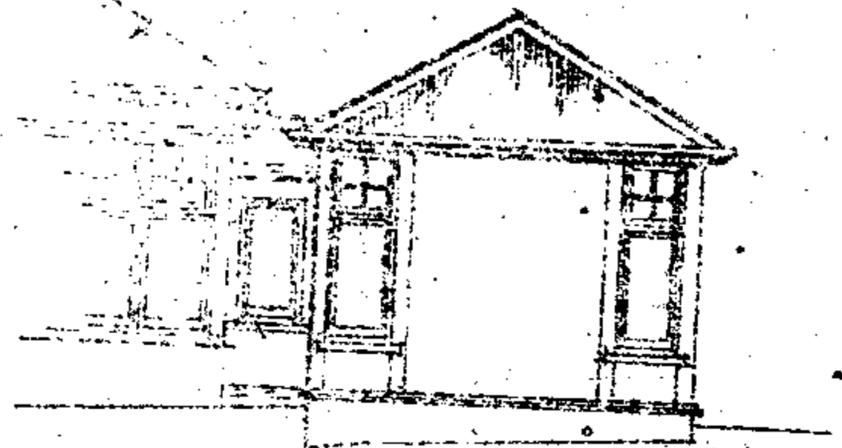


SECTION

ADDITION
 TO MR. R. W. BREEN'S DE WIDE
 PINE HILL TERR



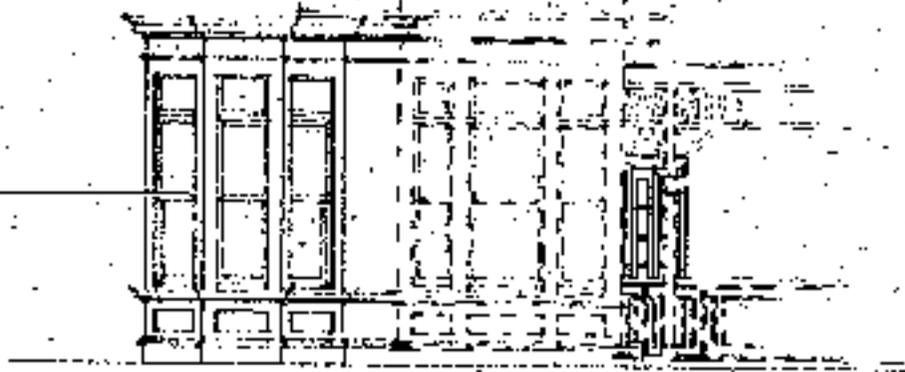
PLAN



ELEVATION

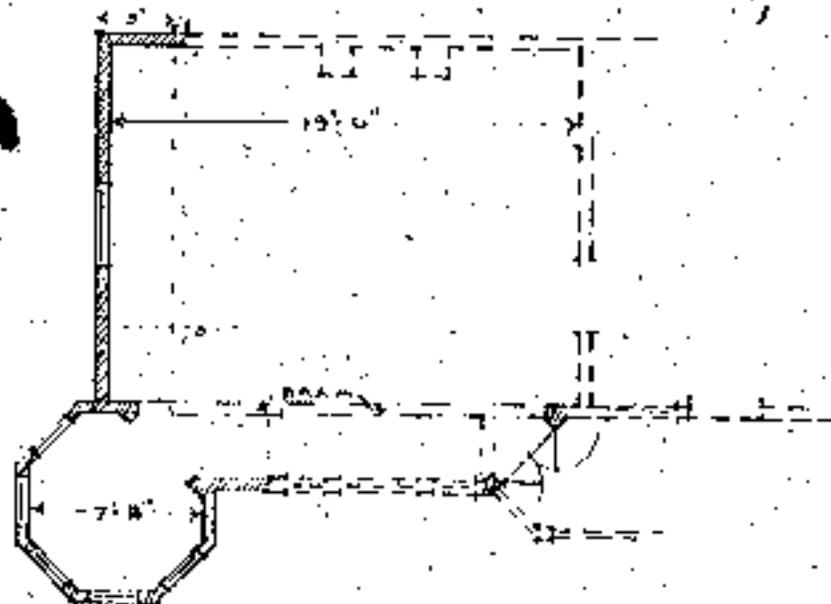
ADDITION
TO MR. W. BREEN'S RESIDENCE
PINE HILL TERRACE

SCALE 1/8" = 1 FOOT

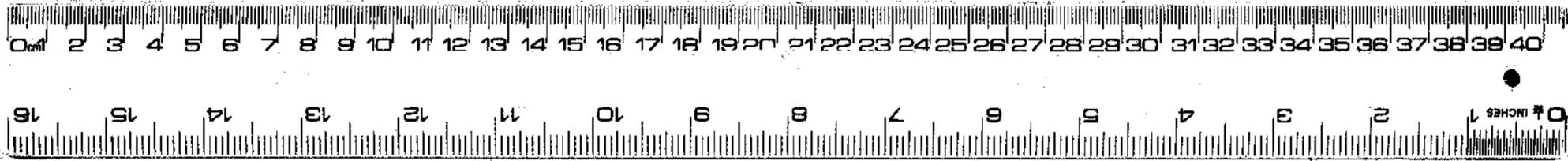


ELEVATION

NOTE - FLAT ROOF OVER ADDITION



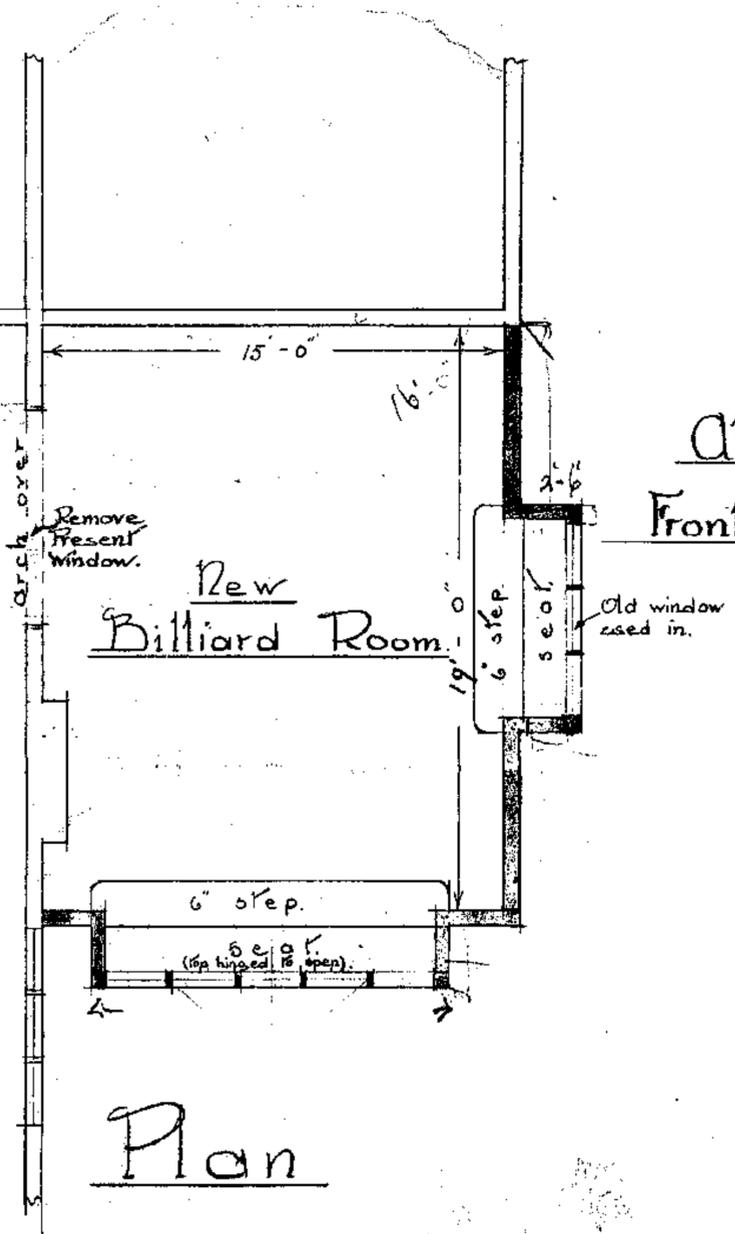
PLAN



Sketch showing Alternative Suggestions
Alterations to Mr. Breen's Residence

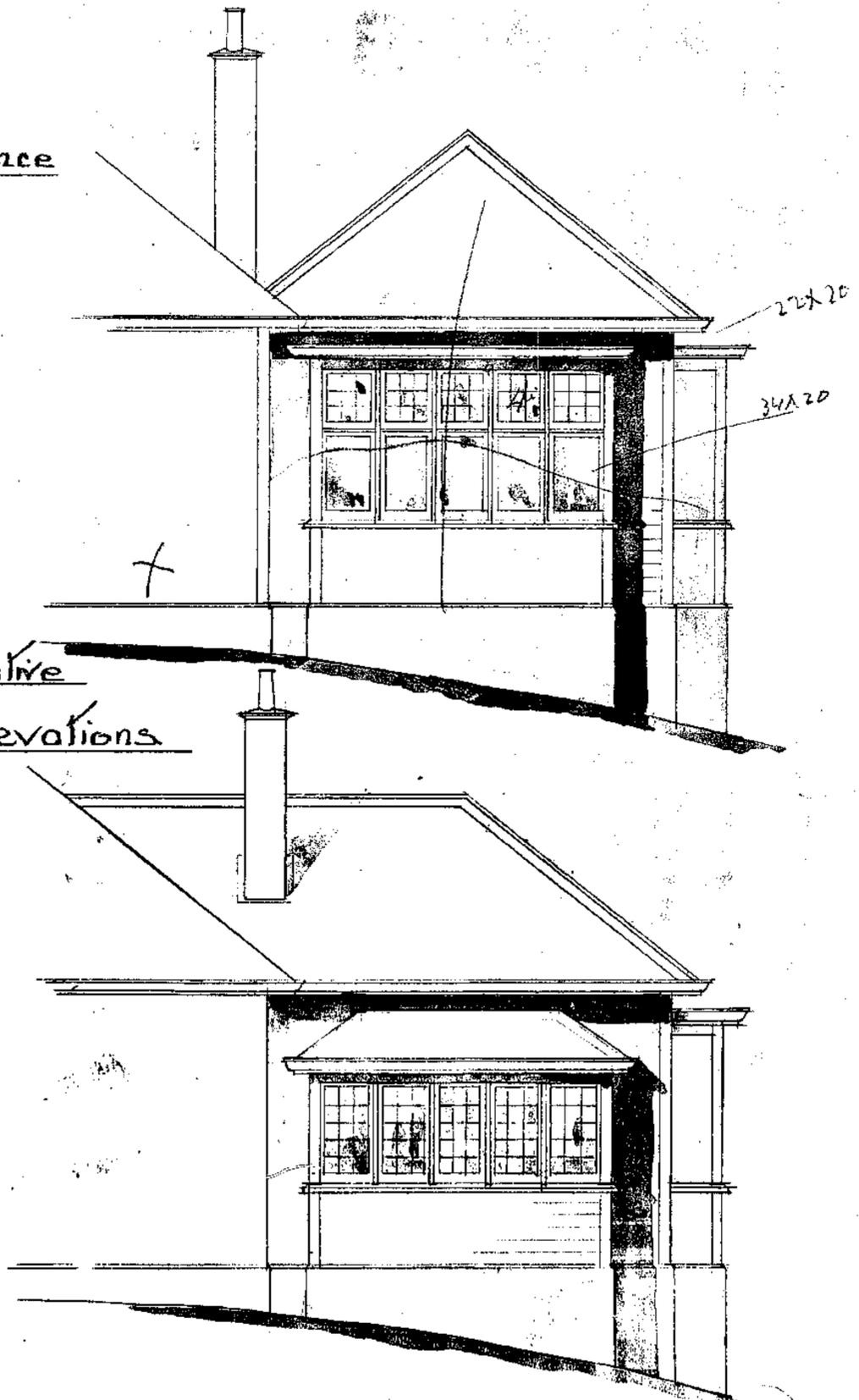
Scale: 1 in. = 4 ft.

3-4
2 3
5 9



Plan

Alternative
Front Elevations



4704



DUNEDIN DRAINAGE AND SEWERAGE BOARD

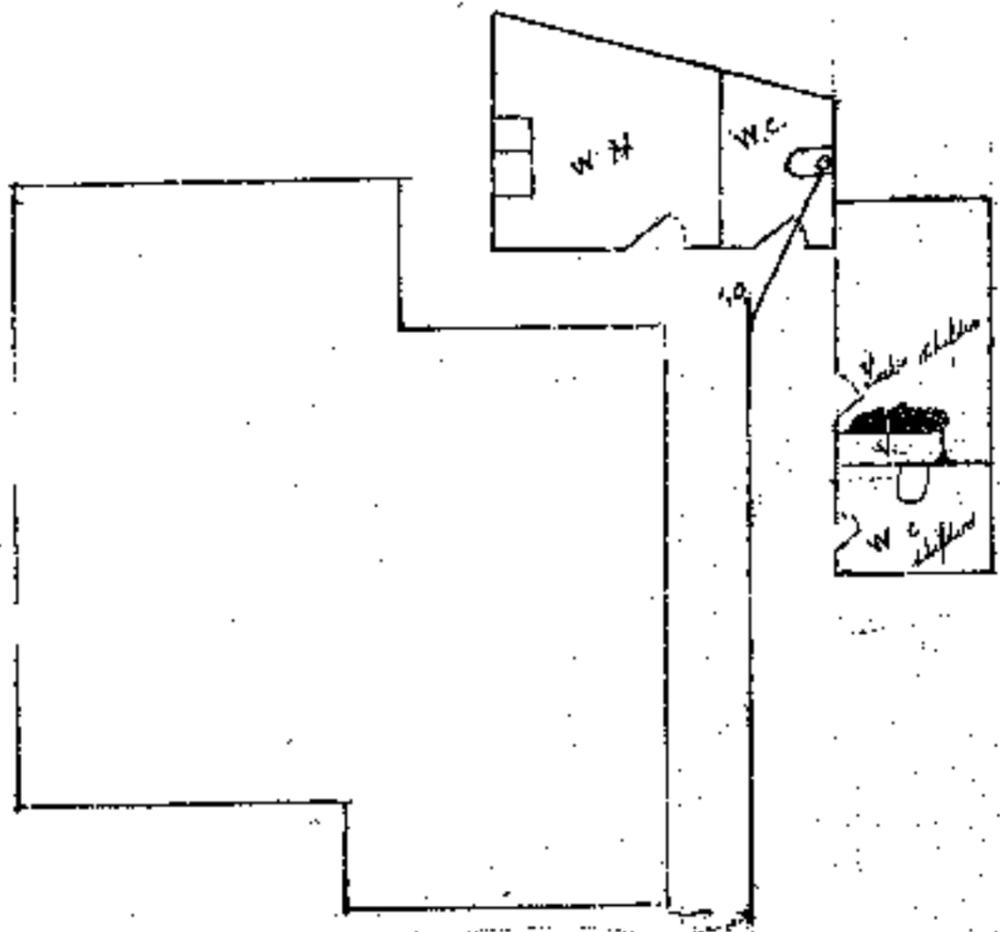
HOUSE CONNECTION PLAN.

APPLICATION No. *111/111*

DATE *20/10/11*

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

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



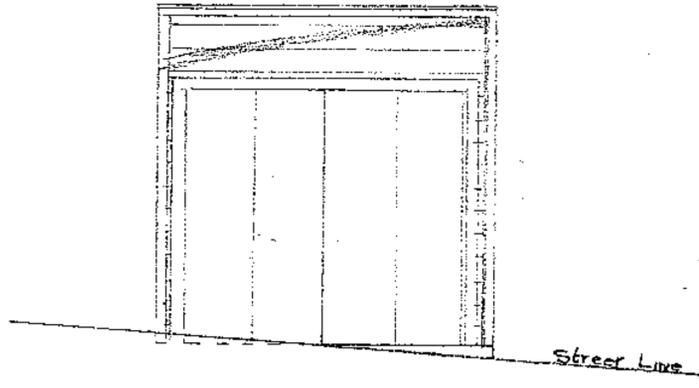
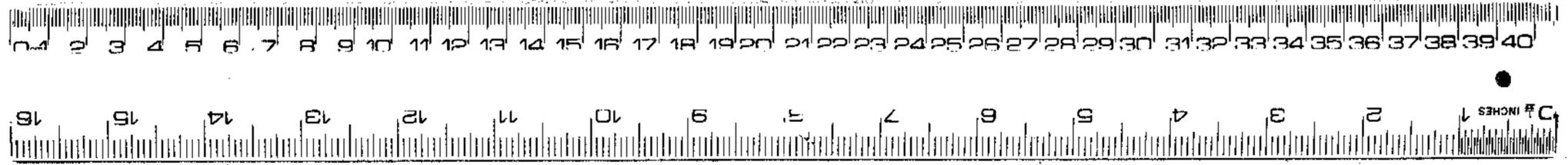
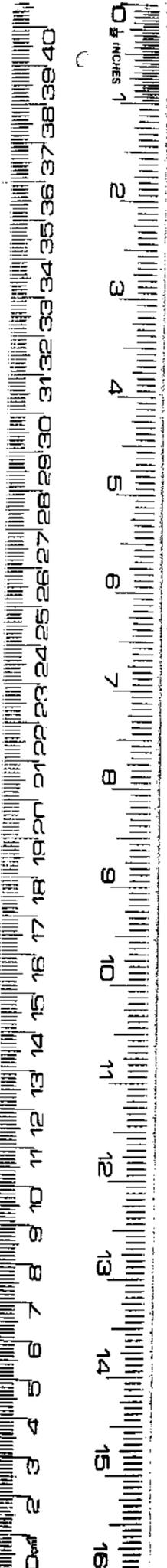
LEGEND

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

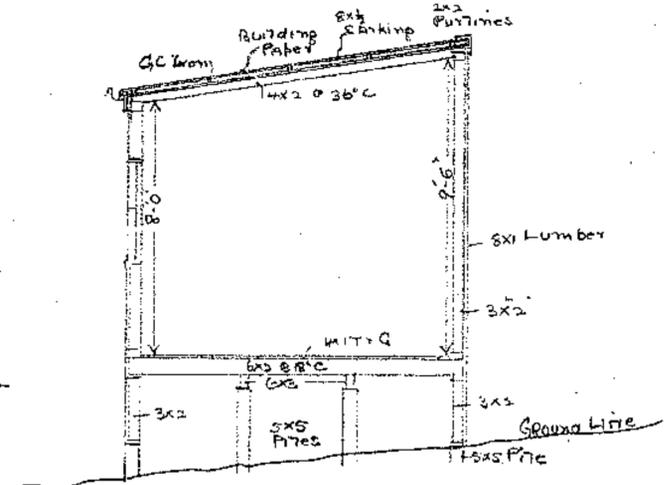
Owner *R. G. Johnson*
 Street *Princes Hill Terrace & Cairnsay*
 Locality *Beckmore*

Block *14 Dalmore*
 Section *21*
 Allotment _____

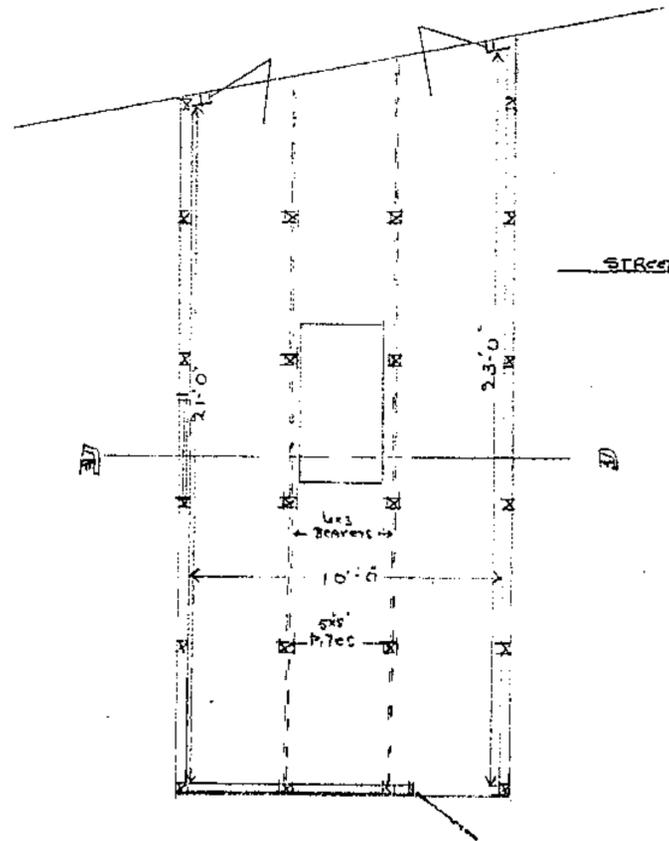
Signature of Drainer *Franklin Jones*



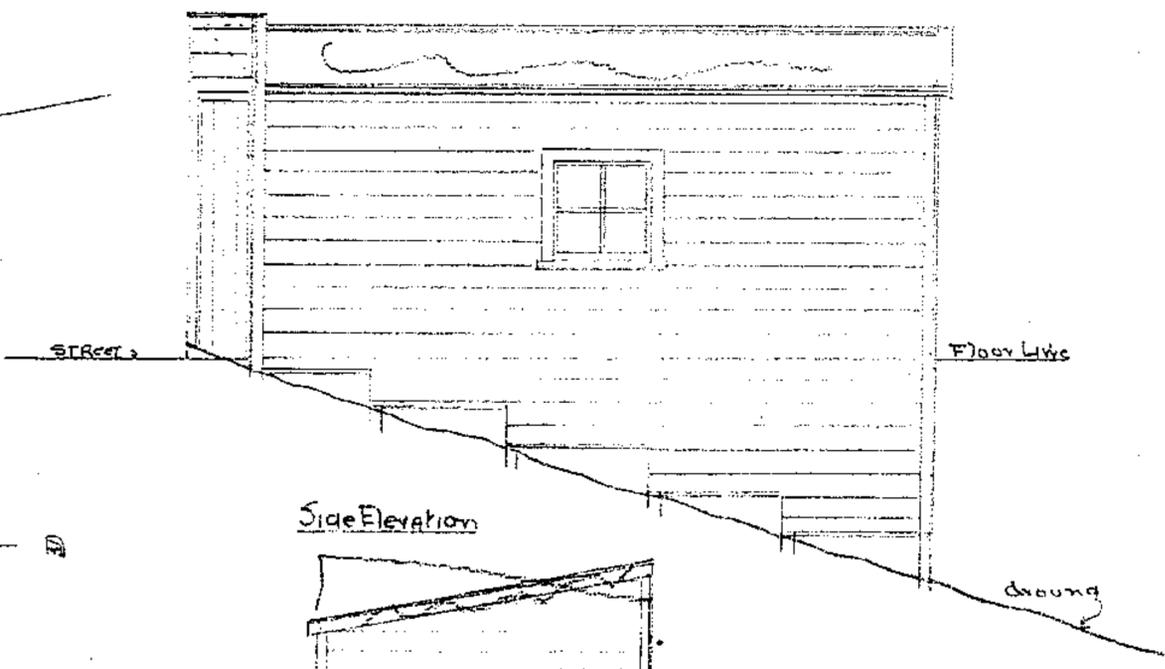
Front Elevation



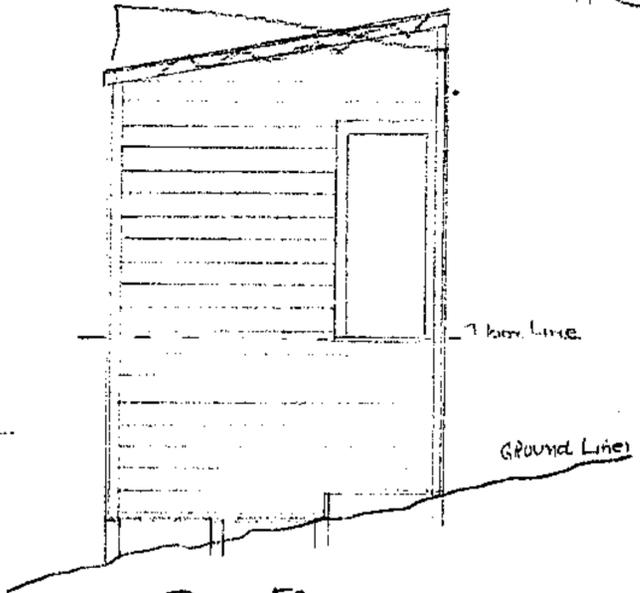
Section - B A



PLAN



Side Elevation



Back Elevation

Scale 1/2" = 1 ft.

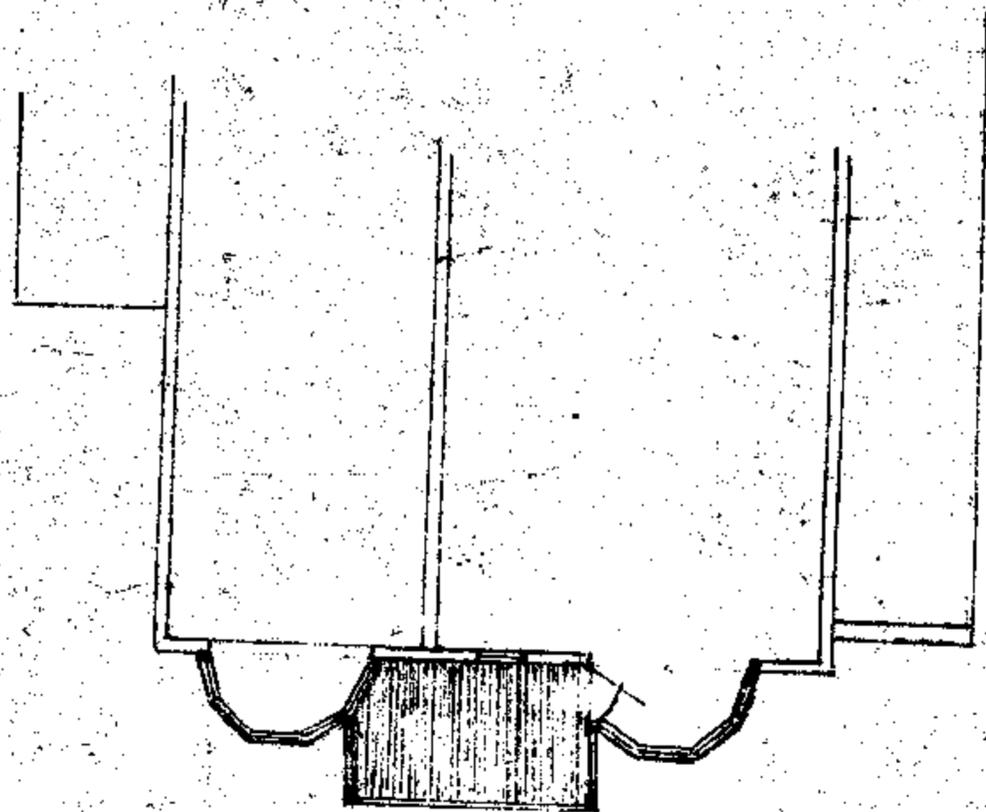
GARAGE

FOR

MR BREEN

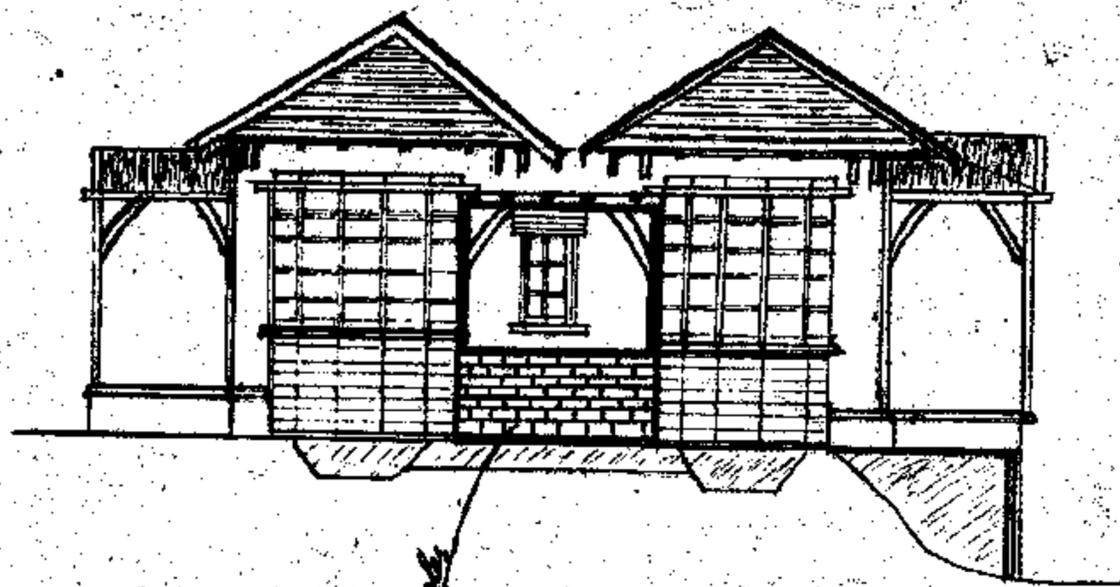
Sept 21 - 17.

SECTION 21 BLOCK 117.
PRESBYTERIAN CHURCH BOARD
PINE HILL TERRACE.



Sun Porch 6 FT x 9 FT x 6.

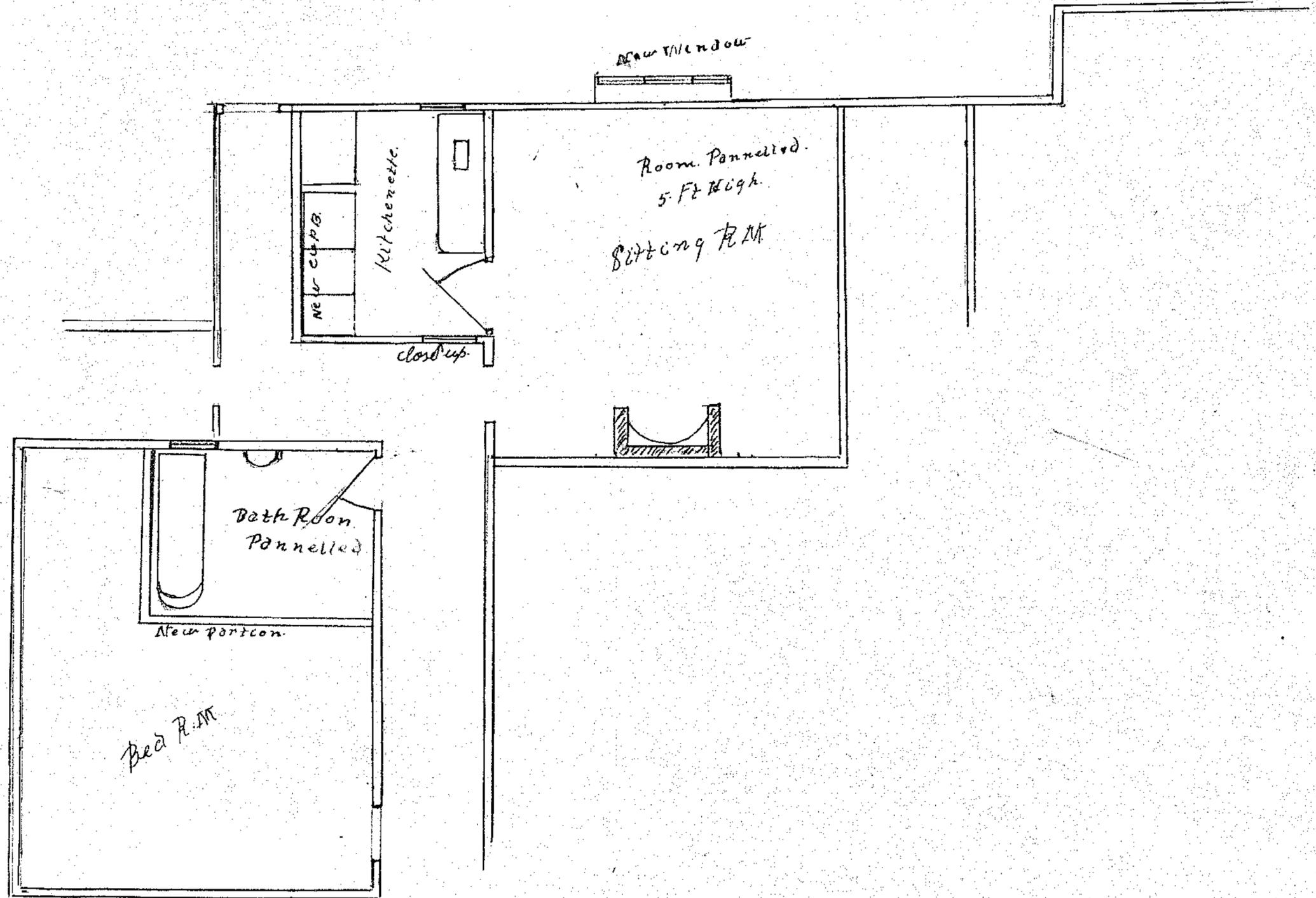
Scale 1/8" = One FT.



Red Wood Sillings

Alterations for P. Breen Esq
Pine Hill Terrace

Section 21 Block 117
Presbyterian Church Board Lease



Allot. 21 D.P. 234 (D.R.O.)
Sect. 117 N.E. V. Dist.

DUNEDIN DRAINAGE
SEWERAGE BOARD
DATE 4/4/59
[Signature]

Exp. water to existing down pipe
[Signature]

Wooden Fence

20 ft.

Grass

12 ft.

12 ft.

12 ft.

To fence
20 ft.

Wooden
Shed

Asphalt

Yard

Wooden House

68 Pine Hill Terrace

8378

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15 16 17 18 19 20 21

4221

A separate application to the Drainage Board for plumbing and/or drainage work is required. Such work shall comply fully with the Plumbers, Gasfitters and Drainlayers Act 1976, Plumbers, Gasfitters and Drainlayers Regulations 1977, Drainage and Plumbing Regulations 1978, and the Board's By-laws.
Stormwater to be discharged to existing s/w

13/4/88

CITY PLANNING DEPARTMENT
Pursuant to the provisions of the District Scheme, these plans and specifications are approved, provided that no change shall be made to the details shown hereon, and contained in the specification attached hereto, and subject to
16/3/88
Signed [Signature]
for City Planning Officer

PROPOSED
CONSERVATORY
DETAILS
ATTACHED
NO GRBIZ

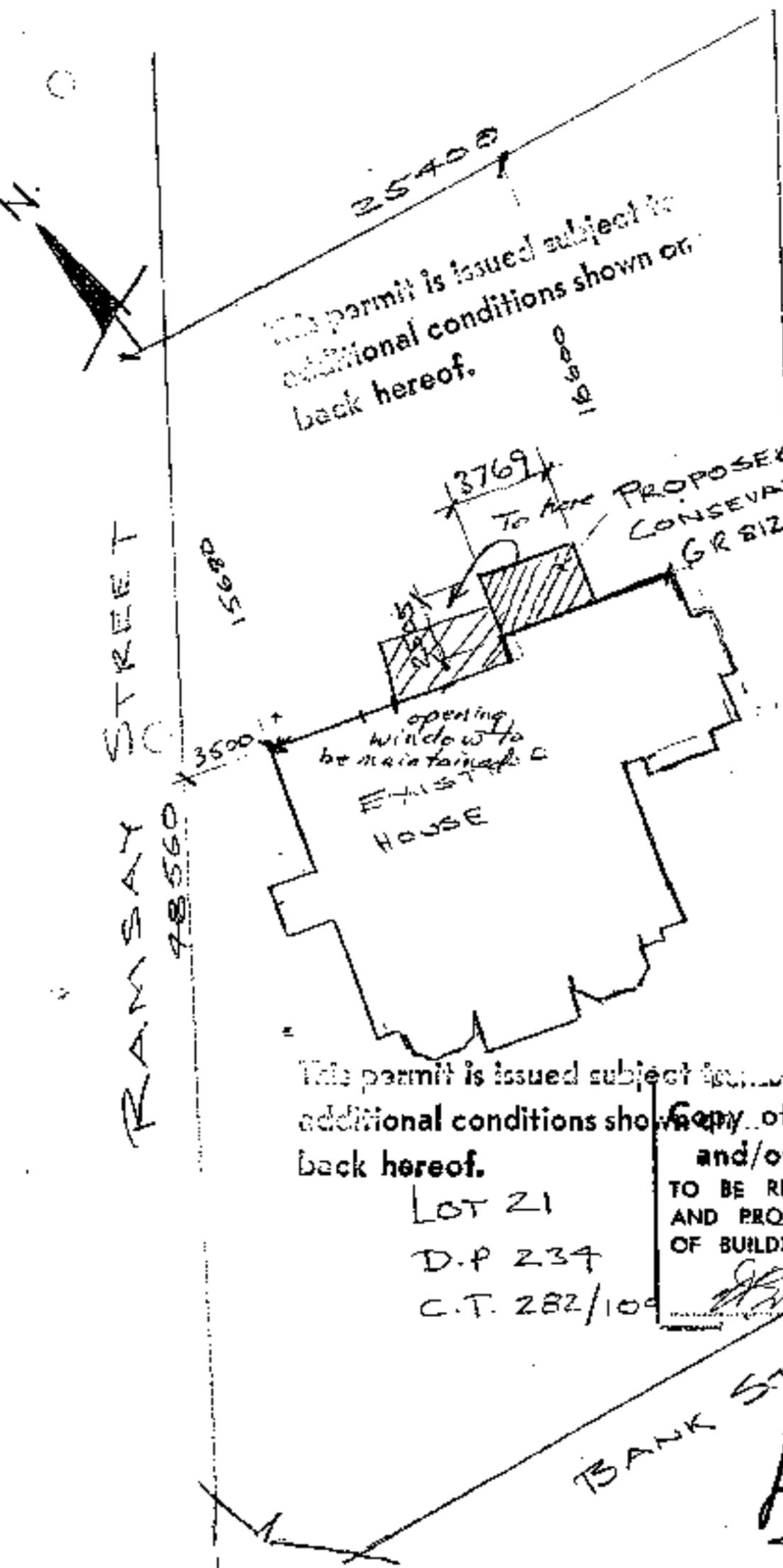
SITE
PLAN
68 BANK ST
Scale
1 to 200

This permit is issued subject to additional conditions shown on back hereof.

This permit is issued subject to additional conditions shown on back hereof.

CITY COUNCIL
Copy of Approved Plan
and/or Specification
TO BE RETAINED ON WORKS
AND PRODUCED ON REQUEST
OF BUILDING INSPECTOR.
DATE 15-4-88

LOT 21
D.P 234
C.T. 282/109

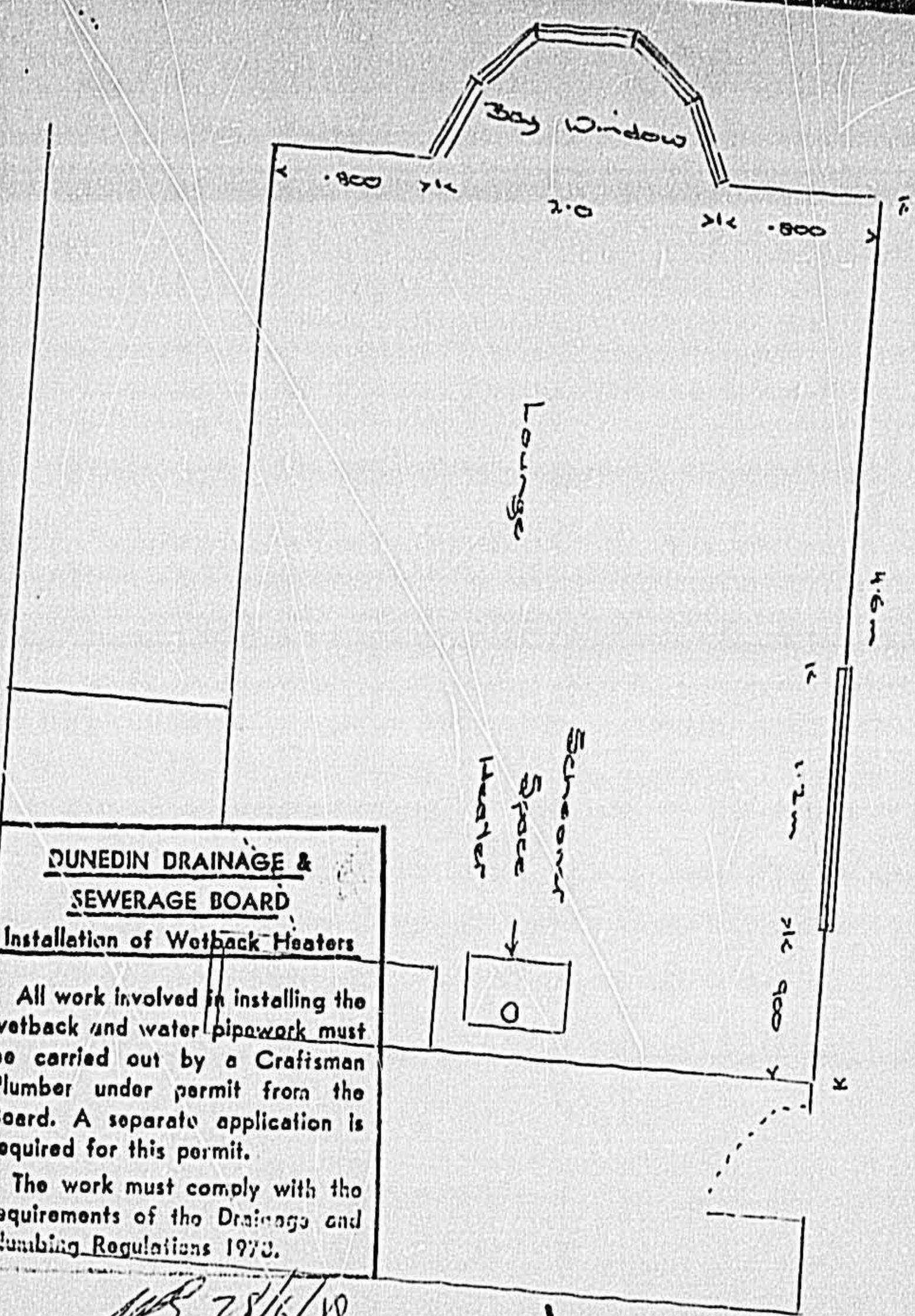


BANK STREET
4221

DUNEDIN DRAINAGE & SEWERAGE BOARD
Installation of Wetback Heaters

All work involved in installing the wetback and water pipework must be carried out by a Craftsman Plumber under permit from the Board. A separate application is required for this permit.

The work must comply with the requirements of the Drainage and Plumbing Regulations 1973.



MR 28/6/88

4701



**DUNEDIN CITY
COUNCIL**

Kaunihera-a-rohe a Otepoti

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

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

Email: dcc@dcc.govt.nz

www.CityofDunedin.com

CODE COMPLIANCE CERTIFICATE

CCC No: 14 900 01 0

Section 95, Building Act 2004

CCC No:	ABA62012	Telephone No:	03 477 4000
APPLICANT		PROJECT	
R. G Dixon 85 Cliffs Road Dunedin 9012		Work Type: Additions & Alterations	
PROJECT LOCATION		Intended Use/Description of Work:	
68 Bank Street Dunedin		Erect Garage/New Windows/Jayline Heater	
LEGAL DESCRIPTION		Intended Life:	
Legal Description: LOT 21 DEEDS 234 Valuation Roll No: 26780-02400 Building Name: N/A		Indefinite, not less than 50 years.	
		This CCC also applies to the following Amended Consents:	
		ABA 2006-312772/A	

The building consent authority named above is satisfied, on reasonable grounds, that:

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

Compliance Schedule attached

Signed for and on behalf of the Council:

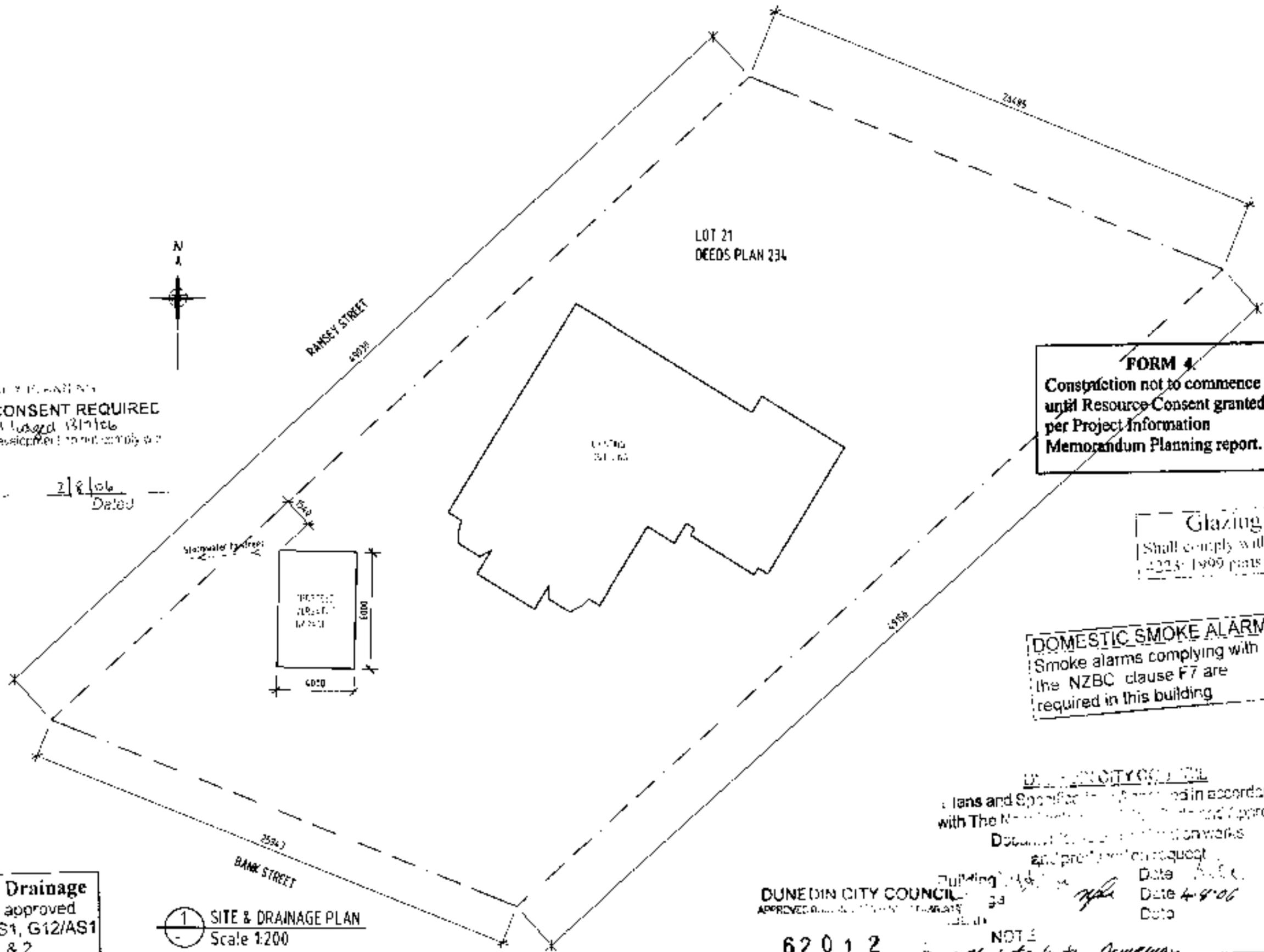
Name: 

Position: AUTHORISED OFFICER

Date: 23 July 2008

DUNEDIN CITY COUNCIL
RESOURCE CONSENT REQUIRED
 Land 2006/001 lodged 13/11/06
 The Plans for this development must comply with
 the District Plan.

W. Webb Signed *2/8/06* Dated



FORM 4
 Construction not to commence
 until Resource Consent granted as
 per Project Information
 Memorandum Planning report.

Glazing
 Shall comply with NZS
 4223:1999 parts 1 to 3

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

Plumbing and Drainage
 To comply with approved
 documents. E1/AS1, G12/AS1
 G13/AS1 & 2

① **SITE & DRAINAGE PLAN**
 Scale 1:200

DUNEDIN CITY COUNCIL
 Plans and Specifications approved in accordance
 with The Resource Management Act 1991 and approved
 Documents and Conditions on works
 and provisions on request
 Building Code 33
 Date 4-8-06
 Date

62012
NOTE
 Had tank to Demeray
 Any house drains found under new building
 had to be replaced.

EDD WORKSHOP
 T. 03 4551505
 F. 03 4551504

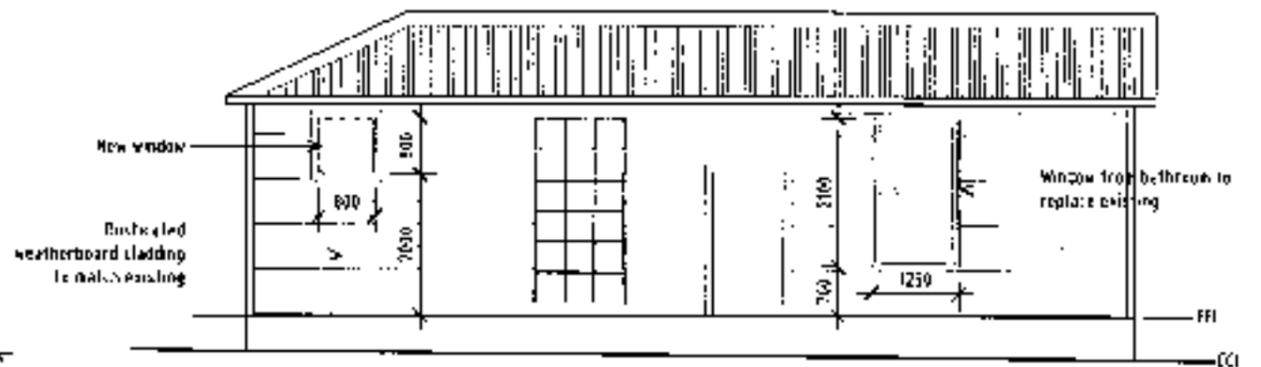
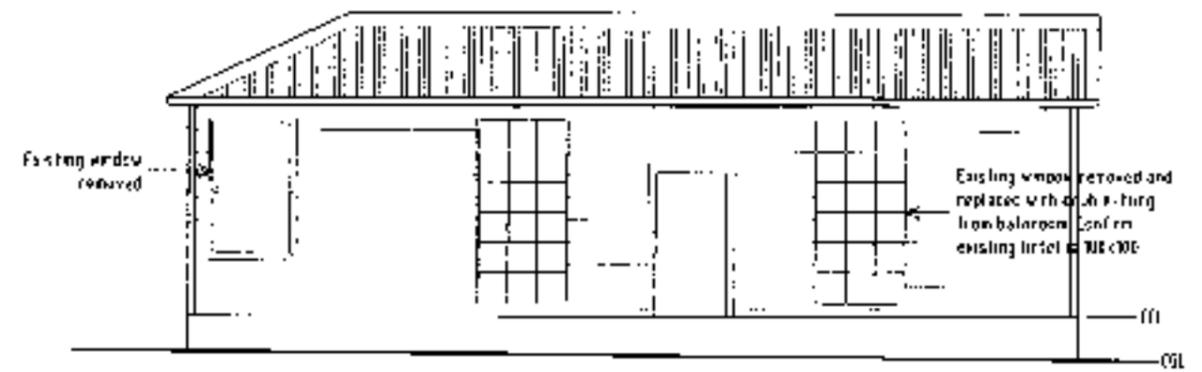
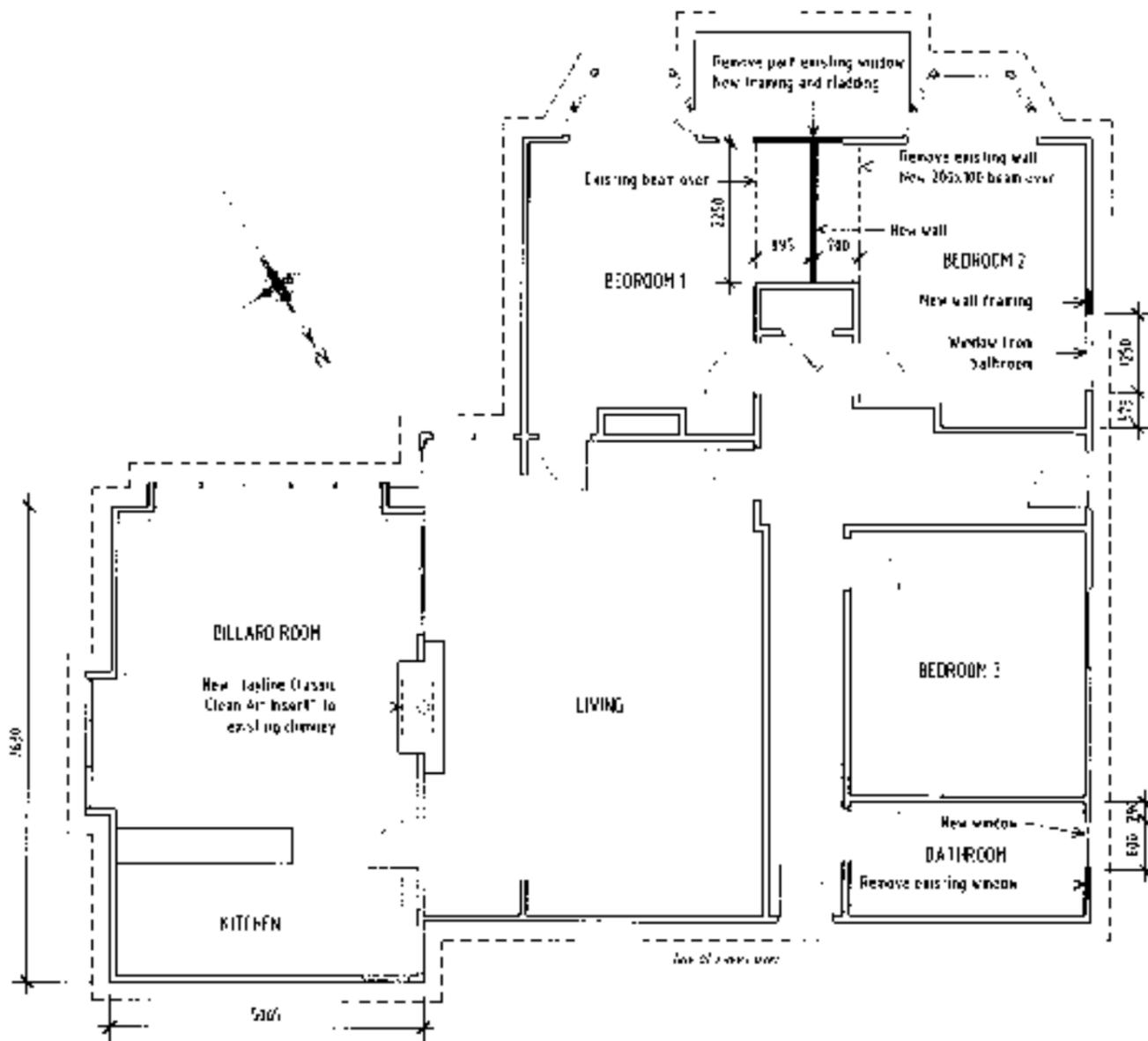
As filed
 Additions & Alterations for
 GARY DIXON, 68 BANK ST
 DUNEDIN

Drawing
 SITE PLAN

Job No
 EWC6007
 Design
 Drawn
 BW

Checked
 Scale 1:200
 Date 6/7/2006

Sheet No
 A01



DUNEDIN COUNCIL
APPROVED BY: [Signature] DATE: [Date]

62012

Additional Information

ABA 2012

ECO WORKSHOP
T. 03 4551 505
F. 03 4551 504

As Title
Additions & Alterations for
GARY DIXON, 68 BANK ST
DUNEDIN

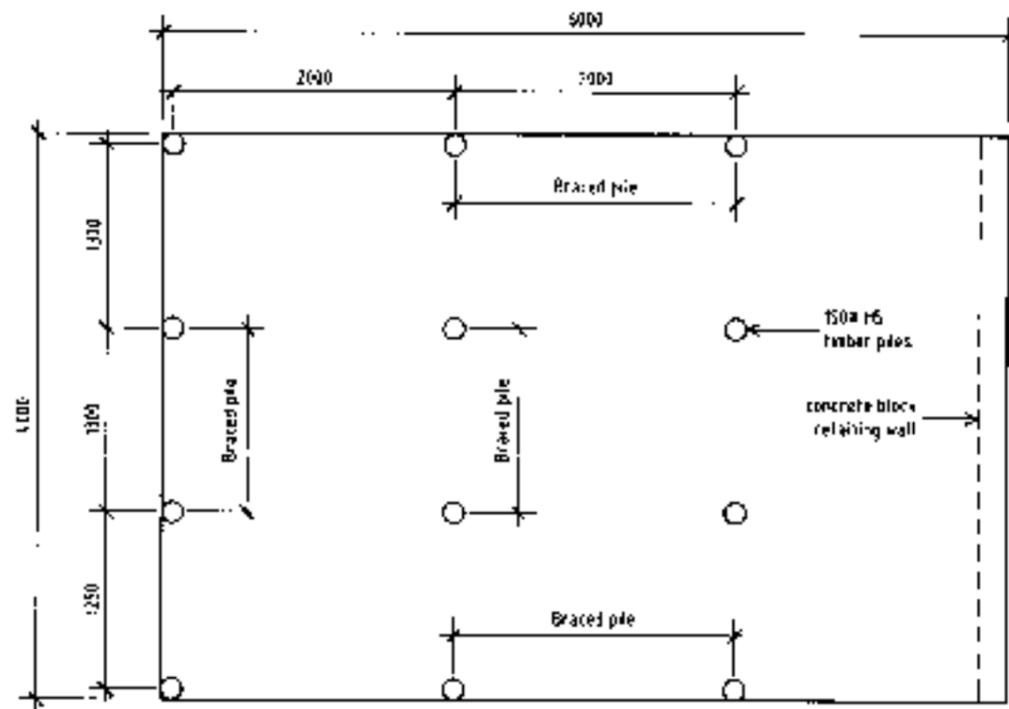
Drawn
FLOOR PLAN & ELEVATIONS

Job No
EW06002

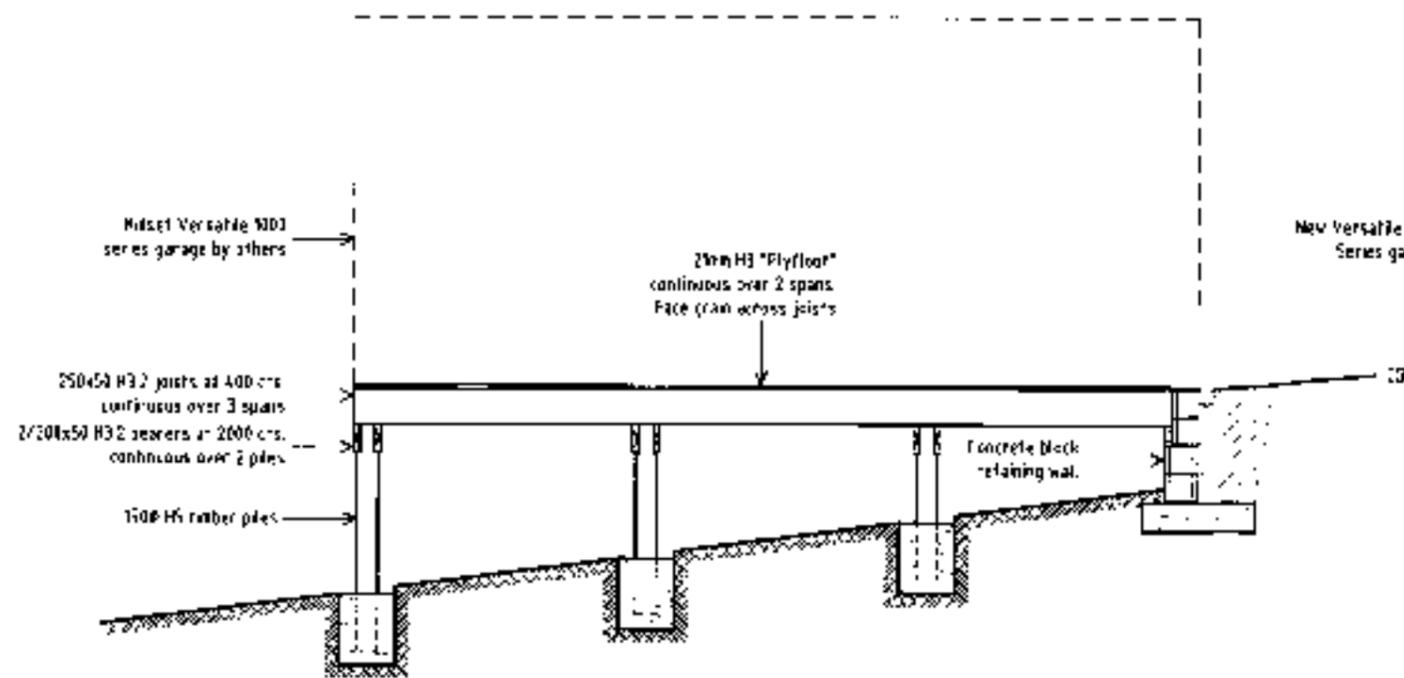
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Date
6/7/2006

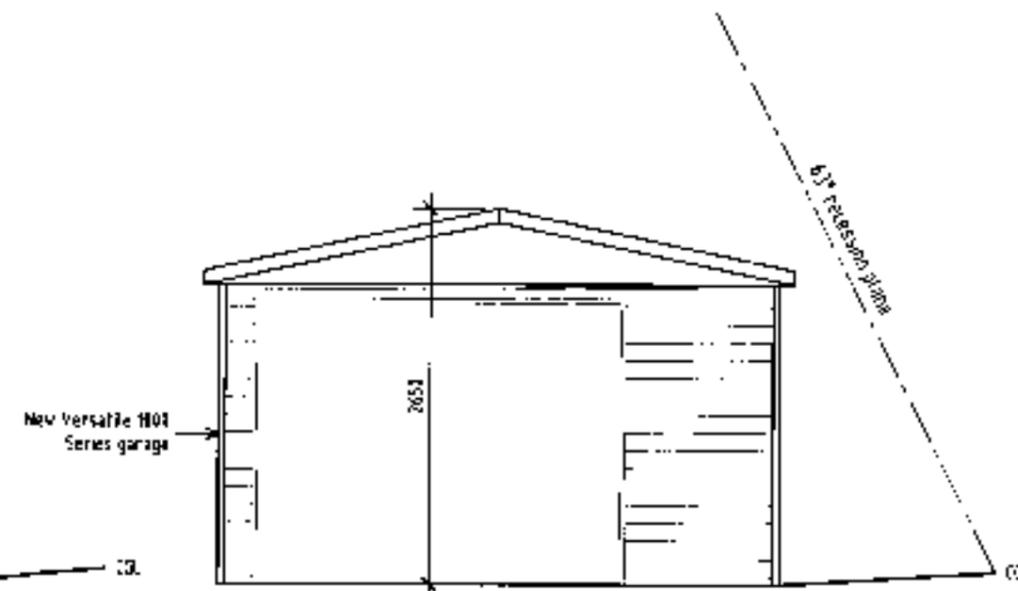
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A03



1 FOUNDATION PLAN
Scale 1:50



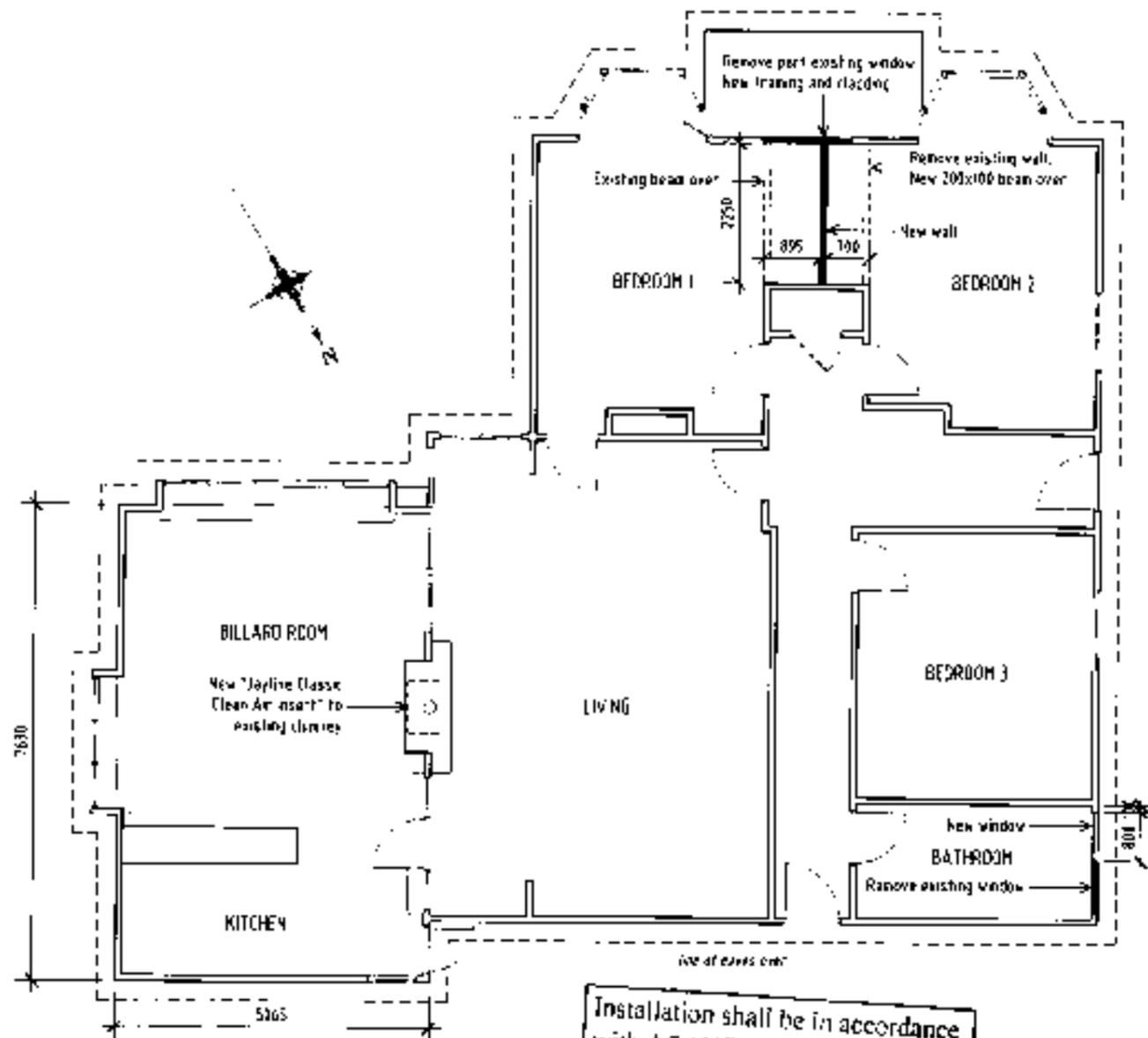
2 GARAGE CROSS SECTION
Scale 1:50



3 NORTH ELEVATION
Scale 1:50

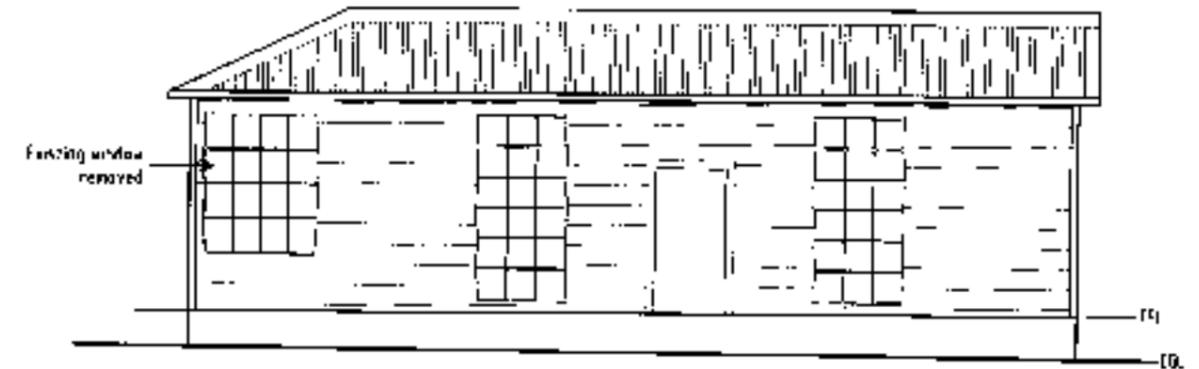
DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSTRUCTION PERMITS

62012

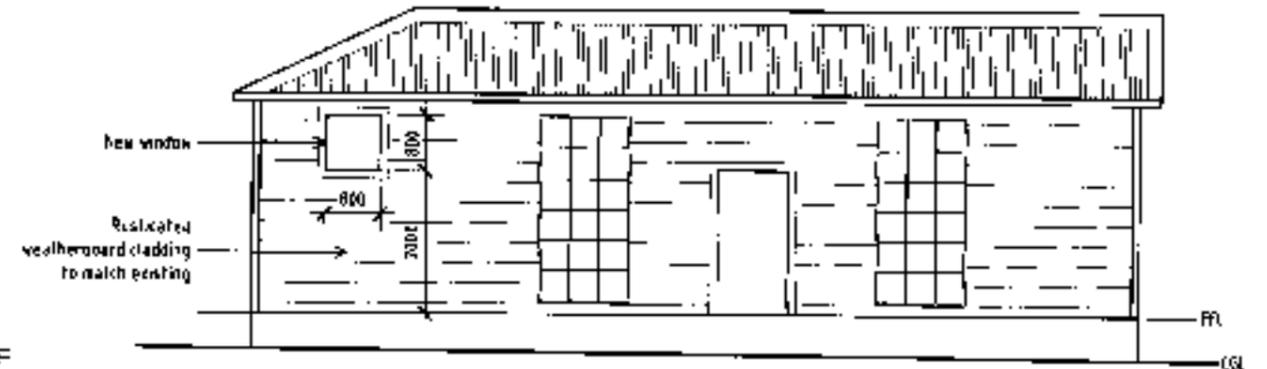


1 FLOOR PLAN
Scale 1:100

Installation shall be in accordance with AS/NZS 2918:2001 with particular reference to the need for seismic restraint.



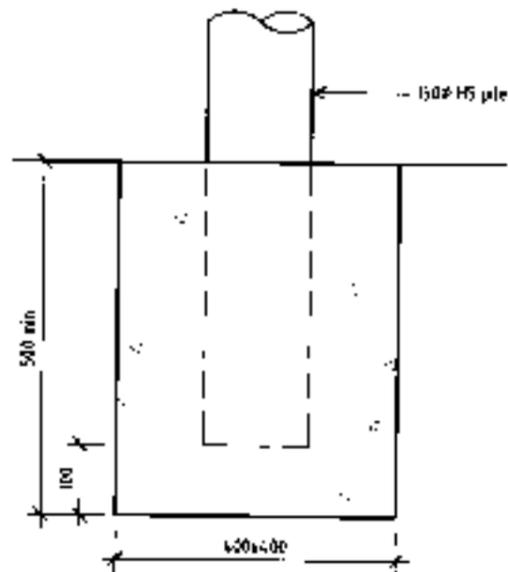
2 PART WEST ELEVATION
Scale 1:100



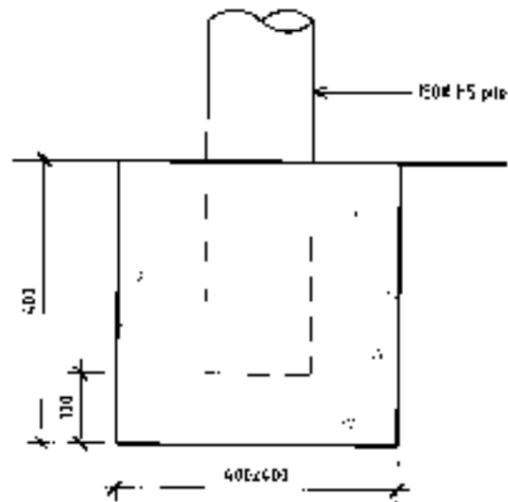
3 PART PROPOSED WEST ELEVATION
Scale 1:100

DUNEDIN CITY COUNCIL
APPROVED BUILDING DEPARTMENT

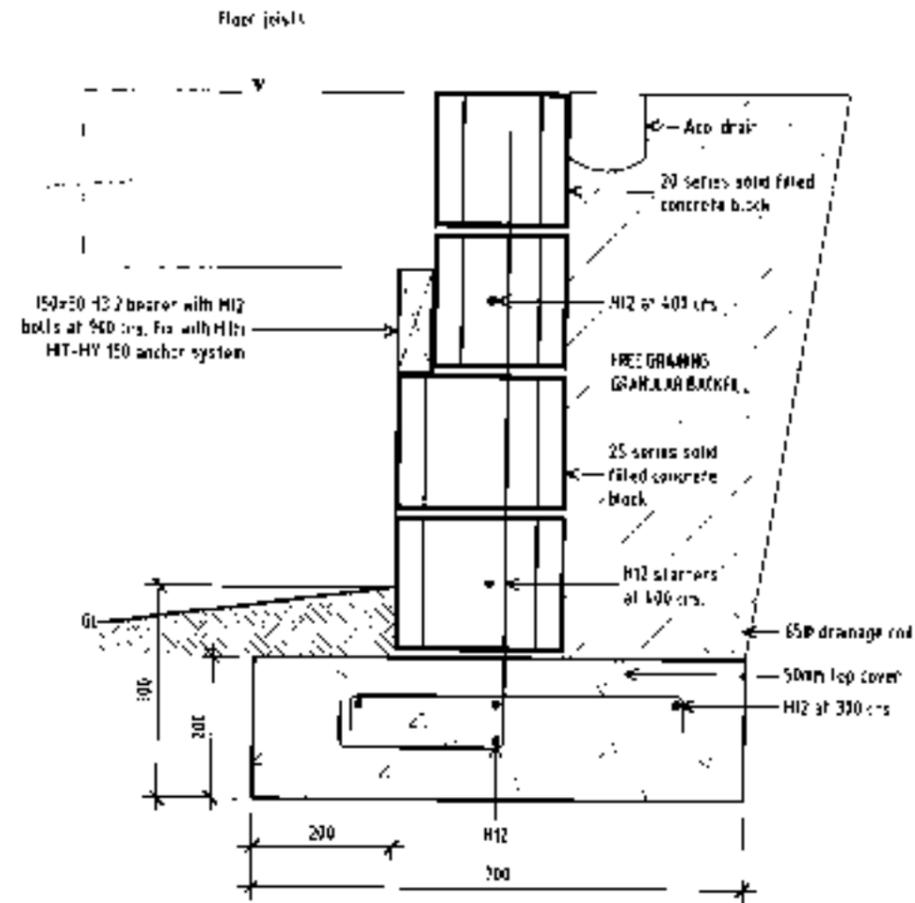
62012



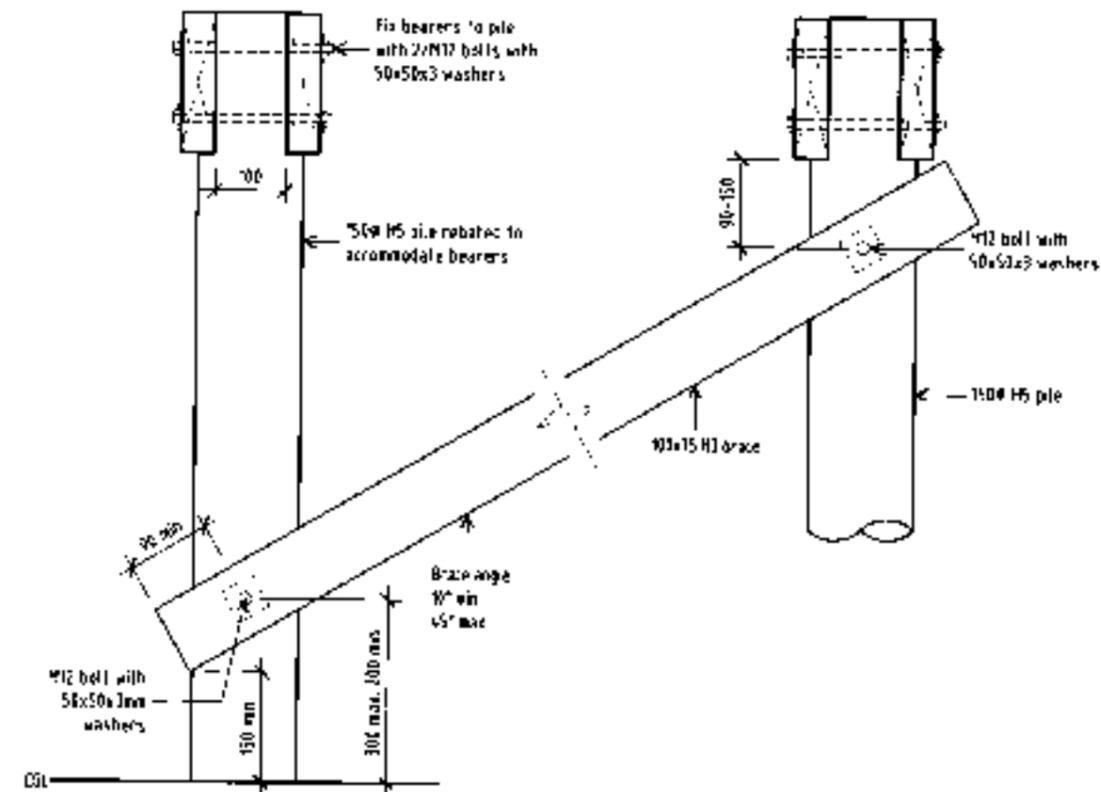
1 FOOTING FOR BRACED PILE
Scale 1:10



2 FOOTING FOR ORDINARY PILE
Scale 1:10



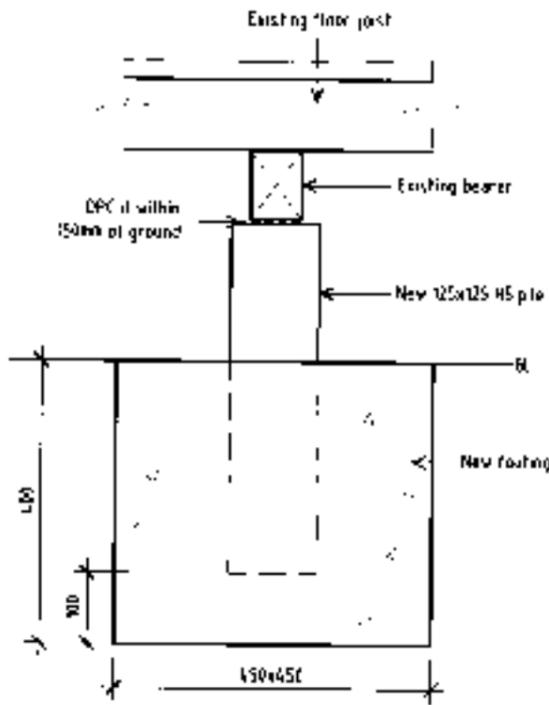
3 RETAINING WALL DETAIL
Scale 1:10



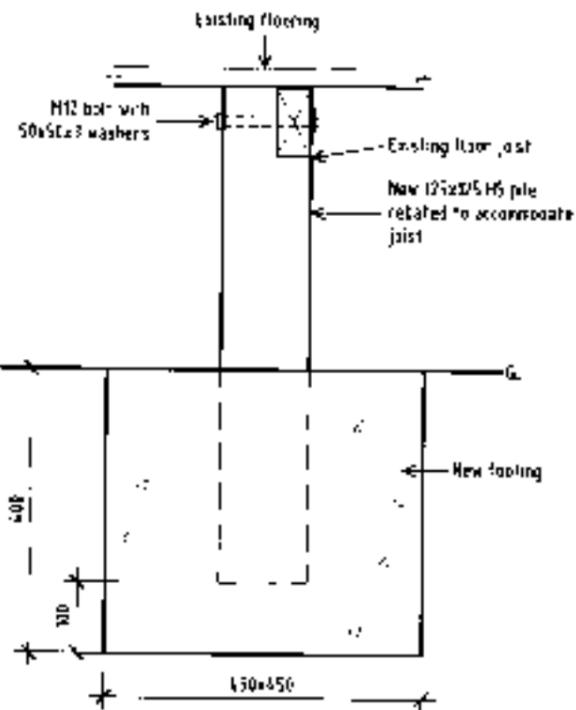
4 BRACED PILE DETAIL
Scale 1:10

DUNEDIN CITY COUNCIL
APPROVED BUILDING CONTRACT DOCUMENTS

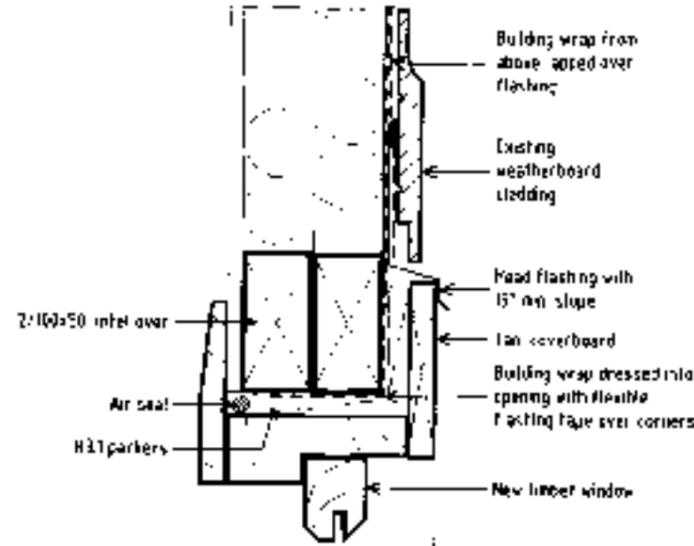
62012



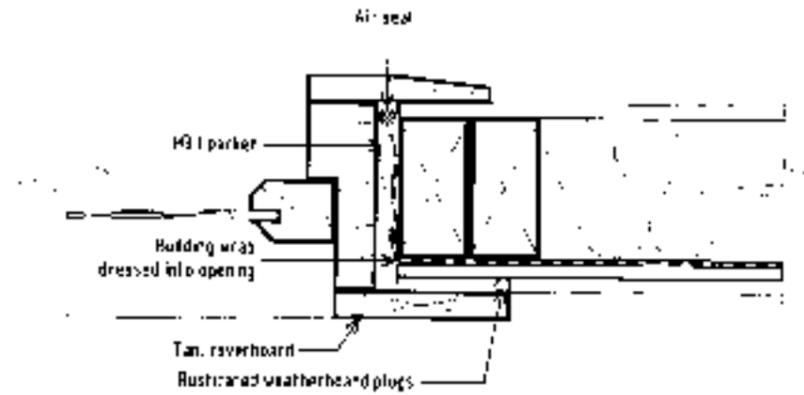
1 NEW PILE DETAIL
Scale 1:10



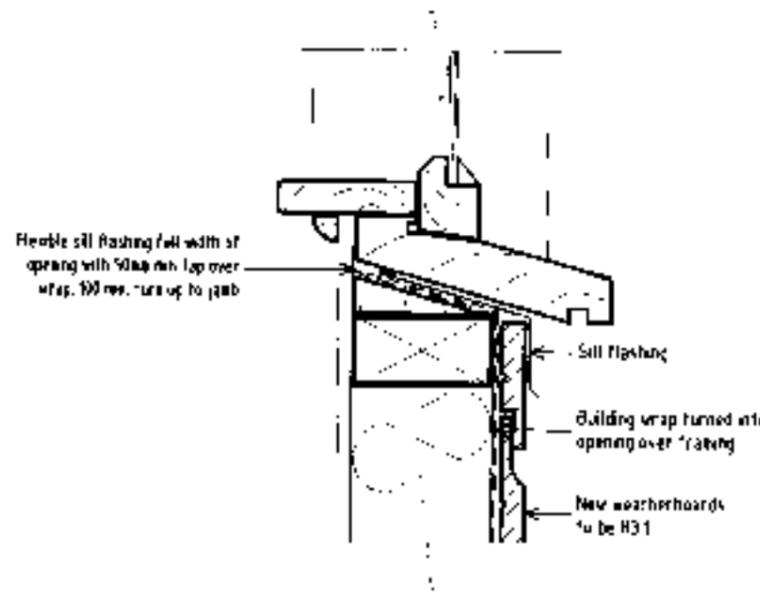
2 NEW PILE TO JOIST DETAIL
Scale 1:10



3 HEAD DETAIL
Scale 1:5



5 JAMB DETAIL
Scale 1:5



4 SILL DETAIL
Scale 1:5

DUNEDIN CITY COUNCIL
APPROVED BUILDING CONTROL OFFICER

62012

.. 68 Bank St
ABA 62012.

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

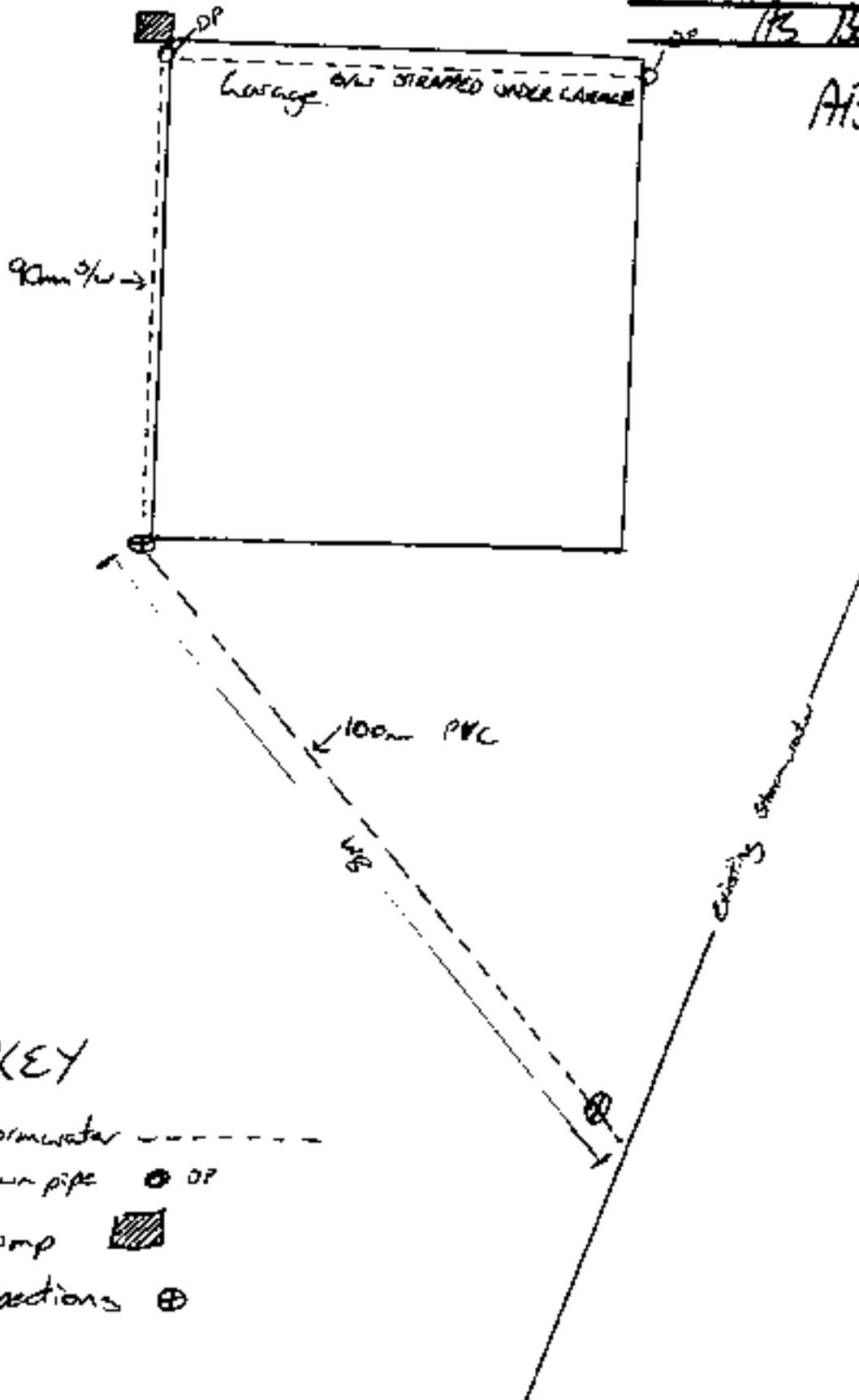
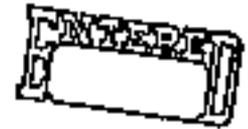
Building
Damage *Adm*
Health

Date
Date 24-4-07
Date

NOTE

as per PS Built Drainage.

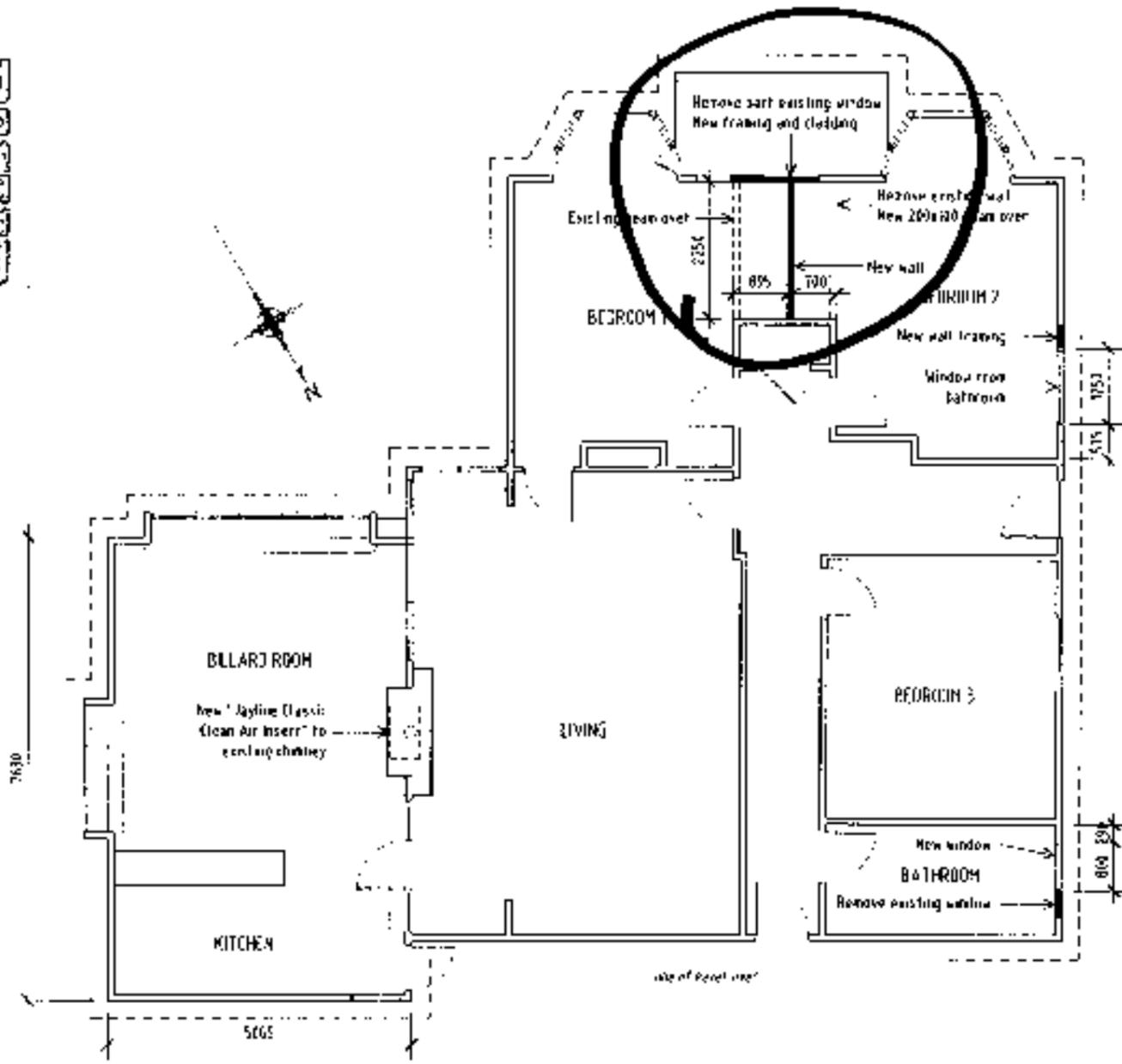
ABA 62012.



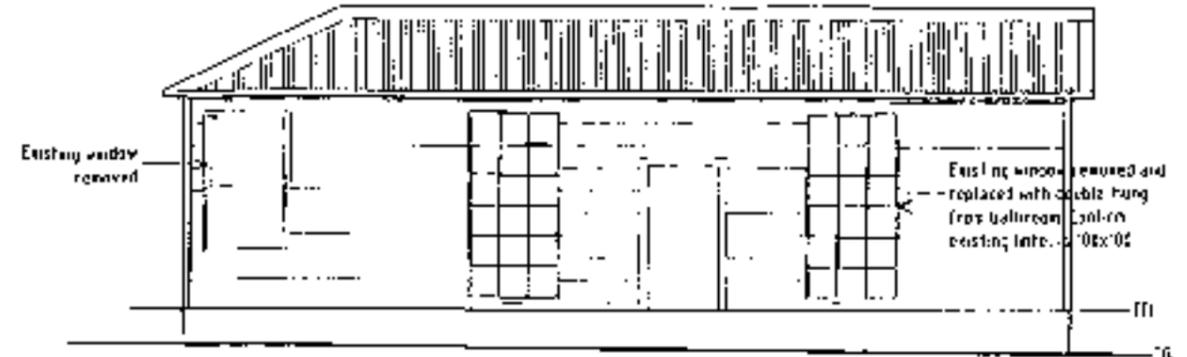
KEY

- Stormwater - - - - -
- Down pipe ● DP
- Sump
- Inspections ⊕

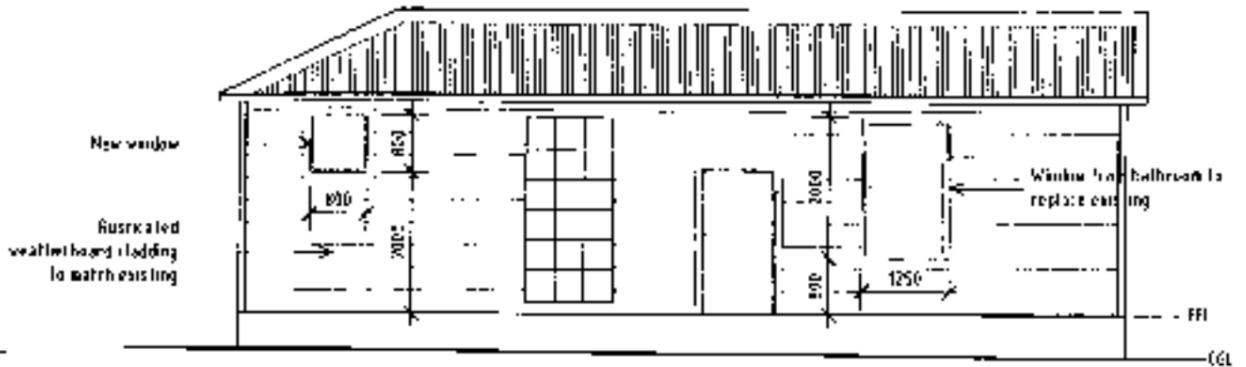
FRONT



1 FLOOR PLAN
Scale 1:100



2 PART WEST ELEVATION
Scale 1:100



3 PART PROPOSED WEST ELEVATION
Scale 1:100

68 Frank St.
11/4/07

DCC Building Control,
Box 5065,
DUNEDIN.

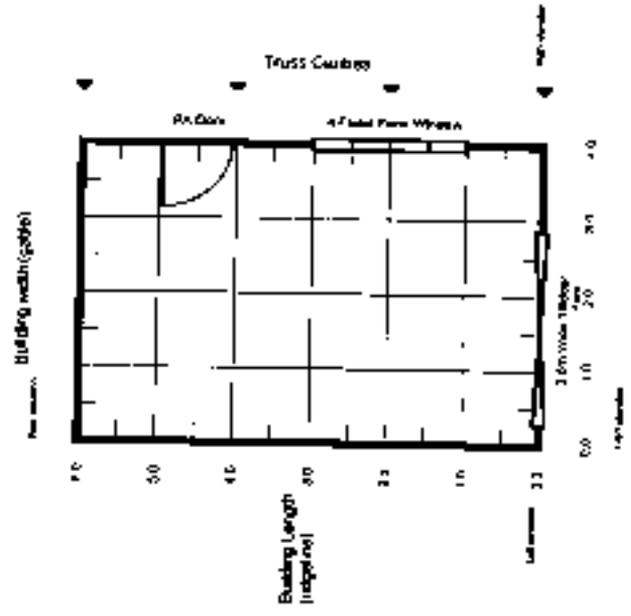
Consent NO
ABA 62012

Please note for your records the red circled area on plans will no longer be part of the renovations of this property.
Thank you
Yours faithfully
Gary Dixon

Amended Plan and/or Specification Received
By: *[Signature]*
Date: 20-4-07

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 Health Date 20-4-07

Versatile Buildings 1000 Series Floor Plan
 Customer: Mr. Gary Dixon
 Site Address: 68 Bank Street, Dunedin,
 Reference: Richard-852
 Contact: Richard Harrahan, Dunedin, (03)488 5632



DUNEDIN CITY COUNCIL
 APPROVED BUILDING PLAN (1) 10/10/04

62012

Scale 1:100

© Versatile Buildings Ltd 2004

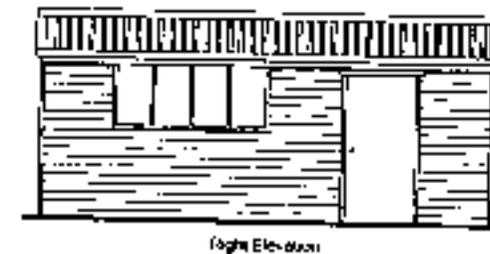
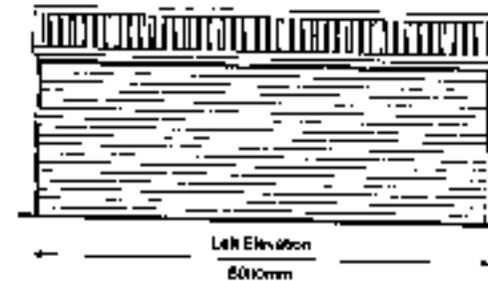
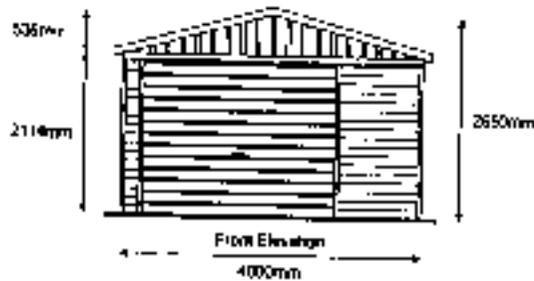
Versatile Buildings 1000 Series Elevations

Customer: Mr. Gary Dixon

Site Address: 68 Bank Street, Dunedin,

Reference: Richard-852

Contact: Richard Hanrahan, Dunedin, (03)488 5632



DUNEDIN CITY COUNCIL
APPROVED

62042

Versatile Buildings 1000 Series Specifications

Customer: Mr. Gary Dixon

Site Address: 68 Bank Street, Dunedin,

Reference: Richard-852

Contact: Richard Hanrahan, Dunedin, (03)488 5632

Model:	Versatile 1000 Series
Size & Stud Height:	8.0m long x 4.0m wide, with 2.1m stud height
Floor Type:	Timber floor
Roof Details:	15 degree pitch. Thickness: 0.35mm
Trusses:	90mm x 35mm kiln dried stress graded timber as per floor plan
Wall Framing:	H1.2 treated 90mm x 35mm kiln dried, stress graded timber medium wind zone
Wind Zone:	medium wind zone
Cladding Type:	Versatile weatherboard profile
Gable Cladding:	Board & Batten profile
Gable Soffit:	None
Downpipes Location:	Front of building

Notes:

GENERAL: Construction to comply with Meek Producer Statement, VB 2000 and in all other respects NZS 3804:1998 and the NZ Building Code.

FOUNDATIONS: Concrete floor shall be 17.5Mpa, 100mm thick. Footing as detailed

WALL FRAMING: All timber shall be machine stress graded, gauged and treated to TPA Specification H1.2 or G.F. MGP 10 framing. Soids shall be 90 x 35mm at 1000mm c/s and hoisted into 90 x 35mm plates. Lay Supersoak DPC under all plates. Refer Producer Statement VB 2000, Sheets for timber grade options and specification. Fix hardware in accordance with Producer Statement VB 2000, Sheets 4 and 5

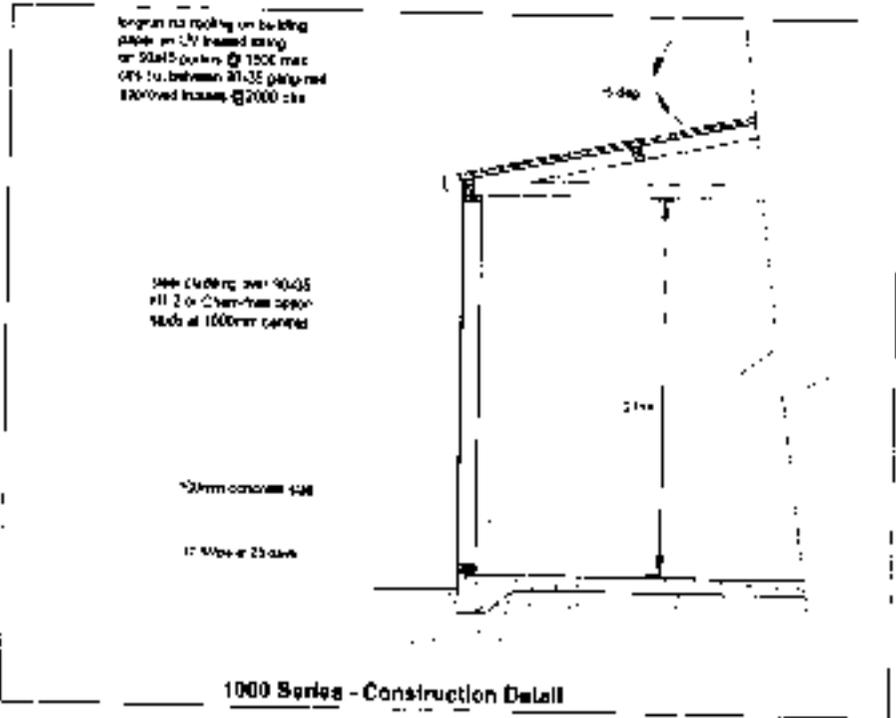
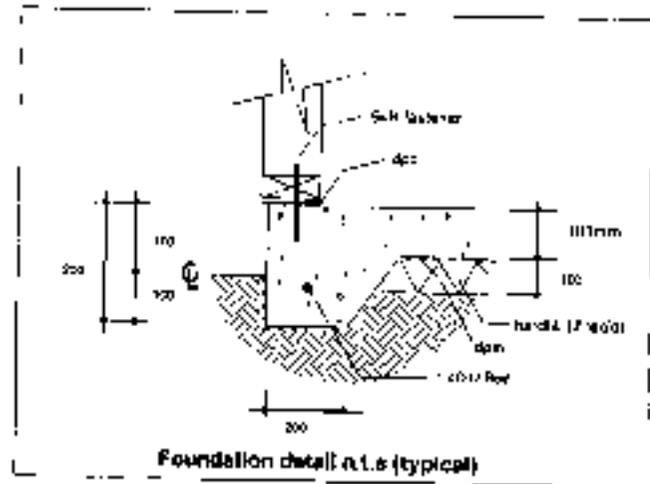
ROOF FRAMING: Purlins shall be 90 x 45mm on edge at 1500mm c/s fixed to Gangnail 15 degree roof trusses at 2000mm c/s. Fix purlins and ridge braces as detailed in Producer Statement VB 2000 Sheet 13. See Gangnail truss details and specification on Sheets 14 and 15.

SIDE ENTRY OPENING LINTELS: LVL beam sizes and spans are specified in VB 2000, sheet 4. Fixing details are shown on Sheet 9 of VB 2000.

ROOFING: Shall be Versatile 8 no longrun metal roofing fixed with 75mm spiral shank weatherseal roof nails, over bituminous type building paper supported by ultra violet fast lashing

WALL CLADDING: Fix with galvanized clouls as specified in VB 2000 sheet 6.

ROOF BRACING: For all buildings fix Lumberlok roof plate strap bracing in accordance with VB 2000 Producer Statement



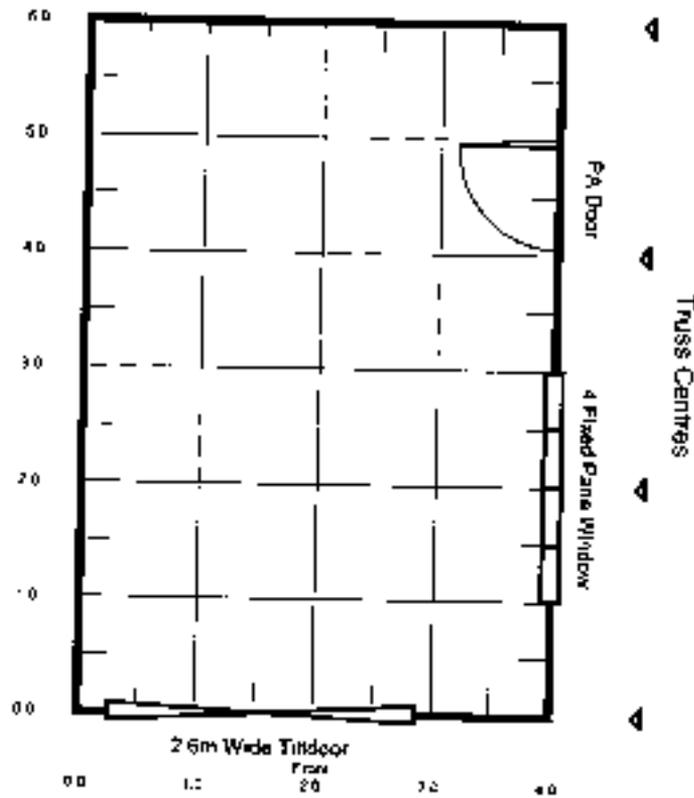
DUNEDIN CITY COUNCIL
 APPROVED BUILDING OFFICIAL
62012

Proposed: Garage (Quote Number: Richard-852)
 For: Mr. Gary Dixon
 Address: 68 Bank Street, Dunedin.

2 1 0 2 9

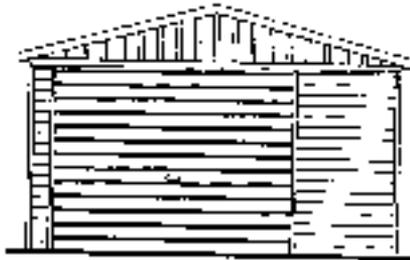


DUNEDIN CITY COUNCIL
 APPROVED BUILDING PLAN



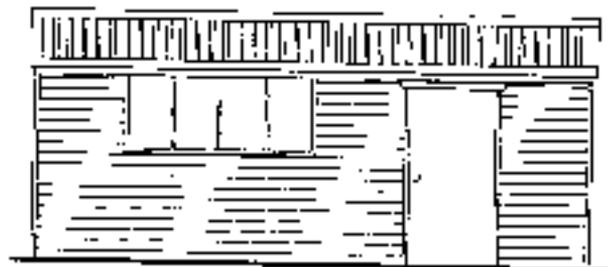
Front Elevation

Left Elevation



Rear Elevation

Right Elevation



Design approved by client

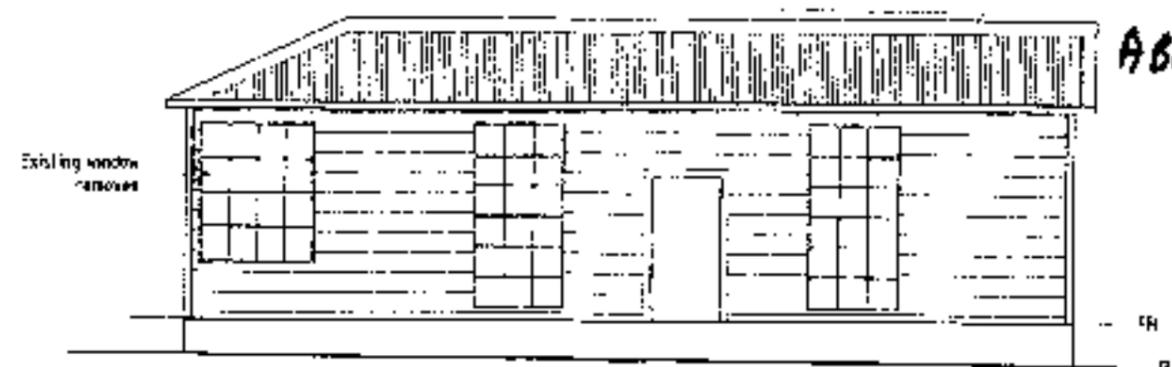
Date

DOMESTIC SMOKE ALARM:

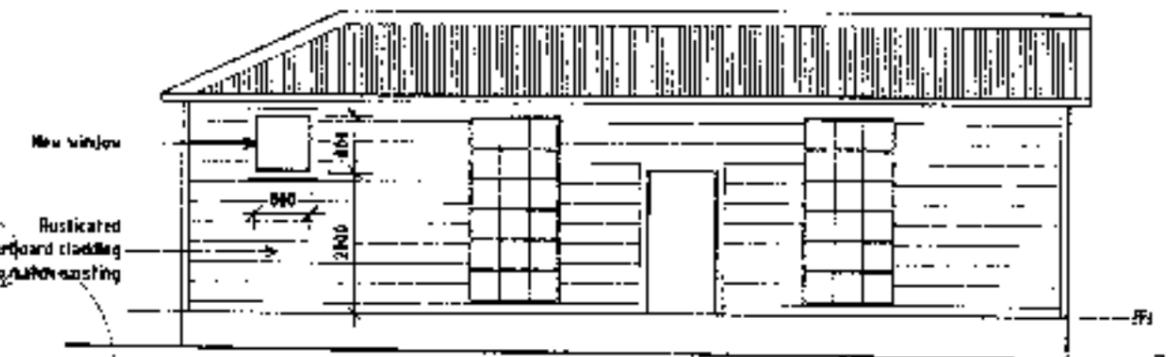
Smoke alarms complying with the NZBC clause F7 are required in this building.

Plumbing and Drainage
 For installation and location of all plumbing and drainage
 G.D.A. 1/2

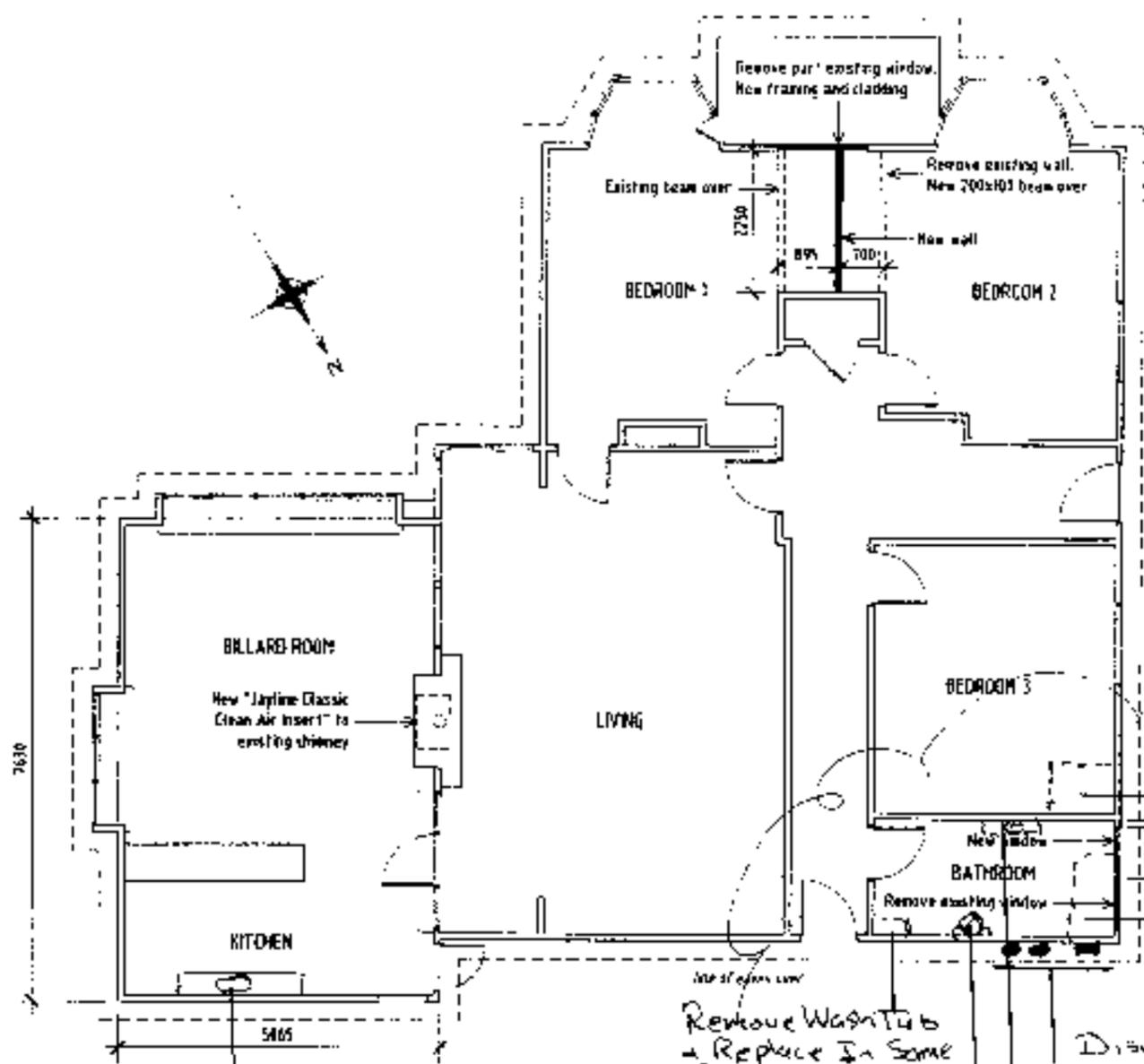
ABA 62012



② PART WEST ELEVATION
 Scale 1:100



③ PART PROPOSED WEST ELEVATION
 Scale 1:100



① FLOOR PLAN
 Scale 1:100

Remove kitchen Bench/Sink Unit & Replace In Same Position With Dishwasher Connection

Remove Wash Tub & Replace In Same Position

Remove Existing Toilet & Replace In Same Position

Disconnect Hot Water cylinder In Bedroom 3.

Install Palomo A4 Gas Hot Water Heater, Gas Baffles

Remove bath with shower-over & Replace with 900 x 900mm Shower Box

Remove Existing Vanity & Replace In Same Position

Plumbing and Drainage
 Plan and specifications for plumbing and drainage with reference to the relevant parts of the Building Code of New Zealand and to particular standards and produced on request
 G.D.A. 1/2
 Date 1-5-01

Copy of gas certificate is required.

ABA 62012

Building Consent - ABA-2025-1319

(Section 51, Building Act 2004)

Form 5

The building

Street address of building: 68 Bank Street Dunedin

Legal description of land where building is located: LOT 21 DEEDS 234

Building name: N/A

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

Level/unit number: N/A

Owner

Name of owner: A A M E Abuhaliqa and B Van Schalkwyk

Contact person: A A M E Abuhaliqa and B Van Schalkwyk

Mailing address: C/O Gary Buswell, 1/38 Begg Street, Dunedin 9012

Street address/registered office:

Mobile: 022 428 1881

Landline:

Email address: aabuhaliqa@outlook.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:

Alter Internal Layout of Dwelling to Create Second Bathroom, Separate Toilet and Laundry

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.

This building consent is subject to the following conditions:

Agents authorised by the building consent authority for the purposes of the Building Act 2004 section 90(1) are entitled at all times during normal working hours or while building work is being done, to inspect land and buildings.

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 - Building Act 2004 section 90(2)

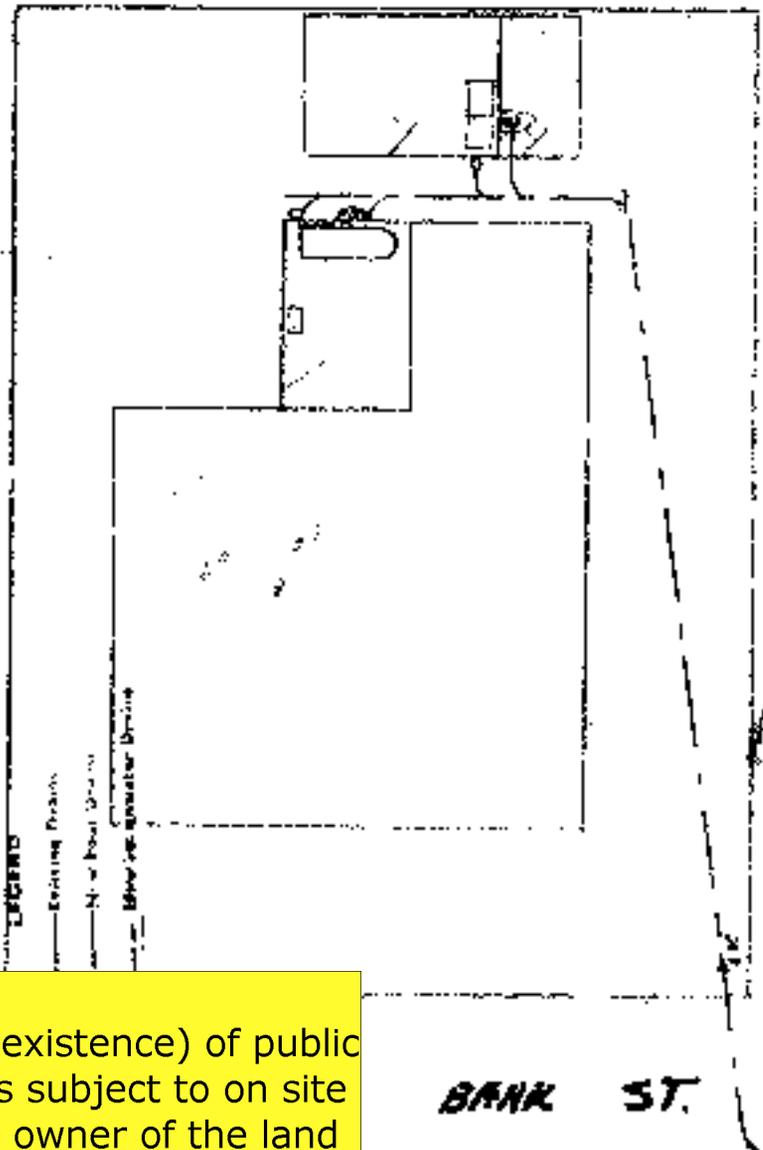


Team Leader Processing (Building Consents)
On behalf of Dunedin City Council

Date of issue: 2 October 2025

COPY OF PRIVATE DRAINAGE PLAN

Plan, show up proposed drainage system
Mrs. Cecelia Propack, 2100 N. 1st St., Lincoln, Neb.
Pine Hill Terrace, B. S. 1st St.



DRAIN LOCATION
Position, level (or existence) of public or private drains is subject to on site verification by the owner of the land or their agent.

Pine Hill Terrace, B. S. 1st St.

DUNEDIN DRAINAGE AND SEWERAGE BOARD

HOUSE CONNECTION PLAN.

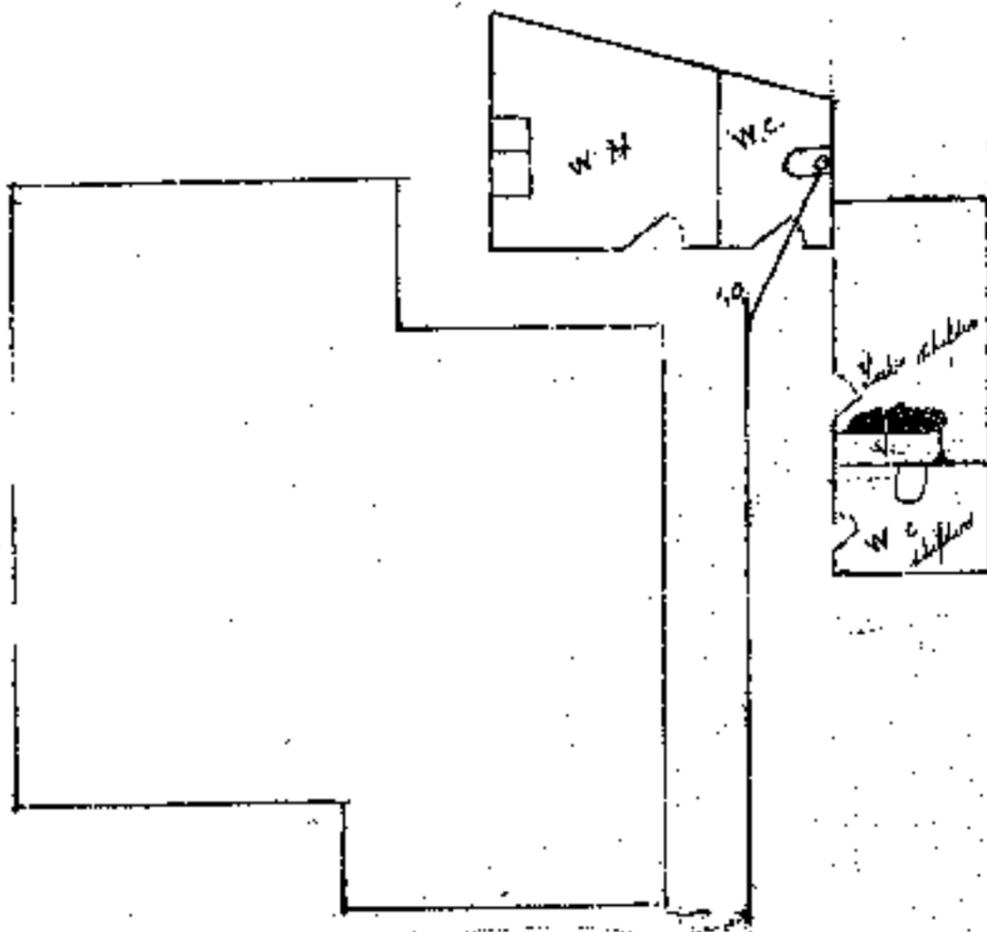
COPY OF PRIVATE DRAINAGE PLAN

APPLICATION No. *111/111*

DATE *20/10/11*

SCALE: 1/2 in. to a Foot.

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



DRAIN LOCATION

Position, level (or existence) of public or private drains is subject to on site verification by the owner of the land or their agent.

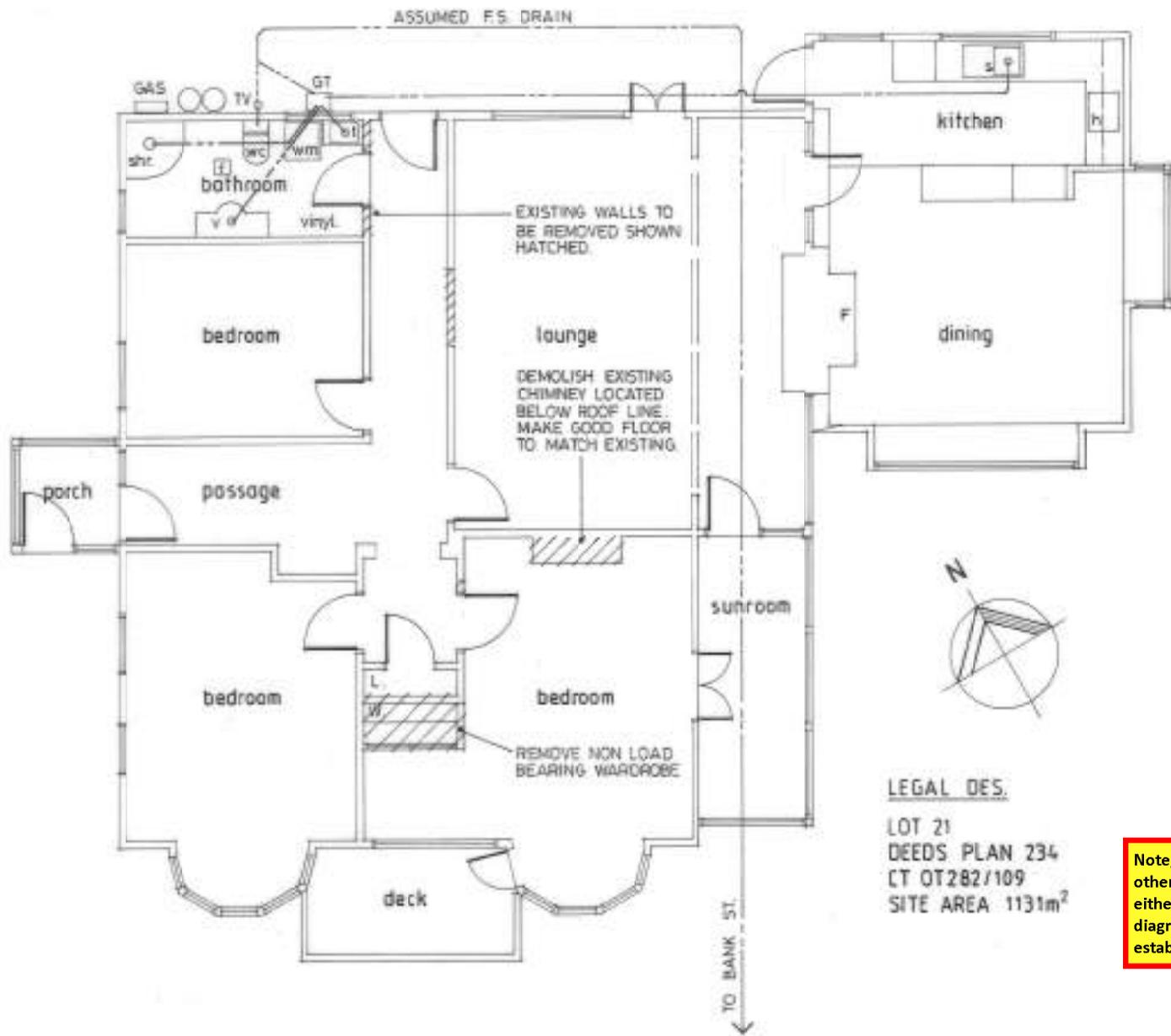
LEGEND

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

Owner *R. G. Johnson*
 Street *Point Hill Terrace & Cairns*
 Locality *Beachmore*

Block *14 Dalmore*
 Section *21*
 Allotment _____

Signature of Drainer *Franklin Jones*



GENERAL NOTES

ALL WORK SHALL COMPLY WITH THE NZBC AND ASSOCIATED, APPLICABLE AND APPROVED DOCUMENTS INCLUDING NZS3604: 2011.

CONTRACTOR SHALL CHECK AND CONFIRM ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECTURAL DESIGNER.

ALL PLUMBING AND DRAINAGE WORK SHOWN IS INDICATIVE ONLY. CONTRACTOR SHALL CHECK AND CONFIRM ON SITE AND PROVIDE LOCAL AUTHORITY WITH AS-BUILT PLANS UPON COMPLETION OF WORKS.

EXISTING HOUSE

ROOF CORRUG IRON.
CLADD. WEATHERBOARD
FOUND. PILE CONSTRUCTION.
STUD 3,000m HIGH
WIND HIGH
EQ ZONE 3
EXPOS. ZONE C

NOTE:
IN THE EVENT ASBESTOS IS ENCOUNTERED DURING THE WORKS IT SHALL BE HANDLED AND DISPOSED OF AS PER HEALTH AND SAFETY REGULATIONS 2016, WORKSAFE MANAGEMENT AND REMOVAL OF ASBESTOS. CONTRACTOR SHALL INFORM COUNCIL PRIOR TO REMOVAL.

LEGAL DES.

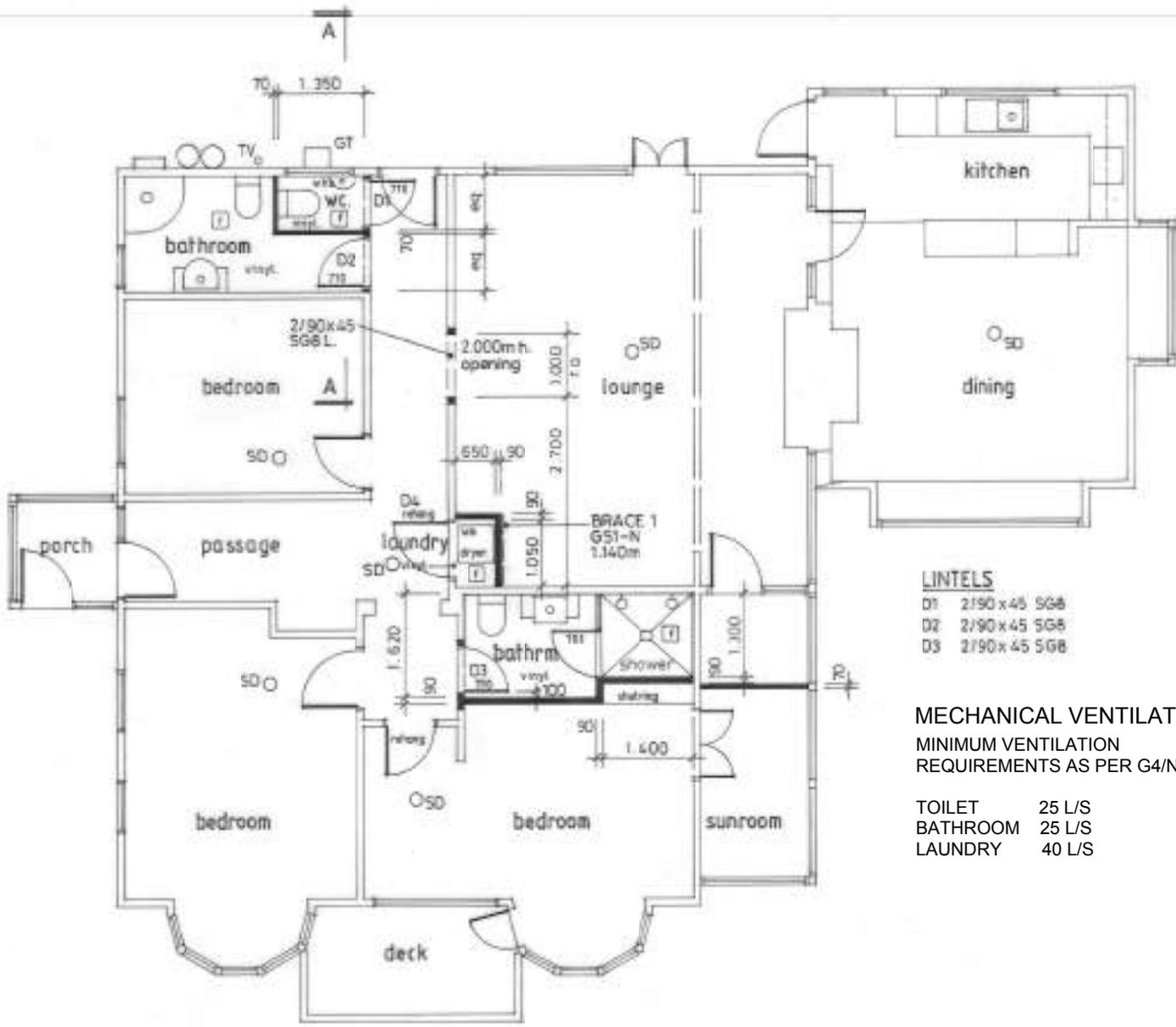
LOT 21
DEEDS PLAN 234
CT OT282/109
SITE AREA 1131m²

Note, Council has not reviewed and makes no statement as to whether any other building work (other than those for which this consent is granted) either existing or proposed, referred to or shown on the application, plan, diagram or specification, comply with the NZ Building Code or has been legally established.

AMENDED SEPTEMBER 2025

existing floor plan 1:50

PROPOSED INTERNAL HOUSE ALTERATIONS FOR MR. A. ABUHALIQA & B. VAN SCHALKWYK AT 68 BANK STREET, N.E.V., DUNEDIN.	DATE: AUGUST 2025 REF: HA/01/2025 DRAWN: G. BUSWELL SHEET NO. A1 of 3.
---	---



proposed floor plan 1:50

NOTES

STUD FRAMING
90 X 45 SG8 H1.2 STUD FRAMING AT 300 CRS, NOGS AT 800 CRS MAX.
70 X 45 SG8 H1.2 STUD FRAMING AT 300 CRS, NOGS AT 800 CRS MAX.
REFER ATTACHED FIG B.12 NZS3604:2011 FOR LINTEL FIXING CONNECTION.

WALL LININGS
ALL BATHROOM WALL LININGS 10mm GIB AQUALINE INSTALLED AS PER ATTACHED MANUFACTURERS SPECS. PROVIDE BATHROOM WALLS, EXCLUDING TILED SHOWER, WITH 3-COAT ENAMEL PAINT FINISH.
LINE PASSAGE, LAUNDRY AND BEDROOM WALLS WITH 10mm STANDARD GIB BOARD INSTALLED AS PER ATTACHED MANUFACTURERS SPECS. REFER ATTACHED GIB BRACING INSTALLATION SPECS.

FLOORING
PROVIDE SELECTED NON-SLIP VINYL FLOORING TO BATHROOMS, TOILET AND LAUNDRY AS REQUIRED TO OWNERS CHOICE.

VENTILATION - [E]
INSTALL SELECTED CEILING MOUNTED MANROSE EXTRACT FAN WITH 7MIN DELAY SWITCH IN TOILET, BATHROOM AND LAUNDRY AS SHOWN. VENT TO EXTERIOR THROUGH EXTERIOR WALL WITH 150Ø DUCT. FLASH WATERTIGHT. CONFIRM LOCATION ON SITE.
PROVIDE 15mm AIR DRAW CLEARANCE TO BASE OF D1, D3 & D4.

TRIM
SELECTED ARCHITRAVES, CORNICE AND SKIRTING TO OWNERS CHOICE. PROVIDE SILICONE SEALANT BETWEEN BATHROOM SKIRTING AND VINYL FLOORING.

SMOKE DETECTORS - OSO
TYPE 1 DOMESTIC INTERCONNECTED BATTERY OPERATED CEILING MOUNTED SMOKE DETECTORS TO COMPLY WITH NZS 4514:2021. REFER FLOOR PLAN FOR LOCATIONS.

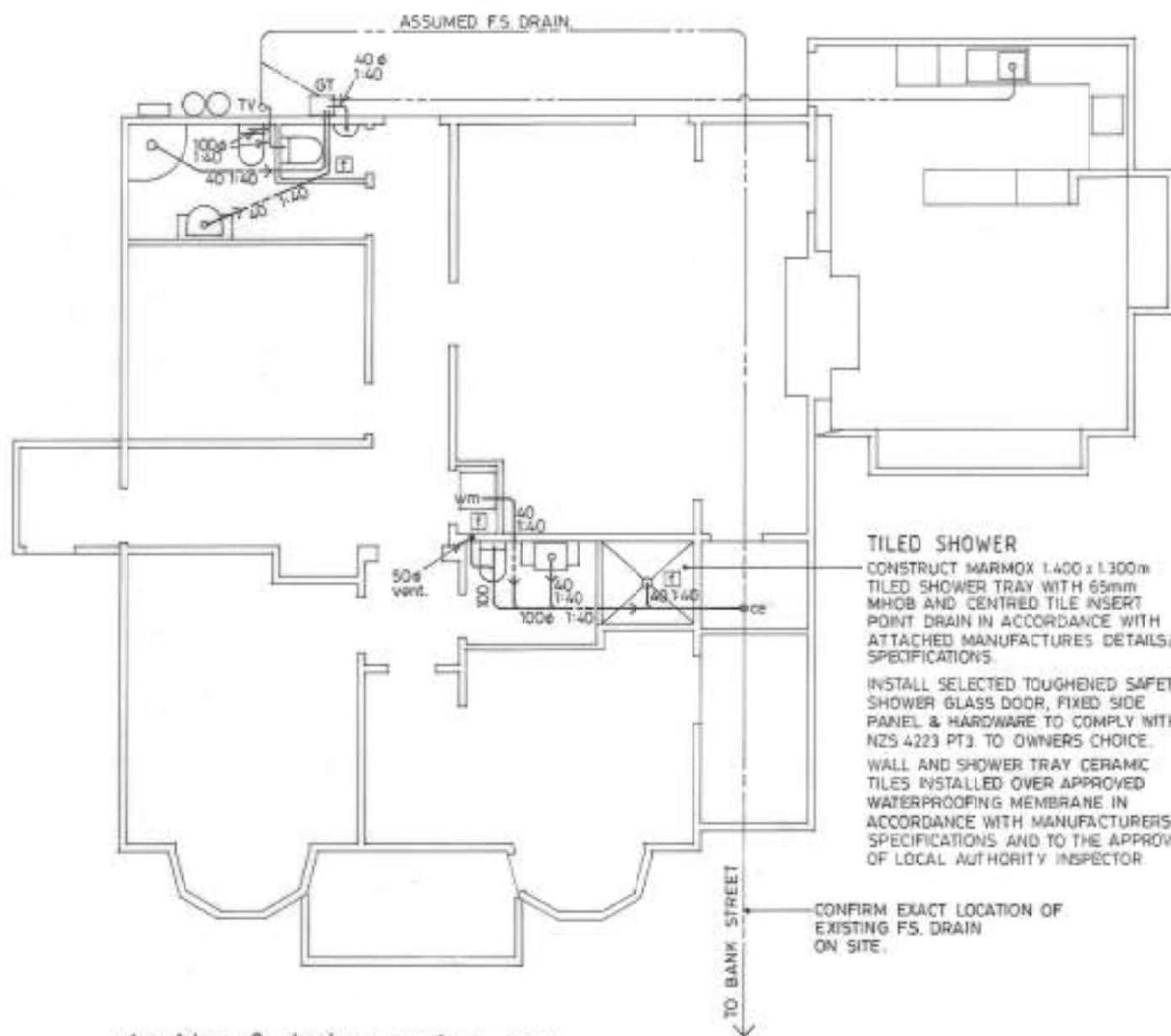
LAUNDRY DRYER.
VENT DRYER WITH 150Ø DUCT TO EXTERIOR. CONFIRM LOCATION ON SITE. FLASH WATERTIGHT.

- LINTELS**
- D1 2/90x45 SG8
 - D2 2/90x45 SG8
 - D3 2/90x45 SG8

MECHANICAL VENTILATION
MINIMUM VENTILATION REQUIREMENTS AS PER G4/NZBC:

TOILET	25 L/S
BATHROOM	25 L/S
LAUNDRY	40 L/S

AMENDED SEPTEMBER 2025



plumbing & drainage plan 1:50

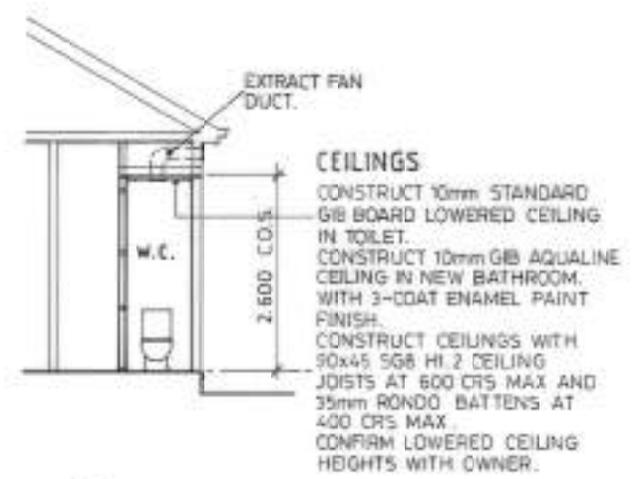
TILED SHOWER

CONSTRUCT MARMOX 1.400 x 1.300m TILED SHOWER TRAY WITH 65mm MHOE AND CENTRED TILE INSERT POINT DRAIN IN ACCORDANCE WITH ATTACHED MANUFACTURES DETAILS/ SPECIFICATIONS.

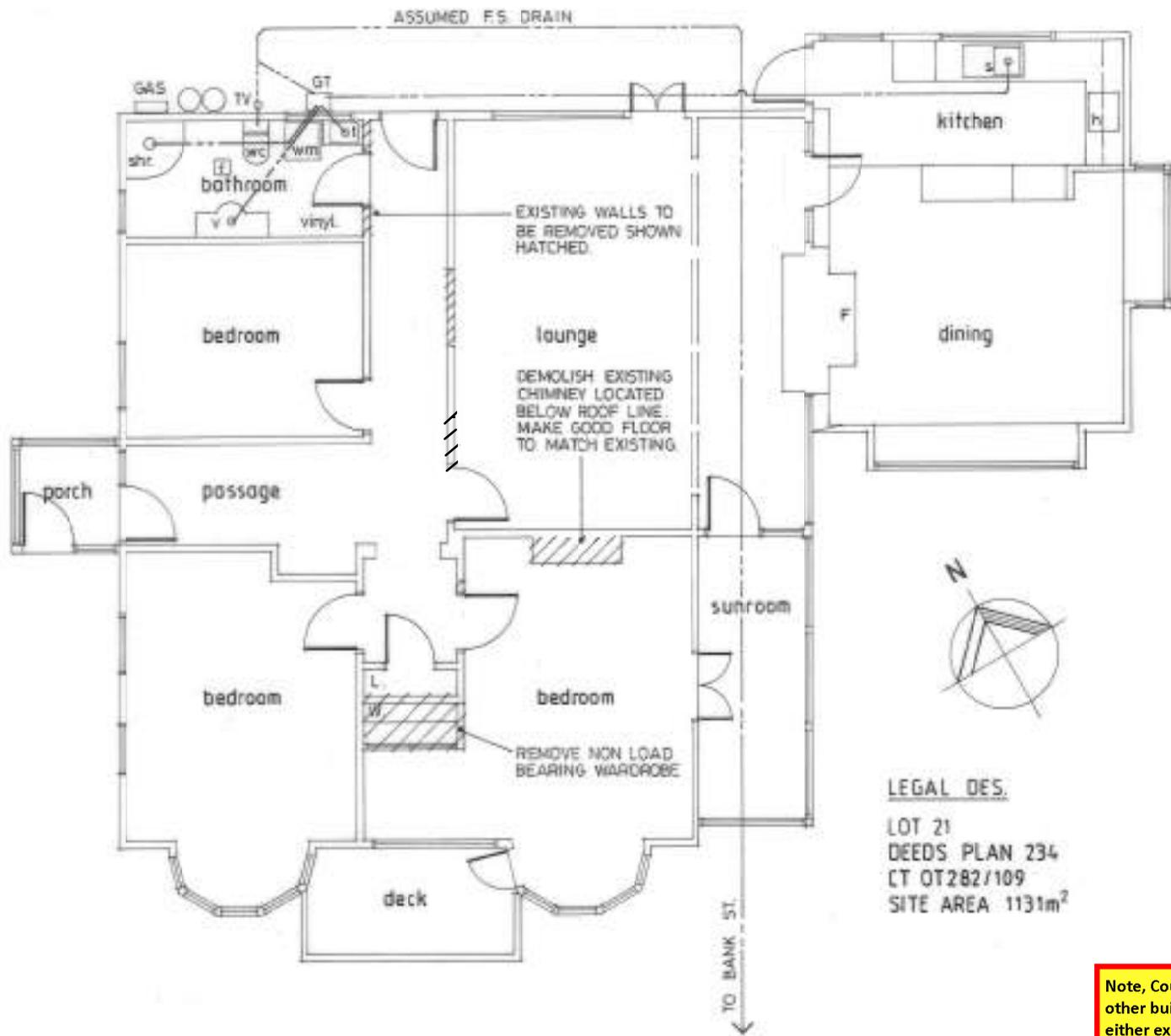
INSTALL SELECTED TOUGHENED SAFETY SHOWER GLASS DOOR, FIXED SIDE PANEL & HARDWARE TO COMPLY WITH NZS 4223 PT3. TO OWNERS CHOICE.

WALL AND SHOWER TRAY CERAMIC TILES INSTALLED OVER APPROVED WATERPROOFING MEMBRANE IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS AND TO THE APPROVAL OF LOCAL AUTHORITY INSPECTOR.

CONFIRM EXACT LOCATION OF EXISTING F.S. DRAIN ON SITE.



section a-a 1:50



existing floor plan 1:50

GENERAL NOTES

ALL WORK SHALL COMPLY WITH THE NZBC AND ASSOCIATED, APPLICABLE AND APPROVED DOCUMENTS INCLUDING NZS 3604 : 2011.

CONTRACTOR SHALL CHECK AND CONFIRM ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECTURAL DESIGNER.

ALL PLUMBING AND DRAINAGE WORK SHOWN IS INDICATIVE ONLY. CONTRACTOR SHALL CHECK AND CONFIRM ON SITE AND PROVIDE LOCAL AUTHORITY WITH AS-BUILT PLANS UPON COMPLETION OF WORKS.

EXISTING HOUSE

ROOF CORRUG IRON.
CLADD. WEATHERBOARD
FOUND. PILE CONSTRUCTION.
STUD 3,000m HIGH
WIND HIGH
EQ ZONE 3
EXPOS. ZONE C

NOTE:
IN THE EVENT ASBESTOS IS ENCOUNTERED DURING THE WORKS IT SHALL BE HANDLED AND DISPOSED OF AS PER HEALTH AND SAFETY REGULATIONS 2016, WORKSAFE MANAGEMENT AND REMOVAL OF ASBESTOS. CONTRACTOR SHALL INFORM COUNCIL PRIOR TO REMOVAL.

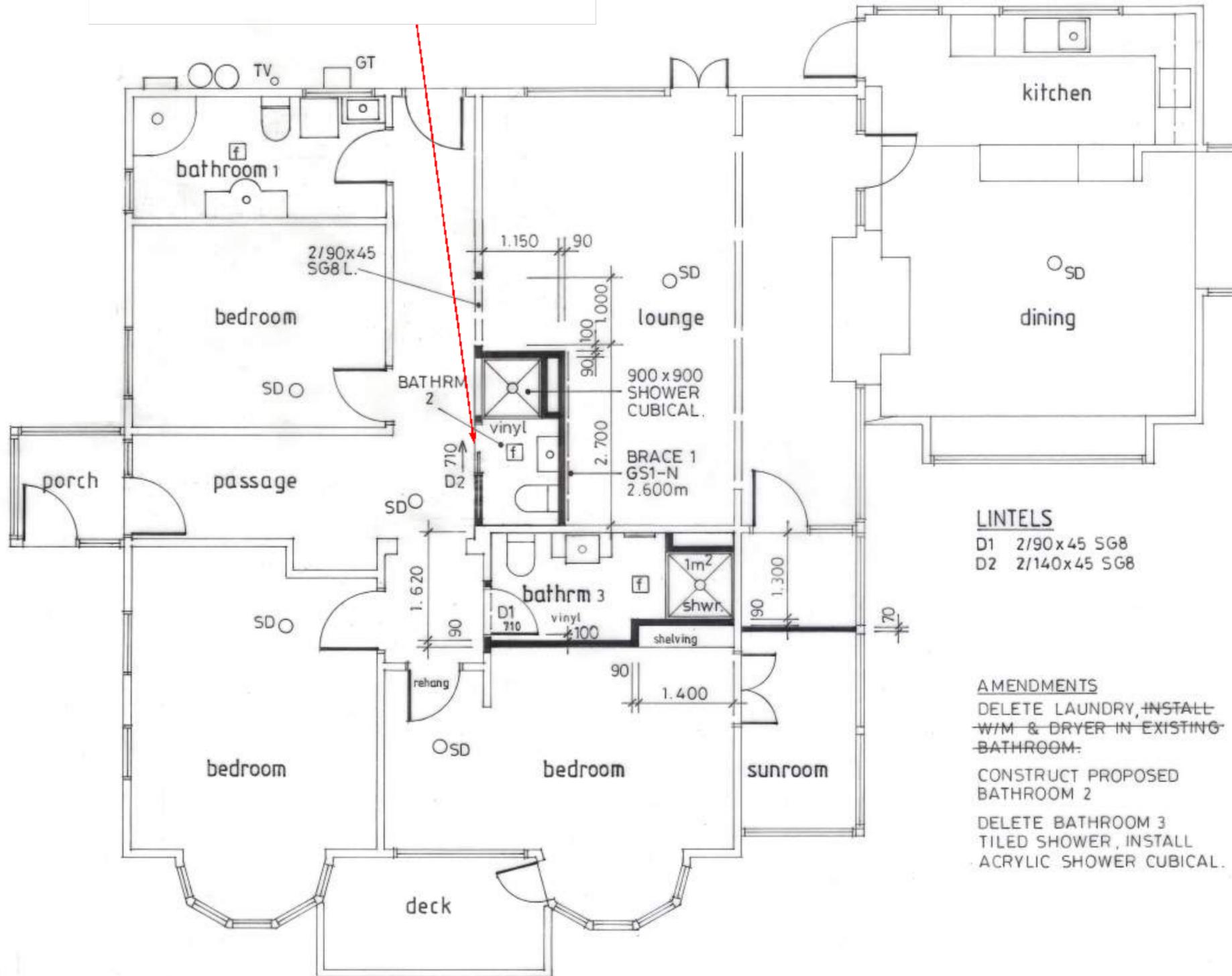
LEGAL DES.

LOT 21
DEEDS PLAN 234
CT OT282/109
SITE AREA 1131m²

Dunedin City Council
Approved Minor Variation
MVA-2025-407 Minor variation to ABA-2025-1319
Date: 25/11/2025
Please retain on site

Note, Council has not reviewed and makes no statement as to whether any other building work (other than those for which this consent is granted) either existing or proposed, referred to or shown on the application, plan, diagram or specification, comply with the NZ Building Code or has been legally established.

DCC Note:
If lintel is load bearing, load path to be confirmed on site and pile/s to be first checked by DCC inspector at excavation stage.



proposed floor plan 1:50

NOTES

STUD FRAMING

90x45 SG8 H1.2 STUD FRAMING AT 300 CRS, NOGS AT 800 CRS. MAX.
70x45 SG8 H1.2 STUD FRAMING AT 300 CRS, NOGS AT 800 CRS MAX.
REFER ATTACHED FIG 8.12 NZS3604: 2011. FOR LINTEL FIXING CONNECTION.

WALL LININGS

ALL BATHROOM WALL LININGS 10mm GIB AQUALINE INSTALLED AS PER ATTACHED MANUFACTURERS SPECS. PROVIDE BATHROOM WALLS EXCLUDING TILED SHOWER WITH 3-COAT ENAMEL PAINT FINISH.
LINE PASSAGE, LOUNGE AND BEDROOM WALLS WITH 10mm STANDARD GIB BOARD INSTALLED AS PER ATTACHED MANUFACTURERS SPECS. REFER ATTACHED GIB BRACING INSTALLATION SPECS.

FLOORING

PROVIDE SELECTED NON-SLIP VINYL FLOORING TO BATHROOMS, TOILET AND LAUNDRY AS REQUIRED TO OWNERS CHOICE.

VENTILATION - (f)

INSTALL SELECTED CEILING MOUNTED MANROSE EXTRACT FAN WITH 7MIN DELAY SWITCH IN TOILET AND ALL BATHROOM 2 & 3 AS SHOWN. VENT TO EXTERIOR THROUGH EXTERIOR WALL WITH 150Ø DUCT. FLASH WATERTIGHT. CONFIRM LOCATION ON SITE.
PROVIDE 15mm AIR DRAW CLEARANCE TO BASE OF D1 & D2.

TRIM

SELECTED ARCHITRAVES, CORNICE AND SKIRTING TO OWNERS CHOICE. PROVIDE SILICONE SEALANT BETWEEN BATHROOM SKIRTING AND VINYL FLOORING.

SMOKE DETECTORS - OSD

TYPE 1 DOMESTIC INTERCONNECTED BATTERY OPERATED CEILING MOUNTED SMOKE DETECTORS TO COMPLY WITH NZS 4514:2021. REFER FLOOR PLAN FOR LOCATIONS.

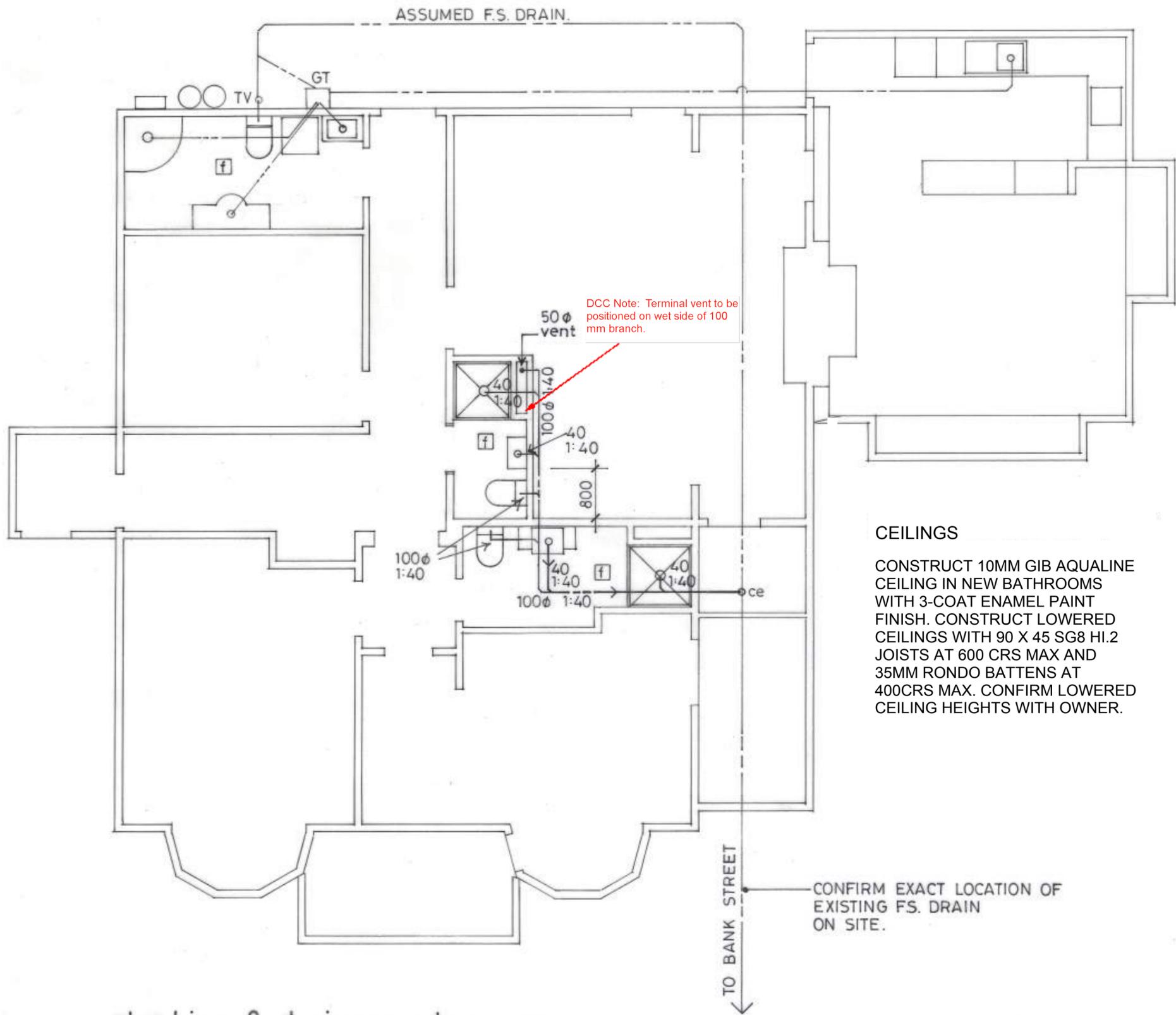
LINTELS

D1 2/90x45 SG8
D2 2/140x45 SG8

AMENDMENTS

DELETE LAUNDRY, INSTALL W/M & DRYER IN EXISTING BATHROOM.
CONSTRUCT PROPOSED BATHROOM 2
DELETE BATHROOM 3
TILED SHOWER, INSTALL ACRYLIC SHOWER CUBICAL.

AMENDED NOVEMBER 2025



CEILINGS

CONSTRUCT 10MM GIB AQUALINE CEILING IN NEW BATHROOMS WITH 3-COAT ENAMEL PAINT FINISH. CONSTRUCT LOWERED CEILINGS WITH 90 X 45 SG8 HI.2 JOISTS AT 600 CRS MAX AND 35MM RONDO BATTENS AT 400CRS MAX. CONFIRM LOWERED CEILING HEIGHTS WITH OWNER.

MECHANICAL VENTILATION [f]

MINIMUM VENTILATION REQUIREMENTS AS PER NZBC:

BATHROOM 25 L/S

SHOWER CUBICALS

SELECTED ACRYLIC SHOWER CUBICALS INSTALLED TO MANUFACTURERS SPECIFICATIONS. ALL GLAZING SHALL COMPLY WITH NZS 4223: PT3.

CONFIRM EXACT LOCATION OF EXISTING F.S. DRAIN ON SITE.

plumbing & drainage plan 1:50

AMENDED NOVEMBER 2025

<p>PROPOSED INTERNAL HOUSE ALTERATIONS FOR MR. A. ABUHALIQA & B. VAN SCHALKWYK AT 68 BANK STREET, N.E.V., DUNEDIN.</p>	<p>DATE AUGUST 2025 REF HA/01/2025 DRAWN G BUSWELL SHEET NO A3 of 3</p>
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**LICENSED
BUILDING
PRACTITIONERS**
Building confidence

MEMORANDUM FROM LICENSED BUILDING PRACTITIONER: CERTIFICATE OF DESIGN WORK

Section 45 and Section 30C, Building Act 2004

Please fill in the form as fully and correctly as possible.

If there is insufficient room on the form for requested details, please continue on another sheet and attach the additional sheet(s) to this form.

THE BUILDING

Street address: 68 Bank Street

Suburb: NEV

Town/city: Dunedin

Postcode: 9010

THE OWNERS

Name(s): A Abuhaliqa & B Van Schalkwyk

Mailing address: 68 Bank Street

Suburb: NEV

PO Box/Private Bag:

Town/City: Dunedin

Postcode: 9010

Phone: 0 2 2 4 2 8 1 8 8 1

Email address: aabuhaliqa@outlook.cor



BASIS FOR PROVIDING THIS MEMORANDUM

I am providing this memorandum in my role as the: Please tick the option that applies

-
- sole** designer of all of the RBW design outlined in this memorandum – I carried out all of the RBW design work myself – no other person will be providing any additional memoranda for the project
-
- lead** designer who carried out some of the RBW design myself but also supervised other designers – this memorandum covers their RBW design work as well as mine, and no other person will be providing any additional memoranda for the project
-
- lead** designer for all but specific elements of RBW – this memorandum only covers the RBW design work that I carried out or supervised and the other designers will provide their own memorandum relating to their specific RBW design
-
- specialist** designer who carried out specific elements of RBW design work as outlined in this memorandum – other designers will be providing a memorandum covering the remaining RBW design work
-

IDENTIFICATION OF DESIGN WORK THAT IS RESTRICTED BUILDING WORK (RBW)

I, Gary Buswell carried out / supervised the following design work that is restricted building work

PRIMARY STRUCTURE: B1

Design work that is RBW	Description of RBW	Carried out or supervised	Reference to plans and specifications
Tick if included	If appropriate, provide details of the RBW	Tick whether you carried out the Design work or supervised someone else carrying out the Design work	If appropriate, specify references
<input checked="" type="checkbox"/> All RBW design work relating to B1, or select relevant boxes below		<input checked="" type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
<input type="checkbox"/> Foundations and subfloor framing		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
<input type="checkbox"/> Walls		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
<input type="checkbox"/> Roof		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
<input type="checkbox"/> Columns and beams		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
<input type="checkbox"/> Bracing		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
<input type="checkbox"/> Other		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	

EXTERNAL MOISTURE MANAGEMENT SYSTEMS: E2

Design work that is RBW	Description of RBW	Carried out or supervised	Reference to plans and specifications
Tick if included	If appropriate, provide details of the RBW	Tick whether you carried out the Design work or supervised someone else carrying out the Design work	If appropriate, specify references
<input checked="" type="checkbox"/> All RBW design work relating to E2		<input checked="" type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
<input type="checkbox"/> Damp proofing		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
<input type="checkbox"/> Roof cladding or roof cladding system		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
<input type="checkbox"/> Ventilation system (for example, subfloor or cavity)		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
<input type="checkbox"/> Wall cladding or wall cladding system		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
<input type="checkbox"/> Waterproofing		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	
<input type="checkbox"/> Other		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	

FIRE SAFETY SYSTEMS: C1 – C6

Design work that is RBW	Description of RBW	Carried out or supervised	Reference to plans and specifications
Tick if included.	If appropriate, provide details of the RBW	Tick whether you carried out the Design work or supervised someone else carrying out the Design work	If appropriate, specify references
<input type="checkbox"/> Emergency warning systems <input type="checkbox"/> Evacuation and fire service operation systems <input type="checkbox"/> Suppression or control systems <input type="checkbox"/> Other		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised	

Note: The design of fire safety systems is only restricted building work when it involves small-to-medium apartment buildings as defined by the Building (Definition of Restricted Building Work) Order 2011.

WAIVERS AND MODIFICATIONS

Waivers or modifications of the Building Code are required. Yes No

If Yes, provide details of the waivers or modifications below:

Clause	Waiver/modification required
List relevant clause numbers of building code	Specify nature of waiver or modification of building code required

ISSUED BY

I am providing my contact details as a licensed building practitioner who is licensed to carry out or supervise design work that is restricted building work.

Name: **Gary Buswell**

LBP or Registration number: **BP127529**

The practitioner is a: Design LBP Registered architect Chartered professional engineer

Design Entity or Company (optional): **Gary Buswell Architecture**

Mailing address (if different from below):

Street address/Registered office: **1/38 Begg Street**

Suburb: **Saint Kilda**

Town/City: **Dunedin**

PO Box/Private Bag:

Postcode: **9012**

Phone:

Mobile:

After hours:

Fax:

Email address: **garybuswell@xtra.co.nz** Website: **garybuswellarchitecture.co**

DECLARATION

I, **Gary Buswell**

LBP, state that I have applied the skill and care reasonably required of a competent design professional in carrying out or supervising the Restricted Building Work (RBW) described in this form, and that based on this, I also state that the RBW:

- Complies with the building code, or
- Complies with the building code subject to any waiver or modification of the building code recorded on this form

Applicant's signature



Date

/ /
day month year

SECTION 8 – WALLS

NZS 3604:2011

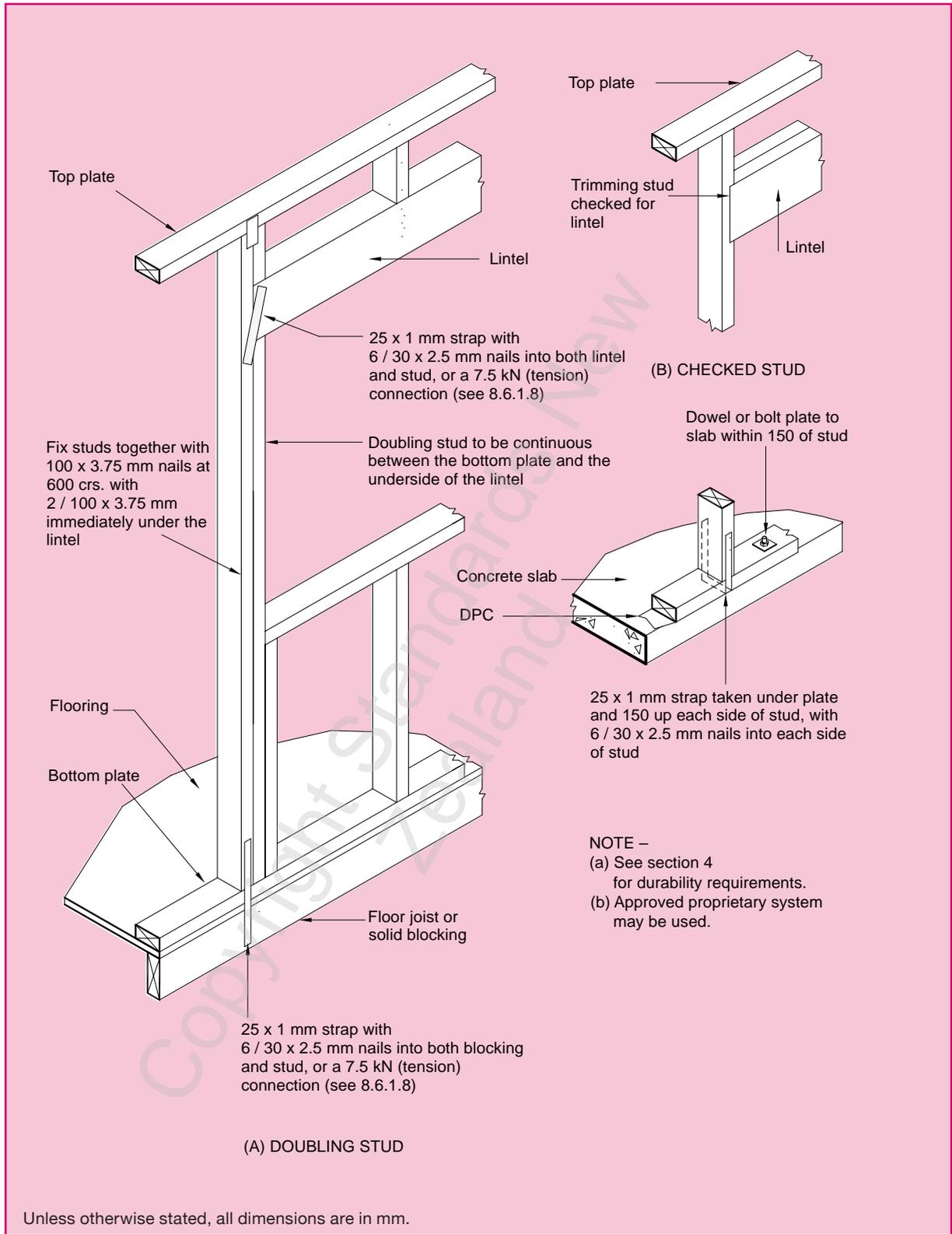


Figure 8.12 – Lintel fixing to prevent uplift (see 8.6.1.8 and table 8.14 (a) and (b))

SECTION 8 – WALLS

NZS 3604:2011

8.7.5.2 Bottom plates

Where holes or face notches exceed 50 % of the width of the *bottom plate*, fix the *plate* against sideways movement on each side of the hole or notch, with one 100 mm x 3.75 mm nail.

C8.7.6

Each additional fixing required should be as close as possible to a truss.

8.7.6 Connection of plates to studs

The fixing of *top plates* supporting roof members to wall studs or lintels shall be in accordance with table 8.18 (see figure 8.12).

Table 8.18 – Fixing of top plate of wall to supporting members such as studs and lintels at 600 mm centres (see 8.7.6 and figure 8.12)

Loaded dimension of wall (m)	Light roof										Heavy roof				
	Roof member spacing (mm)														
	900					1200					900				
	Wind zone					Wind zone					Wind zone				
	L	M	H	VH	EH	L	M	H	VH	EH	L	M	H	VH	EH
Fixing type (see below)															
2.0	A	A	B	B	B	A	A	B	B	B	A	A	A	B	B
3.0	A	B	B	B	B	A	B	B	B	B	A	A	B	B	B
4.0	A	B	B	B	B	A	B	B	B	B	A	A	B	B	B
5.0	B	B	B	B	B	B	B	B	B	B	A	A	B	B	B
6.0	B	B	B	B	B	B	B	B	B	B	A	A	B	B	B
Fixing type	Fixing to resist uplift										Capacity of alternative fixing (kN)				
A	2 / 90 x 3.15 end nails										0.7				
B	2 / 90 x 3.15 end nails + 2 wire dogs										4.7				

**PROPOSED INTERNAL HOUSE ALTERATIONS
FOR
MR A ABUHALIQA & B VAN SCHALKWYK
AT
68 BANK STREET, NEV, DUNEDIN**

PLUMBING AND DRAINAGE SPECIFICATION

GENERAL

ALL plumbing and drainage work shall comply with:

NZBC G12/AS1 (water supply).

NZBC/G13/AS3 (sanitary plumbing and drainage).

PREPARATION

AVOID electrolytic action by eliminating contact or continuity of water between dissimilar metals.

EXECUTION

GENERALLY carry out the whole of this work and tests to NZBC acceptable solution G12/AS1 water supply & G13/AS3 sanitary plumbing and drainage.

WATER SUPPLY - COPPER: Size the piping layout to eliminate loss of pressure at any point by simultaneous draw-off. Run pipes in straight runs, firmly fixed to falls, with long radius bends and jointed by brazing or with crox fittings, all to NZBC acceptable solution G12/AS1

WATER SUPPLY - POLYBUTYLENE: Size the piping layout to eliminate loss of pressure at any point by simultaneous draw-off. Run pipes complete with all fittings and jointed to the manufacturer's specifications, all to NZBC acceptable solution G12/AS1. Conceal all piping, insulate all hot water piping and pressure test before the wall linings are fixed.

EXPOSED PIPES: Chrome plate on copper or white Polybutylene/PVC including back nuts. At wall penetrations provide and fit collars to match pipe finish.

TAPS AND FAUCETS: Install all taps and faucets to Owners choice.

FOUL WATER**Sanitary plumbing:**

Waste pipe to Shower:	40mm PVC to AS/NZS 1260
Waste pipe to Toilet:	100mm PVC to AS/NZS 1260
Waste pipe to Whb/Vanity:	40mm PVC to AS/NZS 1260

FOUL AND STORMWATER DRAINAGE

Pipe type and standards, sizes grades, inspection openings as shown on drawings.

WATER SUPPLY

Hot water pipework to Shower: 20mm Polybutylene to AS/NZS 2642:
Parts 1, 2 & 3.

Hot water pipework to
Whb/Vanity: 15mm Polybutylene to AS/NZS 2642:
Parts 1, 2 & 3.

SANITARY FIXTURES AND FITTINGS:

THE standard of all fixtures and fittings shall be of a reputable brand and quality to Owners choice and approved by Local Authority.

INSULATION

ALL pipework in either wall, roof space and underfloor shall be insulated with 13mm closed cell insulation, e.g. Climaflex. Similarly, all hot water pipework shall be insulated. All new water pipe work shall be tested for 15 minutes @1500kpa with no measurable pressure loss allowed.

COMPLETION

GENERALLY: Leave all water services in proper working order. Pressure test to ensure no leakage and leave all in proper working order.

CLEAN UP: Clean all tap sets and fittings. Remove all unused materials from the site.



Single Level Along Resistance Sheet

Job Name:

Line	Element	Length (m)	Angle (degrees)	Stud Ht. (m)	Type	Supplier	Wind (BUs)	EQ (BUs)	Achieved	
									62	55
a	1	1.14		3.000	GS1-N	GIB®	62	55		
									62	55



EzyBrace[®] Systems

Specification and installation manual



CBI 5113

AUGUST 2016



Top plate connections

For top plate connections refer to NZS3604:2011 section 8.7.3.

Parapets and gable end walls

Bracing elements must be fixed from top plate to bottom plate. Fixing to a row of nogs is not acceptable unless either:

A continuous member such as an ex 90 x 45mm ribbon plate is fixed across the studs just above a row of nogs at the ceiling line, as shown in figure 16.

or

GIBFix® Angle as shown in figure 17. The angle is fixed to a row of nogs with 30 x 2.5mm galv flat head nails or 32mm x 7g GIB® Grabber® Dual Thread Screws at 300mm centres.

Bottom plate fixing

TIMBER FLOOR

For elements with an 'N' specification use 2/100 x 3.75mm hand or 3/90 x 3.15mm power-driven nails at 600mm centres.

In addition, for elements with an 'H' specification, use GIB HandiBrac® panel hold-down fixings at each end of the bracing element, see p.16.

CONCRETE FLOOR – EXTERNAL WALL BRACING ELEMENTS

For bracing elements with an 'N' specification fix external wall plates in accordance with NZS 3604:2011.

Use GIB HandiBrac® panel hold-down fixings at each end of bracing elements with an 'H' specification and minimum intermediate fixings as required by NZS 3604:2011.

CONCRETE FLOOR – INTERNAL WALL BRACING ELEMENTS

For bracing elements with an 'N' specification fix plates in accordance with NZS 3604:2011 or use 75 x 3.8mm shot-fired fasteners with 16mm discs spaced at 150 and 300mm from end-studs and 600mm centres thereafter.

For bracing elements with an 'H' specification use GIB HandiBrac® panel hold-down fixings at each end of the element and minimum intermediate fixings as required by NZS 3604:2011.

FIGURE 16: PARAPETS AND GABLE ENDS WITH RIBBON PLATE

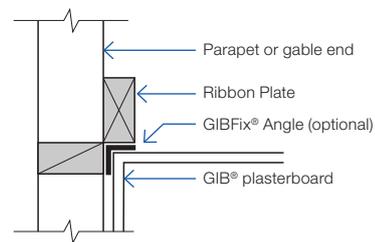
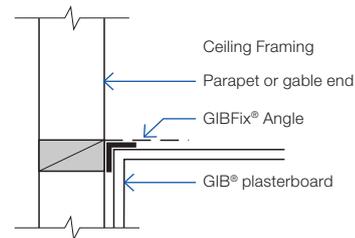


FIGURE 17: PARAPETS AND GABLE ENDS WITH GIBFIX® ANGLE



GFS003

BOTTOM PLATE FIXINGS FOR GIB® BRACING ELEMENTS

Brace type	Concrete slabs		Timber floors
	External wall	Internal wall	External and Internal walls
GS1-N	As per NZS 3604:2011. No specific additional fastening required.	As per NZS 3604:2011. Alternatively use 75 x 3.8mm shot-fired fasteners with 16mm discs, 150mm and 300mm from each end of the bracing element and at 600mm thereafter.	Pairs of 100 x 3.75mm flat head hand driven nails or 3/90 x 3.15mm power driven nails at 600mm centres in accordance with NZS 3604:2011.
GS2-N	Not applicable.		
GS2-NOM			
GSP-H BL1-H BLP-H	Intermediate fastenings to comply with NZS 3604:2011 In addition: GIB HandiBrac® fixings or metal wrap-around strap fixings and bolt as illustrated on p.15 and 16.		Pairs of 100 x 3.75mm flat head hand driven nails or 3/90 x 3.15mm power driven nails at 600mm centres in accordance with NZS 3604:2011. In addition: GIB HandiBrac® fixings or metal wrap-around strap fixings and bolt as illustrated on p.15 and 16.
BLG-H	Not applicable	As for GSP-H, BL1-H, BLP-H on concrete slab as illustrated on p.15 and 16.	



Length of GIB EzyBrace® elements ('N' Type)

The length of GIB EzyBrace® elements with an 'N' extension (requiring standard NZS3604:2011 plate connections) can be taken as the full frame length measured from the outside of the end-stud to the opening face as illustrated in figures 29-32.

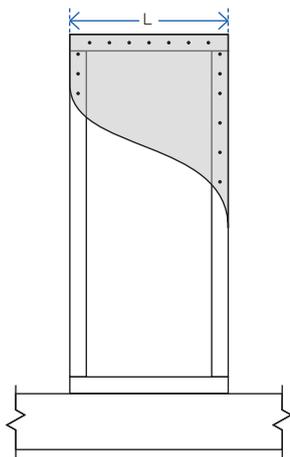
'N' type GIB EzyBrace® elements are identified by GIB® specification numbers GS1-N, GS2-N and GS2-NOM

The dimension 'L' shall not be less than 400mm.

Perimeter bracing fixing for linings of both 'H' and 'N' type elements is along the top and bottom plates, end stud, and doubling stud immediately adjacent to the opening.

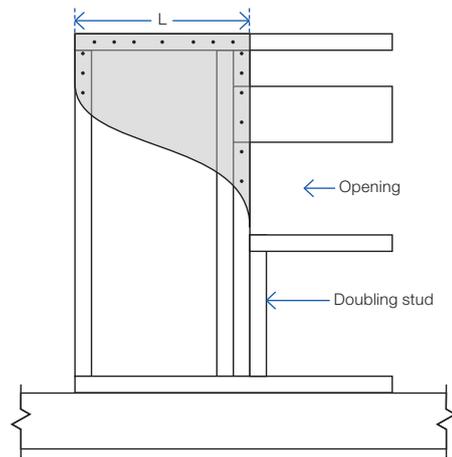
Fastener spacings and diagram scales shown in Figures 29-32 are indicative only. Refer to p.23-30 for construction details.

FIGURE 29: GS BRACING ELEMENTS (OPTION A)



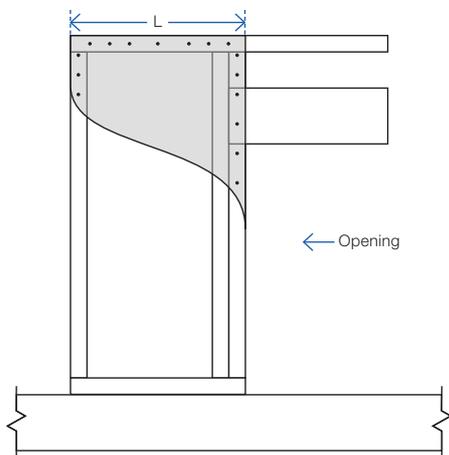
GS1-N, GS2-N elements
'L' indicates the length of the bracing element

FIGURE 30: GS BRACING ELEMENTS (OPTION B)



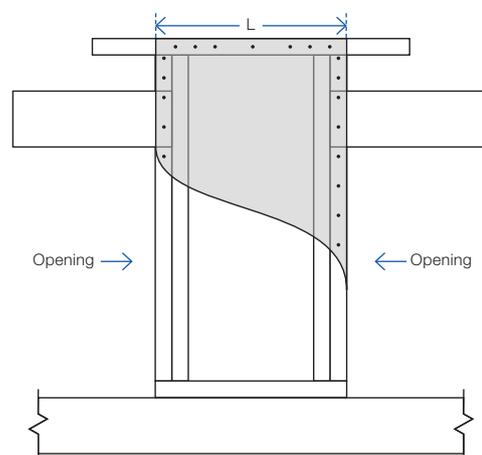
GS1-N, GS2-N elements
'L' indicates the length of the bracing element

FIGURE 31: GS BRACING ELEMENTS (OPTION C)



GS1-N, GS2-N elements
'L' indicates the length of the bracing element

FIGURE 32: GS BRACING ELEMENTS (OPTION D)



GS1-N, GS2-N elements
'L' indicates the length of the bracing element



GIB EzyBrace® Systems specification GS1-N

Specification code	Minimum length (m)	Lining requirement
GS1-N	0.4	Any 10mm or 13mm GIB® Standard plasterboard to one side only

WALL FRAMING

Wall framing to comply with;

- NZBC B1 – Structure B1/AS1 Clause 3 Timber (NZS 3604:2011).
- NZBC B2 – Durability B2/AS1 Clause 3.2 Timber (NZS 3602).

Framing dimensions and height as determined by NZS 3604:2011 stud and top plate tables for load bearing and non-bearing walls. The use of kiln dried stress graded timber is recommended.

BOTTOM PLATE FIXING

Timber floor

Pairs of hand driven 100 x 3.75mm nails at 600mm centres; or three power driven 90 x 3.15mm nails at 600mm centres.

Concrete floor

Internal Wall Bracing Lines: In accordance with the requirements of NZS 3604:2011 for internal wall plate fixing or 75 x 3.8mm shot fired fasteners with 16mm discs spaced at 150mm and 300mm from end studs and 600mm centres thereafter.

External Wall Bracing Lines: In accordance with the requirements of NZS 3604:2011 for external wall bottom plate fixing.

WALL LINING

- Any 10mm or 13mm GIB® plasterboard lining.
- Sheets can be fixed vertically or horizontally.
- Sheet joints shall be touch fitted.
- Use full length sheets where possible.

PERMITTED ALTERNATIVES

For permitted GIB® plasterboard alternatives refer to p. 5 in GIB EzyBrace® Systems literature.

FASTENING THE LINING

Fasteners

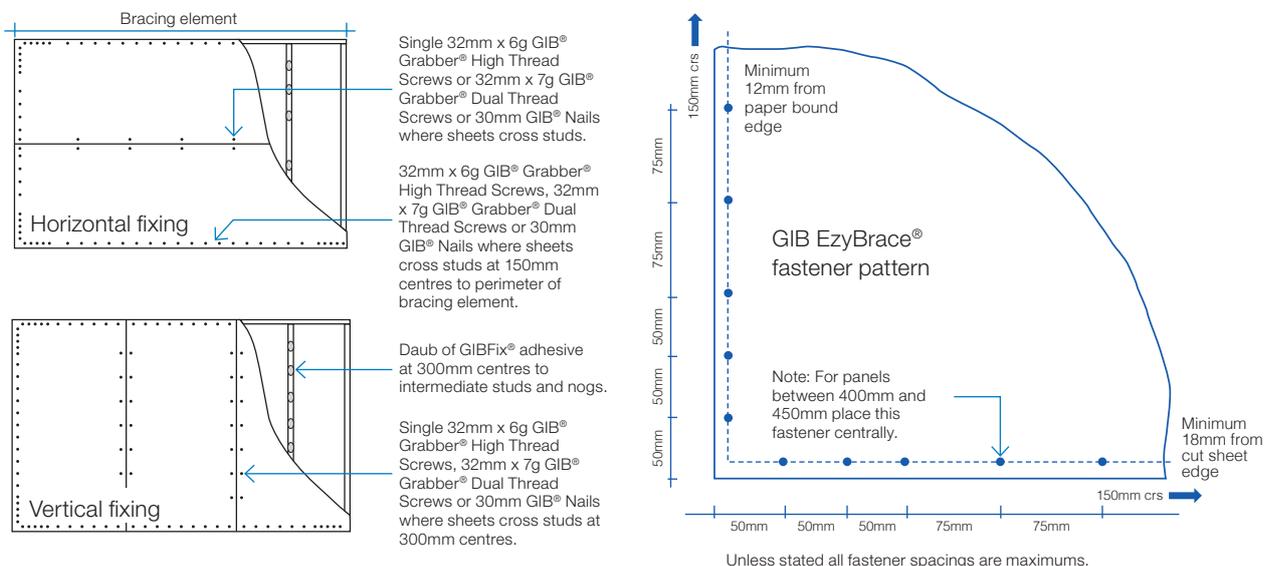
32mm x 6g GIB® Grabber® High Thread Screws, 32mm x 7g GIB® Grabber® Dual Thread Screws or 30mm GIB® Nails. If using the GIBFix® Angle use only 32mm x 7g GIB® Grabber® Dual Thread Screws.

Fastener centres

50,100,150, 225, 300mm maximum from each corner and 150mm thereafter around the perimeter of the bracing element. For vertically fixed sheets place fasteners at 300mm maximum centres to intermediate sheet joints. For horizontally fixed sheets place single fasteners to the sheet edge where it crosses the stud. Use daubs of GIBFix® adhesive at 300mm maximum centres to intermediate studs. Place fasteners no closer than 12mm from paper bound sheet edges and 18mm from any sheet end or cut edge.

JOINTING

Joint strength is important in delivering bracing system performance. All fastener heads stopped and all sheet joints GIB® Joint Tape reinforced and stopped in accordance with the GIB® Site Guide.



In order for GIB® systems to perform as tested, all components must be installed exactly as prescribed. Substituting components produces an entirely different system and may seriously compromise performance. Follow the specifications. This specification sheet is issued in conjunction with the publication GIB EzyBrace® Systems



Wet Area Systems

Specification and installation manual



CBI 5113

FEBRUARY 2021

TIMBER WALL FRAMING

Framing dimensions must comply with the requirements of NZS 3604:2011.

- The moisture content of timber framing shall be 18% or less at the time of lining
- Studs shall be spaced at 600mm centres maximum for both 10mm and 13mm GIB® plasterboard
- Nogs to be evenly spaced with a maximum spacing of 1350mm. Alternatively, nogs may be staggered 150mm maximum either side of a horizontal joint line
- Nogs are not required behind horizontal joints except in shower situations or specific fire or noise control systems

FASTENERS

- Minimum 25mm x 6g GIB® Grabber® High Thread screws.

FASTENER CENTRES

- 300mm centres to top and bottom plates and to perimeter studs
- Single fasteners to each stud where the horizontal joint crosses the studs

- Place fasteners 12mm from sheet edges and 18mm from sheet ends
- Daubs of GIBFix® adhesive at 300mm centres to intermediate studs
- Do not place adhesive at sheet edges or under fasteners. Sheet edges at door or window openings can be adhesive fixed unless forming part of the perimeter of a bracing element

For bracing, noise control or fire rating applications including fastener lengths consult the relevant GIB® technical publication.

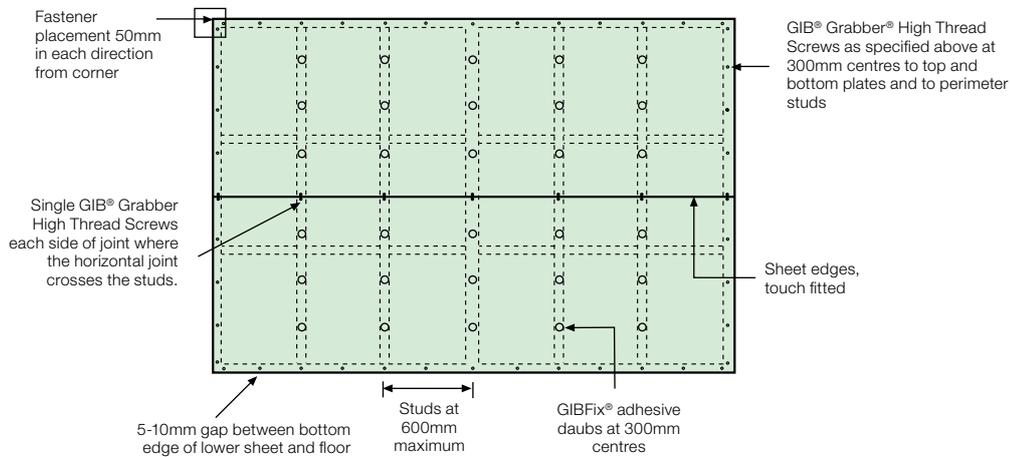
LINING

- Use minimum 10mm GIB® plasterboard
- Install the sheets leaving a 5-10mm gap at the floor line to allow for movement of the framing members and to allow for cleaning dirt and rubbish before sealing
- Sheets to be touch fitted.

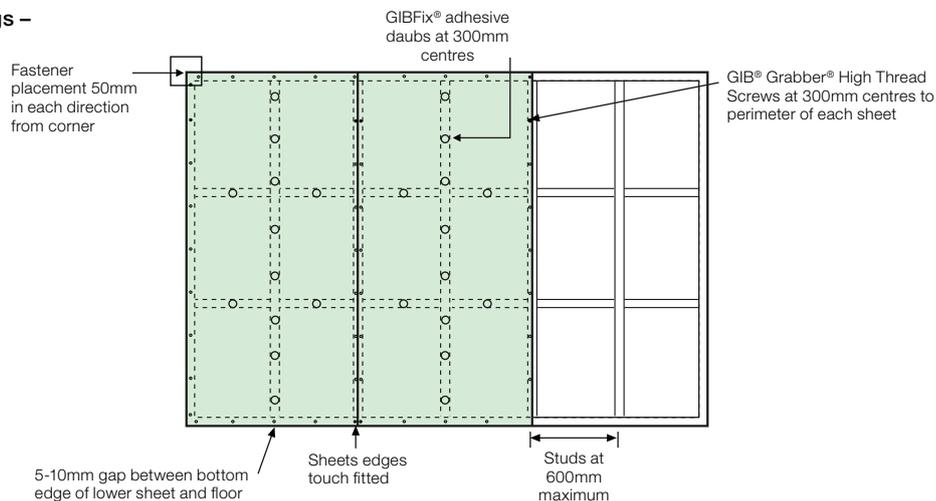
JOINTING

- Jointing shall be carried out in accordance with the instructions in the GIB® Site Guide.

Fastening the Linings – Horizontal Fixing Only



Fastening the Linings – Vertical Fixing Only



TIMBER WALL FRAMING

Framing dimensions and spacing must be appropriate for the tile weight and comply with the requirements of NZS 3604:2011 Timber Framed Buildings, or relevant specific design Standard.

NOGS

For impact protection in shower cubicles or shower over bath situations it is important that all sheet joints are made on solid framing. This may require vertical fixing or the installation of additional noggs. Also provide noggs:

- Adjacent to each pipe penetration and behind sink and tub flashings
- Between all studs above bath flanges and preformed shower bases

CORNER REINFORCING

- Prior to lining in tiled areas (shower cubicles and shower over bath only) the internal corners shall be reinforced with a minimum
- 32 x 32 x 0.55mm NZ18 or 45 x 45 x 0.55mm GIBFix® Angle. Angles need to be temporarily held in place until secured by the lining fixings.

FASTENERS

- Minimum 32mm x 6g GIB® Grabber® High Thread Screws

FASTENER CENTRES

- 150mm centres to perimeter of wall and all intermediate studs
- Adhesive is not to be used in place of mechanical fasteners
- Place fasteners 12mm from sheet edges and 18mm from sheet ends

- Single fasteners to each stud where the horizontal joint crosses the studs
- Where relevant, fastener lengths must comply with the requirements of GIB® Fire Rated Systems or GIB® Noise Control Systems

For bracing, noise control or fire rating applications including fastener lengths consult the relevant GIB® technical publication.

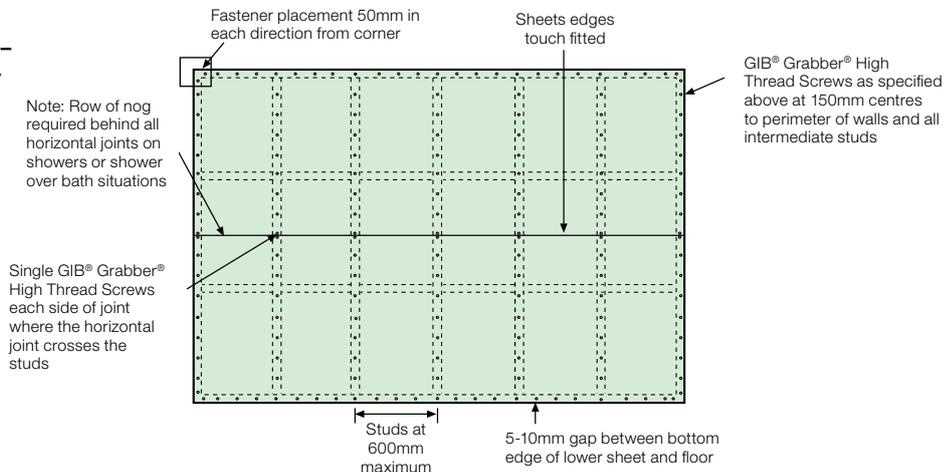
LINING AND TILE WEIGHTS

- Use minimum 10mm GIB® plasterboard
- For maximum permitted tile weights refer to pg 16 of this manual
- GIB® Wet Area linings may be fixed vertically or horizontally
- Sheets are touch fitted
- Provide a 5-10mm gap at the wall/floor junction and between the bottom edge of the lining and any bath rim or preformed shower base to allow for placement of sealant
- Do not tile on the resilient side of GIB Rail® or STWC Acoustic Clip (ST001) and channel noise control system
- GIB® Wet Area linings are suitable for tiling full height of walls, but if a wall is to be partially tiled (e.g. half high), only the area of wall under the tiles needs to be fixed as required for tiled areas. The remainder of the wall may be fixed as for non-tiled areas

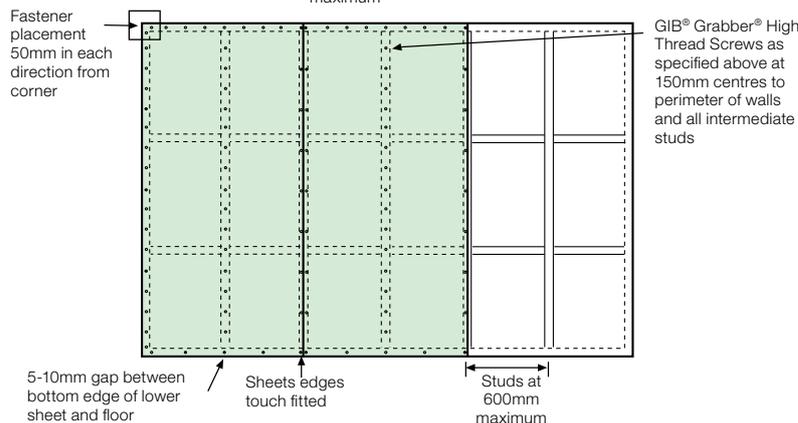
JOINTING

- Jointing shall be carried out in accordance with the instructions of the GIB® Site Guide

Fastening the Linings – Horizontal Fixing Only



Fastening the Linings – Vertical Fixing Only

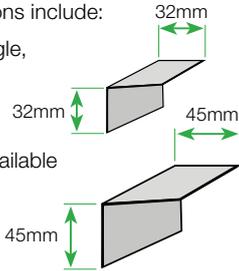


METAL ANGLES FOR TILED INTERNAL CORNERS

– Prior to lining in tiled areas (shower cubicles and shower over bath only) the internal corners shall be reinforced with a minimum 32 x 32 x 0.55mm galvanised metal angle.

– Suitable GIB® metal angle options include:

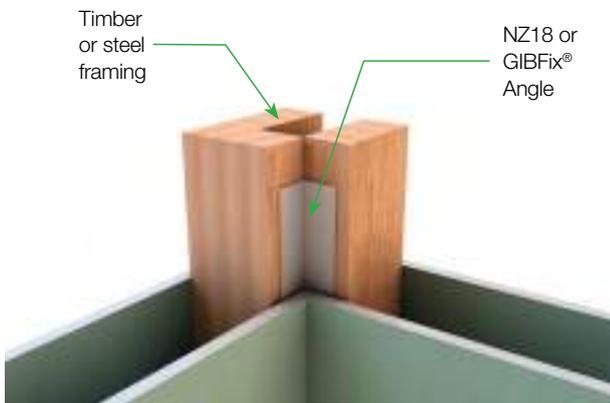
– GIB® Rondo® NZ18 metal angle, available length: 3.0m



– GIBFix® Angle metal angle, available lengths: 2.4m and 2.7m

– Angles need to be temporarily held in place until secured by the lining fixings

– Minimum height of the metal angle is 1800mm



WATERPROOF MEMBRANE SYSTEMS

A waterproof membrane system must be applied to all lining materials used as a substrate for ceramic tiles in a shower or shower over a bath application, or any other tiled application exposed to frequent water splash.

For further information see p10.

TILES AND TILE WEIGHTS

In areas likely to be directly exposed to water, tiles may be ceramic, porcelain or stone must comply with the over-surface finish requirements of the IWAM Code of Practice and be bedded with a suitable tile adhesive on the waterproof membrane system. See page 10 for the minimum extent of wall surfaces requiring impervious sheet materials or waterproof membrane systems prior to tiling.

Smaller mosaic tiles are often lighter, but the integrity of grout joints might be more prone to impact, whilst heavier tiles are larger and have less and deeper grout and sealant joints. For more information also see AS 3958:2007 Ceramic tiles – Guide to the installation of ceramic tiles.

Table 2: Recommended maximum tile weights

Maximum Tile Weights for GIB Aqualine®, GIB Toughline® Aqua or GIB Weatherline®			
Stud Centre (maximum)	Fasteners Centre (maximum)	Lining Thickness	Tile Weight
600mm maximum	150mm maximum	10mm	26kg/m ²
		13mm	40kg/m ²

ADHESIVE AND GROUT WEIGHTS

The weight of adhesive and grout can vary depending on the type of tile and the installation process used. The maximum tile weights stated in table 2 are conservative and refer to the tile weight excluding grout and adhesive used. An additional 3kg/m² has been factored into tile adhesion testing on top of the above stated tile weights to account for adhesive and grout weight used during the installation of the tile.

CEILING FRAMING

Framing dimensions and spacing must comply with the requirements of NZS 3604:2011, NASH for steel or relevant NZ Standard.

For noise control or fire rating applications consult the relevant GIB® technical publication.

FASTENERS

- Steel battens – 25mm x 6g GIB® Grabber® Self Tapping screws
- Timber battens or Joists – 32mm x 6g GIB® Grabber® High Thread screws

ADHESIVES

- Steel battens - GIBFix® All-Bond
- Timber battens - GIBFix® All-Bond or GIBFix® One

FASTENERS CENTRES

- Single screws to the edges and centre of the sheets across each batten
- Single screw at 600mm maximum to the perimeter of the ceiling
- Screws to be 12mm from sheet edges
- Daubs of adhesive at 200mm centres between the screws
- Do not place adhesive at sheet edges or under fasteners, this may lead to screw pops

LINING

- The lining shall be fixed at right angles to the battens or joists
- Commence fixing from the centre of the sheets outwards.
- Sheets to be touch fitted
- Use long length sheets to minimise sheet end butt joints.
- Back-block sheet end butt joints
- See GIB® Site Guide for sheet edge backblocking requirements

BATTEN SPACINGS

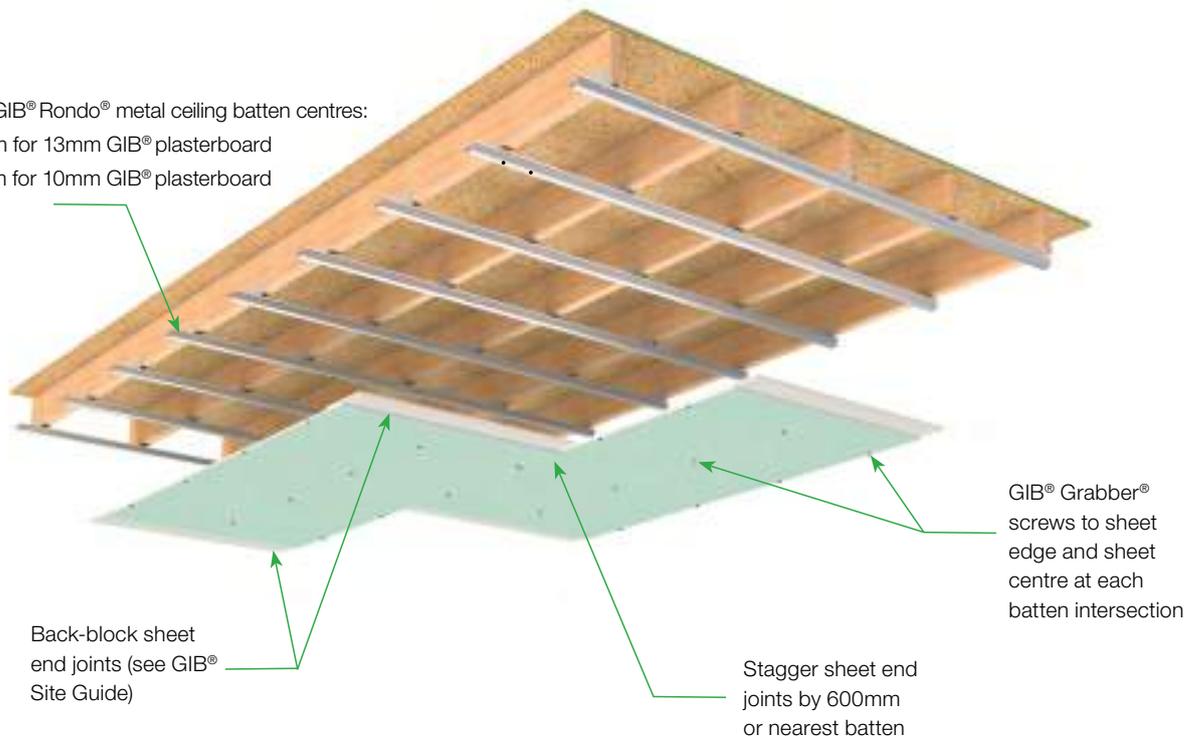
- 13mm GIB® plasterboard – 600mm centres maximum
- 10mm GIB® plasterboard – 450mm centres maximum

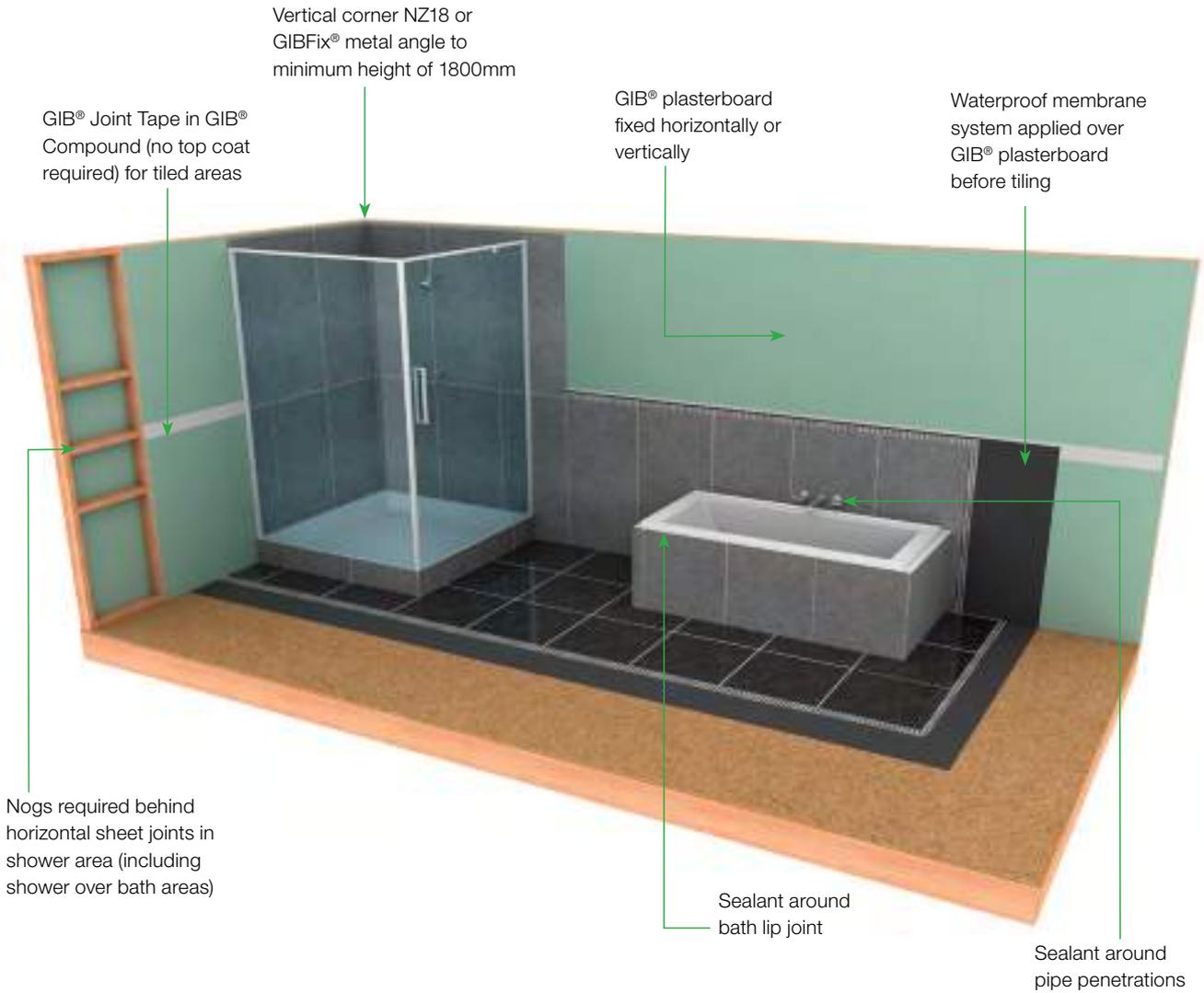
JOINTING

- All sheet joints must be paper tape reinforced and stopped in accordance with instructions in the GIB® Site Guide
- Do not fix tiles to GIB® plasterboard ceilings

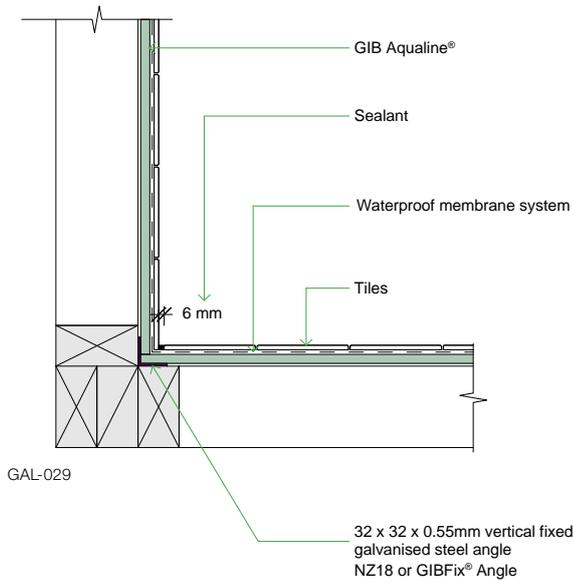
Maximum GIB® Rondo® metal ceiling batten centres:

- 600mm for 13mm GIB® plasterboard
- 450mm for 10mm GIB® plasterboard

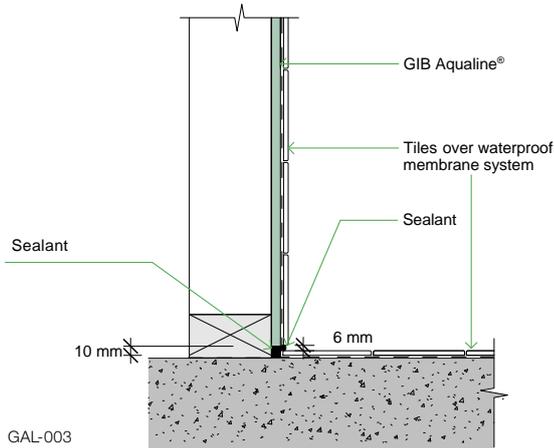




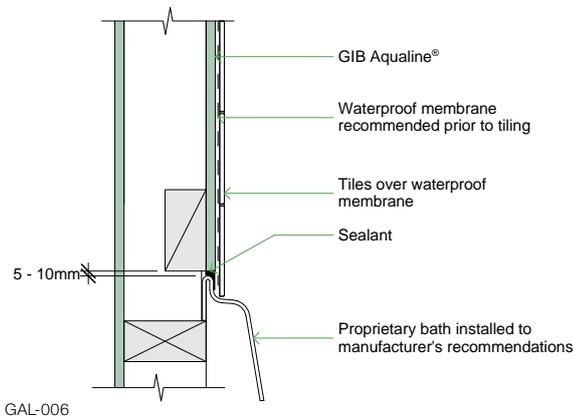
A: TILED INTERNAL CORNER



B: CERAMIC FLOOR LINING JUNCTION



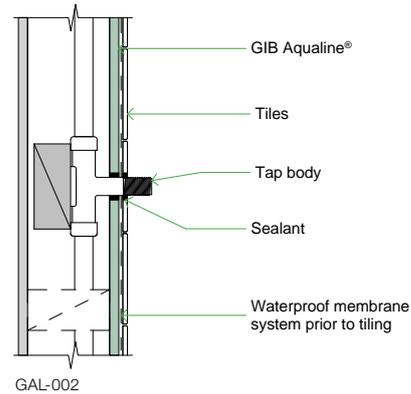
C: BATH LINING JUNCTION



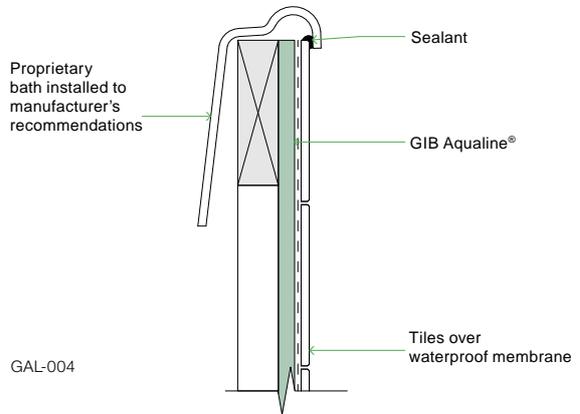
G: SHOWER MIXER PENETRATION IN WET WALL LININGS

Refer to the shower mixer manufacturer for shower mixer installation detailing including the use of proprietary products to prevent water or moisture ingress behind the wet wall lining.

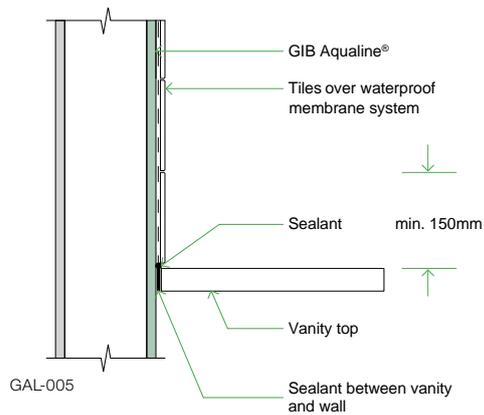
D: SEALING WET AREA PENETRATION



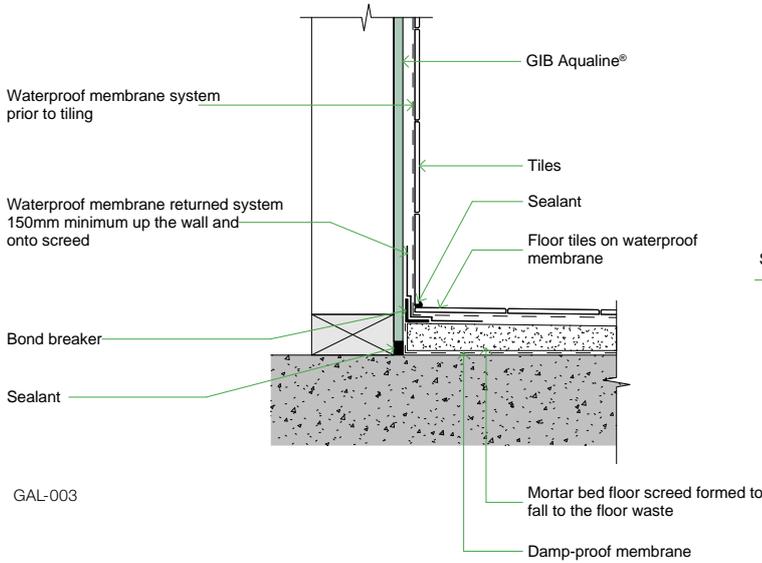
E: BATH CRADLE LINING DETAIL



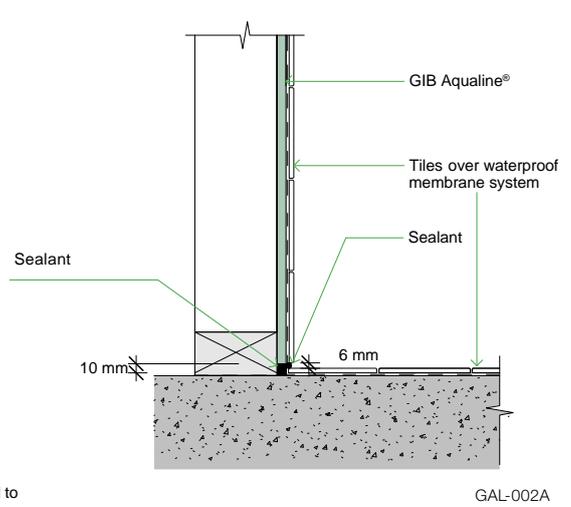
F: VANITY TOP LINING JUNCTION



A: MORTAR UNDER CERAMIC FLOOR LINING JUNCTION



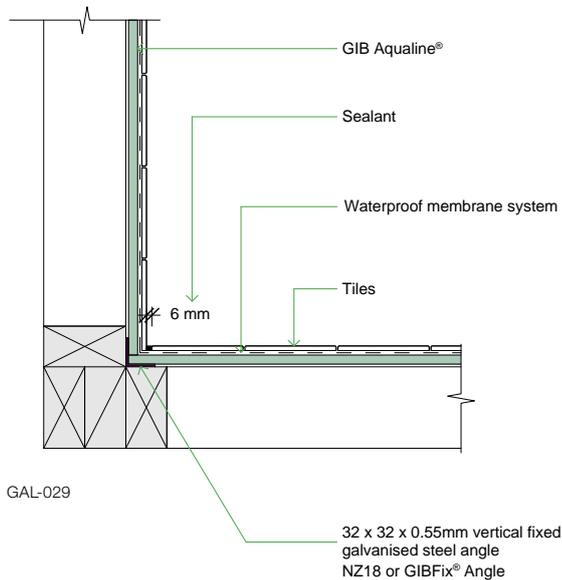
C: CERAMIC FLOOR LINING JUNCTION



PREFORMED SHOWER BASE JUNCTIONS

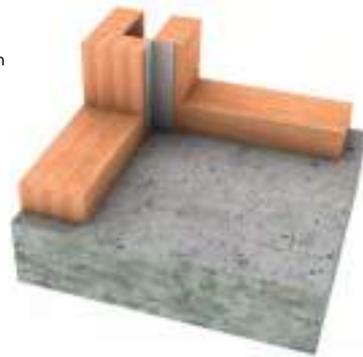
Refer to the shower base manufacturer for proprietary shower tray installation detailing including wet wall lining junction detailing.

B: TILED INTERNAL CORNER



D: TILED INTERNAL CORNER METAL ANGLE POSITION

Refer to page 16 of this publication for specification and installation guidance.

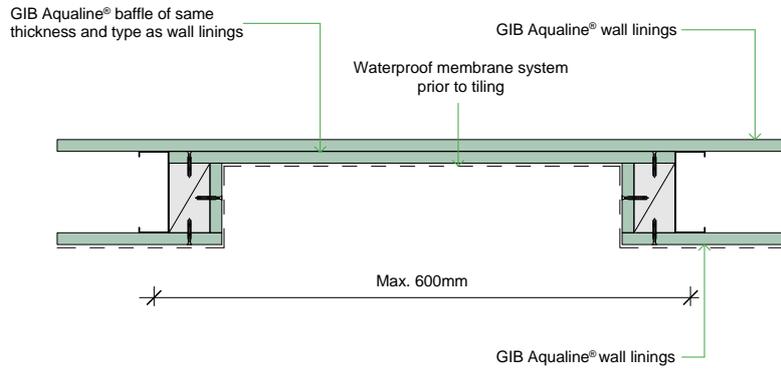


E: SHOWER MIXER PENETRATION IN WET WALL LININGS

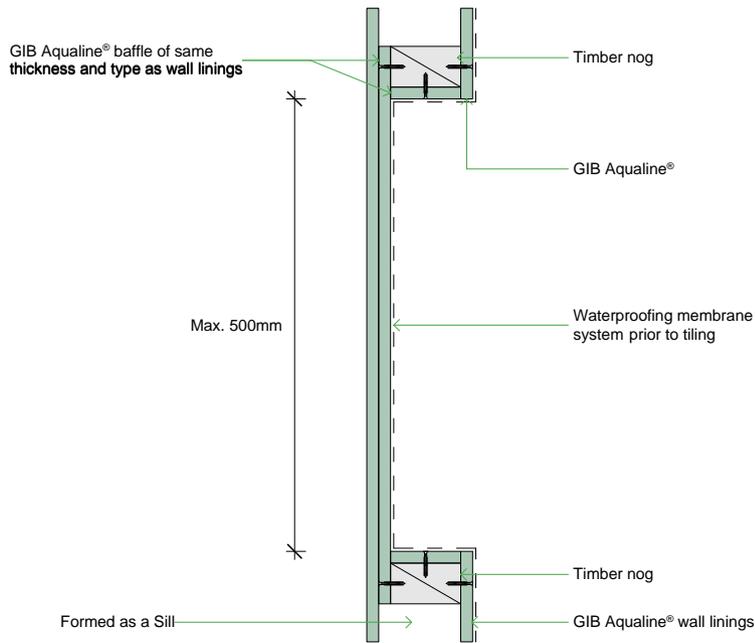
Refer to the shower mixer manufacturer for shower mixer installation detailing including the use of proprietary products to prevent water or moisture ingress behind the wet wall lining.



STEEL FRAME TILE RECESS



Larger recesses can be accommodated depending on specific framing layout provided 500mm is not exceeded in at least one direction.



GAL-030

extraction selection guide

MANROSE®



MANROSE BATHROOM FANS

www.simx.co.nz

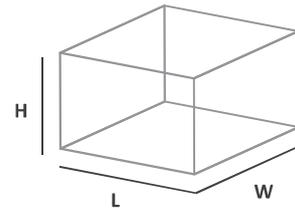
“proven reliable solutions”

Choose the right fan

Extraction fans should preferably be placed as close as possible to the steam source (e.g. over or near the shower). In-line fans are the most common solution as the grille can be placed directly above the steam source. Work through the steps below to identify the right fan for your application.

1. Calculate your room size

Calculate the volume of your room in cubic metres (m³). E.g: 2.8m x 2.6m x 2.4m = 17.47m³.



2. Identify your extraction requirements

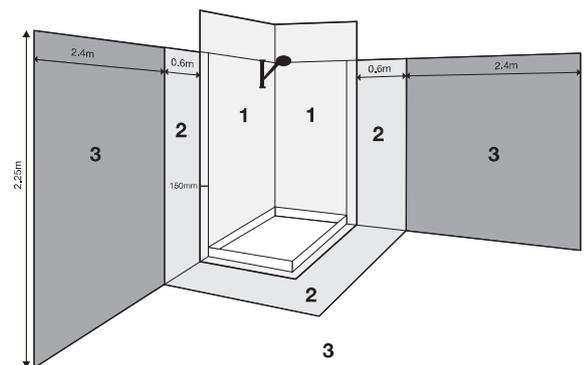
Air Changes Per Hour - ACH - is the term used to describe an airflow rate sufficient to remove/replace the total volume of air in a given room at a specified number of times each hour. Using the table below, multiply your calculated room size by the applicable ACH to identify the Performance required for your fan.

Room	Max. Room Area		ACH*	
Toilets , Laundries (no Dryer), Cellars, Offices	5 m ³	m ³ x	6 to 10	= m ³ /hr
Ensuites, Showers, Bathrooms	15 m ³		11 to 15	
Kitchens, Laundries (with Dryer)	20 m ³		15 to 20	

3. Consider your location

When considering where in the room to place an extractor fan, you must consider the wet areas. In New Zealand, the height of Zone 1 is 2.25m or, the height of the fixed plumbing connection, whichever is higher. Refer to the zones in the adjacent chart and diagram to identify if the location of your fan requires a Low Voltage or In-line Fan.

Zone 1	Requires a Low Voltage or In-line Fan
Zone 2	Any model fan can be used
Zone 3	Any model fan can be used

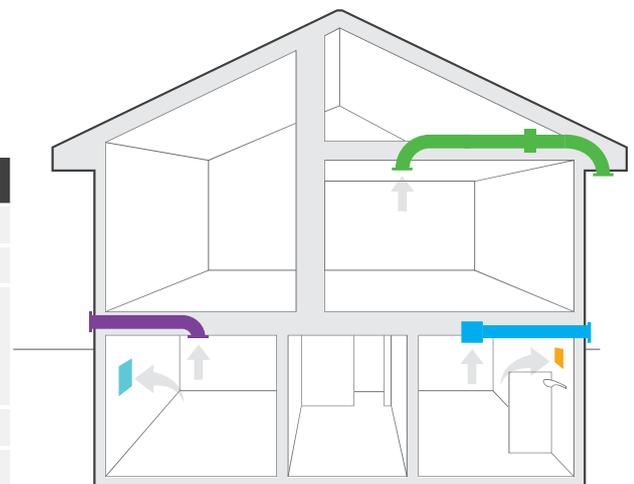


4. Select a fan type

From the list below select a fan type, then see the following sections to identify the model you require. Ensure the model you select has a performance (m³/h) greater than the performance calculated in Step 2.

Fan type	Application	Key
In-Line Fan Kits	Zone 1 wet areas	
Wall/Ceiling Fans & Kits	Wall and ceiling	
Heat/Fan/Light Kits	Ceiling, multi-function	
Designer Heat/Fan/LED Kits	Ceiling, multi-function, designer	
Extract-a-Lite & Extract-a-LED Kits	Zone 1 wet areas, integrated light	
Thru Wall Kits	Wall	
Safety Extra Low Voltage (SELV)	Zone 1 wet areas	

Window Fans are also available



Standard models are listed here. Please visit our website for the full range of available Timer, Pull Cord, PIR and Low Voltage options.

For Specialised Fans please see [Manrose Intellivent on the back page of this guide.](#)

Wall/Ceiling Fans and Kits

These axial fans are designed for wall or ceiling mount, and to be easy to install, efficient to operate and have been upgraded with ball bearing motors to prolong the life of the motor. Pro-Series models feature a low profile design for an unobtrusive installation.

Pro-Series shower fan kit models are now supplied with a weatherproof cowl.



• FAN0621



• FAN0609



• FAN0589



• FAN0120



• FAN0121

Duct Size	Fan Type	Model	Performance	Fan Model (CS = Circular)	Wall/Ceiling Order Code	Application Key	Thru Wall Kit Order Code	Application Key
Pro-Series								
150mm	Axial	Standard	364m ³ /hr, 101 l/s	XFLP150SS	FAN0594	■	FAN0621	■
150mm	Axial	Standard	364m ³ /hr, 101 l/s	XFLP150CS	FAN0609		-	
125mm	Axial	Standard	130m ³ /hr, 36 l/s	XFLP125SS	FAN0589		FAN0614	
125mm	Axial	Standard	130m ³ /hr, 36 l/s	XFLP125CS	FAN0604		-	
Classic								
150mm	Axial	Standard	364m ³ /hr, 101 l/s	XF150S	FAN0120	■	FAN0135	■
150mm	Axial	Standard (Auto Shutter)	364m ³ /hr, 101 l/s	XF150A	FAN0121		FAN0136	
125mm	Axial	Standard	130m ³ /hr, 36 l/s	XF125S	FAN0072		FAN0080	
100mm	Axial	Standard	85m ³ /hr, 23 l/s	XF100S	FAN0046		FAN0053	

Safety Extra Low Voltage (SELV) Fan and Kits

These SELV axial fans are designed for wall or ceiling mounting in damp areas, zones 1, 2 and 3. The axial fans incorporate a 12 VAC motor and all fans and kits come with a SELV 12 VAC isolating transformer.

Duct Size	Fan Type	Model	Performance	Fan Model Square	Square Fan/Kit Order Code	Fan Model Circular	Circular Fan/Kit Order Code	Application Key
Pro-Series								
150mm	Axial	Standard / SELV	364m ³ /hr, 101 l/s	XFLP150SLV	FAN5892	XFLP150CLV	FAN5891	■
150mm	Axial	Standard / SELV	364m ³ /hr, 101 l/s	XPLP150SLV	FAN5894	XPLP150CLV	FAN5893	
125mm	Axial	Standard / SELV	130m ³ /hr, 36 l/s	XFLP125SLV	FAN5886	XFLP125CLV	FAN5885	
125mm	Axial	Standard / SELV	130m ³ /hr, 36 l/s	XPLP125SLV	FAN5887	XPLP125CLV	FAN5888	
Classic								
150mm	Axial	Standard / SELV	364m ³ /hr, 101 l/s	XP150LV	-	XP150LV	FAN5895	■
150mm	Axial	Standard / SELV	364m ³ /hr, 101 l/s	XF150LV	FAN5896	XF150LV	-	
150mm	Axial	Standard / Auto / SELV	364m ³ /hr, 101 l/s	WF150APLV	FAN5897	WF150APLV	-	
125mm	Axial	Standard / SELV	130m ³ /hr, 36l/s	XP125LV	-	XP125LV	FAN5889	
125mm	Axial	Standard / SELV	130m ³ /hr, 36 l/s	XF125LV	FAN5890	XF125LV	-	
100mm	Axial	Standard / SELV	85m ³ /hr, 23 l/s	XP100LV	-	XP100LV	FAN5882	
100mm	Axial	Standard / SELV	85m ³ /hr, 23 l/s	XF100LV	FAN5883	XF100LV	-	
100mm	Axial	Pull Cord / SELV	85m ³ /hr, 23 l/s	WF100PLV	FAN5884	WF100PLV	-	

Timer models are also available. Please visit our website for the full range of Manrose fans, kits and accessories.

Heat Fan Light Kits

Our multi-function Heat 'n Vent heat/fan/light units are designed to be easily installed into confined spaces. Classic models are suited to smaller bathrooms and ensuites, Pro-Series models have higher performance and feature swivel Halogen lights and a unique anti condensate feature. All systems come with duct, grille and wall switch.



• FAN0995



• FAN0940



• FAN2162



• FAN2200 (Light Only Model)

Duct Size	Fan Type	Fan Model	Performance	Fan Code	Application Key
Pro-Series					
125mm	Centrifugal	Pro-Series Heat 'n Vent 4	60 l/s, 216m ³ /hr	FAN0995	■
125mm	Centrifugal	Pro-Series Heat 'n Vent 2	50 l/s, 180m ³ /hr	FAN0940	
Classic					
100mm	Centrifugal	Heat 'n Vent 2	35 l/s, 126m ³ /hr	FAN2162	■
100mm	N/A	2 Heat 'n Light	N/A	FAN2200	

Manrose Heat Fan Light units have been tested to the Downlight standard AS/NZS60598.2.2 Amendment A and they are all classified as CA135.

In-Line Fan Kits

These systems are designed so the interior grille can be mounted directly above your steam source, i.e shower or bath. Upgraded shower fan kits are now supplied with a choice of grilles in the Pro-Series models, and with a stylish circular interior grille in the Classic models.



• FAN2051



• FAN0618



• FAN0101



• FAN0064

Duct Size	Fan Type	Fan Model	Performance	Fan Code	Application Key
Pro-Series					
150mm	Mixflow	MFLP150S	560m ³ /hr, 156 l/s	FAN2051	■
150mm	Axial Hyper	SFLP150S	394m ³ /hr, 109 l/s	FAN0618	
125mm	Mixflow	MFLP125S	320m ³ /hr, 89 l/s	FAN2050	
125mm	Centrifugal	SFLP125S	140m ³ /hr, 39 l/s	FAN0616	
100mm	Mixflow	MFLP100S	250m ³ /hr, 69 l/s	FAN2049	
Classic					
150mm	Axial Hyper	SF150	394m ³ /hr, 109 l/s	FAN0101	■
125mm	Axial	SF125S	130m ³ /hr, 36 l/s	FAN0064	
100mm	Centrifugal	SF200S	110m ³ /hr, 31 l/s	FAN0328	
100mm	Axial	SF100S	85m ³ /hr, 23 l/s	FAN0017	



Includes 2 options of exterior grille



Includes 2 options of low profile interior grilles



Includes a circular Interior grille

Designer Heat Fan Light

Designer Heater Fan Light

These Designer series units are designed to add functionality with flair to your bathroom. Systems feature low profile designs and supplementary LED lighting. All systems come with duct, grille and wall switch.

Heat Fan Light



- FAN4463 LED HFL2
- FAN4465 LED HFL4

Heater Fan Light



- FAN6577 PANEL
- FAN5876 HALO
- FAN5875 PTC*

* PTC is perfect for light/warmth over basin/dry off area. We recommend using a dedicated extraction fan above the shower for a complete steam extraction solution.

Duct Size	Fan Type	Fan Model	Performance	Wattage	Heat	Fan Code	Application Key
Designer							
150mm	Centrifugal	LED HFL 2 - White	310m ³ /hr, 86 l/s	550 - 610W	2 x 275W Lamp	FAN4463	
150mm	Centrifugal	LED HFL 2 - Silver	310m ³ /hr, 86 l/s	550 - 610W	2 x 275W Lamp	FAN4464	
150mm	Centrifugal	LED HFL 4 - White	310m ³ /hr, 86 l/s	1080 - 1180W	4 x 275W Lamp	FAN4465	
150mm	Centrifugal	LED HFL 4 - Silver	310m ³ /hr, 86 l/s	1080 - 1180W	4 x 275W Lamp	FAN4466	
150mm	Centrifugal	Heater FL - PANEL	248m ³ /hr, 69 l/s	1100W	1 x 1000W Halogen	FAN6577	
150mm	Centrifugal	Heater FL - HALO	248m ³ /hr, 69 l/s	1100W	1 x 1000W Halogen	FAN5876	
100mm	Centrifugal	Heater FL - PTC	79m ³ /hr, 22 l/s*	2250W	PTC (Positive Temperature Coefficient)	FAN5875	

Extract-a-Lite Kits - Halogen and LED

These kits are designed to add light directly above your steam source, i.e shower or bath. Available in halogen or LED, the ProSeries range also offers greater performance and enhanced style.



- FAN2033



- FAN5899



- FAN0803



- FAN5369

Duct Size	Fan Type	Model	Performance	Fan Model Halogen	Order Code Halogen	Fan Model LED	Order Code LED	Application Key
Pro-Series								
150mm	Axial Hyper	Standard	394m ³ /hr, 109 l/s	ELLP150WS - White	FAN2033	LED-ELLP150WS - White	FAN5375	
150mm	Axial Hyper	Standard	394m ³ /hr, 109 l/s	ELLP150SS - Silver	FAN2034	LED-ELLP150SS - Silver	FAN5376	
150mm	Axial Hyper	Standard	394m ³ /hr, 109 l/s	-	-	LED-ELLPS150WS - White SQ	FAN5899	
125mm	Centrifugal	Standard	140m ³ /hr, 39 l/s	ELLP125WS - White	FAN2029	LED-ELLP125WS - White	FAN5379	
125mm	Centrifugal	Standard	140m ³ /hr, 39 l/s	ELLP125SS - Silver	FAN2030	LED-ELLP125SS - Silver	FAN5380	
Classic								
150mm	Axial Hyper	Standard	394m ³ /hr, 109 l/s	EL150S - White	FAN0803	LED-EL150S - White	FAN5369	
125mm	Axial	Standard	130m ³ /hr, 36 l/s	EL125S - White	FAN2037	LED-EL125S - White	FAN5371	
100mm	Centrifugal	Standard	110m ³ /hr, 31 l/s	EL100S - White	FAN0420	LEDEL100S - White	FAN5373	

All kits include ducting, grille, tape and accessories for installation. Switches are not included unless stated.

Intellivent

Intellivent® 2.0 - Intelligent humidity management.

Intellivent® Celsius - Intelligent thru-wall heat transfer.

Super quiet (21 dB), super efficient (5W).

Low pressure continuous background ventilation.

Performance: 134m³/hr, 37 l/s.



Designer			
Duct Size	Fan Model	Switching Method	Fan Code
100/125mm	Intellivent 2.0	Auto Humidity	FAN5901
100/125mm	Intellivent Celsius	Auto Temperature	FAN6051

Ducting

ALUDUCT - Aluminium Flexible Duct x 3m

100mm	125mm	150mm
DCT0328	DCT0329	DCT0330

Aluminium foil laminated onto polyester film.

Temperature range: -10°C to 80°C.

UNILOK - FR1 Ducting

200mm	250mm	300mm
DCT1276	DCT1277	DCT1278

A UV resilient fire retardant 100µm black low density polyethylene material mechanically locked into an outer metal helix with a copper coated spring steel wire. Temperature range: -10°C to 80°C.

PVC Flexible Duct x 1m

100mm	125mm	150mm
DCT0936	DCT0937	DCT0938

Spiral wire reinforced PVC film construction. Properties include: fire retardant, non collapsing, non rotting, vapour-proof. Temperature range: 6°C to 50°C.

SEMIDUCT - Semi-Rigid Duct x 3m

100mm	125mm	150mm
DCT0114	DCT0115	DCT0116

Flexible but strong, spiral wound with continuous seam. Light yet self-supporting over long lengths. Temperature range: -30°C to 250°C.

Wall/Ceiling grilles

Eggcrate Grilles White

100mm	125mm	150mm
DCT0375	DCT0472	DCT0473

Low Profile Grilles White

100mm	125mm	150mm
DCT1089	DCT1090	DCT1067

Also available in satin silver & chrome.

Fixed Louvre Grilles White

100mm	125mm	150mm
DCT0025	DCT0041	DCT0063

Also available in grey & terracotta.

Wall/Ceiling grilles cont.

Gravity Shutter Grilles White

100mm	125mm	150mm
DCT0029	DCT0044	DCT0066

Also available in grey & terracotta.

Weatherproof Cowls (Includes Flap And Bird Mesh)

100mm	125mm	150mm
DCT0018	DCT1030	DCT1031

Circular Extraction Grilles

100mm	125mm	150mm
DCT2185	DCT2186	DCT2187

Accessory components

Back Draught Shutters

100mm	125mm	150mm
FAN0213	DCT0036	DCT0511

Duct Connectors

100mm PVC	125mm Metal	150mm Metal
DCT0159	DCT0037	DCT0059

Fan Timer

Time Air	FAN0372
----------	---------

Fixed fan timer that will automatically switch the appliance off after approximately 7 minutes.

Fully Adjustable Run-On Timer

Run-On Timer	FAN2444
--------------	---------

An easy to install Run-on Timer which can be fitted to most 'STANDARD' fans. Adjustable from 1 second to 90 minutes. Also includes a delay switch from 1 second to 5 minutes.

SELV Isolating Transformer 12VAC

SELV Transformer	FAN0436
------------------	---------

240VAC to 12VAC Safe Extra Low Voltage (SELV) transformer designed exclusively for low voltage fan applications.

Door Grille

Door Vent	FAN0159
-----------	---------

Fit to internal doors to allow make-up or replacement air into the room. 455mm x 90mm x 33mm (min) door thickness.

Duct Fasteners

Duct Strap 100mm diameter	FAN0274
Duct Strap 125mm diameter	FAN0281
Duct Strap 150mm diameter	FAN0282
Duct Tape 48mm x 5m	DCT0173
Duct Tape 48mm x 30m	DCT0807
Duct Tape AS4254 48mm x 60m	DCT1132



For the full range of Manrose Fans, Hand Dryers, Ducting, Grilles and Accessories visit our website: www.simx.co.nz | www.manrose.co.nz
Distributed by Simx Limited.

We reserve the right to alter technical specifications without notice.
PUB0076 Iss:21 08/17

Dealers Details

Reference: RMA 20060601/5013604/120901
Enquiries to: Ross Smith
Direct Phone: 474 3819

3 August 2006

G & D Dixon
C/- Biz Boyle
85 Cliffs Road
St Clair
DUNEDIN 9001

Dear Biz

RESOURCE CONSENT APPLICATION: RMA 20060601
68 BANK STREET
DUNEDIN

Your application for resource consent to construct a garage at the property at 68 Bank Street, Dunedin was processed on a non-notified basis in accordance with section 93 and 94 of the Resource Management Act 1991. Council's Senior Planner considered the application under delegated authority on 3 August 2006.

I advise that the Council has **granted** consent to the application. The full text of the 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.

DESCRIPTION OF ACTIVITY

The applicant seeks resource consent to construct a "Versatile Series 1000" garage within the side yard of the property at 68 Bank Street Dunedin. The garage will measure 6m by 4m and will be 2.2m high where the breach occurs, and 2.6m high at the roof ridge. At its closest point, the garage will be located 1.54m from the front boundary facing onto Ramsey Street.

The property is legally described as Lot 21 Deeds plan 234 (CT OT282/109), with a total area of 1131m².

REASONS FOR APPLICATION

The subject site is zoned **Residential 1** in the Dunedin City District Plan. The existing dwelling is a permitted activity pursuant to Rule 8.7.1(i). Pursuant to Rule 8.7.1(iii) in the Plan, accessory buildings associated with permitted activities are also permitted, provided they comply with the conditions in Rule 8.7.2. The proposed garage fails to comply with the following condition:

- Rule 8.7.2(i)(a) requires a minimum front yard of 4.5m. The subject site is situated on a corner, and therefore has two front yards. The proposed garage will be located 1.54m from the boundary facing onto Ramsey Street, breaching the requirement by 2.96m at the closest point.

PLANNING ASSESSMENT

Affected Persons

No affected party approval forms were submitted with the application. No other person is considered to be adversely affected by this proposal for those reasons outlined below in the section headed Effects on the Environment.

Effects on the Environment

The following assessment of effects on the environment has been carried out in accordance with section 104(1) of the Resource Management Act 1991. It addresses those assessment matters listed under 8.13 of the District Plan considered relevant to the proposed activity, and is carried out on the basis that the environment is generally characterised by medium density residential activity.

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

(1) Bulk and Location of the Structure (Assessment matter 8.13.3)

The garage will be 6m by 4m, and will be 2.6m at its highest point. The garage will be located 1.54m from the front boundary facing onto Ramsey Street. The garage will be built on an angle away from the boundary facing Ramsey Street, and therefore the breach of the front yard will decrease from the corner of the garage.

(2) Amenity Values and Character, Design and Appearance (Assessment matters 8.13.5 & 8.13.6)

The garage will not affect the amenity values of the street in any way. The street already has a number of properties with similar structures in the front yard, so the garage will not be out of character for this area. The garage will be situated on an angle away from the street fronts, which will lessen any negative visual effects. The garage will be located behind a 2.2m high hedge, and therefore will not be very visible from the street. The garage is accessory to a residential activity, and in this respect the effects of the activity have largely been anticipated by the zoning of the site.

(3) Transportation (Assessment Matter 8.13.7)

A planner from Council's Transportation Planning Department was given the opportunity to comment on the application, and noted that:

"Application: construction of a 6m x 4m single garage at the corner of Bank St & Ramsay St, with access off Ramsay St. Both are '**Local Roads**' in the District Plan's roading hierarchy.

Access: The garage will be sited 1.5m from the front boundary with Ramsay St. There is an existing vehicle crossing and driveway at the location, and a condition and advice note are recommended to ensure that they are constructed and hard surfaced to meet District Plan requirements.

Parking: The proposed garage will provide on-site parking for at least one vehicle. It may be possible to manoeuvre on-site, however if use of the garage requires reversing on or off Ramsay Street, this would be acceptable given it is a local road. It appears that there is also room on site to park at least one other vehicle.

In conclusion, Transportation Planning considers that the proposal will have no more than minor effects on the transportation network, provided the following condition is placed on any resource consent issued:

1. The vehicle access and driveway is to be formed, hard surfaced and adequately drained within the site from the edge of the sealed carriageway of Ramsay Street to the front of the garage.

The following advice note is also recommended:

1. The vehicle access from the carriageway to the property boundary is over road reserve and is therefore required to be built in accordance with the Dunedin City Council Vehicle Entrance Specification (available from Council's Roading Department).

(4) Cumulative Effects (Assessment Matter 8.13.13)

The District Plan permits the residential activity on site, subject to compliance with performance criteria. The proposed garage fails to comply with standards regarding the front yard. The effects of the garage are not expected to result in any cumulative effects that extend beyond the site, and will be no more than minor. Council will consider the additional effects of other structures, at the time of each future consent application.

(5) Trees (Assessment Matter 8.13.14)

Significant tree number T171 is located approximately 4m from the proposed garage. It appears that the construction of the garage will not necessitate any modification of the tree. However, the applicant should note that pursuant to Rule 15.5(a) only work that amounts only to minor trimming and maintenance undertaken by hand-operated pruning shears or secateurs in accordance with accepted arboricultural practice is allowed. An advice note to this effect can be noted in the consent decision section of this report, which commences below.

CONSENT DECISION

*That pursuant to section 34A(1) and 104C and after having regard to section 104 of the Resource Management Act 1991, the Dunedin City Council **grants** resource consent to the **restricted discretionary activity** of constructing a garage at 68 Bank Street, Dunedin, legally described as Lot 21 Deeds plan 234 (Certificate of Title OT282/109) and subject to the following condition imposed under section 108 of the Act:*

- (1) *That the proposal is constructed generally in accordance with the plans and the associated information submitted with the application dated 13 July 2006 and received by Council on 13 July 2006, except where modified by the following condition:*
- (2) *The vehicle access and driveway shall be formed, hard surfaced and adequately drained within the site from the edge of the sealed carriageway of Ramsay Street to the front of the garage.*

ADVICE NOTES

- (1) *In addition to the conditions of a resource consent, the Resource Management Act establishes through Section 16 and 17 a duty for all persons to avoid unreasonable noise, and to avoid, remedy or mitigate any adverse effects created from an activity they undertake. A similar responsibility exists under the Health Act 1956.*
- (2) *The significant tree T171 located on the subject site shall not be modified in any way other than that specified in Rule 15.5(a) of the Dunedin City District Plan as not requiring resource consent. Any other modification of the tree will require the submission of a separate resource consent application.*
- (3) *The vehicle access from the carriageway to the property boundary is over road reserve and shall be built in accordance with the Dunedin City Council Vehicle Entrance Specification (available from Council's Roading Department).*

LAPSING OF CONSENT

This consent shall lapse after a period of **five (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 and are outlined above. It is considered that the proposed activity will have no more than minor adverse effects on the environment.

District Plan – Objectives and Policies

In accordance with section 104(1)(b) of the Resource Management Act 1991, the actual and potential adverse effects associated with the proposed activity have been assessed and outlined above. It is considered that the proposal will have less than minor adverse effects on the environment and therefore passes section 104C of the Resource Management Act 1991.

The objectives and policies of the Residential Zones section seek to ensure that effects of activities do not adversely affect the amenity values and character of the residential areas. It has been assessed that the breaches of the front yard requirements will not adversely affect the amenity value or character of the existing residential area. The effects of this proposal will be minor, and there is not anticipated that any effects will be more than minor. Therefore, the proposal is consistent with the objectives and policies of the Plan.

COMPLIANCE WITH CONDITIONS

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

BUILDING CONSENT

This is resource consent. A building consent may be required before any work is undertaken on the site. Please check with the Building Control Office, Development Services to establish whether or a not a building consent is required.

RIGHTS OF OBJECTION

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

The Chief Executive
Dunedin City Council
P O Box 5045
DUNEDIN

Attn: Senior Planner – Enquiries 1st Floor

Yours faithfully

Ross Smith
PLANNER

Minor Tree Work Consent

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

Reference: LUC 2020-332 Property ID 5013604 Person ID 202760
 Enquiries to: Resource Consents Senior Planner – non-notified consents.
 Phone: 477 4000
 Date: 25 August 2020

Application

LUC: 2020-332 TREE ID: T171

Applicant/s: Delta Utility Services Limited

Tree located at: 68 Bank Street Dunedin

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

Description of Activity

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

Planning Status

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

Affected Persons

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

Consent Decision

That pursuant to section 34A(1) and 104B and after having regard to Part II matters and sections 104 of the Resource Management Act 1991, the Dunedin City Council **grants** consent to the proposed tree work, subject to Conditions

1, 5 and 9. Refer to Roberts Consulting Report and comply with all conditions laid out in the report.

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

Reasons

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

Yours faithfully

Planner Laura Mulder

Senior Planner PhE Marshall

Signature 

Signature 

Conditions of Consent

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

1. All proposed works must be carried out by an experienced arborist in accordance with recognised arboricultural practice.
2. ~~Prior to and at all times during construction activity on the site, the guidelines for working in close proximity to trees shall be adhered to.~~
3. ~~In addition to the guidelines for working in close proximity to trees, the protected area around each tree shall be fenced off to prevent access at all times during construction.~~
4. ~~Where specified, all development work must take place outside the protected zone of the tree/s. This includes vehicle access, buildings, service trenches, and the lowering or raising of the ground level.~~
5. Pruning shall consist of Crown Reduction for the purposes of Power Line Clearance _____, only and shall involve the removal of no more than 20 % of the live crown of the tree/s. The overall shape and form of the tree/s must be taken into account and the natural form and balance is to be maintained during pruning. Refer to Roberts Consulting Report for further detail.
6. ~~Crown Cleaning shall consist of the removal of all dead, dying, diseased, damaged, crossing/rubbing branches, any weak growth or epicormic growth in order to enhance the safety, health and appearance of the tree/s.~~
7. ~~Crown thinning shall consist of the removal of a maximum of _____ % of secondary and small diameter live branches throughout the crown to produce an even density of foliage and a balanced branch structure
to increase light and air movement
reduce the weight of heavy branches
provide clearance for views. (tick as appropriate)~~
8. ~~Crown raising shall consist of the removal of the lower branches of a tree
to a height of _____ metres
to a maximum of _____ % the height of the tree/s
to provide clearance for buildings, pedestrians and views (tick as appropriate)~~
9. The crown reduction shall involve the use of thinning cuts to reduce the height and/or spread of the tree/s. The lateral branches to which the leaders are pruned shall be at least 1/3 the diameter of the branch being removed. Refer to Roberts Consulting Report for further detail.

Compliance with Conditions

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

Duration of Consent

It is brought to the consent holders attention that under the terms of Section 125 of the Resource Management Act 1991, this consent shall lapse if effect has not been given to it within five (5) years or Council has not granted an extension of time.

Rights of Objection

In accordance with section 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:

Resource Consents Manager
Dunedin City Council
PO Box 5045
Moray Place
Dunedin 9058

August 6, 2020

RE: Application for maintenance on significant tree T171

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

Dear Laura,

As per your July 28, email request, I have conducted a site visit to number 68 Bank Street, Dunedin to inspect the schedule tree T271, which is described in the 2GP tree list (Appendix A1.3) as a copper beech (*Fagus sylvatica* Riversii). The purpose of the visit was to assess the condition of the tree, specifically in relation to pruning works described Planning Application LUC-2020-332.

A site visit was conducted on the afternoon of July 31, the weather was clear and calm at the time of the visit.

1 Condition assessment and observations

- 1.1 In general, at the time of the inspection the tree looked to be in good health and have vitality within the normal range for the species and age.
- 1.2 The distribution of buds across the canopy was relatively even
- 1.3 The tree has had mix pruning work undertaken on it in the past; some of it appeared to be carried out in accordance with industry accepted pruning standards and some of it did not (*and was possibly undertaken without consent*) [image one].
- 1.4 The tree had good trunk taper and root flare, and the root plate appeared to be stable.
- 1.5 I saw no structural issues to suggest that whole or partial tree failure was imminent or likely in the near future.
- 1.6 The tree was encroaching into the Aurora Energy Notice Zone for powerlines and will need to be pruned to comply with the Electricity (Hazards from Trees) Regulations 2003

2 Recommendations in relation to pruning

Based on the condition of the tree, I can see no reason to decline the application for maintenance on arboricultural grounds. Upon Council approval, the following pruning recommendations and conditions shall apply to resource consent LUC-2020-332.

- 2.1 Condition 1. All proposed work must be carried out by an experienced and qualified arborist in accordance with recognised arboricultural practices and pruning standards.
- 2.2 Condition 5. Pruning shall consist of Crown Reduction for the purposes of Power Line Clearance only. Collectively all pruning activities shall not remove more than 20% of the live foliage of the tree.

- 2.2.1 In accordance with the 2003 Electricity (Hazards from Trees) Regulations, any pruning works undertaken near powerlines must be conducted by an approved Network contractor, while working under the appropriate Network work authority
- 2.3 Condition 6. Crown Cleaning is not required and shall not be undertaken
- 2.4 Condition 7. Crown Thinning is not required and shall not be undertaken
- 2.5 Condition 8. Crown Raising is not required and shall not be undertaken
- 2.6 Condition 9. Crown Reduction may be undertaken to achieve Power Line Clearance and shall involve the use of branch-end reduction pruning to reduce the overall length and/or end-weight of selected branches to create the necessary clearance required as per the 2003 Electricity (Hazards from Trees) Regulations.

Branches being reduced in length shall be pruned back to live lateral branches (side branches) that are at least one third the diameter of the parent branch. The overall shape and form of the branch and/or tree/s must be taken into account and the natural form and balance is to be maintained during pruning.

This tree condition assessment has only considered known targets and visible or detectable tree conditions at the time of the inspection. Ongoing arboricultural inspections should take place annually and after extreme weather events to monitor tree health and condition. These inspections will form the bases of a tree management programme to ensure the ongoing safety and vitality of the tree.

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

Yours sincerely



Mark Roberts
Roberts Consulting Ltd



Image one: Image of the beach T171, showing the of some of the pruning work not completed to industry accepted pruning standards (that was possibly undertaken without consent).

26 November 2024

Downer N Z Limited
PO Box 13031
Green Island
Dunedin 9052

Via email: brendon.hampton@downer.co.nz

Dear Brendon,

RESOURCE CONSENT APPLICATION:

**LUC-2024-420
68 BANK STREET
DUNEDIN**

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

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

Consent Conditions

The consent certificate outlines the conditions that applies to your proposal. Please ensure that you have read and understand them.

Objection and Appeal Rights

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

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

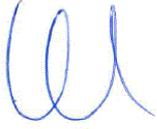
You can request that the objection be considered by a hearings commissioner. The Council will then delegate its functions, powers and duties to an independent hearings commissioner to consider and decide the objection. Please note that you might be required to pay for the full costs of the independent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

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

Contact for any Questions

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

Yours faithfully

A handwritten signature in blue ink, consisting of a stylized 'L' followed by a series of loops and a final flourish.

Laura Mulder
Planner

APPLICATION LUC-2024-420: 68 BANK STREET, DUNEDIN

Department: Resource Consents

DESCRIPTION OF ACTIVITY

An application has been made to resurface the footpath located adjacent to the site at 68 Bank Street, Dunedin. The applicant proposes to strip and resurface the footpath within the dripline of scheduled Significant Tree T171 which is listed as a Copper beech (*Fagus sylvatica 'Riversii'*). The applicant has advised they will hand strip the asphalt to a maximum of 50mm deep (if required) while working under the dripline of the Significant Tree.

There are over 1200 individual trees and more than 100 groups of trees listed in Schedule A1.3 of the Partially Operative Dunedin City Second Generation District Plan 2024 – the schedule of significant trees deemed to warrant specific protection.

All trees in the schedule were assessed using the STEM (Standard Tree Evaluation Method) system. This method has three distinct components, being the condition (health) of the tree, the amenity (community benefit) that it provides and its notability. With regard to assessment of 'Condition' and 'Amenity', each tree is assessed and allocated points for the following factors:

- (i) Form
- (ii) Occurrence
- (iii) Vigour and vitality
- (iv) Function (usefulness)
- (v) Age
- (vi) Stature
- (vii) Visibility
- (viii) Proximity of other trees
- (ix) Role in the setting
- (x) Climatic influence.

Items (i)-(v) are in relation to the condition of the tree. Items (vi)-(x) are in relation to the amenity the tree provides.

With regard to its notability, points are allocated for recognition factors such as 'feature', 'association', 'commemoration', 'remnant', 'rarity', 'endangered' etc.

The points received for each factor are calculated. Any tree that is allocated a sum total of 147 points or more was considered for inclusion in the District Plan's schedule of trees. Details of the STEM assessment are included below.

The subject tree was assessed in 2001 and scored a total of **168** (condition evaluation **81**, amenity evaluation **87**).

The tree is located on the site legally described as LOT 21 DEEDS 234 held in Record of Title CT-282/109 and comprises of 1131m² more or less.

REASONS FOR APPLICATION

Dunedin currently has two district plans: the Operative Dunedin City District Plan 2006 (the "District Plan 2006", and the Proposed Dunedin City Second Generation District Plan. On 19 August 2024, the Proposed

Dunedin City Second Generation District Plan became partially operative and now supersedes the District Plan 2006, except for limited specific provisions and identified areas that are still subject to appeal. Where these provisions and appeals are relevant, the District Plan 2006 must still be considered.

In this instance, there are no relevant appeals, and this application has been processed with reference to the 2GP only.

The activity status of the application is fixed by the rule provisions in place when the application was first lodged, pursuant to section 88A of the Resource Management Act 1991. However, it is the rule provisions in force at the time of the decision that must be had regard to when assessing the application.

Partially Operative Dunedin City Second Generation District Plan 2024 (the “2GP”)

The subject site is zoned **General Residential 2** subject to the Gardens Mapped Area, Stadium Noise Leaflet Drop Mapped Area, Wastewater Constraint Mapped Area and contains Significant Tree T171 – Copper beech. Bank Street is classified as a Local Road in the Plan’s Roding Hierarchy.

Rules in regards to Scheduled Trees are contained in the City-wide Activities section in the 2GP.

City-wide Activities

Earthworks

Rule 8A.5.4.1(c) determines that earthworks ancillary to the operation, repair and maintenance of the roading network are exempt from setback requirements; and the proposed works are therefore provided for as a **permitted** activity, in accordance with Rule 8A.3.2.2 ‘Earthworks – Small Scale’.

Scheduled Trees

Rule 7.5.2.1(e) determines that earthwork activities must not take place under the dripline of a scheduled tree, or within a distance from the trunk equivalent to half the height of the tree, whichever is the greater, if they involve ground excavation or the installation of impermeable surfaces on the ground. Earthworks are proposed within the dripline of the subject tree, breaching the rule.

As such, the proposal is to be assessed as a **restricted discretionary activity** (Performance Standard Contravention) pursuant to rule 7.5.2.3 under the Proposed 2GP. Council’s discretion is restricted to the following matter:

- Effects on long term health of tree (Assessment Matter 7.6.2.1(a))

Due to the **restricted discretionary** activity status, resource consent is automatically required for work in the dripline of a scheduled tree.

National Environmental Standards

There are no National Environmental Standards relevant to this application.

WRITTEN APPROVALS AND EFFECTS ASSESSMENT

Affected Persons

No affected persons forms were submitted with the application. No person or party is considered to be adversely affected by the activity. This is because the environmental effects of the proposal are limited to potential effects on the trees themselves.

Effects on the Environment

Permitted Baseline

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 district plan or a national environmental standard permits an activity with that effect.

In this situation, the permitted baseline comprises earthworks that occur outside the dripline of a scheduled tree or are at least setback from the trunk of a scheduled tree for a distance that equals half the trees height, whichever is the greatest.

It is considered that this is the appropriate baseline against which the activity should be considered. As a result, it is the effects arising from the proposal, beyond the permitted baseline, that are the crucial elements for consideration.

Receiving Environment

The existing and reasonably foreseeable receiving environment is made up of:

- The existing environment and associated effects from lawfully established activities;
- Effects from any consents on the subject site (not impacted by proposal) that are likely to be implemented;
- The existing environment as modified by any resource consents granted and likely to be implemented; and
- The environment as likely to be modified by activities permitted in the district plan.

For the subject site and adjacent land, the existing and reasonably foreseeable receiving environment comprises of residential activity with the Gardens being nearby.

It is against these that the effects of the activity, beyond the permitted baseline, must be measured.

Assessment Matters/Rules

Consideration is required of the relevant assessment rules in the 2GP, along with the matters in any relevant national environmental standard. In carrying out this assessment, no regard has been given to any trade competition or any effects of trade competition.

1. *Effects on long term health of tree (Assessment Matter 7.6.2.1(a))*

The applicant has submitted an application to upgrade the existing footpath on Bank Street being a requirement for the health and safety of pedestrians. The tree is located at the front corner of the site which is nearby the Botanic Gardens which means there may be higher than normal rate of pedestrians using the footpath.

The application was referred to the Council's consultant arborist, Mr Mark Roberts, for assessment and comment. Mr Roberts notes that:

"I inspected the trees (sic) on the morning of November 6, 2024. I have previously assessed this tree in conjunction with LUC-2020-332. In general, at the time of this inspection, the tree looked to be in good health and exhibited vigour and vitality that was consistent for a tree of that species and age. The base of the tree was approximately 8m from where the proposed works are to take place.

Summary of the proposal

The application is for footpath resurfacing with the removal of the existing surface lifted by hand when under the dripline. This process requires minimal if any additional excavation and is unlikely to negatively impact the available rooting area for this tree.

Summary of effects on the tree

- 1. The described works are unlikely to contact or compromise the roots of this tree.*
- 2. The described works are unlikely to contact or compromise the trunk(s) and other above-ground portions of the tree.*
- 3. If the described works are conducted as described in the application, the effects on the tree will be less than minor.*

Recommendations

The proposed work can be undertaken as described in the application without any specific tree protection systems or arboricultural conditions in place. Based on the condition of the trees I recommend support of application LUC-2024-420."

Mr Roberts advice is accepted, and consent recommendations are included in the attached decision certificate.

Overall, I consider the replacement of the kerb and channel works to outweigh the long-term health of tree due to the health and safety of pedestrians. Therefore, I considered the works within the dripline be no more than minor based on the current information available.

As part of the resource consent process, consideration of adverse effects can only be undertaken as they apply to trees that have statutory protection through inclusion in a district plan. With respect to other street trees and those on private property, potential adverse effects/damage is the jurisdiction of the Property Law Act 2007 and addressed through the Disputes Tribunal or District Court.

2. Cumulative Effects

The effects from this proposal are not considered to add to the existing effects on the subject site or on adjoining sites such that the cumulative effects are more than minor.

NOTIFICATION ASSESSMENT**Public Notification**

Section 95A of the Resource Management Act 1991 sets out a step-by-step process for determining public notification. Each step is considered in turn below.

Step 1: Mandatory public notification in certain circumstances

- Public notification has not been requested.
- There has been no failure or refusal to provide further information.
- There has been no failure to respond or refusal to a report commissioning request.
- The application does not involve the exchange of recreation reserve land.

Step 2: If not required by Step 1, public notification precluded in certain circumstances

- There are no rules or national environmental standards precluding public notification.
- The application does not involve: a controlled activity, nor a boundary activity. As a result, public notification is not precluded under Step 2.

Step 3: If not precluded by Step 2, public notification required in certain circumstances

- There are no national environmental standards requiring public notification.
- The activity will not have, or be likely to have, adverse effects on the environment that are more than minor.

Step 4: Public notification in special circumstances

- There are no special circumstances that warrant the application being publicly notified. There is nothing exceptional or unusual about the application that makes public notification desirable.

Limited Notification

Section 95B of the Resource Management Act 1991 sets out a step-by-step process for determining limited notification. Each step is considered in turn below.

Step 1: Certain affected groups and affected persons must be notified

- The activity is not in a protected customary rights area; the activity is not an accommodated activity in a customary marine title area; and, the activity is not on or adjacent to, or might affect, land that is the subject of a statutory acknowledgement.

Step 2: If not required by Step 1, limited notification precluded in certain circumstances

- There are no rules or national environmental standards precluding limited notification.
- The application does not involve a controlled activity that is not a subdivision.

Step 3: If not precluded by Step 2, certain other affected persons must be notified

- The application does not involve a boundary activity.
- There are no persons where the activity's adverse effects on the person are minor or more than minor (but are not less than minor).

Step 4: Further notification in special circumstances

- There are no special circumstances that warrant the application being limited notified. There is nothing exceptional or unusual about the application that makes limited notification to any other persons desirable.

SUBSTANTIVE DECISION ASSESSMENT

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 and outlined above. It is considered that the adverse effects on the environment arising from the proposal are no more than minor.

Offsetting or Compensation Measures

In accordance with section 104(1)(ab) of the Resource Management Act 1991, there are no offsetting or compensation measures proposed or agreed to by the applicant that need consideration.

Objectives and Policies

The 2GP was made partially operative on 19 August 2024. No consideration of the objectives and policies of the District Plan 2006 is required, unless the proposal relates to the specific provisions and identified areas of the 2GP that remain subject to an appeal. In this instance, none of the appeals are relevant to this application.

In accordance with Section 104(1)(b) of the Resource Management Act 1991, the objectives and policies of the 2GP were taken into account when assessing the application. The proposal is considered to be consistent with the following objectives and policies:

- **Objective 7.2.1 and Policies 7.2.1.3 and 7.2.1.4 (Scheduled Trees Section)**
These seek to ensure that the work is undertaken in accordance with best arboricultural practice and avoid damage to the scheduled tree.

Objectives and Policies Assessment

Full weight has been given to the objectives and policies of the Partially Operative 2GP given that the provisions of relevance to this application are beyond challenge.

I consider that the objectives and policies of the plan support the granting of consent.

Other Matters

Having regard to section 104(1)(c) of the Resource Management Act 1991, no other matters are considered relevant.

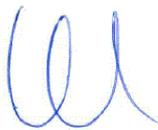
Part 2

Based on the findings above, it is evident that the proposal would satisfy Part 2 of the Resource Management Act 1991. Granting of consent would promote the sustainable management of Dunedin's natural and physical resources.

RECOMMENDATION

After having regard to the above planning assessment, I recommend that:

1. This application be processed on a non-notified basis, pursuant to sections 95A and 95B of the Resource Management Act 1991.
2. The Council grant consent to the proposed activity under delegated authority, in accordance with sections 104 and 104B of the Resource Management Act 1991.



Laura Mulder
Planner

Date: 26 November 2024

DECISION

I have read both the notification assessment and substantive decision assessment in this report. I agree with both recommendations above.

Under delegated authority on behalf of the Dunedin City Council, I accordingly approve the granting of resource consent to the proposal:

*Pursuant to Part 2 and sections 34A(1), 104 and 104B of the Resource Management Act 1991, and the provisions of the Partially Operative Dunedin City Second Generation District Plan 2024, the Dunedin City Council **grants** consent to a **discretionary activity** being the works within the dripline of significant tree T171 on the site at 68 Bank Street, Dunedin, legally described as LOT 21 DEEDS 234 (Record of Title CT-282/109), subject to the conditions imposed under section 108 of the Act, as shown on the attached certificate.*



Jeremy Grey
Senior Planner

Date: 26 November 2024

Consent Type: Land Use Consent

Consent Number: LUC-2024-420

Purpose: The works within the dripline of significant tree T171.

Location of Activity: 68 Bank Street, Dunedin.

Legal Description: LOT 21 DEEDS 234 (Record of Title CT-282/109).

Lapse Date: 26 November 2029, unless the consent has been given effect to before this date.

Conditions:

1. The proposed activity must be undertaken in general accordance with the approved plans attached to this certificate as Appendix One, and the information provided with the resource consent application received by the Council on date 29 October 2024, except where modified by the following conditions.
2. No equipment/heavy machinery is to be stored within the drip line or canopy spread of the protected tree T171 on the site.
3. A suitable temporary barrier such as a temporary fence, barrier mesh, or 'danger tape' must be erected on the site while work is taking place to keep pedestrians and other traffic off the root zone of the protected tree T171.

Conditions to be met following the conclusion of site works or construction

4. All waste generated by the removal works must not cause a nuisance and must be suitably disposed of within 7 days of the completion of the works.

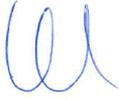
Advice Notes:

General

1. In addition to the conditions of a resource consent, the Resource Management Act 1991 establishes through sections 16 and 17 a duty for all persons to avoid unreasonable noise, and to avoid, remedy or mitigate any adverse effect created from an activity they undertake.
2. Resource consents are not personal property. The ability to exercise this consent is not restricted to the party who applied and/or paid for the consent application.
3. It is the responsibility of any party exercising this consent to comply with any conditions imposed on the resource consent prior to and during (as applicable) exercising the resource consent. Failure to comply with the conditions may result in prosecution, the penalties for which are outlined in section 339 of the Resource Management Act 1991.
4. The lapse period specified above may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991.

5. This is a resource consent. Please contact the Council's Building Services Department, about the building consent requirements for the work.

Issued at Dunedin on 26 November 2024



Laura Mulder
Planner

Appendix One: Approved Plans for LUC-2024-420

(scanned images, not to scale)

See PDF version for plans

Memorandum

TO: Laura Mulder – Planner, Resource Consents
FROM: Mark Roberts – Arborist, Roberts Consulting Ltd
DATE: 6 November, 2024
SUBJECT: LUC-2024-420, 68 Bank St. Dunedin

Dear Laura,

As per your November 4 email request, please find my arboricultural comments and recommendations for application LUC-2024-420. The application is for minor works within the 2GP dripline/setback of the significant tree T171.

Tree(s) in consideration

Scheduled tree T171 is described in Appendix A1.3 of the DCC 2nd Generation District Plan as an copper beech (*Fagus sylvatica* 'Riversii') situated at number 68 Bank Street, Dunedin.

Site Inspection

I inspected the trees on the morning of November 6, 2024. I have previously assessed this tree in conjunction with LUC-2020-332.

- In general, at the time of this inspection, the tree looked to be in good health and exhibited vigour and vitality that was consistent for a tree of that species and age.
- The base of the tree was approximately 8m from where the proposed works are to take place.

Summary of the proposal

The application is for footpath resurfacing with the removal of the existing surface lifted by hand when under the dripline. This process requires minimal if any additional excavation and is unlikely to negatively impact the available rooting area for this tree.

Summary of effects on the tree(s)

- The described works are unlikely to contact or compromise the roots of this tree
- The described works are unlikely to contact or compromise the trunk(s) and other above-ground portions of the tree
- If the described works are conducted as described in the application, the effects on the tree will be less than minor.

Recommendations

- The proposed work can be undertaken as described in the application without any specific tree protection systems or arboricultural conditions in place.

- Based on the condition of the trees I recommend support of application LUC-2024-420.

Advice Notes

There are no arboricultural advice notes associated with this report.

Yours sincerely,

A handwritten signature in blue ink, appearing to read 'MR', with a long horizontal flourish extending to the right.

Mark Roberts
Consulting Arborist
Roberts Consulting Ltd

06 December 2024

Asplundh
PO Box 8042
Gardens
Dunedin 9041

Via email: brettr@asplundh.co.nz

Dear Asplundh

RESOURCE CONSENT APPLICATION:

**LUC-2024-445
68 BANK STREET
DUNEDIN
T171**

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

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

Consent Conditions

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

Duration of Consent

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

Objection and Appeal Rights

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

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

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

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

Contact for any Questions

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

Yours faithfully

A handwritten signature in blue ink, consisting of a stylized 'L' followed by a cursive 'M'.

Laura Mulder
Planner

APPLICATION LUC-2024-445: 68 BANK STREET, DUNEDIN

Department: Resource Consents

DESCRIPTION OF ACTIVITY

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

PLANNING STATUS

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

AFFECTED PERSONS

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

CONSENT DECISION

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

REASONS FOR THE DECISION

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



Laura Mulder
Planner

Date: 06 December 2024



Phil Marshall
Senior Planner

Date: 6 December 2024

LUC-2024-445 CONDITIONS OF CONSENT

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

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

Branches being reduced in length shall be pruned back to live lateral branches (side branches) that are at least one-third the diameter of the parent branch or cut back so the unpruned section of the branch has sufficient live foliage to ensure that the branch survives. Where entire branches are removed, no pruning cuts shall create a wound that is greater than 25% of the circumference of the remaining stem at the point where the pruning cut is made.

Condition 3. Powerline clearance works may be undertaken and shall be used to create a clearance of up to 1.6m from the LV powerlines. Larger branches, trunks and stems that are currently inside the Growth Notice Zone (GNZ) but are unlikely to move into the Growth Limit Zone (GLZ), during a wind event may be retained at a distance within 1.5m from the lines.

Memorandum

TO: Laura Mulder – Planner, Resource Consents
FROM: Mark Roberts – Arborist, Roberts Consulting Ltd
DATE: December 2, 2024
SUBJECT: LUC-2024-445 - 68 Bank Street, Dunedin

Dear Laura,

As per your November 26 email request, please find my arboricultural comments for application LUC-2024-445. The application is for minor tree maintenance (Power Line Clearance) on significant tree T171 situated at 68 Bank Street, Dunedin.

Tree(s) in consideration

Scheduled tree T171 is described in Appendix A1.3 of the DCC 2nd Generation District Plan as a copper beech (*Fagus sylvatica* 'Riversii') situated at number 68 Bank Street, Dunedin. There is only one scheduled tree connected with this application.

Summary of the proposal

The application is for minor tree maintenance (Power Line Clearance), specifically Crown reduction around the Growth Limit Zone up to 1.6m.

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

Site Inspection

I inspected the trees on the afternoon of November 29, 2024. I have previously assessed this tree in conjunction with LUC-2020-332 and LUC-2024-420

In general, at the time of the inspection, the tree looked to be in good health and exhibited vitality within the normal range for the species and age.

The tree was encroaching into the 'notice zone' of the Low Voltage (LV) powerlines and compliance pruning is required (image one).

Summary of effects on the tree(s)

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

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

- 2) No more than 25% of the of the live foliage of the tree shall be removed as a result of the works undertaken.

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

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

- 3) Powerline clearance works may be undertaken and shall be used to create a clearance of up to 1.6m from the LV powerlines.

Larger branches, trunks and stems that are currently inside the Growth Notice Zone (GNZ) but are unlikely to move into the Growth Limit Zone (GLZ), during a wind event may be retained at a distance within 1.5m from the lines.

Recommendations

Based on the condition of the tree I recommend support of application LUC-2024-445.

Advice Notes

There are no arboricultural advice notes associated with this report

Yours sincerely,



Mark Roberts

Arborist
Roberts Consulting Ltd



Image one: Image of the copper beech tree T171 at on Bank St, Dunedin showing its proximity to the LV powerlines.