

DISCLAIMER

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Dunedin City Council – Land Information Memorandum

Property Address: 34 Woodhaugh Street Dunedin

Prepared for: Olga Shevtsova and Sergey Shevtsov

Prepared on: 19-Mar-2026

Property Details:

Property ID	5014809
Address	34 Woodhaugh Street Dunedin
Parcels	PT LOT 17 DP 56

Disclaimer:

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

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

This Land Information Memoranda (LIM) has been prepared in accordance with Sections 44A, 44B, 44C, and 44D of the Local Government Official Information and Meetings Act 1987. It contains only information obtained from the records held by the Dunedin City Council as at 19-Mar-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

WATERWAY

Upper Leith floodplain

Description: Leith floodplain area.

<p>Goldsmith, M., Williams, J., Payan, J.-L., & Stocker, H. (2014). <i>Flood hazard of Dunedin’s urban streams</i>. Otago Regional Council.</p>
<p>https://www.orc.govt.nz/media/1724/flood-hazard-of-dunedins-urban-streams.pdf</p>
<p>Commissioned by: Otago Regional Council</p>
<p>Purpose: The purpose of this report is to describe the nature and extent of flood hazard from Dunedin’s urban streams, to support the development of hazard maps and to provide information to guide land-use planning and floodplain management.</p>
<p>Scope of report: Urban streams within Dunedin City that present a potential flood hazard</p>

<p>Goldsmith, M., Williams, J., Payan, J.-L., & Stocker, H. (2014). <i>Flood hazard of Dunedin’s urban streams</i>. Otago Regional Council.</p>
<p>https://www.orc.govt.nz/media/1724/flood-hazard-of-dunedins-urban-streams.pdf</p>
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<p>Scope of report: Urban streams within Dunedin City that present a potential flood hazard</p>

Reference Number: 11581

Land Stability Hazards

LAND MOVEMENT

Alluvial Fans - active floodwater-dominated 50000_1998_100m

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

Reference Number: 10106

Coastal Hazards

No information.

Seismic Hazards

INTENSIFIED SHAKING

Earthquake Possible Amplification 1:25000 Map

Description: This area has been identified as lying within a zone susceptible to amplified shaking in an earthquake and the approximate area of possible amplification of earthquake intensity by 0-1 on MM Scale.

<p>Dunedin City Lifelines Project. (1999). <i>Dunedin City Lifelines Project Report</i>. Dunedin City Lifelines Project.</p>
<p>https://www.civildefence.govt.nz/assets/Uploads/documents/lifelines/dunedin-lifelines-report-1999.pdf</p>
<p>Commissioned by: Dunedin City Council and Otago Regional Council</p>
<p>Purpose: To assess the vulnerability of Dunedin’s lifeline utilities to natural hazards and to develop strategies that reduce risks and strengthen the city’s resilience.</p>
<p>Scope of report: The Dunedin City Council area, bounded west by Flagstaff and Three Mile Hill, east by the Otago Harbour entrance, north by Waitati, and south by Brighton.</p>

Reference Number: 10111

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 **29th June 2000**.

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	2014809
Address	34 Woodhaugh Street Dunedin
Valuation Number	26850-13500
Latest Valuation Details	
Capital Value	\$530,000
Land Value	\$310,000
Value of Improvements	\$220,000
Area (Hectares)	0.0475HA
Units of Use	1
Current Rates	
Current Rating Year Starting	01-Jul-2025
Dunedin City Council Rates	\$3,682.18
Rates Outstanding for Year	\$2,090.66

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	-	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	-	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-2006-313007](#) Building Consent - Alter Dwelling - Bathroom

Lodgement Date 07-Aug-2006
Decision Granted
Decision Date 15-Aug-2006
Current Status **CCC Refused**
Previous Number ABA62251
(Applications before 2007)

[ABA-2009-244](#) Building Consent - Relocate Sleepout and Repile, Extend Toilet and Workshop

Lodgement Date 27-Feb-2009
Decision Granted
Decision Date 26-Mar-2009
Current Status **CCC Refused**
Previous Number
(Applications before 2007)

[ABA-2009-244/A](#) Building Consent - Amendment - Change Layout and Structure of the Building

Lodgement Date 20-Apr-2010
Decision Granted
Decision Date 22-Jun-2010
Current Status **BC Issued**
Previous Number
(Applications before 2007)

Certificate of Acceptance

The following Certificate(s) of Acceptance are recorded for this property.

[COA-2010-40](#) Certificate of Acceptance - 20 Series Concrete Blockwork and Foundation

Lodgement Date 26-May-2010
Decision Granted
Decision Date 23-Jun-2010
Current Status **COA Issued**

Building and Drainage Permits

[H-1926-10774](#) AAB19260158

8693 - Erect Garage (Marriner). The permit was lodged on 12-Feb-1926.

[H-1927-11897](#) AAB19270119

50 - Erect Shed (Marriner). The permit was lodged on 06-Jul-1927.

[H-1914-128079](#) AAD19140069

A5692 - Plumbing for New Dwelling, No Plan (Stevens). The permit was lodged on 17-Apr-1914.

[H-1914-128080](#) AAD19140071

A5695 - Drainage (Stevens). The permit was lodged on 17-Apr-1914.

[H-1924-139268](#) AAD19240018

B4886 - Plumbing, No Plan. The permit was lodged on 09-May-1924.

Building Notices

No Building Notices

Resource Consents

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

[LUC-2010-145](#) - Land Use Consent

Description	additions and alteration to workshop/garage
Lodgement Date	12-Apr-2010
Decision	Granted
Decision Date	16-Apr-2010
Current Status	Completed

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

- Nil

Overlay Zones

- Hazard 2 (flood) Overlay Zone

Mapped Areas

- Nil

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 34 Woodhaugh Street Dunedin

[5014789 59 Malvern Street Dunedin](#)

[RMA-2000-364173](#) Resource Management Act (Historical Data) SUBDIVISION AND LANDUSE CONSENT. CREATING BOUNDARIES AROUND EXISTING LAND OCCUPANCY. FLATS PLAN (Non-Notified - Non Complying). The outcome was Granted on 21/07/2000.

[RMA-2000-364172](#) Resource Management Act (Historical Data) TO ALLOW EXISTING LANDUSE AS A RESULT OF THE SUBDIVISION (Non-Notified - Non Complying). The outcome was Granted on 21/07/2000.

[RMA-1998-362242](#) Resource Management Act (Historical Data) SUBDIVIDE PROPERTY INTO 3 FLATS & LAND USE CONSENT FOR THE 3 FLATS - SEE RMA980701 FOR FEES (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 14/09/1998.

[RMA-1998-362241](#) Resource Management Act (Historical Data) SUBDIVIDE PROPERTY INTO 3 FLATS & LAND USE CONSENT FOR THE 3 FLATS (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 14/09/1998.

[5014791 63 Malvern Street Dunedin](#)

[RMA-1995-359105](#) Resource Management Act (Historical Data) ADD TO DWG (Non-Notified - Restricted Discretionary). The outcome was Granted on 23/11/1995.

[5014805 44 Woodhaugh Street Dunedin](#)

[SUB-2023-49](#) Subdivision Consent A six-lot subdivision. The outcome was Granted on 07/08/2023.

[LUC-2023-156](#) Land Use Consent a multi-unit development. The outcome was Granted on 07/08/2023.

[5014806 42 Woodhaugh Street Dunedin](#)

[RMA-1995-352239](#) Resource Management Act (Historical Data) ERECT CARPORT Ownr:GRAY (Non-Notified - Non Complying). The outcome was Granted on 26/02/1988.

[5014848 33B Woodhaugh Street Dunedin](#)

[LUC-2012-396](#) Land Use Consent extension to existing dwelling and authorisation of existing breaches. The outcome was Granted on 21/09/2012.

[RMA-2000-363758](#) Resource Management Act (Historical Data) TO SUBDIVIDE LANDS AT 33 WOODHAUGH ST INTO UNIT TITLES. A LAND CONSENT REQUIRED AS SUBDIVISION MAKES LANDUSE NON COMPLYING (Non-Notified - Non Complying). The outcome was Granted on 29/02/2000.

[5014849 31 Woodhaugh Street Dunedin](#)

[RMA-1988-352395](#) Resource Management Act (Historical Data) ERECT SLEEPOUT Ownr:MOUNCEY (Non-Notified - Non Complying). The outcome was Granted on 31/10/1988.

[5014853 41 Woodhaugh Street Dunedin](#)

[LUC-2023-375](#) Land Use Consent a hard surfaced parking area occupying 95% of the front yard. The outcome was Granted on 24/10/2023.

[5105863 33A Woodhaugh Street Dunedin](#)

[RMA-2000-363758](#) Resource Management Act (Historical Data) TO SUBDIVIDE LANDS AT 33 WOODHAUGH ST INTO UNIT TITLES. A LAND CONSENT REQUIRED AS SUBDIVISION MAKES LANDUSE NON COMPLYING (Non-Notified - Non Complying). The outcome was Granted on 29/02/2000.

[5106040 61 Malvern Street Dunedin](#)

[RMA-2000-364173](#) Resource Management Act (Historical Data) SUBDIVISION AND LANDUSE CONSENT. CREATING BOUNDARIES AROUND EXISTING LAND OCCUPANCY. FLATS PLAN (Non-Notified - Non Complying). The outcome was Granted on 21/07/2000.

[RMA-2000-364172](#) Resource Management Act (Historical Data) TO ALLOW EXISTING LANDUSE AS A RESULT OF THE SUBDIVISION (Non-Notified - Non Complying). The outcome was Granted on 21/07/2000.

[5155892 36 Woodhaugh Street Dunedin](#)

[SUB-2024-99/B](#) Subdivision Consent S127 application to vary a consent - a 2-Lot subdivision of a HAIL site. The outcome was s127 Upheld on 04/02/2025.

[SUB-2024-99/A](#) Subdivision Consent S127 application to vary a consent - A 2-Lot subdivision of a HAIL site.. The outcome was s127 Upheld on 20/12/2024.

[SUB-2024-99](#) Subdivision Consent a 2-Lot subdivision of a HAIL site. The outcome was Granted on 18/11/2024.

[5155893 38 Woodhaugh Street Dunedin](#)

[LUC-2021-8/A](#) Land Use Consent s125 extension of time - The establishment of two residential units within a single building that results in breaches of the outdoor living space quality rules, height in relation to boundary if ever subdivided rule and proximity of driveway to building rule.. The outcome was s125 Granted on 10/02/2026.

[LUC-2024-447/B](#) Land Use Consent S127 application to vary consent - the soil disturbance on a HAIL site and the absence of on-site vehicle manoeuvring for Lot 2 of SUB-2024-99. The outcome was s127 Upheld on 04/02/2025.

[SUB-2024-99/B](#) Subdivision Consent S127 application to vary a consent - a 2-Lot subdivision of a HAIL site. The outcome was s127 Upheld on 04/02/2025.

[LUC-2024-447/A](#) Land Use Consent S127 application to vary a consent - the soil disturbance on a HAIL site and the absence of on-site vehicle manoeuvring for Lot 2 of SUB-2024-99. The outcome was s127 Upheld on 20/12/2024.

[SUB-2024-99/A](#) Subdivision Consent S127 application to vary a consent - A 2-Lot subdivision of a HAIL site.. The outcome was s127 Upheld on 20/12/2024.

[LUC-2024-447](#) Land Use Consent the soil disturbance on a HAIL site and the absence of on-site vehicle manoeuvring for Lot 2 of SUB-2024-99. The outcome was Granted on 18/11/2024.

[SUB-2024-99](#) Subdivision Consent a 2-Lot subdivision of a HAIL site. The outcome was Granted on 18/11/2024.

[LUC-2021-8](#) Land Use Consent The establishment of two residential units within a single building that results in breaches of the outdoor living space quality rules, height in relation to boundary if ever subdivided rule and proximity of driveway to building rule. The outcome was Granted on 16/02/2021.

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.

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

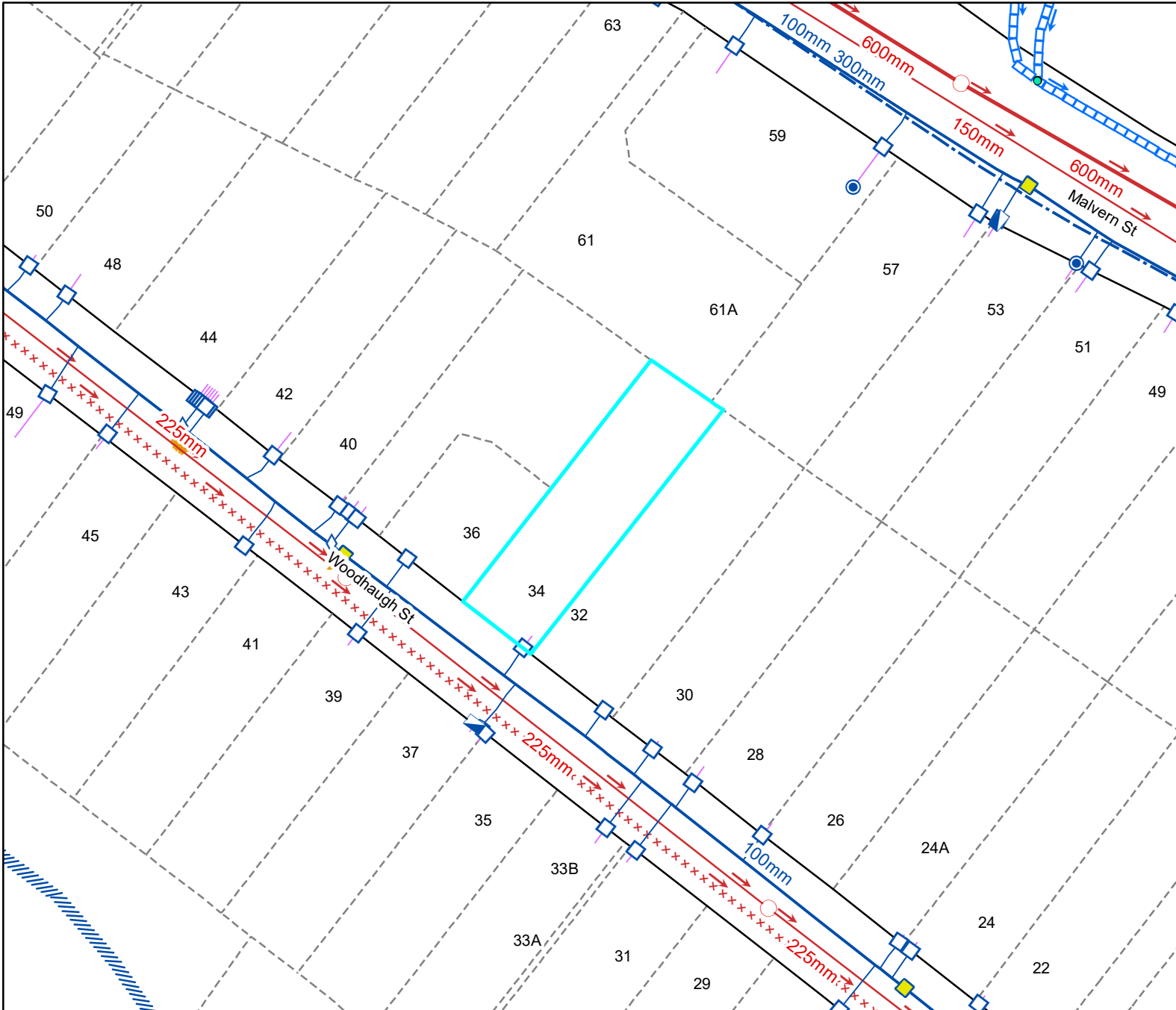
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PARCEL LINES CAN VARY FROM
LEGAL PARCEL BOUNDARIES

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

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2006/2007 Urban photography March 2007,
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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
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PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES
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DUNEDIN DRAINAGE AND SEWERAGE BOARD

HOUSE CONNECTION PLAN.

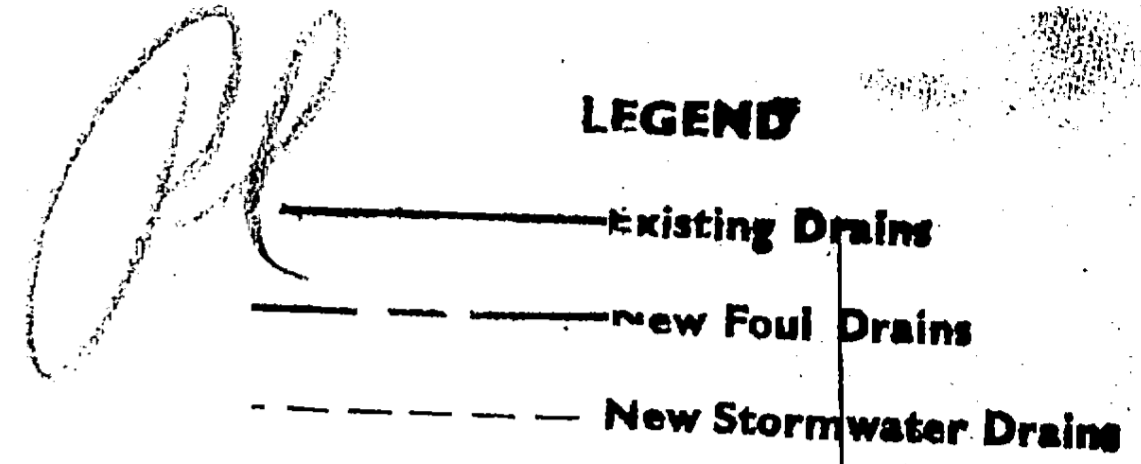
APPLICATION NO. A/5695

DATE 17/4/14

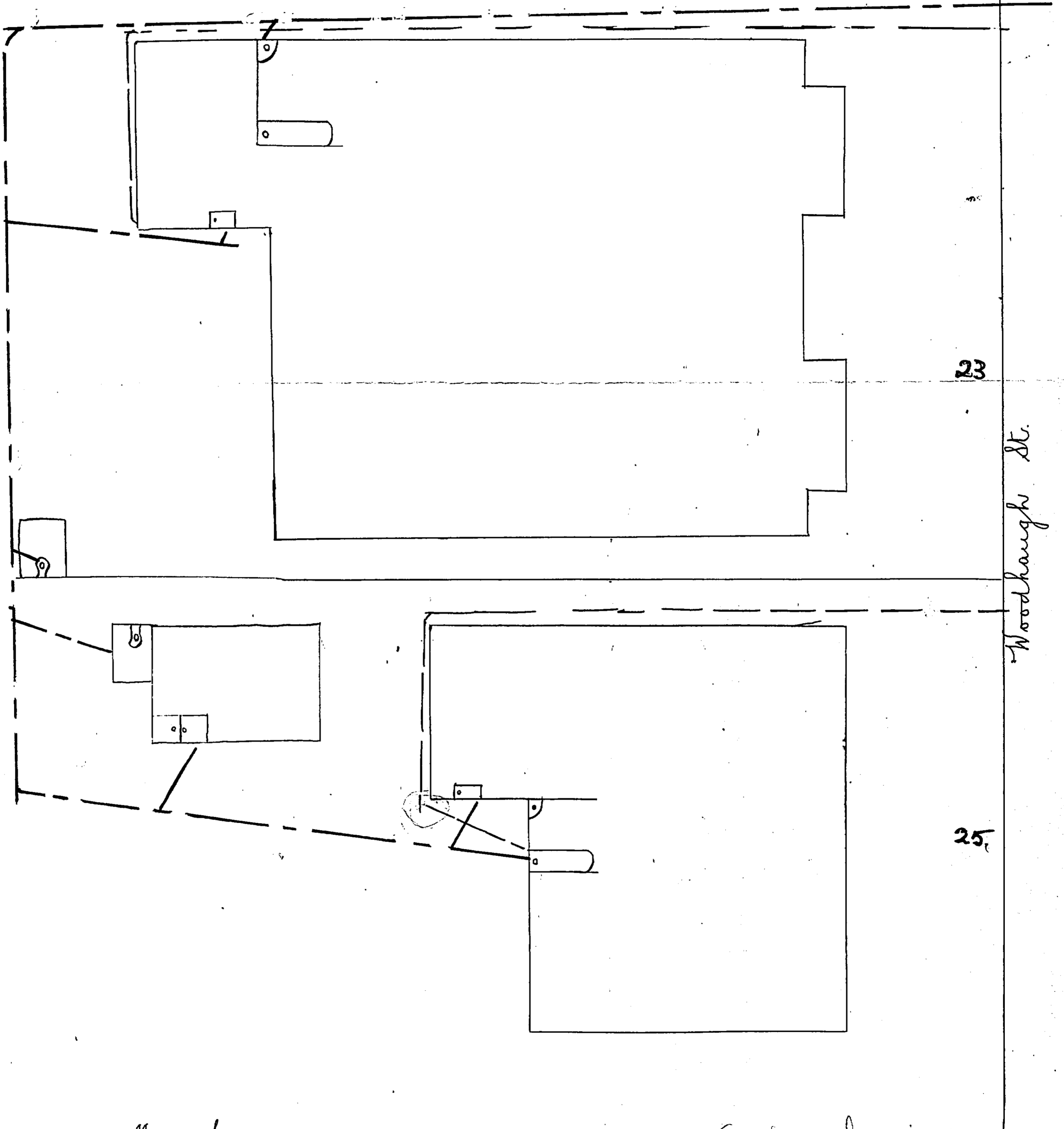
SCALE: $\frac{1}{8}$ in. to a Foot.

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

LEGEND



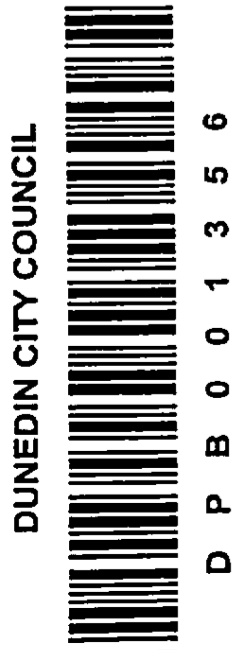
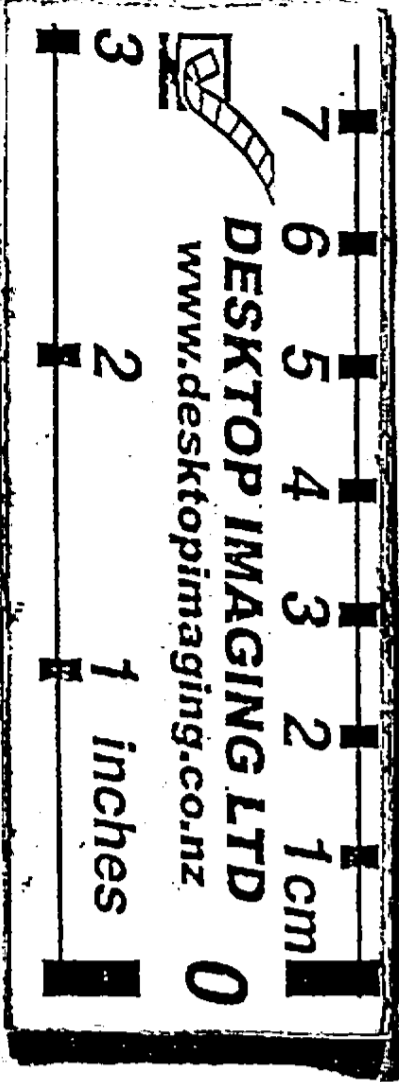
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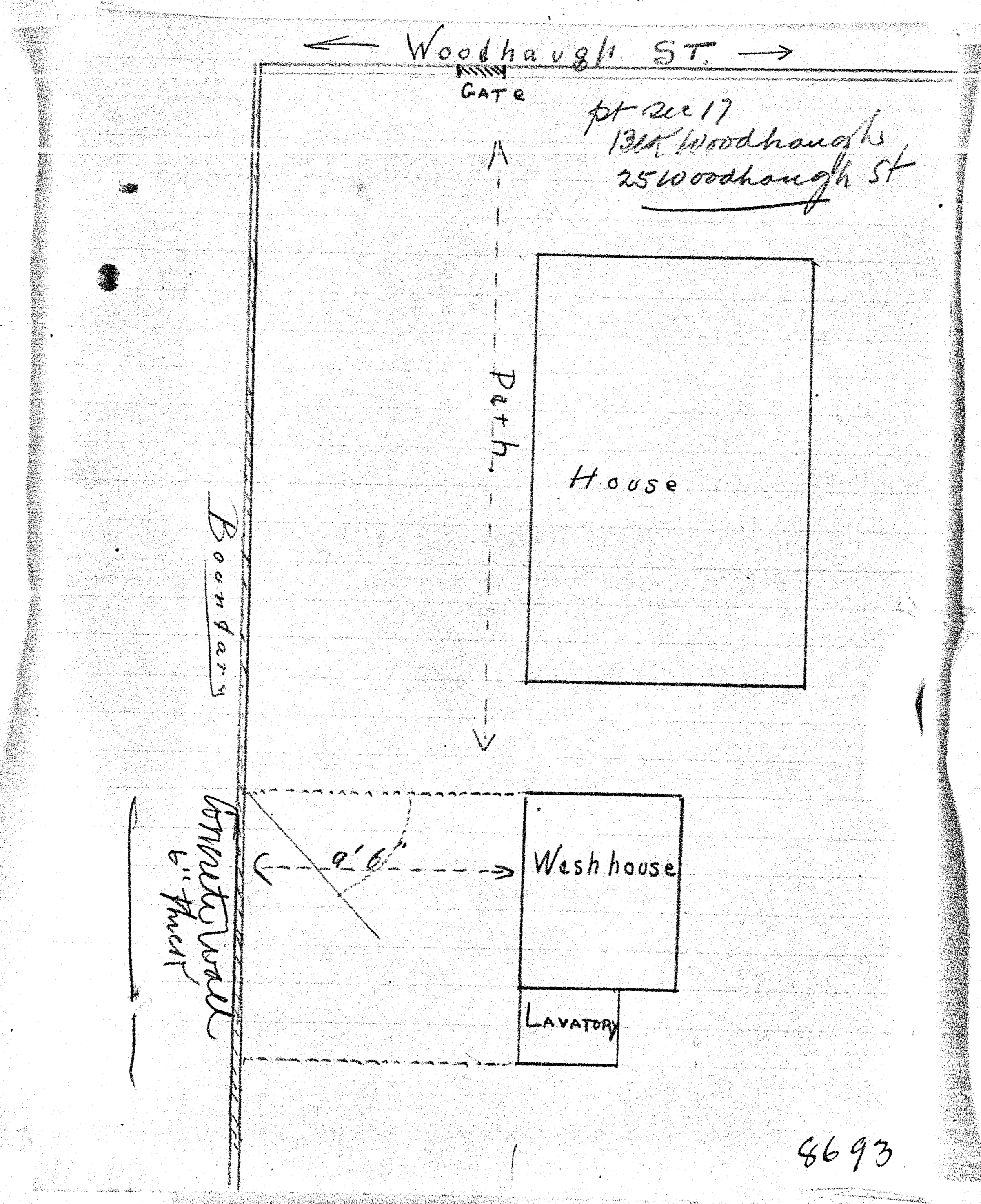
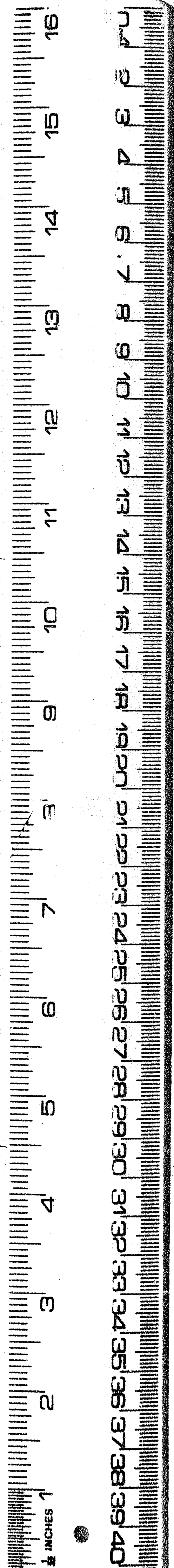
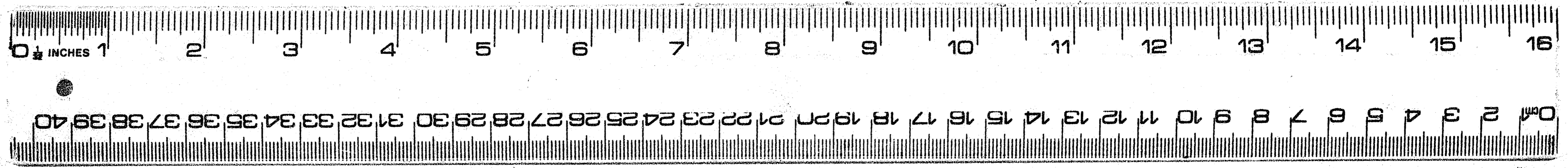


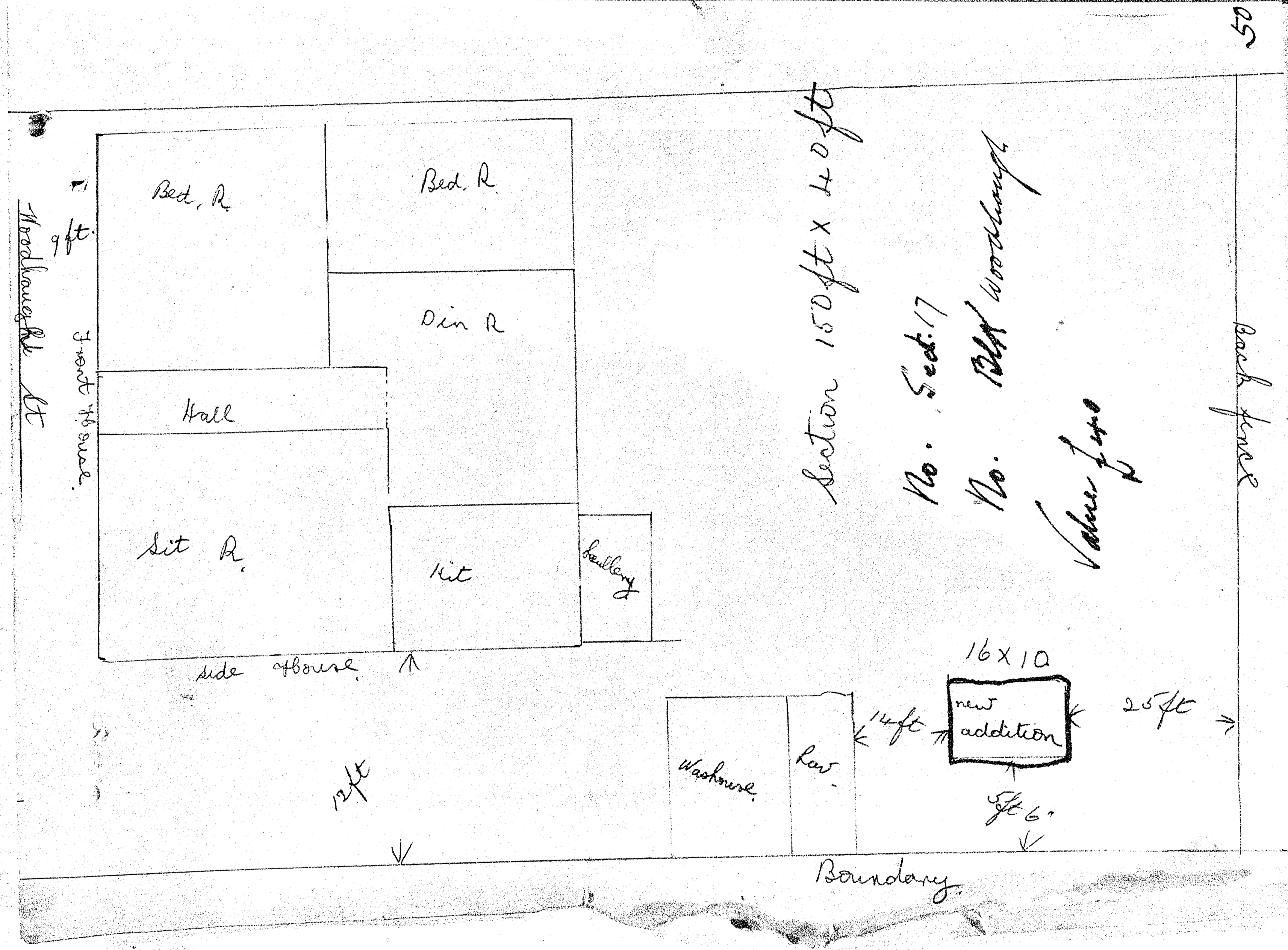
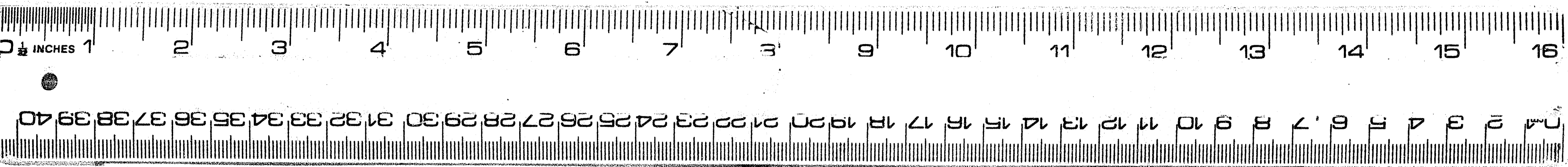
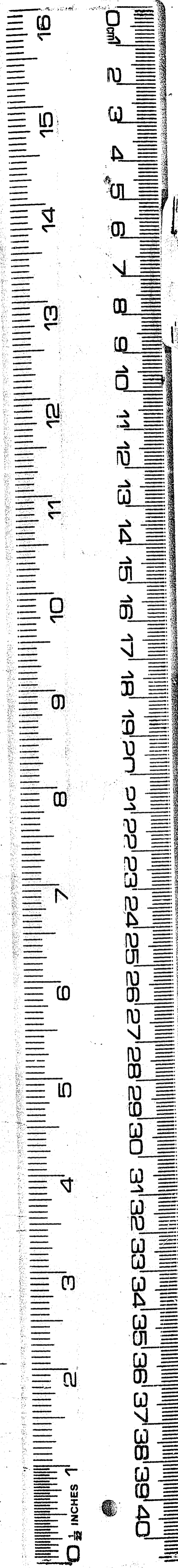
Owner Mrs Stevens
Street 23 Woodhaugh
Locality 25 Woodhaugh

Block Woodhaugh
Section -
Allotment 14-29

Signature of Drainer W H Ganderton 31 Gillies St. per Polworth







25

16x10

new addition

14ft

25ft

6ft

Boundary

side house

Front 1/4 acre

Back fence

Section 150ft x 40ft

No. Sed. 17

No. Old Woodlump

Value \$40

Bed R.

Bed R.

Din R.

Hall

Sit R.

Kit

Laundry

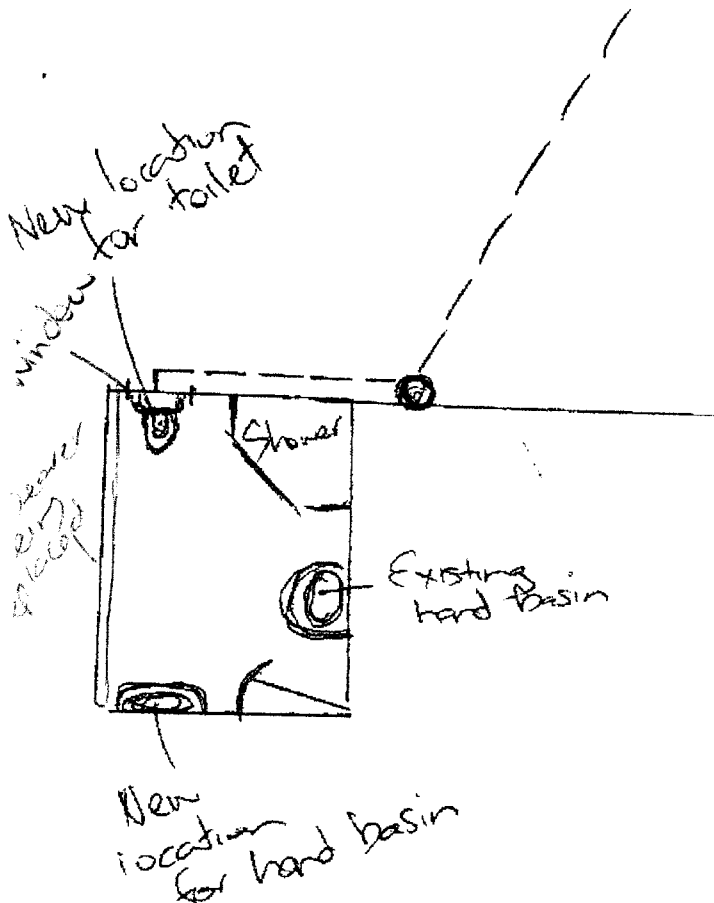
Washhouse

Por.

Scale 1:50

Proposed plan

- Fitting toilet - running into foul sewer.
- Fitting safety glass in window in bathroom
- Re-boarding hand basin
- Installing Extractor fan in ceiling also
- Relining all bathroom walls and ceiling with aquadine Gib-board.
- Replacing flooring with Pyrofloor
- Replacing left hand door (100 x 75mm H4 treated, 2.1m long)



ABA 62251

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

Building
Drainage *YPR*
Health

Date
Date 15.8.06
Date

NOTE

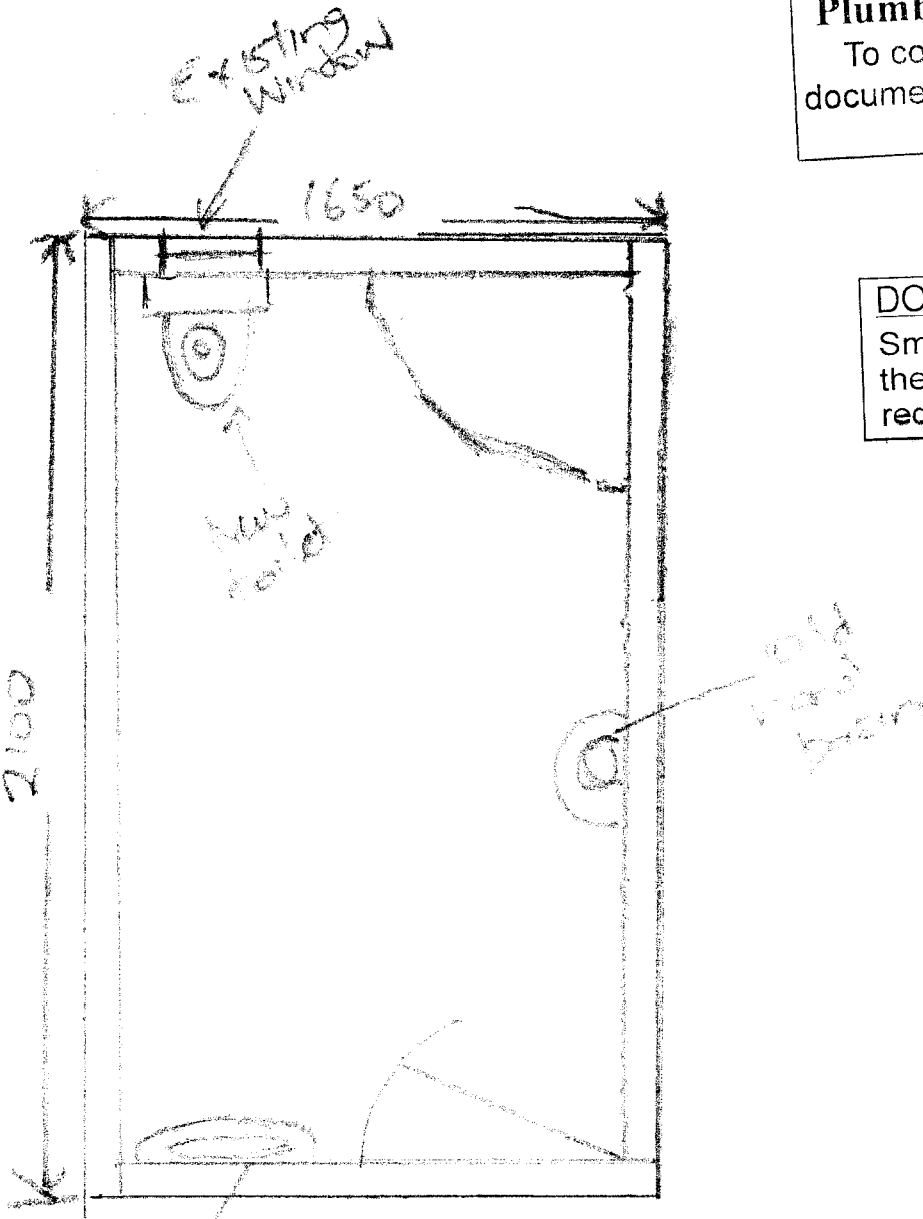
Temperature Valve to Hot Water.

Plumbing and Drainage

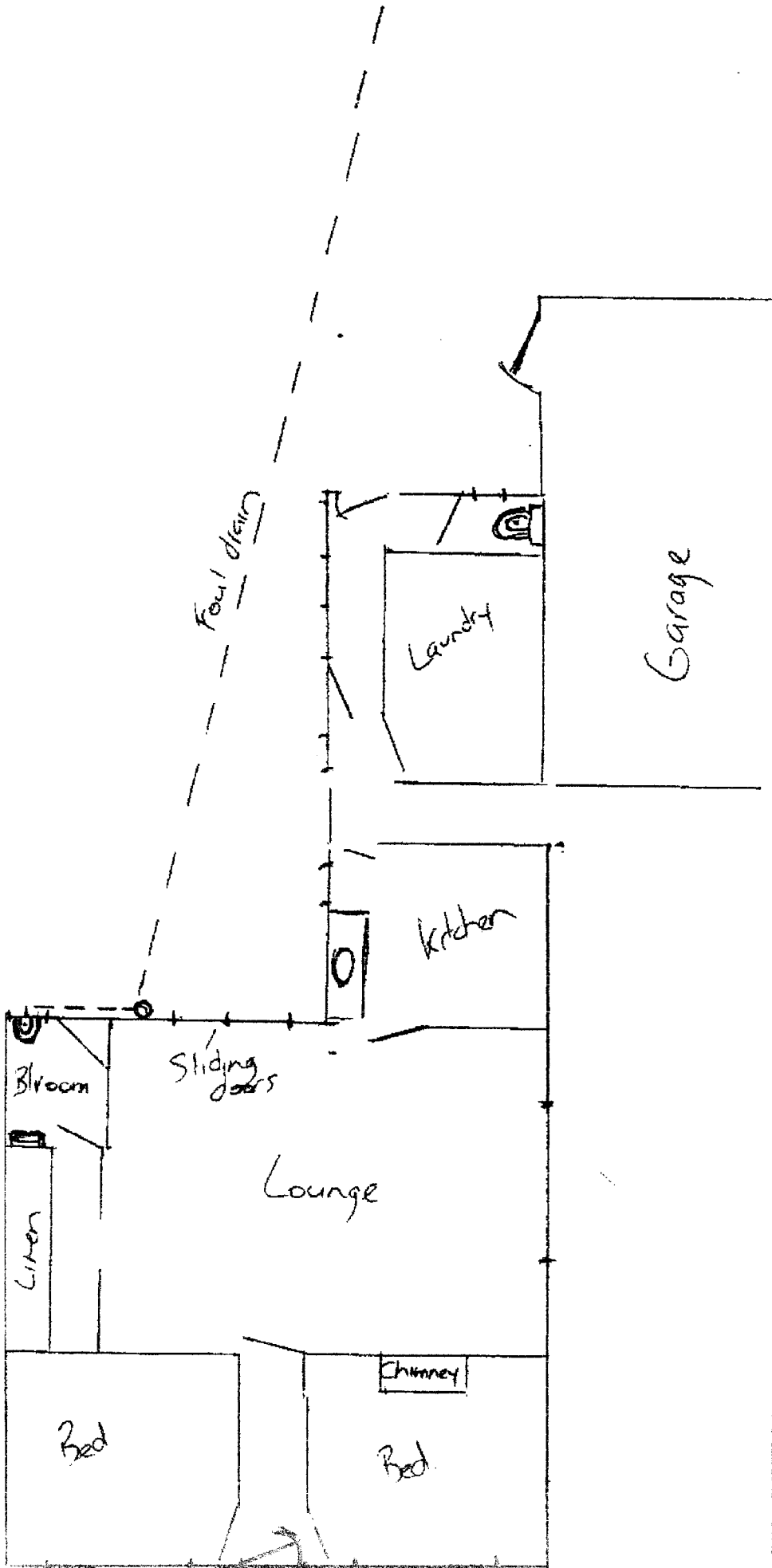
To comply with approved documents: E1/AS1, G12/AS1
G13/AS1&2

DOMESTIC SMOKE ALARM

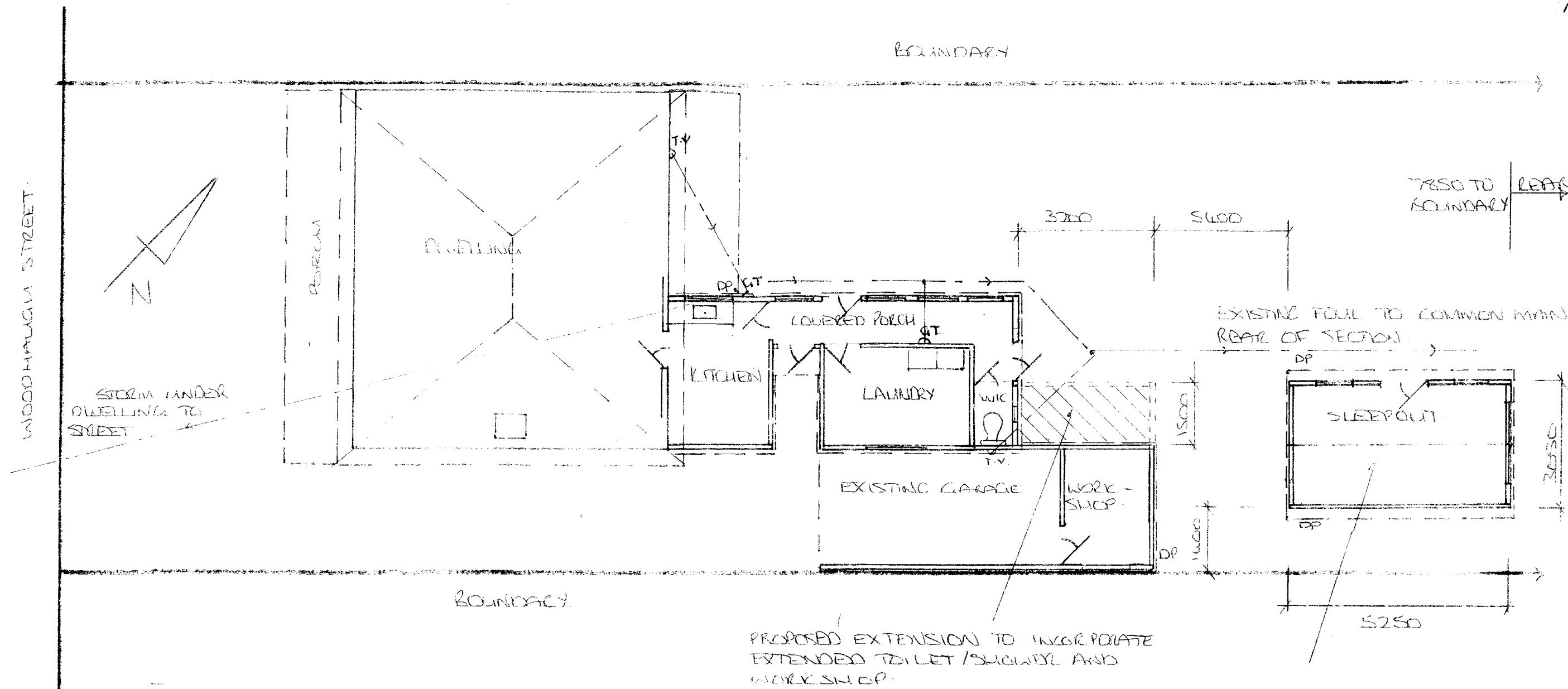
Smoke alarms complying with the NZBC clause F7 are required in this building.



ABA 62251



ABA 62251



EXISTING FLOOR / SITE PLAN
1:100

PROPOSAL

It is proposed to extend the existing toilet and incorporate a shower/vanity. The existing workshop at the end of the garage is to be extended as detailed. The workshop area shall be a combination of 200 series block and timber framing with gib lining. Batts to be installed as detailed in all framing. All dwelling walls against the workshop shall also be insulated. The existing laundry to be converted into new kitchen to replace existing. The wall to be removed with existing rafters having new 140x45 rafters skew nailed together to meet new increased span. The existing dwelling has not recognizable bracing, however, brace line gib and concrete block will greatly improved and exceed the existing bracing of the building. The extension to be lined with matching rusticated weatherboard direct fixed with matching aluminum windows and doors. The existing sleepout is too close to the ground and is to be relocated closer to the dwelling as detailed with new piles and footings as detailed. New storm to existing with new foul to existing as detailed.

AMENDMENTS

These plans are amended due to the contractor/owner having commenced construction with work having been done outside of the originally submitted plans. The work done relates to a concrete block wall by the boundary of the new workshop and the change of roof design. The new kitchen wall removal and location change along with additional windows and sliding door being installed and new log fire. Amendments relate to detailing changes and changes to existing work in order to bring update NZS3604.

AMENDMENTS:

Effectively everything has changed except the sleepout details. Attached additional specs to be read in conjunction with existing.

SHEVTSOVA & SHEVTSOV RESIDENCE
34 Woodhaugh Street Leith Valley Dunedin
Pt Lot 17 DP 56

Drawn: D Buist -Otago Draughting Services -Dunedin
Dated: 24th February 2009 **AMENDED 24.11.09**

All dimensions shall be checked on site before commencing work. All work shall comply with all relevant standards and codes, in particular NZS3604 & AS/NZS3500. Any structural work carried out and not covered in these plans shall be brought to the attention of Otago Draughting Services for any amendments felt appropriate.

Sheet
1 : 6

SHEVTSOVA & SHEVTSOV RESIDENCE
34 Woodhaugh Street Leith Valley Dunedin
Pt Lot 17 DP 56

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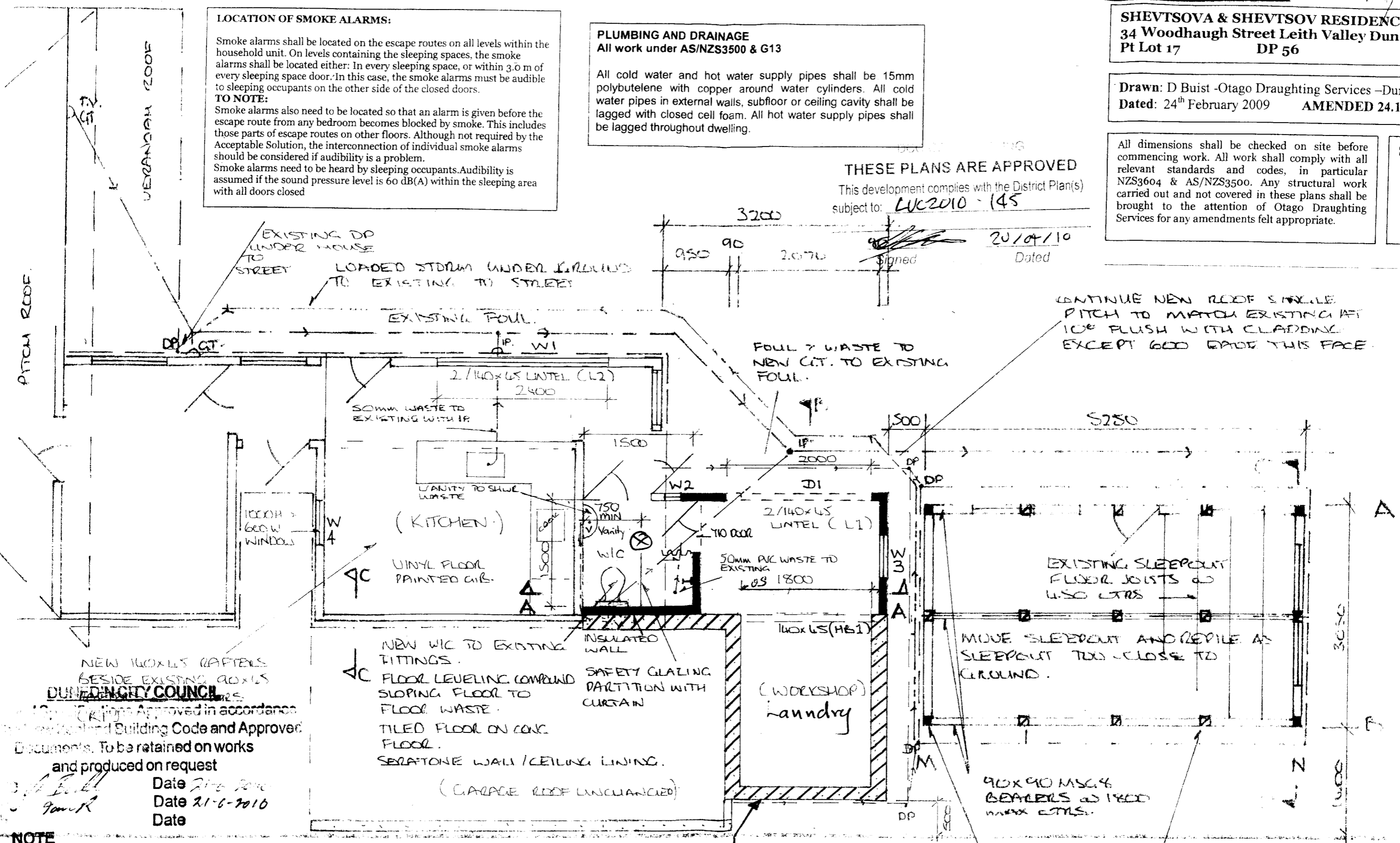
Sheet
2 : 6

LOCATION OF SMOKE ALARMS:
Smoke alarms shall be located on the escape routes on all levels within the household unit. On levels containing the sleeping spaces, the smoke alarms shall be located either: In every sleeping space, or within 3.0 m of every sleeping space door. In this case, the smoke alarms must be audible to sleeping occupants on the other side of the closed doors.
TO NOTE:
Smoke alarms also need to be located so that an alarm is given before the escape route from any bedroom becomes blocked by smoke. This includes those parts of escape routes on other floors. Although not required by the Acceptable Solution, the interconnection of individual smoke alarms should be considered if audibility is a problem.
Smoke alarms need to be heard by sleeping occupants. Audibility is assumed if the sound pressure level is 60 dB(A) within the sleeping area with all doors closed

PLUMBING AND DRAINAGE
All work under AS/NZS3500 & G13
All cold water and hot water supply pipes shall be 15mm polybutelene with copper around water cylinders. All cold water pipes in external walls, subfloor or ceiling cavity shall be lagged with closed cell foam. All hot water supply pipes shall be lagged throughout dwelling.

THESE PLANS ARE APPROVED
This development complies with the District Plan(s) subject to: **LUC2010-145**

Signed: [Signature] Dated: 20/04/10



PROPOSED FLOOR PLAN 1:50

20 Series block wall and foundations covered by COA-2010-40

- ANCHOR PILE EACH CORNER.
- ORDINARY PILES.
- SEE BRACING SCHEDULE FOR SUBFLOOR BRACING CALCULATIONS.
- ⊗ Extract fan vented to the outside

DUNEDIN CITY COUNCIL
Approved in accordance with the Resource Management Act 1976 and Building Code and Approved Documents. To be retained on works and produced on request
Date 21-6-2010
Date 21-6-2010
Date

NOTE
These plans are amended due to the contractor/owner having commenced construction with work having been done outside of the originally submitted plans. The work done relates to a concrete block wall by the boundary of the new workshop and the change of roof design. The new kitchen wall removal and location change along with additional windows and sliding door being installed and new log fire. Amendments relate to detailing changes and changes to existing work in order to bring update NZS3604.

MATCH COGILLATED IRON w 110 PLUS PITCH ON SET
SUPPORTING ROOFING UNOBERLY ON 90x45 PURLINS
w 900 MAX CTRS ON 90+LS RAFTERS w 600 CTRS

140x45 RATTLE ALONGSIDE MIDSPAN
AS INDICATED.

130 MIN COVER

70 MIN

100x35 BARKIE

HARDIE SOFFIT LINING

PLASTICATED WEATHERBOARD
ON BREATHABLE BUILDING
WRAP ON FRAMING.

13mm GIB ON RIBBED BATTENS w
600 CTRS ON 90x45S CEILING
JOISTS w 600 CTRS.
R3.6 CEILING BATT.

90x45 H1.2 FRAMING w 600
CTRS - NOGS w 1200 MAX
CTRS - R2.4 BATT.

100 THICK 17.5 MPA CONC SLAB
REINFORCED 60S MESH 50 MIN
COVER ON POLYTHENE ON
150 MIN COMPACTED HAROPULL.

BOTTOM PLATES ON DPC FIXED TO
CONC USING M12 BOLTS / 50x50x3
WASHERS w 1600 MAX CTRS.

FOUNDATIONS SUPPORTING
TIMBER FRAMING ONLY -
H12 TOP & BOTTOM AND R10
STIRRUPS w 600 CTRS.

H12 STARTER CONNECTION ON
FLOCS CHEMSET INTO EXISTING
w 600 CTRS.

BATHROOM

WORKSHOP

SEDATONE WALL / CEILING
LINING ON FRAMING

ON 40x19 BATTENS w
WOOD CTRS FIXED TO EXISTING
BRICK WALL

TILE FLOOR

EXISTING

AMENDMENTS

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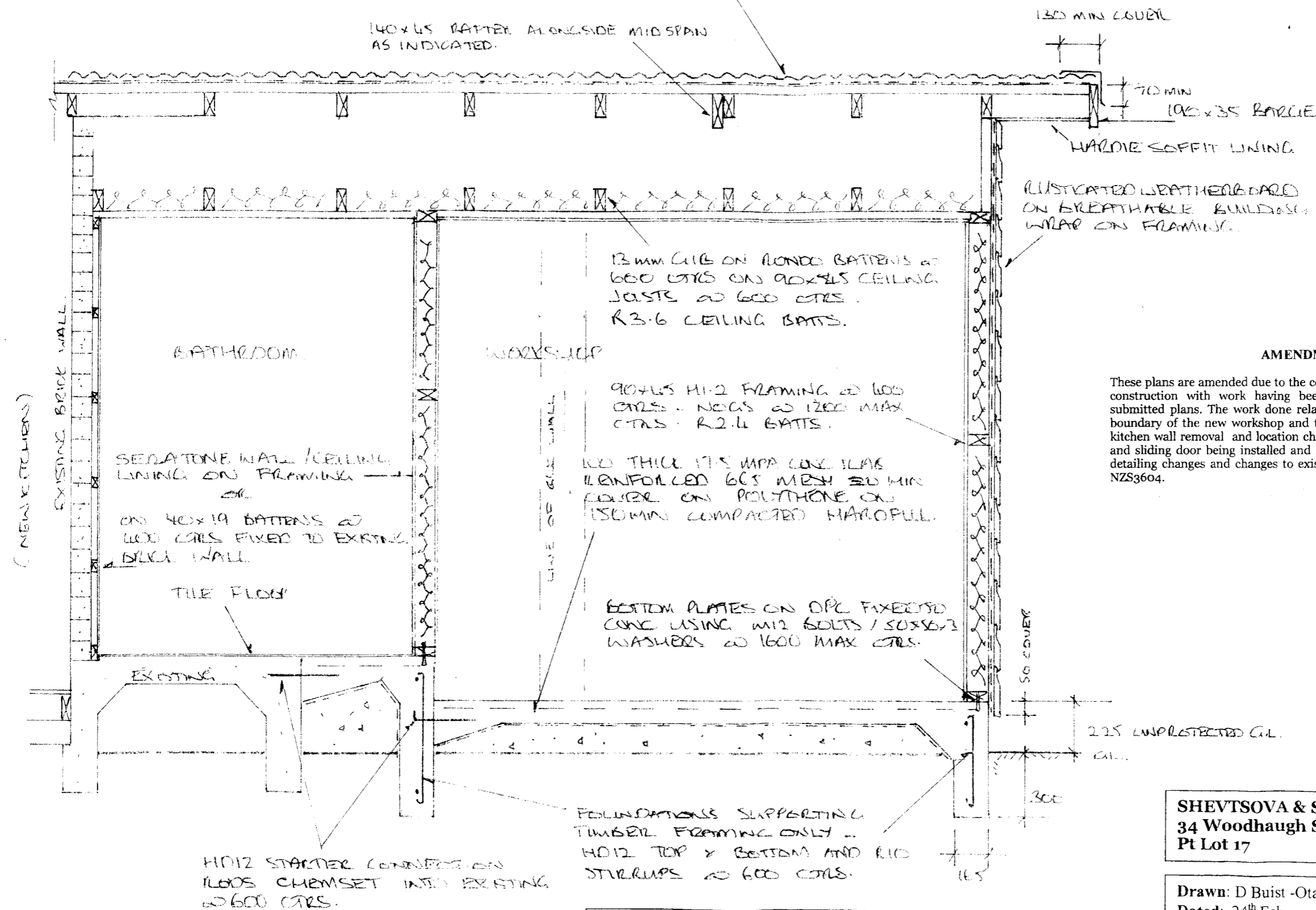
SHEVTSOVA & SHEVTSOV RESIDENCE
34 Woodhaugh Street Leith Valley Dunedin
Pt Lot 17 DP 56

Drawn: D Buist -Otago Draughting Services -Dunedin
Dated: 24th February 2009 AMENDED 24.11.09

All dimensions shall be checked on site before commencing work. All work shall comply with all relevant standards and codes, in particular NZS3604 & AS/NZS3500. Any structural work carried out and not covered in these plans shall be brought to the attention of Otago Draughting Services for any amendments felt appropriate.

Sheet
3 : 6

CROSS SECTION A - A 1:20



2009-244/A

AMENDMENTS

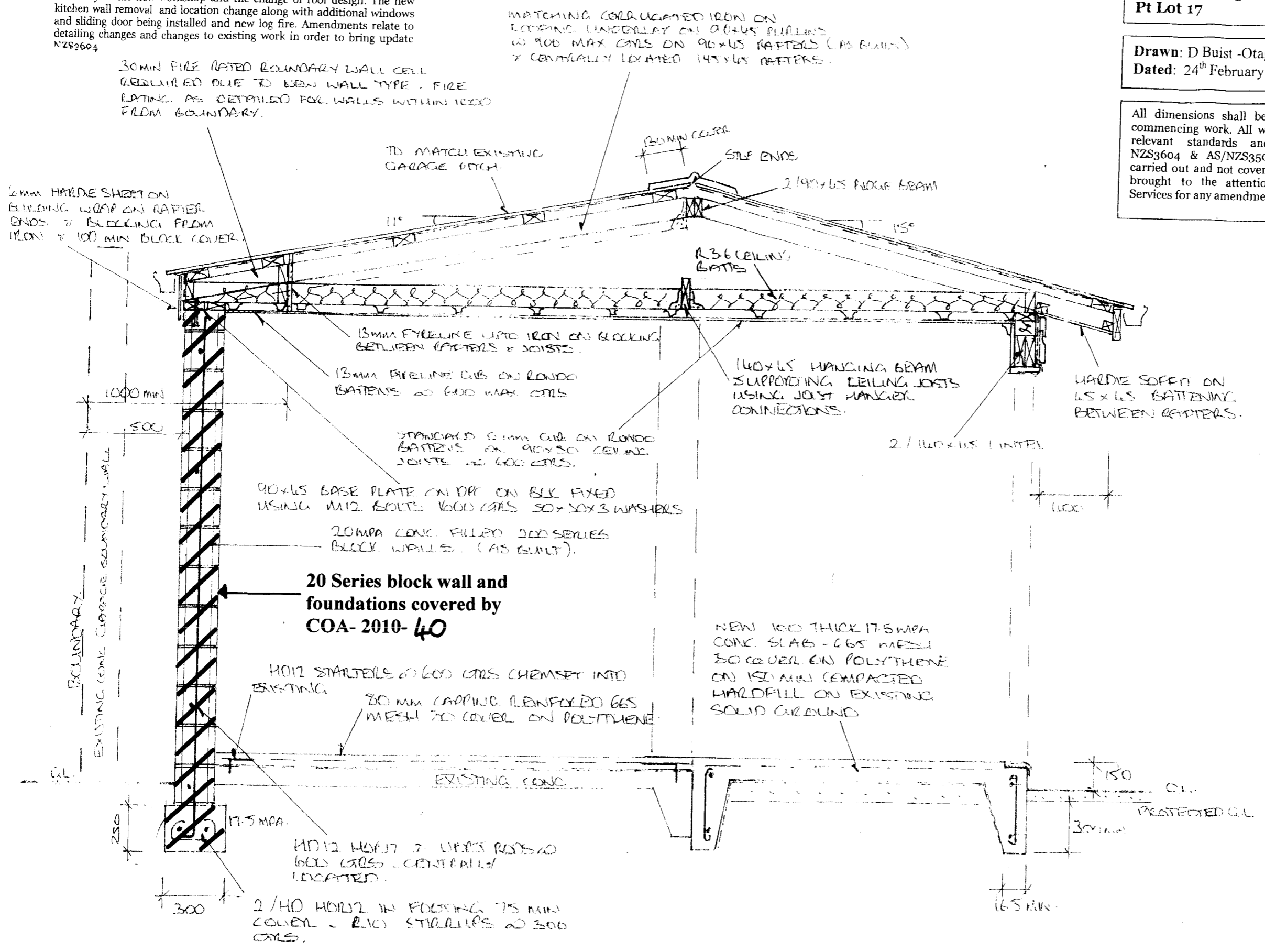
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SHEVTSOVA & SHEVTSOV RESIDENCE
 34 Woodhaugh Street Leith Valley Dunedin
 Pt Lot 17 DP 56

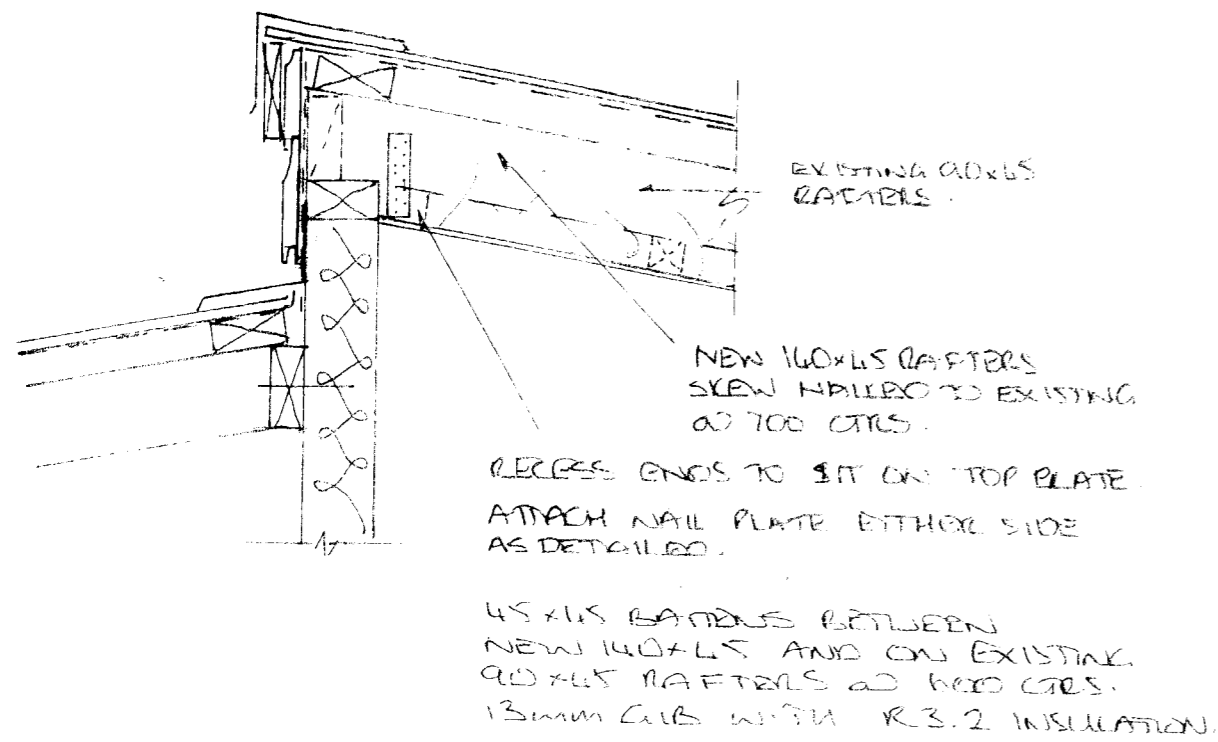
Drawn: D Buist - Otago Draughting Services - Dunedin
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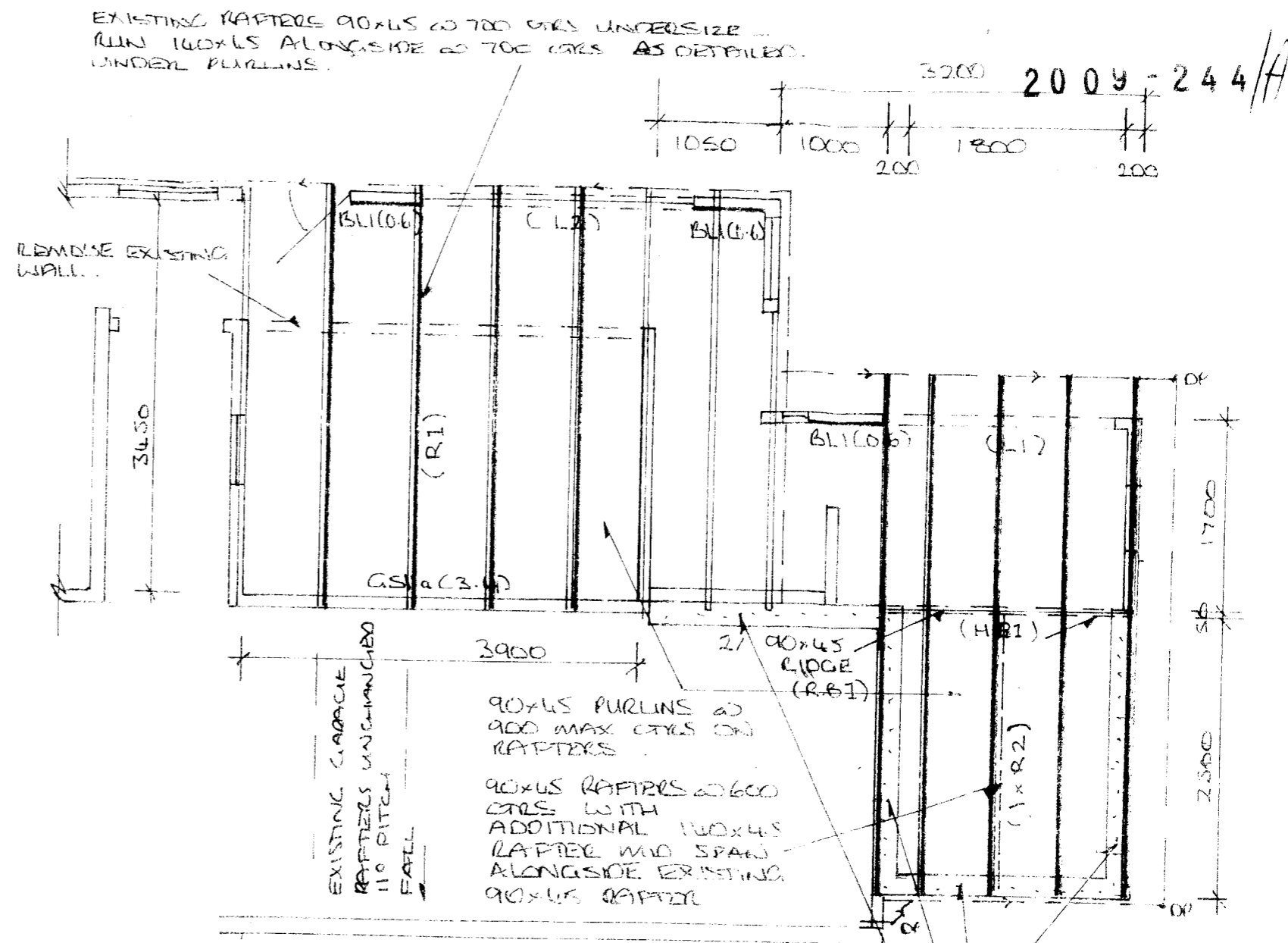
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 4 : 6



CROSS SECTION B - B 1:20



CROSS SECTION C - C 1:10



ROOF LAYOUT AND WALL BRACING PLAN 1:50

SHEVTSOVA & SHEVTSOV RESIDENCE
 34 Woodhaugh Street Leith Valley Dunedin
 Pt Lot 17 DP 56

Drawn: D Buist -Otago Draughting Services -Dunedin
 Dated: 24th February 2009 AMENDED 24.11.09

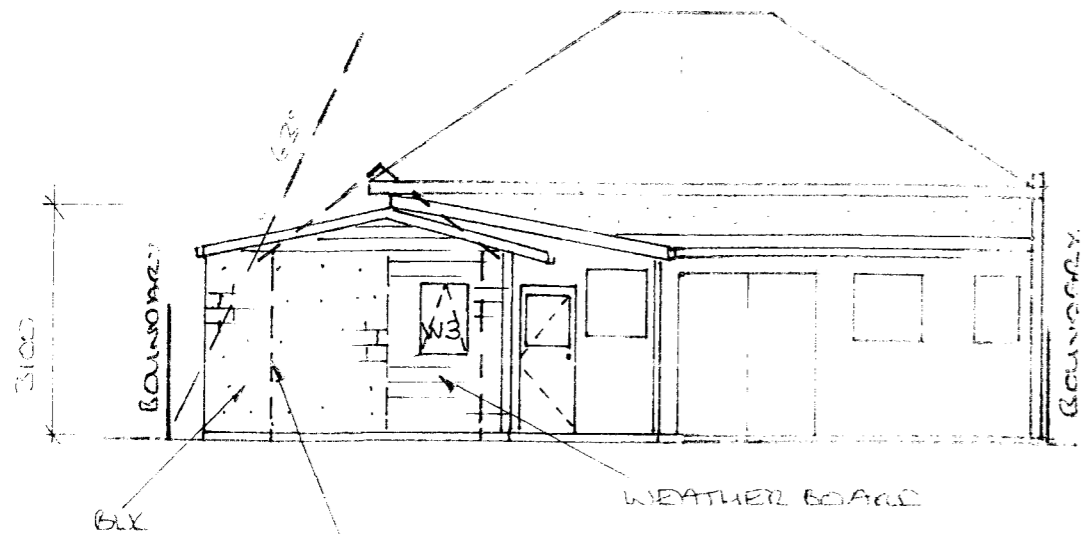
All dimensions shall be checked on site before commencing work. All work shall comply with all relevant standards and codes, in particular NZS3604 & AS/NZS3500. Any structural work carried out and not covered in these plans shall be brought to the attention of Otago Draughting Services for any amendments felt appropriate.

Sheet
 5 : 6

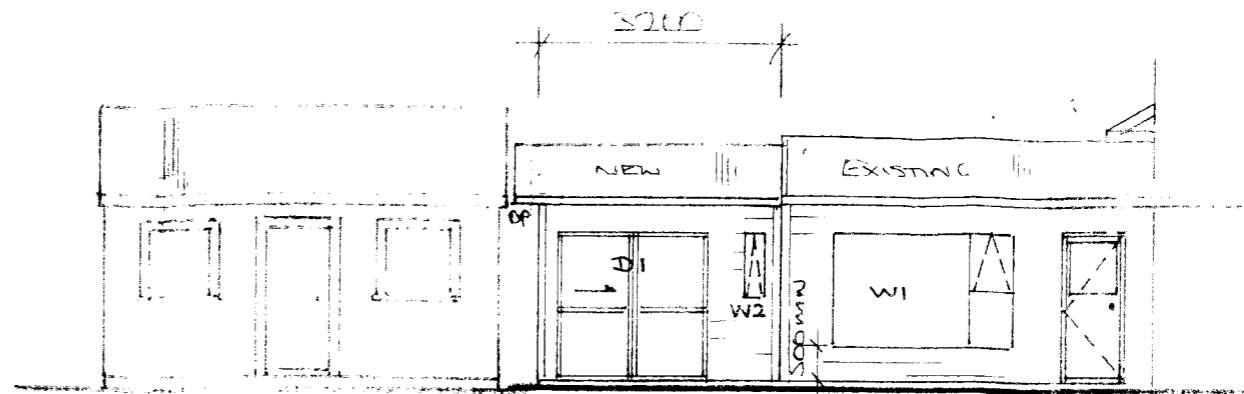
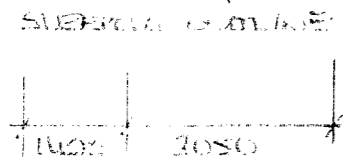
AMENDMENTS

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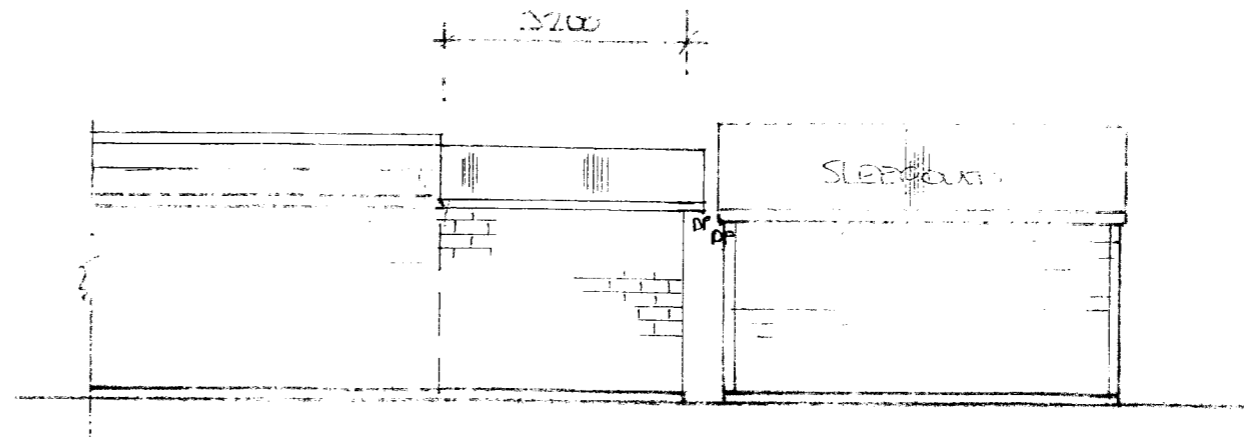
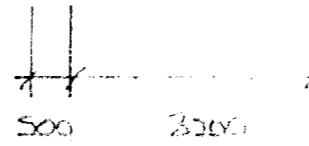
2009-244/A



NORTH EAST ELEVATION 1:100



NORTH WEST ELEVATION 1:100



SOUTH EAST ELEVATION 1:100

WINDOW 'W' / DOOR 'D' SCHEDULE				
AREA	WIDTH	HEIGHT	TYPE	LINTEL SIZE
W1	2400	1500	A/D	2/140 X 45
W2	200	800	S	2/90 X 45
W3	600	800	A	2/90 X 45
W4	600	800	A	2/90 X 45
D2	2000	1950	S	2/140 X 45

NB: 'S' Safety glazing, 'A' Annealed, 'D' double glazing

AMENDMENTS

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SHEVTSOVA & SHEVTSOV RESIDENCE
34 Woodhaugh Street Leith Valley Dunedin
Pt Lot 17 DP 56

Drawn: D Buist -Otago Draughting Services -Dunedin
Dated: 24th February 2009 **AMENDED 24.11.09**

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Sheet
6 : 6

34 + 32 Woodhaugh St Foul drain in common

DUNEDIN DRAINAGE AND SEWERAGE BOARD

APPLICATION NO. A/5695

DATE 17/4/14

HOUSE CONNECTION PLAN.

SCALE: $\frac{3}{8}$ in. to a Foot.

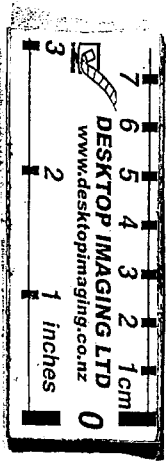
- NEW SEWAGE DRAINS: RED ✓
- STORM WATER: DOTTED BLACK ✓
- OLD DRAINS: FULL BLACK ✓

Existing Storm Water drain may still be in ground.

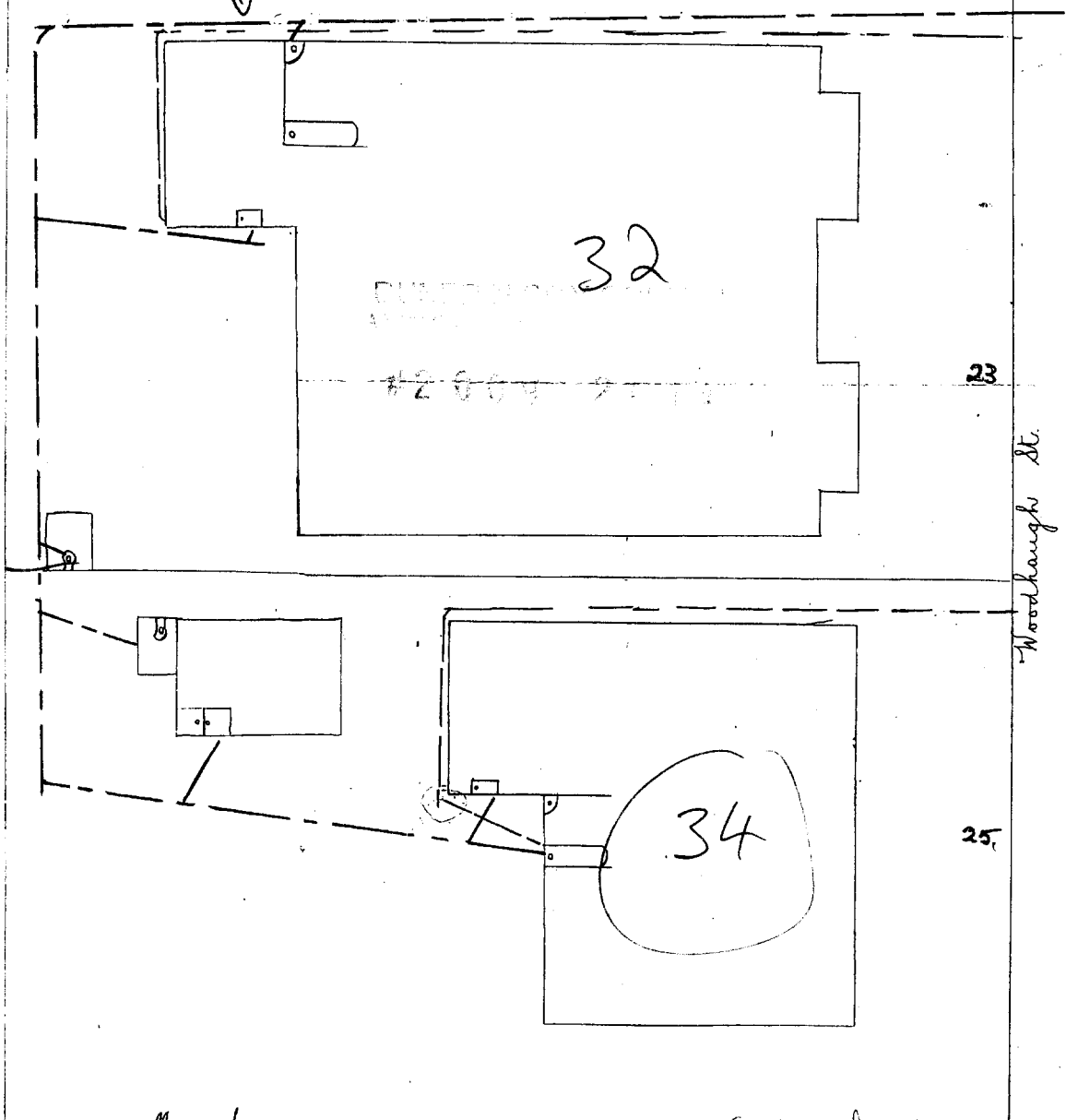
Foul drain in Common.

LEGEND

- Existing Drains
- New Foul Drains
- New Stormwater Drains



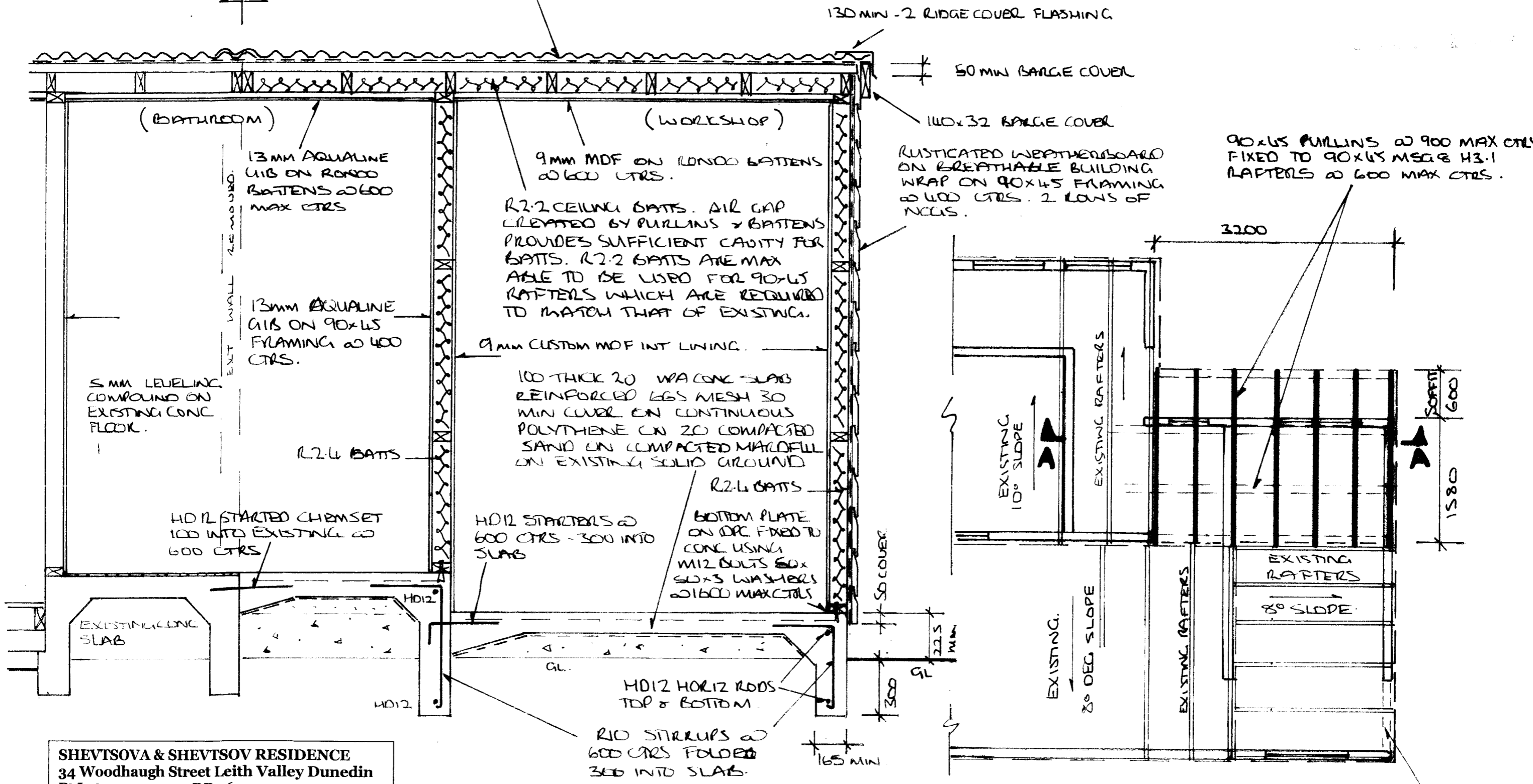
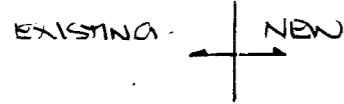
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Owner Mrs Stevens Block Woodhaugh
 Street Woodhaugh Section -
 Locality Woodhaugh Allotment 19

Signature of Drainer W. H. Ganderton 31 Gillies St. per Bolwerk

ROOF:
 CORRUGATED IRON @ 10° TO MATCH EXISTING
 ON ROOFING UNDERLAY ON 40x45 PURLINS
 @ 900 MAX CTRS ON 90x45 RAFTERS @
 600 MAX CTRS.



SHEVTSOVA & SHEVTSOV RESIDENCE
 34 Woodhaugh Street Leith Valley Dunedin
 Pt Lot 17 DP 56

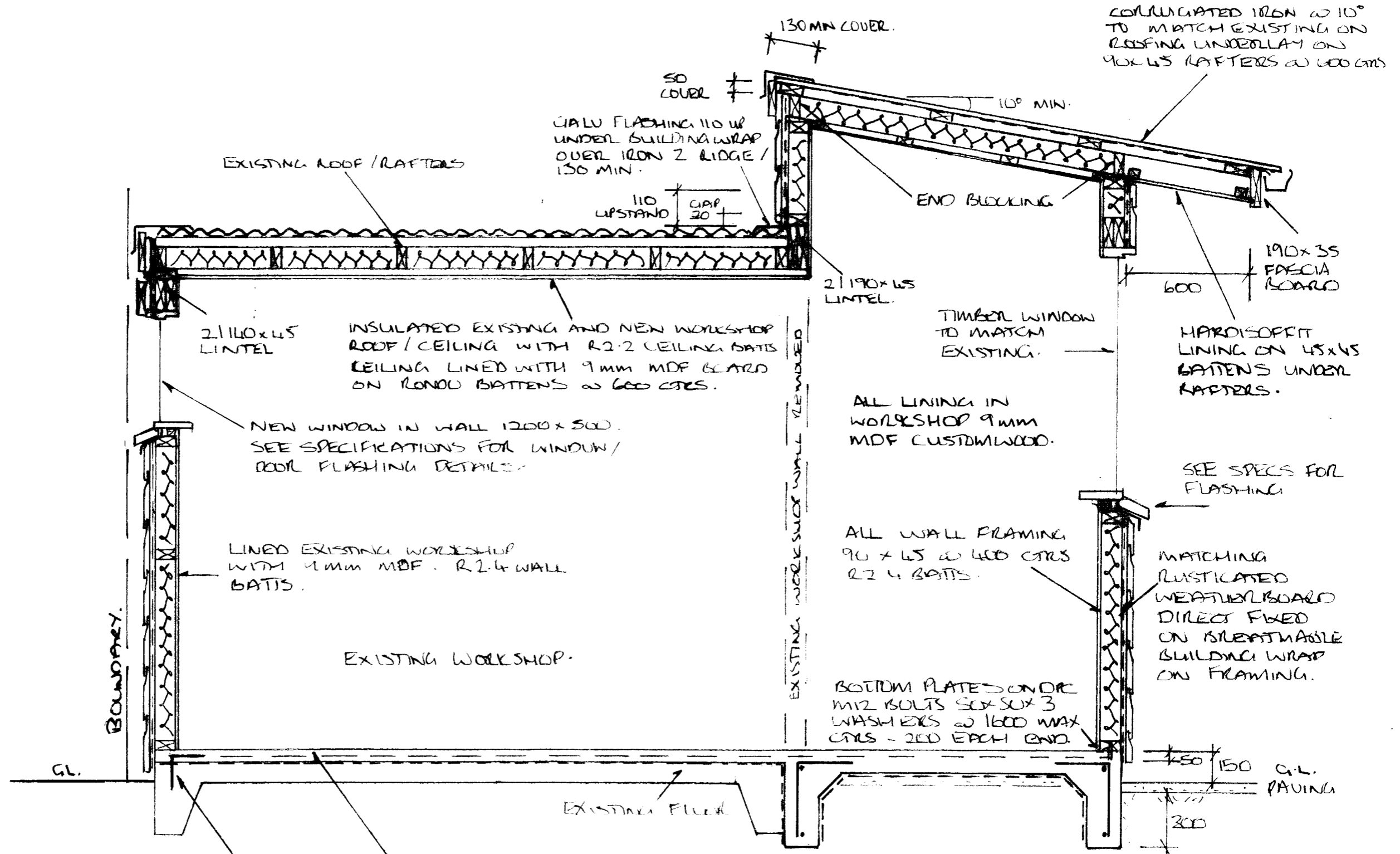
Drawn: D Buist -Otago Draughting Services -Dunedin
 Dated: 24th February 2009

CROSS SECTION A-A 1:20

ROOF LAYOUT PLAN 1:50

All dimensions shall be checked on site before commencing work. All work shall comply with all relevant standards and codes, in particular NZS3604 & AS/NZS3500. Any structural work carried out and not covered in these plans shall be brought to the attention of Otago Draughting Services for any amendments felt appropriate.

Sheet
 3 : 6



SHEVTSOVA & SHEVTSOV RESIDENCE
 34 Woodhaugh Street Leith Valley Dunedin
 Pt Lot 17 DP 56

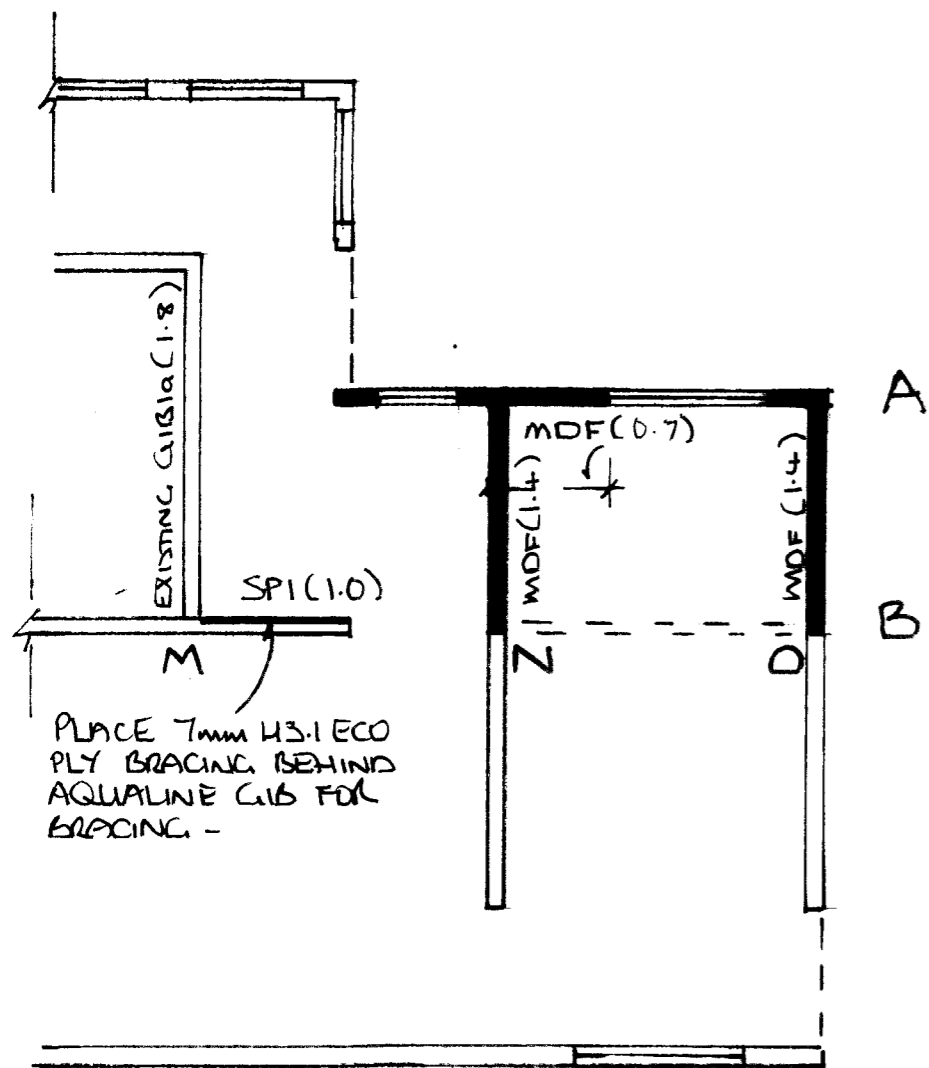
Drawn: D Buist -Otago Draughting Services -Dunedin
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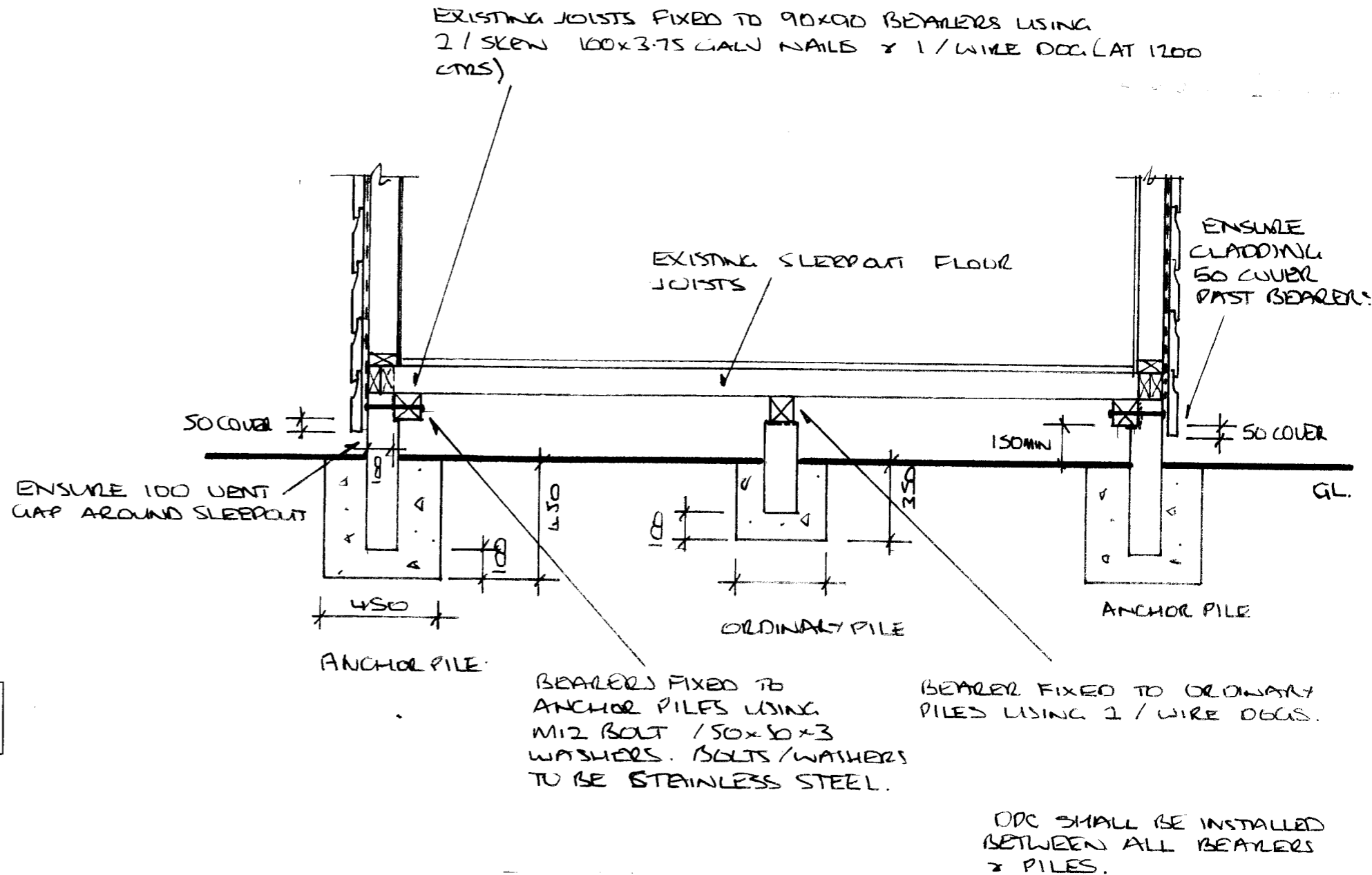
Sheet
 4 : 6

EXTEND NEW CONC OVER EXISTING TO FORM 60MM MIN CAPPING ON POLYTHENE ON EXISTING. CONTINUE 665 MESH 30 COVER.
 HD12 FIXING RODS CHEMSET 150 INTO EXISTING FOLDED 150 INTO CAPPING @ 600 CTRS.

CROSS SECTION B - B 1:20



WALL BRACING 1:50



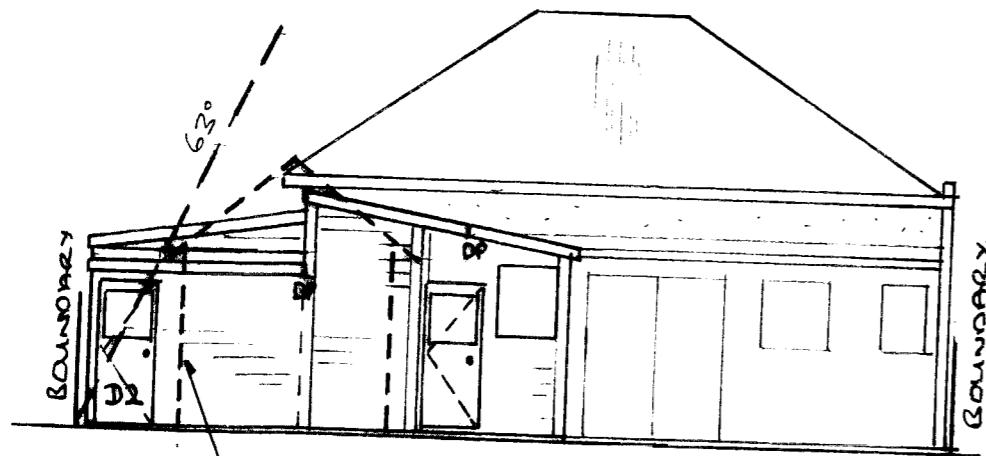
FOOTING DETAIL CROSS SECTION C - C 1:20

SHEVTSOVA & SHEVTSOV RESIDENCE
 34 Woodhaugh Street Leith Valley Dunedin
 Pt Lot 17 DP 56

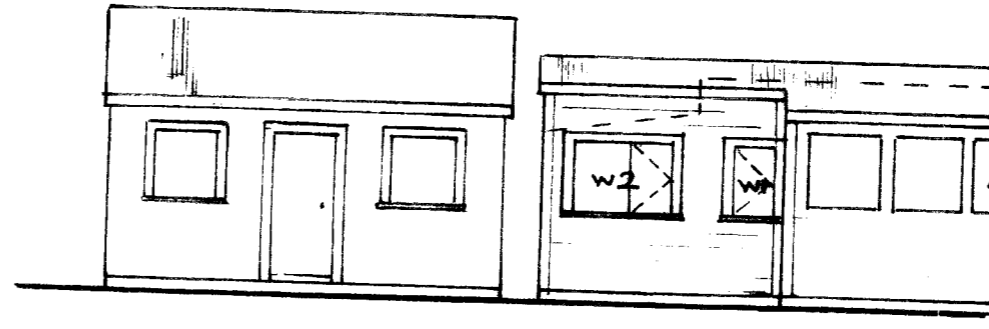
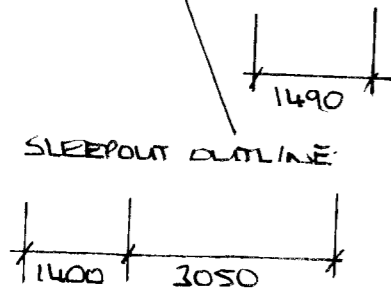
Drawn: D Buist -Otago Draughting Services -Dunedin
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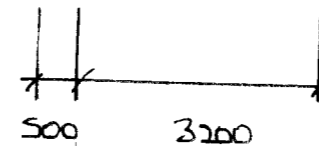
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 5 : 6



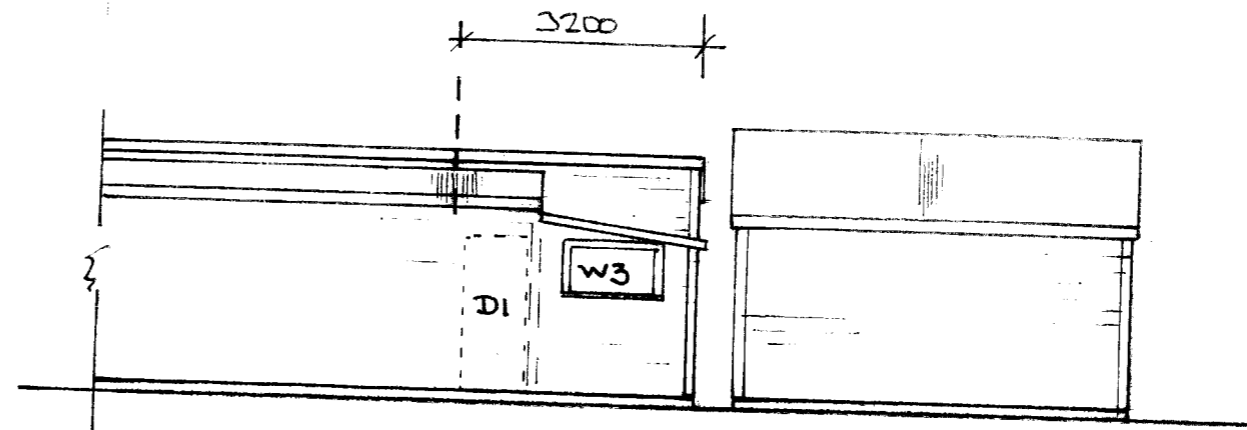
NORTH-EAST



NORTH-WEST



ELEVATIONS 1:100



SOUTH-EAST



WINDOW 'W' / DOOR 'D' SCHEDULE

AREA	WIDTH	HEIGHT	TYPE	LINTEL SIZE
W1	600	1200	S	2/140 X 45
W2	1100	1200	A	2/140 X 45
W3	1100	500	A	2/140 X 45
D1	820	2000		2/90 X 45
D2	820	2000		2/90 X 45

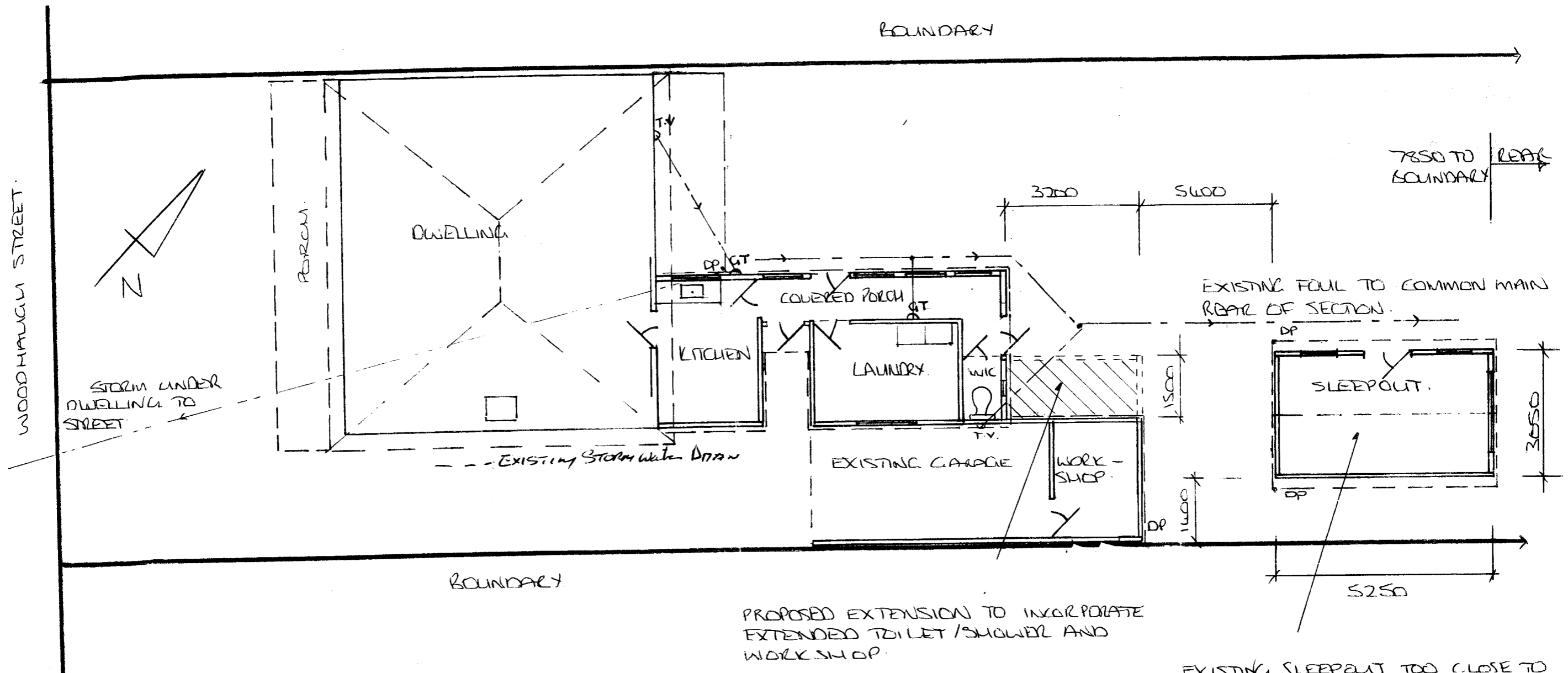
NB: 'S' Safety glazing, 'A' Annealed, 'D' double glazing

SHEVTSOVA & SHEVTSOV RESIDENCE
 34 Woodhaugh Street Leith Valley Dunedin
 Pt Lot 17 DP 56

Drawn: D Buist -Otago Draughting Services -Dunedin
 Dated: 24th February 2009

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Sheet
6:6



EXISTING SITE / FLOOR PLAN 1:100

PROPOSAL

It is proposed to extend the existing toilet and incorporate a shower and vanity. The existing workshop at the end of the garage is to be extended as detailed. The workshop area shall be lined with MDF board on existing and new framing with insulation batts in walls and ceiling. The new extension to have matching corrugated iron on 90x45 rafters with purlins and ceiling battens. The new ceiling and all existing ceilings where relined shall have R2.2 ceiling batts as this is the maximum they can take due to the size of the rafters. The purlins and battens should provide sufficient cavity for the batts as the roofing underlay is above the purlins and therefore provides a total cavity of approx 160mm. The extension to be lined with matching rusticated weatherboard direct fixed with matching timber windows as detailed. The existing sleepout is too close to the ground and is to be relocated closer to the dwelling as detailed with new piles and footings as detailed. New storm to existing with new foul to existing as detailed.

PROPOSED EXTENSION TO INCORPORATE EXTENDED TOILET / SHOWER AND WORKSHOP.

EXISTING SLEEPOUT TOO CLOSE TO GROUND AND TO BE REPILED AND RELOCATED TO DWELLING AND NEW ADDITION.

SHEVTSOVA & SHEVTSOV RESIDENCE
34 Woodhaugh Street Leith Valley Dunedin
Pt Lot 17 DP 56

Drawn: D Buist -Otago Draughting Services -Dunedin
Dated: 24th February 2009

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Sheet
1 : 6

APPROVED FOR CONSTRUCTION
 Date 16/5/09
 Date 26/03/09
 Date
 NOTE: Temp Valve on floor
 Storm Water to Existing drain
 at Side of house

CERTIFICATE OF ACCEPTANCE

0100 114 1100/1110

Section 99, Building Act 2004

COA No:	COA-2010-40	Telephone No:	03 477 4000
APPLICANT		LEGAL DESCRIPTION	
O S S Shevtsov 34 Woodhaugh Street Dunedin 9010		Legal Description: PT LOT 17 DP 56 Location: 34 Woodhaugh Street Dunedin Valuation Roll No: 26850-13500 Description of Building Work 20 Series Concrete Block Work and Foundation	

The territorial authority named above is satisfied, to the best of its knowledge and belief and on reasonable grounds, that, insofar as it can ascertain, the building work described below complies with the building code:

- The 200 series concrete blocks.

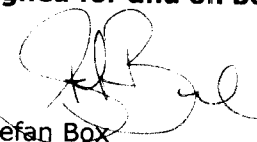
The territorial authority was unable to inspect the following parts of the building work and this certificate is qualified as follows:

- Ground bearing
- Footing sizes and depth
- Covers, sizes and type of steel in footings and block work
- Strength of concrete used in footings and blocks

Nothing in this certificate limits the requirements that a person must not carry out building work except in accordance with a building Consent, nor does it relieve any person from the requirement to obtain a Building Consent for building work.

Compliance Schedule attached

Signed for and on behalf of the Council:



Stefan Box

Team Leader Inspections

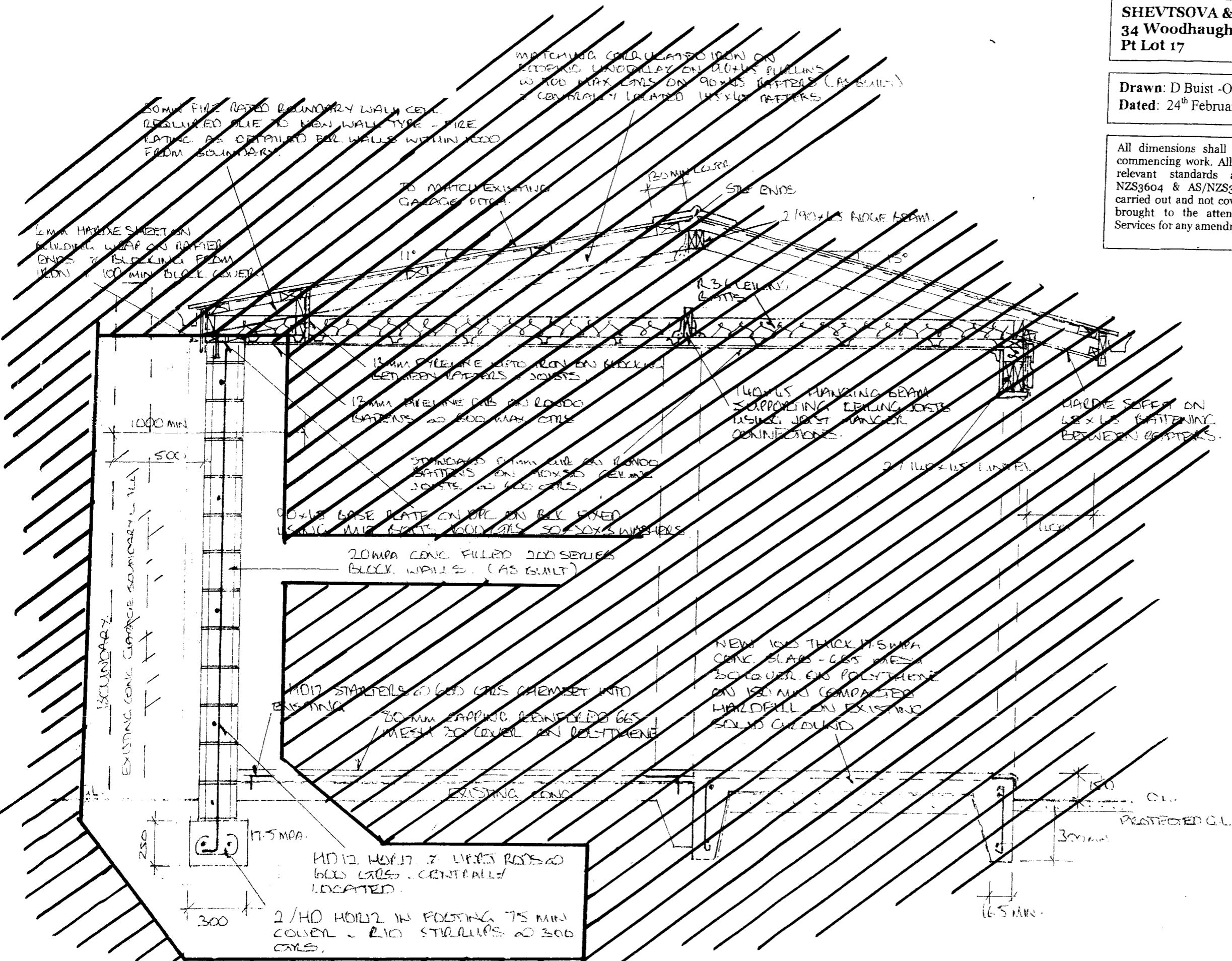
Date: 24 June 2010

SHEVTSOVA & SHEVTSOV RESIDENCE
34 Woodhaugh Street Leith Valley Dunedin
Pt Lot 17 DP 56

Drawn: D Buist - Otago Draughting Services - Dunedin
Dated: 24th February 2009 COA-2010-40

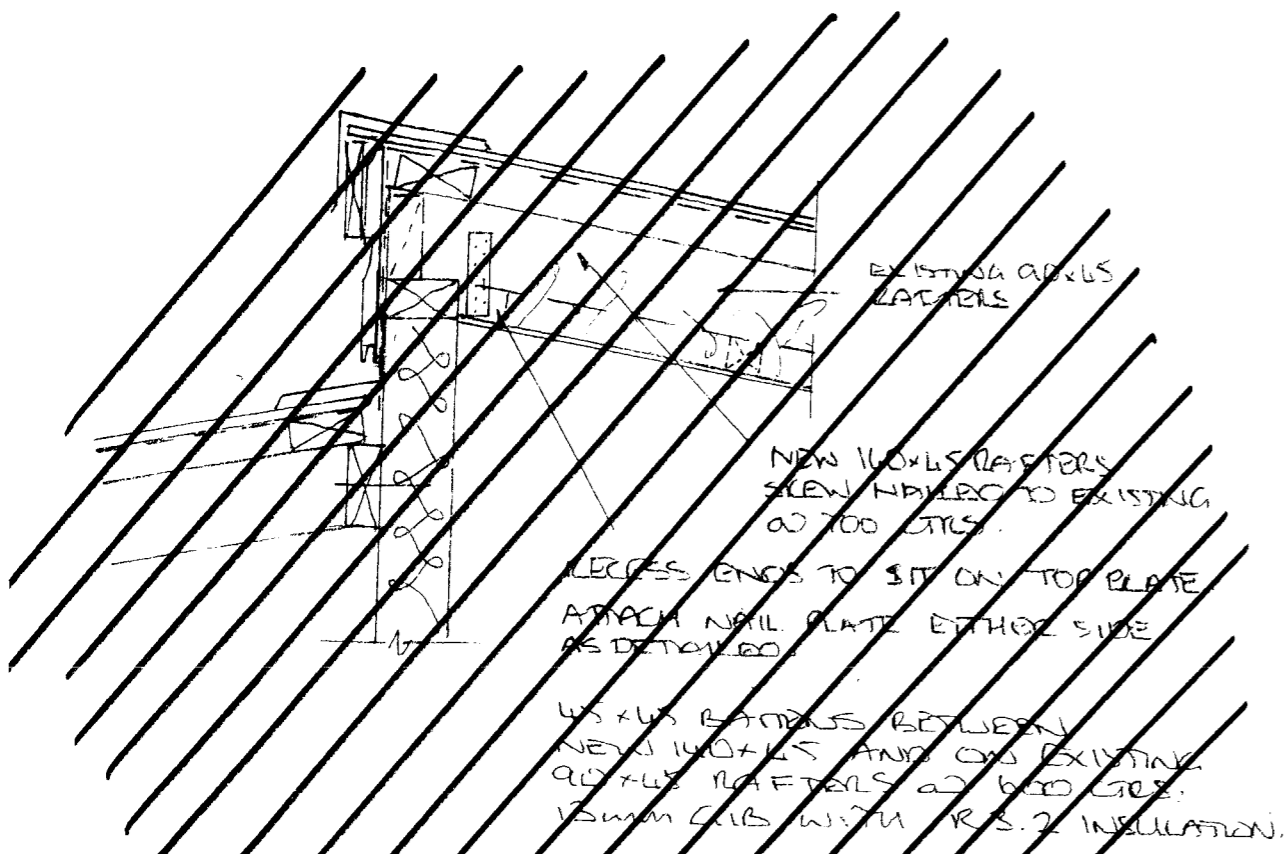
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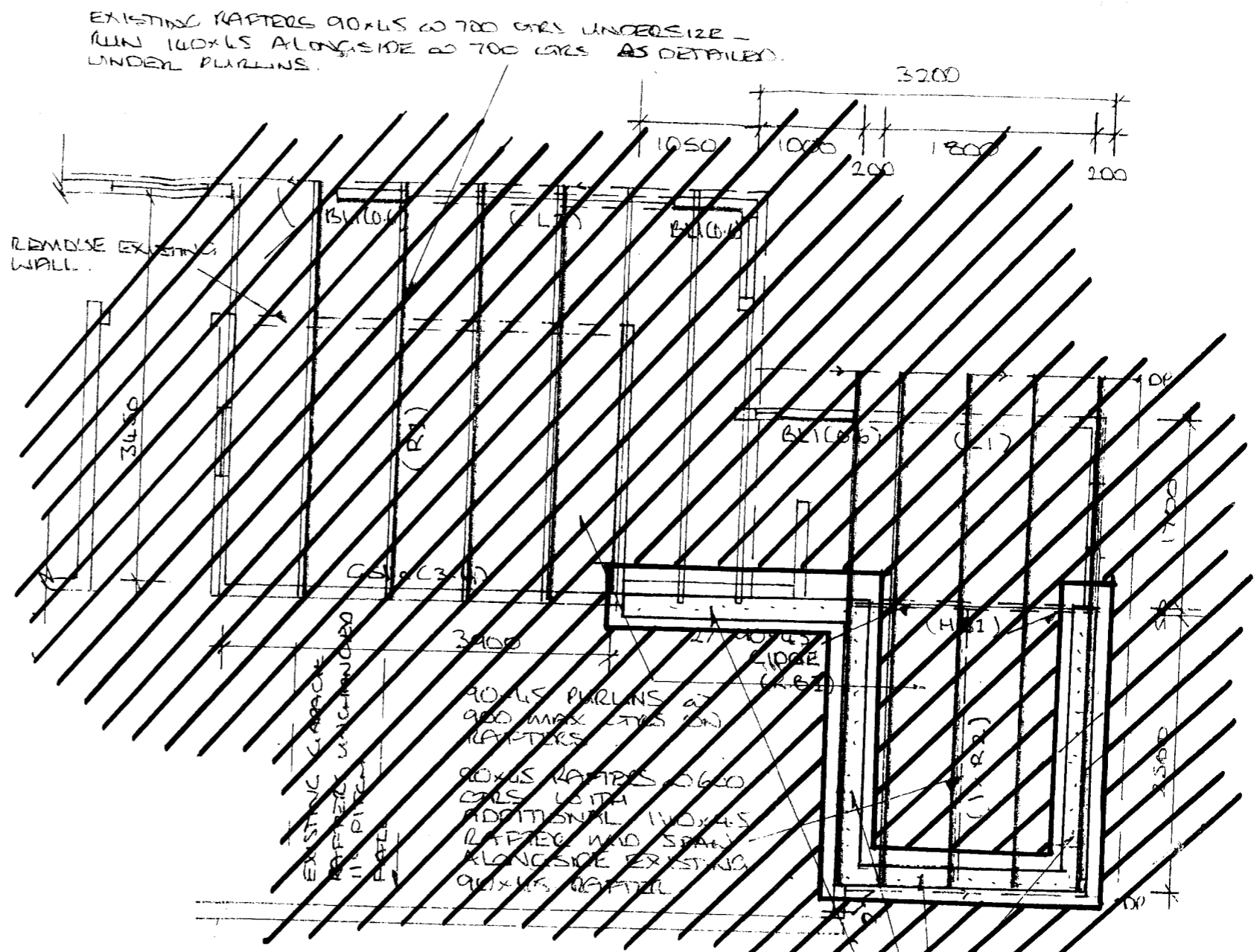


Lv=240-145
[Signature] 02/06/10

CROSS SECTION B - B 1:20



CROSS SECTION C-C 1:10



ROOF LAYOUT AND WALL BRACING PLAN 1:50

SHEVTSOVA & SHEVTSOV RESIDENCE
34 Woodhaugh Street Leith Valley Dunedin
Pt Lot 17 DP 56

Drawn: D Buist - Otago Draughting Services - Dunedin
Dated: 24th February 2009 COA - 2010 - 40

All dimensions shall be checked on site before commencing work. All work shall comply with all relevant standards and codes, in particular NZS3604 & AS/NZS3500. Any structural work carried out and not covered in these plans shall be brought to the attention of Otago Draughting Services for any amendments felt appropriate.

Sheet

16 April 2010

O S S Shevtsova
34 Woodhaugh Street
Leith Valley
DUNEDIN 9010

Dear Olga

RESOURCE CONSENT APPLICATION: LUC-2010-145
34 WOODHAUGH STREET
DUNEDIN

Your application for retrospective land use consent to authorise a garage /workshop structure within the side yard and height plane at 34 Woodhaugh Street, Dunedin, was processed on a non-notified basis in accordance with sections 95A to 95F of the Resource Management Act 1991. The application was considered by a Senior Planner – Consents, under delegated authority, on 16 April 2010.

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

DESCRIPTION OF ACTIVITY

The application seeks to authorise extensions and alterations to a workshop/garage structure located on the site at 34 Woodhaugh Street. The authorisation is sought retrospectively due to work being undertaken beyond the scope of works approved through building consent ABA2009-244. That consent was approved subject to works not going beyond the building envelopes that existed within the side yard and height plane at that time. The work undertaken has not affected the building envelope of the garage structure, however, the attached workshop was been increased in height, previously being a lean to at lower height to the garage itself but now extending from the garage at equal height. Existing use rights are therefore lost for the entire garage/workshop structure and resource consent is now sought to authorise all breaches of the side yard and height plane.

The application stipulates that to mitigate the effect of the encroaching structure, no fire will be installed that would require a chimney element in the area beyond the original dwelling footprint. A plan is included in the application highlighting the area for which this restriction is volunteered.

The subject site comprises approximately 475m² and is legally described as *Part Allotment 17 Deposited Plan 56*, being held in Computer Freehold Register *OT172/273*. The site has frontage to Woodhaugh Street with a driveway providing vehicle access into the garage structure subject of this application. Residential activity in the area typically occurs on sites of similar size with single stand-alone dwellings located on front sites. The topography on the subject site and surrounds is generally flat.

REASONS FOR APPLICATION

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

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

- Rule 8.7.2(i)(a) which requires the provision of a 2 metre side yard. The garage structure breaches this requirement by 2 metres, being 100% of the yard, whilst the workshop extension breaches the yard by 1.5 metres.
- Rule 8.7.2(ii) requires that all structures be contained within a 63 degree height plane originating from ground level along all boundaries. The garage will breach this requirement by 100% and the workshop extension will create a breach of approximately 18 degrees.

The garage structure represents a pre-existing breach of the side yard and height plane. Pursuant to section 10(3) of the Act, existing use rights are lost for these existing breaches due to the additions that have been undertaken. This consent therefore authorises the continued presence of the garage within the side yard and height plane, as well as the extended workshop area attached.

In accordance with Rule 8.7.4(i), the proposal is a **restricted discretionary** activity. The Council’s discretion is restricted to the areas breaching the above rules regarding the breach of the side yard and height plane.

PLANNING ASSESSMENT

Affected Persons

The written approval of the persons detailed in the table below has been obtained. In accordance with section 104(3)(a)(ii) of the Resource Management Act, the Council cannot have regard to the effects of the activity on these persons.

Person	Owner	Occupier	Address	Obtained
Peter Ashford and Linda Stedman	✓	✓	32 Woodhaugh Street	10/04/2010

No other persons are considered to be adversely affected by this proposal for the 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 in Section 8.13 of the District Plan considered relevant to the proposed activity, and is carried out on the basis that the environment is characterised by residential activity on single sites within predominantly single storey, stand alone dwellings.

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 (8.13.3)

The extension to the existing structures are not readily apparent from any property or thoroughfare, with the effects arising from the work solely appreciable from the adjoining site at 32 Woodhaugh Street. The written approval of the owners and occupiers of that property has been submitted with the application and the effects on that property are therefore duly disregarded.

Consequently, the effects of the bulk and location of the structure are assessed as no more than minor.

2. Amenity Values and Character (8.13.5)

The proposal is for a residential activity in a residential zone and in this respect the effects of the activity on amenity values and the character of the area have largely been anticipated by the zoning of the site.

The owners of the properties that could be adversely affected have given their written approval to the application, and hence any effects on their amenity cannot be considered. A condition is attached to the decision certificate to reflect the undertaking given in the application that no fire/chimney unit will be installed in the area shown as highlighted on the application plan. This will ensure that additional effects on the amenity of 32 Woodhaugh Street are avoided and the agreement reached between the applicant and owners of 32 Woodhaugh Street will be binding upon future owners of the subject site.

Consequently, it is considered the proposal will not detract from the amenity values of the zone, and will not affect the character of the area.

3. Cumulative Effects (8.13.13)

The effects of the existing activity in the area are presently not significant. The effects from this proposal are not expected to add to the existing effects such that the cumulative effects are more than minor. Future applications for activity in the area, beyond that permitted 'as-of-right' by the District Plan, will be assessed as and when they arise and the potential for cumulative effects considered again at that time.

CONSENT DECISION

Pursuant to sections 34A(1) and 104C and after having regard to section 104 of the Resource Management Act 1991, the Dunedin City Council grants consent to breaches of the side yard and height plane by a garage/workshop structure on the site at 34 Woodhaugh Street, Dunedin, subject to the conditions shown on the attached certificate.

REASONS

Effects

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

District Plan – Objectives and Policies

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

- **Objective 4.2.1 and Policy 4.3.1 (Sustainability Section)** that seek to enhance and maintain the amenity values of the Dunedin area.
- **Objective 8.2.1 and Policy 8.3.1 (Residential Section)** that seek to ensure the adverse effects on the amenity values and character of residential areas are avoided remedied or mitigated.

The proposal is also considered to be consistent with the anticipated environmental results of Section 8.14, for the reasons outlined under the heading 'Effects on the Environment' above.

RIGHTS OF OBJECTION

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

The Chief Executive
Dunedin City Council
PO Box 5045
Moray Place
Dunedin 9058

Attention: Senior Planner - Enquiries 1st Floor

Yours faithfully

Doug Spittle
Senior Planner

Consent Type: Land Use Consent
Consent Number: LUC-2010-145

Pursuant to sections 34A(1) and 104C and after having regard to section 104 of the Resource Management Act 1991, the Dunedin City Council grants consent to breaches of the side yard and height plane by a garage/workshop structure on the site at 34 Woodhaugh Street, Dunedin, subject to the conditions below, imposed under section 108 of the Act.

Location of Activity: 34 Woodhaugh Street, Dunedin

Legal Description: Part Allotment 17 Deposited Plan 17 (Computer Freehold Register OT172/273)

Lapse Date: 16 April 2015, unless the consent has been given effect to before this date.

Conditions:

- 1 *The proposed activity shall be undertaken in general accordance with the site plan, elevations and the information provided with the resource consent application, received by the Council on 12 April 2010, except where modified by the following condition.*
- 2 *No fire/chimney unit shall be installed in the area shown highlighted on the application plan, including the garage/workshop structure subject of this consent.*

Advice Notes:

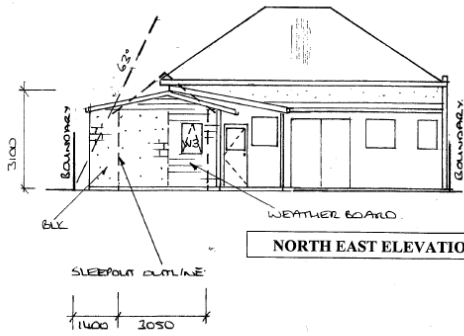
- 1 In addition to the conditions of a resource consent, the Resource Management Act 1991 establishes through sections 16 and 17 a duty for all persons to avoid unreasonable noise, and to avoid, remedy or mitigate any adverse effect created from an activity they undertake.
- 2 Resource consents are not personal property. This consent attaches to the land to which it relates, and consequently the ability to exercise this consent is not restricted to the party who applied and/or paid for the consent application.
- 3 The lapse period specified above may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991.
- 4 It is the responsibility of any party exercising this consent to comply with any conditions imposed on the resource consent prior to and during (as applicable) exercising the resource consent. Failure to comply with the conditions may result in prosecution, the penalties for which are outlined in section 339 of the Resource Management Act 1991.
- 5 This is a resource consent. Please contact the Council's Building Control Office, Development Services, about the building consent requirements for the work.
- 6 The entire building including roof eaves and guttering (and associated drainage) must be contained within the property boundaries. As the proposed building extends to the side boundary care should be taken by the consent holder to accurately identify the position of these boundaries prior to building construction. Confirmation by a licensed cadastral surveyor may be required.

Issued at Dunedin this 16 April 2010

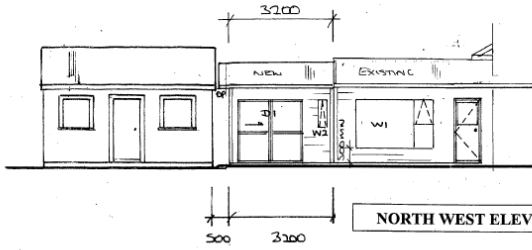
Doug Spittle
Senior Planner

Appendix 1 - Approved plan for SUB/LUC-2010-

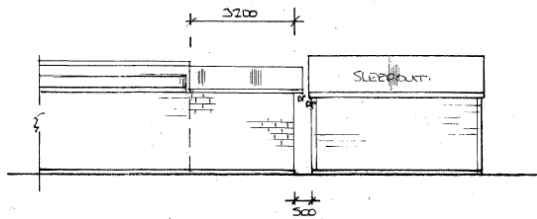
WCS



NORTH EAST ELEVATION 1:100



NORTH WEST ELEVATION 1:100



SOUTH EAST ELEVATION 1:100

WINDOW 'W' / DOOR 'D' SCHEDULE				
AREA	WIDTH	HEIGHT	TYPE	LINTEL SIZE
W1	2400	1500	A/D	2/140 X 45
W2	200	800	S	2/90 X 45
W3	600	800	A	2/90 X 45
W4	600	800	A	2/90 X 45
D2	2000	1950	S	2/140 X 45

NB: 'S' Safety glazing, 'A' Annealed, 'D' double glazing

SHEVTSOVA & SHEVTSOV RESIDENCE
34 Woodhaugh Street Leith Valley Dunedin
Pt Lot 17 DP 56

Drawn: D Buist -Otago Drafting Services -Dunedin
Dated: 24th February 2009 AMENDED 24.11.09

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Sheet
6 : 6

AMENDMENTS

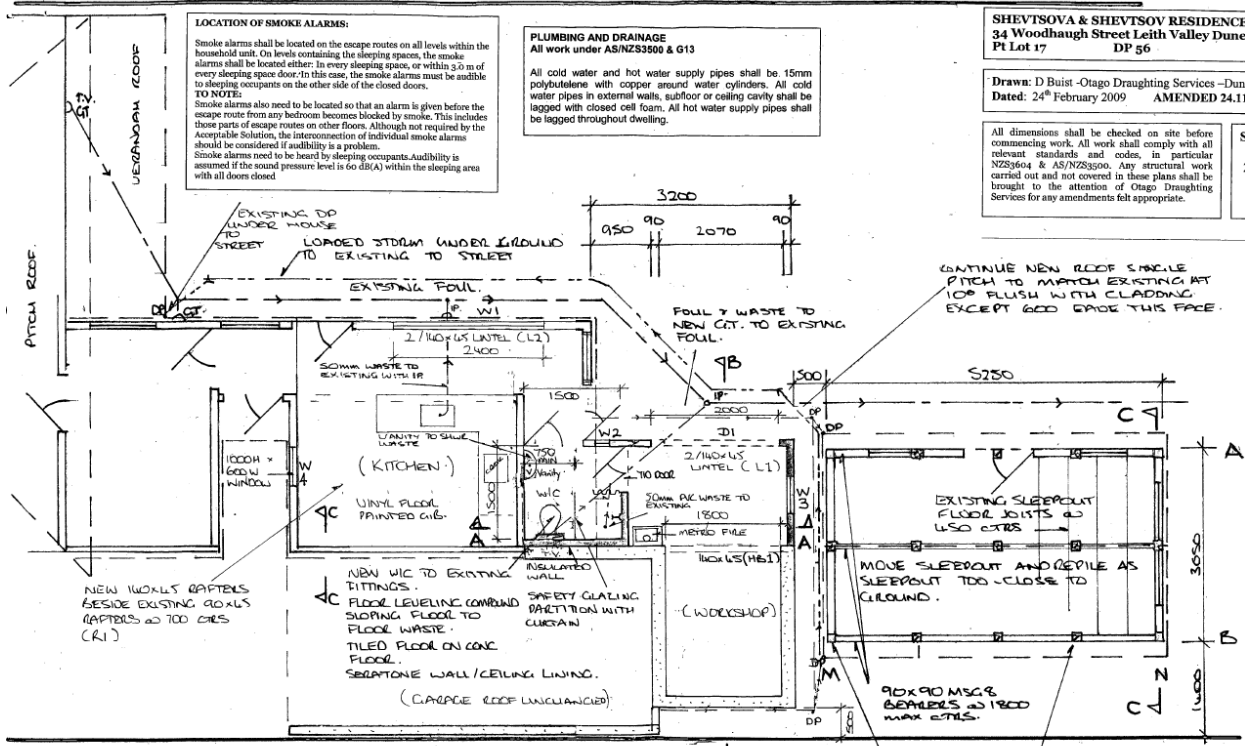
These plans are amended due to the contractor/owner having commenced construction with work having been done outside of the originally submitted plans. The work done relates to a concrete block wall by the boundary of the new workshop and the change of roof design. The new kitchen wall removal and location change along with additional windows and sliding door being installed and new log fire. Amendments relate to detailing changes and changes to existing work in order to bring update NZS3604.

SHEVTSOVA & SHEVTSOV RESIDENCE
34 Woodhaugh Street Leith Valley Dunedin
Pt Lot 17 DP 56

Drawn: D Buist -Otago Drafting Services -Dunedin
Dated: 24th February 2009 AMENDED 24.11.09

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Sheet
2 : 6



PROPOSED FLOOR PLAN 1:50

AMENDMENTS
These plans are amended due to the contractor/owner having commenced construction with work having been done outside of the originally submitted plans. The work done relates to a concrete block wall by the boundary of the new workshop and the change of roof design. The new kitchen wall removal and location change along with additional windows and sliding door being installed and new log fire. Amendments relate to detailing changes and changes to existing work in order to bring update NZS3604.

□ - ANCHOR PILE EACH CORNER
■ - ORDINARY PILES.
SEE BRACING SCHEDULE FOR SUBFLOOR BRACING CALCULATIONS.

[Handwritten signature]

[Scanned image - Not to Scale]

RECOMMENDATION TO SENIOR PLANNER

SECTION 95A to 95F ASSESSMENT

After having regard to the above planning assessment it is considered that:

- 1 The activity will not have or is not likely to have adverse effects on the environment that are more than minor.
- 2 There are no rules or national environmental standards that require public notification of the application.
- 3 No special circumstances exist in relation to the application that require it to be notified.
- 4 Written approval has been obtained from all parties considered to be adversely affected by the proposed activity by a minor or more than minor degree. No other persons are considered to be adversely affected by the proposed activity.

For the reasons concluded above, this application is processed without notice, pursuant to sections 95A to 95F of the Act.

CONSENT DECISION

For the reasons outlined in this report, Council grants consent to the proposed activity under delegated authority, in accordance with section 104C of the Act.

Application:

[**LUC-2010-145 - Application**](#)