

DISCLAIMER

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Dunedin City Council – Land Information Memorandum

Property Address: 89 Shetland Street Dunedin

Prepared for: Brendon Frank Richard Phillips and Catherine Jane Phillips.

Prepared on: 25-Feb-2026

Property Details:

Property ID	5017375
Address	89 Shetland Street Dunedin
Parcels	PT LOT 51 DP 1028

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 25-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.

Contents

Dunedin City Council – Land Information Memorandum	1
Property Address: 89 Shetland Street Dunedin	1
Prepared for: Brendon Frank Richard Phillips and Others.	1
Prepared on: 25-Feb-2026.....	1
Property Details:.....	1
Disclaimer:	1
s44A(2)(a) Information identifying any special feature or characteristics of the land	4
District Plan Hazard Information	4
Other Natural Hazard Information	4
Flood Hazards	4
Land Stability Hazards	4
Coastal Hazards	4
Seismic Hazards	4
Other Natural Hazards.....	4
Otago Regional Council Hazard Information.....	4
Contaminated Site, Hazardous Substances and Dangerous Goods	4
Contaminated Site Information.....	4
Historic Dangerous Goods Licence(s)	4
Hazardous Substances.....	4
s44A(2)(b) Information on private and public stormwater and sewerage drains.....	5
Drainage	5
Foul Sewer and Waste Water	5
Public Sewer Sheets.....	5
Dunedin City Council Private Drainage plans incomplete	5
s44A(2)(bb) Information Council holds regarding drinking water supply to the land	5
Water Supply	5
s44A(2)(c) Information relating to any rates owing in relation to the land	6
Rates Details	6
Rates Assessment Details	6
Targeted Rates.....	7
s44A(2)(d) Consents, Certificates, Notices, Orders or Requisitions affecting the land or any buildings on the land.....	7
(da) the information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004:s44A and.....	7
(2)(e) Information concerning any Certificate issued by a Building Certifier pursuant to the Building Act 1991 or the Building Act 2004.....	7
Building and Drainage Consents.....	7
Building and Drainage Permits	8
Building Notices.....	8
Resource Consents	8
Consent Notices.....	9
Alcohol Licensing.....	9
Health Licensing.....	9
s44A(2)(ea) Information notified under Section 124 of the Weathertight Homes Resolution Services Act 2006	9

s44A (2)(f) Information relating to the use to which the land may be put and any conditions attached to that use	9
District Plan	9
District Plan Map	10
s44A(2)(g) Information regarding the land which has been notified to Council by another statutory organisation.....	10
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.....	10
Section 44A(3) Information concerning the land as the authority considers, at its discretion, to be relevant.	10
Building Information.....	10
Drainage	10
Minimum Floor Levels	10
Planning.....	10
Resource Consents within 50m of 89 Shetland Street Dunedin	10
3 Waters	12
Information Regarding Watercourses	12
Transport	12
Glossary of Terms and Abbreviations.....	14
Consent, Permit, Licence & Complaint types	14
Terms used in Permits & Consents.....	14
General terms.....	15
Appendices	16

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.

Foul Sewer and Waste Water

Drainage Reticulation Plans

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

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 **8th May 1997**.

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

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	2017375
Address	89 Shetland Street Dunedin
Valuation Number	26950-35100
Latest Valuation Details	
Capital Value	\$630,000
Land Value	\$300,000
Value of Improvements	\$330,000
Area (Hectares)	0.075HA
Units of Use	1
Current Rates	
Current Rating Year Starting	01-Jul-2025
Dunedin City Council Rates	\$4,412.67
Rates Outstanding for Year	\$1,480.42

Targeted Rates

The following targeted rates have been added to this property's assessment:

This property has applied for a rates advance to install insulation and/or clean heat as part of a Dunedin City Council initiative. If the installation is completed the property will be subject to a ten-year targeted rate unless it is paid back early.

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

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

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

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

Building and Drainage Consents

The following consents are recorded for this property:

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

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

[ABA-1992-317619](#) Building Consent - ABA922486

2486 - PERMIT - Extend Kitchen, Dining Room and Lounge Areas, New Bedroom, Bathroom and Laundry (Robb)

Lodgement Date	05-Nov-1992
Decision	Granted
Decision Date	12-Nov-1992
Current Status	Historical Record
Previous Number	ABA922486
<i>(Applications before 2007)</i>	

[ABA-1992-318150](#) Building Consent - PERMIT - Plb & Drge Alterations

Lodgement Date	02-Dec-1992
Decision	Granted
Decision Date	11-Dec-1992
Current Status	Historical Record
Previous Number	ABA923034
<i>(Applications before 2007)</i>	

[ABA-1997-338707](#) Building Consent - Alter Dwelling - Relocate Bathroom-toilet - Kent Heater

Lodgement Date	23-Jan-1997
Decision	Granted
Decision Date	31-Jan-1997
Current Status	CCC Issued
Previous Number	ABA970128

(Applications before 2007)

[ABA-2017-2431](#) Building Consent - Alter Dwelling - Move Internal Walls to Relocate Bathroom and use Office/Store Areas to Create Bedroom, Relocate Windows

Lodgement Date	05-Dec-2017
Decision	Granted
Decision Date	16-Jan-2018
Current Status	CCC Issued
Previous Number	

(Applications before 2007)

Building and Drainage Permits

[H-1929-13885](#) AAB19290145

2009 - Erect Dwelling(Gibson). The permit was lodged on 09-Sep-1929.

[H-1929-13886](#) AAB19290146

- gazette 69 page- 33ft building line restriciton. The permit was lodged on 17-Oct-1929.

[H-1974-78027](#) AAB19740347

9151 - Erect Garage (Roberts). The permit was lodged on 24-Apr-1974.

[H-1988-102546](#) AAB19880384

4784 - Install Heater (Weir). The permit was lodged on 18-Jul-1988.

[H-1929-145886](#) C3590 - Plumbing and Drainage (Levido). The permit was lodged on 24-Aug-1929.

[H-1932-148954](#) AAD19320043

C7093 - Relay Sewer Drain. No Plan(Gibson). The permit was lodged on 01-Jul-1932.

Building Notices

No Building Notices

Resource Consents

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

[RMA-1997-361433](#) - Resource Management Act (Historical Data)

Description	side yard and possibly daylight encroachments by dwelling extensions. chq tru-built industries
Lodgement Date	17-Oct-1997
Decision	Granted
Decision Date	01-Dec-1997
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 1 (refer Section 15, Residential)

Scheduled Items

- Nil

Overlay Zones

- Nil

Mapped Areas

- Road Classification Hierarchy (main roads within 30m of site)
 - Shetland St is a Collector road

[Please note that some of the items above may only extend over part of the property. If there are multiple designations over the property, these may overlap.]

District Plan Map

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

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

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

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

No information.

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

No information.

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

Building Information

Drainage

Form 5 (building consent) copy

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

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

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 89 Shetland Street Dunedin

RESOURCE CONSENTS WITHIN 50 METRES OF 89 SHETLAND STREET DUNEDIN

5017056 94 Shetland Street Dunedin

RMA-1992-355078 Resource Management Act (Historical Data) ER CARPORT ON SIDE BNDRY Ownr:T M HAAR / App: PATERSON PITTS BOX 1083 DN (Non-Notified - Non Complying). The outcome was Granted on 18/05/1992.

5017379 93A Shetland Street Dunedin

RMA-1995-353067 Resource Management Act (Historical Data) DISPENSATION 1663 CONSERVATORY (Non-Notified - Non Complying). The outcome was Granted on 25/03/1991.

5109911 88 Shetland Street Dunedin

RMA-2003-366481 Resource Management Act (Historical Data) 2 LOT RESIDENTIAL SUBDIVISION OF LOT 1 DP 9070 (Non-Notified - Restricted Discretionary). The outcome was Granted on 16/04/2003.

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

Accuracy of Boundaries

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

Access to Site

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

Heritage New Zealand Pouhere Taonga Act 2014

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

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

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 came into force on 1 January 2012. The National Environmental Standard applies to any piece of land on which an activity or industry described in the current edition of the Hazardous Activities and Industries List (HAIL) is being undertaken, has been undertaken or is more likely than not to have been undertaken. (The current edition of the HAIL is available on the Ministry for the Environment website at www.mfe.govt.nz.)

Activities on HAIL sites may need to comply with permitted activity conditions specified in the National Environmental Standard and/or might require resource consent. (The Otago Regional Council should also be consulted for any rules in might have in regards to the use or development of contaminated sites.)

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

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

3 Waters

Information Regarding Watercourses

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

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

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

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

Transport

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

Non-compliant vehicle crossing – no stormwater run-off.

It appears there are no stormwater provisions in place for this vehicle crossing. To meet current Council standards the stormwater run-off would be required to be captured at the boundary and managed in a way where it does not cause a nuisance to neighbouring properties, including the road corridor. For example: a strip drain with sump or a sump and piped to the kerb and channel. Council accepts this situation but accepts no liability and the maintenance is the responsibility of the property owner. This may be required to be upgraded in the future.

Non-compliant entrance crossing.

Due to the vehicle crossing being constructed near a sump, it does not meet Council's standards regarding breakover angles. This may result in vehicles scraping when entering or exiting the property. Any improvements to the vehicle crossing will be at the property owner's cost. Council accepts this situation but accepts no liability, and points out that maintenance is the responsibility of the Property Owner.

Non-compliant vehicle crossing - crossing grade more than DCC specifications (1 in 8)

The vehicle crossing appears to exceed the Council's maximum allowable grade of 1 in 8 for first five meters from the back of the footpath which might lead to scraping issues and damage to the footpath. Council accepts this situation but accepts no liability and points out that maintenance is the responsibility of the property owner.

Privately owned retaining wall.

There is a private brick and timber retaining wall that is located on this property's frontage at the back of the footpath. Any damage and maintenance for the privately owned retaining wall is the responsibility of the property owner/s.

Encroachment on road reserve – privately owned vegetation over footpath.

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

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



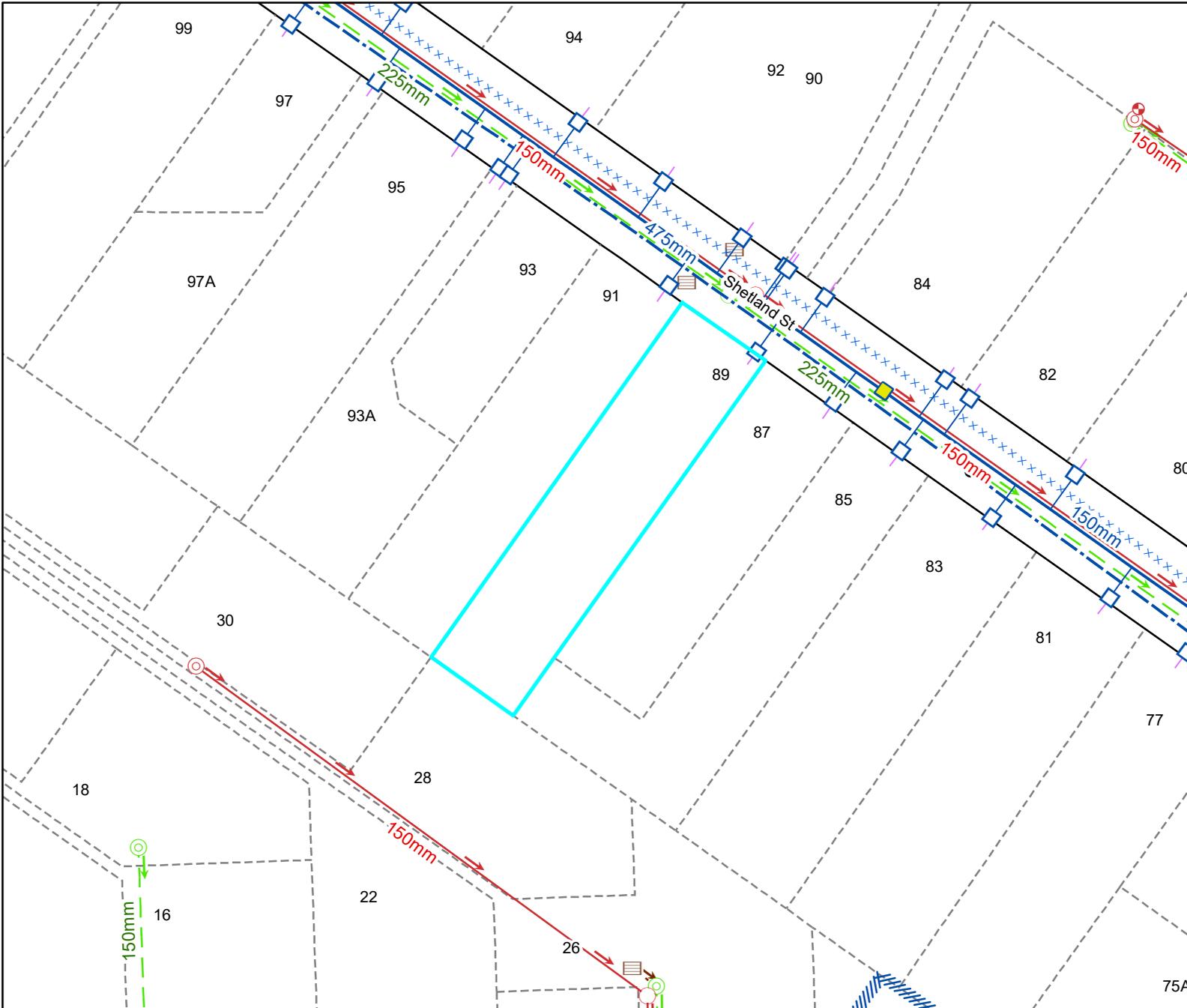
Photographic Map

Scale at A4:
 1:750
 19/02/2026
 8:02:33 PM



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

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

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



Council Water & Drainage Services

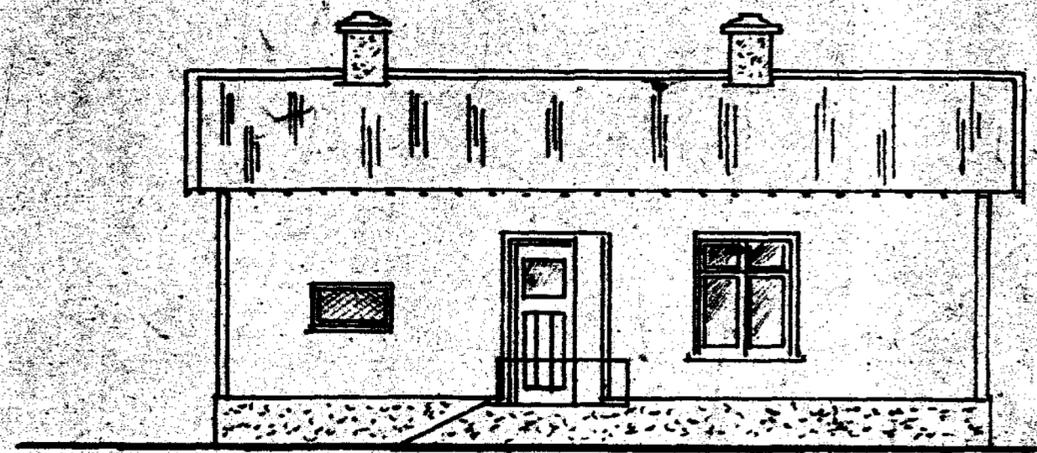
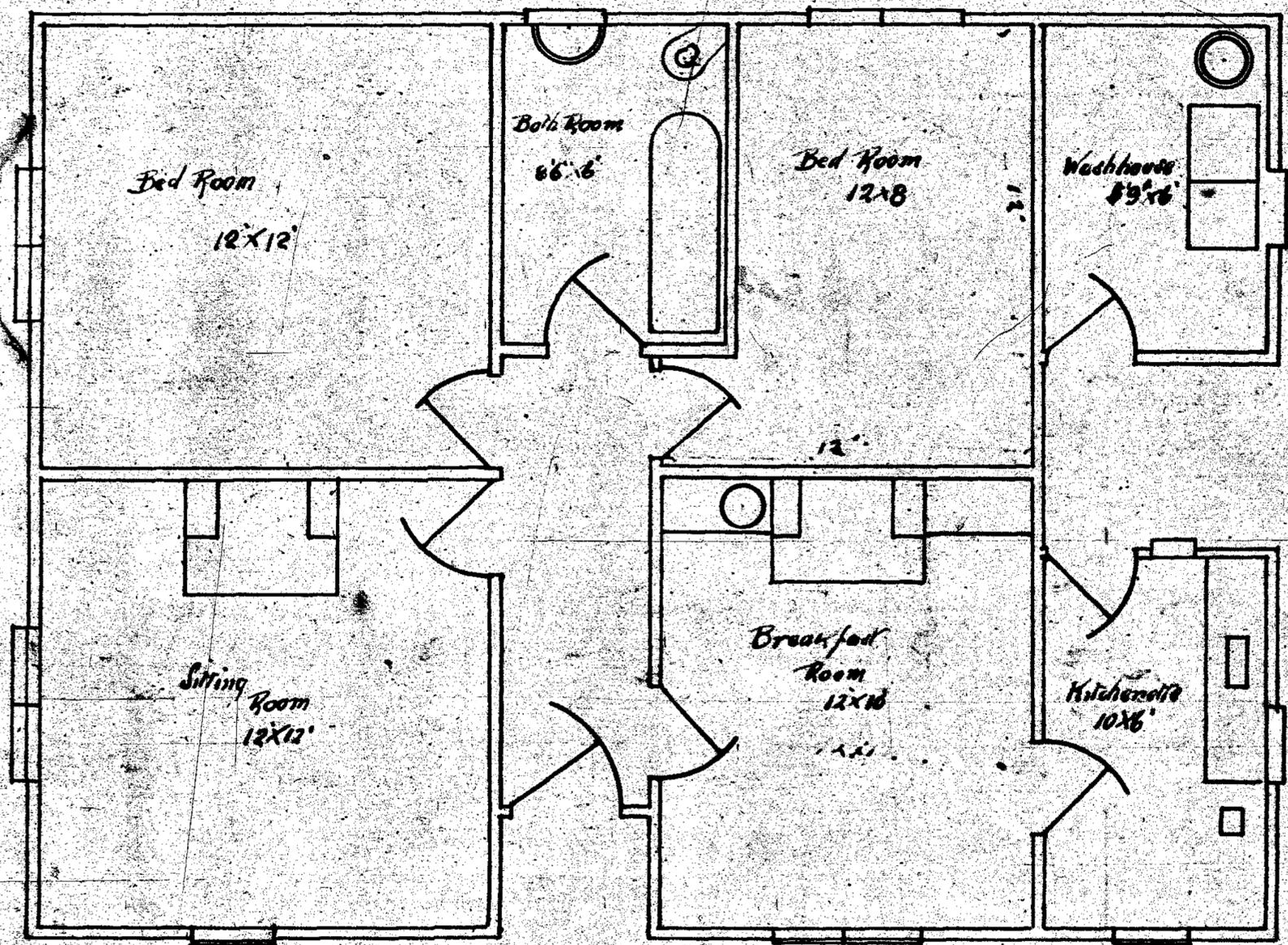
Information shown is the best available at the time of publishing. The accuracy and completeness of this information is variable. Private assets are typically not mapped. Recent changes may not be reflected. Verify on site before commencing work. For all enquiries phone 03 477 4000.

Scale at A4:
1:750
19/02/2026
8:02:39 PM

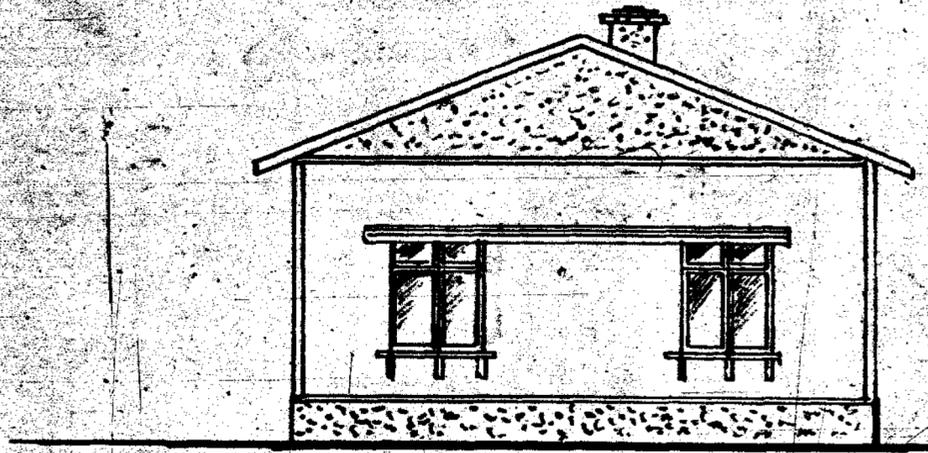


PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES
This map is for illustration purposes only and is not accurate to surveying, engineering or orthophotographic standards. Every effort has been made to ensure correctness and timeliness of the information presented.

2018-2019 Urban. Copyright DCC/Aerial Surveys Ltd. Rural, ORC/Aerial Surveys Ltd. CC BY 4.0 NZ
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.



EL ENDO
 19 INGS AVENUE
 ST CLAIR



Eric. H. Lewis
 Mr. D. S. ...

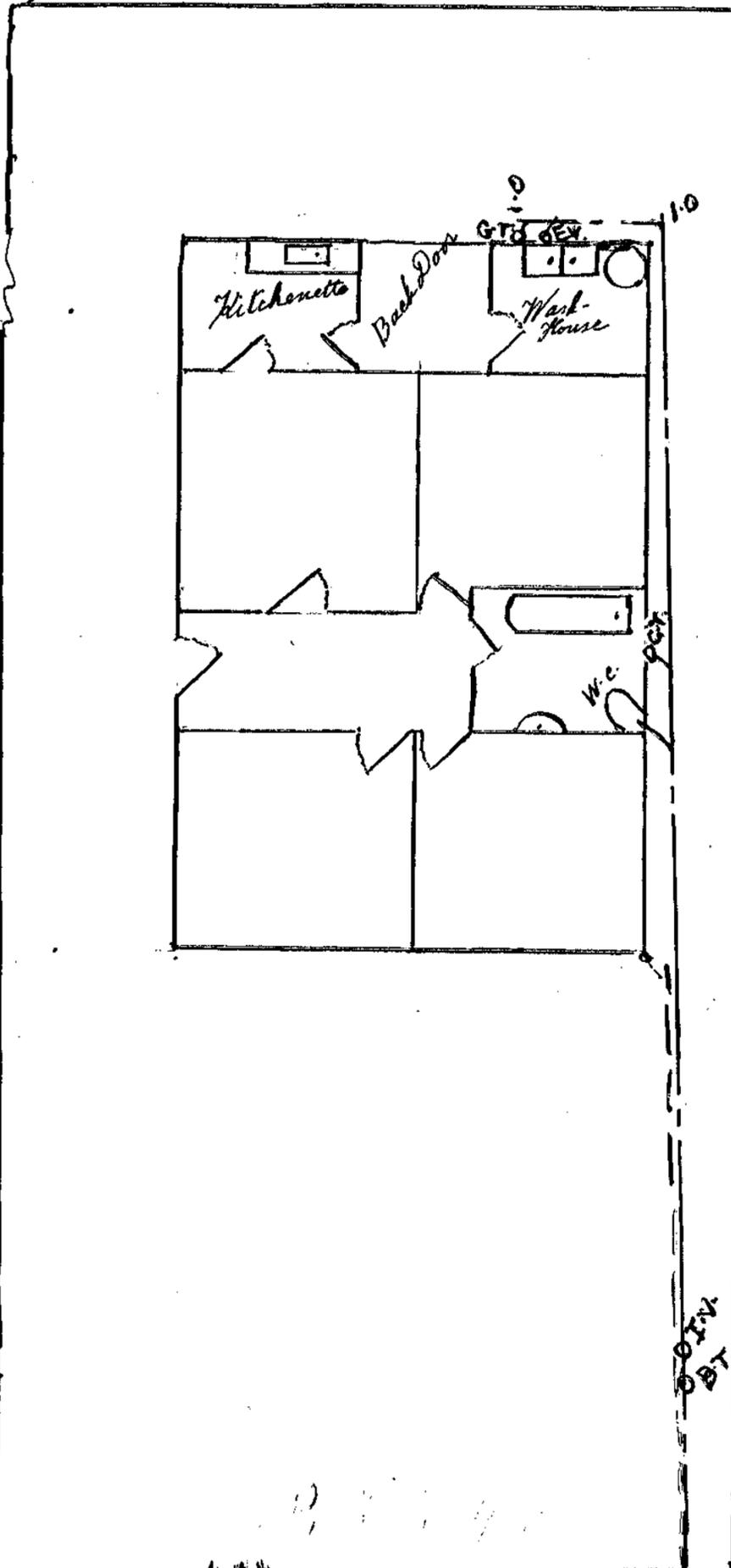
HOUSE CONNECTION PLAN.

DATE _____

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

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

Binding Margin to be left Blank



LEGEND

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

Shetland St.

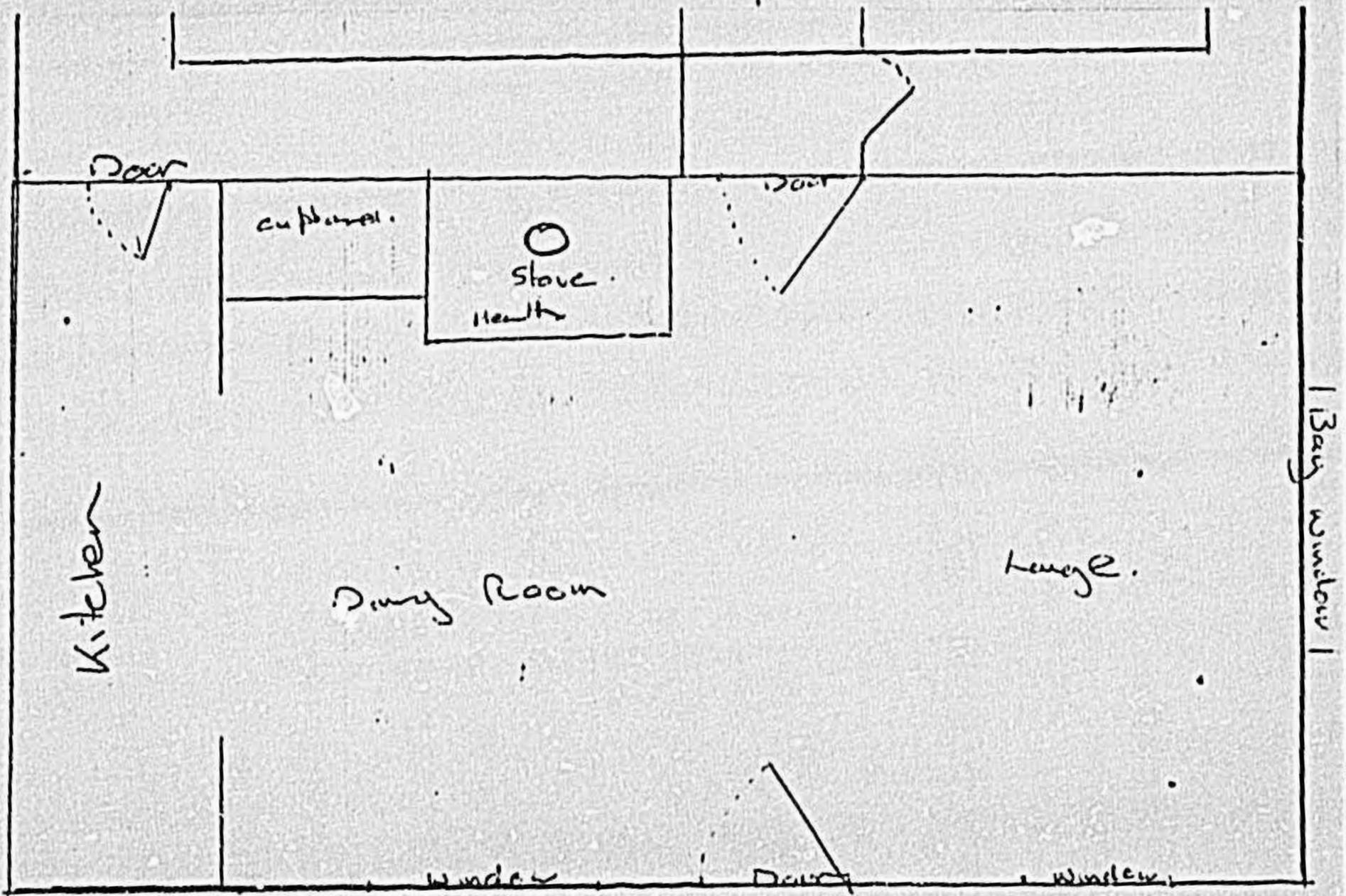
Owner E. Levido
 Street Shetland
 Locality Haihorai

Block Anderston Sub
 Section B 51
 Allotment _____

Signature of Drainer M + J. Leckie

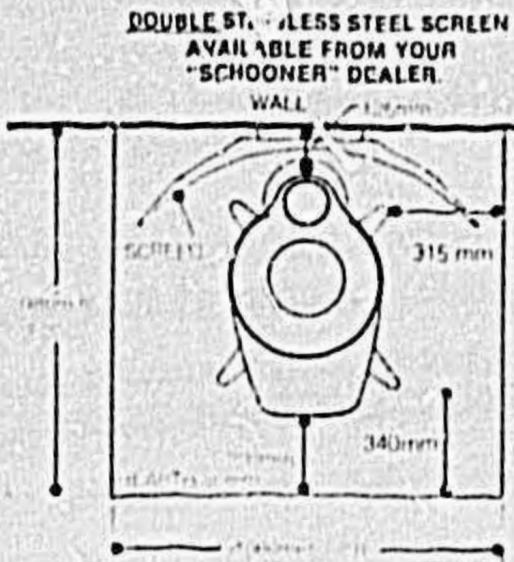
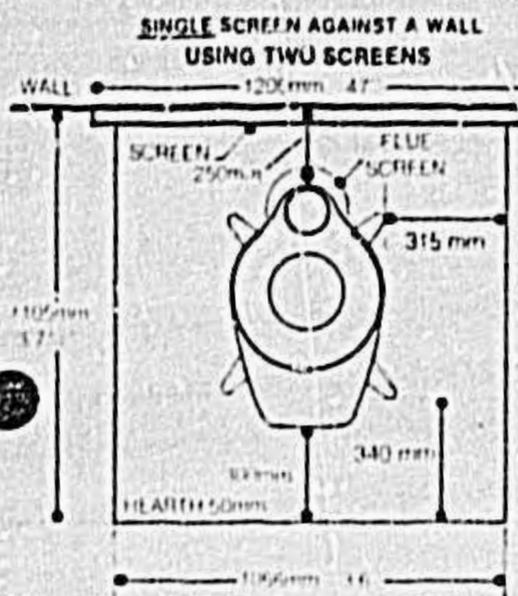
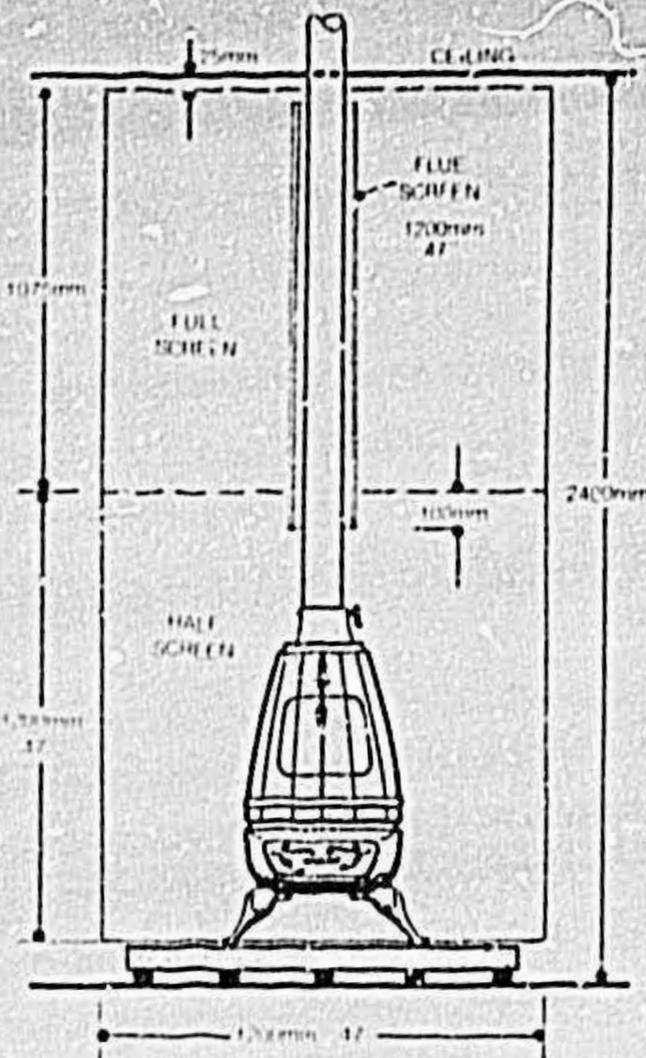
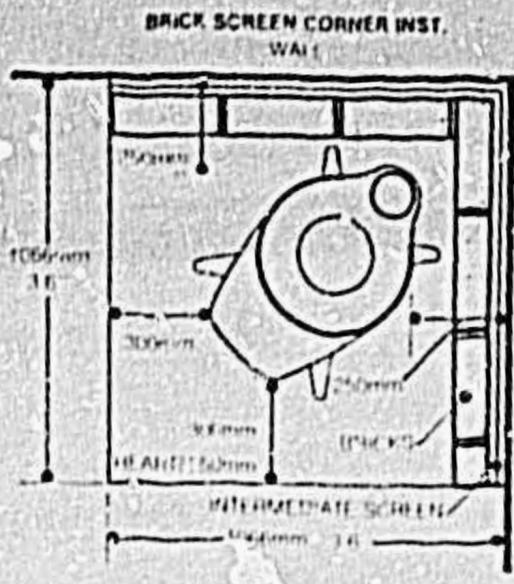
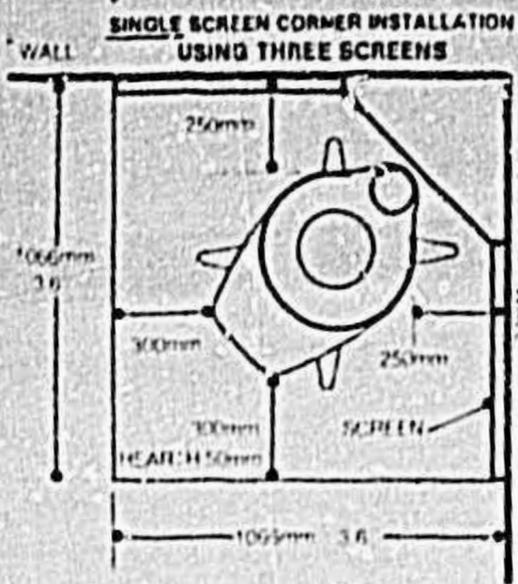


DUNEDIN CITY COUNCIL
Copy of Approved Plan
and/or Specification
TO BE RETAINED ON WORKS
AND PRODUCED ON REQUEST
OF BUILDING INSPECTOR.
DATE 14-7-28
J. Dewar FOR CITY ENGINEER



4784

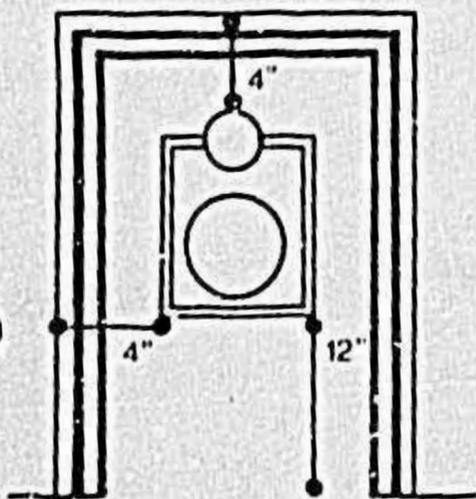
SCREEN AND HEARTH DETAILS FOR 'SCHOONER' STOVE



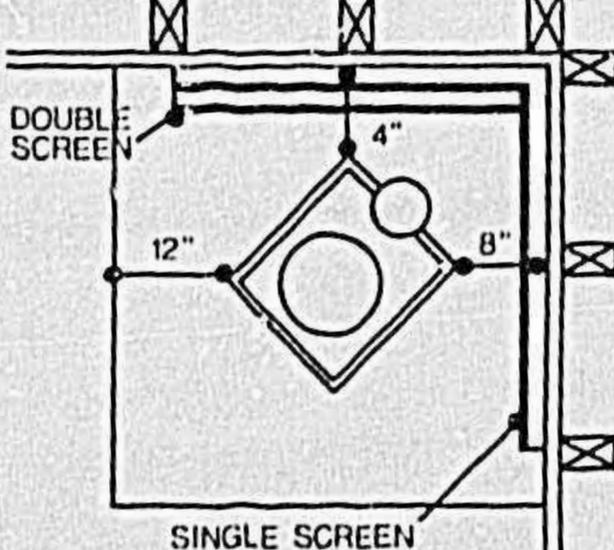
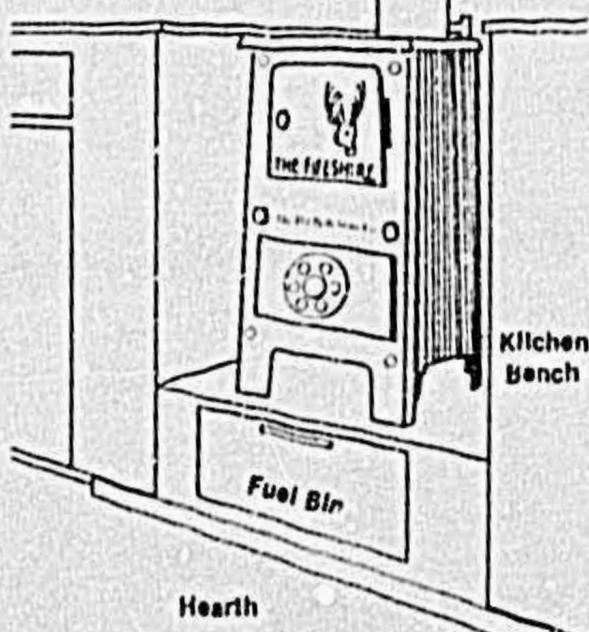
N.B. ALL HEARTH MEASUREMENTS SHOWN ARE MINIMUMS AND HEARTH SIZES CAN BE INCREASED IF REQUIRED.

SHOWING FULL SCREEN AGAINST A WALL AND AN ALTERNATIVE OF A HALF SCREEN PLUS A FLUE SCREEN ON FLUE OF STOVE

SCREEN AND HEARTH DETAILS FOR "FIFESHIRE" STOVES - BOTH MODELS



SUGGESTED KITCHEN ALCOVE INSTALLATION USING DOUBLE SCREEN.



CORNER INSTALLATION SHOWING ALTERNATIVE SCREEN METHODS SINGLE & DOUBLE

PLEASE NOTE:
IF BRICKS ARE TO BE USED FOR SCREENS OR HEARTH, OR ANY OTHER COMBINATION OF MATERIALS EXCEEDING 70 kg, YOU SHOULD FIRST CHECK WITH YOUR BUILDING INSPECTOR, OR A QUALIFIED BUILDER AS TO WHETHER THE SUBSTRUCTURE OF THE BUILDING REQUIRES ANY ADDITIONAL STRENGTHENING TO SUPPORT THE ADDITIONAL WEIGHT INVOLVED.

© Copyright 1980 The Pot Belly Stove Company

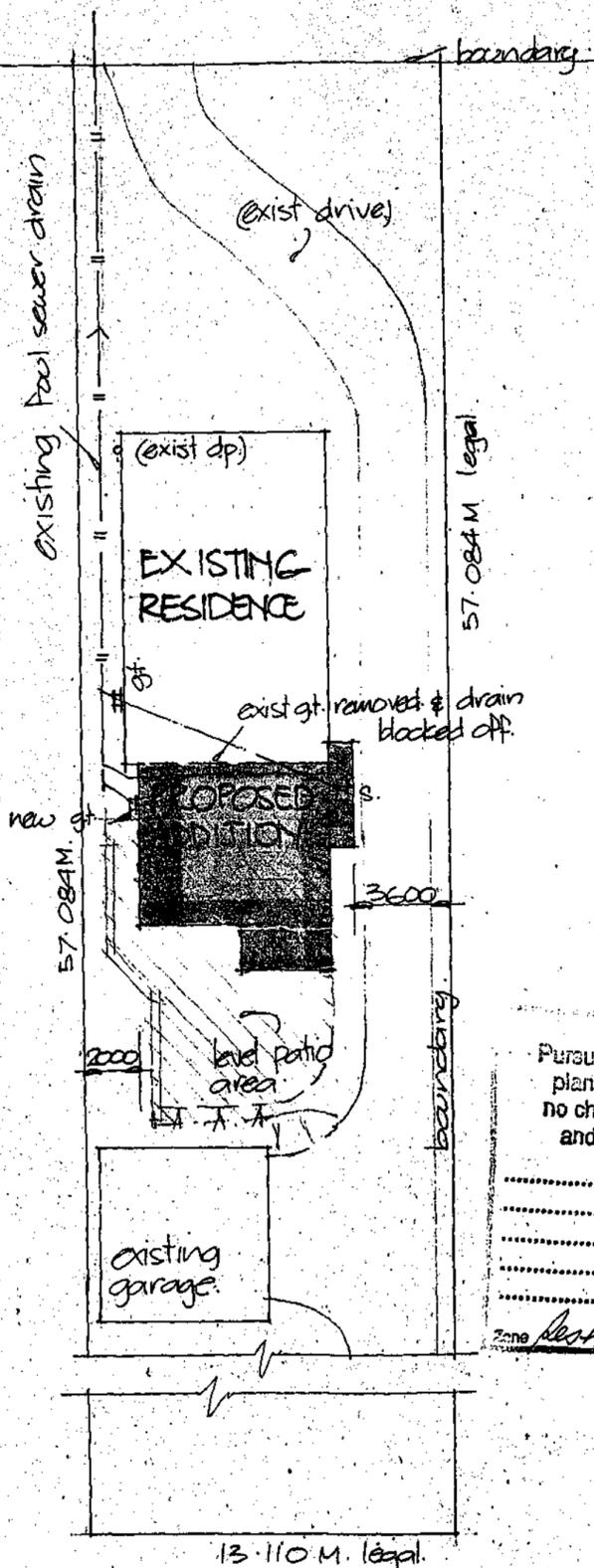
DEALER:

DUNEDIN CITY COUNCIL
Copy of Approved Plan
and/or Specification
TO BE RETAINED ON WORKS
AND PRODUCED ON REQUEST
OF BUILDING INSPECTOR.

DATE 10-17-78
J. Adams FOR CITY ENGINEER

SHETLAND ST.

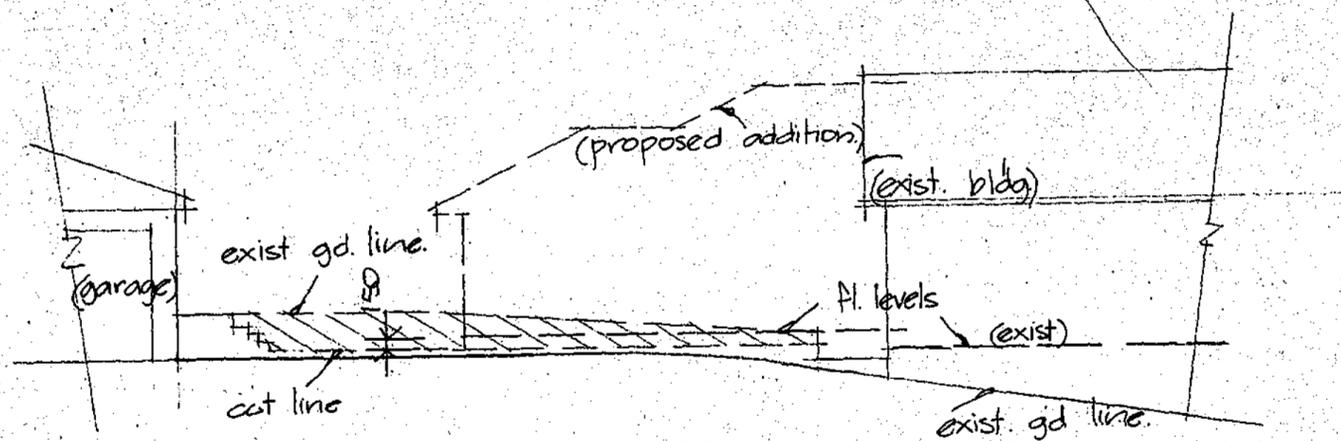
NORTH



Note: stormwater shall be connected into exist. services.

SITE PLAN
1:200

LEGAL Lot 51
DP. 1028.



allow to remove conc path & reposition clothesline as directed by owner.

BUILDING PLATFORM CROSS SECTION
1:100

DUNEDIN CITY COUNCIL
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

Signed: *[Signature]*
Date: 10.11.92

Application to the Dunedin City Council for plumbing and 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.

Stumps to existing stormwater facilities to street channel
Sanitary fittings to existing and shortened
foul drain

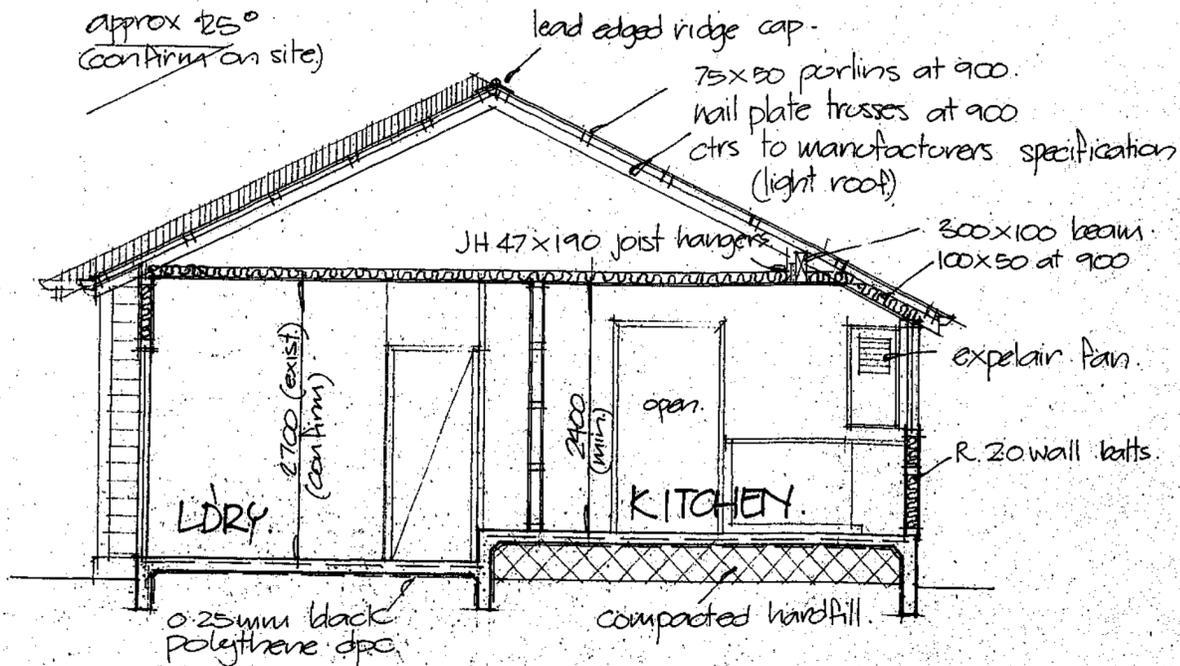
Inspector: *[Signature]* Centre 12-11-92

92/2486

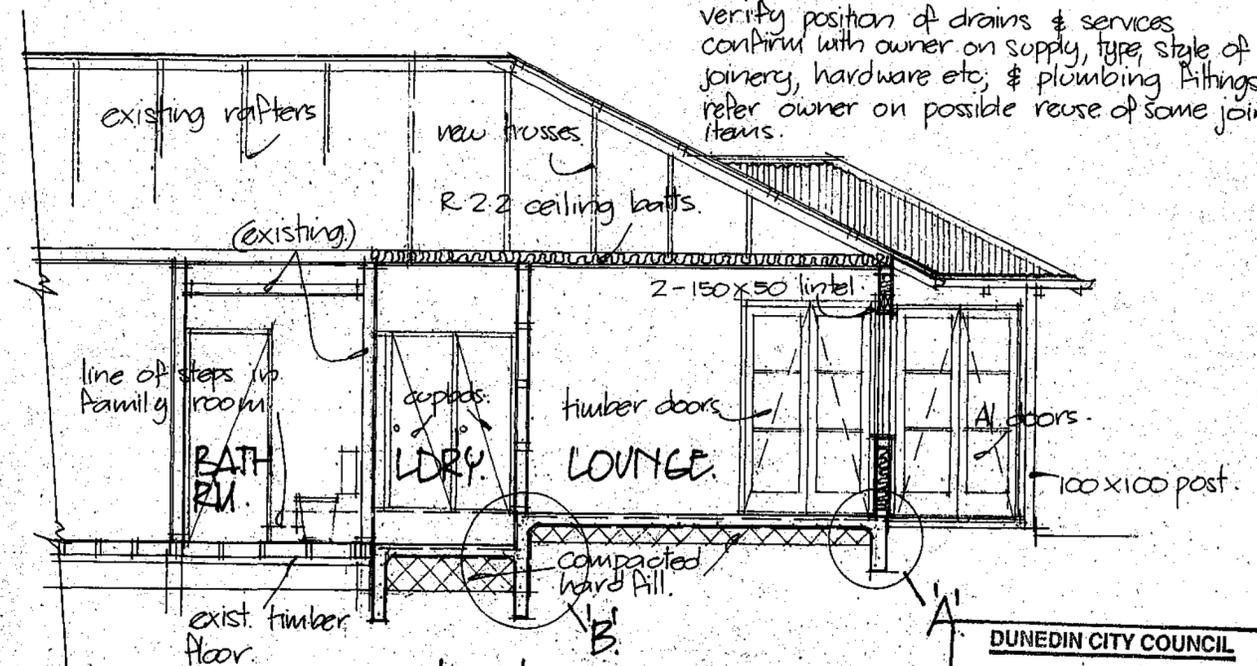
PROPOSED ADDITIONS TO RESIDENCE AT 89 SHETLAND STREET, DUNEDIN, FOR MR P.R. & MRS S.A. ROBB.
drawn: C.G. Sargeant NZCO. (Arch) AMNZFAD. April 1992. job NO 105.



General Notes:
 all work shall be done in accordance with NZS 3604:1984
 confirm all dimensions & roof pitch on site.
 verify position of drains & services
 confirm with owner on supply, type, style of kitchen
 joinery, hardware etc; & plumbing fittings.
 refer owner on possible reuse of some joinery & plumbing
 items.

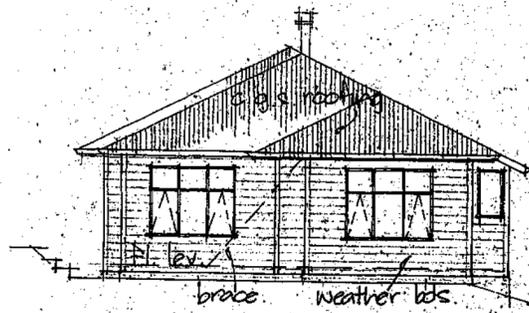


CROSS SECTION 'A-A' 1:50

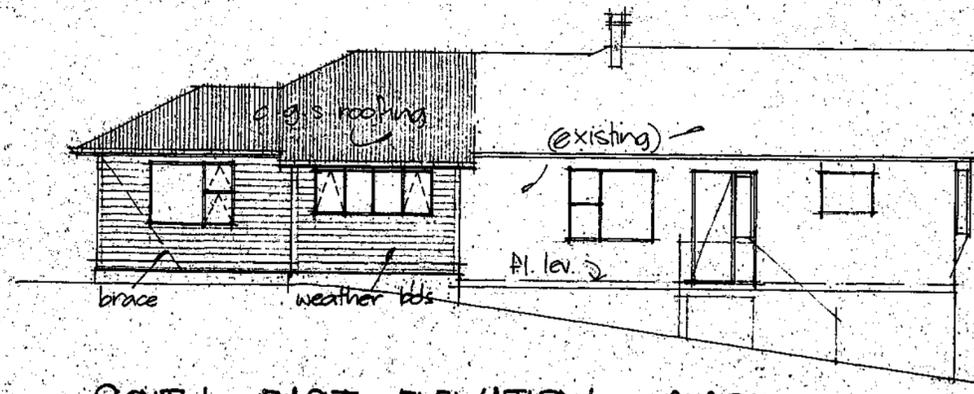


CROSS SECTION 'B-B' 1:50

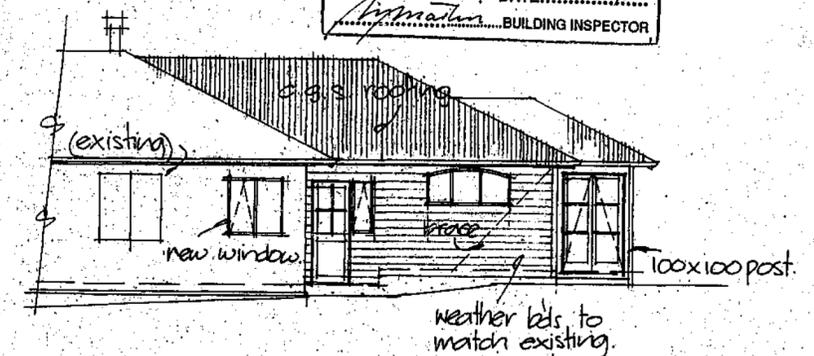
DUNEDIN CITY COUNCIL
 Copy of Approved Plan
 and/or Specification
 TO BE RETAINED ON WORKS
 AND PRODUCED ON REQUEST
 OF BUILDING INSPECTOR.
 DATE...10.11.92...
 BUILDING INSPECTOR



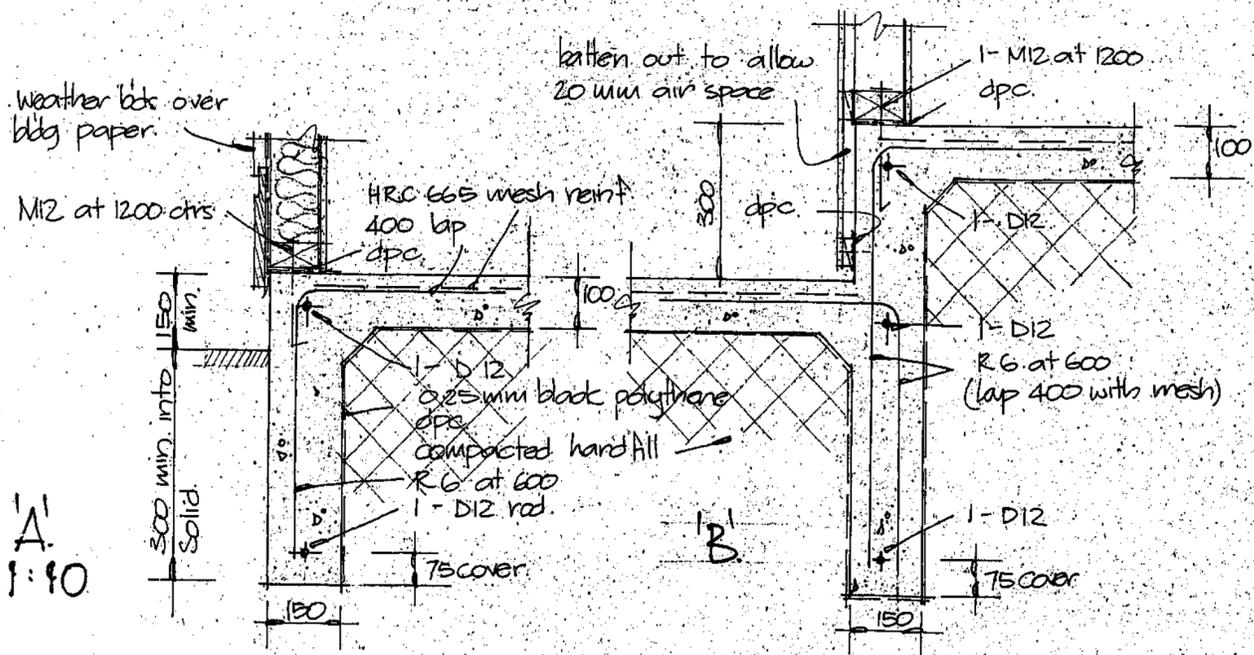
SOUTH WEST ELEVATION



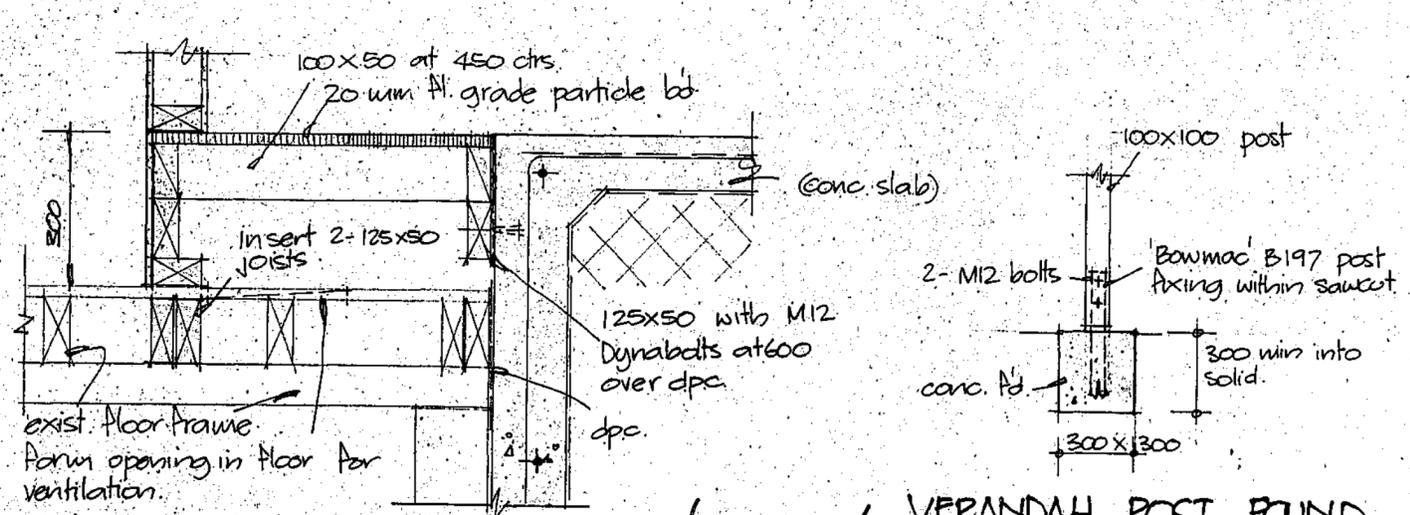
SOUTH EAST ELEVATION 1:100



NORTH WEST ELEV.



'A'
 1:90



'C'

92/2486 VERANDAH POST FOUND.
 1:20

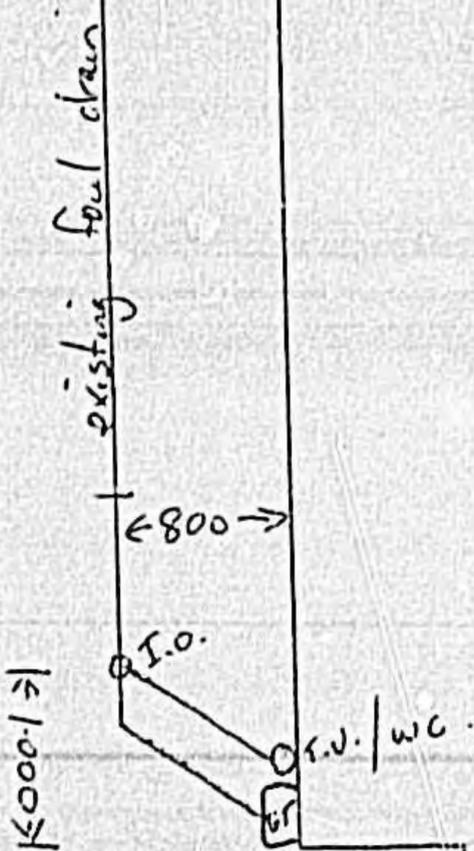
PROPOSED ROBB RESIDENCE ADDITIONS.
 drawn: C.E. Sargeant NZ.C.D. (Arch.) AMNZPAd April 1992

Shetland Street.

Attention: Alan Bevan.

PETER MILFORD

92/3034



Drainage extension at.
89 Shetland Street.

CODE COMPLIANCE CERTIFICATE

Section 43(3), Building Act 1991

ISSUED BY:



DUNEDIN CITY COUNCIL

50 THE OCTAGON. P.O. BOX 5045, DUNEDIN 9031, NEW ZEALAND. TELEPHONE: (03) 477-4000. FACSIMILE: (03) 474-3594

Telephone No:	477-4000	CCC No:	ABA 970128	Reference No:	5017375
---------------	----------	---------	------------	---------------	---------

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

PROJECT LOCATION	PROJECT
<p>Name and Mailing Address:</p> <p>TAYLOR, MARK GERALD 89 SHETLAND STREET DUNEDIN 9001</p>	<p>All <input checked="" type="checkbox"/></p> <p>Stage Noof an intendedstages</p> <p>New Building <input type="checkbox"/></p> <p>Alteration <input checked="" type="checkbox"/></p>
LEGAL DESCRIPTION	<p>Intended Use(s) in detail:</p> <p>ALTER/ADD TO DWG/HEATER/P&D</p> <p>Intended Life:</p> <p>Indefinite, not less than 50 years <input checked="" type="checkbox"/></p> <p>Specified as years</p> <p>Demolition <input type="checkbox"/></p>
<p>Property Number: 5017375 Valuation Roll No: 26950 35100</p> <p>Street Address: 89 SHETLAND STREET, DUNEDIN 9001</p> <p>Legal Description: PT LOT 51 DP 1028</p>	

This is:

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

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

Signed for and on behalf of the Council:

Name: *[Signature]*

Position: AUTHORISED OFFICER

Date: 12/01/1999

BUILDING CONSENT

Section 35, Building Act 1991

ISSUED BY:



DUNEDIN CITY COUNCIL

50 THE OCTAGON, BOX 5045, DUNEDIN, NEW ZEALAND. TELEPHONE: (03) 477-4000 FACSIMILE: (03) 474-3594

Telephone No:	474-3525	Consent No:	ABA 970128	Reference No:	5017375
---------------	----------	-------------	------------	---------------	---------

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

APPLICANT	PROJECT
Name: TAYLOR, MARK GERALD	All <input checked="" type="checkbox"/>
Mailing Address: 89 SHETLAND STREET, DUNEDIN 9001	Stage No of an intendedstages
PROJECT LOCATION	New Building <input type="checkbox"/>
Street Address: 89 SHETLAND STREET, DUNEDIN 9001	Alteration <input checked="" type="checkbox"/>
LEGAL DESCRIPTION	Intended Use(s) in detail: ALTER/ADD TO DWG/HEATER/P&D
Property Number: 5017375	Intended Life:
Valuation Roll No: 26950 35100	Indefinite, not less than 50 years <input checked="" type="checkbox"/>
Legal Description: PT LOT 51 DP 1028	Specified as Heater. 5 years <input checked="" type="checkbox"/>
	Demolition <input type="checkbox"/>
	Estimated Value: \$4000
COUNCIL CHARGES	Signed for and on behalf of the Council:
The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are:	Name: <i>[Signature]</i>
Total: \$	Position: AUTHORISED OFFICER
ALL FEES ARE GST INCLUSIVE	Date: 05/02/1997

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

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

CROSS SECTION 1:50

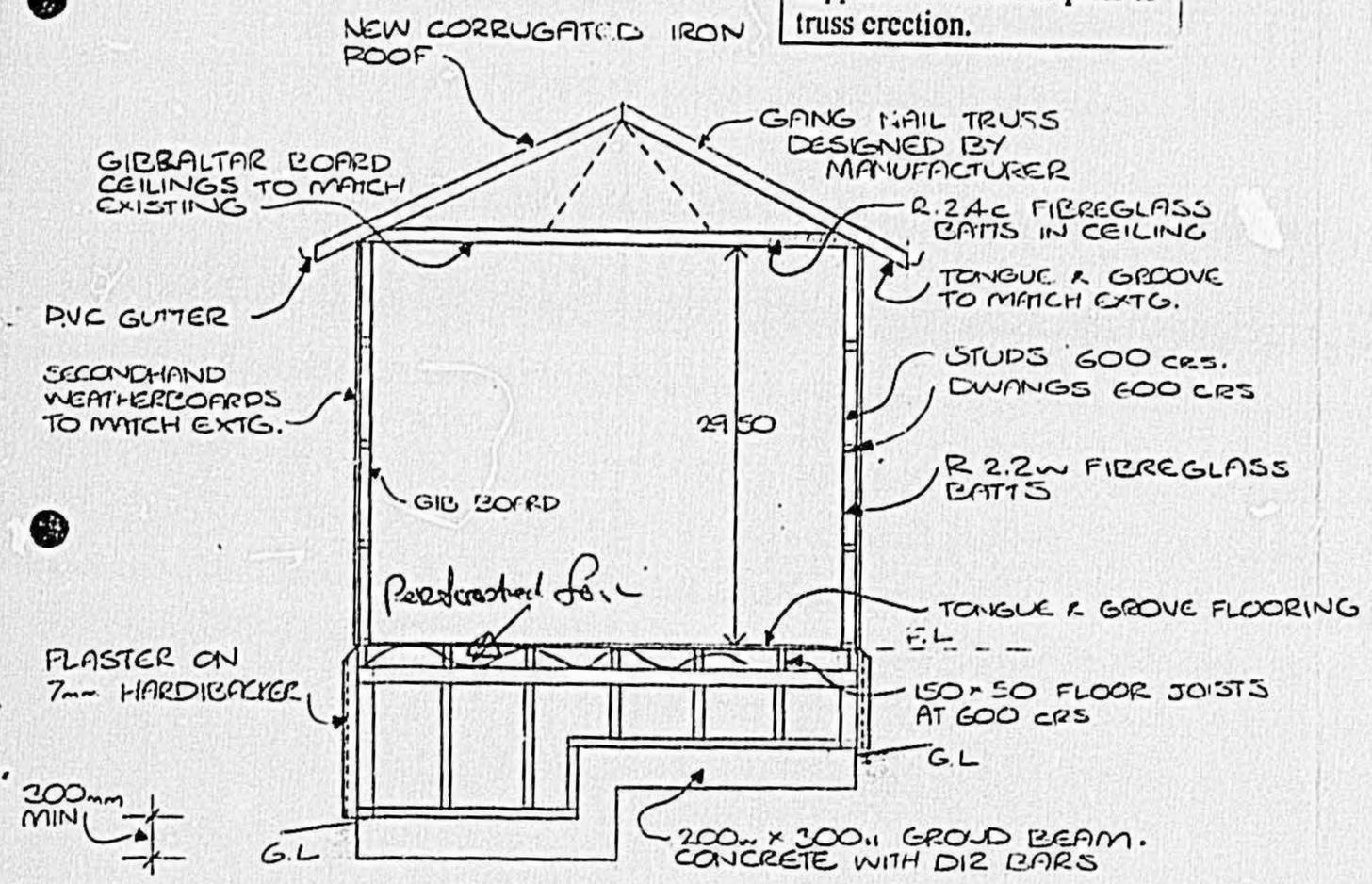
- NOTE: 1) ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH NZS 3604 AND RELEVANT BUILDING CODES AND TO THE REQUIREMENTS OF LOCAL AUTHORITY.
- 2) ALL PLUMBING AND DRAINAGE WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH PLUMBING AND DRAINAGE REGULATIONS

NON COMPLIANCE WITH DISTRICT PLAN

The Building Consent for this development DOES NOT COMPLY with the Resource Management Act 1991 and the Dunedin City District Plan. Resource Consent is required for and granted prior to commencement of any work in connection with this development.

J. Trubchev
 (Signed) 24/1/97
(Date)

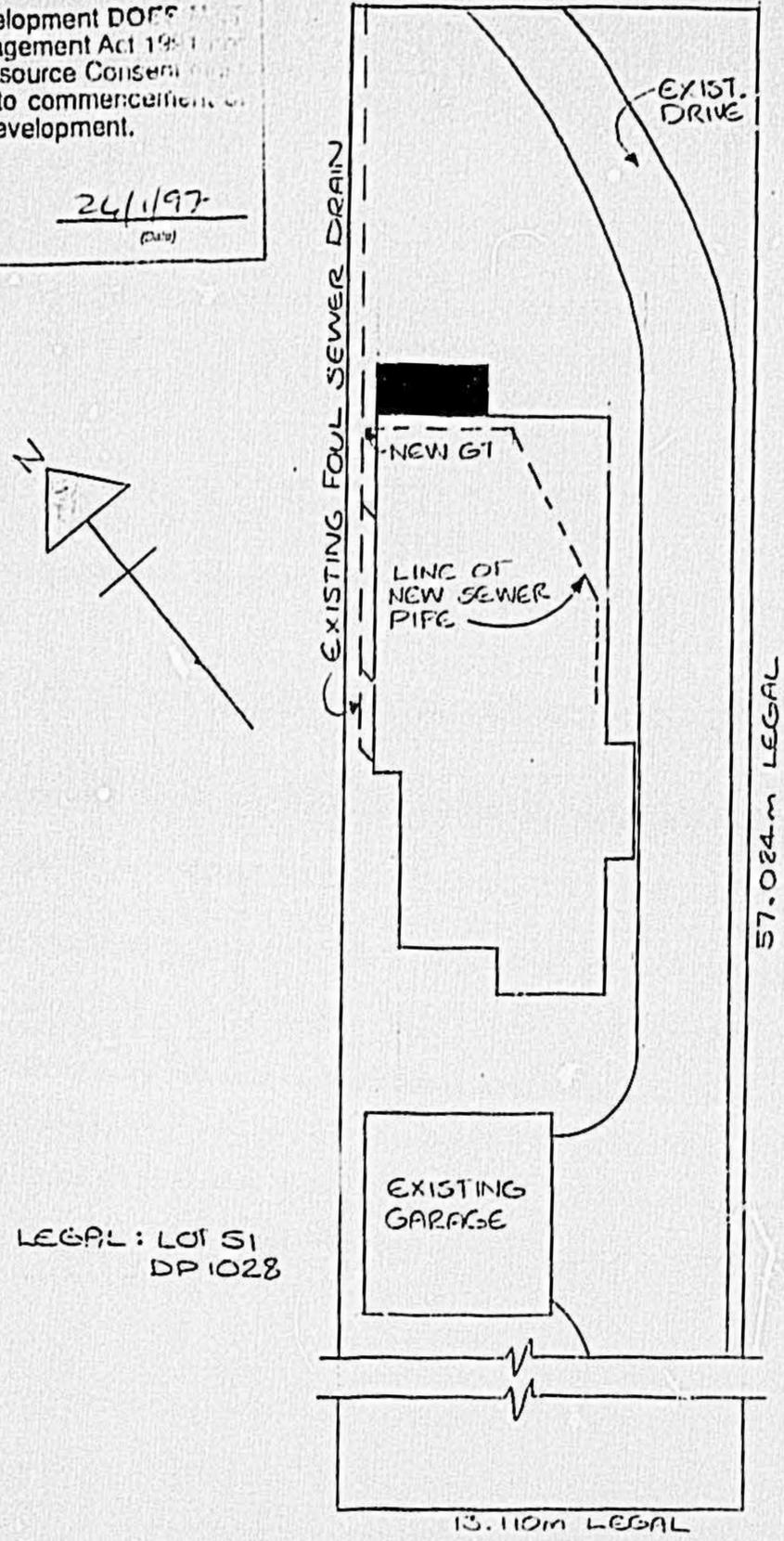
Two copies of the truss design certificate to be supplied to the DCC prior to truss erection.



NOTE: ALL FINISHES AND MATERIALS SHALL BE TO MATCH THE EXISTING, UNLESS DIRECTED OTHERWISE BY THE OWNER

97/0128

SITE PLAN 1:200

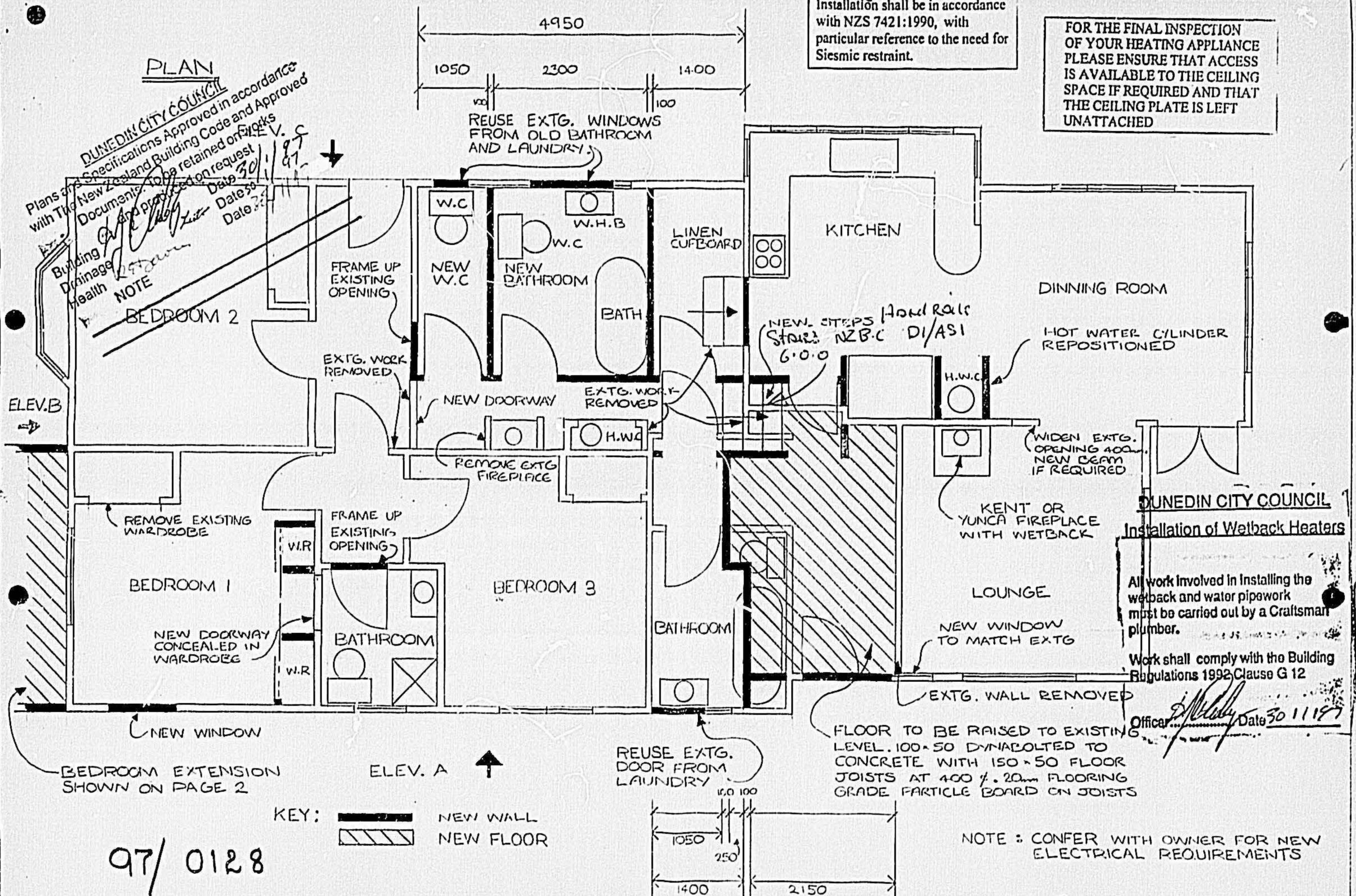


PLAN

DUNEDIN CITY COUNCIL
 Plans and Specifications Approved in accordance
 with the New Zealand Building Code and Approved
 Documents. To be retained on request
 Date 30/1/97
 Building
 Drainage
 Health
 NOTE

Installation shall be in accordance
 with NZS 7421:1990, with
 particular reference to the need for
 Siesmic restraint.

FOR THE FINAL INSPECTION
 OF YOUR HEATING APPLIANCE
 PLEASE ENSURE THAT ACCESS
 IS AVAILABLE TO THE CEILING
 SPACE IF REQUIRED AND THAT
 THE CEILING PLATE IS LEFT
 UNATTACHED



DUNEDIN CITY COUNCIL
 Installation of Wetback Heaters

All work involved in installing the
 wetback and water pipework
 must be carried out by a Craftsman
 plumber.

Work shall comply with the Building
 Regulations 1992 Clause G 12

Officer *[Signature]* Date 30/1/97

KEY: NEW WALL
 NEW FLOOR

97/0128

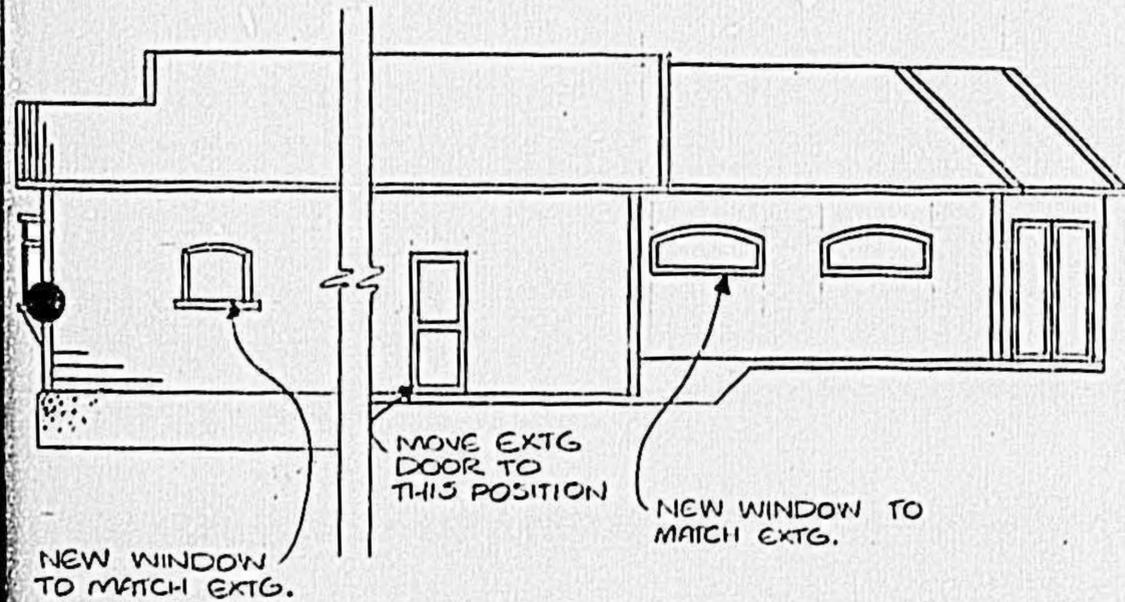
NOTE: CONFER WITH OWNER FOR NEW
 ELECTRICAL REQUIREMENTS

SCALE 1:50

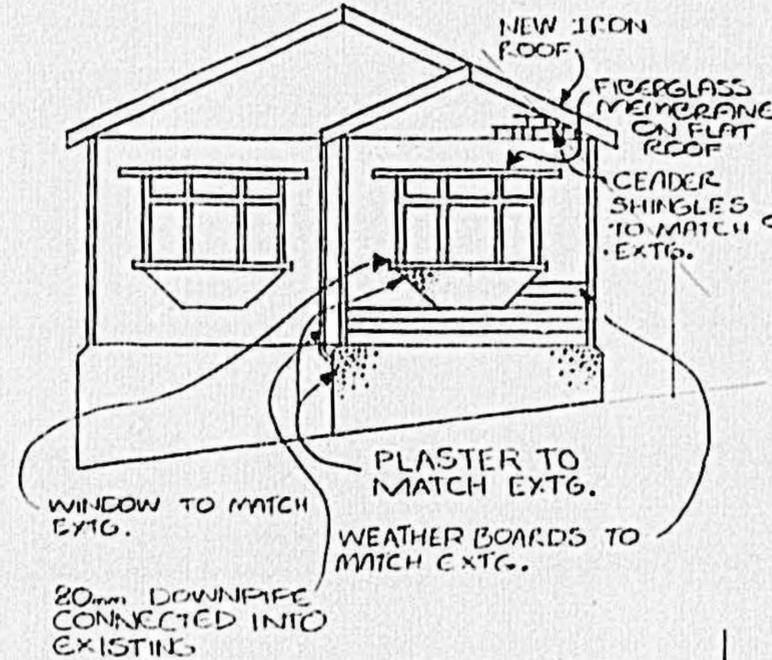
ALTERATIONS TO RESIDENCE FOR MR M. TAYLOR 89 SHETLAND ST. DUNEDIN

PAGE 1 JAN. 1997

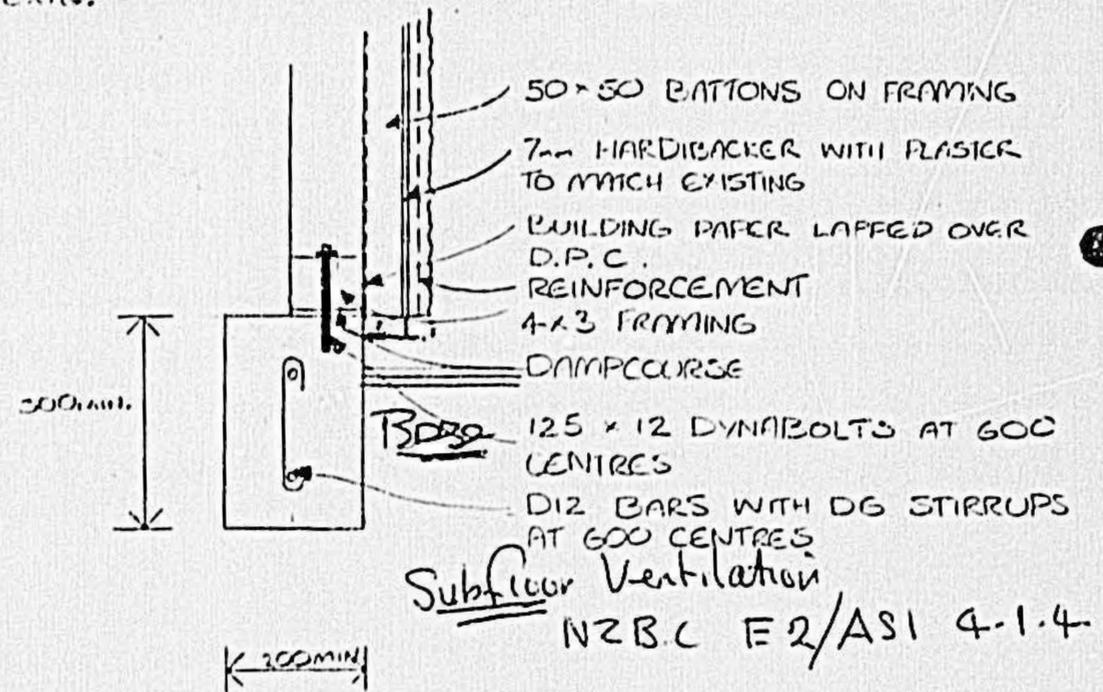
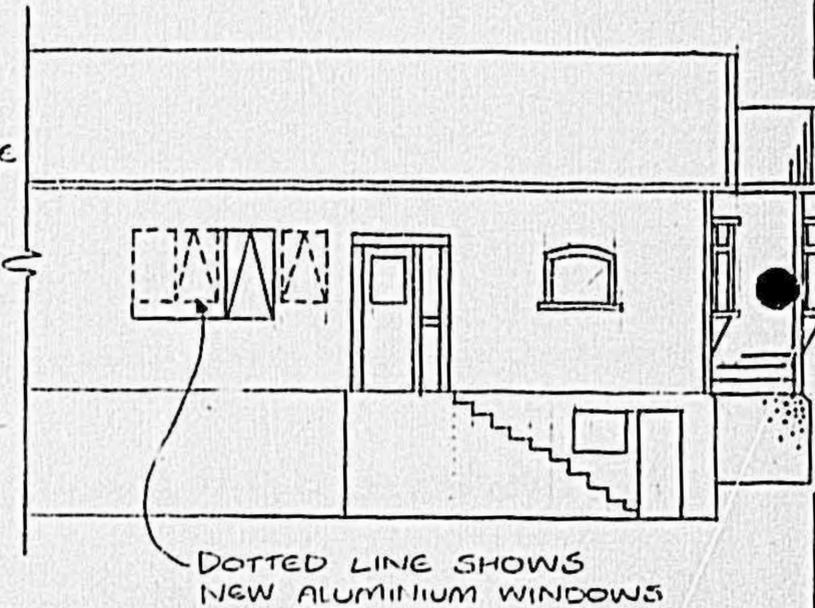
ELEV. A 1:100



ELEV. B



ELEV. C



TYPICAL FOUNDATION DETAIL 1:10

97/0128



DUNEDIN CITY
COUNCIL

Kaunihera-a-rohe o Otepoti

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

Code Compliance Certificate Form 7

Section 95, Building Act 2004

B F R Phillips and C J Phillips
89 Shetland Street
Dunedin 9010

The building

Street address of building: 89 Shetland Street Dunedin

Legal description of land where building is located: PT LOT 51 DP 1028

Building Name: N/A

Location of building within site/block number:

Level/unit Number:

Current, lawfully established, use: Housing

Number of occupants: 2

Year first constructed: 1950

The owner

Name of owner: B F R Phillips and C J Phillips

Contact person: B F R Phillips and C J Phillips

Mailing address: 89 Shetland Street, Dunedin 9010

Street address/registered office:

Mobile: 021 232 3469

Landline:

Email address: cathyjphillips30@gmail.com

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

Building work

Building Consent Number: ABA-2017-2431 Alter Dwelling - Move Internal Walls to Relocate Bathroom and use Office/Store Areas to Create Bedroom, Relocate Windows

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

Issued by: Dunedin City Council

Code Compliance

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

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

Team Leader Inspections
On behalf of Dunedin City Council

Date: 5 November 2018



BUILDING CONSENT - House alterations

25/11/2017

89 Shetland Street
Dunedin

DRAWING LIST: 89 Shetland Street, Dunedin

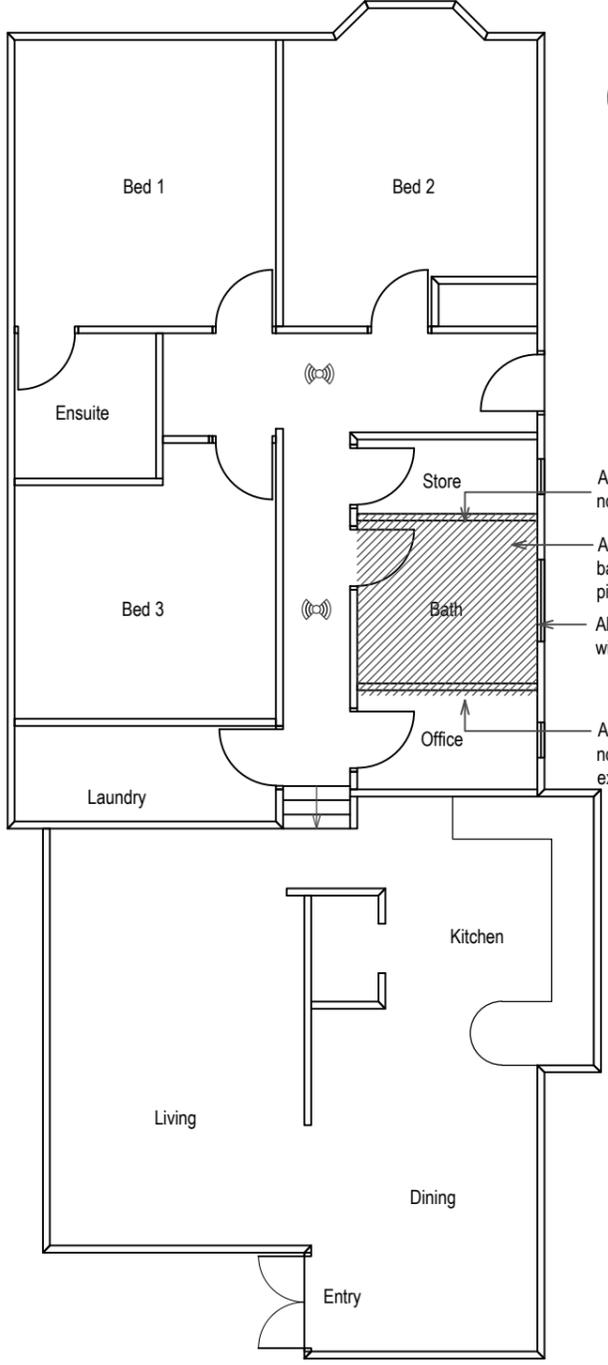
ARCHITECTURAL DRAWINGS:		
SHEE NO.	ISSUE:	SHEET NAME:
A00		Cover sheet
A01		Existing & Proposed Floor Plan
A02		Plumbing plan
A03		Aluminium Window Details
A04		Lintel Connection Details

Spotted Ink
Spatial Design
PO Box 14083, Warrington,
Dunedin, 9449
021 77 55 65
stefchittock@gmail.com

DO NOT SCALE OFF THESE DRAWINGS. ALL DIMENSIONS TO BE CONFIRMED
ON SITE. ANY DISCREPANCIES TO BE NOTIFIED TO THE DESIGNER

Job Title Minor House Alteration Brendon & Cathy Phillips 89 Shetland Street	Drawing Cover Sheet	Job No 2017-07	Design SC	Scale NTS	Sheet A00
			Drawn	Date 25/11/2017	

DUNEDIN CITY COUNCIL
Plans and Specifications approved in accordance with the NZ Building Code. To be retained on works and produced on request.
Date: 10/01/2018 Building: D Wilkie
Date: 16/01/2018 Plumbing: Idbell



Existing Floor Plan

- Allow to remove, non-loadbearing, existing wall
- Allow to remove existing bathroom fitting & cap pipework as necessary
- Allow to remove existing window
- Allow to remove, non-load bearing existing wall

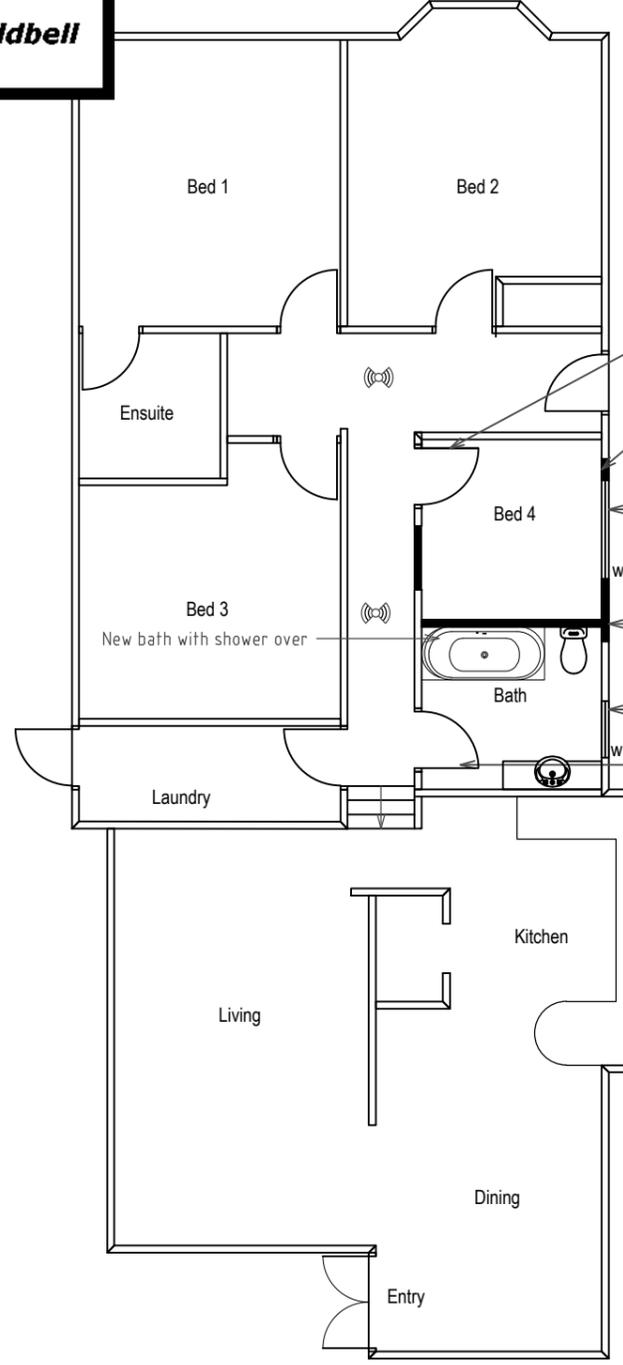
SMOKE ALARMS: (☎)

SMOKE ALARMS SHALL BE LOCATED ON THE ESCAPE ROUTES ON ALL LEVELS WITHIN THE HOUSEHOLD UNIT.

ON LEVELS CONTAINING SLEEPING SPACES, THE SMOKE ALARMS SHALL BE LOCATED EITHER:

- a) IN EVERY SLEEPING SPACE, OR
- b) WITHIN 3.0m OF EVERY SLEEPING SPACE DOOR, IN THIS CASE THE ALARMS MUST BE AUDIBLE TO THE SLEEPING OCCUPANTS ON THE OTHER SIDE OF CLOSED DOORS.

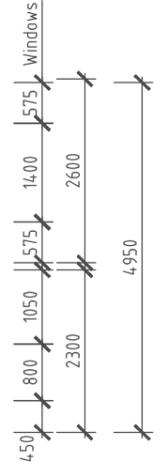
THE SMOKE ALARMS SHALL BE 9V BATTERY POWERED WITH A HUSH FACILITY, AND ARE NOT REQUIRED TO BE INTERCONNECTED



Proposed Floor Plan

Legend:
 New 90 x 45 H1.2 timber framing. Studs at 600mm crs. max. dwangs at 400mm crs. max.

- Existing door to remain in place
- New section of weatherboard cladding to match house to removed window
- New aluminium double glazed window
- New section of weatherboard cladding to match house to removed window
- New aluminium double glazed window
- Allow to re-hang door to open against wall



Window schedule :			
No.	Type:	Opening:	Size:
W1	Aluminium	800mm	2/90 x 45
W2	Aluminium	1400mm	2/90 x 45

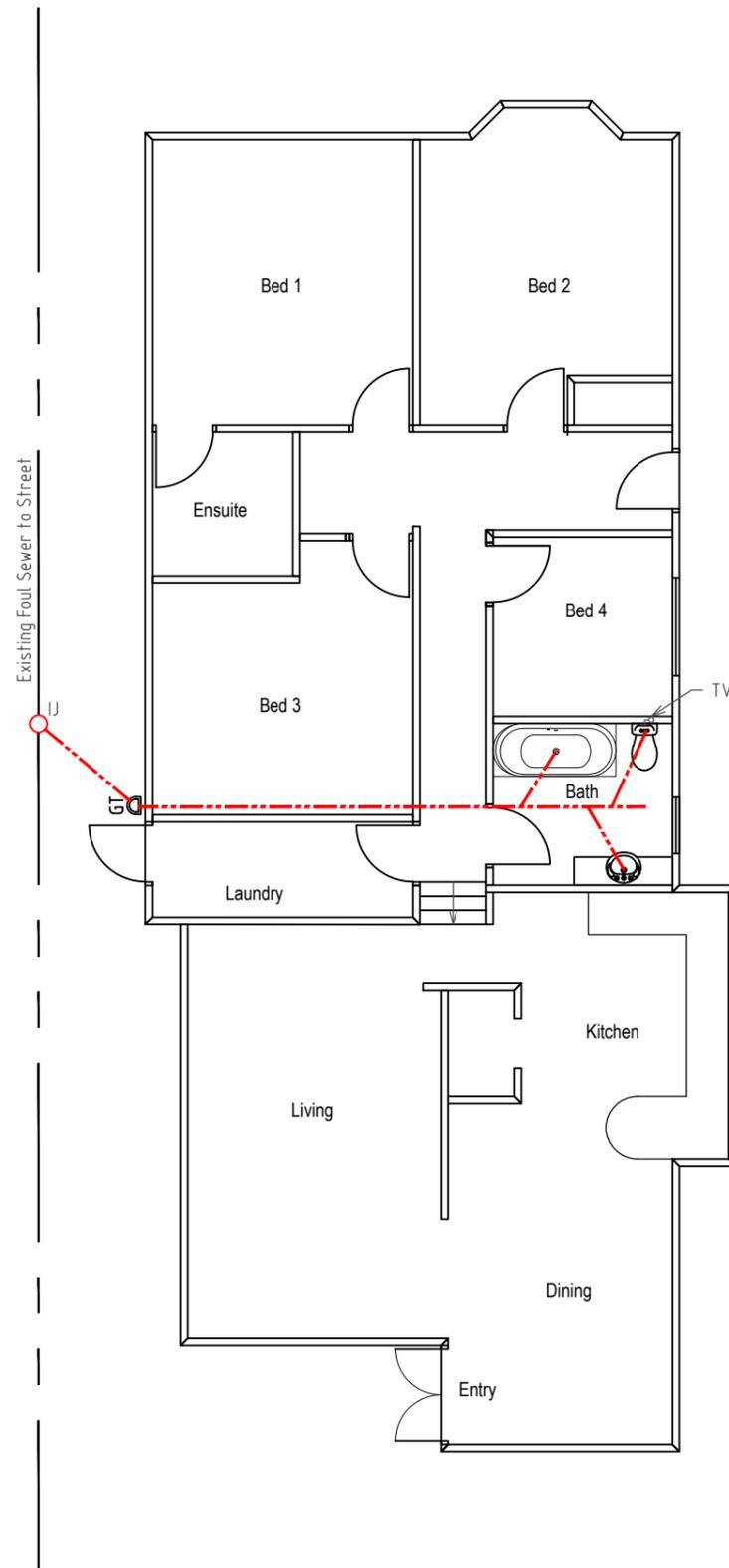
DCC CITY PLANNING
THESE PLANS ARE APPROVED
 This development is permitted under the District Plan

Signed: nfpetrie
 Date: 18/12/2017

Spotted Ink
 Spatial Design
 PO Box 14083, Warrington,
 Dunedin, 9449
 021 77 55 65
 stefchittock@gmail.com

DO NOT SCALE OFF THESE DRAWINGS. ALL DIMENSIONS TO BE CONFIRMED ON SITE. ANY DISCREPANCIES TO BE NOTIFIED TO THE DESIGNER

Job Title	Minor House Alteration Brendon & Cathy Phillips 89 Shetland Street	Drawing	Ex. Floor Plan & Proposed Floor Plan	Job No	2017-07	Design	SC	Scale	1:100	Sheet	issue
						Drawn		Date	25/11/2017	A01	



LEGEND:

- New Foul sewer
- SH Shower over bath
- WC Water closet
- WHB Wash hand basin
- GT Gully trap
- IJ Inspection junction
- TV Terminal vent

Sanitary plumbing and drainage schedule

Sanitary fixture	Pipe size
WC	100Ø AT 1:60
BASIN	65Ø AT 1:40
SHOWER	65Ø AT 1:40

TV	65Ø
----	-----

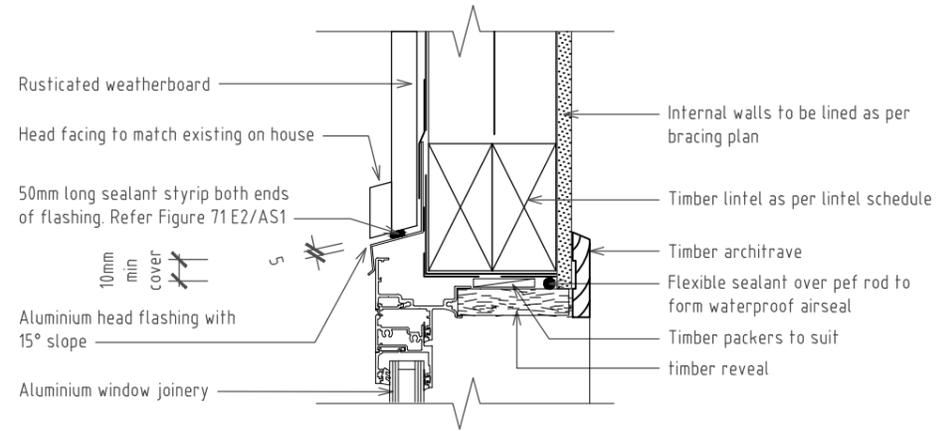
Please note

- All plumbing to comply with AS/NZS:3500
- All pipework to be run under house sub-floor
- All water supply pipe work to be sized by plumbing contractor

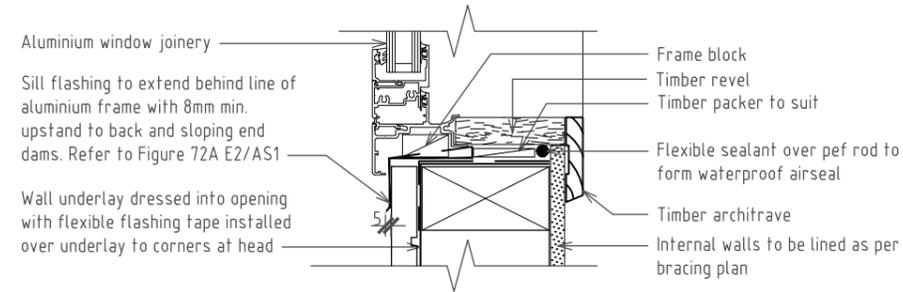
Spotted Ink
Spatial Design
PO Box 14083, Warrington,
Dunedin, 9449
021 77 55 65
stefchittock@gmail.com

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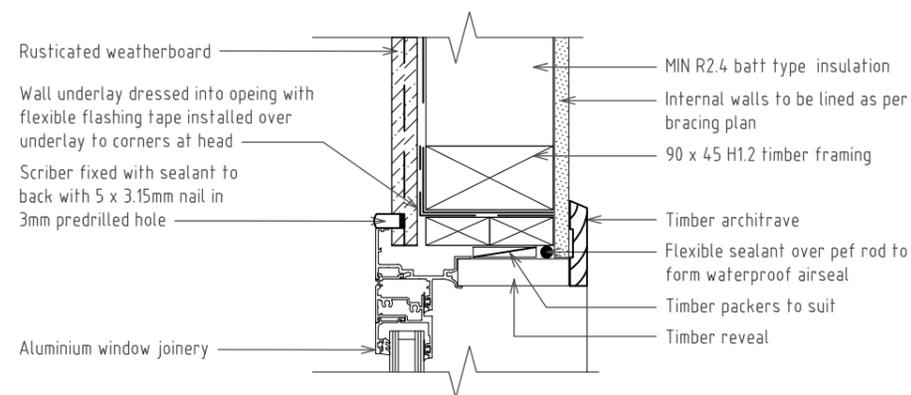
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			Drawn	Date 25/11/2017	



01 ALUMINIUM TYPICAL WINDOW HEAD
1:5



02 LINEA TYPICAL WINDOW SILL
1:5



03 Typical Rusticated weatherboard jamb detail
1:5

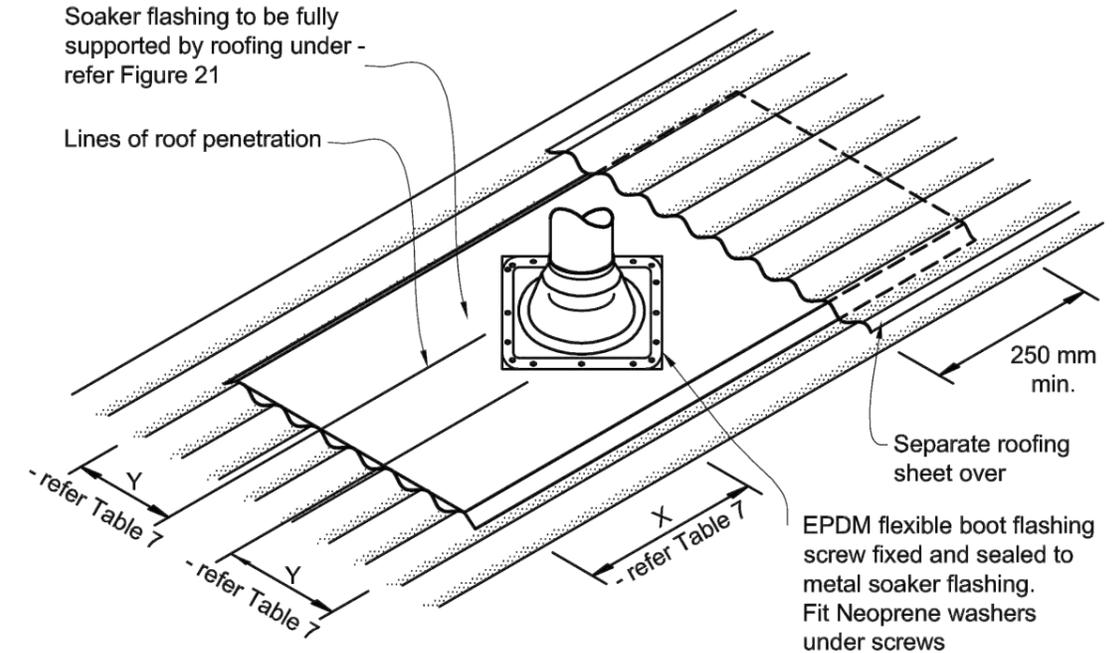
Mechanical Ventilation for bathroom:
Thru-roof fan: Simx "FAN1060"
Ceiling diffuser: Simx White 150mm DCT0058

Figure 54: Soaker flashing for pipe penetrations
Paragraph 8.4.17

NOTE: (1) Suitable for pipes from 86 mm to 500 mm diameter.
(2) Suitable only for roof pitches of 10° or more.

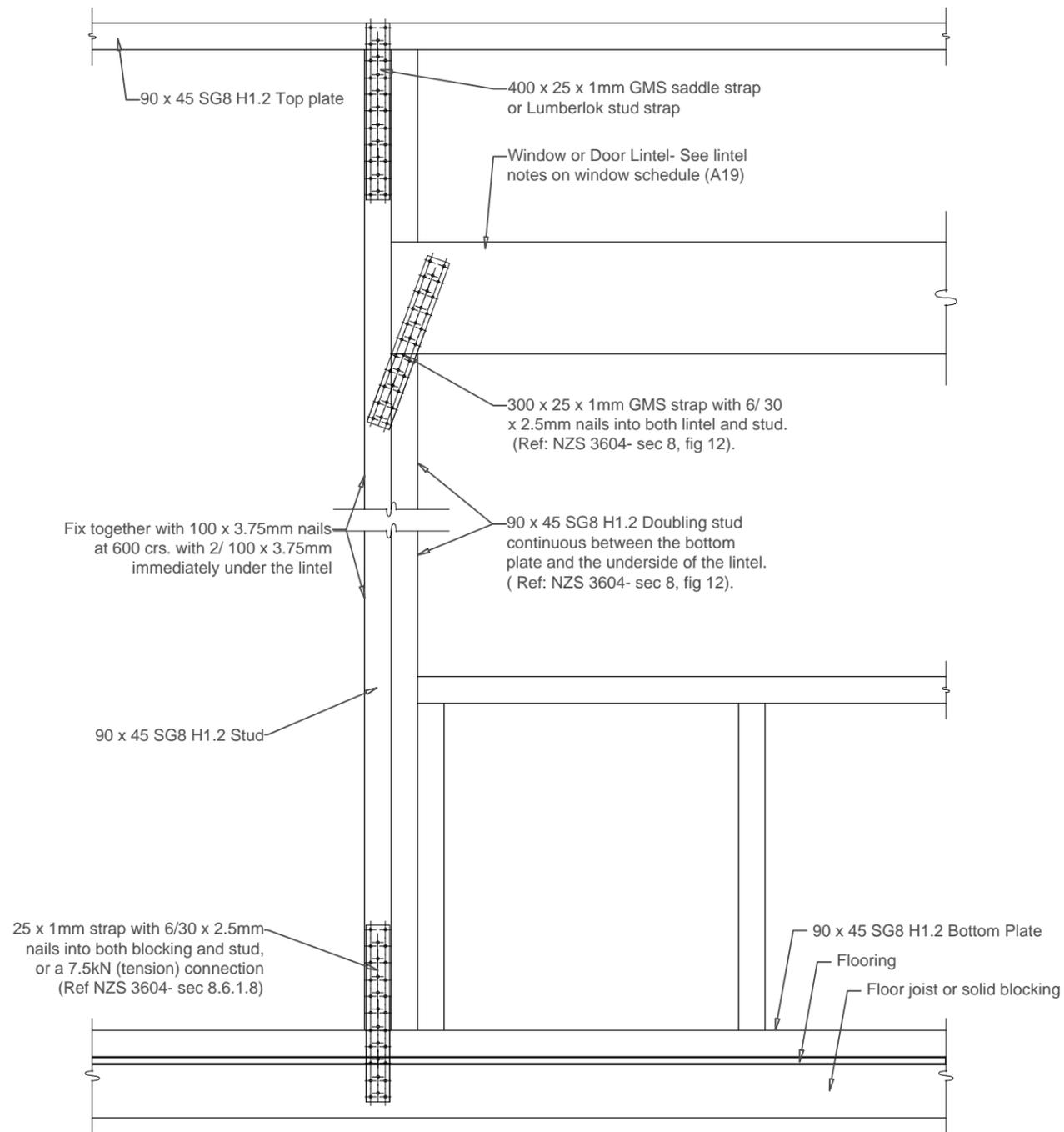
Soaker flashing to be fully supported by roofing under - refer Figure 21

Lines of roof penetration

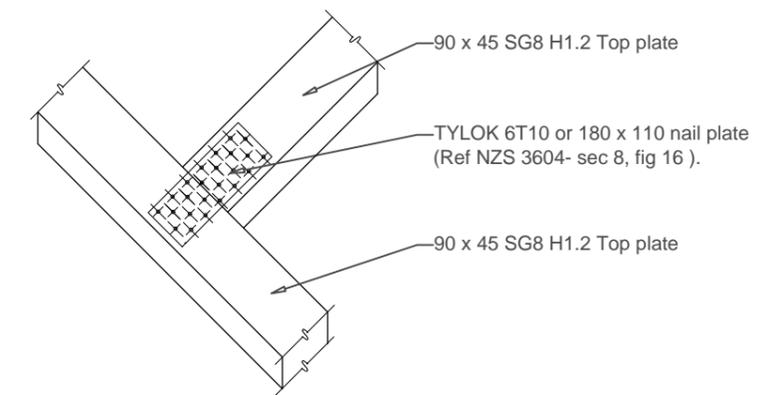


EPDM flexible boot flashing screw fixed and sealed to metal soaker flashing. Fit Neoprene washers under screws

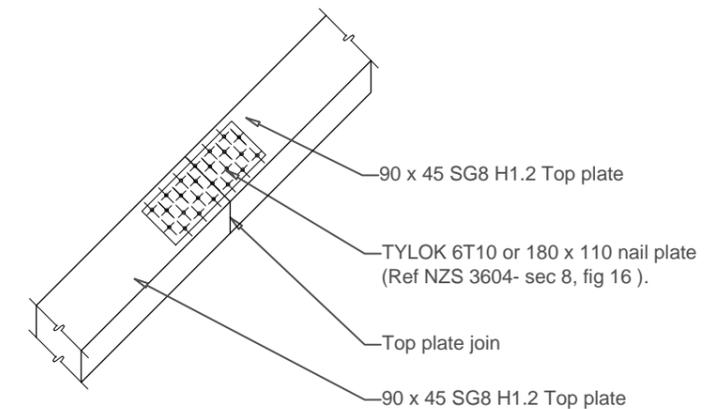
Job Title	Minor House Alteration Brendon & Cathy Phillips 89 Shetland Street	Drawing	Typical window details	Job No	2017-07	Design	SC	Scale	1:5	Sheet	A03	issue
						Drawn		Date	25/11/2017			



General Lintel fixing detail - Timber floor



General plate fixing detail

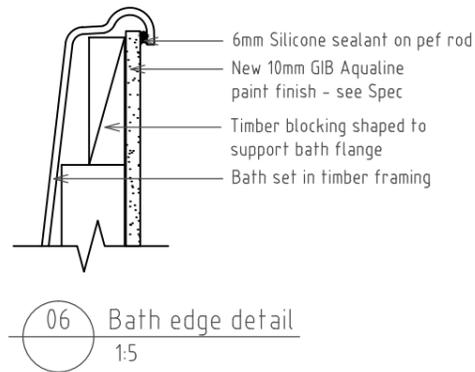
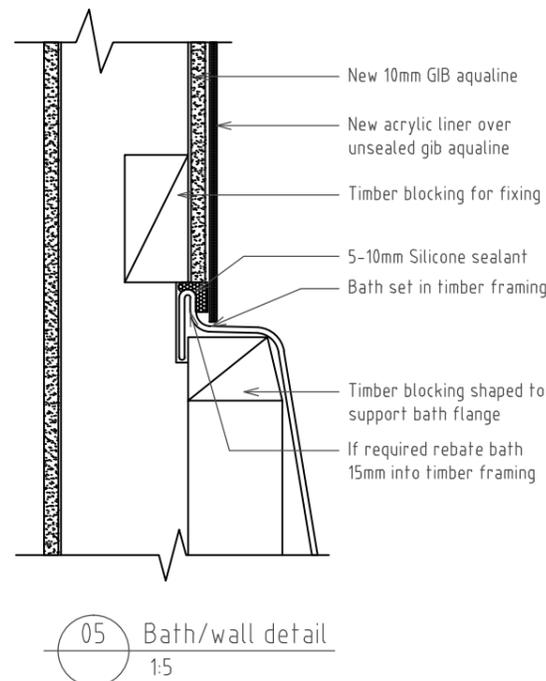
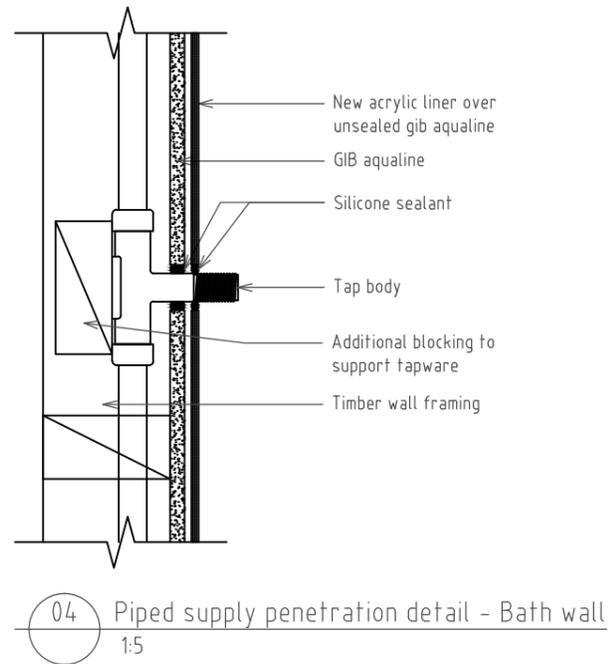


General plate fixing detail

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						Drawn		Date	25/11/2017	A04	



COATINGS AND PAINTING

Finishes to linings of walls, and ceilings shall be selected from the INTERIOR PAINTING SYSTEMS section of the specification appendices: PAGES 6 -13

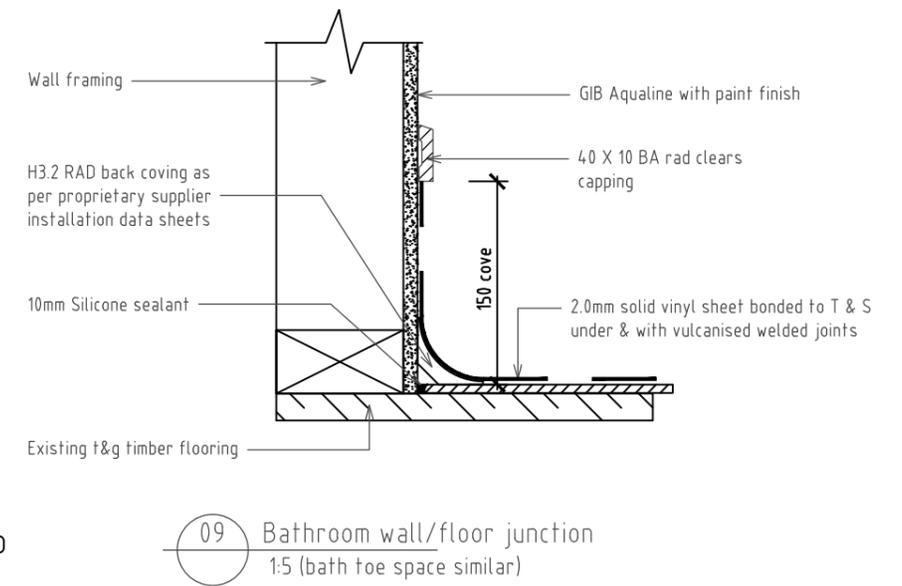
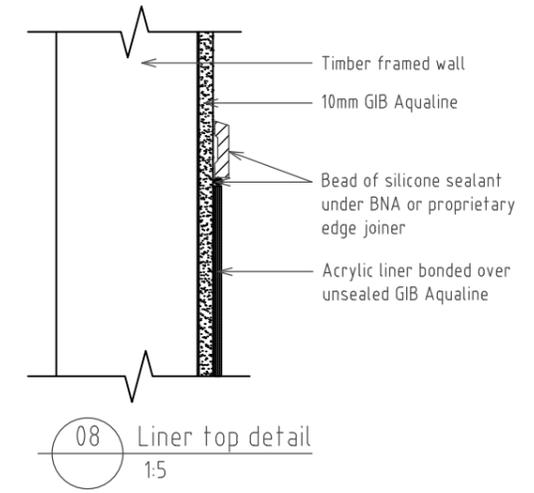
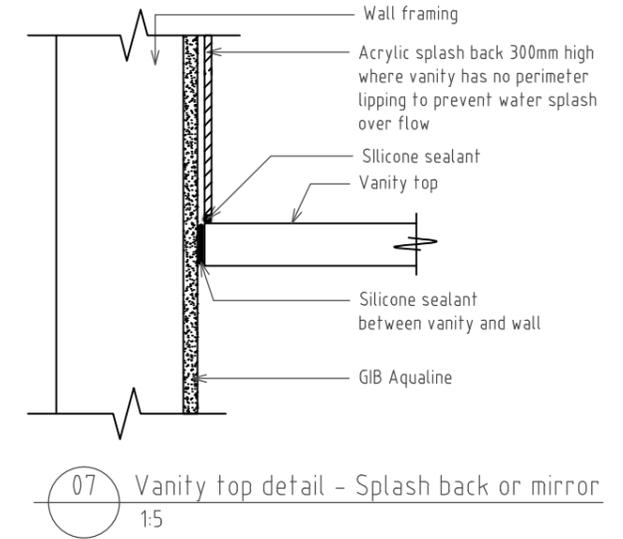
FLOOR FINISHES

ALL FLOOR FINISHES SHALL BE SOLID SHEET VINYL LAID ON JAMES HARDIE TILE & SLATE OR 19 MM H3.2 PLYWOOD WHERE ANY EXISTING T & G FLOORING IS REPLACED

1. WET AREAS & WC: Floor covering in these zones shall have a slip resistance of 0.35 to 0.65 max & be covered 150mm up the walls and have fully vulcanised welded joints
2. Kitchen: flat lay of solid floor vinyls shall be permitted and sealed to skirtings, BUT toe space fascias to kitchen bench units shall be either covered up the face of the kick board OR a BNA or EAVES mould sealed to the face kick board & sealed to the vinyl OR the vinyl shall be carried to the floor to wall junction prior to placement of kitchen joinery units

SPECIAL GLASS:

1. Glass to ALL doors and adjoining window sets shall be glazed as per NZS 4223- Tables 1 and 2.
2. Windows in the zone FFL to 2000 above FFL shall be in safety glass in rooms containing a shower or bath fixture all as Table 3D4 NZBC F2/AS1: See also individual window elevations for additional requirements.
3. Glazed enclosures to showers or bath tubs weather framed or unframed shall be safety glazing complying with NZS 4223 Table 3.1 & Cl 308.1 (a).



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Job Title	Minor House Alteration Brendon & Cathy Phillips 89 Shetland Street	Drawing	Typical bathroom details	Job No	2017-07	Design	SC	Scale	1:5	Sheet	issue
						Drawn		Date	09/01/2018	A05	

**CITY PLANNING DEPARTMENT
REPORT**

INTERNAL COPY

Reference: City Planning/RMA
Enquiries To: Mark Brown
Direct Telephone: 477-1686

26 November 1997

M G Taylor
89 Shetland Street
DUNEDIN

Dear Sir/Madam

RESOURCE CONSENT NO: 971067
PROPERTY ADDRESS: 89 Shetland Street, Dunedin
LEGAL DESCRIPTION: Pt Lot 51 DP 1028
ZONE: Residential A - Dunedin City transitional District Plan
Residential 1 - Dunedin City proposed District Plan

Your application for Land Use Resource Consent has been considered under delegation on 26 November 1997.

DESCRIPTION OF APPLICATION

The application is to extend an existing dwelling located a 89 Shetland Street, Dunedin.

The application is necessary because the proposed extension fails to comply by 1.0m with the 2m side yard requirement under both the transitional and proposed District Plans. In addition, the roofline of the proposed extension fails to comply with the 2m + 45° height plane angle applicable to the site under the proposed District Plan.

DECISION

Pursuant to sections 104 and 105(1)(2)(b) of the Resource Management Act 1991 the Dunedin City Council grants Resource Consent to the application of M G Taylor to

extend the main bedroom at 89 Shetland Street as per the application lodged. The application was treated as a **non-notified** application under Section 94(2) of the Act.

CONSIDERATION AND REASONS

After considering those matters listed in Sections 104 and 105 of the Resource Management Act 1991, and the provisions of the proposed and transitional District Plans, it was determined that the effects on the environment would be minor. In coming to this decision, it was noted that consent had been obtained from all persons who may be affected by the proposal they are,

- Maureen Anne M^ckay of 90 Shetland Street, Dunedin.

The general intent of imposing bulk and location controls in residential zones is, according to Policy 4.3.1. of the Proposed Plan, to "*maintain or enhance the amenity values and character of residential areas.*" This plan does not identify the specific purpose of the individual rules attached to permitted activities in the Residential 1 zone.

The transitional District Plan states that the aim of yard requirements is to preserve the typical open space character of suburban development. Yards also contribute to the preservation of sufficient light and air, to the penetration of sunshine, and to preservation of aspect. Limiting the height of buildings in relation to their proximity to the site boundaries reduces the prospect of over-dominance for adjacent sites and as a consequence, secures a measure of sunlight and daylight for these sites and in some situations, privacy.

In this instance the proposed modifications to the yard and height plane angle requirements is not considered to compromise the relevant objectives and policies of the transitional and proposed District Plans or have more than a minor impact on the amenities in the vicinity of the site for the reasons that follow:

- The extension of the existing dwelling results in a minor encroachment into the side yard and height plane envelope. The extension is a minor alteration to the bulk and location of the existing dwelling.
- The proposed extension is in keeping with the existing dwelling and also the surrounding environment, resulting in minor effects.
- As a final consideration, the applicant has obtained the written approval of the owner of the adjoining property affected, and in accordance with Section 104(6) of the Act, the Council need not take account of any actual or potential impact on this person.

Based on the above assessment, it can be concluded that:

- (i) Any adverse environmental effects of the proposed activity will be minor,
- (ii) Granting consent will not be contrary to the relevant objectives and policies of either the transitional or proposed District Plans, or the Act's focus of sustainable management of physical and natural resources.

DURATION OF CONSENT

It is brought to the applicants 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 two years or Council has not granted an extension of time.

RIGHTS OF REVIEW

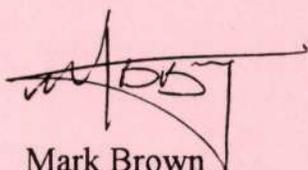
In accordance with Section 357 of the Resource Management Act 1991, the consent holder may seek a review of this decision or any condition within 15 working days of the decision being received, by applying to the Dunedin City Council at the following address:

The Chief Executive
Dunedin City Council
P O Box 5045
DUNEDIN
Attn: Doug Jackson

BUILDING CONSENT

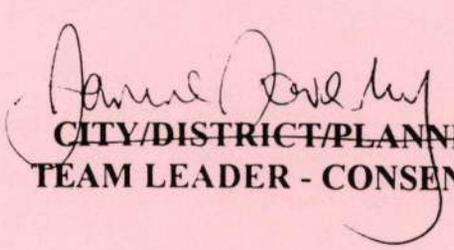
This is only a Resource Consent and a separate application for Building Consent may be required before any work is undertaken on the site. Please check with the Building Control Office, Development Services.

Yours faithfully



Mark Brown
CONSULTANT PLANNER

CHECKER



**CITY/DISTRICT/PLANNER/
TEAM LEADER - CONSENTS**