

DISCLAIMER

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Dunedin City Council – Land Information Memorandum

Property Address: 7 - 73 Buccleugh Street Dunedin

Prepared for: Vijay Kumar Mallan

Prepared on: 29-May-2026

Property Details:

Property ID	5137367
Address	61CP North Road Dunedin
Parcels	LOT 2 DP 393888
Property ID	5114121
Address	1 - 73 Buccleugh Street Dunedin
Parcels	UNIT 1 DP 406606 on LOT 2 DP 393888
Property ID	5114122
Address	2 - 73 Buccleugh Street Dunedin
Parcels	UNIT 2 DP 406606 on LOT 2 DP 393888
Property ID	5114123
Address	3 - 73 Buccleugh Street Dunedin
Parcels	UNIT 3 DP 406606 on LOT 2 DP 393888
Property ID	5114124
Address	4 - 73 Buccleugh Street Dunedin
Parcels	UNIT 4 DP 406606 on LOT 2 DP 393888
Property ID	5114125
Address	5 - 73 Buccleugh Street Dunedin
Parcels	UNIT 5 DP 406606 on LOT 2 DP 393888
Property ID	5114126
Address	6 - 73 Buccleugh Street Dunedin
Parcels	UNIT 6 DP 406606 on LOT 2 DP 393888
Property ID	5114127
Address	7 - 73 Buccleugh Street Dunedin
Parcels	UNIT 7 DP 406606 on LOT 2 DP 393888
Property ID	5114128
Address	8 - 73 Buccleugh Street Dunedin
Parcels	UNIT 8 DP 406606 on LOT 2 DP 393888
Property ID	5114129
Address	9 - 73 Buccleugh Street Dunedin
Parcels	UNIT 9 DP 406606 on LOT 2 DP 393888
Property ID	5114130
Address	10 - 73 Buccleugh Street Dunedin
Parcels	UNIT 10 DP 406606 on LOT 2 DP 393888
Property ID	5114131
Address	11 - 73 Buccleugh Street Dunedin
Parcels	UNIT 11 DP 406606 on LOT 2 DP 393888
Property ID	5114132
Address	12 - 73 Buccleugh Street Dunedin
Parcels	UNIT 12 DP 406606 on LOT 2 DP 393888

Property ID	5114133
Address	13 - 73 Buccleugh Street Dunedin
Parcels	UNIT 13 DP 406606 on LOT 2 DP 393888
Property ID	5114134
Address	14 - 73 Buccleugh Street Dunedin
Parcels	UNIT 14 DP 406606 on LOT 2 DP 393888
Property ID	5114135
Address	15 - 73 Buccleugh Street Dunedin
Parcels	UNIT 15 DP 406606 on LOT 2 DP 393888
Property ID	5118075
Address	17 - 73 Buccleugh Street Dunedin
Parcels	UNIT 17 DP 406606 on LOT 2 DP 393888
Property ID	5118076
Address	18 - 73 Buccleugh Street Dunedin
Parcels	UNIT 18 DP 406606 on LOT 2 DP 393888
Property ID	5118077
Address	19 - 61 North Road Dunedin
Parcels	UNIT 19 DP 406606 on LOT 2 DP 393888
Property ID	5118078
Address	20 - 61 North Road Dunedin
Parcels	UNIT 20 DP 406606 on LOT 2 DP 393888
Property ID	5118079
Address	21 - 61 North Road Dunedin
Parcels	UNIT 21 DP 406606 on LOT 2 DP 393888
Property ID	5118080
Address	22 - 61 North Road Dunedin
Parcels	UNIT 22 DP 406606 on LOT 2 DP 393888
Property ID	5118081
Address	23 - 61 North Road Dunedin
Parcels	UNIT 23 DP 406606 on LOT 2 DP 393888
Property ID	5118082
Address	24 - 61 North Road Dunedin
Parcels	UNIT 24 DP 406606 on LOT 2 DP 393888
Property ID	5118083
Address	25 - 61 North Road Dunedin
Parcels	UNIT 25 DP 406606 on LOT 2 DP 393888
Property ID	5118084
Address	26 - 61 North Road Dunedin
Parcels	UNIT 26 DP 406606 on LOT 2 DP 393888
Property ID	5118085
Address	27 - 61 North Road Dunedin
Parcels	UNIT 27 DP 406606 on LOT 2 DP 393888
Property ID	5118086
Address	28 - 61 North Road Dunedin
Parcels	UNIT 28 DP 406606 on LOT 2 DP 393888
Property ID	5118087
Address	29 - 61 North Road Dunedin
Parcels	UNIT 29 DP 406606 on LOT 2 DP 393888
Property ID	5118088

Address	30 - 61 North Road Dunedin
Parcels	UNIT 30 DP 406606 on LOT 2 DP 393888
Property ID	5118275
Address	31 - 61 North Road Dunedin
Parcels	UNIT 31 DP 406606 on LOT 2 DP 393888
Property ID	5118276
Address	32 - 61 North Road Dunedin
Parcels	UNIT 32 DP 406606 on LOT 2 DP 393888
Property ID	5118277
Address	33 - 61 North Road Dunedin
Parcels	UNIT 33 DP 406606 on LOT 2 DP 393888
Property ID	5118278
Address	34 - 61 North Road Dunedin
Parcels	UNIT 34 DP 406606 on LOT 2 DP 393888
Property ID	5118279
Address	35 - 61 North Road Dunedin
Parcels	UNIT 35 DP 406606 on LOT 2 DP 393888
Property ID	5118280
Address	36 - 61 North Road Dunedin
Parcels	UNIT 36 DP 406606 on LOT 2 DP 393888
Property ID	5118281
Address	37 - 61 North Road Dunedin
Parcels	UNIT 37 DP 406606 on LOT 2 DP 393888
Property ID	5118282
Address	38 - 61 North Road Dunedin
Parcels	UNIT 38 DP 406606 on LOT 2 DP 393888
Property ID	5118283
Address	39 - 61 North Road Dunedin
Parcels	UNIT 39 DP 406606 on LOT 2 DP 393888
Property ID	5118284
Address	40 - 61 North Road Dunedin
Parcels	UNIT 40 DP 406606 on LOT 2 DP 393888
Property ID	5118285
Address	41 - 61 North Road Dunedin
Parcels	UNIT 41 DP 406606 on LOT 2 DP 393888
Property ID	5118286
Address	42 - 61 North Road Dunedin
Parcels	UNIT 42 DP 406606 on LOT 2 DP 393888
Property ID	5118287
Address	43 - 61 North Road Dunedin
Parcels	UNIT 43 DP 406606 on LOT 2 DP 393888
Property ID	5118288
Address	44 - 61 North Road Dunedin
Parcels	UNIT 44 DP 406606 on LOT 2 DP 393888
Property ID	5119697
Address	16 - 73 Buccleugh Street Dunedin
Parcels	UNIT 16 DP 406606 on LOT 2 DP 393888
Property ID	5150281
Address	16A - 73 Buccleugh Street Dunedin

Parcels	UNIT 16 DP 406606 on LOT 2 DP 393888
Property ID	5150271
Address	16B - 73 Buccleugh Street Dunedin
Parcels	UNIT 16 DP 406606 on LOT 2 DP 393888
Property ID	5150272
Address	16C - 73 Buccleugh Street Dunedin
Parcels	UNIT 16 DP 406606 on LOT 2 DP 393888
Property ID	5119698
Address	45 - 61 North Road Dunedin
Parcels	UNIT 45 DP 406606 on LOT 2 DP 393888
Property ID	5119699
Address	46 - 61 North Road Dunedin
Parcels	UNIT 46 DP 406606 on LOT 2 DP 393888
Property ID	5119700
Address	47 - 61 North Road Dunedin
Parcels	UNIT 47 DP 406606 on LOT 2 DP 393888
Property ID	5119701
Address	48 - 61 North Road Dunedin
Parcels	UNIT 48 DP 406606 on LOT 2 DP 393888
Property ID	5119702
Address	49 - 61 North Road Dunedin
Parcels	UNIT 49 DP 406606 on LOT 2 DP 393888
Property ID	5119703
Address	50 - 61 North Road Dunedin
Parcels	UNIT 50 DP 406606 on LOT 2 DP 393888
Property ID	5119704
Address	51 - 61 North Road Dunedin
Parcels	UNIT 51 DP 406606 on LOT 2 DP 393888
Property ID	5119705
Address	52 - 61 North Road Dunedin
Parcels	UNIT 52 DP 406606 on LOT 2 DP 393888
Property ID	5119706
Address	53 - 61 North Road Dunedin
Parcels	UNIT 53 DP 406606 on LOT 2 DP 393888
Property ID	5119707
Address	54 - 61 North Road Dunedin
Parcels	UNIT 54 DP 406606 on LOT 2 DP 393888

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 29-May-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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Prepared on: 29-May-2026	1
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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

OVERLAND FLOW PATH

North East Valley Flood Level including 500mm Free Board

Description: The property is identified within the report “Minimum Floor Levels for Flood Vulnerable Areas” which seeks to establish minimum floor levels for flood vulnerable areas across the municipality. Although the report is known to the Dunedin City Council the council has not assessed the report for correctness. the applicant is solely responsible for ensuring that the land is suitable for a particular purpose including development. Recommended Minimum Floor Levels(flood level plus 500mm free board) vary for each property under each different sub area.

GHD. (2015). *Minimum floor levels for flood vulnerable areas*. GHD.

[https://2gp.dunedin.govt.nz/2gp/documents/Section32_Background_Documents/Natural_Hazards/Dunedin%20City%20Council,%20Minimum%20Floor%20Levels%20for%20Flood%20Vulnerable%20Areas%20\(GHD,%20March%202015\).pdf](https://2gp.dunedin.govt.nz/2gp/documents/Section32_Background_Documents/Natural_Hazards/Dunedin%20City%20Council,%20Minimum%20Floor%20Levels%20for%20Flood%20Vulnerable%20Areas%20(GHD,%20March%202015).pdf)

Commissioned by: Dunedin City Council

Purpose: The purpose of this report is to identify minimum floor levels for residential development in flood vulnerable areas of Dunedin City, to ensure that buildings are protected against flooding to an appropriate level of risk.

Scope of report: Flood-prone and low-lying parts of Dunedin City

Reference Number: 12074

WATERWAY

Lindsay Creek floodplain

Description: Lindsay Creek floodplain area.

Goldsmith, M., Williams, J., Payan, J.-L., & Stocker, H. (2014). *Flood hazard of Dunedin's urban streams*. Otago Regional Council.

<https://www.orc.govt.nz/media/1724/flood-hazard-of-dunedins-urban-streams.pdf>

Commissioned by: Otago Regional Council

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.

Scope of report: Urban streams within Dunedin City that present a potential flood hazard

Goldsmith, M., Williams, J., Payan, J.-L., & Stocker, H. (2014). *Flood hazard of Dunedin's urban streams*. Otago Regional Council.

<https://www.orc.govt.nz/media/1724/flood-hazard-of-dunedins-urban-streams.pdf>

Commissioned by: Otago Regional Council

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.

Scope of report: Urban streams within Dunedin City that present a potential flood hazard

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.

Dunedin City Lifelines Project. (1999). *Dunedin City Lifelines Project Report*. Dunedin City Lifelines Project.

<https://www.civildefence.govt.nz/assets/Uploads/documents/lifelines/dunedin-lifelines-report-1999.pdf>

Commissioned by: Dunedin City Council and Otago Regional Council

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.

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.

Reference Number: 10111

Other Natural Hazards

Description: A Geotechnical Report exists for this property, please contact Dunedin City Council on landinformation@dcc.govt.nz for a copy of this report

Reference Number: 12781

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

Private sewer service

This property is connected to the Dunedin City Council's foul sewer via a private common drain. The property owner(s) serviced by the common drain are responsible for its maintenance.

Drainage Reticulation Plans

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

Public Sewer Sheets

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

Dunedin City Council Private Drainage plans incomplete

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

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

Water Supply

Private water service - Connected

This property is connected to the Dunedin City Council's water supply via a private water service. The property owner(s) serviced by the private water service are responsible for its maintenance. 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. Please note the Dunedin City Council cannot guarantee the accuracy of water pressure for private connections.

Water reticulation maps

A copy of the water reticulation map of Dunedin City Council infrastructure in the vicinity of the subject property is attached. This shows the location of the DCC owned water mains. 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	4021478
Address	7 - 73 Buccleugh Street Dunedin
Valuation Number	26780-38104-H
Latest Valuation Details	
Capital Value	\$580,000
Land Value	\$170,000
Value of Improvements	\$410,000
Area (Hectares)	
Units of Use	1

Current Rates

Current Rating Year Starting 01-Jul-2025
Dunedin City Council Rates \$3,831.10

Rates Outstanding for Year \$313.93

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-1992-317279](#) Building Consent - PERMIT - Repair Foul Sewer Drain, No Plan

Lodgement Date 14-Oct-1992
Decision Granted
Decision Date 15-Oct-1992
Current Status **Historical Record**
Previous Number ABA922144
(Applications before 2007)

[ABA-2007-315197](#) Building Consent - Erect 15 x 4 Bedroom Apartments in Three Blocks

Lodgement Date 13-Mar-2007
Decision Granted
Decision Date 23-May-2007
Current Status **CCC Issued**
Previous Number
(Applications before 2007)

[ABA-2007-317771](#) Building Consent - Retaining Wall And Carpark

Lodgement Date	08-Nov-2007
Decision	Granted
Decision Date	22-Jan-2008
Current Status	CCC Issued
Previous Number	
<i>(Applications before 2007)</i>	

[ABA-2008-1153](#) Building Consent - Upgrade Bedrooms. Swimming Pool, Spa, Gym in Basement

Lodgement Date	29-May-2008
Decision	Granted
Decision Date	11-Sep-2008
Current Status	CCC Issued
Previous Number	
<i>(Applications before 2007)</i>	

Building and Drainage Permits

[H-1929-146047](#) AAD19290203

C3080 - Plumbing and Drainage New Convent, (Roman Catholic Diocese). The permit was lodged on 16-Apr-1929.

[H-1965-62807](#) AAB19650143

12992 - Retaining Wall & Fence In Buccleugh Street, No Plan. The permit was lodged on 18-May-1965.

[H-1988-224952](#) AAD19881163

L2280 - Stormwater for Roadway, No Plan (Roman Catholic Diocese). The permit was lodged on 05-Feb-1988.

[H-1989-227066](#) AAD19891235

L4310 - Plumbing, (University of Otago). The permit was lodged on 06-Mar-1989.

[H-1989-227067](#) AAD19891236

L5429 - Drainage Repair, No Plan (University of Otago). The permit was lodged on 17-Oct-1989.

[H-1928-12843](#) AAB19280102

1049 - Shelter Sheds for Dominican Nuns, (Roman Catholic Diocese). The permit was lodged on 26-Jul-1928.

[H-1928-12844](#) AAB19280103

1364 - Erect New Convent (Roman Catholic Diocese). The permit was lodged on 03-Dec-1928.

[H-1967-66072](#) AAB19670168

16141 - Erect Garage, (Dominican Convent). The permit was lodged on 21-Dec-1967.

Building Notices

No Building Notices

Resource Consents

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

[POL-2008-18](#) - Planning Other Legislation

Description	Cancellation of a Building Line Restriction
Lodgement Date	09-Apr-2008
Decision	Granted
Decision Date	22-Apr-2008
Current Status	Completed

[RMA-2005-369810](#) - Resource Management Act (Historical Data)

Description	UNIT TITLE SUBDIVISION
Lodgement Date	09-Jan-2006
Decision	Granted
Decision Date	23-May-2006
Current Status	s32(2)a Issued

[SUB-2005-369810/B](#) - Subdivision Consent

Description	s127 variation to Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015
Lodgement Date	25-Oct-2007
Decision	Withdrawn
Decision Date	17-Dec-2007
Current Status	Application Withdrawn

[SUB-2005-369810/A](#) - Subdivision Consent

Description	Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015
Lodgement Date	25-Oct-2007
Decision	Consent Order Issued by Environment Court
Decision Date	20-Jul-2007
Current Status	Environment Court Decision

[RMA-2005-369811](#) - Resource Management Act (Historical Data)

Description	TECHNICAL NON COMPLIANCE AS A RESULT OF UNIT TITLE SUBDIVISION
Lodgement Date	09-Jan-2006
Decision	Granted
Decision Date	23-May-2006
Current Status	Consent Issued

[LUC-2005-369811/A](#) - Land Use Consent

Description	Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015
Lodgement Date	25-Oct-2007
Decision	Consent Order Issued by Environment Court
Decision Date	20-Jul-2007
Current Status	Environment Court Decision

[LUC-2005-369811/B](#) - Land Use Consent

Description	127 change of conditions for a Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015
Lodgement Date	26-Oct-2007
Decision	Withdrawn
Decision Date	17-Dec-2007
Current Status	Application Withdrawn

[SUB-2009-89](#) - Subdivision Consent

Description	substitute unit title subdivision for amended Stage 2 proposal for Santa Sabina development
Lodgement Date	10-Sep-2009
Decision	Granted
Decision Date	23-Nov-2009
Current Status	Consent Superseded

[LUC-2009-350](#) - Land Use Consent

Description	construct thirty-eight 1 bedroom apartments
Lodgement Date	25-Aug-2009
Decision	Granted
Decision Date	23-Nov-2009
Current Status	Completed

[SUB-2009-89/A](#) - Subdivision Consent

Description	Section 127 variation of conditions
Lodgement Date	18-Feb-2010
Decision	s127 Upheld
Decision Date	16-Mar-2010
Current Status	Consent Issued

[LUC-2009-350/A](#) - Land Use Consent

Description	Section 127 variation of conditions
Lodgement Date	18-Feb-2010
Decision	s127 Upheld
Decision Date	16-Mar-2010
Current Status	Consent Issued

[LUC-2009-350/B](#) - Land Use Consent

Description	Section 127 variation of conditions
Lodgement Date	28-Oct-2010
Decision	s127 Upheld
Decision Date	15-Nov-2010
Current Status	Consent Issued

[RMA-2006-370642](#) - Resource Management Act (Historical Data)

Description	CERTIFICATE OF COMPLIANCE
Lodgement Date	15-Sep-2006
Decision	Granted
Decision Date	19-Oct-2006
Current Status	Consent Issued

Consent Stages

Type	Certificate of Compliance
Issued Date	19 October 2006
Further Details	

[RMA-2006-370235](#) - Resource Management Act (Historical Data)

Description	SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION
Lodgement Date	29-May-2006
Decision	Granted
Decision Date	01-Jun-2006
Current Status	s224c Issued

[SUB-2010-106](#) - Subdivision Consent

Description	undertake a unit title subdivision (phase 1 of 4)
Lodgement Date	12-Nov-2010
Decision	Granted
Decision Date	15-Nov-2010
Current Status	s224c Issued

[SUB-2010-107](#) - Subdivision Consent

Description	undertake a unit title subdivision (phase 2 of 4)
Lodgement Date	12-Nov-2010
Decision	Granted
Decision Date	15-Nov-2010
Current Status	s224c Issued

[SUB-2010-108](#) - Subdivision Consent

Description	undertake a unit title subdivision (phase3 of 4)
Lodgement Date	12-Nov-2010
Decision	Granted
Decision Date	15-Nov-2010
Current Status	s224c Issued

[SUB-2010-109](#) - Subdivision Consent

Description	undertake a unit title subdivision (phase 4 of 4)
Lodgement Date	12-Nov-2010
Decision	Granted
Decision Date	15-Nov-2010
Current Status	s224c Issued

[LUC-2007-483](#) - Land Use Consent

Description	Removal of 3 mature trees from an Urban Landscape Conservation Area.
Lodgement Date	23-Aug-2007
Decision	Granted
Decision Date	19-Sep-2007
Current Status	Completed

[LUC-2011-230](#) - Land Use Consent

Description	construct two retaining walls
Lodgement Date	08-Jun-2011
Decision	Granted
Decision Date	06-Jul-2011
Current Status	Completed

[LUC-2008-33](#) - Land Use Consent

Description	Retaining wall on boundary
Lodgement Date	29-Jan-2008
Decision	Granted
Decision Date	02-Apr-2008
Current Status	Completed

[LUC-2011-609](#) - Land Use Consent

Description	earthworks associated with subdivision 2010-109 (Stage 3 Part 4)
Lodgement Date	19-Dec-2011
Decision	Granted
Decision Date	26-Jan-2012
Current Status	Completed

[RMA-1999-363111](#) - Resource Management Act (Historical Data)

Description	TREE PRUNING OF NINE REDWOODS (G073)
Lodgement Date	02-Jul-1999
Decision	Granted
Decision Date	09-Jul-1999
Current Status	Consent Issued

[RMA-2004-368280](#) - Resource Management Act (Historical Data)

Description	REMOVAL OF 3 REDWOOD (OFF SHOOTS) AND CROWN-RAISE REMAINING TREES (G073)
Lodgement Date	17-Sep-2004
Decision	Granted
Decision Date	03-Mar-2005
Current Status	Consent Issued

Earthworks Permit

The following Earthworks Permits are recorded for this property:

Parcel Description	UNIT 7 DP 406606
Permit Date	23-May-2007
Reference	E1846
Description	Excavation for building platform stage 1

Parcel Description UNIT 7 DP 406606
Permit Date 26-Mar-2008
Reference E2019
Description Site preparation for roading, building and retaining of units

Parcel Description LOT 2 DP 393888
Permit Date 23-May-2007
Reference E1846
Description Excavation for building platform stage 1

Parcel Description LOT 2 DP 393888
Permit Date 01-Apr-2010
Reference E2343
Description Excavation and fill for unit title subdivision. 4400 sq m, 4.7m max cut

Parcel Description LOT 2 DP 393888
Permit Date 26-Mar-2008
Reference E2019
Description Site preparation for roading, building and retaining of units

Consent Notices

Consent Notices

This LIM is for a unit in a unit title development. A unit title is made up of two components: ownership in the particular unit; and a share in the ownership of the common property along with the other unit owners. There are no consent notices recorded against the title for Principal Unit 7. However, there are two consent notices recorded against the supplementary record sheet (LINZ identifier 423235) for the common property as follows:

- CONO 8991462.13
- CONO 8991462.14

Copies of these consent notices are attached. The conditions in the consent notices must be complied with on an ongoing basis.

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

- Heritage Buildings and Structures
 - Type: Heritage Building
 - Plan ID: BX058
 - Name: Santa Sabina Convent (former)
 - Address: 16/73, 17/73 and 18/73 Buccleugh Street
 - Protection Required: Entire external building envelope of the former convent only

Overlay Zones

- Hazard 2 (flood) Overlay Zone (part)

Mapped Areas

- Gardens Mapped Area (part)
- Wastewater Constraint Mapped Area (part)
 - Name: North East Valley
- Road Classification Hierarchy (main roads within 30m of site)
 - North Rd is a Commercial Centre road
- Urban Biodiversity Mapped Area (part)
 - Name: Buccleugh Street, North East Valley
 - Plan ID: UBMA12

[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.

Foul Sewer and Waste Water

Knowledge of Watercourses

A watercourse is a channel through which water flows or collects. It may be natural, modified or artificial, or be piped or open. Watercourses are the responsibility of the property owner from the point of boundary entry to the point of boundary exit. Not all watercourses are recorded or known to the Dunedin City Council. Therefore it is recommended that the applicant inspect the local site of interest to determine whether there are any watercourses located within the boundary of the particular property. For further information in respect of any watercourse it is recommended the applicant read the Watercourse Information Sheet, available at www.dunedin.govt.nz/watercourseinfo

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 building consent, or to enquire about information referred to in this section, please contact Building Services 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 7 - 73 Buccleugh Street Dunedin

[5013925 76 Gladstone Road Dunedin](#)

[RMA-1989-354613](#) Resource Management Act (Historical Data) EXTEND DALMORE HOUSE Ownr:UNIVERSITY OF OTAGO / App: UNIVERSITY OF OTAGO BOX 56 OR BOX 5456 DUNEDN (Notified - Non Complying). The outcome was Granted on 28/09/1989.

[5013926 20 Allenby Avenue Dunedin](#)

[RMA-2006-370153](#) Resource Management Act (Historical Data) FORESTRY ACTIVITY - HARVESTING OF FORESTRY PLANTATION (Notified - Restricted Discretionary). The outcome was Granted on 14/07/2006.

[5014040 57F North Road Dunedin](#)

[RMA-1997-361591](#) Resource Management Act (Historical Data) AMENDMENT TO CROSS-LEASE SUBDIVISION. The outcome was Granted on 18/02/1998.

[5014044 49B North Road Dunedin](#)

[RMA-2004-367952](#) Resource Management Act (Historical Data) CERTIFICATE OF COMPLIANCE FOR TWO RESIDENTIAL UNITS (Other). The outcome was Granted on 20/08/2004.

[5014047 53 North Road Dunedin](#)

[LUC-2026-36](#) Land Use Consent The density breach of the dwelling on Lot 1 of SUB-2026-6.. The outcome was Granted on 11/03/2026.

[SUB-2026-6](#) Subdivision Consent A 2-lot subdivision breaching the Shape performance standard.. The outcome was Granted on 11/03/2026.

[LUC-2020-142](#) Land Use Consent land use consent for the establishment of an additional residential unit and associated earthworks. The outcome was Granted on 28/04/2020.

[RMA-1992-355619](#) Resource Management Act (Historical Data) CONVERSION OF EXISTING BUILDING INTO TWO RESIDENTIAL UNITS Ownr:R FAIRHURST / App: R FAIRHURST 38 LAMBERT STREET (Non-Notified - Non Complying). The outcome was Granted on 03/10/1993.

[5014058 59D North Road Dunedin](#)

[RMA-1988-352293](#) Resource Management Act (Historical Data) ERECT CONSERVATORY Ownr:WRIGHT (Non-Notified - Non Complying). The outcome was Granted on 18/05/1988.

[5014065 63 North Road Dunedin](#)

[RMA-1999-363623](#) Resource Management Act (Historical Data) TO ERECT AN ADDITIONAL CLASSROOM ON SITE (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 17/12/1999.

[RMA-1997-361346](#) Resource Management Act (Historical Data) ALTERATION AND ADDITIONS TO EXISTING SCHOOL BUILDINGS CHQ MCCOY & WIXON (Non-Notified - Restricted Discretionary). The outcome was Granted on 20/10/1997.

[5014066 63 North Road Dunedin](#)

[RMA-1997-361346](#) Resource Management Act (Historical Data) ALTERATION AND ADDITIONS TO EXISTING SCHOOL BUILDINGS CHQ MCCOY & WIXON (Non-Notified - Restricted Discretionary). The outcome was Granted on 20/10/1997.

[5014067 63 North Road Dunedin](#)

[RMA-1995-358999](#) Resource Management Act (Historical Data) PROPOSED RIGHT OF WAY.

5014080 20 Duddingstone Steps Dunedin

[RMA-1992-355423](#) Resource Management Act (Historical Data) SUBDIVISION Ownr:K COCHRANE/ T FOXTON / App: PATERSON PITTS BOX 1083 DUNEDIN (Non-Notified - Non Complying). The outcome was Granted on 07/02/1994.

[RMA-1992-357734](#) Resource Management Act (Historical Data) Subdivision Ownr:COCHRANE K , FOXTON / App: A.D. Hosken PO Box 1083 (Non-Notified - Non Complying). The outcome was Granted on 19/11/1992.

5014081 14 Duddingstone Steps Dunedin

[RMA-2000-364138](#) Resource Management Act (Historical Data) TO ERECT A SECOND HOUSEHOLD UNIT ON THE SUBJECT PROPERTY (Non-Notified - Non Complying). The outcome was Granted on 10/07/2000.

[RMA-2002-365935](#) Resource Management Act (Historical Data) BOUNDARY ADJUSTMENT SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 26/09/2002.

5014082 8 Duddingstone Steps Dunedin

[RMA-2001-365334](#) Resource Management Act (Historical Data) TO ERECT A THIRD RESIDENTIAL UNIT ON A SITE OF 1189 M2 IN THE RESIDENTIAL (Non-Notified - Non Complying). The outcome was Granted on 11/02/2002.

[RMA-2002-365935](#) Resource Management Act (Historical Data) BOUNDARY ADJUSTMENT SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 26/09/2002.

5014115 76 Buccleugh Street Dunedin

[RMA-1988-352315](#) Resource Management Act (Historical Data) ERECT SHED ON TOP OF GARAGE Ownr:BARCLAY (Non-Notified - Non Complying). The outcome was Granted on 01/07/1988.

5102605 53 Buccleugh Street Dunedin

[LUC-2023-406](#) Land Use Consent A car parking structure contravening boundary setback and height in relation to boundary standards and associated earthworks. The outcome was Granted on 17/11/2023.

5104129 34 North Road Dunedin

[LUC-2021-43](#) Land Use Consent the establishment of a new vehicle crossing on a commercial centre street. The outcome was Granted on 04/03/2021.

[RMA-2006-370607](#) Resource Management Act (Historical Data) LEITH LINDSAY FLOOD PROTECTION CONSULTANTS SCHEME - LINDSAY CREEK - LOWER LINDSAY SECTION. The outcome was Granted on 31/08/2007.

5104136 63 North Road Dunedin

[RMA-1999-363623](#) Resource Management Act (Historical Data) TO ERECT AN ADDITIONAL CLASSROOM ON SITE (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 17/12/1999.

[RMA-1997-361346](#) Resource Management Act (Historical Data) ALTERATION AND ADDITIONS TO EXISTING SCHOOL BUILDINGS CHQ MCCOY & WIXON (Non-Notified - Restricted Discretionary). The outcome was Granted on 20/10/1997.

[RMA-1995-358999](#) Resource Management Act (Historical Data) PROPOSED RIGHT OF WAY.

5108554 10 Duddingstone Steps Dunedin

[RMA-2002-365935](#) Resource Management Act (Historical Data) BOUNDARY ADJUSTMENT SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 26/09/2002.

5113643 61 North Road Dunedin

[POL-2008-18](#) Planning Other Legislation Cancellation of a Building Line Restriction. The outcome was Granted on 22/04/2008.

[LUC-2008-33](#) Land Use Consent Retaining wall on boundary. The outcome was Granted on 02/04/2008.

[LUC-2007-483](#) Land Use Consent Removal of 3 mature trees from an Urban Landscape Conservation Area.. The outcome was Granted on 19/09/2007.

[RMA-2005-369811](#) Resource Management Act (Historical Data) TECHNICAL NON COMPLIANCE AS A RESULT OF UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2005-369810](#) Resource Management Act (Historical Data) UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2006-370642](#) Resource Management Act (Historical Data) CERTIFICATE OF COMPLIANCE. The outcome was Granted on 19/10/2006.

[RMA-2004-368280](#) Resource Management Act (Historical Data) REMOVAL OF 3 REDWOOD (OFF SHOOTS) AND CROWN-RAISE REMAINING TREES (G073) (Non-Notified - Restricted Discretionary). The outcome was Granted on 03/03/2005.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[RMA-1999-363111](#) Resource Management Act (Historical Data) TREE PRUNING OF NINE REDWOODS (G073) (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 09/07/1999.

5113644 20 Allenby Avenue Dunedin

[LUC-2015-429](#) Land Use Consent establish a community garden. The outcome was Granted on 15/10/2015.

[LUC-2015-131](#) Land Use Consent maintenance of significant trees G044. The outcome was Granted on 24/03/2015.

[LUC-2008-515](#) Land Use Consent Tree maintenance or emergency works on a significant tree Eucalyptus Gum G044.. The outcome was Granted on 11/09/2008.

[SUB-2005-369810/A](#) Subdivision Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[RMA-2005-369811](#) Resource Management Act (Historical Data) TECHNICAL NON COMPLIANCE AS A RESULT OF UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2005-369810](#) Resource Management Act (Historical Data) UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2006-370153](#) Resource Management Act (Historical Data) FORESTRY ACTIVITY - HARVESTING OF FORESTRY PLANTATION (Notified - Restricted Discretionary). The outcome was Granted on 14/07/2006.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

5114121 1 - 73 Buccleugh Street Dunedin

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[LUC-2009-350/A](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89/A](#) Subdivision Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89](#) Subdivision Consent substitute unit title subdivision for amended Stage 2 proposal for Santa Sabina development. The outcome was Granted on 23/11/2009.

[LUC-2009-350](#) Land Use Consent construct thirty-eight 1 bedroom apartments. The outcome was Granted on 23/11/2009.

[LUC-2005-369811/A](#) Land Use Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[SUB-2005-369810/A](#) Subdivision Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[RMA-2005-369811](#) Resource Management Act (Historical Data) TECHNICAL NON COMPLIANCE AS A RESULT OF UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2005-369810](#) Resource Management Act (Historical Data) UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2006-370642](#) Resource Management Act (Historical Data) CERTIFICATE OF COMPLIANCE. The outcome was Granted on 19/10/2006.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[5114122 2 - 73 Buccleugh Street Dunedin](#)

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[LUC-2009-350/A](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89/A](#) Subdivision Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89](#) Subdivision Consent substitute unit title subdivision for amended Stage 2 proposal for Santa Sabina development. The outcome was Granted on 23/11/2009.

[LUC-2009-350](#) Land Use Consent construct thirty-eight 1 bedroom apartments. The outcome was Granted on 23/11/2009.

[LUC-2005-369811/A](#) Land Use Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[SUB-2005-369810/A](#) Subdivision Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[RMA-2005-369811](#) Resource Management Act (Historical Data) TECHNICAL NON COMPLIANCE AS A RESULT OF UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2005-369810](#) Resource Management Act (Historical Data) UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2006-370642](#) Resource Management Act (Historical Data) CERTIFICATE OF COMPLIANCE. The outcome was Granted on 19/10/2006.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[5114123 3 - 73 Buccleugh Street Dunedin](#)

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[LUC-2009-350/A](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89/A](#) Subdivision Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89](#) Subdivision Consent substitute unit title subdivision for amended Stage 2 proposal for Santa Sabina development. The outcome was Granted on 23/11/2009.

[LUC-2009-350](#) Land Use Consent construct thirty-eight 1 bedroom apartments. The outcome was Granted on 23/11/2009.

[LUC-2005-369811/A](#) Land Use Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[SUB-2005-369810/A](#) Subdivision Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[RMA-2005-369811](#) Resource Management Act (Historical Data) TECHNICAL NON COMPLIANCE AS A RESULT OF UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2005-369810](#) Resource Management Act (Historical Data) UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2006-370642](#) Resource Management Act (Historical Data) CERTIFICATE OF COMPLIANCE. The outcome was Granted on 19/10/2006.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[5114124 4 - 73 Buccleugh Street Dunedin](#)

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[LUC-2009-350/A](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89/A](#) Subdivision Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89](#) Subdivision Consent substitute unit title subdivision for amended Stage 2 proposal for Santa Sabina development. The outcome was Granted on 23/11/2009.

[LUC-2009-350](#) Land Use Consent construct thirty-eight 1 bedroom apartments. The outcome was Granted on 23/11/2009.

[POL-2008-18](#) Planning Other Legislation Cancellation of a Building Line Restriction. The outcome was Granted on 22/04/2008.

[LUC-2005-369811/A](#) Land Use Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[SUB-2005-369810/A](#) Subdivision Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[RMA-2005-369811](#) Resource Management Act (Historical Data) TECHNICAL NON COMPLIANCE AS A RESULT OF UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2005-369810](#) Resource Management Act (Historical Data) UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2006-370642](#) Resource Management Act (Historical Data) CERTIFICATE OF COMPLIANCE. The outcome was Granted on 19/10/2006.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[5114125 5 - 73 Buccleugh Street Dunedin](#)

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase 3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[LUC-2009-350/A](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89/A](#) Subdivision Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89](#) Subdivision Consent substitute unit title subdivision for amended Stage 2 proposal for Santa Sabina development. The outcome was Granted on 23/11/2009.

[LUC-2009-350](#) Land Use Consent construct thirty-eight 1 bedroom apartments. The outcome was Granted on 23/11/2009.

[POL-2008-18](#) Planning Other Legislation Cancellation of a Building Line Restriction. The outcome was Granted on 22/04/2008.

[LUC-2005-369811/A](#) Land Use Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[SUB-2005-369810/A](#) Subdivision Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[RMA-2005-369811](#) Resource Management Act (Historical Data) TECHNICAL NON COMPLIANCE AS A RESULT OF UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2005-369810](#) Resource Management Act (Historical Data) UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2006-370642](#) Resource Management Act (Historical Data) CERTIFICATE OF COMPLIANCE. The outcome was Granted on 19/10/2006.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

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[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[LUC-2009-350/A](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89/A](#) Subdivision Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89](#) Subdivision Consent substitute unit title subdivision for amended Stage 2 proposal for Santa Sabina development. The outcome was Granted on 23/11/2009.

[LUC-2009-350](#) Land Use Consent construct thirty-eight 1 bedroom apartments. The outcome was Granted on 23/11/2009.

[POL-2008-18](#) Planning Other Legislation Cancellation of a Building Line Restriction. The outcome was Granted on 22/04/2008.

[LUC-2005-369811/A](#) Land Use Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[SUB-2005-369810/A](#) Subdivision Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[RMA-2005-369811](#) Resource Management Act (Historical Data) TECHNICAL NON COMPLIANCE AS A RESULT OF UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2005-369810](#) Resource Management Act (Historical Data) UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2006-370642](#) Resource Management Act (Historical Data) CERTIFICATE OF COMPLIANCE. The outcome was Granted on 19/10/2006.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

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[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[LUC-2009-350/A](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89/A](#) Subdivision Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89](#) Subdivision Consent substitute unit title subdivision for amended Stage 2 proposal for Santa Sabina development. The outcome was Granted on 23/11/2009.

[LUC-2009-350](#) Land Use Consent construct thirty-eight 1 bedroom apartments. The outcome was Granted on 23/11/2009.

[POL-2008-18](#) Planning Other Legislation Cancellation of a Building Line Restriction. The outcome was Granted on 22/04/2008.

[LUC-2005-369811/A](#) Land Use Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[SUB-2005-369810/A](#) Subdivision Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[RMA-2005-369811](#) Resource Management Act (Historical Data) TECHNICAL NON COMPLIANCE AS A RESULT OF UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2005-369810](#) Resource Management Act (Historical Data) UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2006-370642](#) Resource Management Act (Historical Data) CERTIFICATE OF COMPLIANCE. The outcome was Granted on 19/10/2006.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

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[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[LUC-2009-350/A](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89/A](#) Subdivision Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89](#) Subdivision Consent substitute unit title subdivision for amended Stage 2 proposal for Santa Sabina development. The outcome was Granted on 23/11/2009.

[LUC-2009-350](#) Land Use Consent construct thirty-eight 1 bedroom apartments. The outcome was Granted on 23/11/2009.

[POL-2008-18](#) Planning Other Legislation Cancellation of a Building Line Restriction. The outcome was Granted on 22/04/2008.

[LUC-2005-369811/A](#) Land Use Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[SUB-2005-369810/A](#) Subdivision Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[RMA-2005-369811](#) Resource Management Act (Historical Data) TECHNICAL NON COMPLIANCE AS A RESULT OF UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2005-369810](#) Resource Management Act (Historical Data) UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2006-370642](#) Resource Management Act (Historical Data) CERTIFICATE OF COMPLIANCE. The outcome was Granted on 19/10/2006.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[5114130 10 - 73 Buccleugh Street Dunedin](#)

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[LUC-2009-350/A](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89/A](#) Subdivision Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89](#) Subdivision Consent substitute unit title subdivision for amended Stage 2 proposal for Santa Sabina development. The outcome was Granted on 23/11/2009.

[LUC-2009-350](#) Land Use Consent construct thirty-eight 1 bedroom apartments. The outcome was Granted on 23/11/2009.

[POL-2008-18](#) Planning Other Legislation Cancellation of a Building Line Restriction. The outcome was Granted on 22/04/2008.

[LUC-2005-369811/A](#) Land Use Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[SUB-2005-369810/A](#) Subdivision Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[RMA-2005-369811](#) Resource Management Act (Historical Data) TECHNICAL NON COMPLIANCE AS A RESULT OF UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2005-369810](#) Resource Management Act (Historical Data) UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2006-370642](#) Resource Management Act (Historical Data) CERTIFICATE OF COMPLIANCE. The outcome was Granted on 19/10/2006.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[5114131 11 - 73 Buccleugh Street Dunedin](#)

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[LUC-2009-350/A](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89/A](#) Subdivision Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89](#) Subdivision Consent substitute unit title subdivision for amended Stage 2 proposal for Santa Sabina development. The outcome was Granted on 23/11/2009.

[LUC-2009-350](#) Land Use Consent construct thirty-eight 1 bedroom apartments. The outcome was Granted on 23/11/2009.

[POL-2008-18](#) Planning Other Legislation Cancellation of a Building Line Restriction. The outcome was Granted on 22/04/2008.

[LUC-2005-369811/A](#) Land Use Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[SUB-2005-369810/A](#) Subdivision Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[RMA-2005-369811](#) Resource Management Act (Historical Data) TECHNICAL NON COMPLIANCE AS A RESULT OF UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2005-369810](#) Resource Management Act (Historical Data) UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2006-370642](#) Resource Management Act (Historical Data) CERTIFICATE OF COMPLIANCE. The outcome was Granted on 19/10/2006.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[5114132 12 - 73 Buccleugh Street Dunedin](#)

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[LUC-2009-350/A](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89/A](#) Subdivision Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89](#) Subdivision Consent substitute unit title subdivision for amended Stage 2 proposal for Santa Sabina development. The outcome was Granted on 23/11/2009.

[LUC-2009-350](#) Land Use Consent construct thirty-eight 1 bedroom apartments. The outcome was Granted on 23/11/2009.

[POL-2008-18](#) Planning Other Legislation Cancellation of a Building Line Restriction. The outcome was Granted on 22/04/2008.

[LUC-2005-369811/A](#) Land Use Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[SUB-2005-369810/A](#) Subdivision Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[RMA-2005-369811](#) Resource Management Act (Historical Data) TECHNICAL NON COMPLIANCE AS A RESULT OF UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2005-369810](#) Resource Management Act (Historical Data) UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2006-370642](#) Resource Management Act (Historical Data) CERTIFICATE OF COMPLIANCE. The outcome was Granted on 19/10/2006.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[5114133 13 - 73 Buccleugh Street Dunedin](#)

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase 3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[LUC-2009-350/A](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89/A](#) Subdivision Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89](#) Subdivision Consent substitute unit title subdivision for amended Stage 2 proposal for Santa Sabina development. The outcome was Granted on 23/11/2009.

[LUC-2009-350](#) Land Use Consent construct thirty-eight 1 bedroom apartments. The outcome was Granted on 23/11/2009.

[LUC-2005-369811/A](#) Land Use Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[SUB-2005-369810/A](#) Subdivision Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[RMA-2005-369811](#) Resource Management Act (Historical Data) TECHNICAL NON COMPLIANCE AS A RESULT OF UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2005-369810](#) Resource Management Act (Historical Data) UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2006-370642](#) Resource Management Act (Historical Data) CERTIFICATE OF COMPLIANCE. The outcome was Granted on 19/10/2006.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[5114134 14 - 73 Buccleugh Street Dunedin](#)

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase 3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[LUC-2009-350/A](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89/A](#) Subdivision Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89](#) Subdivision Consent substitute unit title subdivision for amended Stage 2 proposal for Santa Sabina development. The outcome was Granted on 23/11/2009.

[LUC-2009-350](#) Land Use Consent construct thirty-eight 1 bedroom apartments. The outcome was Granted on 23/11/2009.

[LUC-2005-369811/A](#) Land Use Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[SUB-2005-369810/A](#) Subdivision Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[RMA-2005-369811](#) Resource Management Act (Historical Data) TECHNICAL NON COMPLIANCE AS A RESULT OF UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2005-369810](#) Resource Management Act (Historical Data) UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2006-370642](#) Resource Management Act (Historical Data) CERTIFICATE OF COMPLIANCE. The outcome was Granted on 19/10/2006.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

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[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase 3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[LUC-2009-350/A](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89/A](#) Subdivision Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89](#) Subdivision Consent substitute unit title subdivision for amended Stage 2 proposal for Santa Sabina development. The outcome was Granted on 23/11/2009.

[LUC-2009-350](#) Land Use Consent construct thirty-eight 1 bedroom apartments. The outcome was Granted on 23/11/2009.

[LUC-2005-369811/A](#) Land Use Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[SUB-2005-369810/A](#) Subdivision Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[RMA-2005-369811](#) Resource Management Act (Historical Data) TECHNICAL NON COMPLIANCE AS A RESULT OF UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2005-369810](#) Resource Management Act (Historical Data) UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2006-370642](#) Resource Management Act (Historical Data) CERTIFICATE OF COMPLIANCE. The outcome was Granted on 19/10/2006.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

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[LUC-2011-230](#) Land Use Consent construct two retaining walls. The outcome was Granted on 06/07/2011.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[LUC-2009-350/A](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89/A](#) Subdivision Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89](#) Subdivision Consent substitute unit title subdivision for amended Stage 2 proposal for Santa Sabina development. The outcome was Granted on 23/11/2009.

[LUC-2009-350](#) Land Use Consent construct thirty-eight 1 bedroom apartments. The outcome was Granted on 23/11/2009.

[LUC-2005-369811/A](#) Land Use Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[SUB-2005-369810/A](#) Subdivision Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[RMA-2005-369811](#) Resource Management Act (Historical Data) TECHNICAL NON COMPLIANCE AS A RESULT OF UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2005-369810](#) Resource Management Act (Historical Data) UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

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[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[LUC-2009-350/A](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89/A](#) Subdivision Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89](#) Subdivision Consent substitute unit title subdivision for amended Stage 2 proposal for Santa Sabina development. The outcome was Granted on 23/11/2009.

[LUC-2009-350](#) Land Use Consent construct thirty-eight 1 bedroom apartments. The outcome was Granted on 23/11/2009.

[LUC-2005-369811/A](#) Land Use Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[SUB-2005-369810/A](#) Subdivision Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[RMA-2005-369811](#) Resource Management Act (Historical Data) TECHNICAL NON COMPLIANCE AS A RESULT OF UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2005-369810](#) Resource Management Act (Historical Data) UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[5118076 18 - 73 Buccleugh Street Dunedin](#)

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[LUC-2009-350/A](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89/A](#) Subdivision Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89](#) Subdivision Consent substitute unit title subdivision for amended Stage 2 proposal for Santa Sabina development. The outcome was Granted on 23/11/2009.

[LUC-2009-350](#) Land Use Consent construct thirty-eight 1 bedroom apartments. The outcome was Granted on 23/11/2009.

[LUC-2005-369811/A](#) Land Use Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[SUB-2005-369810/A](#) Subdivision Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[RMA-2005-369811](#) Resource Management Act (Historical Data) TECHNICAL NON COMPLIANCE AS A RESULT OF UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2005-369810](#) Resource Management Act (Historical Data) UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[5118077 19 - 61 North Road Dunedin](#)

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[5118078 20 - 61 North Road Dunedin](#)

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[LUC-2009-350/A](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[LUC-2009-350](#) Land Use Consent construct thirty-eight 1 bedroom apartments. The outcome was Granted on 23/11/2009.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[5118079 21 - 61 North Road Dunedin](#)

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[LUC-2009-350/A](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[LUC-2009-350](#) Land Use Consent construct thirty-eight 1 bedroom apartments. The outcome was Granted on 23/11/2009.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[5118080 22 - 61 North Road Dunedin](#)

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[LUC-2009-350/A](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[LUC-2009-350](#) Land Use Consent construct thirty-eight 1 bedroom apartments. The outcome was Granted on 23/11/2009.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[5118081 23 - 61 North Road Dunedin](#)

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[LUC-2009-350/A](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[LUC-2009-350](#) Land Use Consent construct thirty-eight 1 bedroom apartments. The outcome was Granted on 23/11/2009.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[5118082 24 - 61 North Road Dunedin](#)

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[LUC-2009-350/A](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[LUC-2009-350](#) Land Use Consent construct thirty-eight 1 bedroom apartments. The outcome was Granted on 23/11/2009.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[5118083 25 - 61 North Road Dunedin](#)

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[LUC-2009-350/A](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[LUC-2009-350](#) Land Use Consent construct thirty-eight 1 bedroom apartments. The outcome was Granted on 23/11/2009.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

5118084 26 - 61 North Road Dunedin

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[LUC-2009-350/A](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[LUC-2009-350](#) Land Use Consent construct thirty-eight 1 bedroom apartments. The outcome was Granted on 23/11/2009.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

5118085 27 - 61 North Road Dunedin

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[LUC-2009-350/A](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[LUC-2009-350](#) Land Use Consent construct thirty-eight 1 bedroom apartments. The outcome was Granted on 23/11/2009.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

5118086 28 - 61 North Road Dunedin

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[LUC-2009-350/A](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[LUC-2009-350](#) Land Use Consent construct thirty-eight 1 bedroom apartments. The outcome was Granted on 23/11/2009.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[5118087 29 - 61 North Road Dunedin](#)

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[LUC-2009-350/A](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[LUC-2009-350](#) Land Use Consent construct thirty-eight 1 bedroom apartments. The outcome was Granted on 23/11/2009.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[5118088 30 - 61 North Road Dunedin](#)

[LUC-2022-483](#) Land Use Consent The undertaking of earthworks, construction activity, landscaping and on-going parking within the TPZ of a group of scheduled Sequoia (G073).. The outcome was Granted on 24/11/2022.

[LUC-2022-236](#) Land Use Consent Temporary construction over three months; multi-unit development over 300m2 floor area; large scale earthworks; earthworks and construction within setback of watercourse; vegetation clearance in UBMZ; parking contraventions.. The outcome was Granted on 25/11/2022.

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[LUC-2009-350/A](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[LUC-2009-350](#) Land Use Consent construct thirty-eight 1 bedroom apartments. The outcome was Granted on 23/11/2009.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[5118275 31 - 61 North Road Dunedin](#)

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[LUC-2009-350/A](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[LUC-2009-350](#) Land Use Consent construct thirty-eight 1 bedroom apartments. The outcome was Granted on 23/11/2009.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[5118276 32 - 61 North Road Dunedin](#)

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[LUC-2009-350/A](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[LUC-2009-350](#) Land Use Consent construct thirty-eight 1 bedroom apartments. The outcome was Granted on 23/11/2009.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[5118277 33 - 61 North Road Dunedin](#)

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[LUC-2009-350/A](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[LUC-2009-350](#) Land Use Consent construct thirty-eight 1 bedroom apartments. The outcome was Granted on 23/11/2009.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[5118278 34 - 61 North Road Dunedin](#)

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[LUC-2009-350/A](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[LUC-2009-350](#) Land Use Consent construct thirty-eight 1 bedroom apartments. The outcome was Granted on 23/11/2009.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[5118279 35 - 61 North Road Dunedin](#)

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[LUC-2009-350/A](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[LUC-2009-350](#) Land Use Consent construct thirty-eight 1 bedroom apartments. The outcome was Granted on 23/11/2009.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[5118280 36 - 61 North Road Dunedin](#)

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

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[LUC-2009-350](#) Land Use Consent construct thirty-eight 1 bedroom apartments. The outcome was Granted on 23/11/2009.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[5118281 37 - 61 North Road Dunedin](#)

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[LUC-2009-350/A](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[LUC-2009-350](#) Land Use Consent construct thirty-eight 1 bedroom apartments. The outcome was Granted on 23/11/2009.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[5118282 38 - 61 North Road Dunedin](#)

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

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[5118283 39 - 61 North Road Dunedin](#)

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

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[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[5118284 40 - 61 North Road Dunedin](#)

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

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[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

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5118285 41 - 61 North Road Dunedin

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

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[LUC-2009-350/A](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[LUC-2009-350](#) Land Use Consent construct thirty-eight 1 bedroom apartments. The outcome was Granted on 23/11/2009.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

5118286 42 - 61 North Road Dunedin

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[LUC-2009-350/A](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[LUC-2009-350](#) Land Use Consent construct thirty-eight 1 bedroom apartments. The outcome was Granted on 23/11/2009.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

5118287 43 - 61 North Road Dunedin

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[LUC-2009-350/A](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[LUC-2009-350](#) Land Use Consent construct thirty-eight 1 bedroom apartments. The outcome was Granted on 23/11/2009.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[5118288 44 - 61 North Road Dunedin](#)

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[LUC-2009-350/A](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[LUC-2009-350](#) Land Use Consent construct thirty-eight 1 bedroom apartments. The outcome was Granted on 23/11/2009.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[5118360 16 - 73 Buccleugh Street Dunedin](#)

[LUC-2011-609](#) Land Use Consent earthworks associated with subdivision 2010-109 (Stage 3 Part 4). The outcome was Granted on 26/01/2012.

[LUC-2011-230](#) Land Use Consent construct two retaining walls. The outcome was Granted on 06/07/2011.

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[LUC-2009-350/A](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89/A](#) Subdivision Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89](#) Subdivision Consent substitute unit title subdivision for amended Stage 2 proposal for Santa Sabina development. The outcome was Granted on 23/11/2009.

[LUC-2009-350](#) Land Use Consent construct thirty-eight 1 bedroom apartments. The outcome was Granted on 23/11/2009.

[LUC-2008-33](#) Land Use Consent Retaining wall on boundary. The outcome was Granted on 02/04/2008.

[LUC-2005-369811/A](#) Land Use Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[SUB-2005-369810/A](#) Subdivision Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[LUC-2007-483](#) Land Use Consent Removal of 3 mature trees from an Urban Landscape Conservation Area.. The outcome was Granted on 19/09/2007.

[RMA-2005-369811](#) Resource Management Act (Historical Data) TECHNICAL NON COMPLIANCE AS A RESULT OF UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2005-369810](#) Resource Management Act (Historical Data) UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[RMA-1999-363111](#) Resource Management Act (Historical Data) TREE PRUNING OF NINE REDWOODS (G073) (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 09/07/1999.

[5119697 16 - 73 Buccleugh Street Dunedin](#)

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[LUC-2009-350/A](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89/A](#) Subdivision Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89](#) Subdivision Consent substitute unit title subdivision for amended Stage 2 proposal for Santa Sabina development. The outcome was Granted on 23/11/2009.

[LUC-2009-350](#) Land Use Consent construct thirty-eight 1 bedroom apartments. The outcome was Granted on 23/11/2009.

[LUC-2005-369811/A](#) Land Use Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[SUB-2005-369810/A](#) Subdivision Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[RMA-2005-369811](#) Resource Management Act (Historical Data) TECHNICAL NON COMPLIANCE AS A RESULT OF UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2005-369810](#) Resource Management Act (Historical Data) UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

5119698 45 - 61 North Road Dunedin

[LUC-2011-609](#) Land Use Consent earthworks associated with subdivision 2010-109 (Stage 3 Part 4). The outcome was Granted on 26/01/2012.

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase 3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[LUC-2009-350/A](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[LUC-2009-350](#) Land Use Consent construct thirty-eight 1 bedroom apartments. The outcome was Granted on 23/11/2009.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

5119699 46 - 61 North Road Dunedin

[LUC-2011-609](#) Land Use Consent earthworks associated with subdivision 2010-109 (Stage 3 Part 4). The outcome was Granted on 26/01/2012.

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase 3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[LUC-2009-350/A](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[LUC-2009-350](#) Land Use Consent construct thirty-eight 1 bedroom apartments. The outcome was Granted on 23/11/2009.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

5119700 47 - 61 North Road Dunedin

[LUC-2011-609](#) Land Use Consent earthworks associated with subdivision 2010-109 (Stage 3 Part 4). The outcome was Granted on 26/01/2012.

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[LUC-2009-350/A](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[LUC-2009-350](#) Land Use Consent construct thirty-eight 1 bedroom apartments. The outcome was Granted on 23/11/2009.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[5119701 48 - 61 North Road Dunedin](#)

[LUC-2011-609](#) Land Use Consent earthworks associated with subdivision 2010-109 (Stage 3 Part 4). The outcome was Granted on 26/01/2012.

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[LUC-2009-350/A](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[LUC-2009-350](#) Land Use Consent construct thirty-eight 1 bedroom apartments. The outcome was Granted on 23/11/2009.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[5119702 49 - 61 North Road Dunedin](#)

[LUC-2011-609](#) Land Use Consent earthworks associated with subdivision 2010-109 (Stage 3 Part 4). The outcome was Granted on 26/01/2012.

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[LUC-2009-350/A](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[LUC-2009-350](#) Land Use Consent construct thirty-eight 1 bedroom apartments. The outcome was Granted on 23/11/2009.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[5119703 50 - 61 North Road Dunedin](#)

[LUC-2011-609](#) Land Use Consent earthworks associated with subdivision 2010-109 (Stage 3 Part 4). The outcome was Granted on 26/01/2012.

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[LUC-2009-350/A](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[LUC-2009-350](#) Land Use Consent construct thirty-eight 1 bedroom apartments. The outcome was Granted on 23/11/2009.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[5119704 51 - 61 North Road Dunedin](#)

[LUC-2011-609](#) Land Use Consent earthworks associated with subdivision 2010-109 (Stage 3 Part 4). The outcome was Granted on 26/01/2012.

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[LUC-2009-350/A](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[LUC-2009-350](#) Land Use Consent construct thirty-eight 1 bedroom apartments. The outcome was Granted on 23/11/2009.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

5119705 52 - 61 North Road Dunedin

[LUC-2011-609](#) Land Use Consent earthworks associated with subdivision 2010-109 (Stage 3 Part 4). The outcome was Granted on 26/01/2012.

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase 3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[LUC-2009-350/A](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[LUC-2009-350](#) Land Use Consent construct thirty-eight 1 bedroom apartments. The outcome was Granted on 23/11/2009.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

5119706 53 - 61 North Road Dunedin

[LUC-2011-609](#) Land Use Consent earthworks associated with subdivision 2010-109 (Stage 3 Part 4). The outcome was Granted on 26/01/2012.

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase 3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[LUC-2009-350/A](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[LUC-2009-350](#) Land Use Consent construct thirty-eight 1 bedroom apartments. The outcome was Granted on 23/11/2009.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

5119707 54 - 61 North Road Dunedin

[LUC-2011-609](#) Land Use Consent earthworks associated with subdivision 2010-109 (Stage 3 Part 4). The outcome was Granted on 26/01/2012.

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase 3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[LUC-2009-350/A](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[LUC-2009-350](#) Land Use Consent construct thirty-eight 1 bedroom apartments. The outcome was Granted on 23/11/2009.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[5125666 74 Gladstone Road Dunedin](#)

[LUC-2021-582](#) Land Use Consent to increase the number of students at a supported living facility, establish a new three-storey hostel building which breaches the permitted height limit, establish a new two-storey administration building to link the new hostel and Dalmore House, extend the dining area in Dalmore House and building a new entrance to the college and install a new fire escape on the exterior of Dalmore House. The outcome was Granted on 16/11/2021.

[SUB-2017-55/A](#) Subdivision Consent s357 objection to fees. The outcome was S357 Upheld on 11/10/2017.

[SUB-2017-55](#) Subdivision Consent subdivision consent for the subdivision of the land. The outcome was Granted on 21/07/2017.

[LUC-2017-282](#) Land Use Consent land use consent for the student hostel (halls of residence) within the existing buildings; and the operation of commercial residential activity within the existing buildings during the university holidays. The outcome was Granted on 21/07/2017.

[LUC-2015-284](#) Land Use Consent global significant tree consent for Otago University. The outcome was Granted on 27/07/2015.

[LUC-2015-131](#) Land Use Consent maintenance of significant trees G044. The outcome was Granted on 24/03/2015.

[LUC-2013-77](#) Land Use Consent erect an illuminated sign. The outcome was Granted on 05/04/2013.

[LUC-2008-515](#) Land Use Consent Tree maintenance or emergency works on a significant tree Eucalyptus Gum G044.. The outcome was Granted on 11/09/2008.

[RMA-2000-364389](#) Resource Management Act (Historical Data) NEW KITCHEN AT AQUINAS COLLEGE (Non-Notified - Non Complying). The outcome was Granted on 22/11/2000.

[RMA-2003-366309](#) Resource Management Act (Historical Data) USE OF EXISTING HALL FOR COMMERCIAL RESIDENTIAL ACTIVITIES DURING HOLIDAYS (Non-Notified - Non Complying). The outcome was Granted on 08/05/2003.

[RMA-1998-362540](#) Resource Management Act (Historical Data) MICROWAVE RADIO LINK BETWEEN AQUINAS COLLEGE AND THE HOCKEN BUILDING ON UNIVERSITY OF OTAGO CAMPUS (Non-Notified - Restricted Discretionary). The outcome was Granted on 30/11/1998.

[5136395 86 Buccleugh Street Dunedin](#)

[LUC-2021-594](#) Land Use Consent the authorisation of the dwelling on Lot 1 of SUB-2021-243 that infringes the setback and height in relation to boundary requirements and the authorisation of the dwelling on Lot 2

of SUB-2021-243 that infringes the density and setback requirements. The outcome was Granted on 15/12/2021.

[SUB-2021-243](#) Subdivision Consent a two lot subdivision. The outcome was Granted on 15/12/2021.

[5136396 86A Buccleugh Street Dunedin](#)

[LUC-2021-594](#) Land Use Consent the authorisation of the dwelling on Lot 1 of SUB-2021-243 that infringes the setback and height in relation to boundary requirements and the authorisation of the dwelling on Lot 2 of SUB-2021-243 that infringes the density and setback requirements. The outcome was Granted on 15/12/2021.

[SUB-2021-243](#) Subdivision Consent a two lot subdivision. The outcome was Granted on 15/12/2021.

[5137367 61CP North Road Dunedin](#)

[LUC-2011-609](#) Land Use Consent earthworks associated with subdivision 2010-109 (Stage 3 Part 4). The outcome was Granted on 26/01/2012.

[LUC-2011-230](#) Land Use Consent construct two retaining walls. The outcome was Granted on 06/07/2011.

[SUB-2010-109](#) Subdivision Consent undertake a unit title subdivision (phase 4 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-108](#) Subdivision Consent undertake a unit title subdivision (phase 3 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-107](#) Subdivision Consent undertake a unit title subdivision (phase 2 of 4). The outcome was Granted on 15/11/2010.

[SUB-2010-106](#) Subdivision Consent undertake a unit title subdivision (phase 1 of 4). The outcome was Granted on 15/11/2010.

[LUC-2009-350/B](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 15/11/2010.

[LUC-2009-350/A](#) Land Use Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89/A](#) Subdivision Consent Section 127 variation of conditions. The outcome was s127 Upheld on 16/03/2010.

[SUB-2009-89](#) Subdivision Consent substitute unit title subdivision for amended Stage 2 proposal for Santa Sabina development. The outcome was Granted on 23/11/2009.

[LUC-2009-350](#) Land Use Consent construct thirty-eight 1 bedroom apartments. The outcome was Granted on 23/11/2009.

[POL-2008-18](#) Planning Other Legislation Cancellation of a Building Line Restriction. The outcome was Granted on 22/04/2008.

[LUC-2008-33](#) Land Use Consent Retaining wall on boundary. The outcome was Granted on 02/04/2008.

[LUC-2005-369811/A](#) Land Use Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[SUB-2005-369810/A](#) Subdivision Consent Stage 1 Consent Order - issued by the Environment Court ENV-2006-309-000015. The outcome was Consent Order Issued by Environment Court on 20/07/2007.

[LUC-2007-483](#) Land Use Consent Removal of 3 mature trees from an Urban Landscape Conservation Area.. The outcome was Granted on 19/09/2007.

[RMA-2005-369811](#) Resource Management Act (Historical Data) TECHNICAL NON COMPLIANCE AS A RESULT OF UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2005-369810](#) Resource Management Act (Historical Data) UNIT TITLE SUBDIVISION (Notified - Non Complying). The outcome was Granted on 23/05/2006.

[RMA-2006-370642](#) Resource Management Act (Historical Data) CERTIFICATE OF COMPLIANCE. The outcome was Granted on 19/10/2006.

[RMA-2004-368280](#) Resource Management Act (Historical Data) REMOVAL OF 3 REDWOOD (OFF SHOOTS) AND CROWN-RAISE REMAINING TREES (G073) (Non-Notified - Restricted Discretionary). The outcome was Granted on 03/03/2005.

[RMA-2006-370235](#) Resource Management Act (Historical Data) SUBDIVISION TO VEST LAND AS RESERVE PRIOR TO UNIT TITLE SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

[RMA-1999-363111](#) Resource Management Act (Historical Data) TREE PRUNING OF NINE REDWOODS (G073) (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 09/07/1999.

[5147818 53A North Road Dunedin](#)

[LUC-2026-36](#) Land Use Consent The density breach of the dwelling on Lot 1 of SUB-2026-6.. The outcome was Granted on 11/03/2026.

[SUB-2026-6](#) Subdivision Consent A 2-lot subdivision breaching the Shape performance standard.. The outcome was Granted on 11/03/2026.

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

Accuracy of Boundaries

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

Access to Site

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

Heritage New Zealand Pouhere Taonga Act 2014

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

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

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

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

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

3 Waters

Information Regarding Watercourses

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

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

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

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

Transport

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

Vehicle crossing - shared vehicle access

It appears that the vehicle access to this property is via a shared driveway. Please consult with your Lawyer to find out if this is registered under your property title and/or there is a formal agreement in place between the owners/users of all private accesses in order, to clarify maintenance responsibilities and access permission for the owners/users.

Property boundary borders a DCC Transport owned pedestrian accessway

This properties boundary borders a Council owned pedestrian accessway. The applicant is reminded of the general obligations as an adjoining property owner regarding public access as outlined in the Local Government Act 1974, adjoining landholders have no rights of occupation or ownership of any unformed legal road, often used as pedestrian accessways. It is the property owner(s)/purchaser(s) responsibility to ensure that no private assets such as buildings, fences or plantings are located within or encroaching onto the Council owned pedestrian accessway.

Encroachment on road reserve – privately owned metal fence line and vegetation/trees

On the property's frontage Buccleugh Street there is a metal fence line and various privately owned plantings that appear to be located on road reserve. These may remain at the pleasure of Council. 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.

Neighbouring property driveway access – vehicle access for the neighbouring property is over this property's boundary.

Access to the neighbour's property is over this property's boundary, the maintenance of the private driveway/s is the property owners/users responsibility. Please consult with your Lawyer to find out if this is registered under your property title and/or there is a formal agreement in place between the owners/users of all private accesses in order, to clarify maintenance responsibilities and access permission for the owners/users.

DCC Transport owned retaining wall.

On this property frontage is a DCC Transport owned retaining wall. Permission is required from Transport to attach, alter or build anything on top of or near this retaining wall. The DCC Transport department is responsible for the maintenance and replacement and carry out regular inspections on the condition of the wall.

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.

Parks and Reserves

Description Details

Next to Park or Reserve.

This property has been identified as being next to a park or reserve.

Please be aware that Council encourages appropriate public usage of the park/reserve and may develop the park/reserve in the future to facilitate use. You also need to be aware that there are many unapproved encroachments into parks/reserves, as well as many unapproved vehicle accesses into private property across parks/reserves land. In such situations it cannot be taken for granted that Council will automatically approve such an encroachment or access-way, and the owner may be asked to remove it. Because of this you should clarify where the boundary of this property is and your means of vehicle access into it.

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

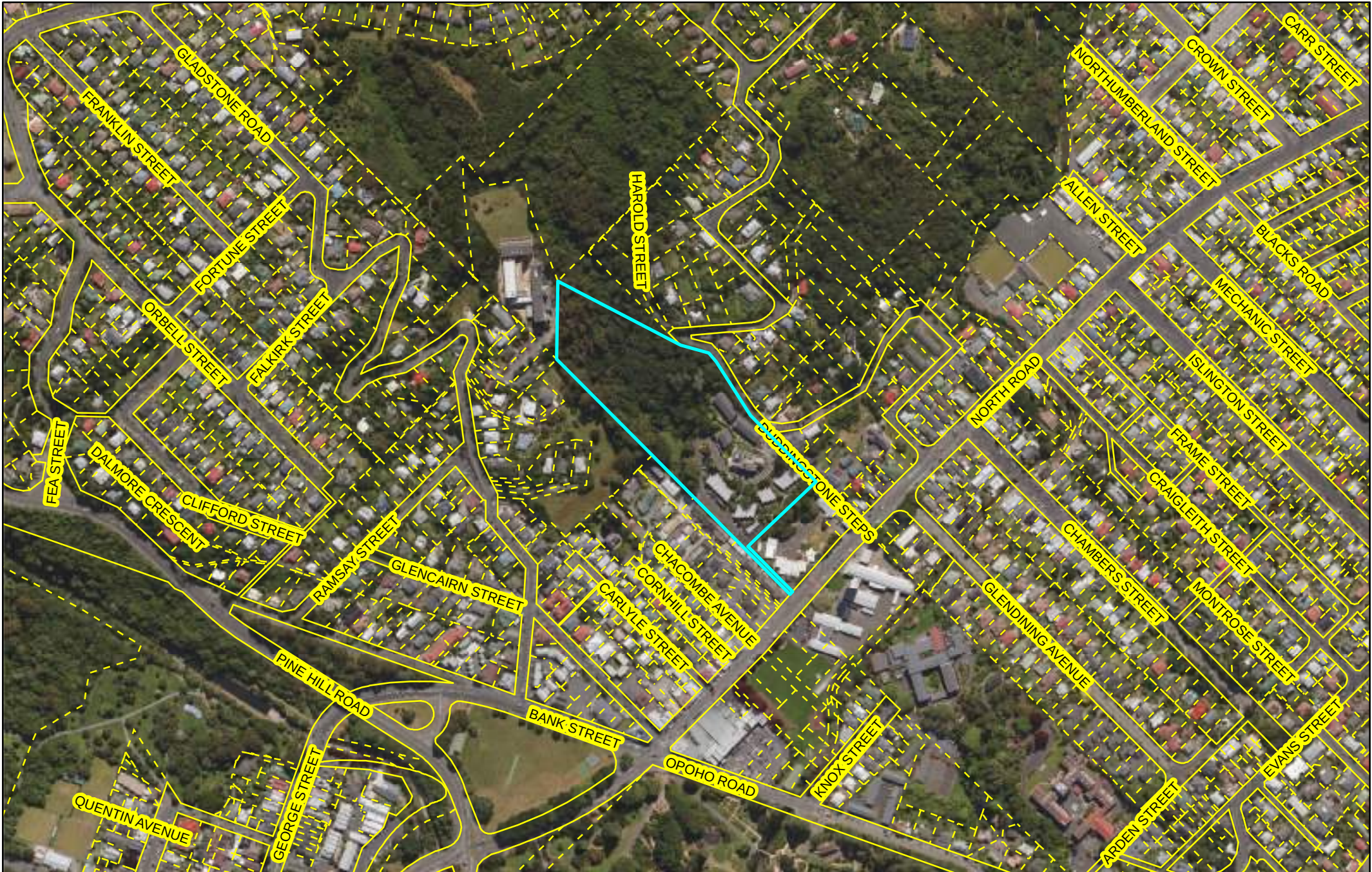
ALT	Alteration
ADD	Addition
BD D/C	Board drain in common
BLD	Building
BLDNG	Building
BT	Boundary trap
B/T	Boiler tube
CCC	Code Compliance Certificate
DAP	Drainage from adjacent property
DGE	Drainage
DIC	Drain in common
DR	Drainage
DWG	Dwelling
FS	Foul sewer
HEA	Heater
ICC	Interim Code Compliance

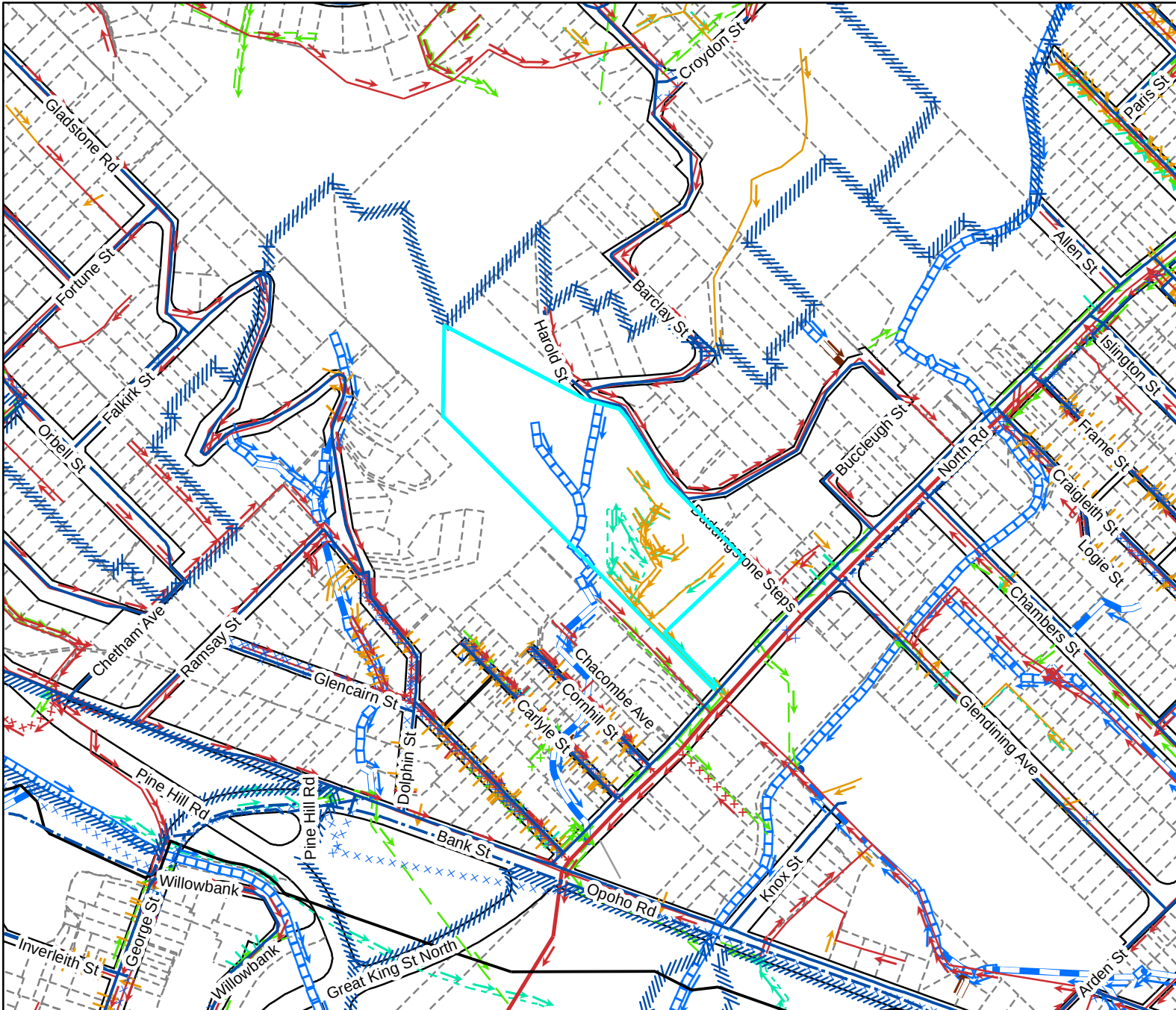
MH	Manhole
PL	Plumbing
PLB	Plumbing
PTE	Private
SIS	Sewer in section
WC	Water course
WT	Water table
SW	Stormwater

General terms

RDMS Records and Document Management System

Appendices





Legend

Water Supply

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

Foul Sewerage

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

Stormwater

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

General

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

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

Council Water & Drainage Services

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

Scale at A4:
1:5,000

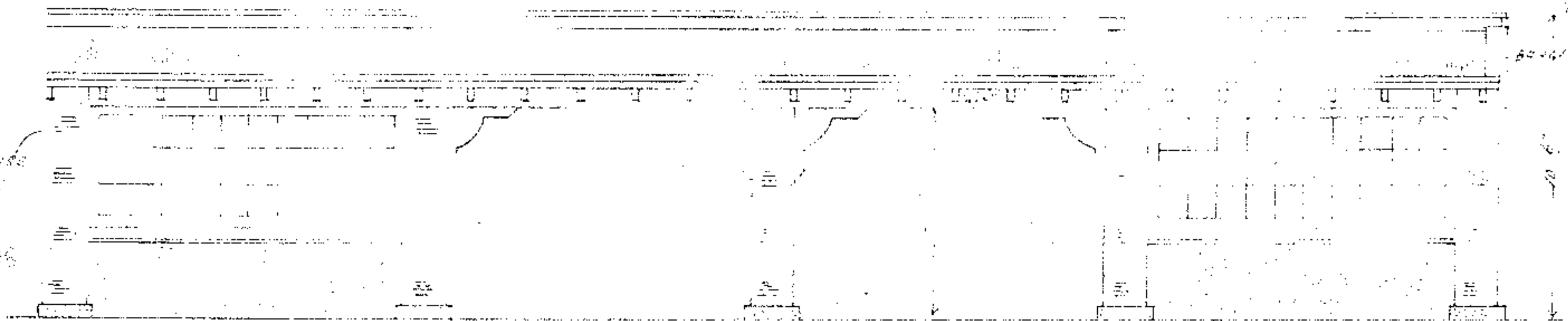
25/05/2026
8:05:25 PM



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.

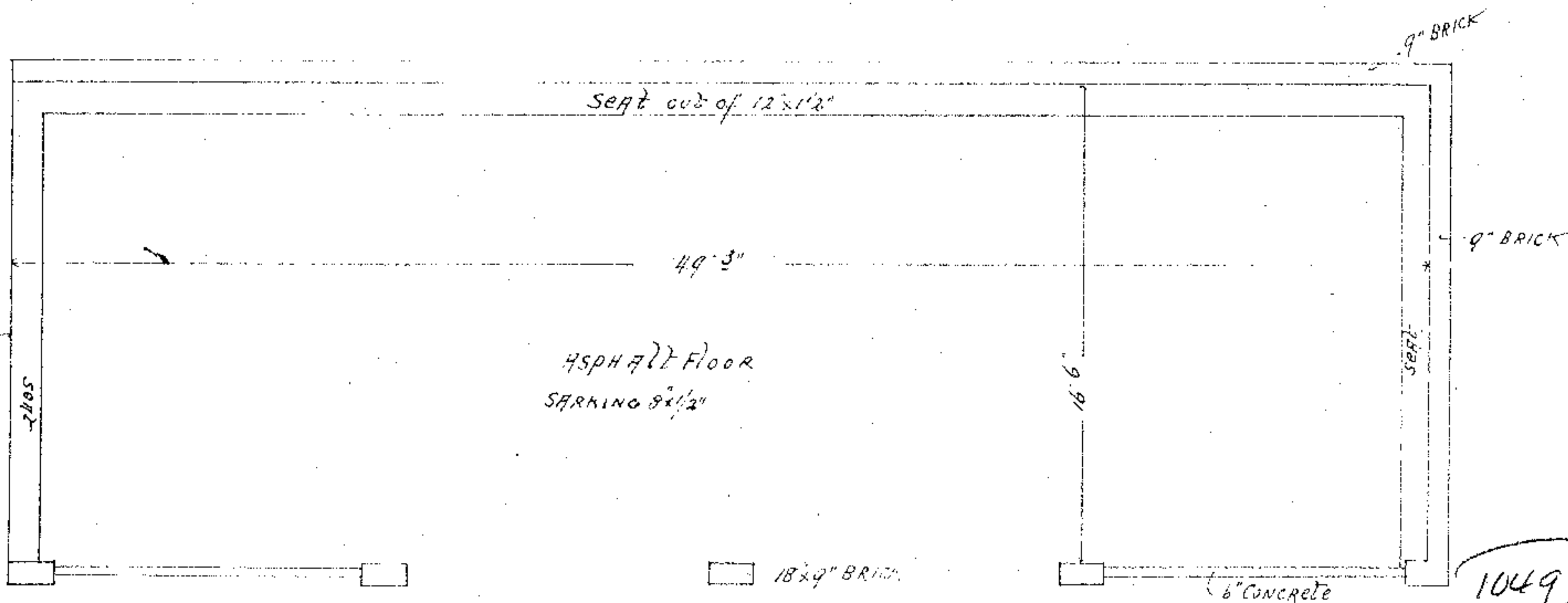
2018-2019 Urban. Copyright DCC/Aerial Surveys Ltd. Rural, ORC/Aerial Surveys Ltd. CC BY 4.0 NZ
2013 Urban and rural photography Jan/Feb 2013. Copyright DCC. CC BY 3.0 NZ.
2006/2007 Urban photography March 2007, copyright NZAM. Rural photography March 2006, copyright Terralink International Ltd.

OUTHOUSE
WALL

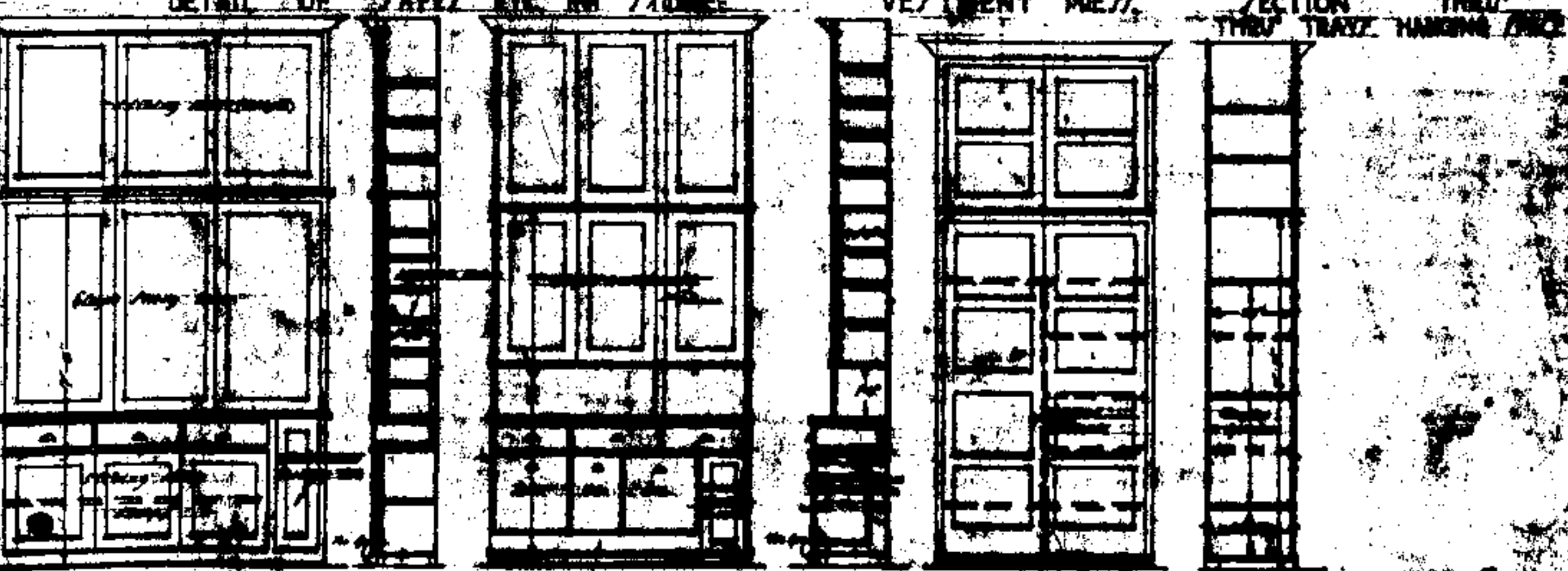


FRONT ELEVATION of SHELTER SHED $\frac{1}{4}$ " SCALE

OUTHOUSE
WALL



GROUND PLAN $\frac{1}{4}$ " SCALE





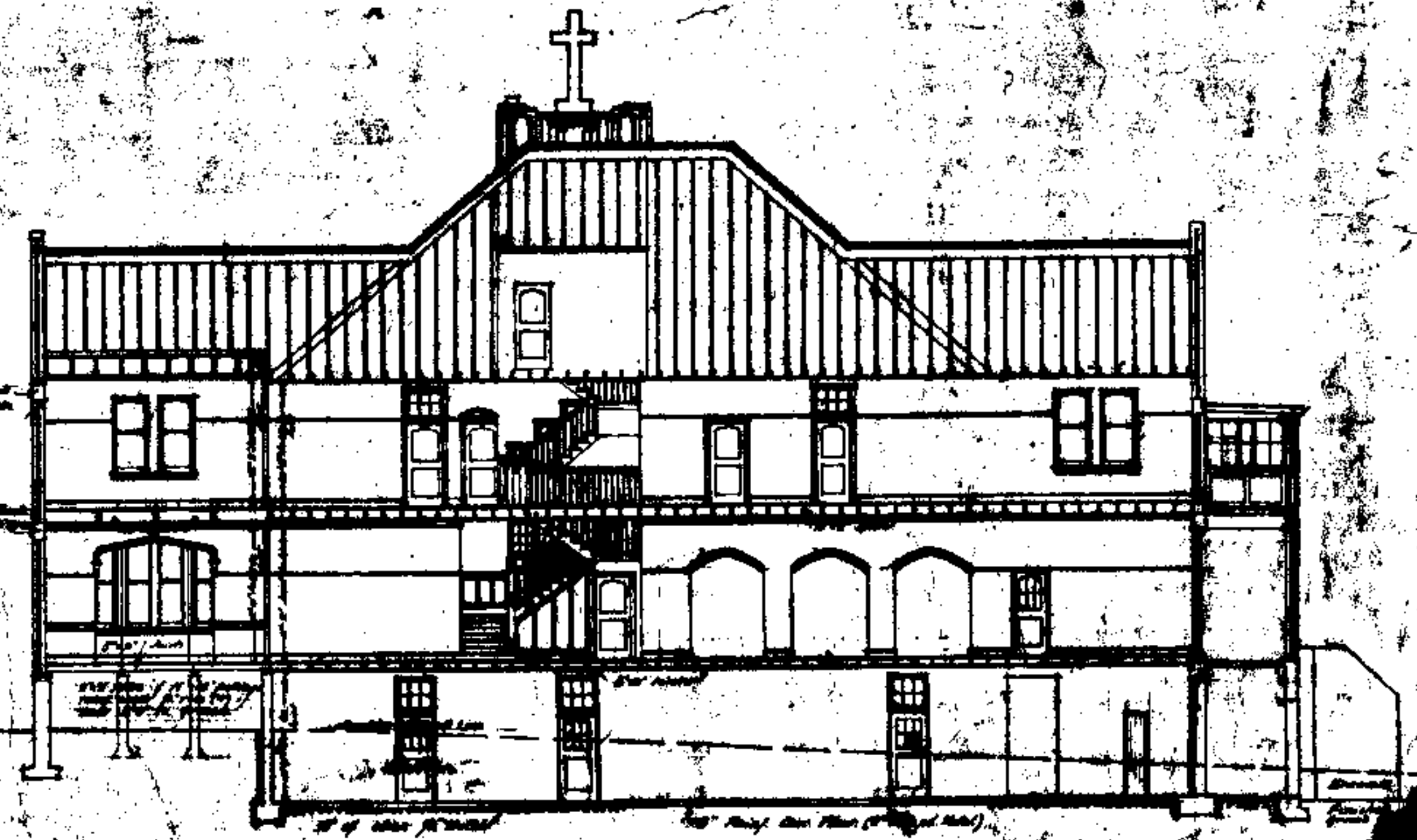
SOUTH ELEVATION

EAST ELEVATION

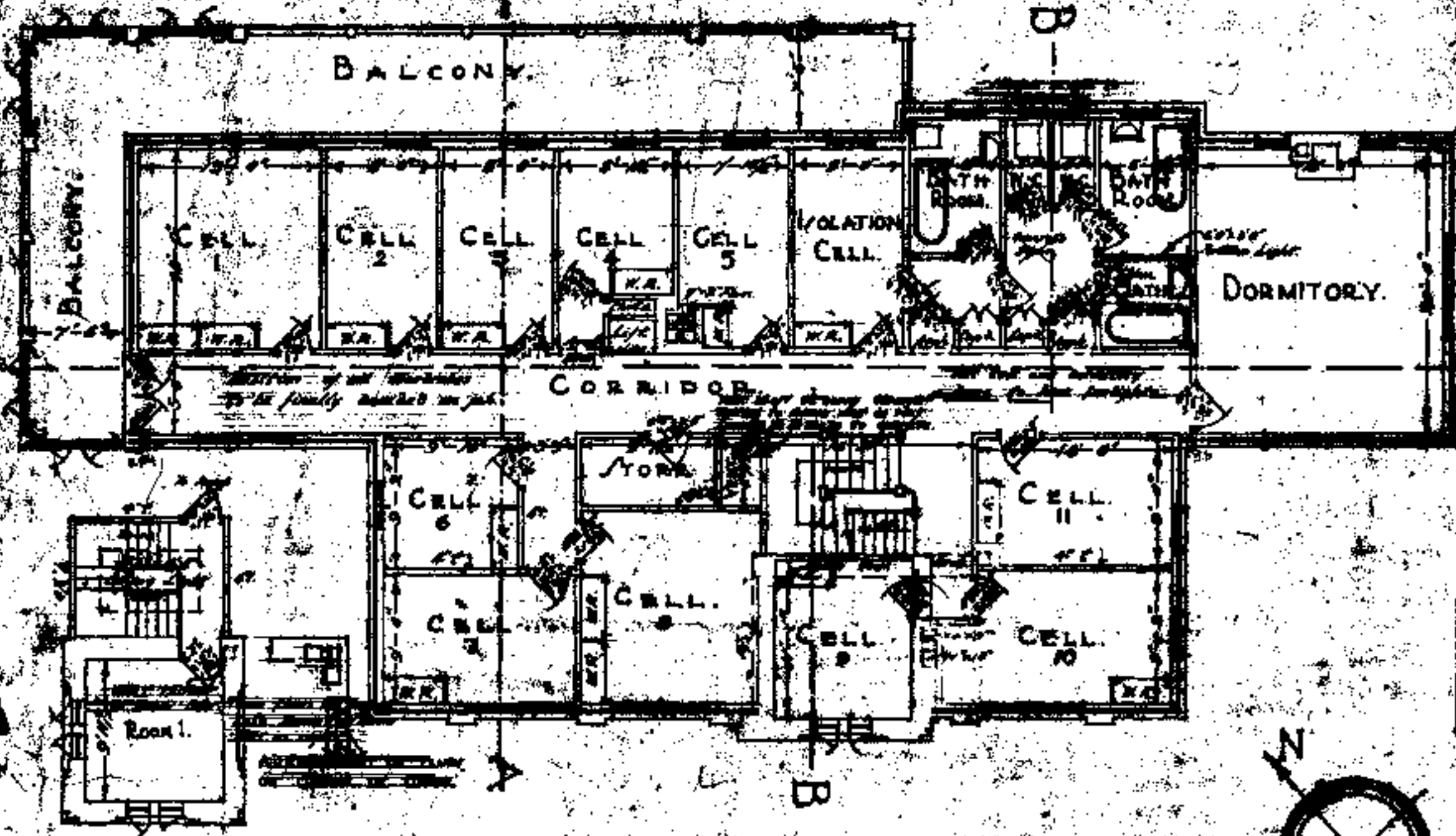
WEST ELEVATION



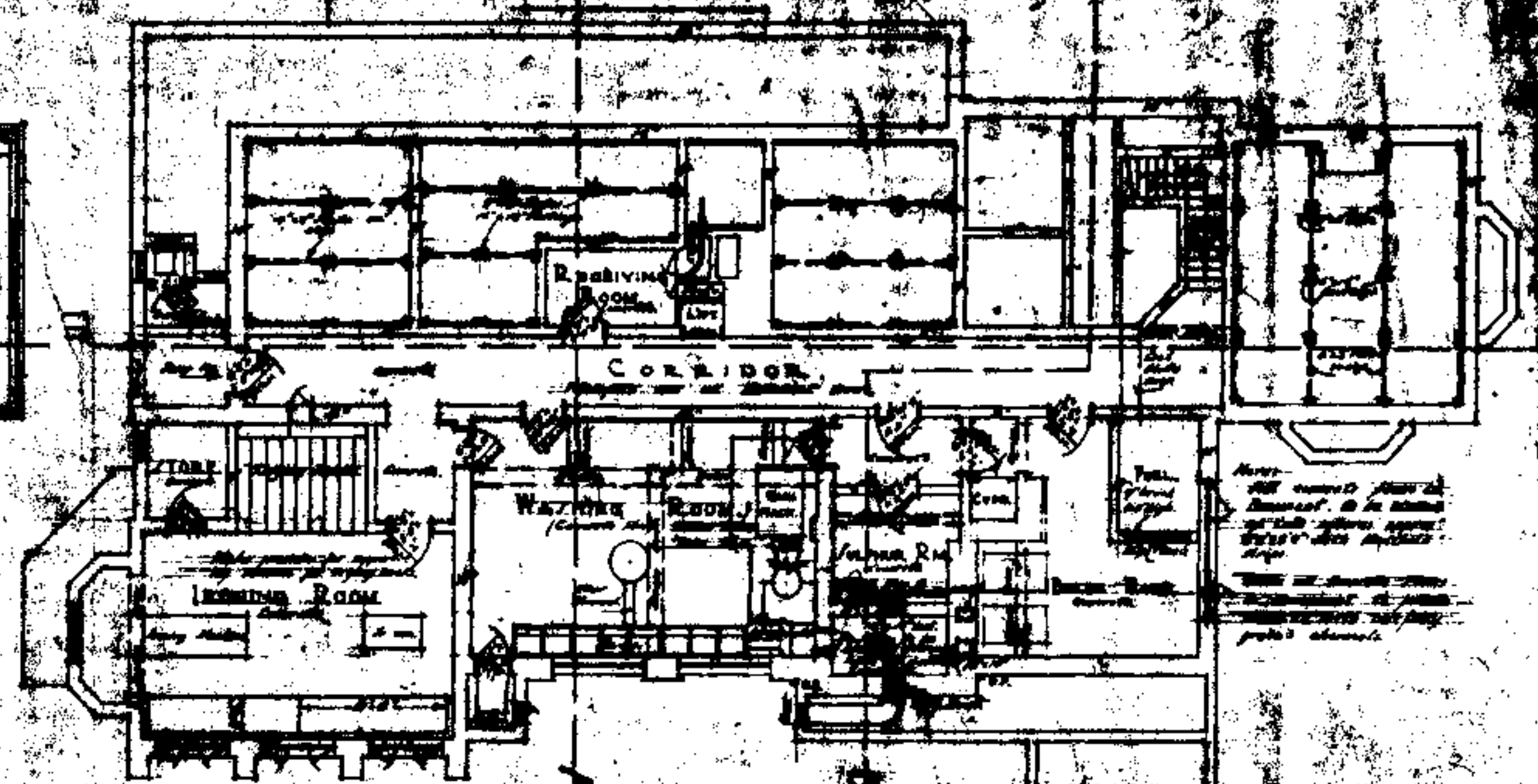
NORTH ELEVATION



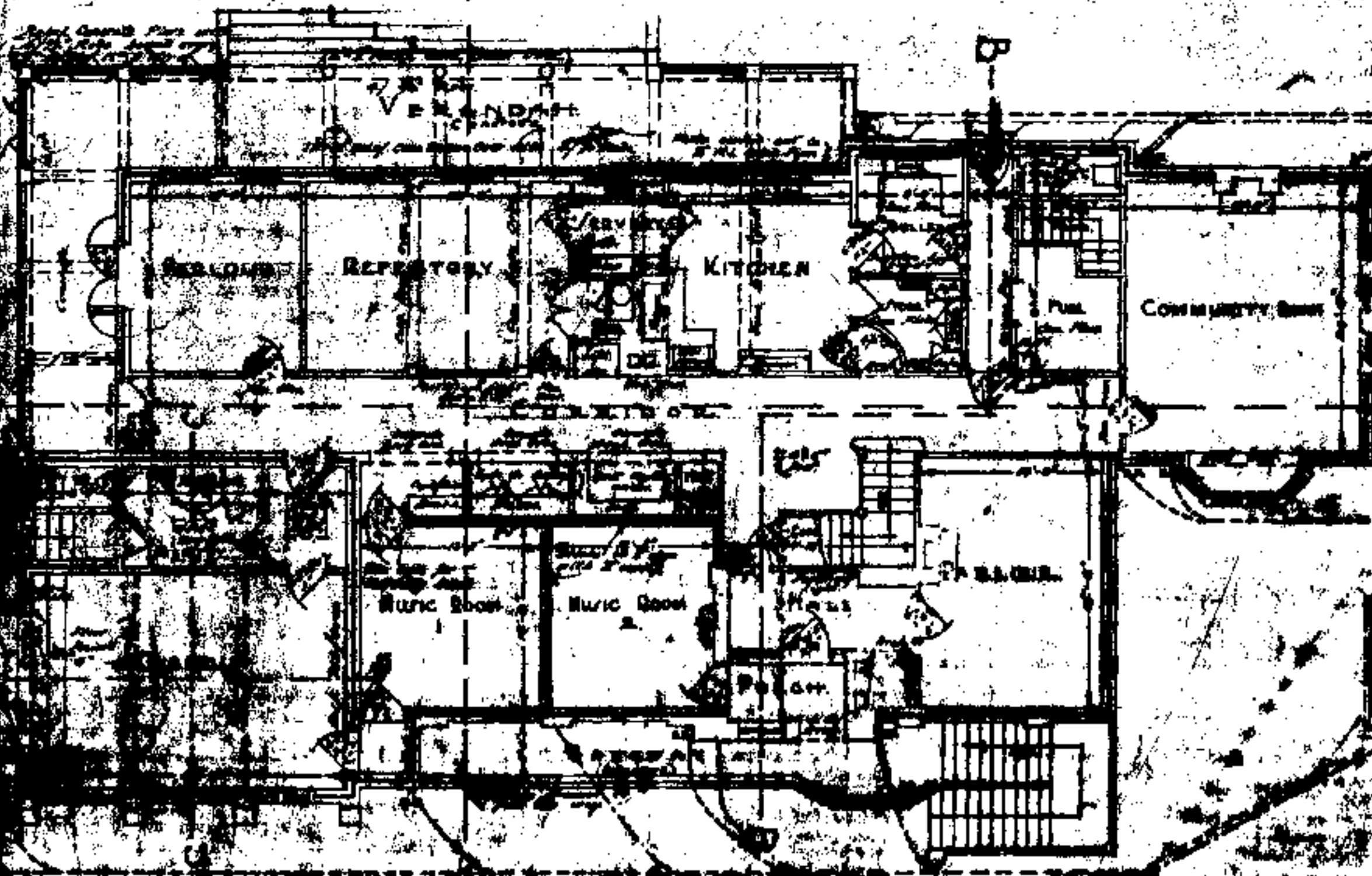
LONGITUDINAL SECTION E-E



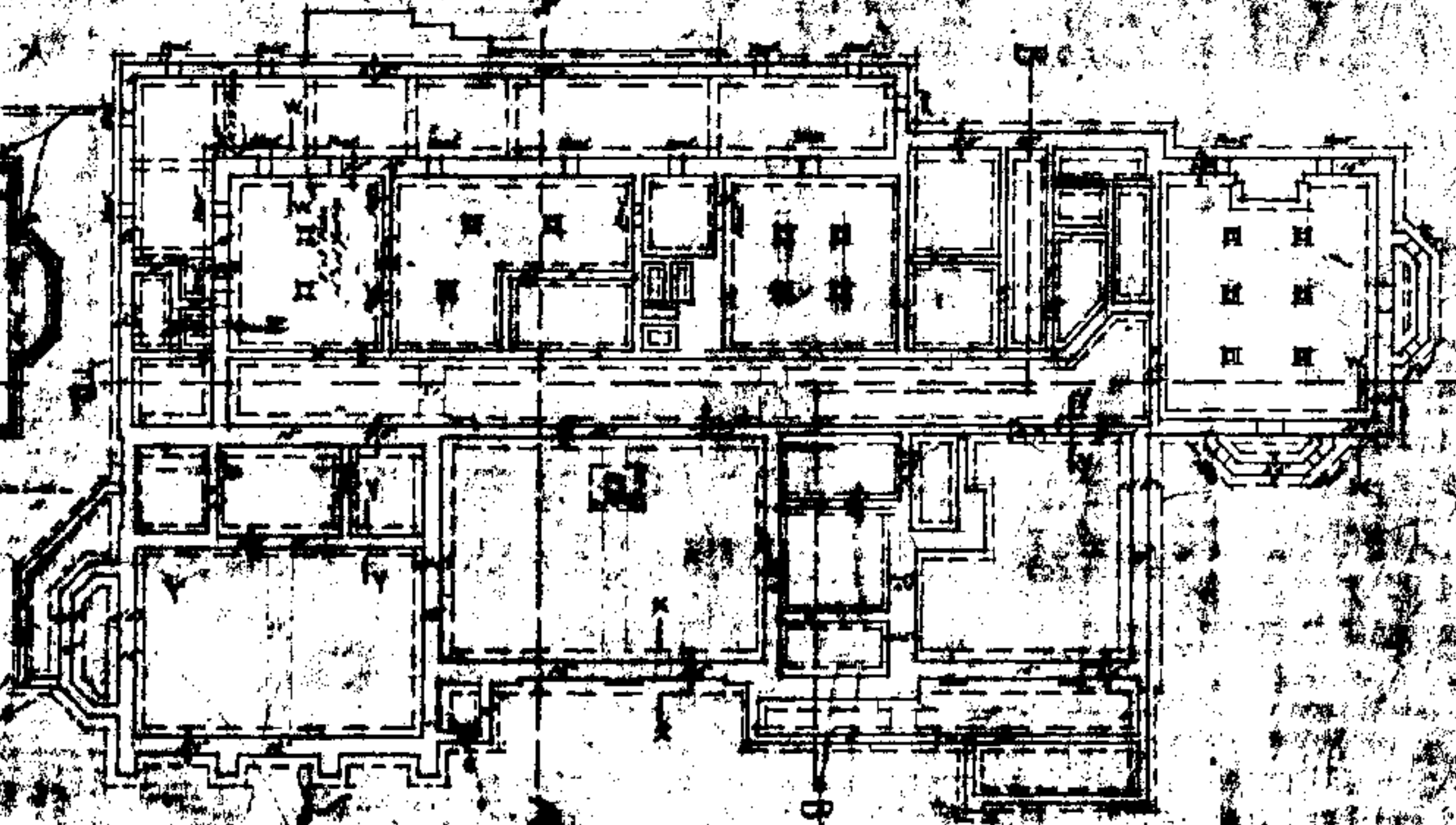
FIRST FLOOR PLAN



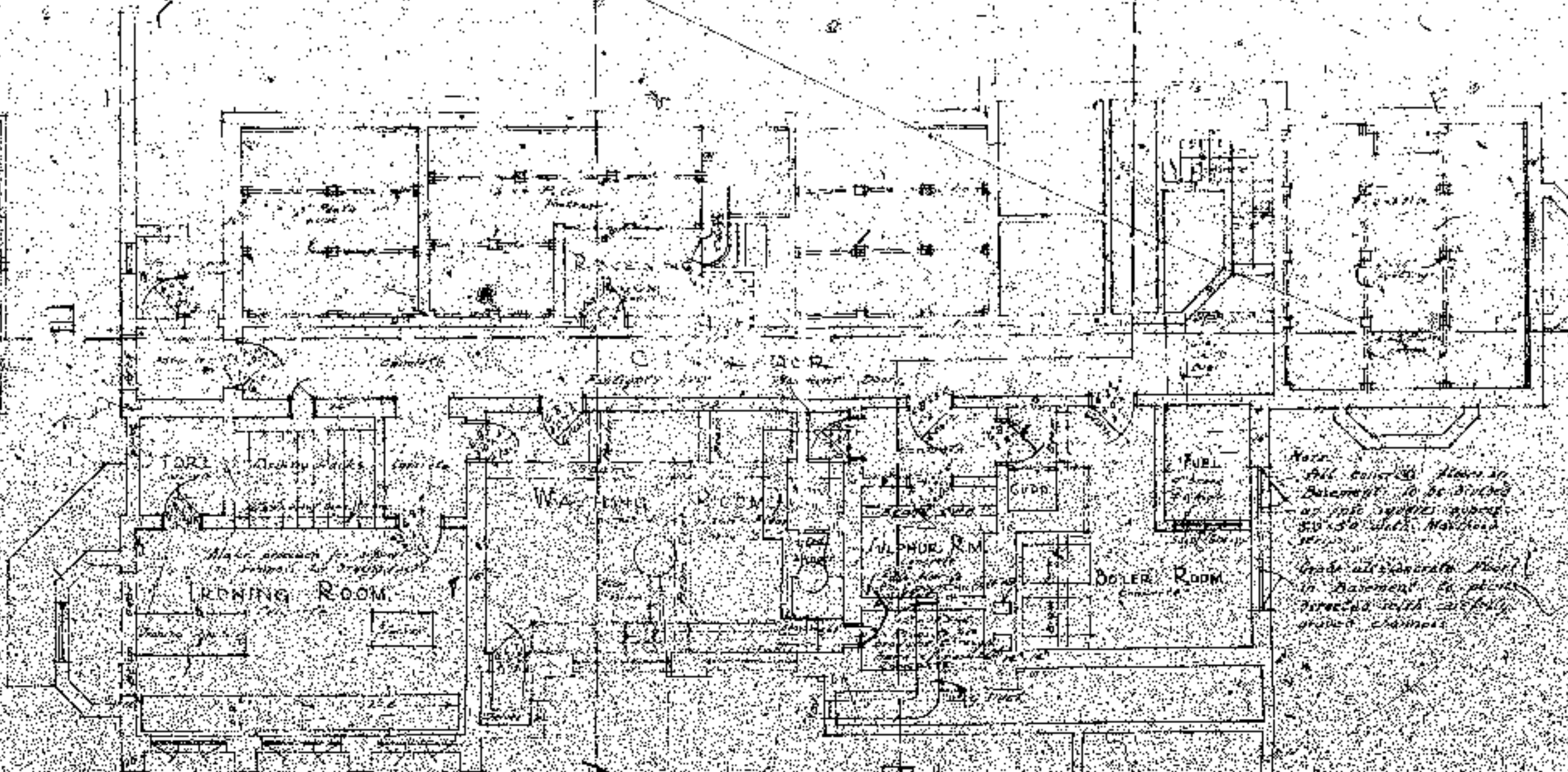
BASEMENT FLOOR PLAN



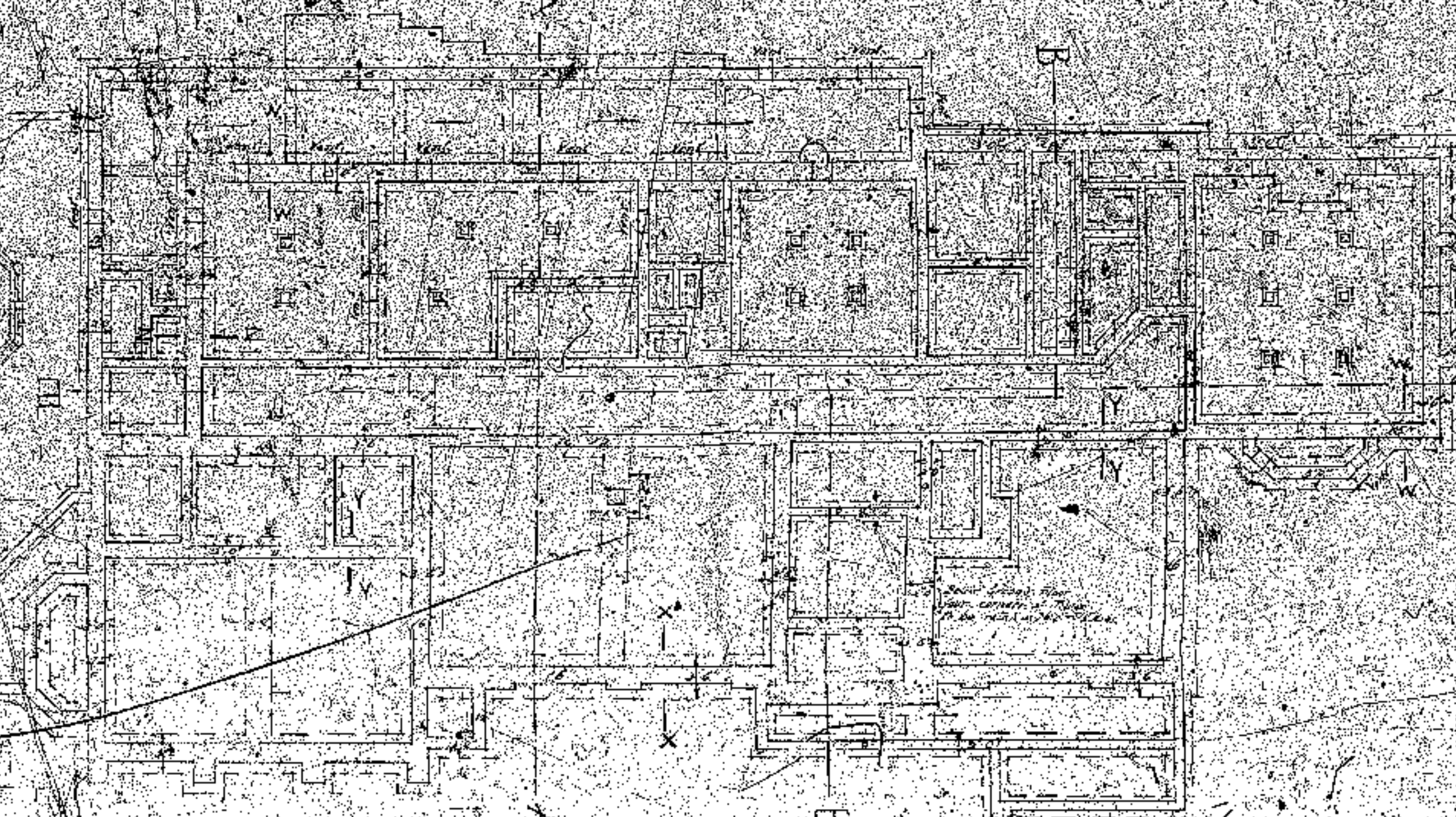
GROUND FLOOR PLAN



FOUNDATION PLAN

[illegible]

BASEMENT FLOOR PLAN



FOUNDATION PLAN

NEW CONVENT NORTH EAST VALLEY DUNEDIN

with 6/3080

EC 3
C/78:

SE 1

Existing Fence

Lot 1
5450m²

Hall

DUDDINGSTONE STEPS
Not Public

NORTH ROAD

SE 2

Proposed Subdivision of Pt Section 3
North East Valley SD. CT 70/781

300

00714

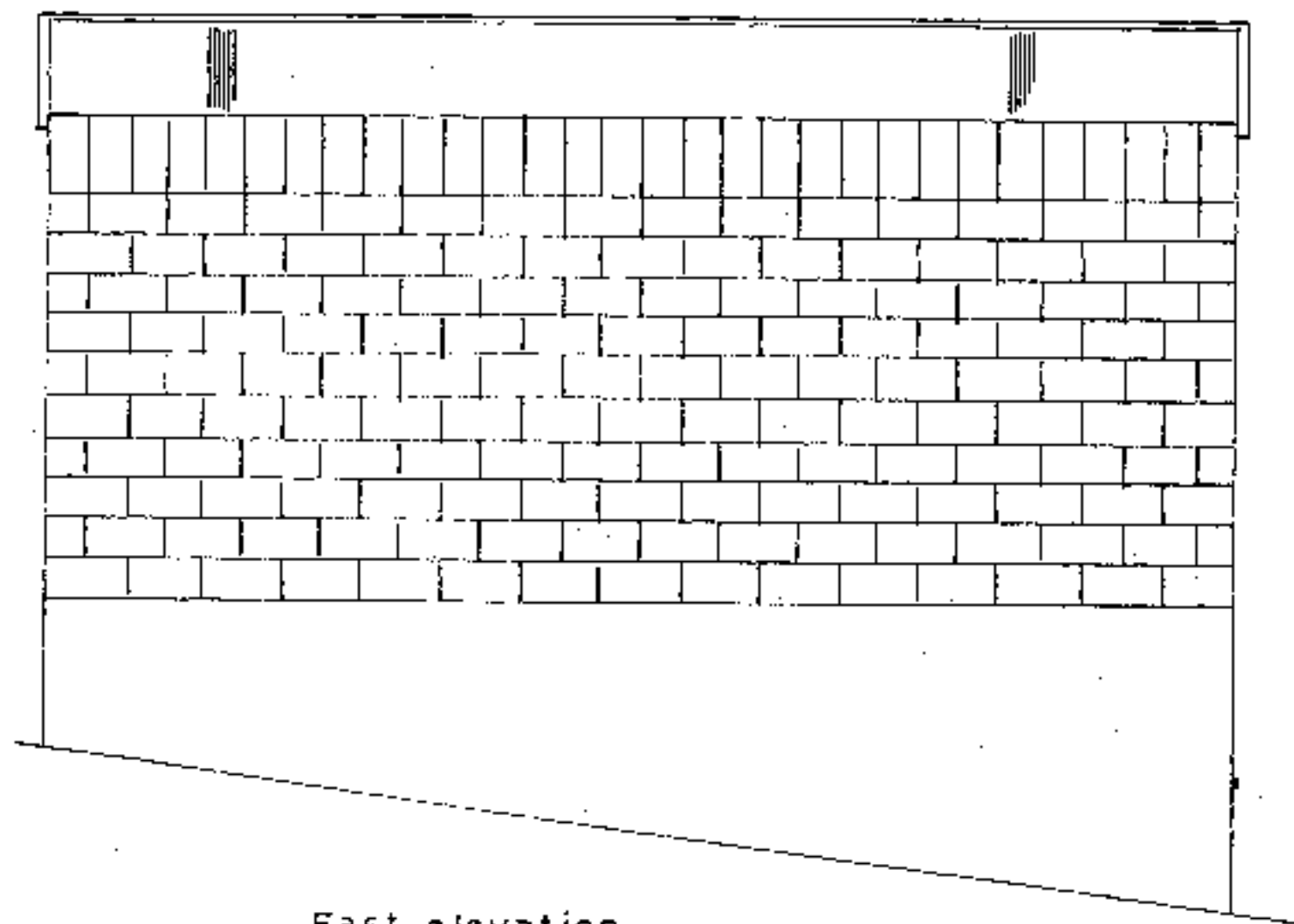
Office of the
Recorder

70 3874
C A

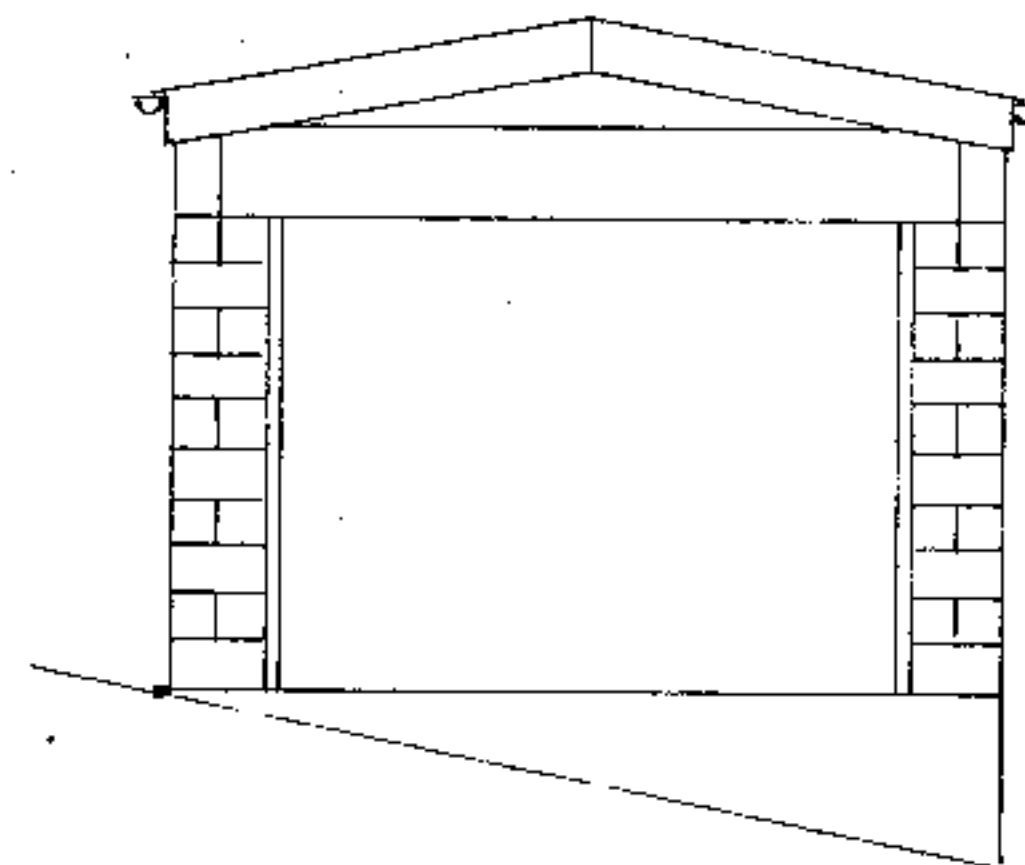
70 3874
C A

PLAN

DUNEDIN CITY CORPORATION
 COPY OF APPROVED PLAN
 OR SPECIFICATION
 TO BE RETAINED ON WORKS
 AND PRODUCED ON REQUEST
 OF BUILDING INSPECTOR.
 DATE 21.12.66
 CITY ENGINEER



East elevation



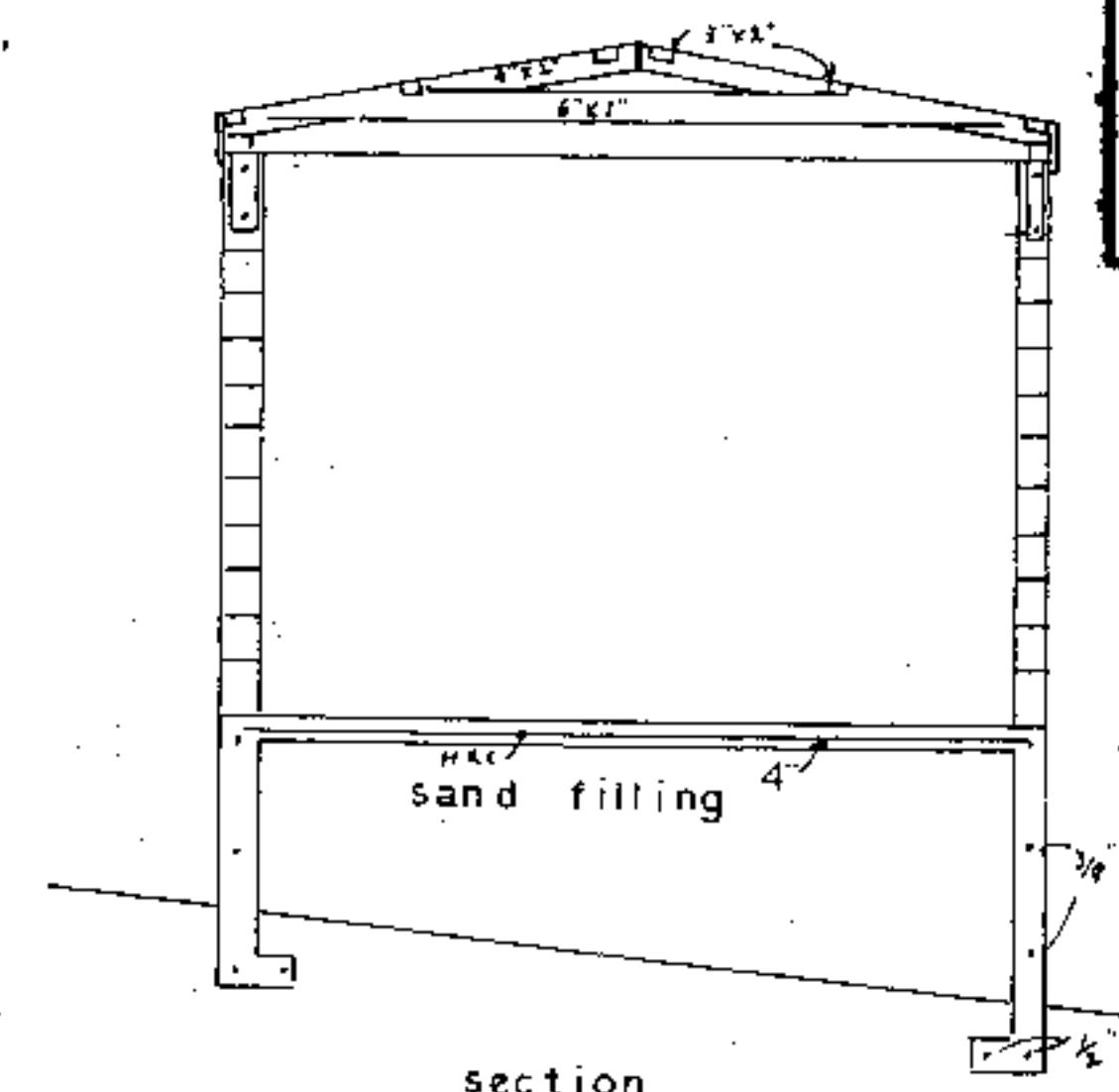
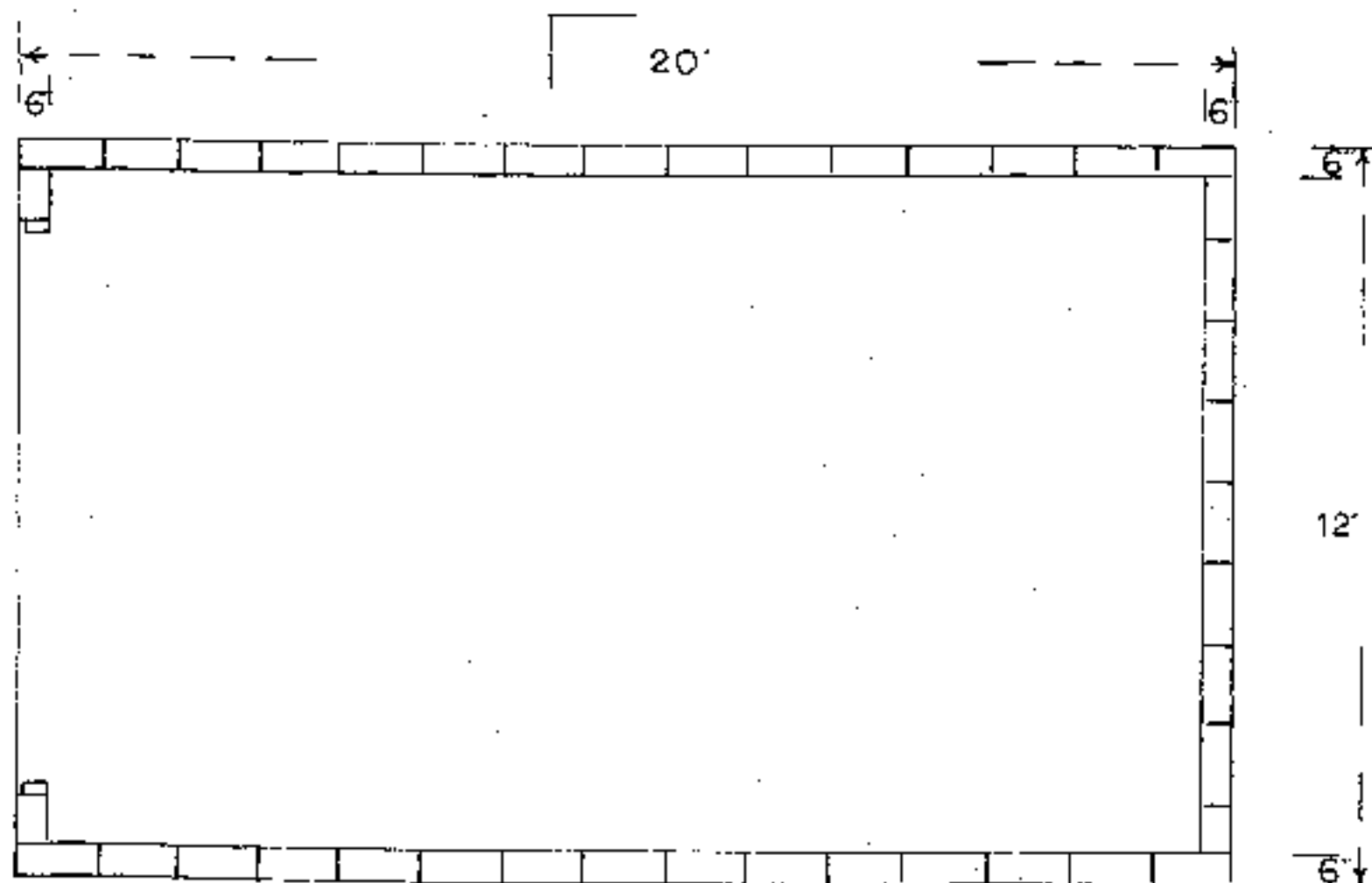
South elevation

DUNEDIN CITY CORPORATION
 CITY ENGINEER'S OFFICE
 At the Street boundary the approved level with respect to street for —

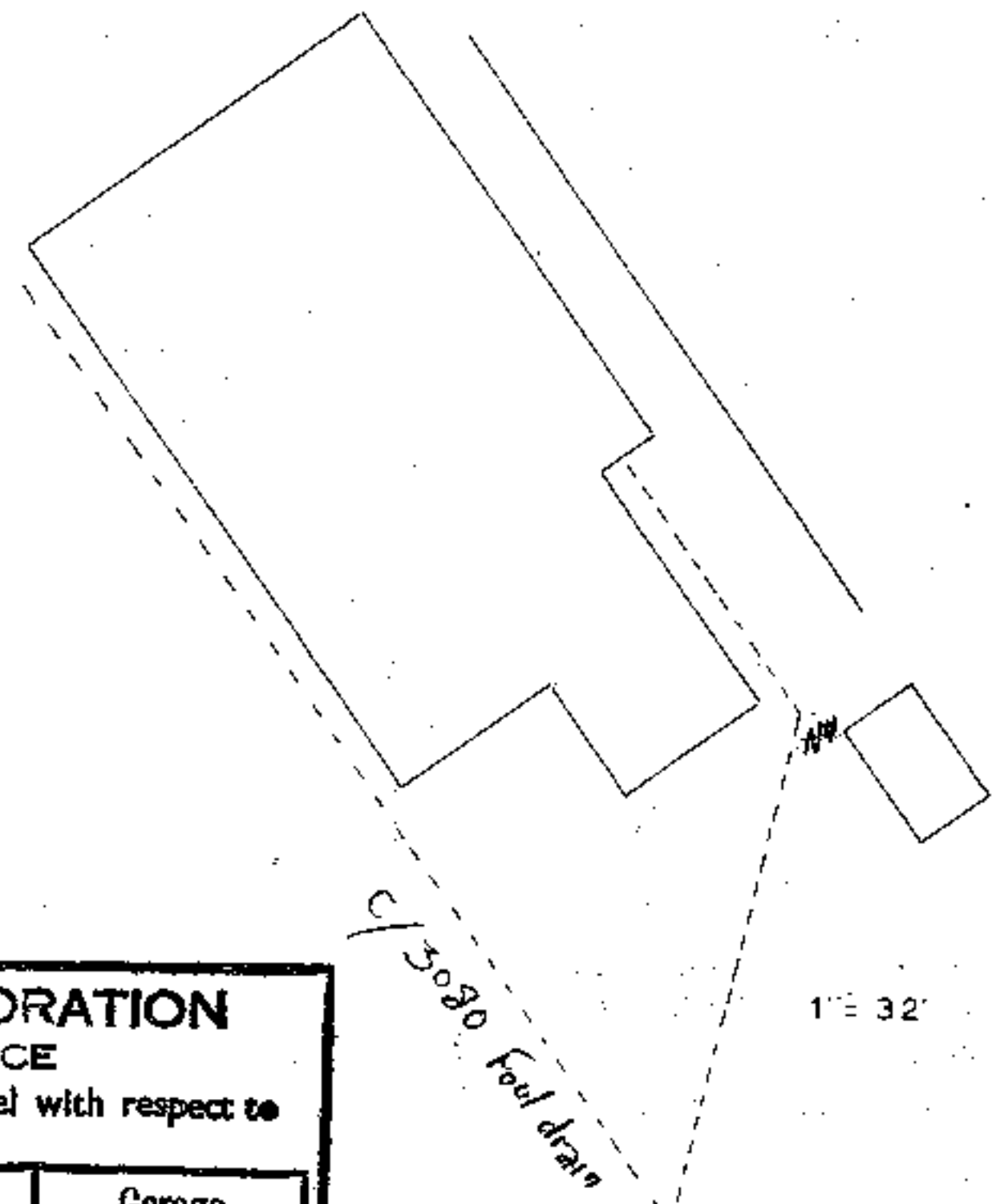
Pedestrian Entrance	Vehicular Entrance	Garage
Wall	Fence	is using existing entrance

Arrangements made for Crossing are NA.
 for City Engineer Date 6.12.66.
 NOTE:—This Certificate is not valid unless Certified to by the Officer authorised in that behalf.

DUNEDIN DRAINAGE & SEWERAGE BOARD
 A separate application to the Drainage Board for a permit for plumbing and/or drainage work is required. Such work to be executed by a Regd. Plumber or Licensed Drainer, respectively and shall comply fully with the Board's By-laws and the D. & P. Regs., 1959.
 Stormwater to be discharged to extension of existing stormwater drain or to mud tanks in driveway
 Foul sewage to be discharged to _____



section



Duddingstone Steps

16141

30/11/66 North Road
 J. H. Smith

M Stanislaus

PETTIT & CASEY LTD
 J. F. Pettit

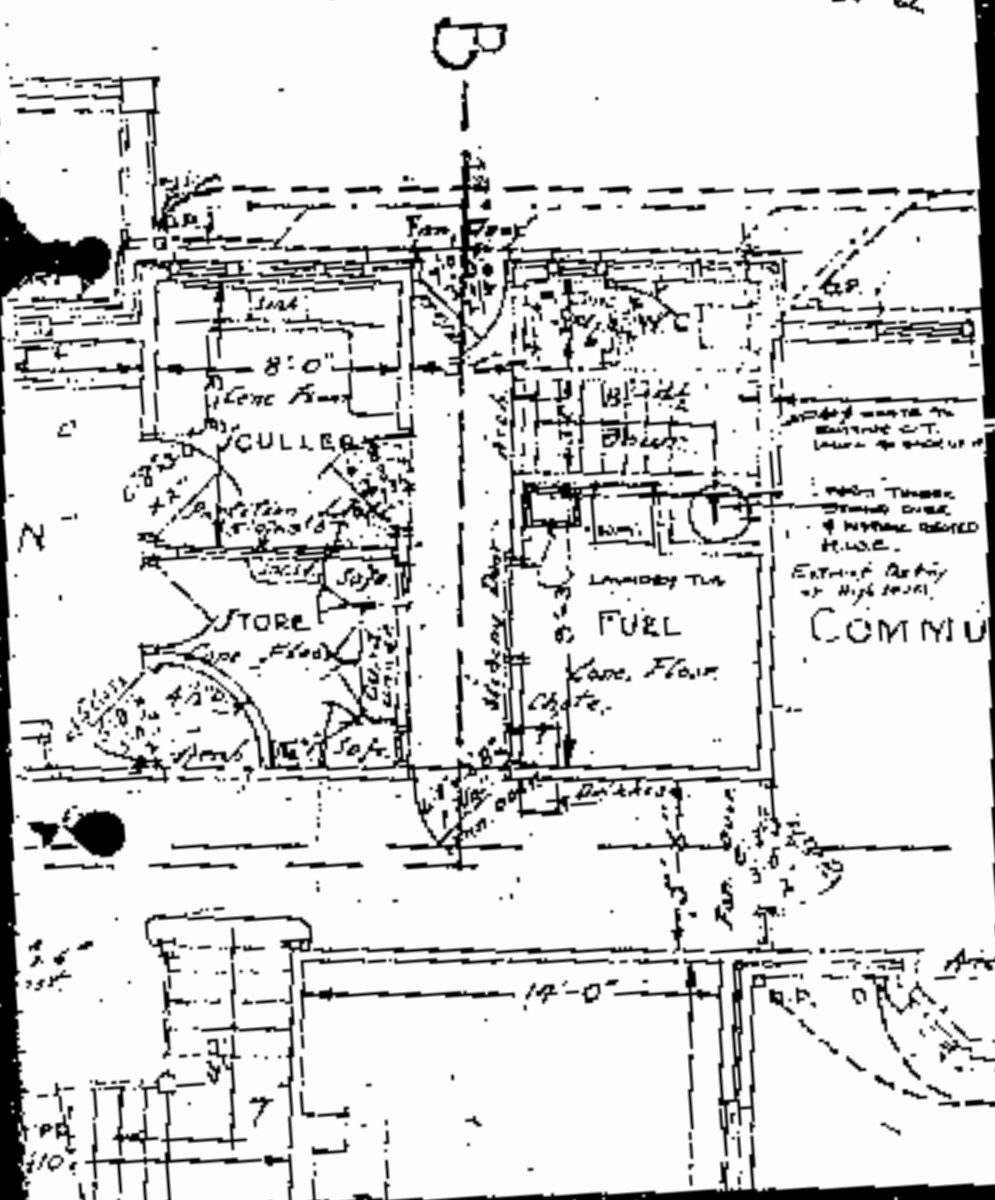
Scale 1" = 4'

PROPOSED GARAGE AT THE DOMINICAN CONVENT NORTH EAST VALLEY

L-4310
20-5-89

CONVENT (DALMORE ANNEX)
NEW LAUNDRY FACILITIES.

PG
1 of 2



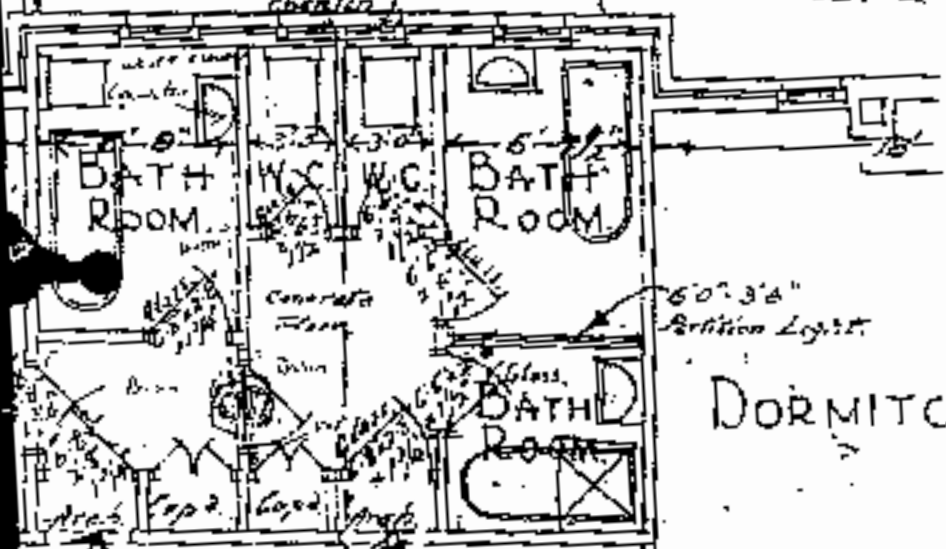
L-4310

20-3-89

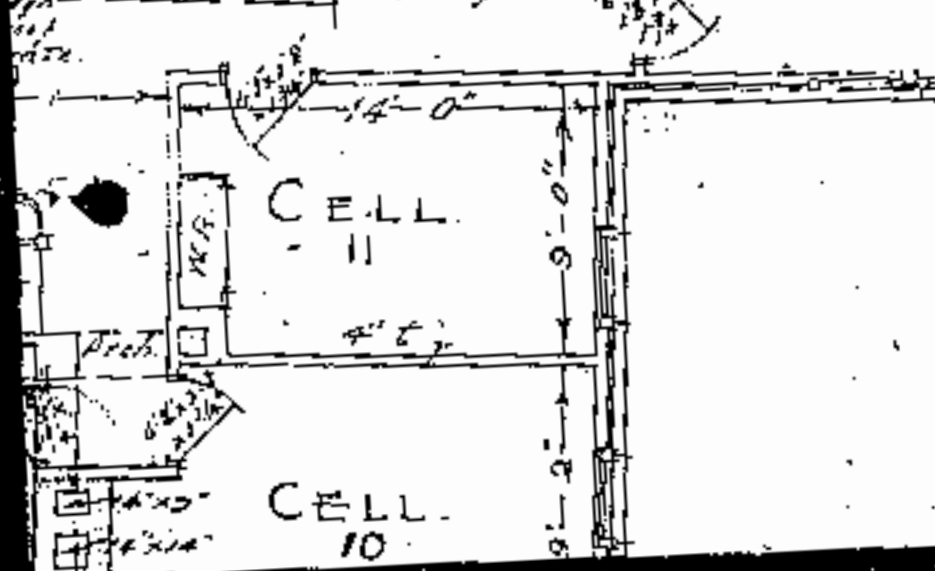
PG

2012

Hinged to sell to
concrete?



All cell and dormitory
doors to have fanlights.





DUNEDIN CITY COUNCIL

Kaunihera-a-rohe o Otago

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

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

Email: dcc@dcc.govt.nz

www.CityofDunedin.com

CODE COMPLIANCE CERTIFICATE

DCC/CC-44 57-1.0

Section 95, Building Act 2004

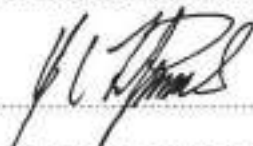
CCC NO:	ABA-2007-315197	Telephone No:	03 477 4000
APPLICANT		PROJECT	
Santa Sabina Limited C/O Lund South Limited PO Box 5912 Moray Place Dunedin 9058		Work Type: New Construction Intended Use/Description of Work: Erect 15 x 4 Bedroom Apartments in Three Blocks	
PROJECT LOCATION		Intended Life: Indefinite, not less than 50 years. This CCC also applies to the following Amended Consents:	
61 North Road Dunedin			
LEGAL DESCRIPTION			
Legal Description: LOT 2 DP 393888 Valuation Roll No: 26780 38100 Building Name: N/A			

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

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

☒ Compliance Schedule attached

Signed for and on behalf of the Council:

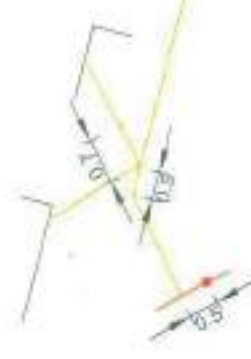
Name: 

Position: AUTHORISED OFFICER

Date: 4 July 2008



DIAGRAM A



As Built Plan

Received by: *[Signature]*

Date: 19 June 08

ABA No: 315197

LEGEND

- Asbuilt Foul sewers
- To be Asbuilt Foul sewers
- Foul connections
- Kerbs
- Edge of Existing Formation
- Stormwater Line
- Manholes
- Lampholes

NOTES

- All Foul sewer lines are 150mm Ø uPVC Pipe.
- All Foul sewer connections 100mm Ø uPVC Pipe.
- Asbuilt information for uncompleted manholes will be provided upon completion of Stage 2 works.

SEE DIAGRAM A

The Otago Surveying Company Ltd trading as

**D.G.HATFIELD
& ASSOCIATES**

SURVEYING & RESOURCE MANAGEMENT CONSULTANTS
DUNEDIN MOSGIEL BALCLUTHA

GARDENS VIEW DEVELOPMENT - STAGE 1

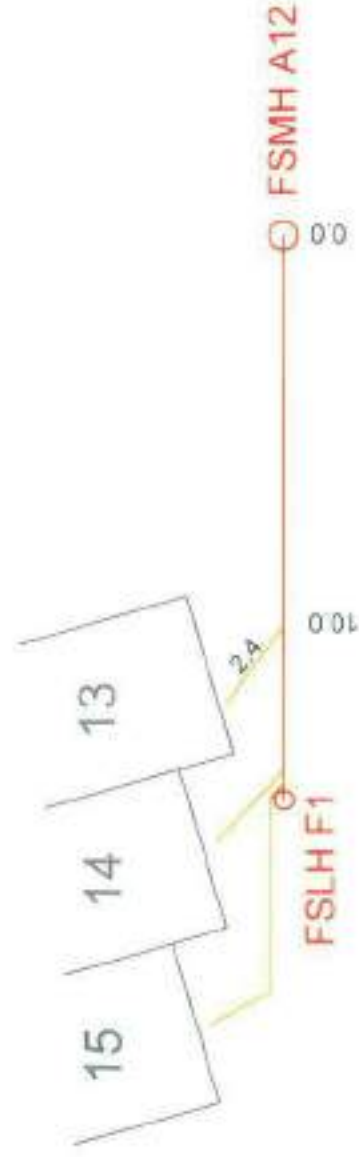
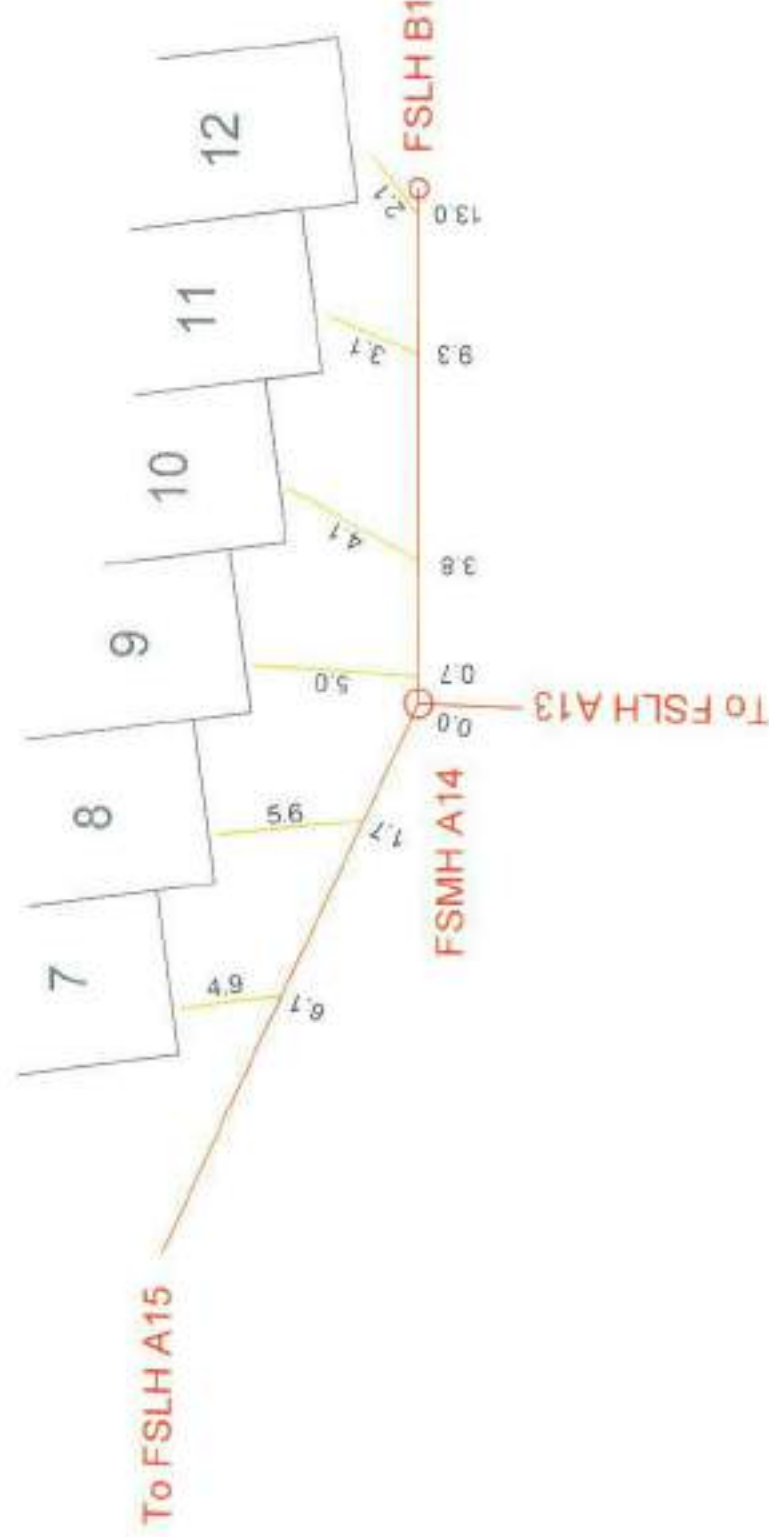
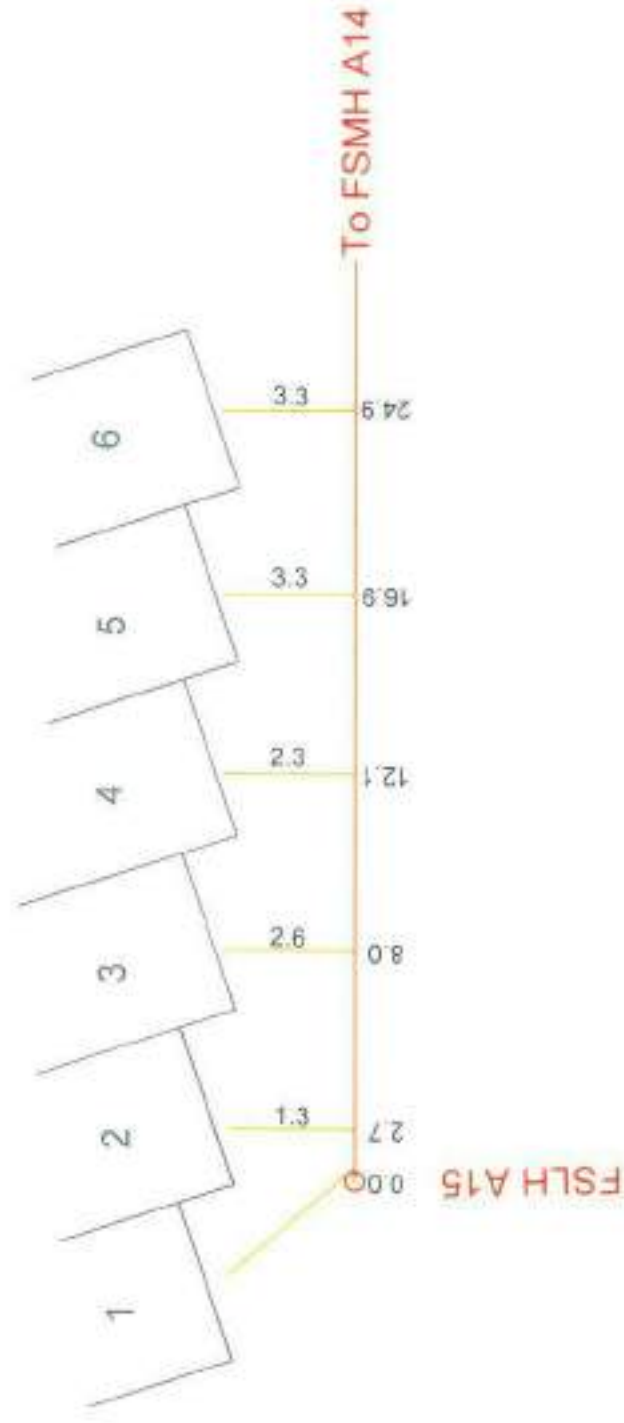
FOUL SEWER ASBUILT PLAN

SCALE: 1:500 @ A3

DATE: Jun 2008

JOB No. 6636

PLAN No. **6636/FA1**



The Otago Surveying Company Ltd trading as



**D.G. HATFIELD
& ASSOCIATES**

SURVEYING & RESOURCE MANAGEMENT CONSULTANTS
DUNEDIN MOSGIEL BAICLUTHA

GARDENS VIEW DEVELOPMENT - STAGE 1

FOUL SEWAGE CONNECTIONS ASBUILT PLAN

SCALE: Not to Scale

DATE: Jun 2008

JOB No. 6636

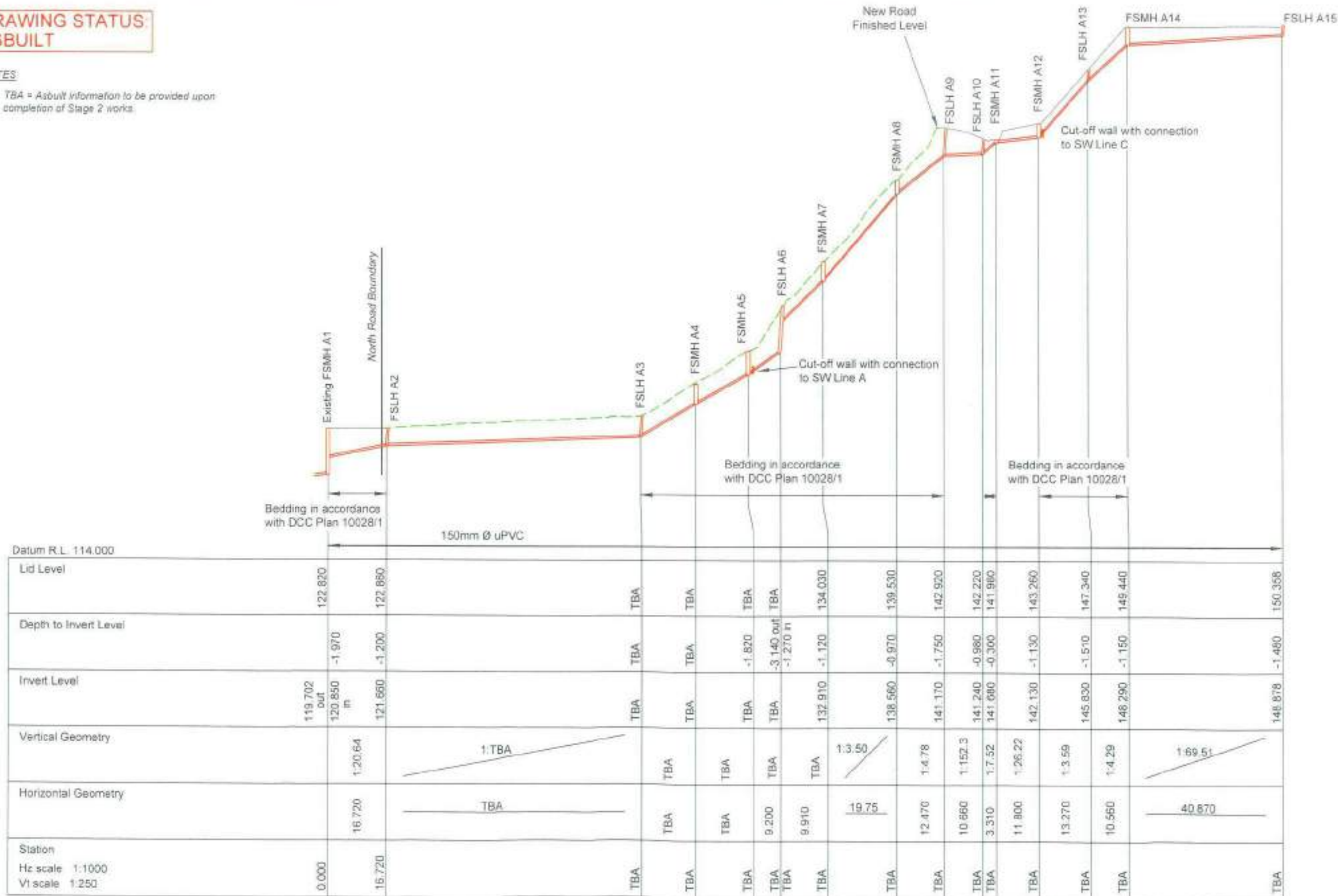
PLAN No.

6636/FA2

DRAWING STATUS: ASBUILT

NOTES

- TBA = Asbuilt information to be provided upon completion of Stage 2 works

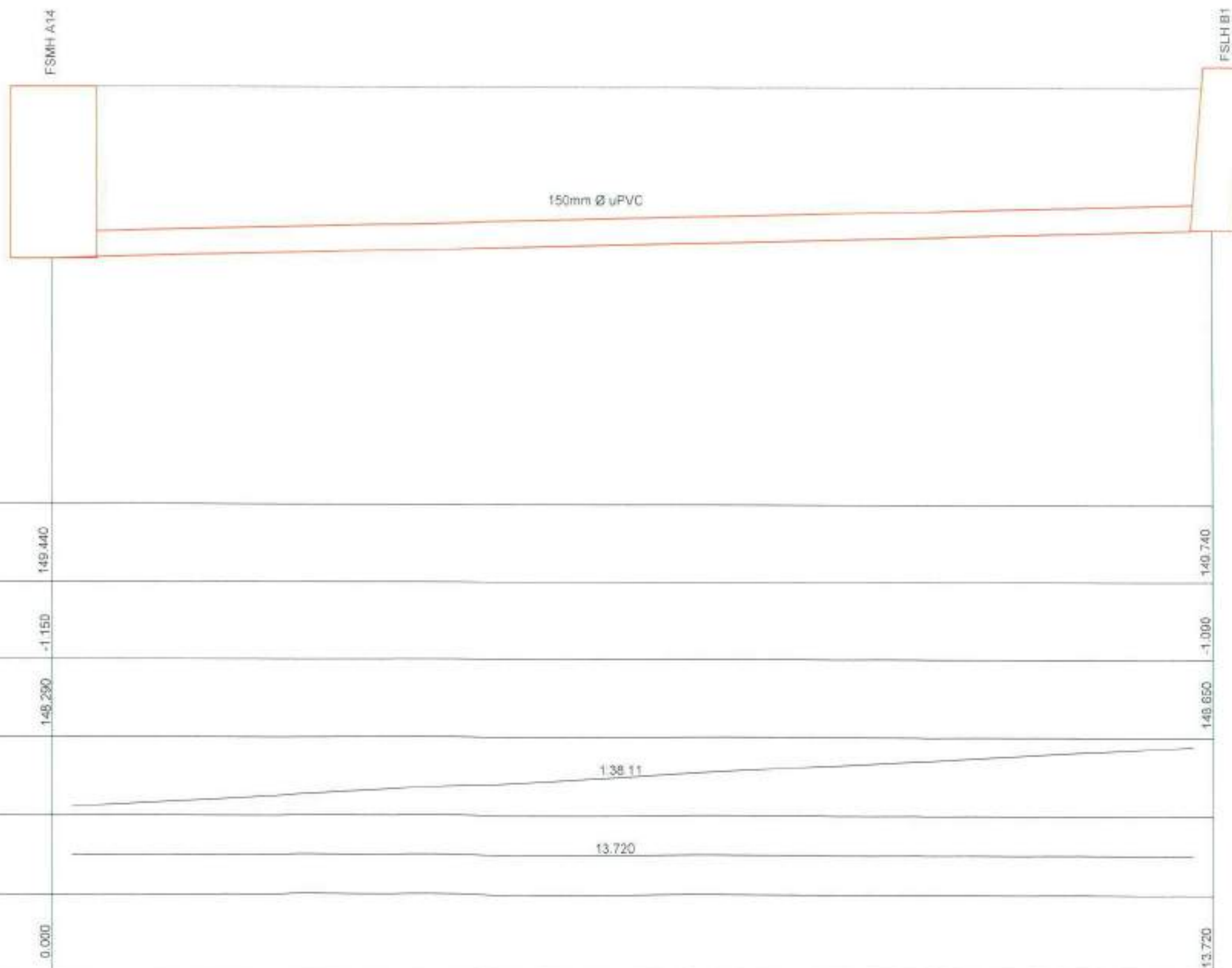


The Design Surveying Company Ltd trading as
D.G. HATFIELD & ASSOCIATES
 SURVEYING & RESOURCE MANAGEMENT
 DUNEDIN MOSGIEL BALCLUTHA

GARDENS VIEW DEVELOPMENT - STAGE 1 FOUL SEWER LINE A - ASBUILT LONGSECTION

No	AMENDMENTS	Initials	Date	ORIG SCALE	JOB No
				As Shown @ A3	0835
					PLAN No.
				DATUM	6636/FA3
				Origo Metric	
SURVEY	DRAWN	MD	05/08		
LEVEL	TRACED				
DESIGN	CHECKED	MD	08/08	L B	

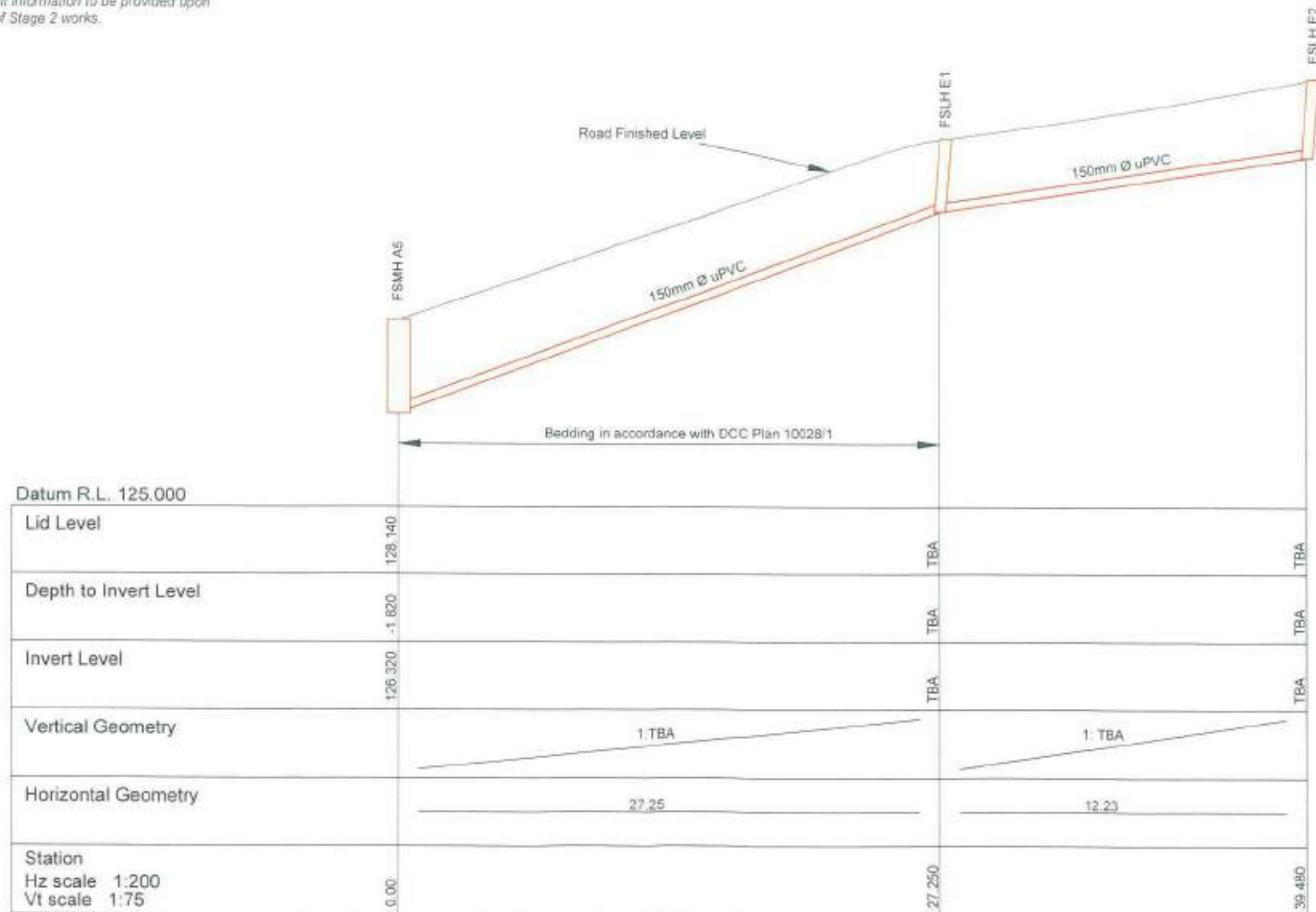
DRAWING STATUS:
ASBUILT



DRAWING STATUS:
ASBUILT

NOTES

- TBA = Asbuilt information to be provided upon completion of Stage 2 works.



DRAWING STATUS:
ASBUILT

FSMH A12

FSLH F1

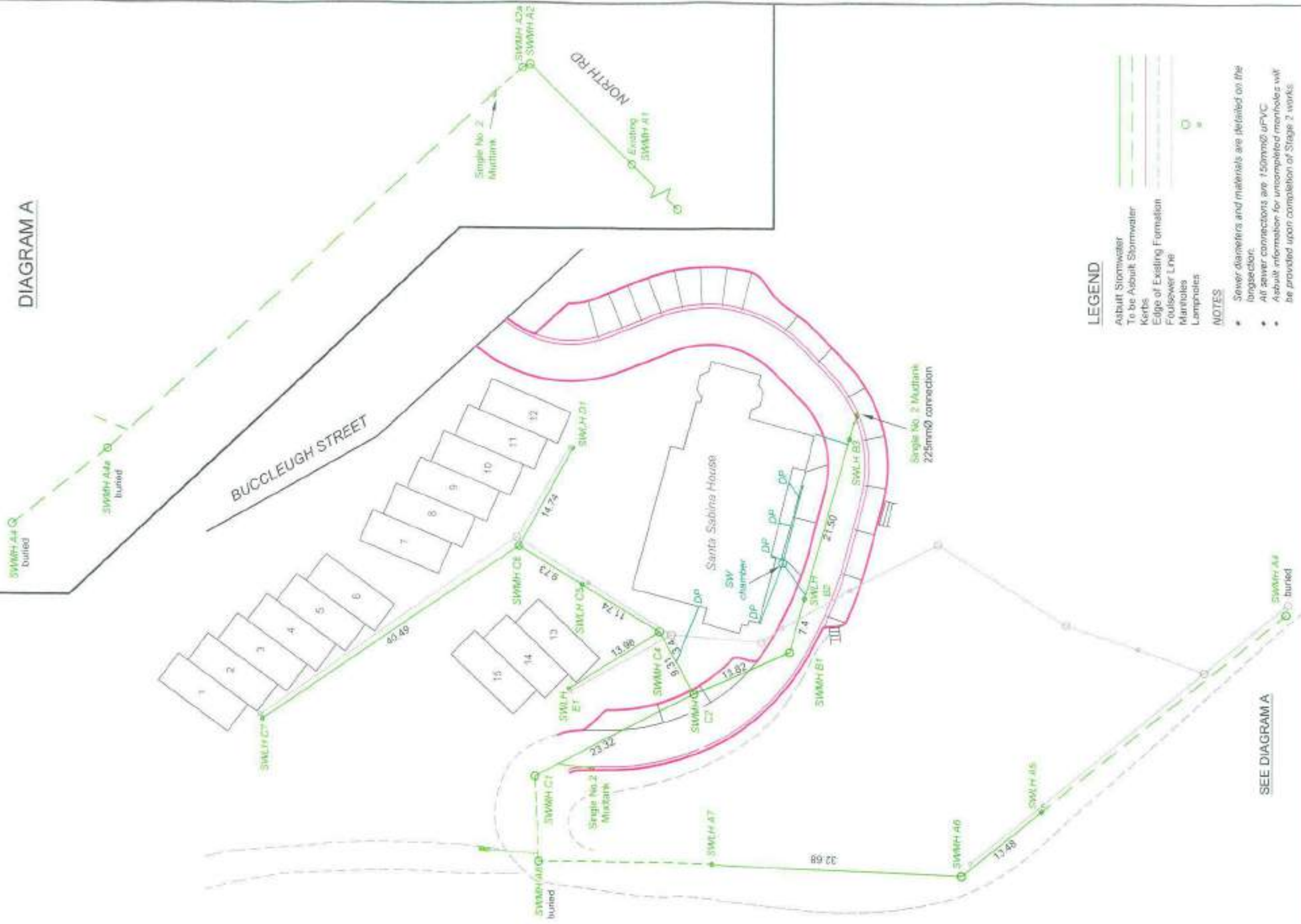
150mm Ø uPVC

Datum R.L. 141.000

Lid Level	143.260	143.260
Depth to Invert Level	-1.130	-0.940
Invert Level	142.130	142.340
Vertical Geometry		1:71.71
Horizontal Geometry		15.060
Station Hz scale 1:50 Vt scale 1:25	0.00	15.060



DIAGRAM A



SEE DIAGRAM A

The Otago Surveying Company Ltd trading as

**D.G.HATFIELD
& ASSOCIATES**

SURVEYING & RESOURCE MANAGEMENT CONSULTANTS
DUNEDIN MOSCIEL BALCLUTHA

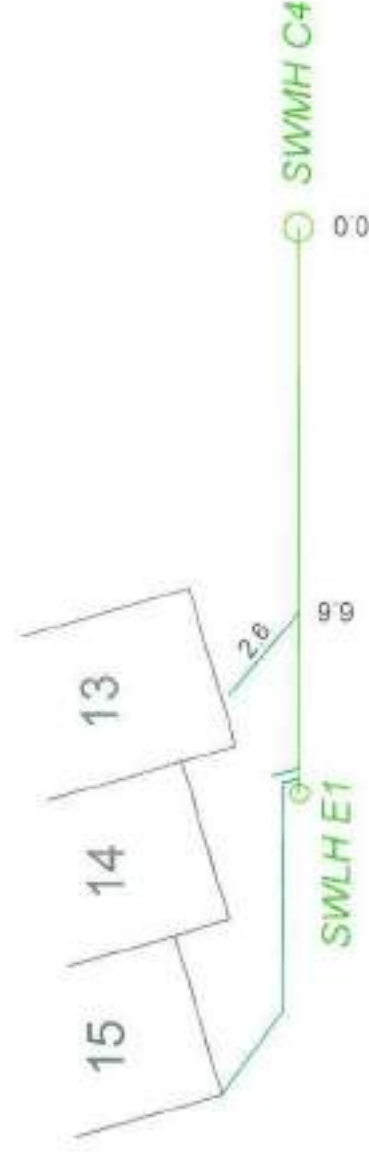
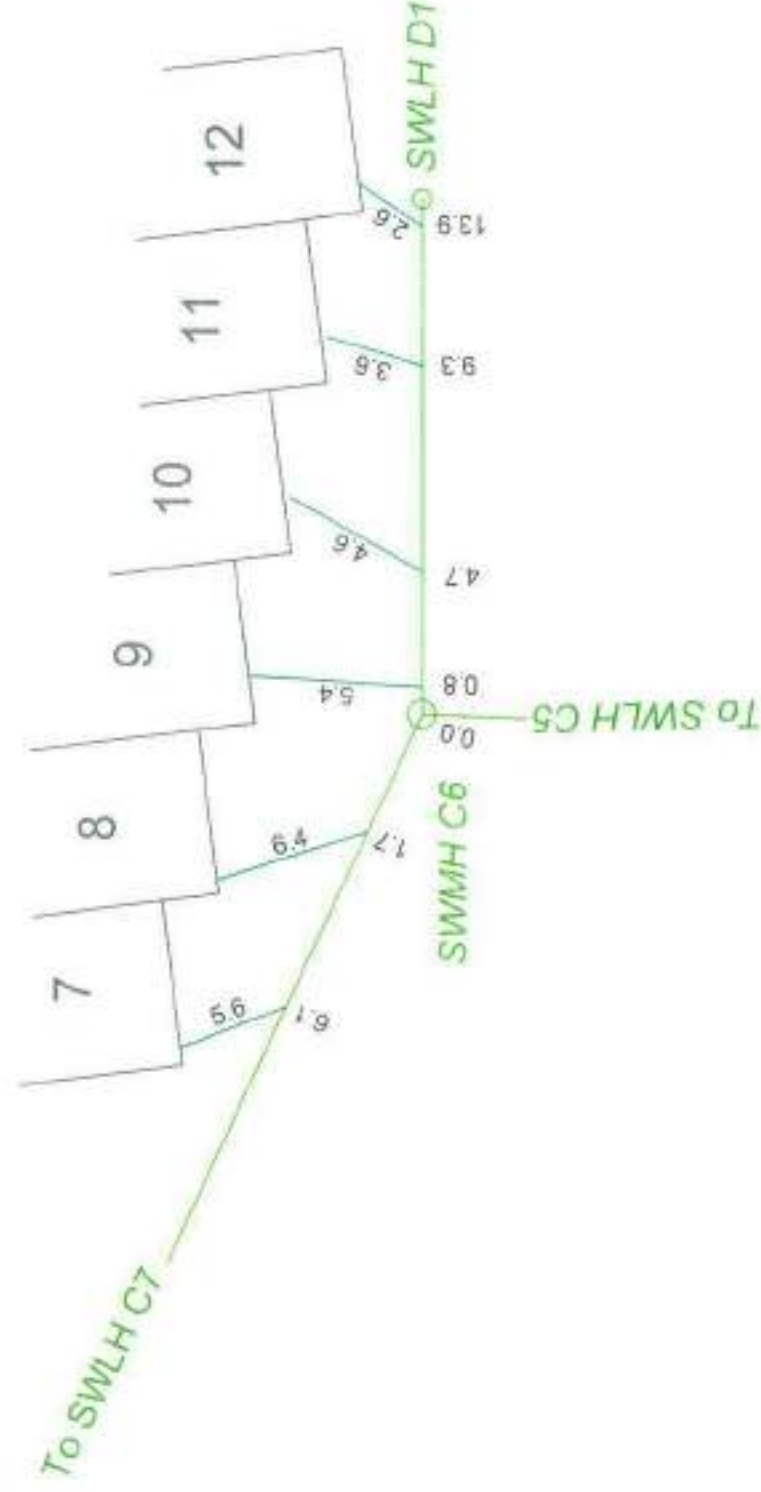
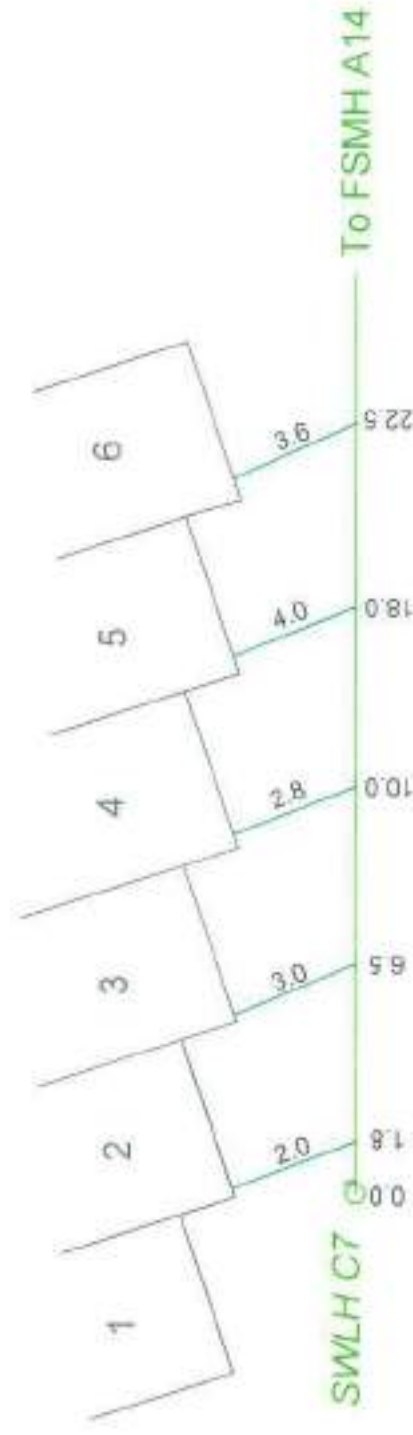
GARDENS VIEW DEVELOPMENT - STAGE 1 STORMWATER SEWER ASBUILT PLAN

SCALE: 1:500 @ A3

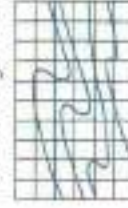
DATE: Jun 2008

JOB No. 6636

PLAN No. **6636/SA1**



The Otago Surveying Company Ltd trading as



**D.G. HATFIELD
& ASSOCIATES**

SURVEYING & RESOURCE MANAGEMENT CONSULTANTS
DUNEDIN MOSGIEL HAICLUTHA

GARDENS VIEW DEVELOPMENT - STAGE 1

STORMWATER CONNECTIONS ASBUILT PLAN

SCALE: Not to Scale

DATE: Jun 2008

JOB No. 6636

PLAN No. **6636/SA2**

NOTES

- TBA = Adult information to be provided upon completion of Stage 2 work



The Stage Surveying Company Ltd trading as

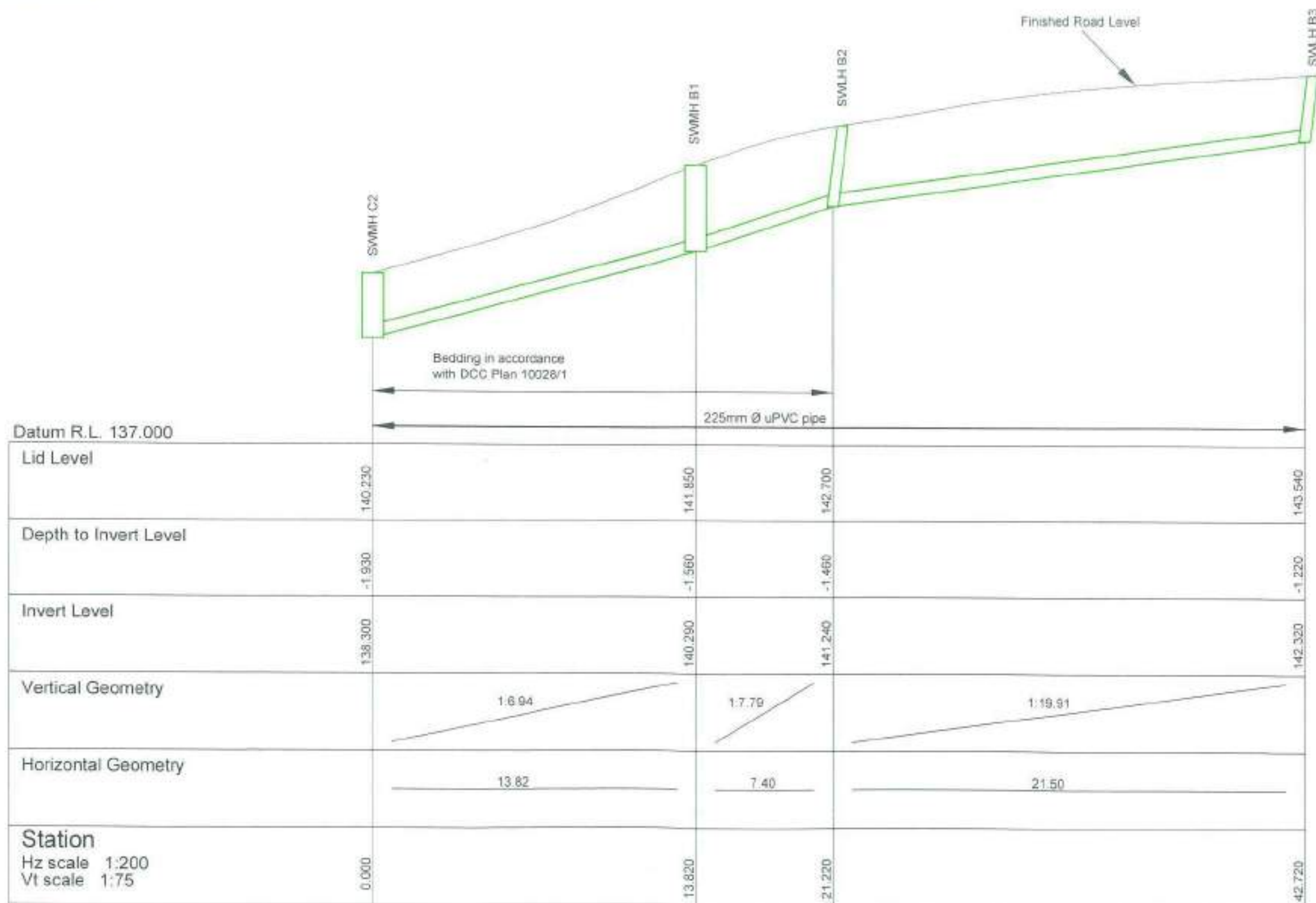
**D.G. HATFIELD
& ASSOCIATES**

SURVEYING & RESOURCE MANAGEMENT
DUNEDIN MOSGIEL BALCLUTHA

STORMWATER LINE A - ASBUILT LONGSECTION

No.	AMENDMENTS		Initials	Date	ORIG. SCALE	JOB No. 6636
					As Shown @ A3	PLAN No.
					DATUM Osago Metric	6636/SA
SURVEY		DRAWN	MD	05/08		
LEVEL		TRACED				
DESIGN		CHECKED	MD	05/08	1:8	

DRAWING STATUS:
ASBUILT



The Otago Surveying Company Ltd trading as

**D.G. HATFIELD
& ASSOCIATES**

SURVEYING & RESOURCE MANAGEMENT
DUNEDIN MOSGIEL BALCLUTHA

GARDENS VIEW DEVELOPMENT - STAGE 1

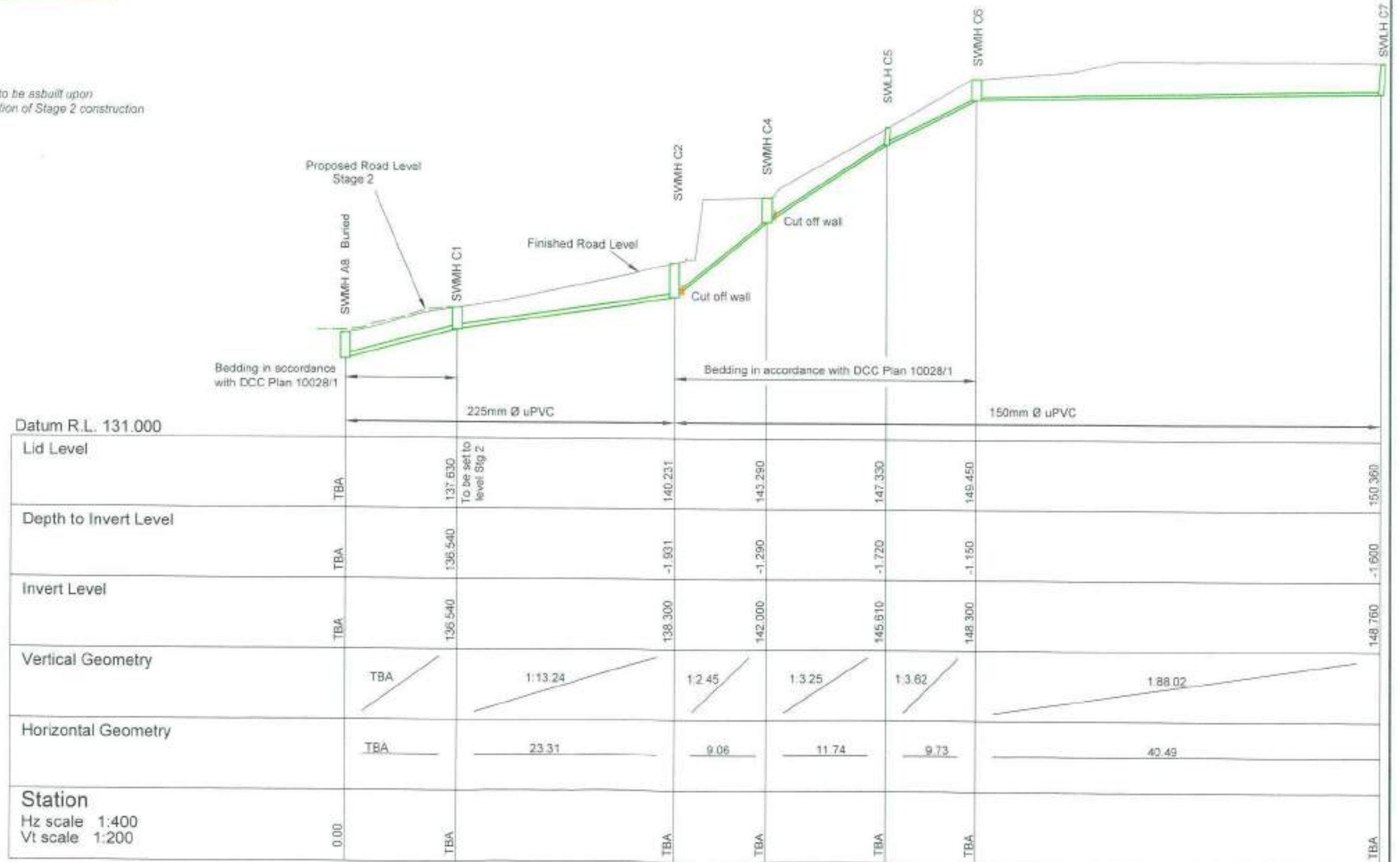
STORMWATER LINE B - ASBUILT LONGSECTION

No.	AMENDMENTS	Initials	Date	ORIG. SCALE	JOB No.
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					PLAN No.
				DATUM	6636/SA4
				Otago Metric	
				L.B.	
SURVEY		DRAWN	MD	05/08	
LEVEL		TRACED			
DESIGN		CHECKED	MD	05/08	

DRAWING STATUS:
ASBUILT

NOTES

- TBA = to be asbuilt upon completion of Stage 2 construction



DRAWING STATUS:
ASBUILT

SWMH C6

SWMH D1

150mm Ø uPVC pipe

Datum R.L. 147.000

Lid Level	149.450	149.710
Depth to Invert Level	-1.150	-0.870
Invert Level	148.300	148.840
Vertical Geometry	1:27.30	
Horizontal Geometry	14.740	
Station Hz scale 1:50 Vt scale 1:25	0.000	14.740

DRAWING STATUS
ASBUILT

SWMH C4

SWLHE1

150mm Ø uPVC pipe

Datum R.L. 141.000

Lid Level

143.290

143.290

Depth to Invert Level

-1.290

-0.940

Invert Level

142.000

142.350

Vertical Geometry

1:39.89

Horizontal Geometry

13.960

Station

Hz scale 1:50

Vt scale 1:25

0.00

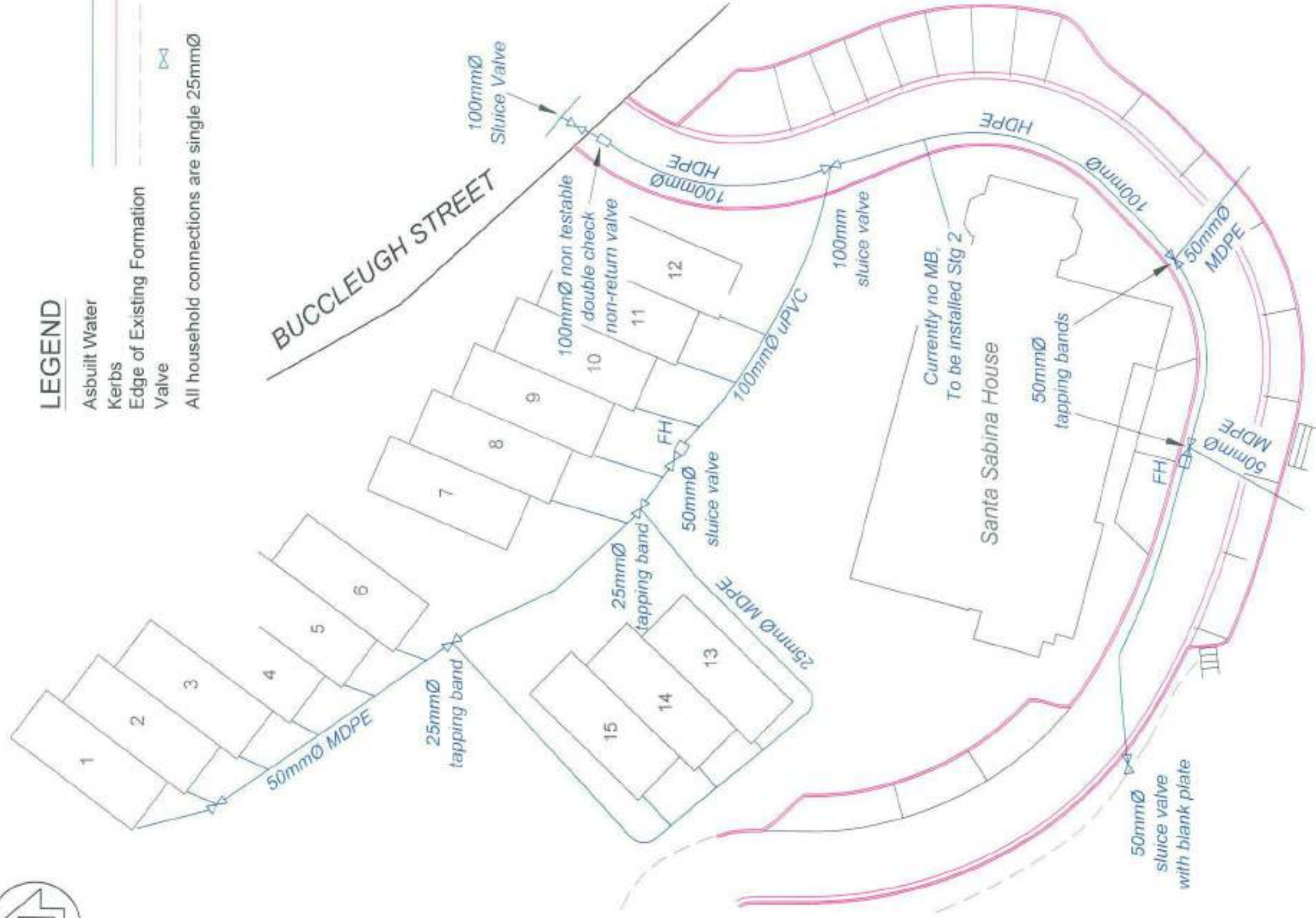
13.960



LEGEND

	Asbuilt Water
	Kerbs
	Edge of Existing Formation
	Valve

All household connections are single 25mmØ



The Otago Surveying Company Ltd trading as

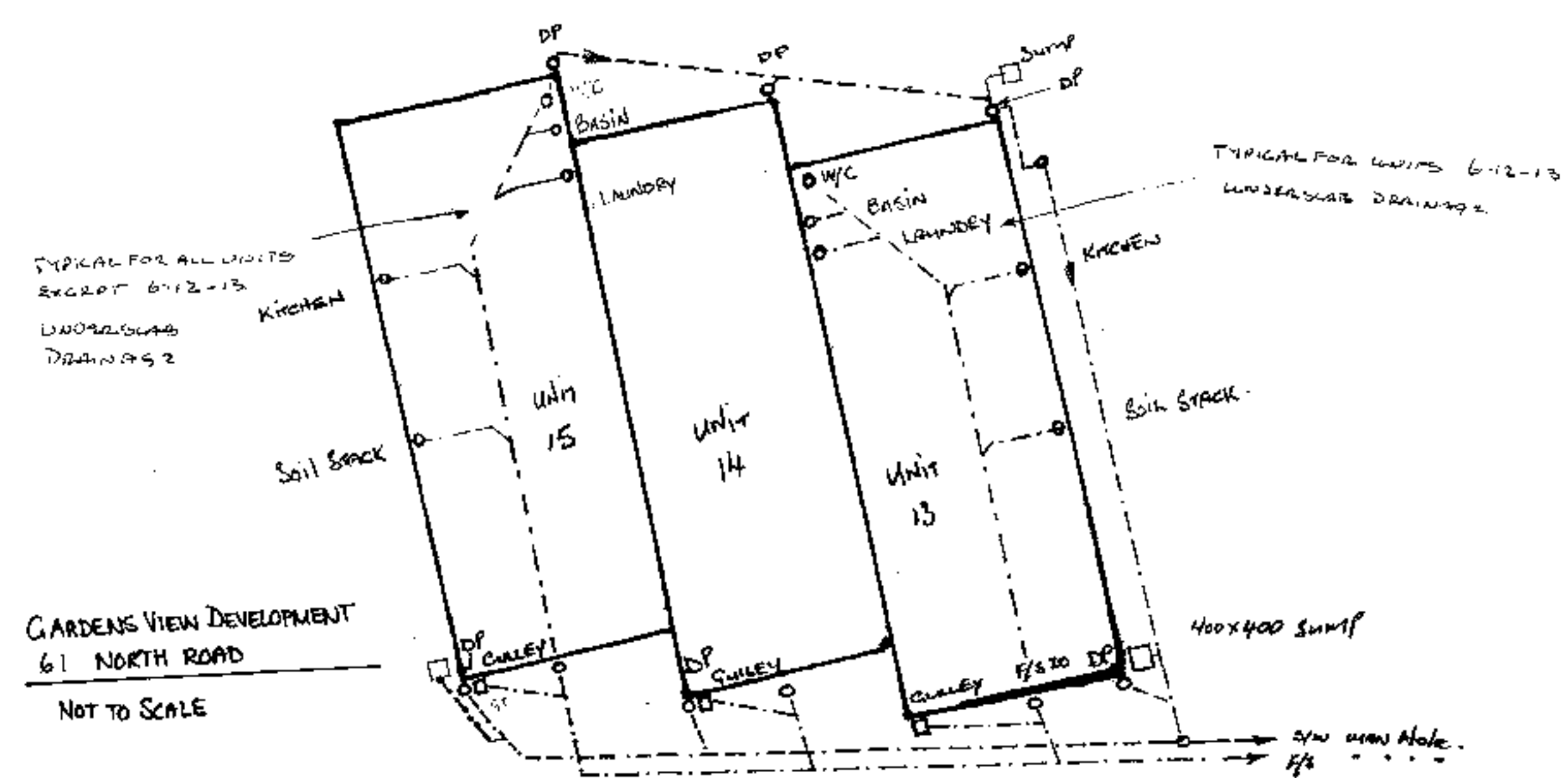
**D.G.HATFIELD
& ASSOCIATES**

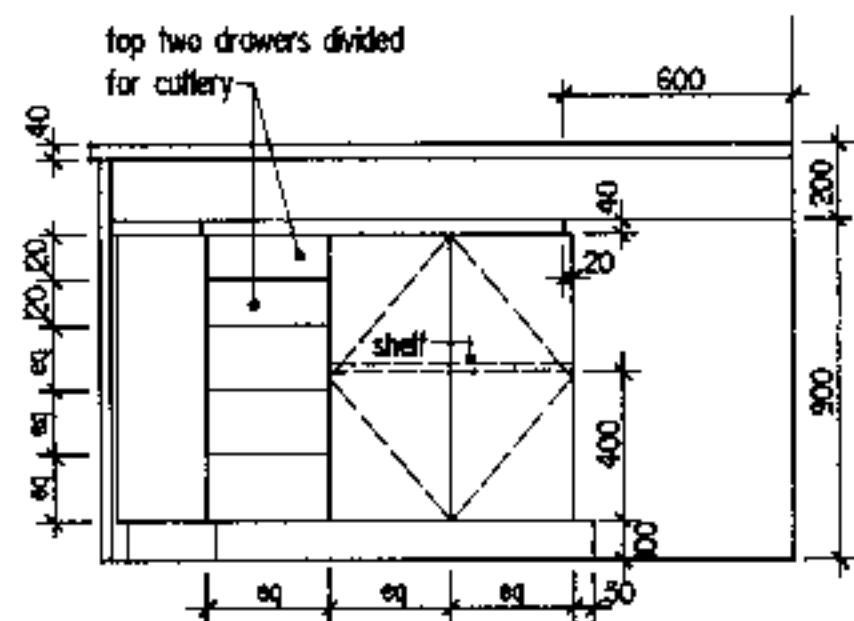
SURVEYING & RESOURCE MANAGEMENT CONSULTANTS
DUNEDIN MOSGIEL BAICLUTHA

GARDENS VIEW DEVELOPMENT - STAGE 1

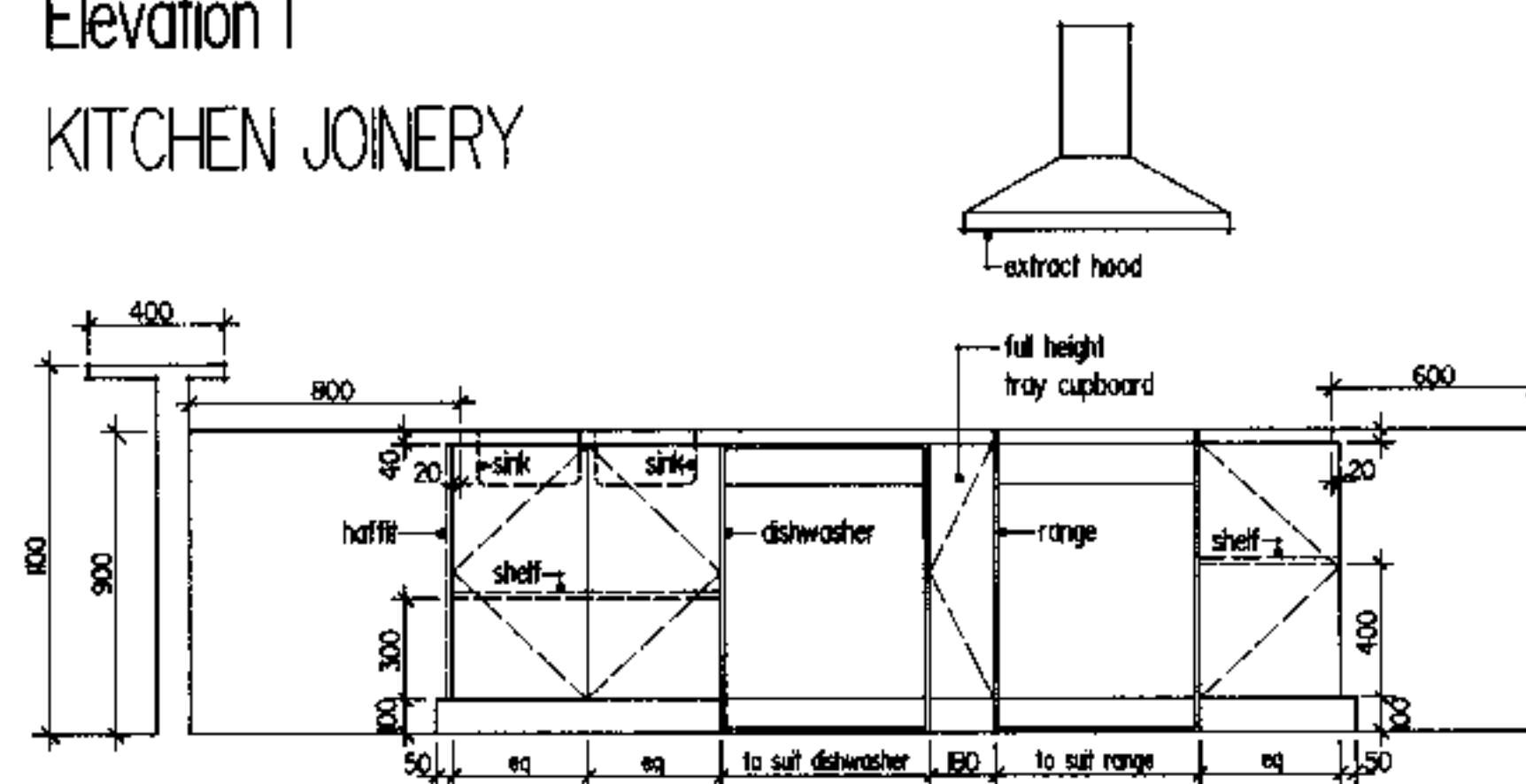
WATER ASBUILT PLAN

SCALE: 1:300 @ A3 DATE: Jun 2008 JOB No. 6636 PLAN No. **6636/WA1**

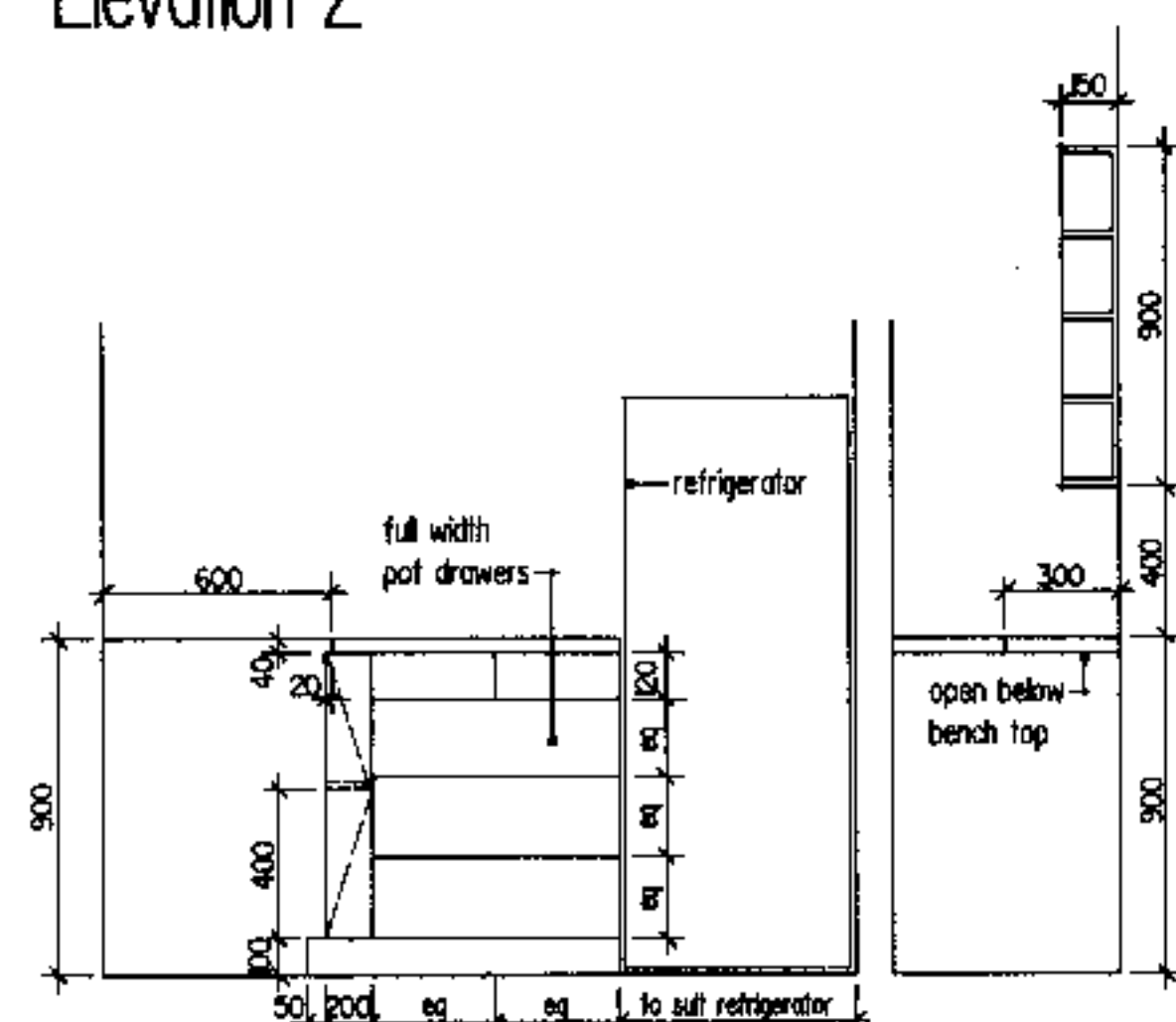
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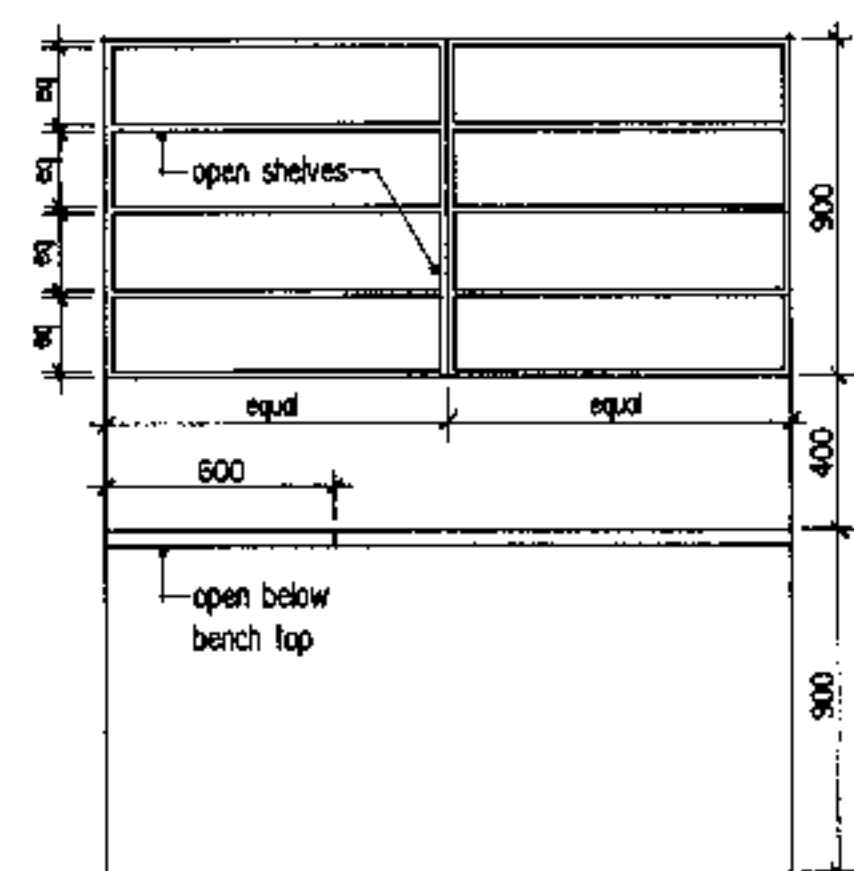
Elevation 1
KITCHEN JOINERY



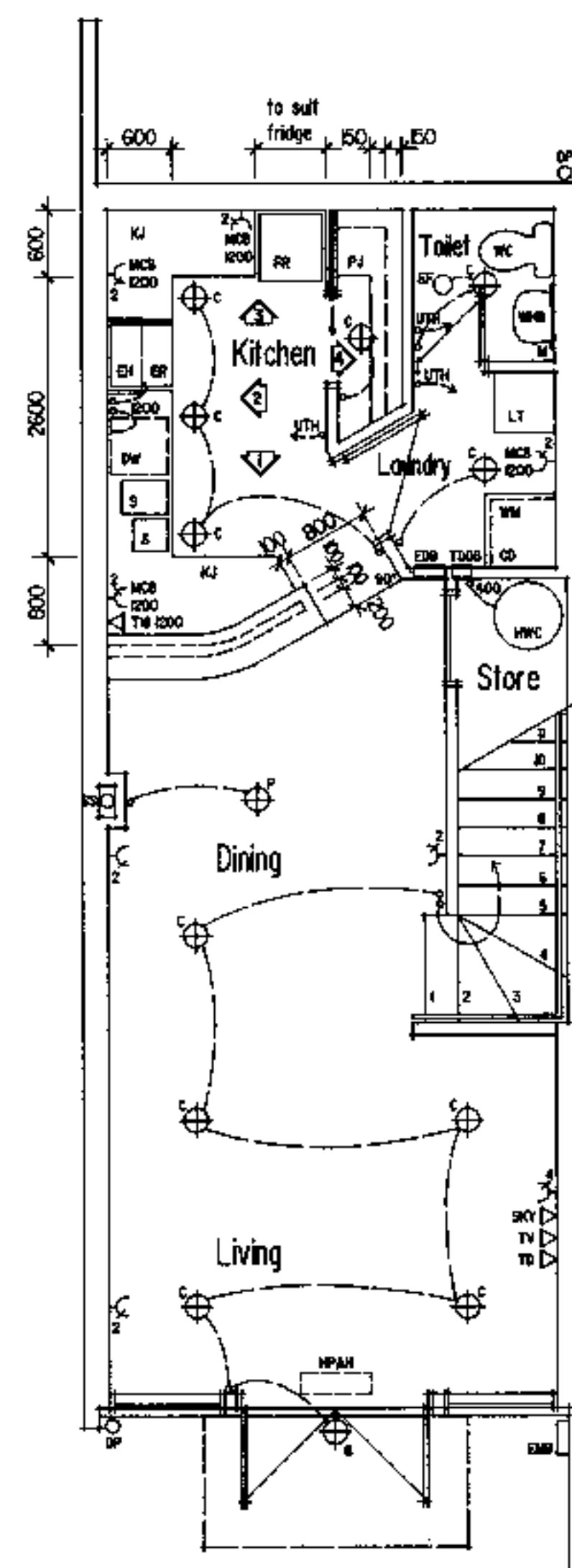
Elevation 2



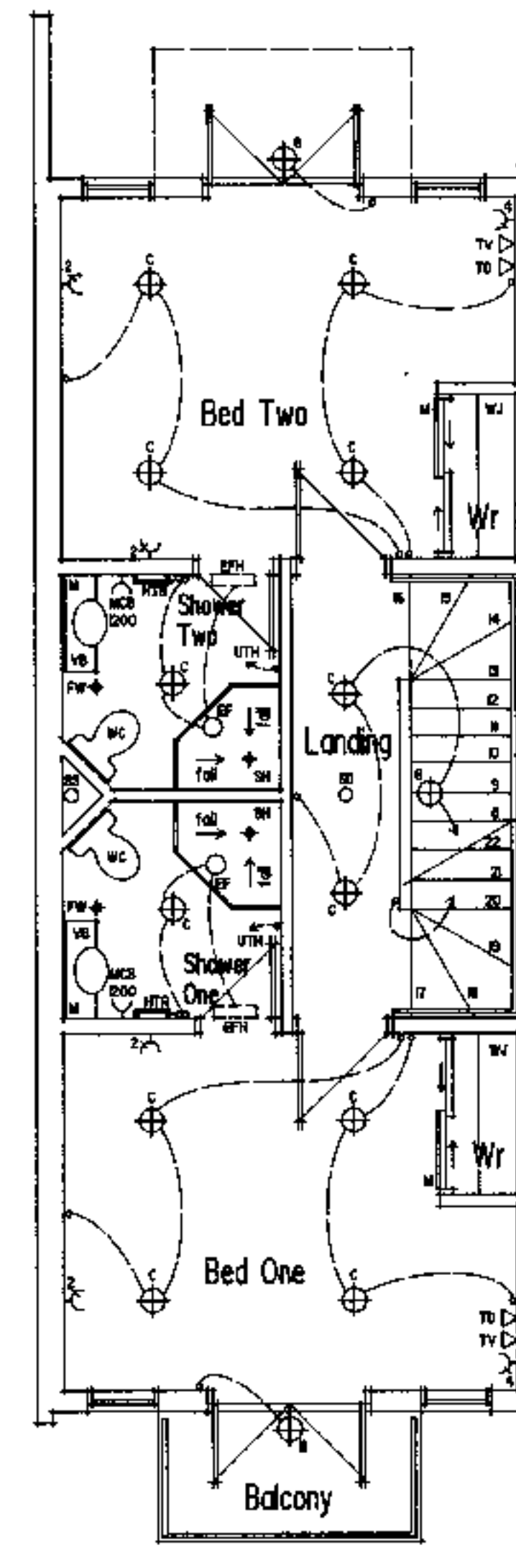
Elevation 3



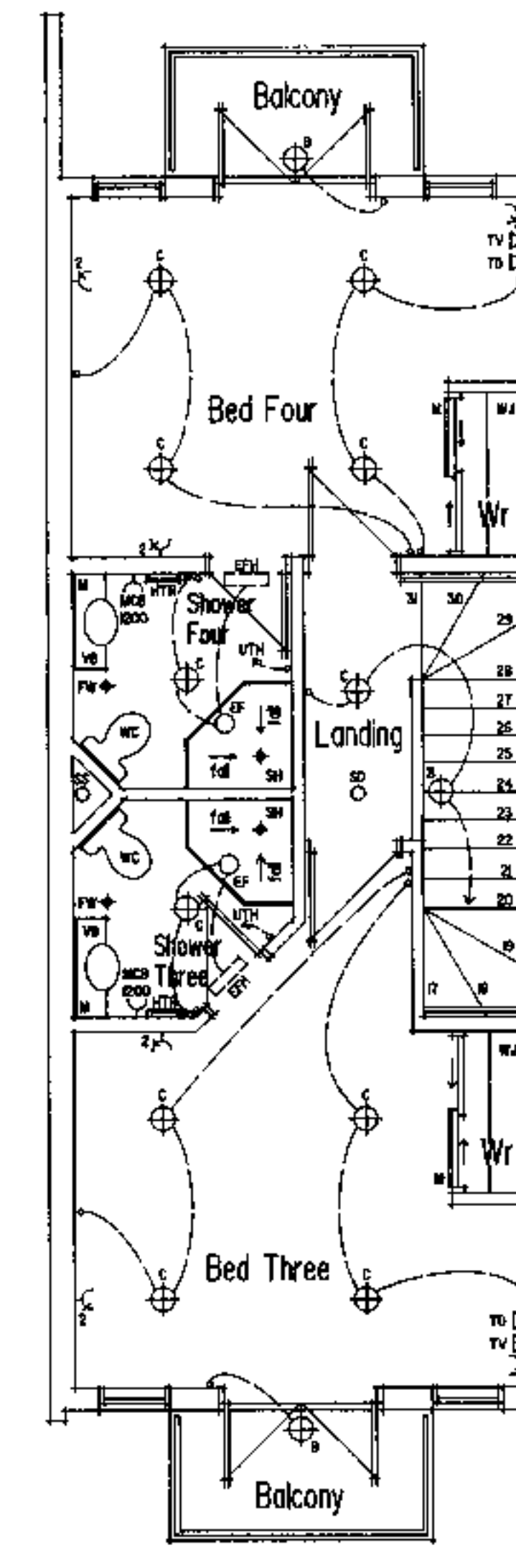
Elevation 4



Lower Ground Floor Plan
CENTRE UNITS FITTINGS PLANS

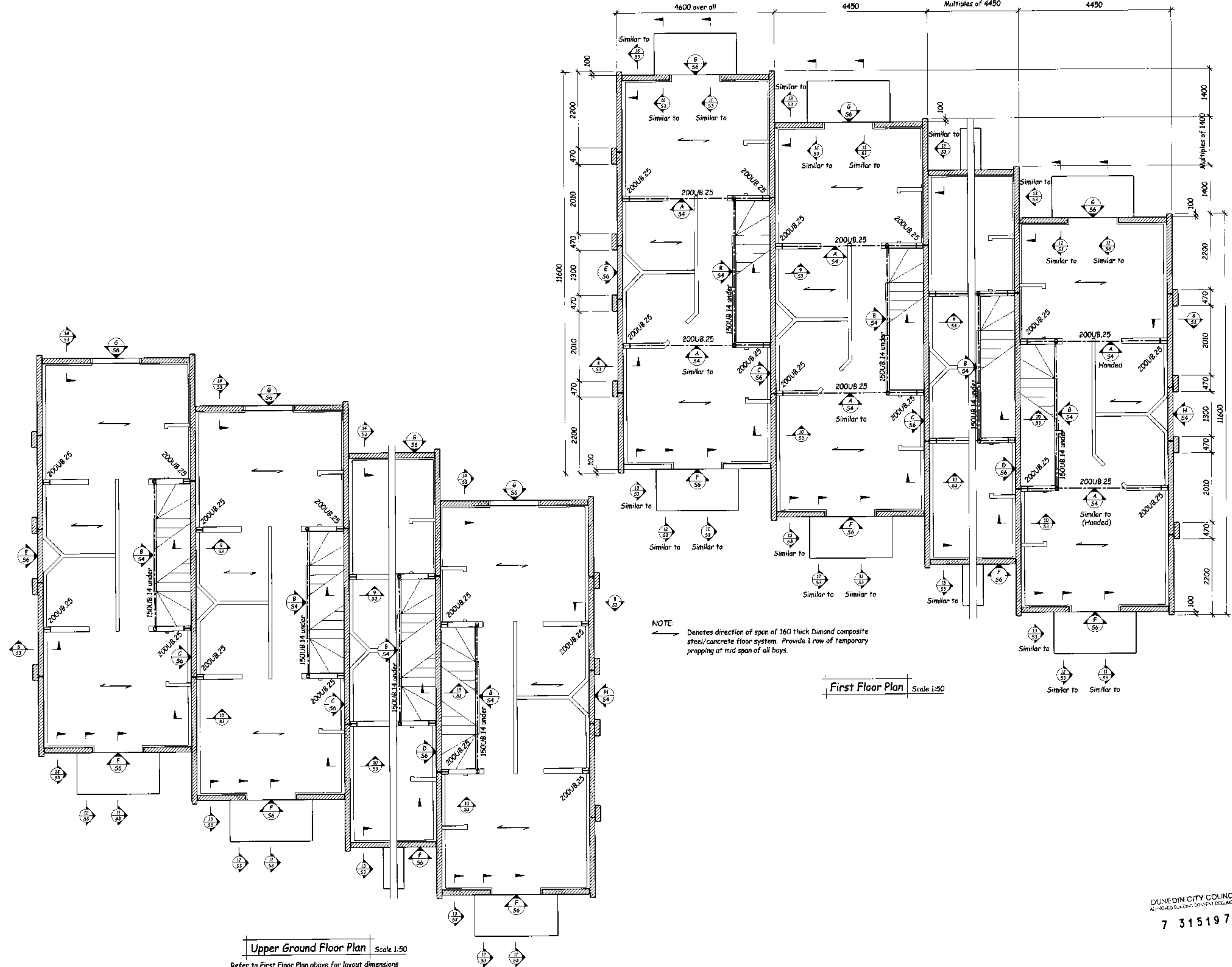


Upper Ground Floor Plan



First Floor Plan

DUNEDIN
APPROVED SIGNATURE
7 315197



STEVENSON BROWN LTD
 Structural and Fire Engineers

Level 2 Penthouse House
 12 Fife Street
 PO Box 504, Dunedin

Phone 03 477 4200
 Fax 03 477 4222
 Email: info@stevensonbrown.co.nz

All dimensions to be checked on site
 Do not scale off these drawings
 Any discrepancies between drawings
 to be notified to the consultants

No.	Revision	Date

STRUCTURAL
 Drawing

Contract Title :
Gardens View

North Road
Dunedin

Designed : Nick Brown
 Checked : Nick Brown
 Drawn : Rex Mullen
 Date : July 06
 Scale : As Shown when A1
 CAD file

Sheet Title :
Upper Ground and First Floor Plans

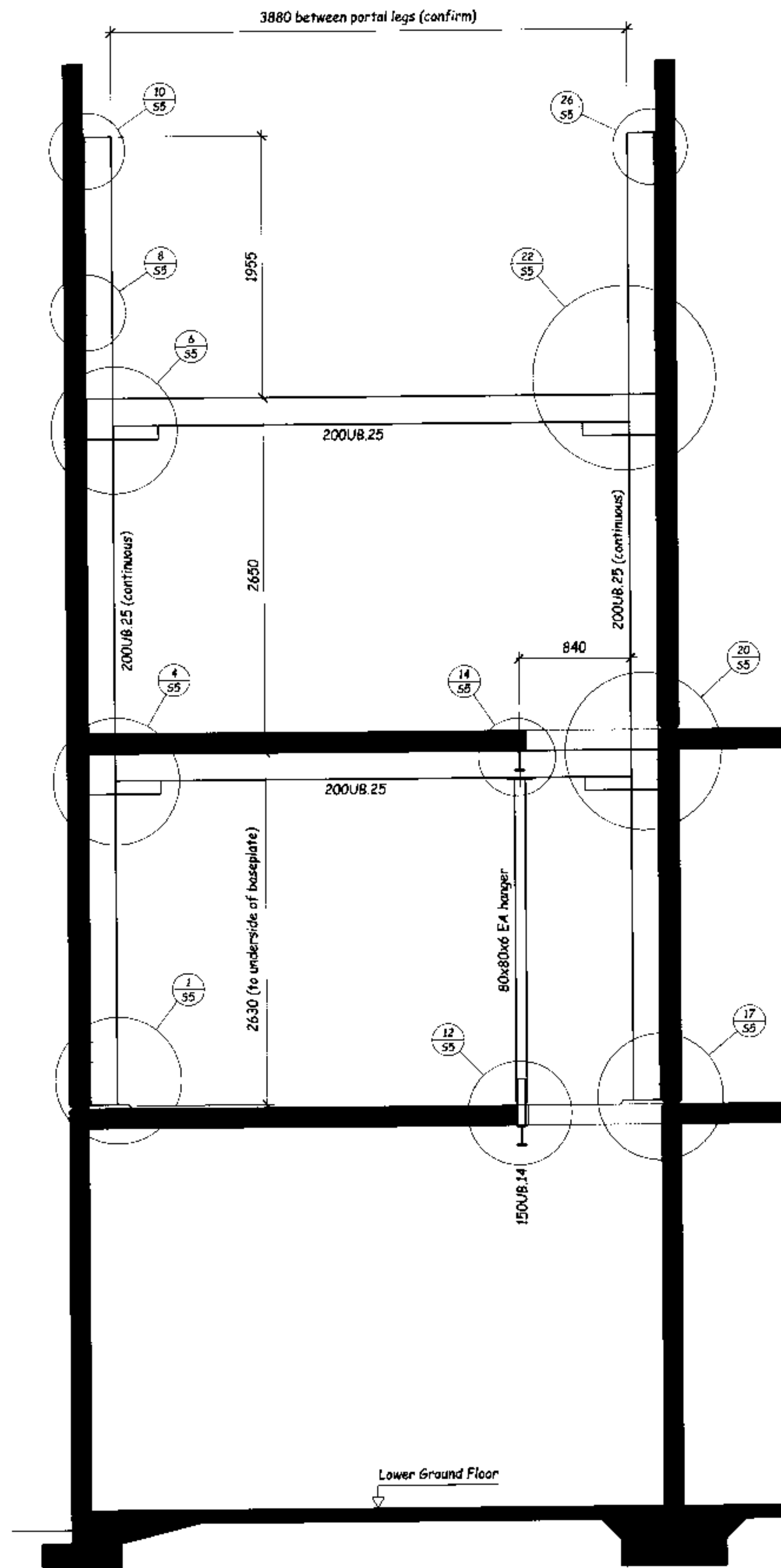
Contract No :
6217

Sheet :
S2
 of 15 sheets

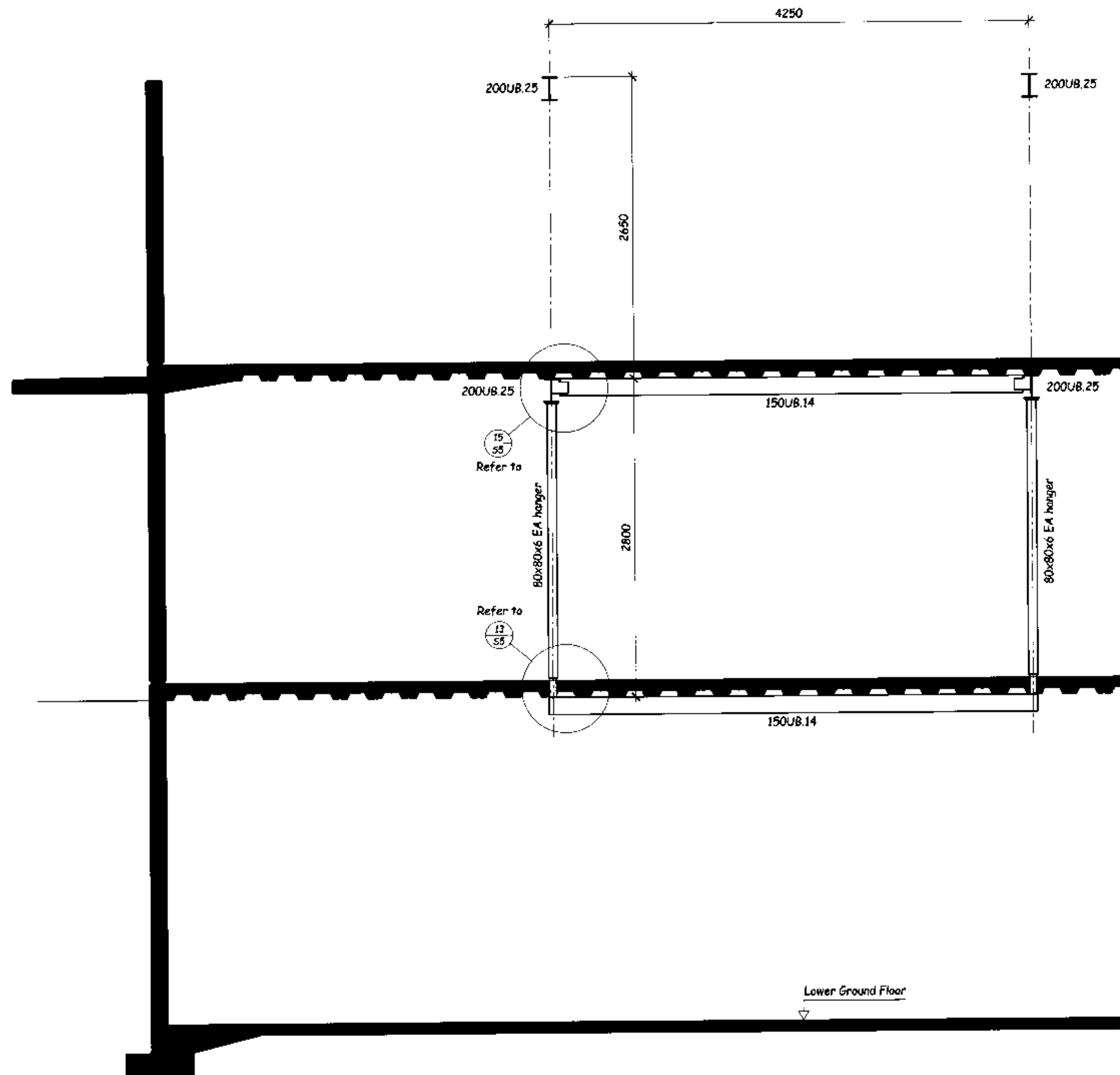
Date issued :

DUNEDIN CITY COUNCIL
 APPROVED DUNEDIN CITY COUNCIL DOCUMENTS

7 315197



Elevation A
Scale 1:25



Part Elevation B
Scale 1:25

7 315197

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Structural and Fire Engineers

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50 Fife Street
PO Box 540, Dunedin

Phone 03 477 4200
Fax 03 477 4566
Email enquiries@stebrow.co.nz

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STRUCTURAL
Drawing

Contract Title :
Gardens View

North Road
Dunedin

Designed : Nick Brown
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Drawn : Rex Mullen
Date : July 06
Scale : As Shown when A1
CAD file :

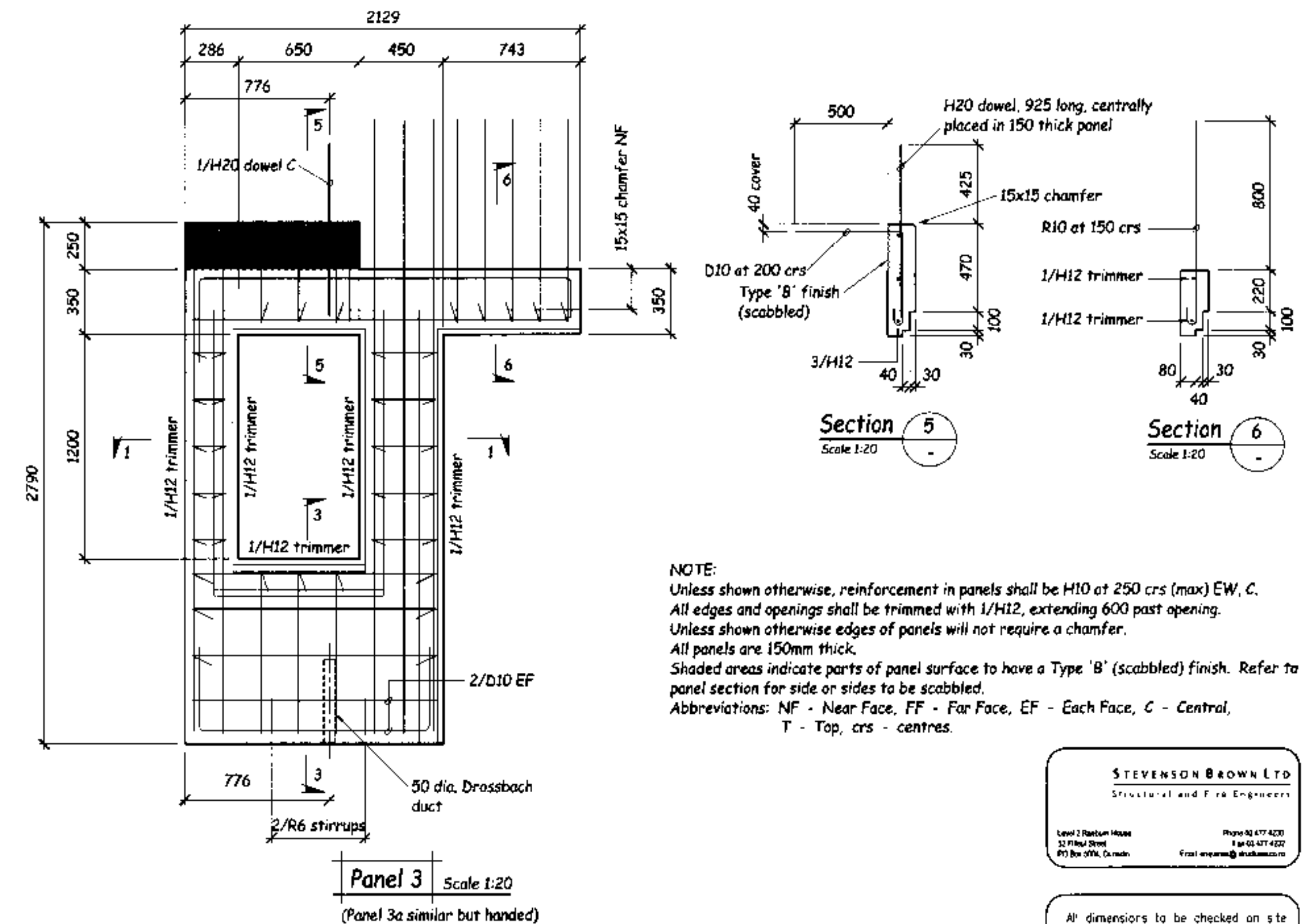
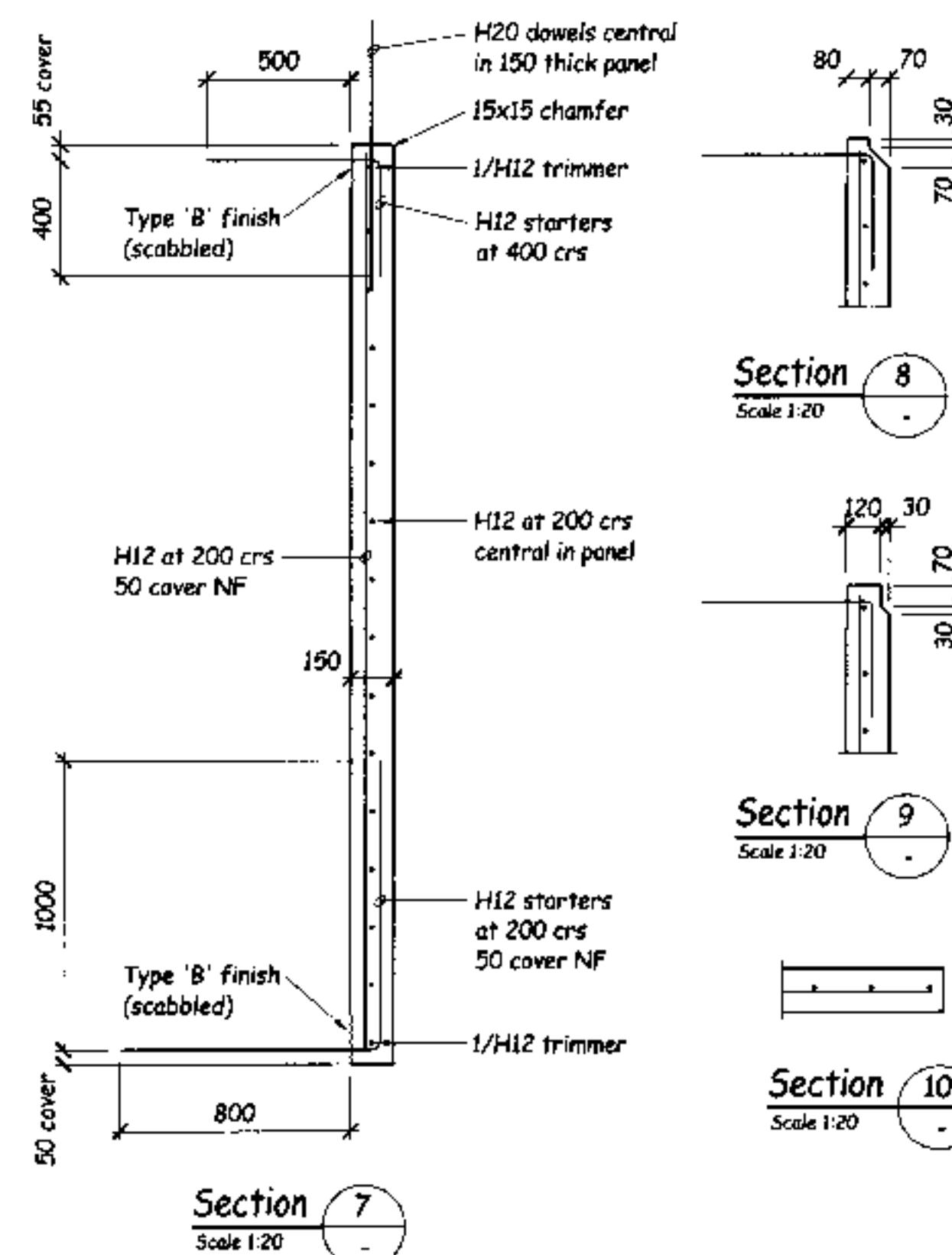
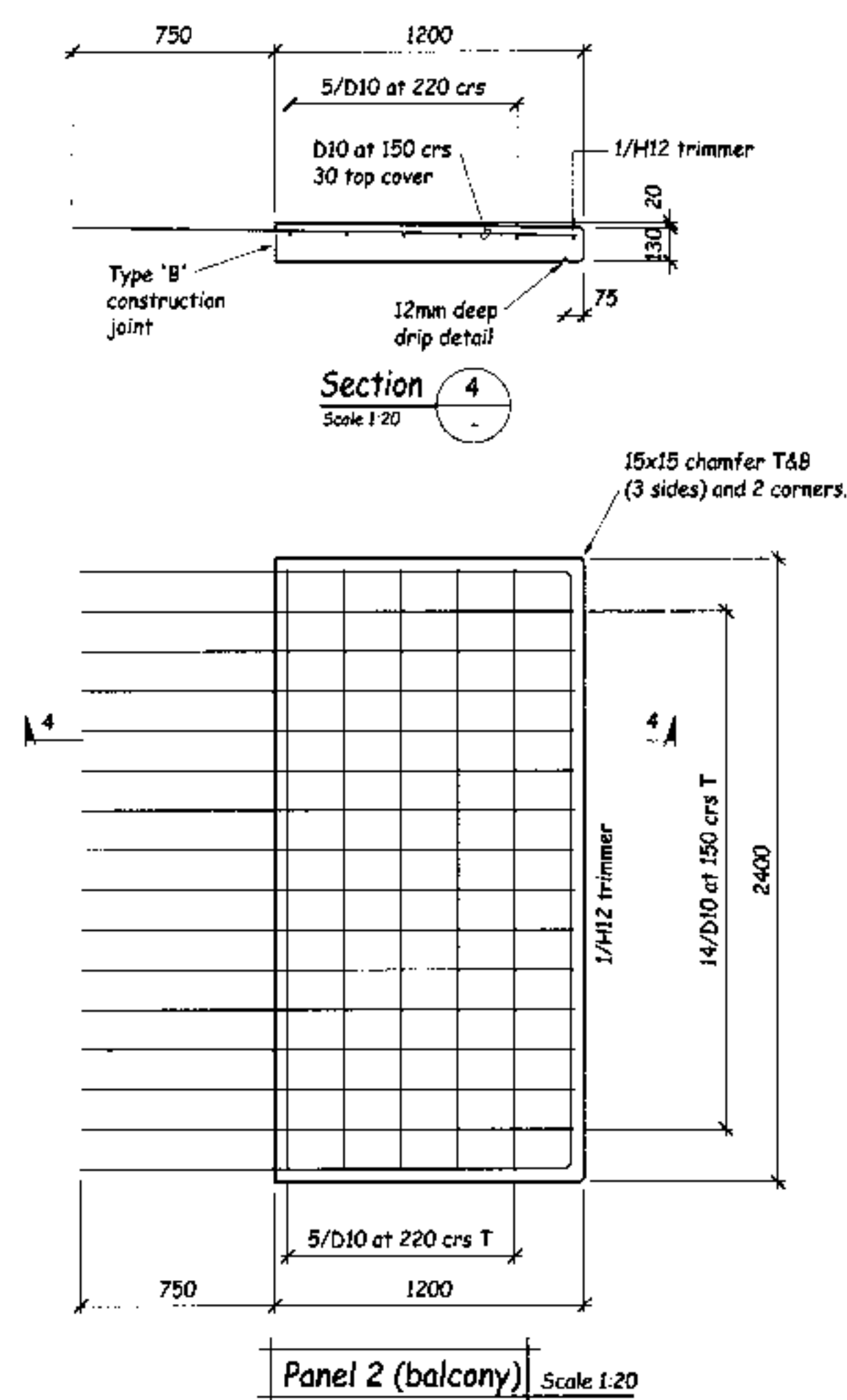
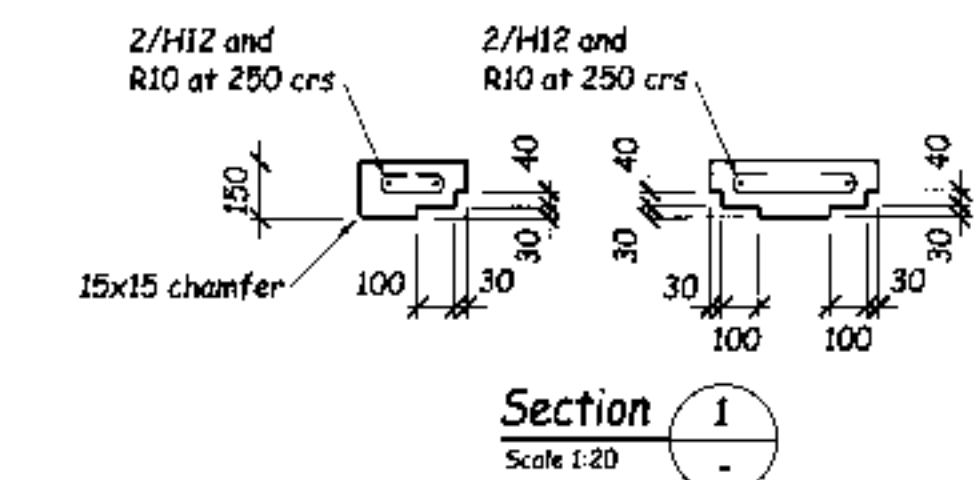
Sheet Title :
Structural Steel
Frame Elevations

Contract No :
6217

Sheet :
S4
of 15 sheets

Date Issued :

Contract No : 6217	Sheet : S5 of 15 sheets
Date Issued :	



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STEVENSON BROWN LTD
Structural and Fire Engineers

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B17 8YB Birmingham, UK

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Fax: 01 477 47222
Email: enquiries@stb.co.uk

All dimensions to be checked on site
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[illegible]

Contract Title :
**Gardens
View**

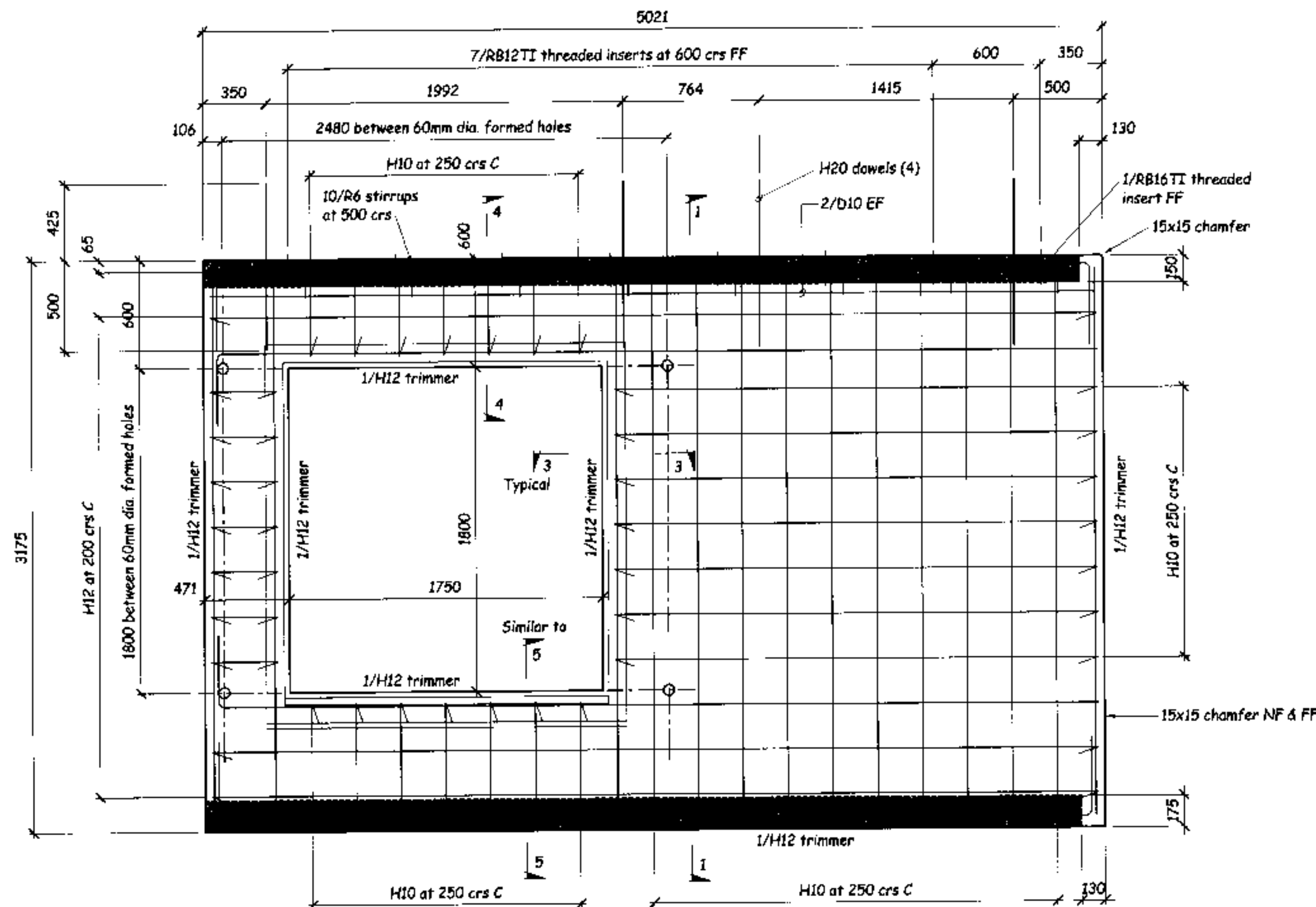
North Road
Dunedin

Designed :	Nick Brown
Checked :	Nick Brown
Drawn :	Rex Mullen
Date :	July 06
Scale :	As Shown when A1
CAD file :	
Sheet Title :	

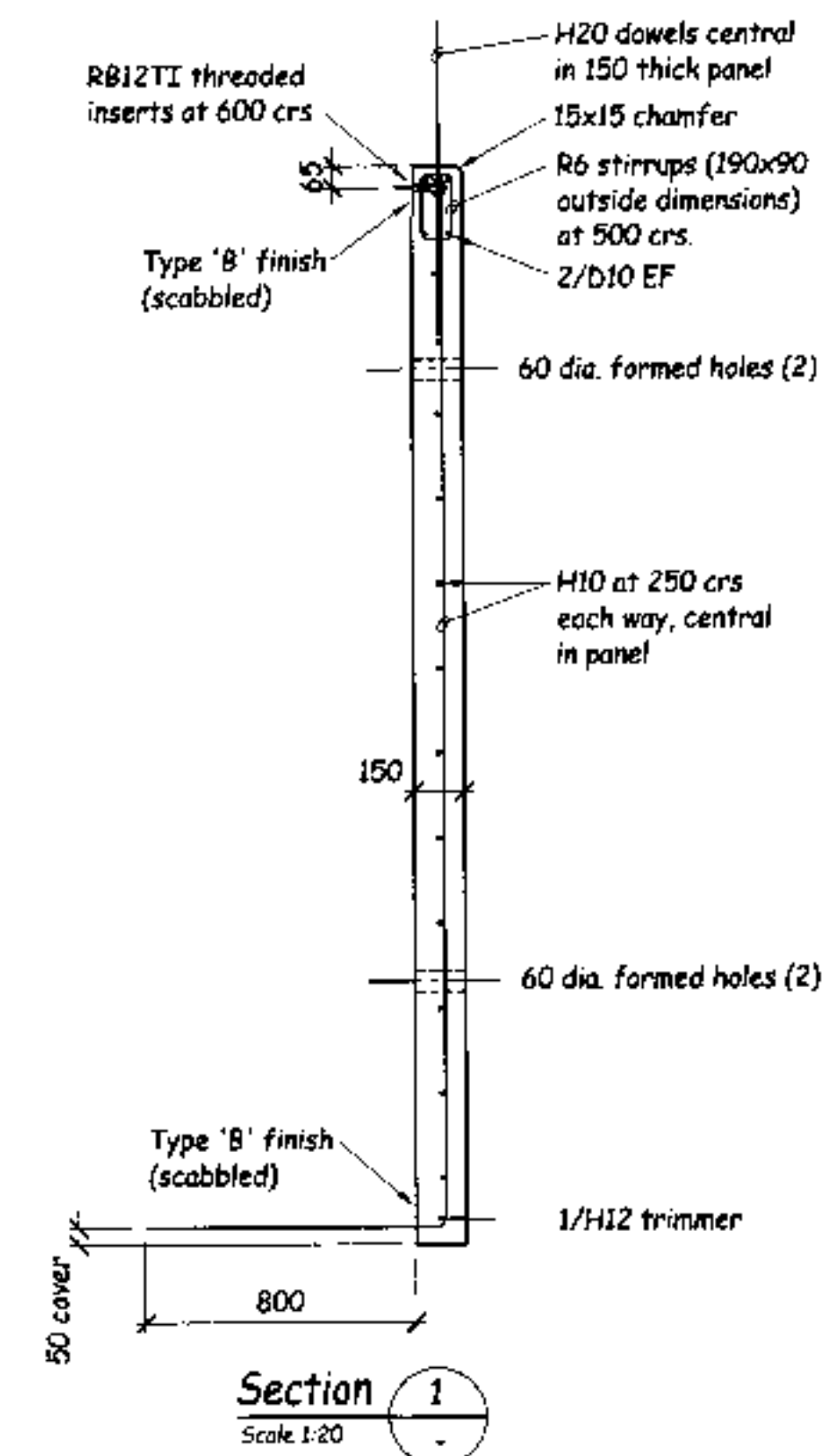
Precast Panel Elevations and Details

Contract No : 6217	Sheet : S7 of 15 sheets
Date Issued :	

DUNEDIN CITY COUNCIL
APPROVED BUT NOT IN FORCE
7 315197

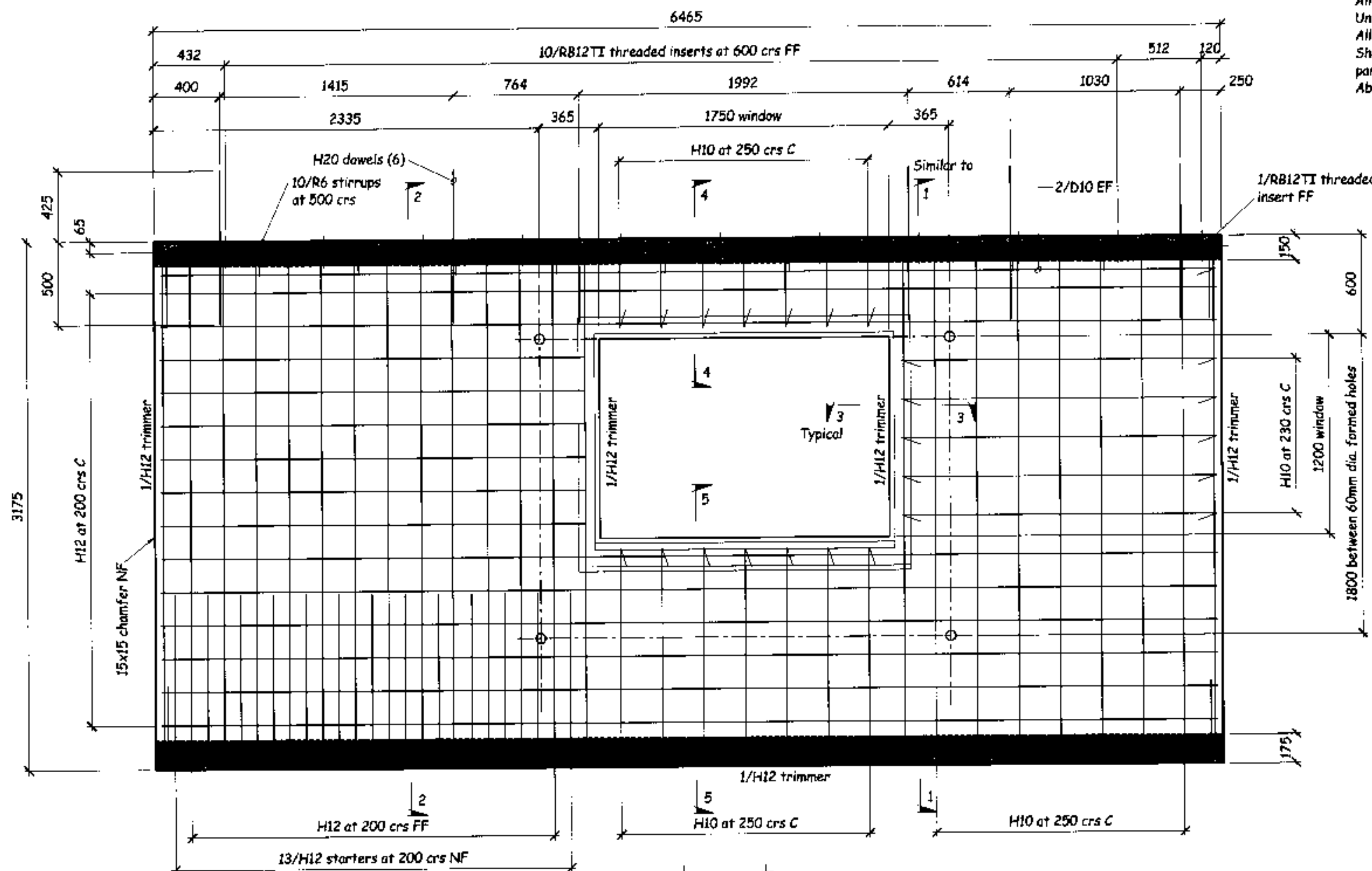


Panel 6 Scale 1:20

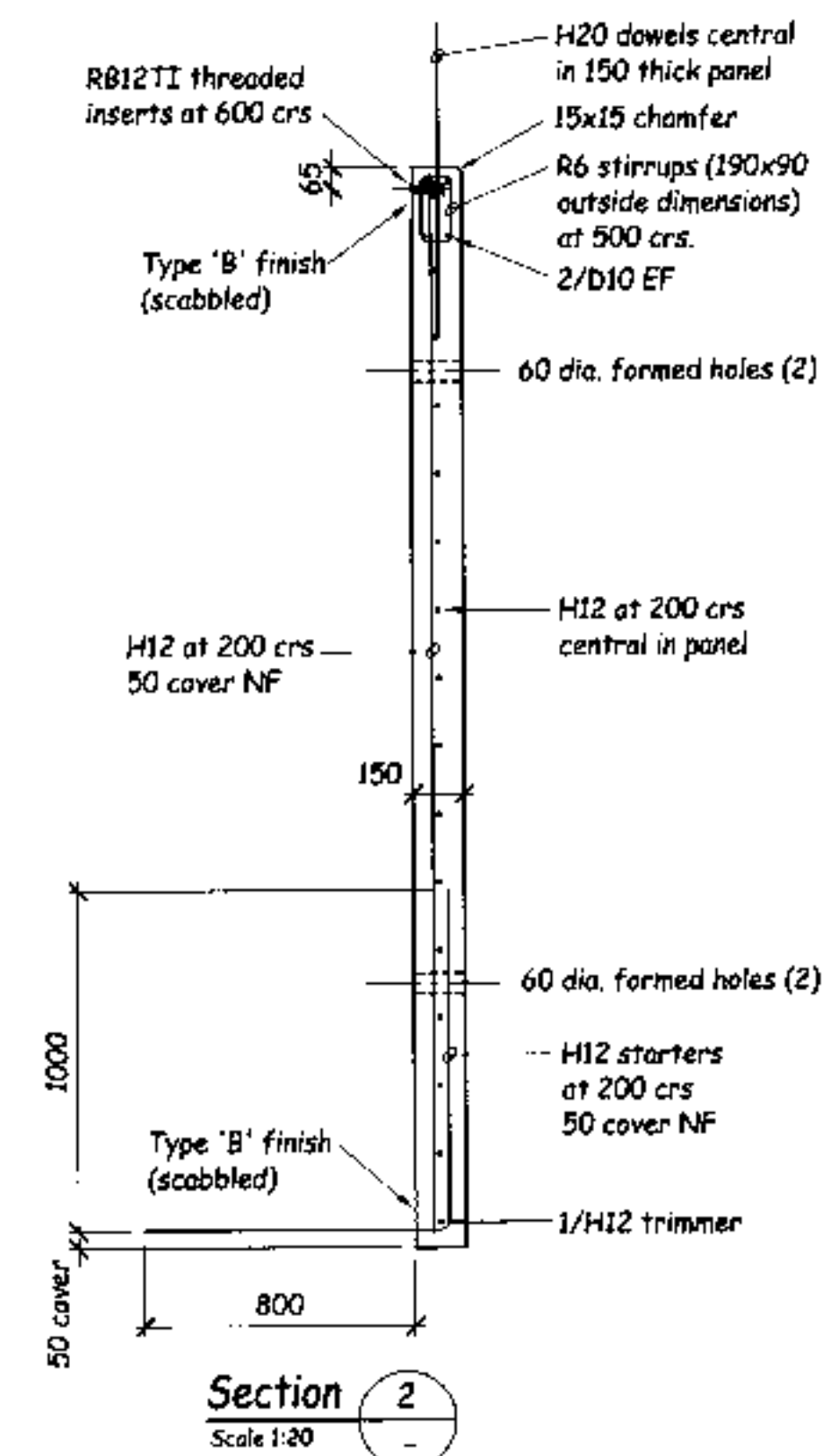


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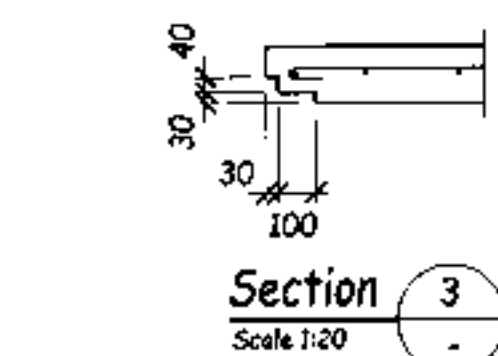
NOTE:
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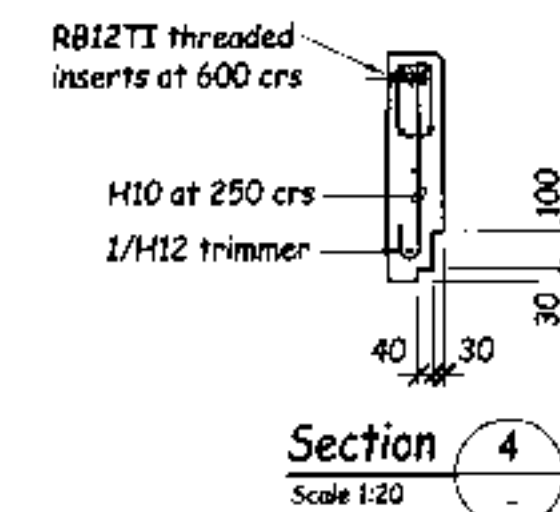
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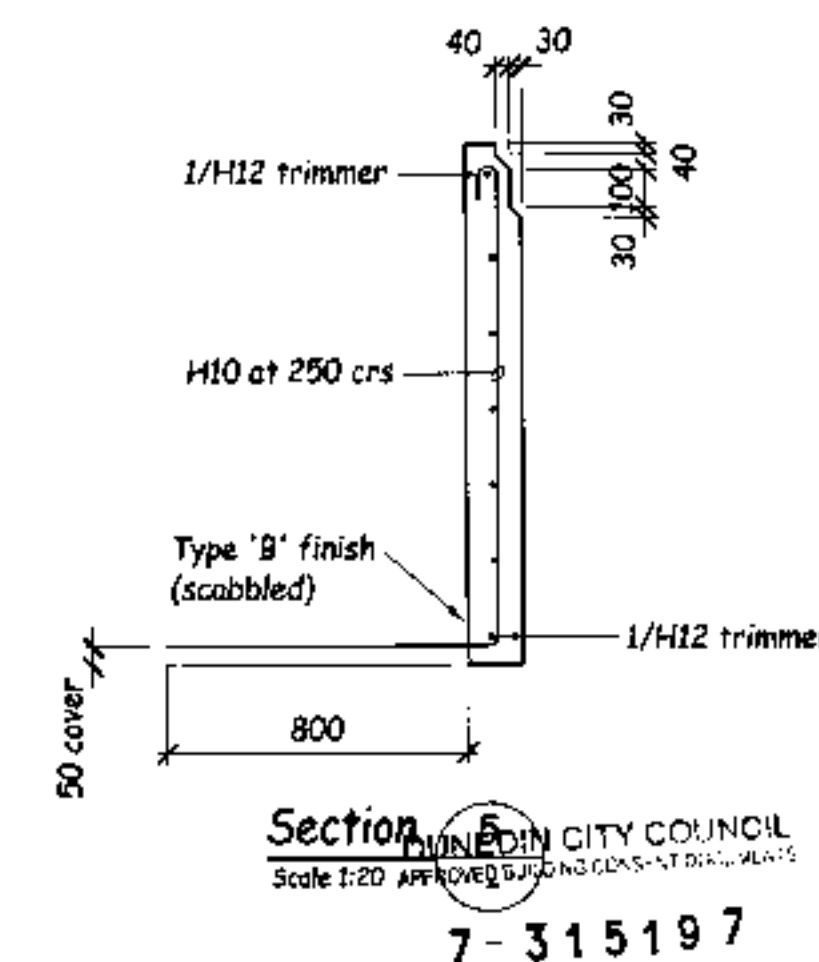
Section 2 Scale 1:20



Section 3 Scale 1:20



Section 4 Scale 1:20



Section 5 Scale 1:20 APPROVED BY CITY COUNCIL
7-315197

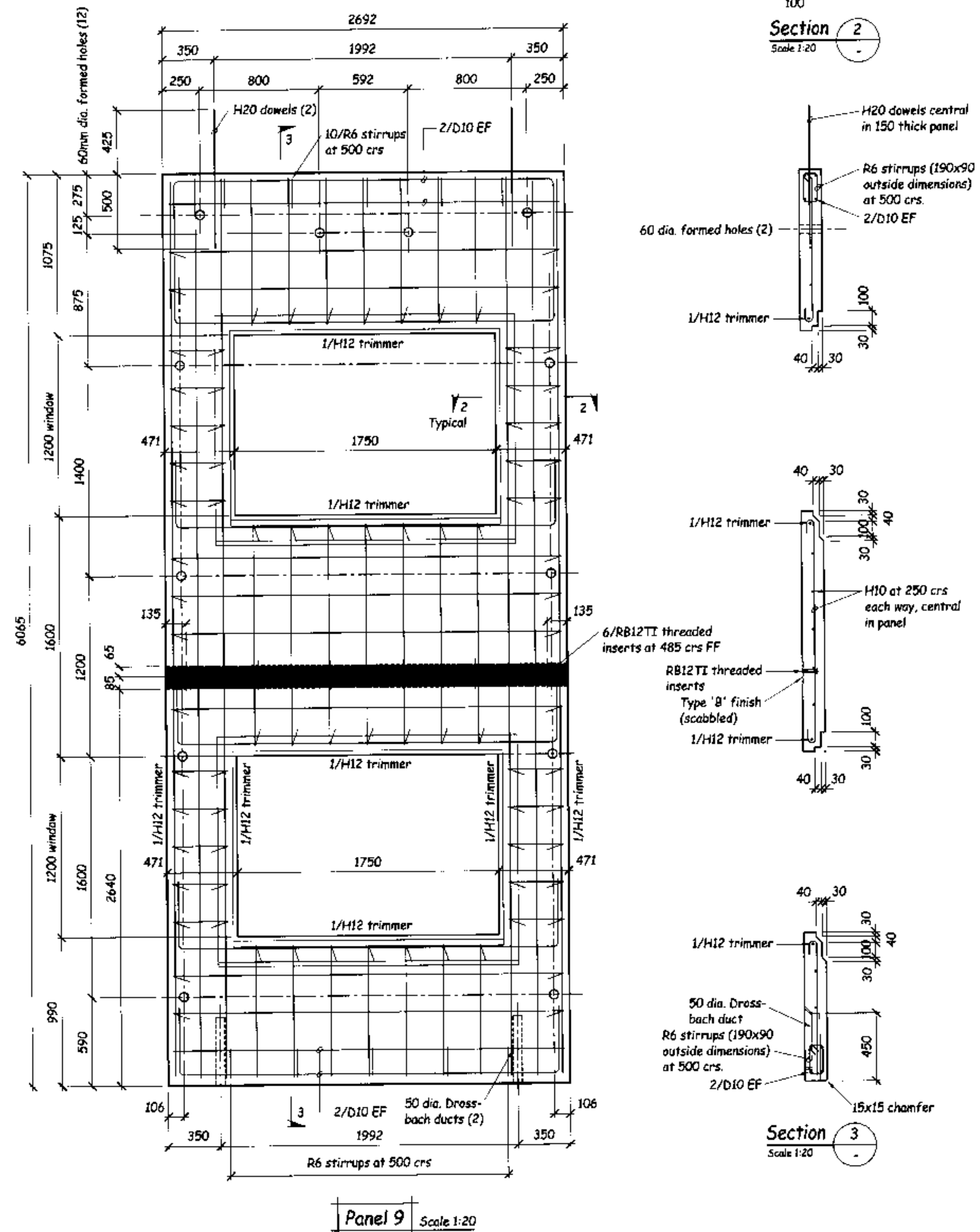
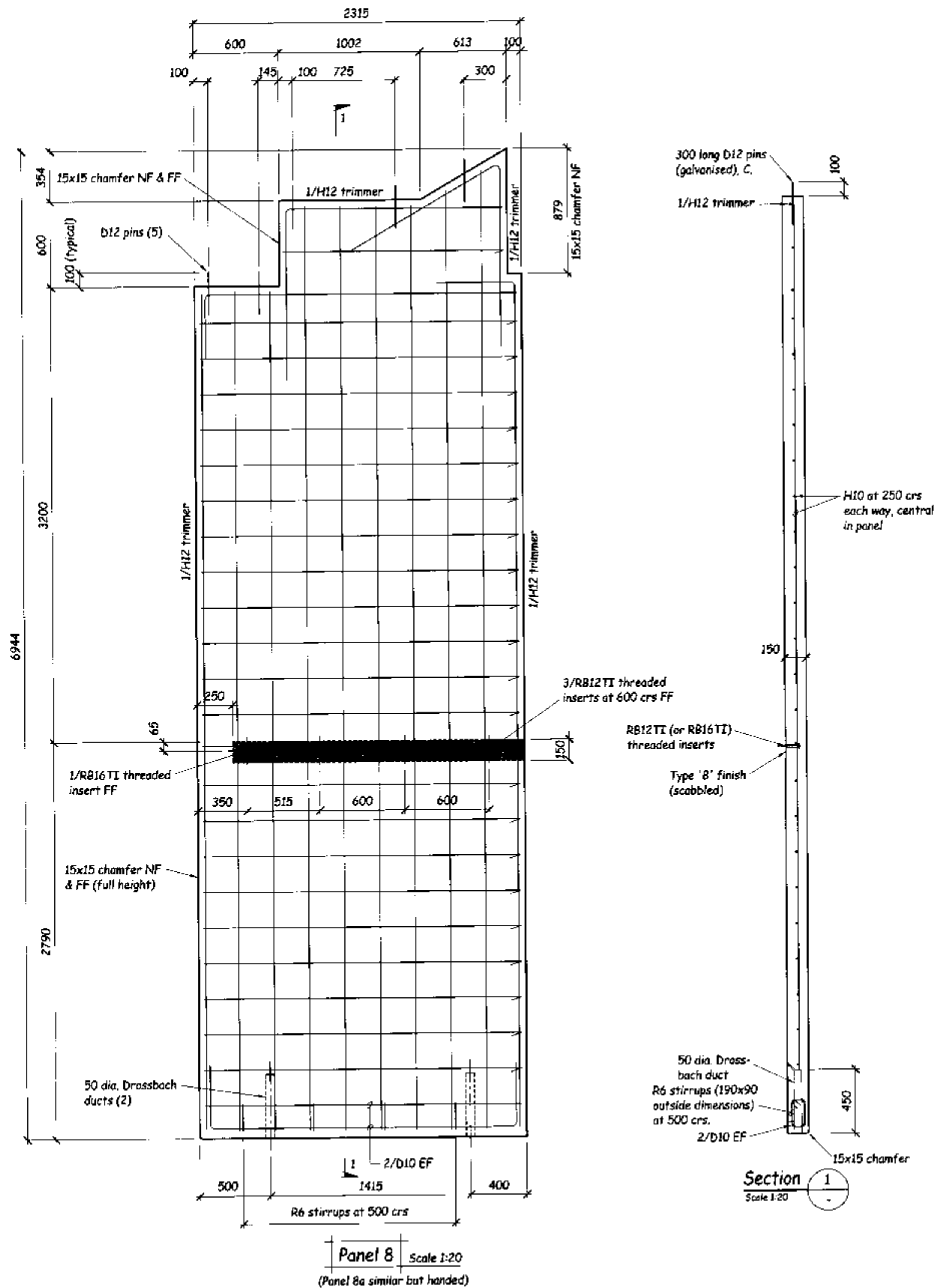
STEVENSON BROWN LTD
Structural and Fire Engineers
Level 2 Preston House
57 Ford Street
PO Box 5056 Dunedin
Phone 03 477 4220
Fax 03 477 4222
Email s.brown@stevensonbrown.co.nz

All dimensions to be checked on site
Do not scale off these drawings
Any discrepancies between drawings
to be notified to the consultants

No.	Revision	Date

STRUCTURAL
Drawing

Contract Title :
Gardens View
North Road Dunedin
Designed : Nick Brown
Checked : Nick Brown
Drawn : Rex Mullen
Date : July 06
Scale : As Shown when A1
CAD file :
Sheet Title :
Precast Panel Elevations and Details
Contract No :
6217
Sheet :
S8
of 15 sheets
Date Issued :



NOTE:
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DUNEDIN CITY COUNCIL
 APPROVED BUILDING DEPARTMENT

7-315197

STEVENSON BROWN LTD
 Structural and Fire Engineers
 Level 2 Rydges House
 30 Fawcett Street
 PO Box 1008, Dunedin
 Phone 31 477 4226
 Fax 31 477 4222
 Email enquiries@stevensonbrown.co.nz

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No	Revision	Date

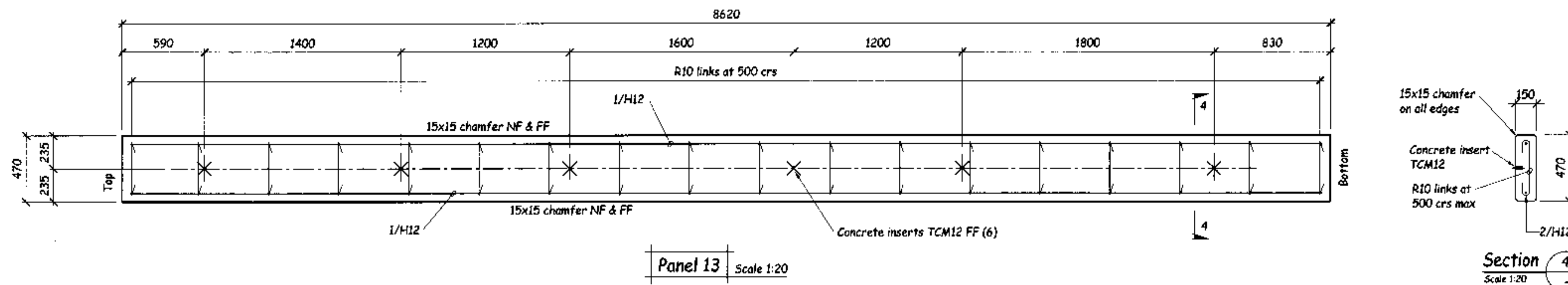
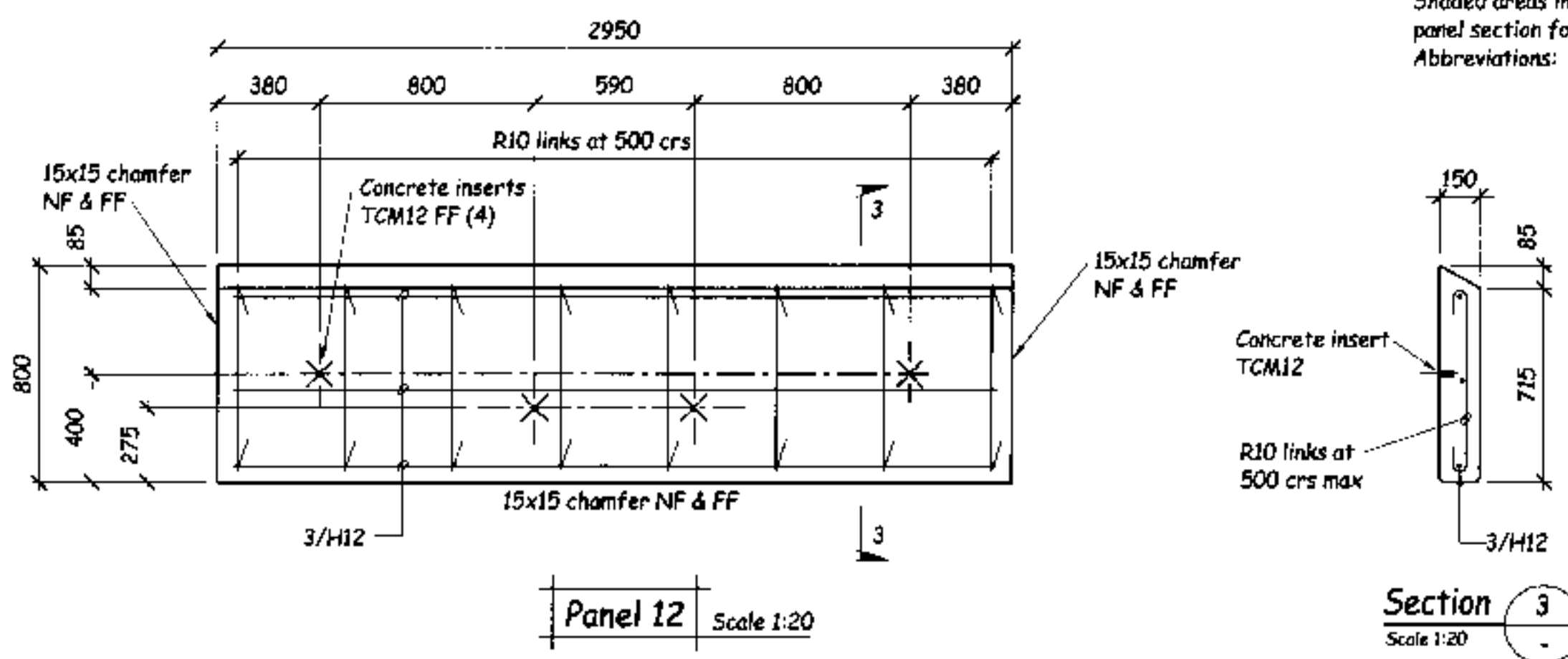
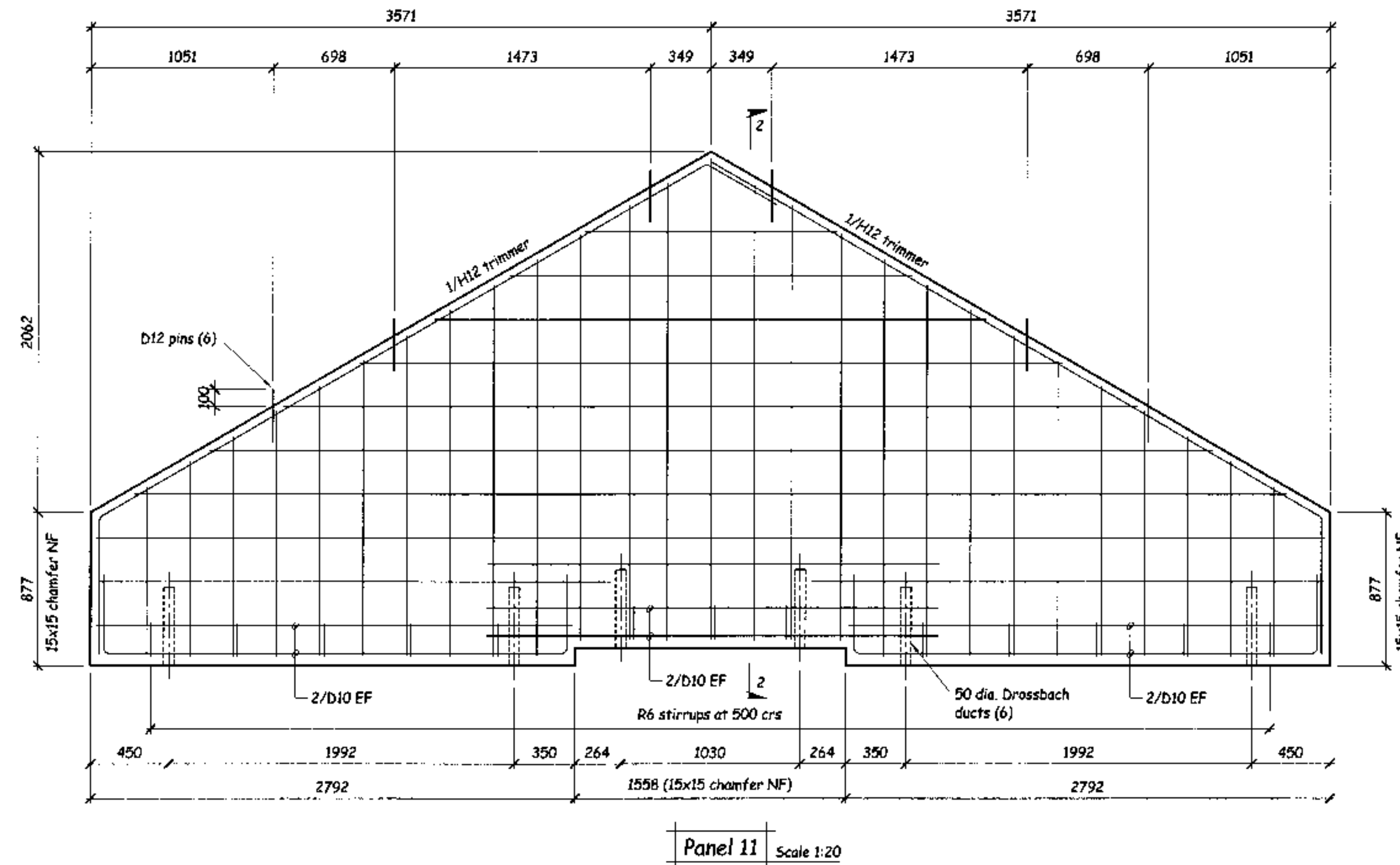
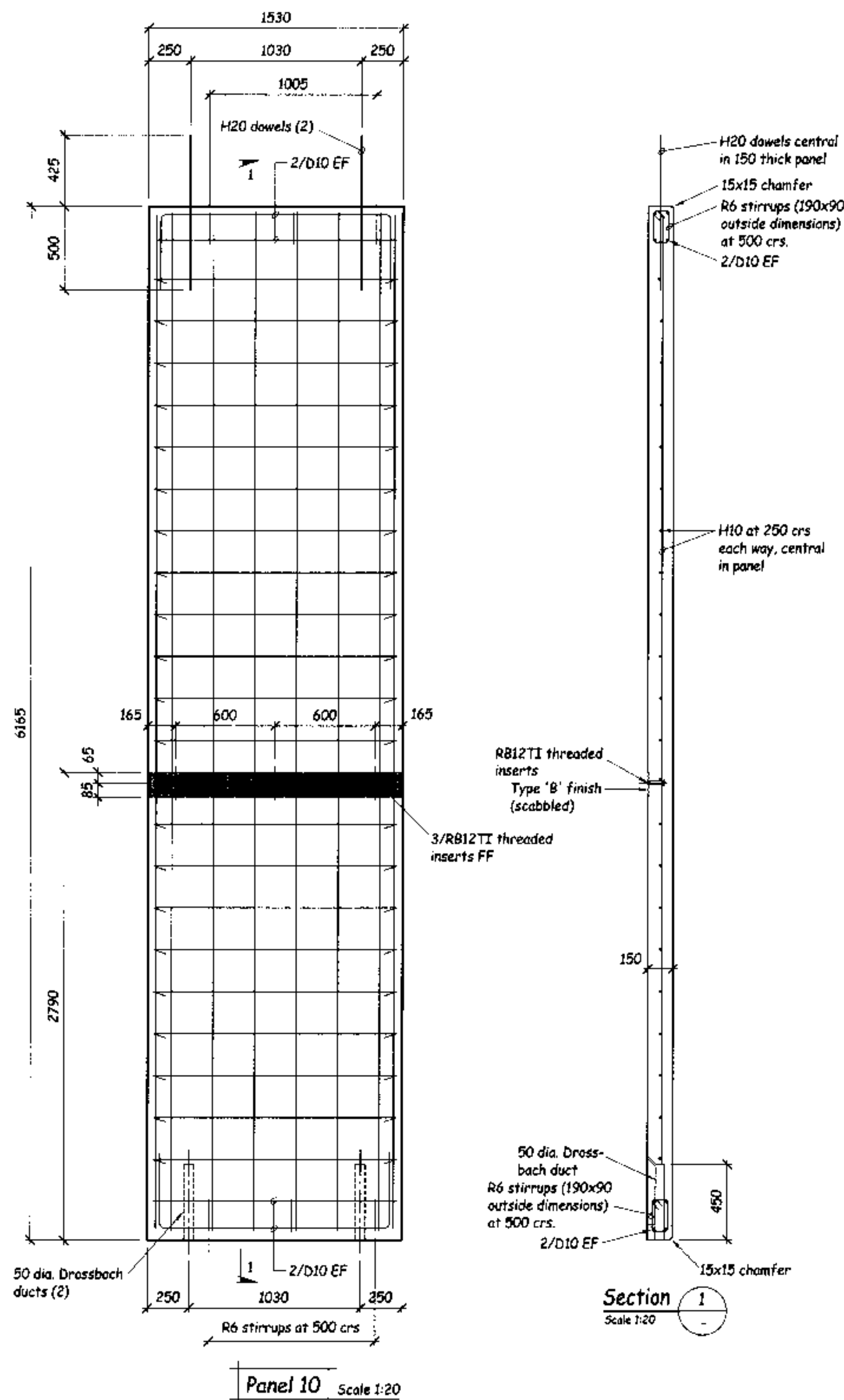
STRUCTURAL
 Drawing

Contract Title:
Gardens View
 North Road
 Dunedin

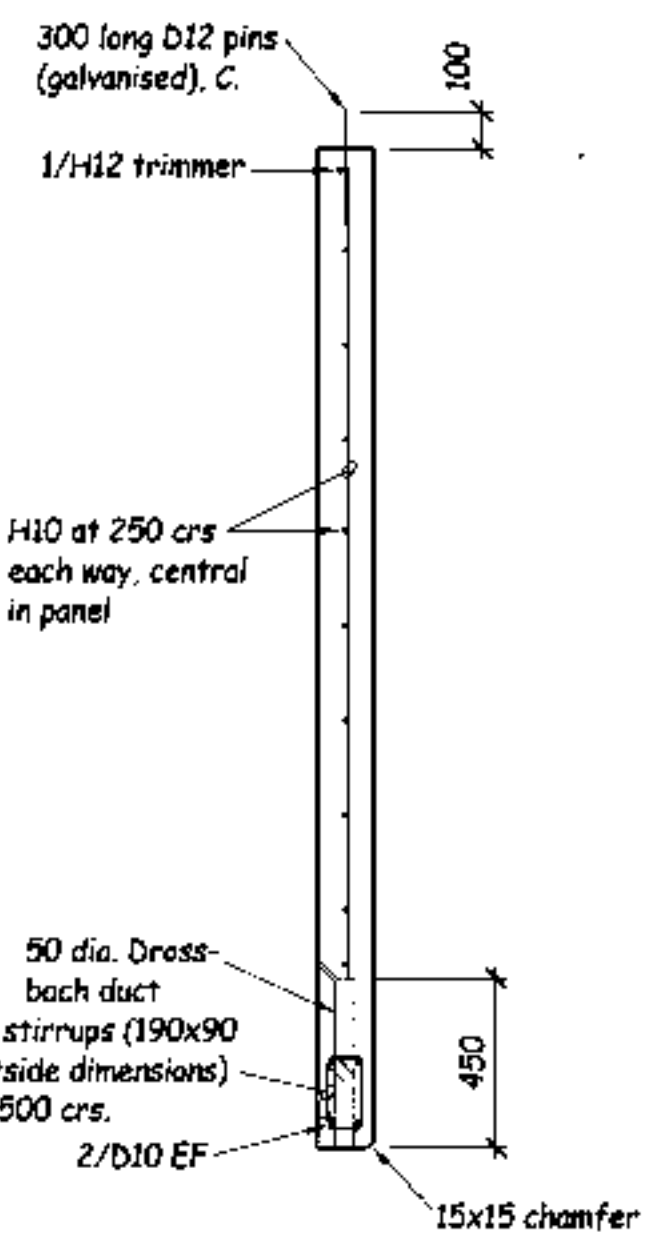
Designed: Nick Brown
 Checked: Nick Brown
 Drawn: Rex Mullen
 Date: July 06
 Scale: As Shown when A1
 CAD file:
 Sheet Title:

**Precast Panel
 Elevations
 and Details**

Contract No: 6217
 Sheet: 59
 of 15 sheets
 Date Issued:



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STEVENSON BROWN LTD
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 Phone 03 477 4200, Fax 03 477 4202, Email enquiries@stevensonbrown.co.nz

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No.	Revision	Date

STRUCTURAL
Drawing

Contract Title : **Gardens View**

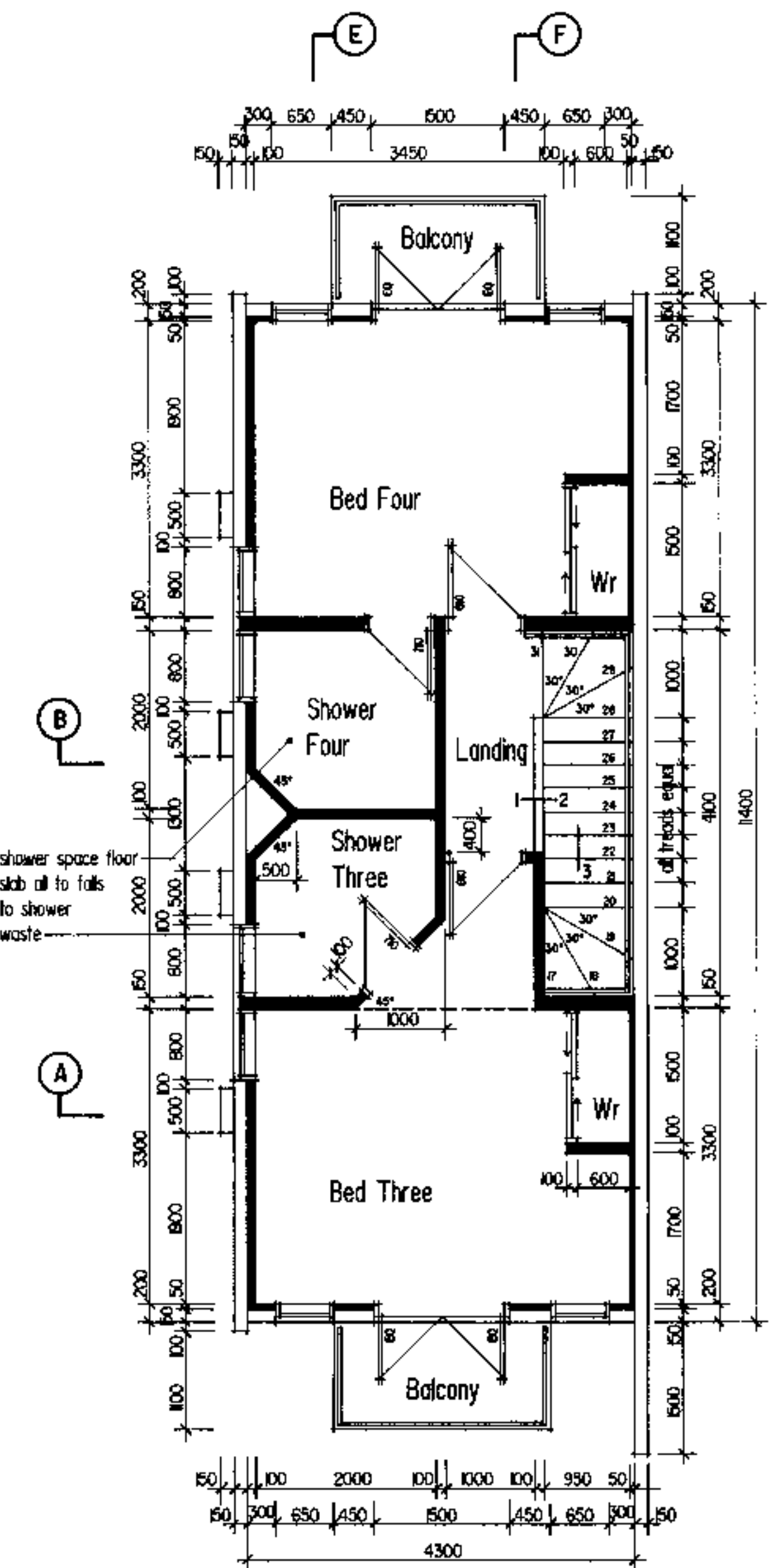
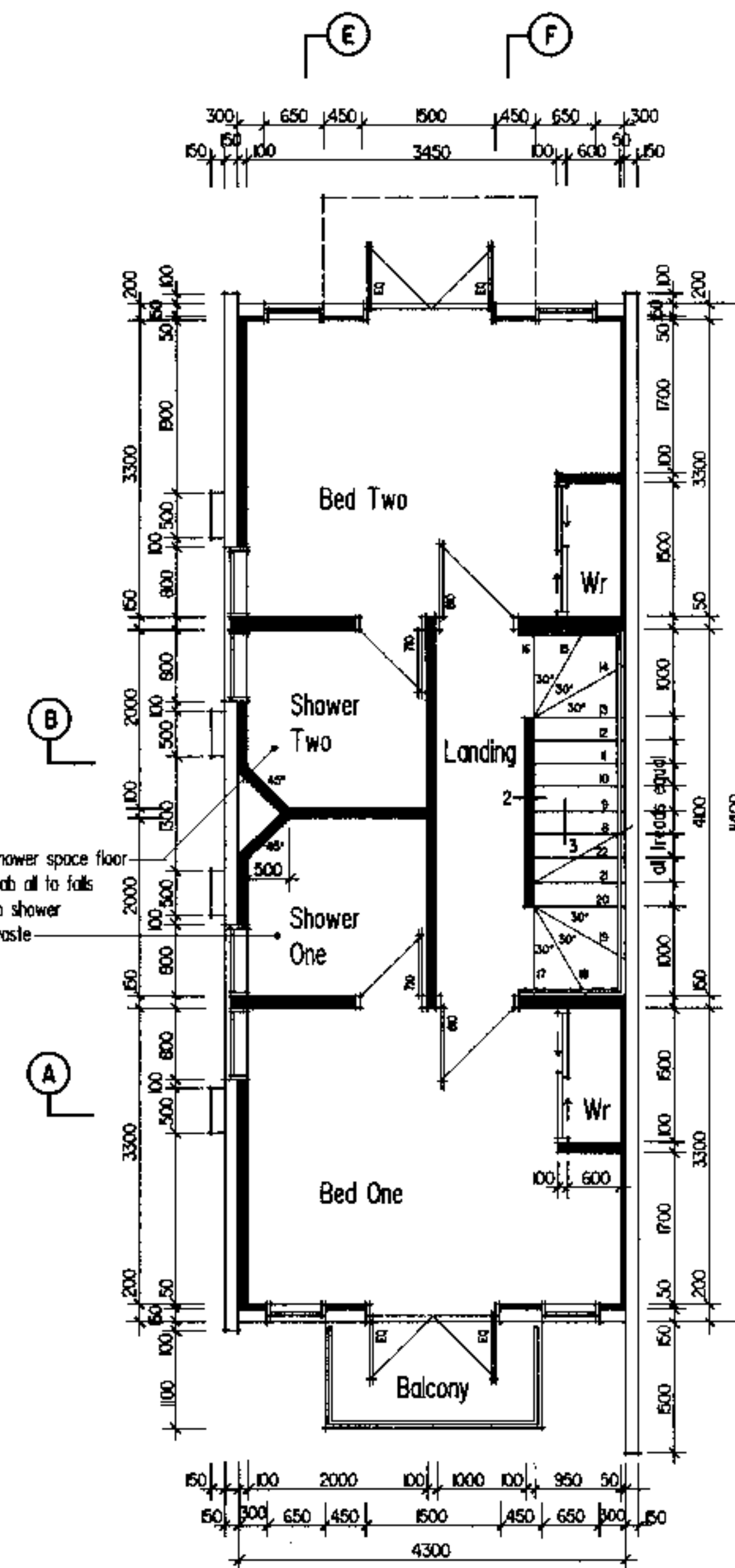
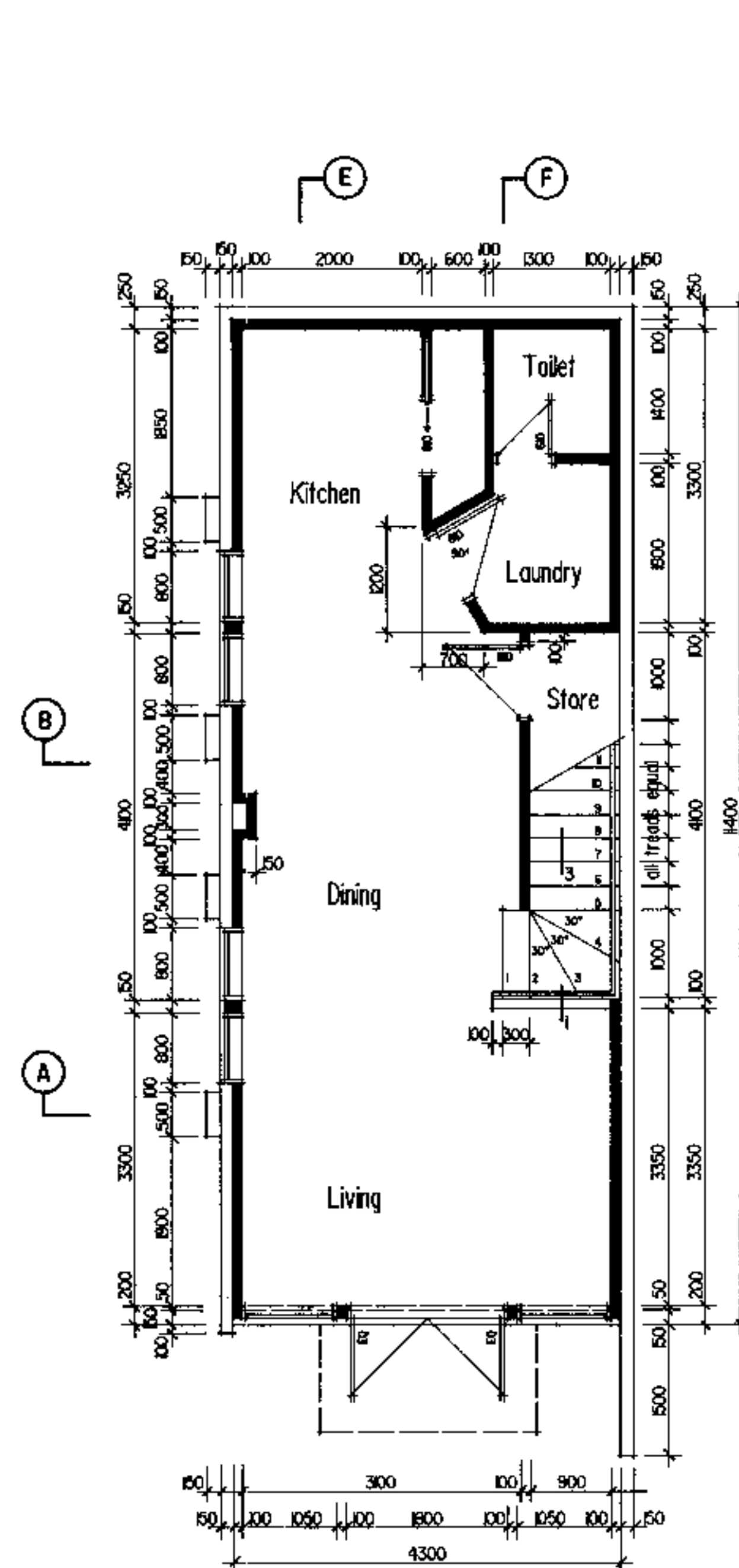
North Road
Dunedin

Designed : Nick Brown
 Checked : Nick Brown
 Drawn : Rex Mullen
 Date : July 06
 Scale : As Shown when A1
 CAD file :
 Sheet Title : **Precast Panel Elevations and Details**

Contract No : **6217** Sheet : **S10**
 of 15 sheets

Date Issued :

DUNEDIN CITY COUNCIL
 APPROVED BUILDING DEPARTMENT
 7-315197

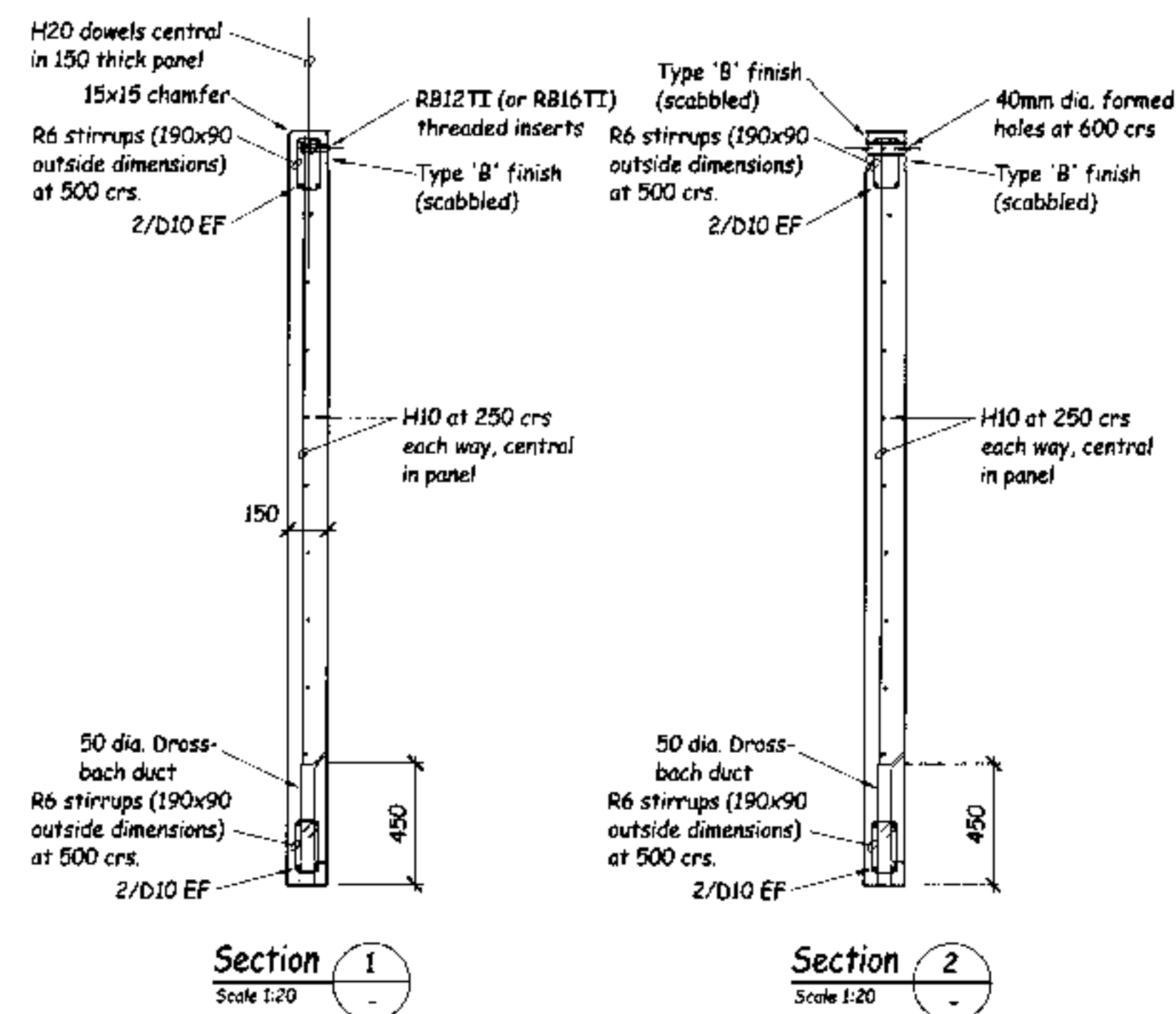
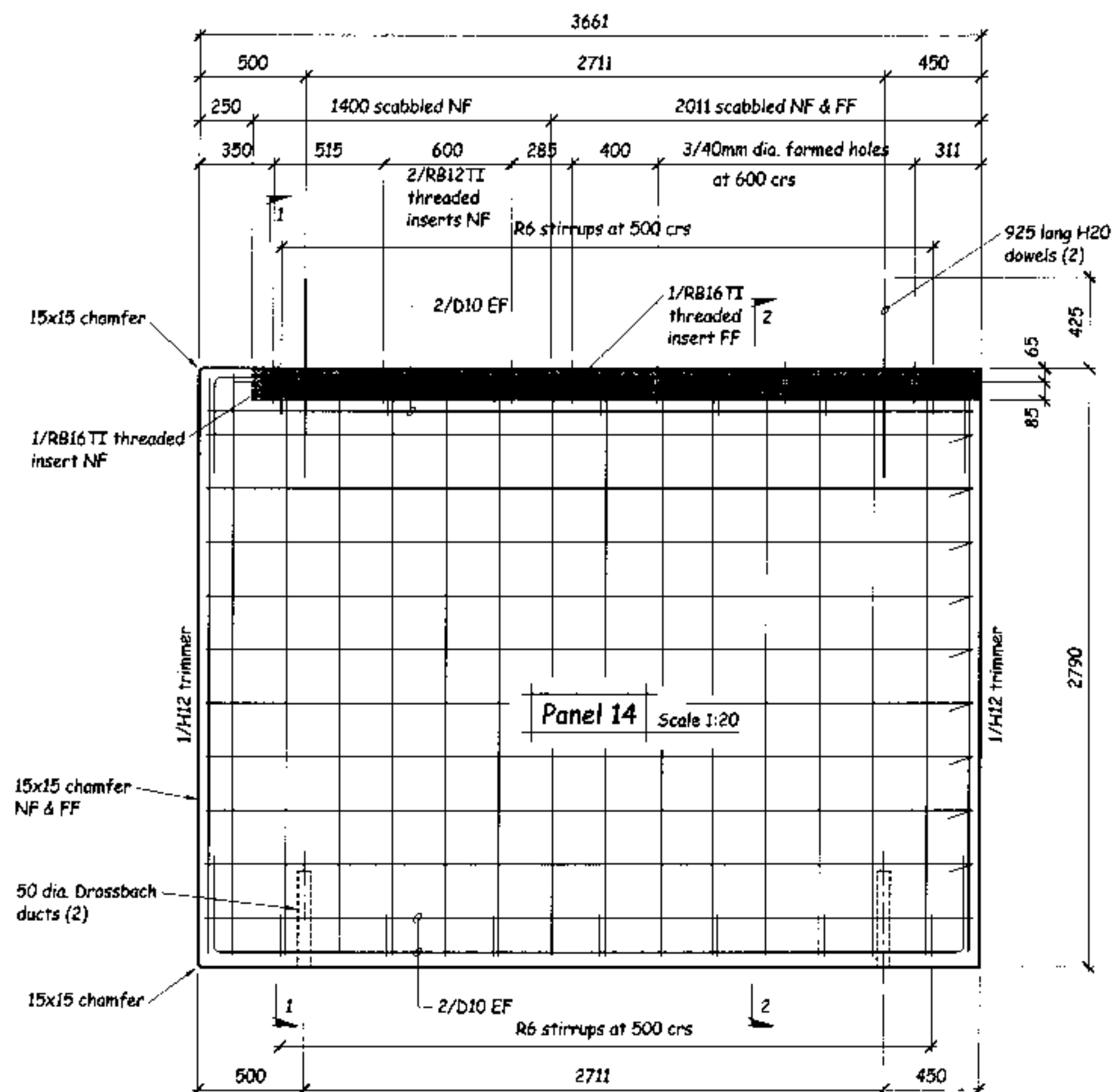


Lower Ground Floor Plan
END UNITS CONSTRUCTION PLANS

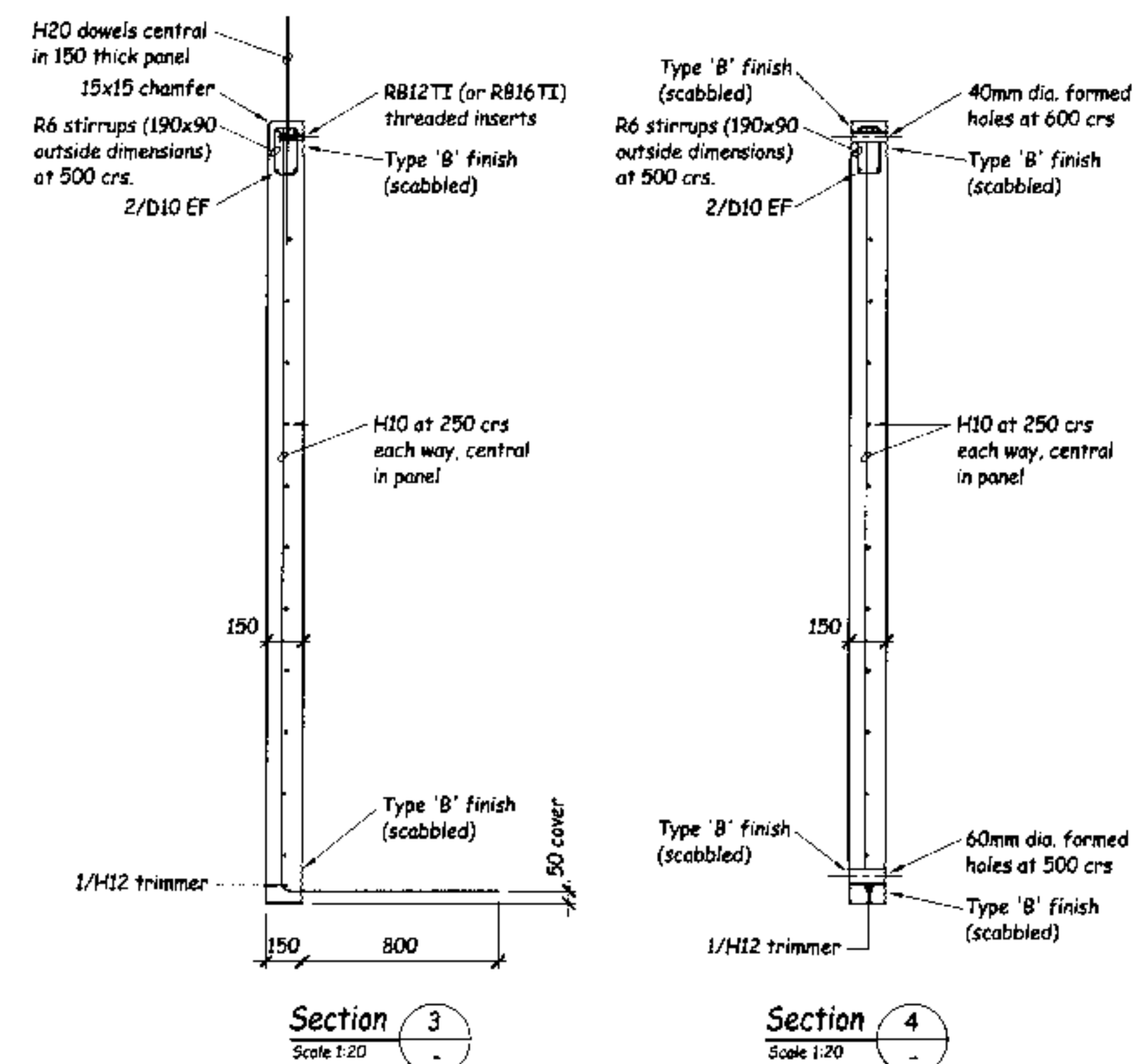
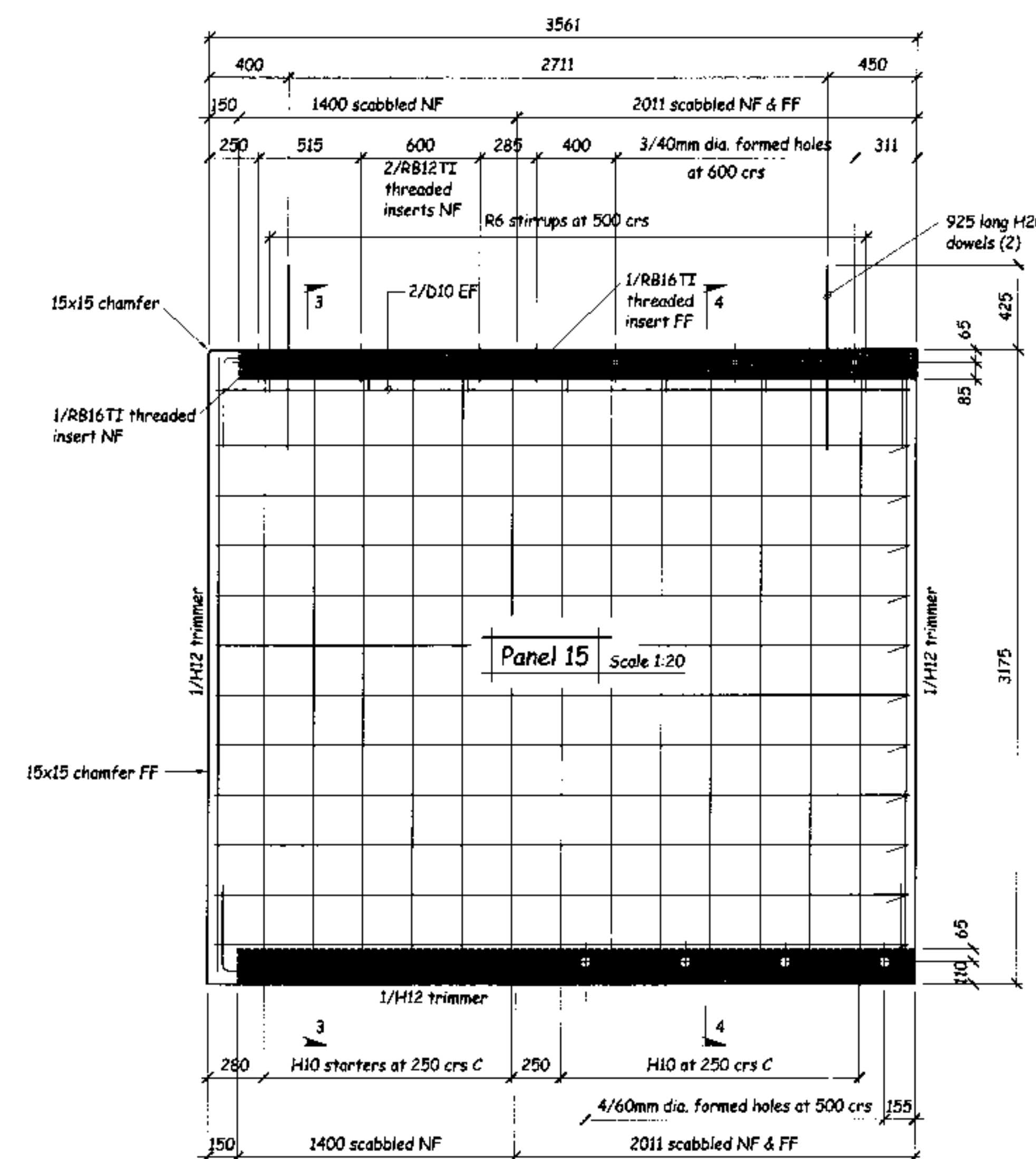
Upper Ground Floor Plan

First Floor Plan

DUNEALTA CONSULTANTS
APPROVED BUILDING PLAN
7 315197



NOTE:
 Unless shown otherwise, reinforcement in panels shall be H10 at 250 crs (max) EW, C.
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No.	Revision	Date

STRUCTURAL
 Drawing

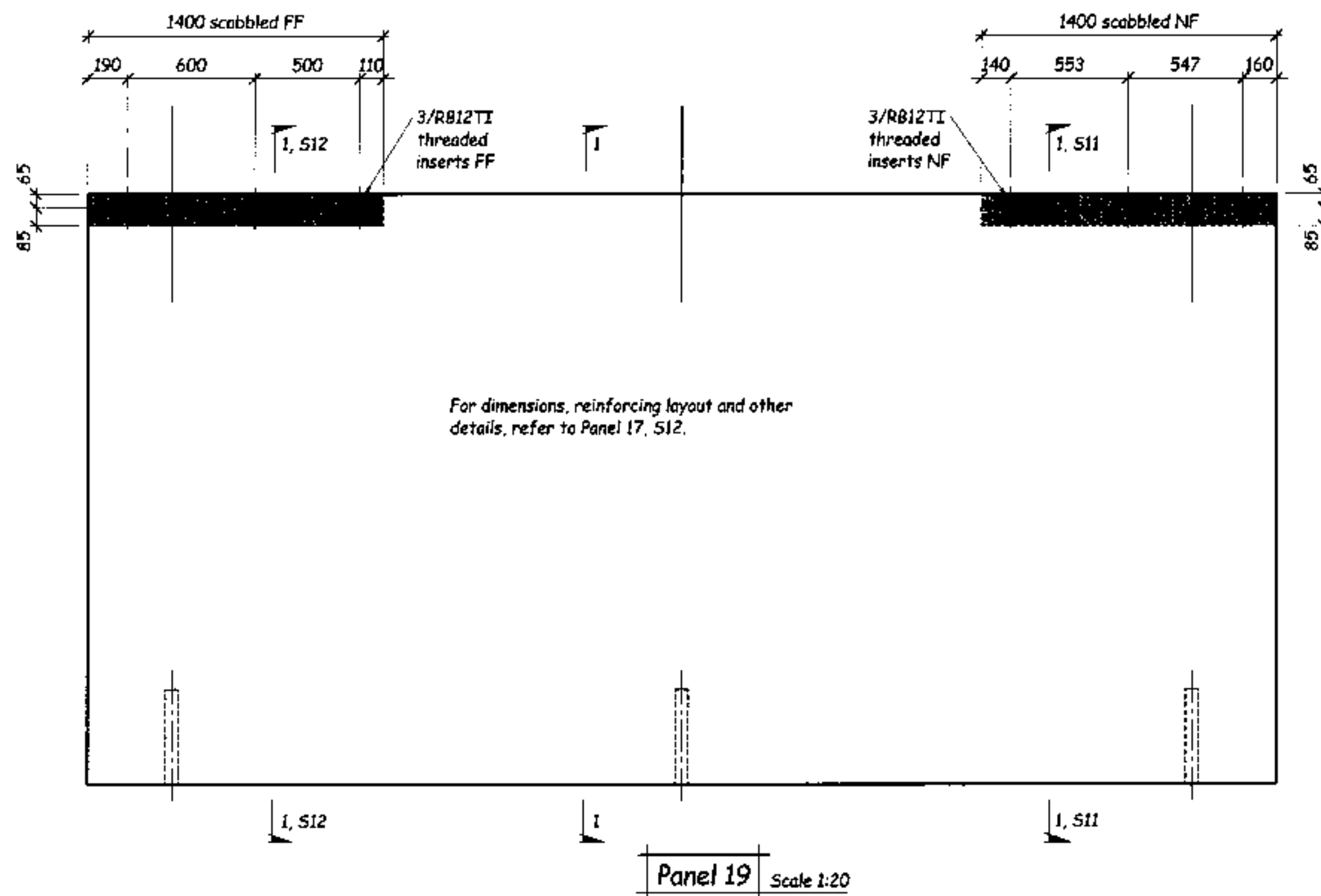
Contract Title :
Gardens View
 North Road
 Dunedin

Designed : Nick Brown
 Checked : Nick Brown
 Drawn : Rex Mullen
 Date : July 06
 Scale : As Shown when A1
 CAD file :

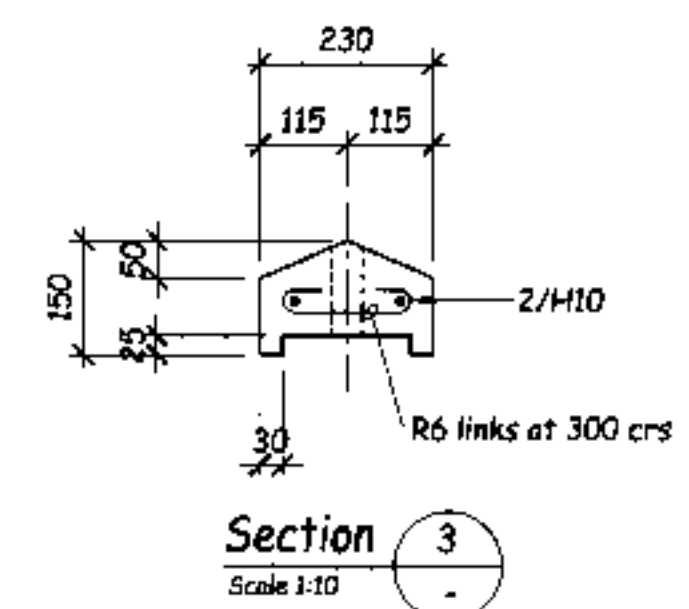
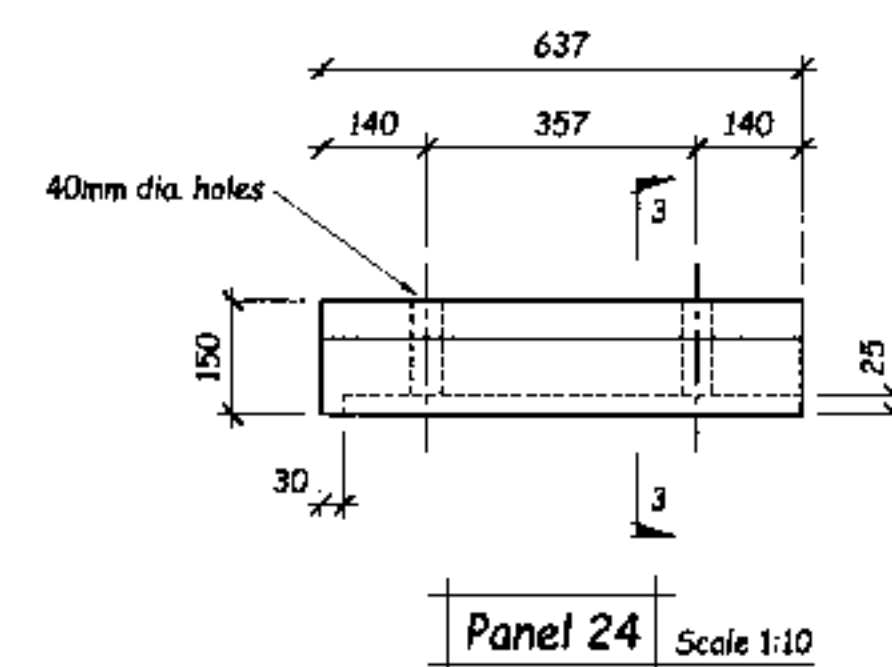
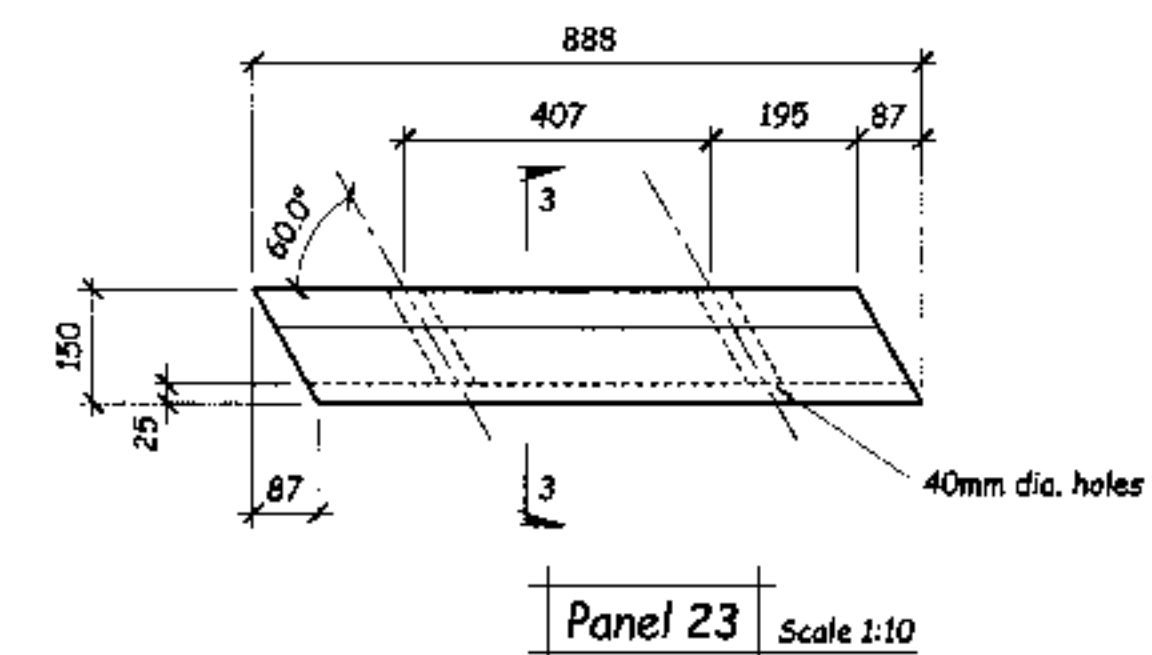
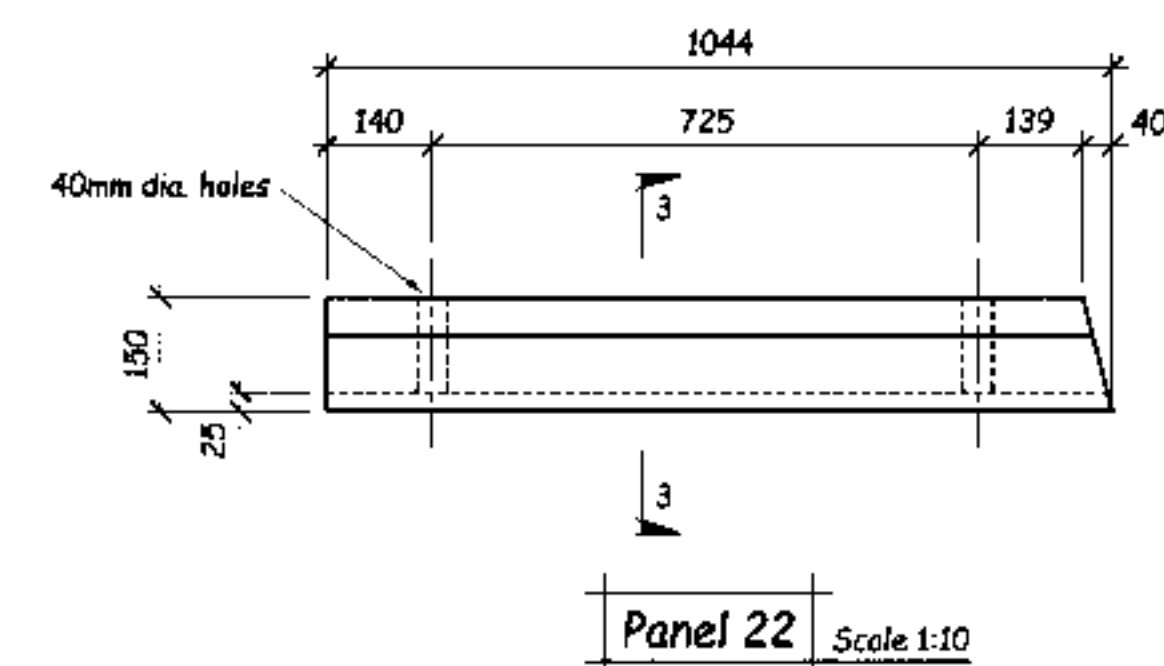
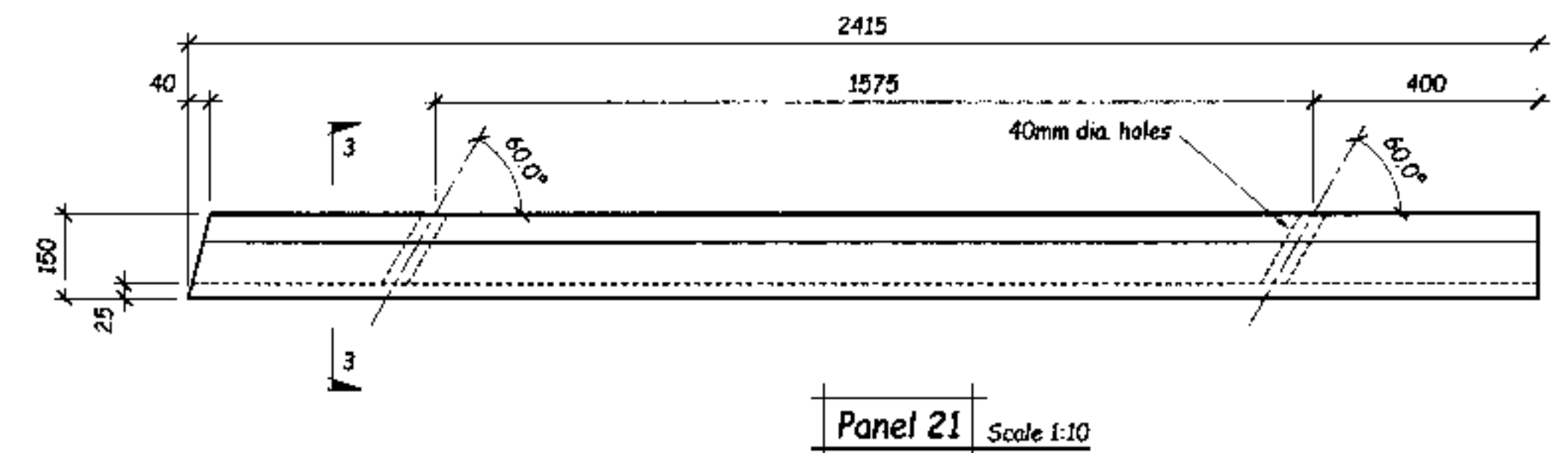
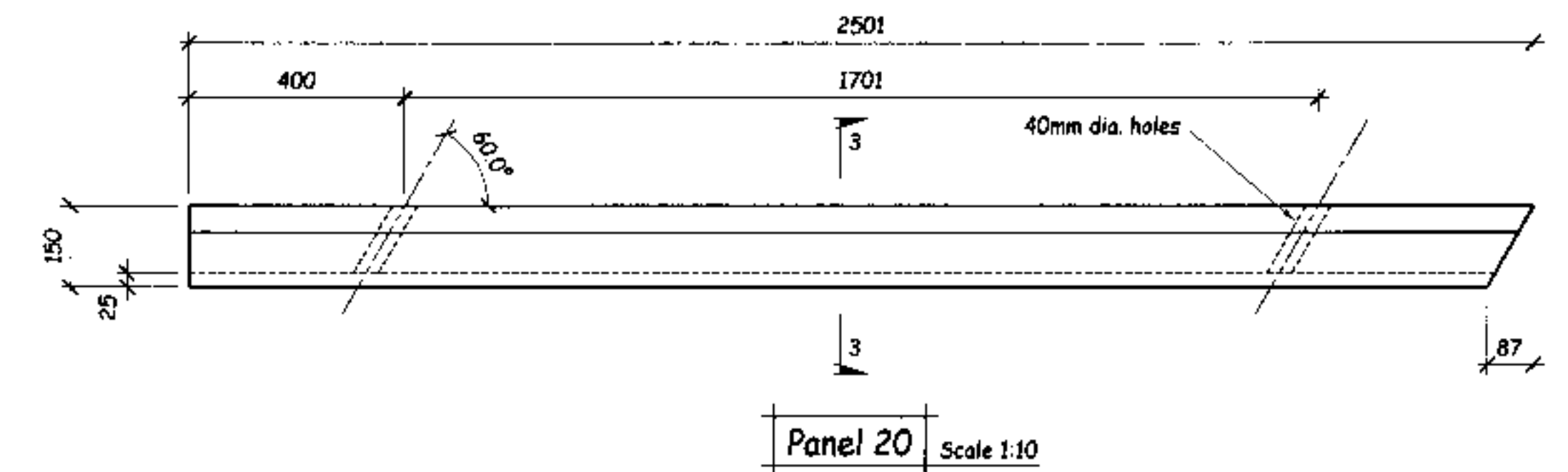
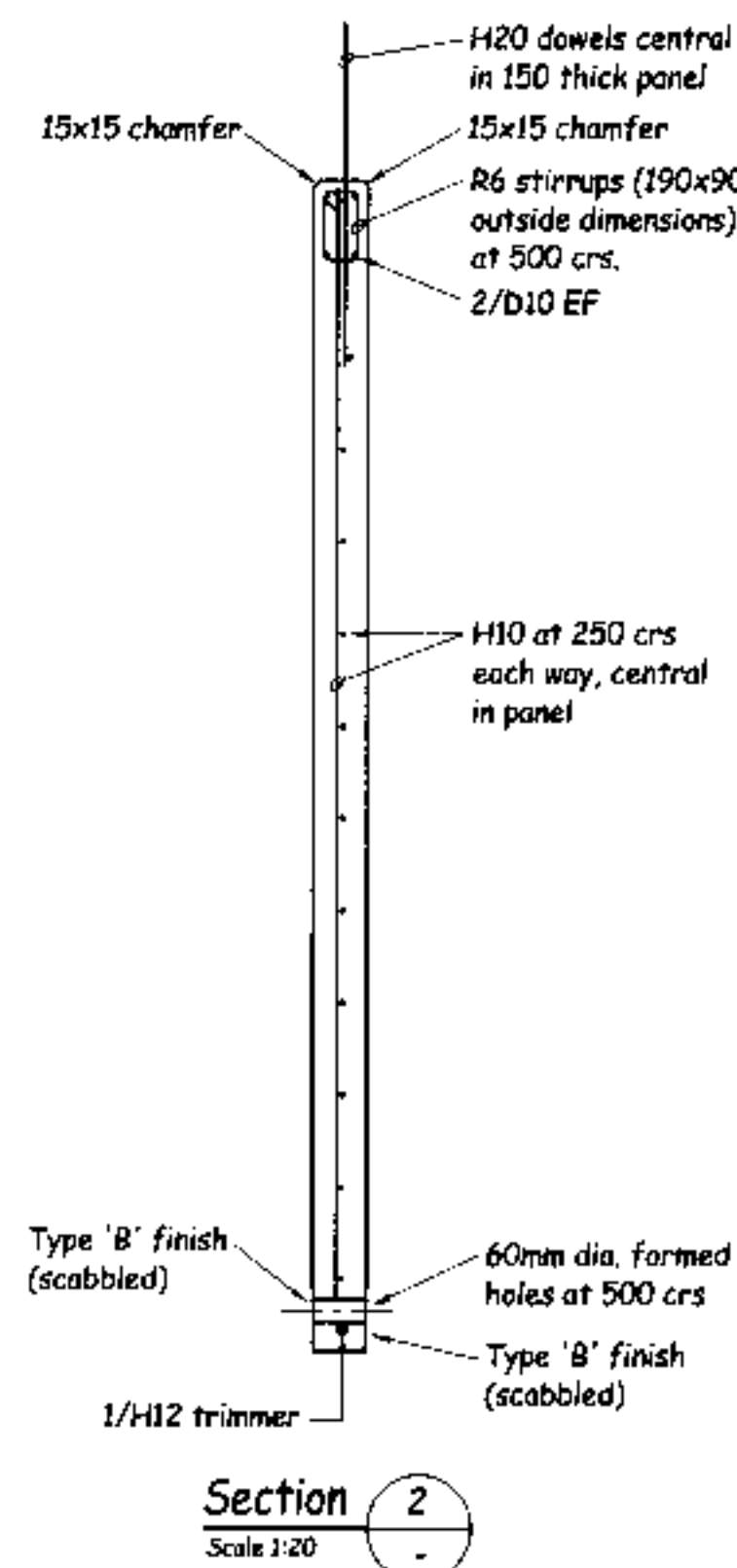
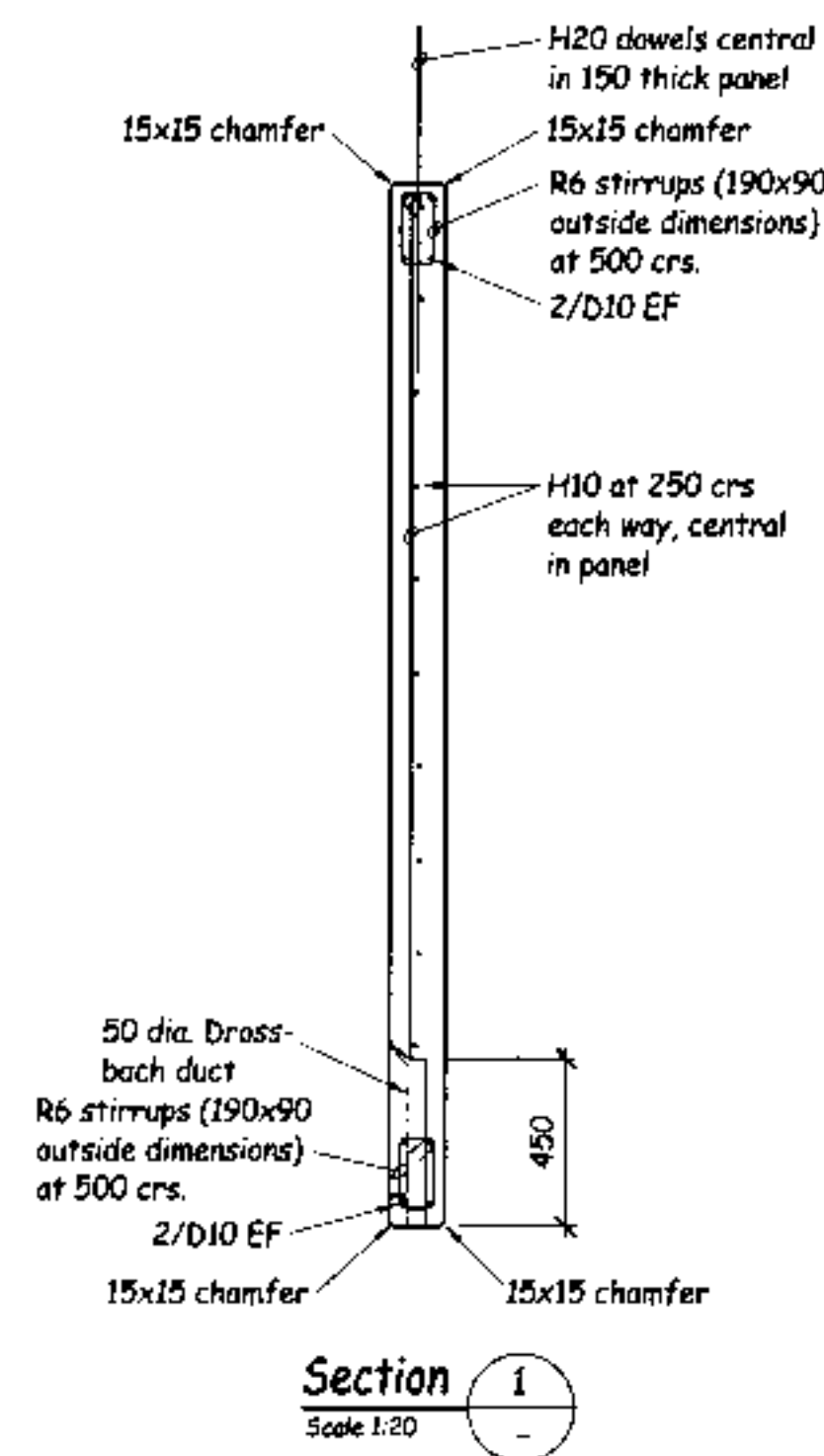
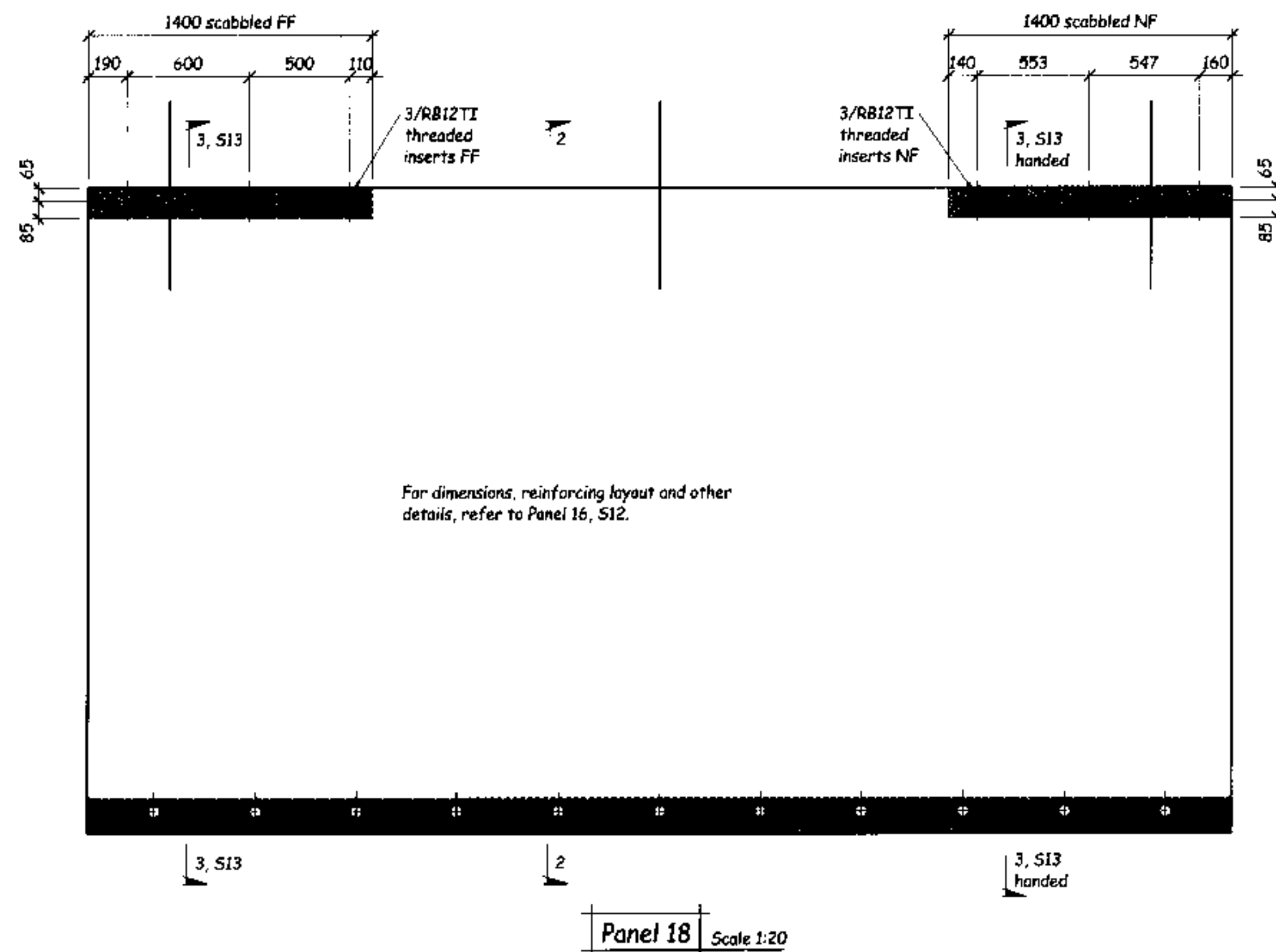
Sheet Title :
Precast Panel Elevations and Details

Contract No :
6217
 Date Issued :
 Sheet :
511
 of 15 sheets

DATE ISSUED 06/07/06
 APPROVED BUILDING OFFICIAL
 7-315197



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STEVENSON BROWN LTD
 Structural and Time Engineers
 Level 2 Station House
 21 Pinner Street
 PO Box 300, Dunedin
 Phone 03 477 4200
 Fax 03 477 4202
 Email stevenb@stebrowns.co.nz

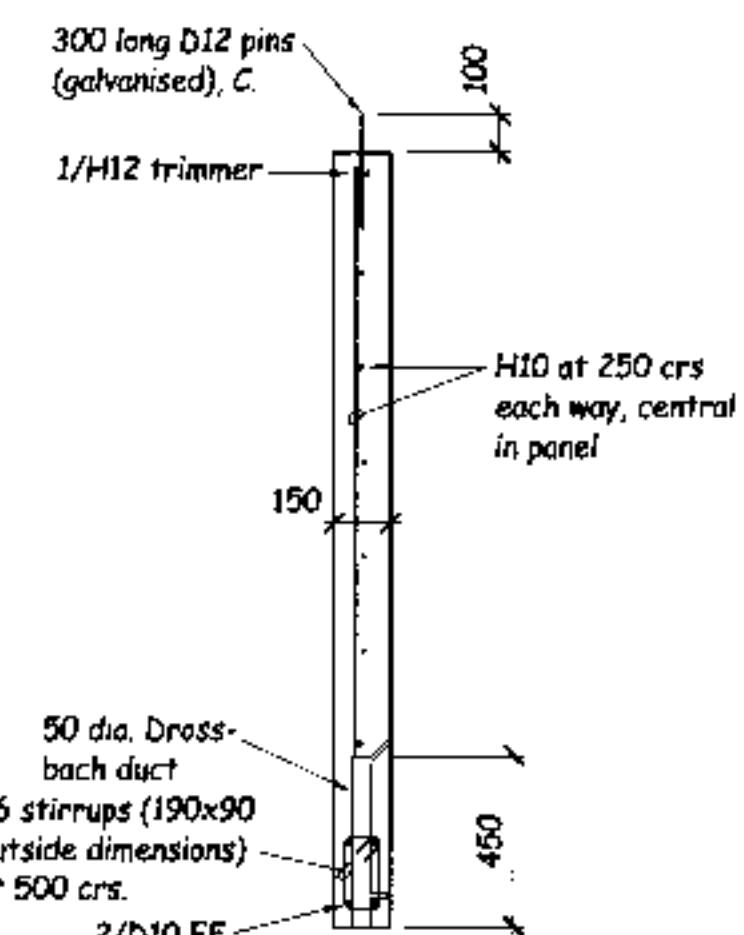
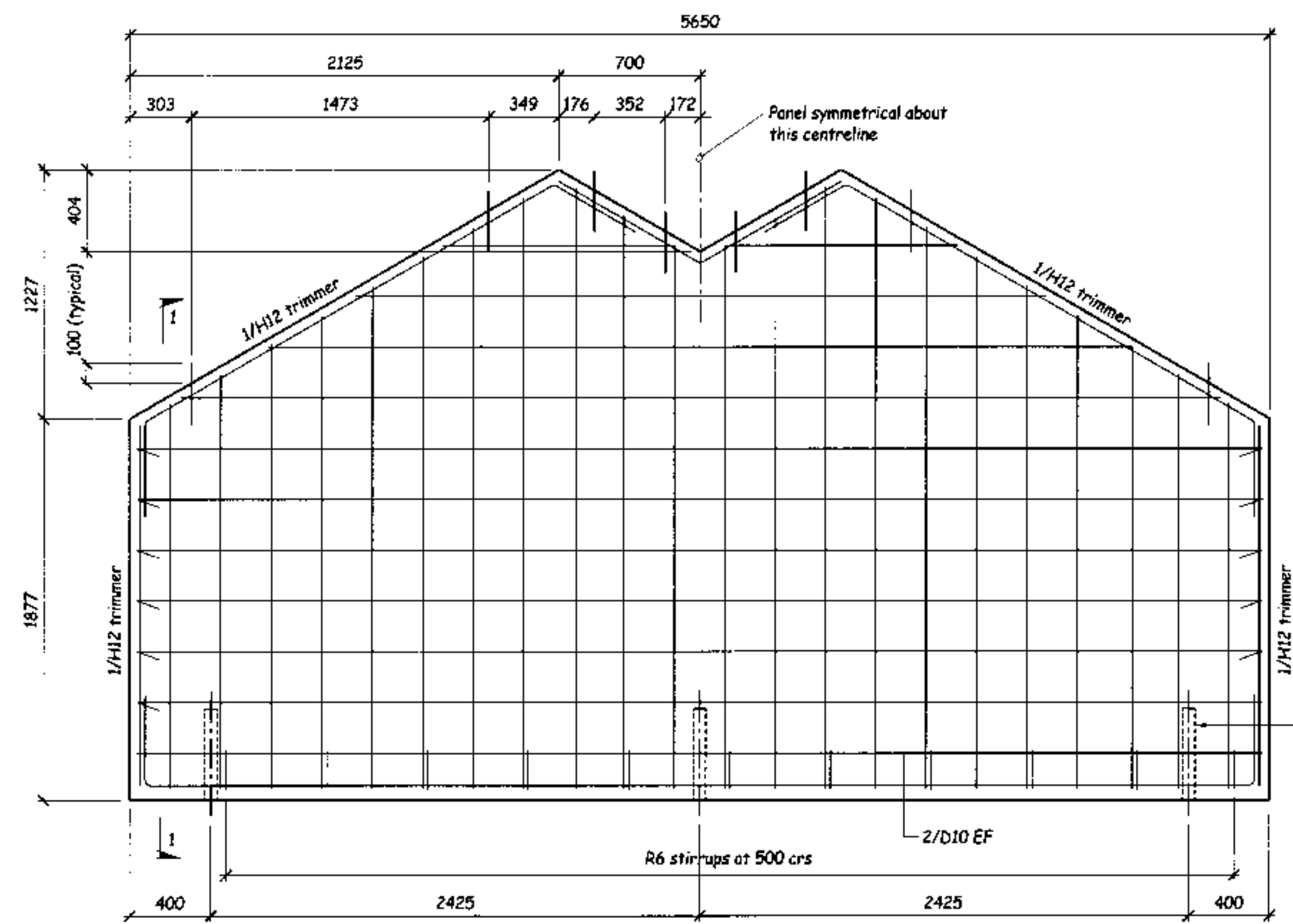
All dimensions to be checked on site
 Do not scale off these drawings
 Any discrepancies between drawings
 to be notified to the consultants

No.	Revision	Date

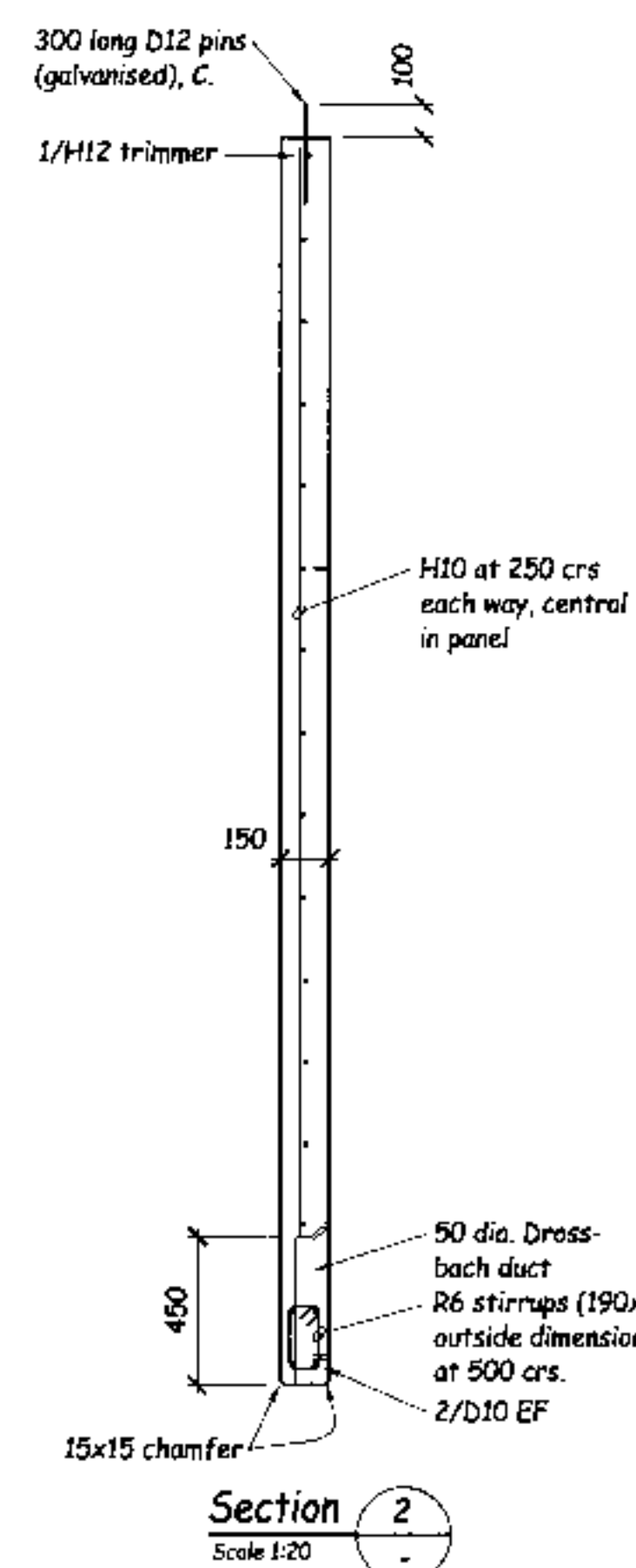
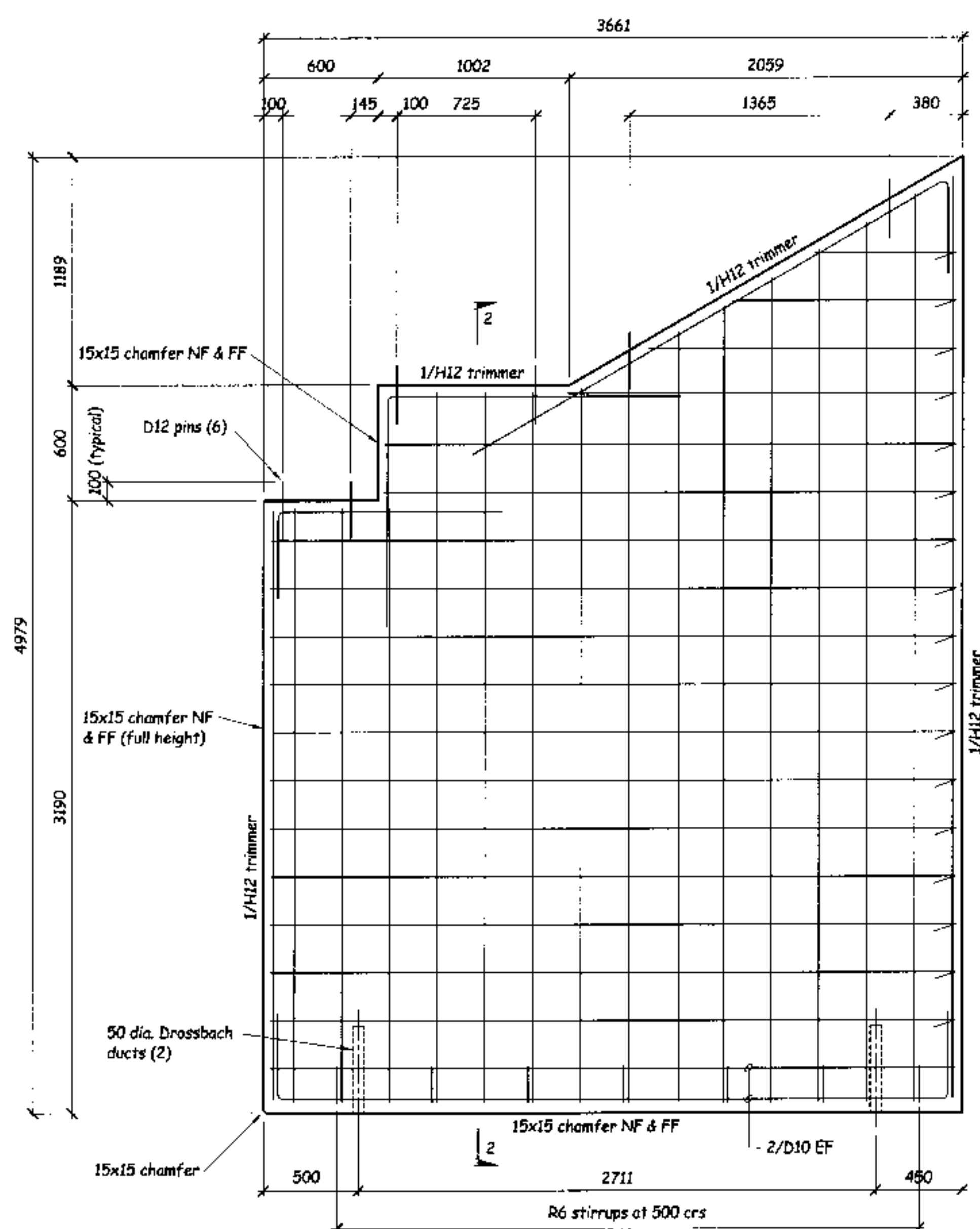
STRUCTURAL
Drawing

Contract Title :
Gardens View
 North Road
 Dunedin
 Designed : Nick Brown
 Checked : Nick Brown
 Drawn : Rex Mullen
 Date : July 06
 Scale : As Shown when A1
 CAD file :
 Sheet Title
Precast Panel Elevations and Details
 Contract No :
6217
 Sheet :
S13
 of 15 sheets
 Date Issued :

7-315197



Section 1
Scale 1:20



NOTE:
Unless shown otherwise, reinforcement in panels shall be H10 at 250 crs (max) EW. C.
All edges and openings shall be trimmed with 1/4H12, extending 600 past opening.
Unless shown otherwise edges of panels will not require a chamfer.
All panels are 150mm thick.
Shaded areas indicate parts of panel surface to have a Type 'B' (scabbled) finish. Refer to panel section for side or sides to be scabbled.
Abbreviations: NF - Near Face, FF - Far Face, EF - Each Face, C - Central,
T - Top, crs - centres.

DUNEDIN CITY COUNCIL
APPROVED BUILDING CONTRACT NO. 1000

7 - 315197

STEVENSON BROWN LTD.
STRUCTURAL AND FIRE ENGINEERS

Level 2 Rumburth House
50 Falsdon Street
PO Box 5594, Guelph, ON
N1H 6P5

Phone (519) 477-4228
Fax (519) 477-4225
Email enquiries@stbstruct.com

All dimensions to be checked on site
Do not scale off these drawings
Any discrepancies between drawings
to be notified to the consultants

[illegible]

STRUCTURAL

Contract Title :
**Gardens
View**

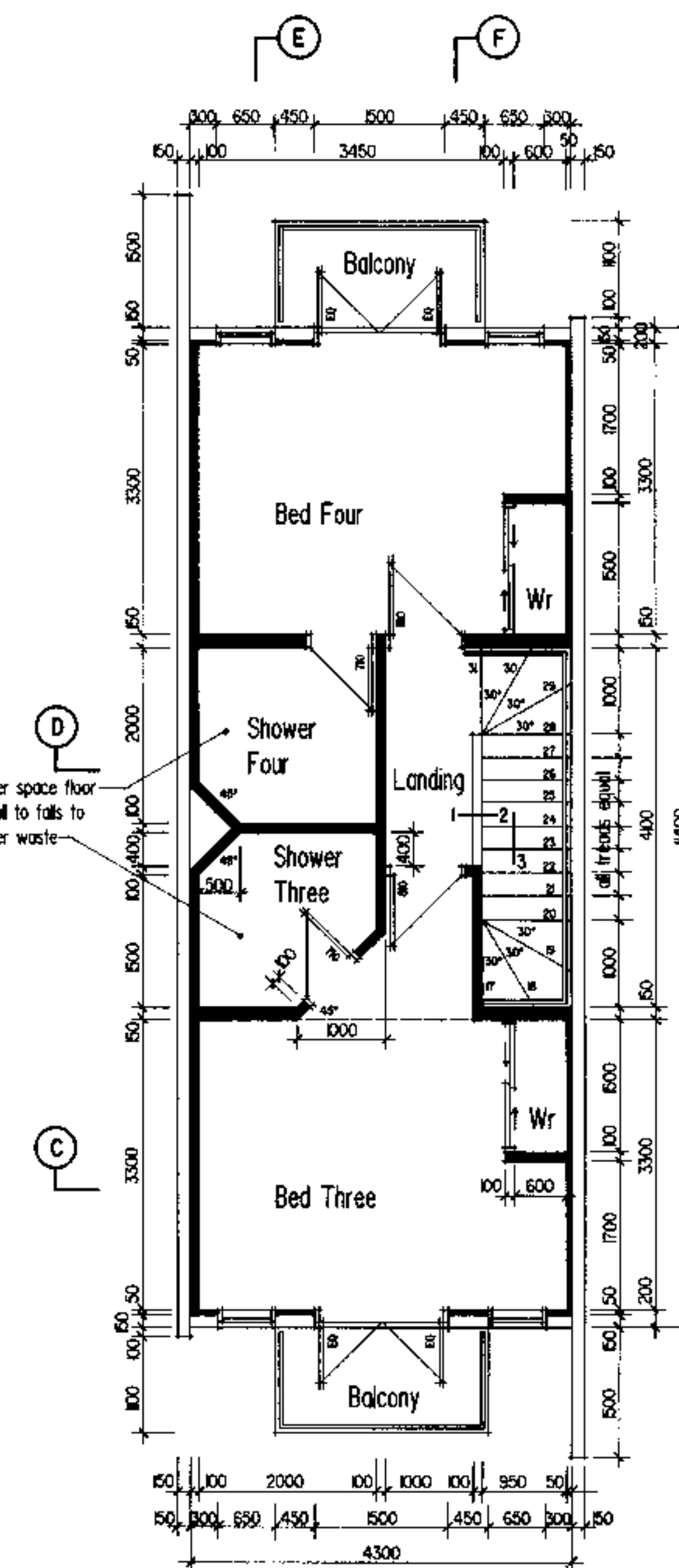
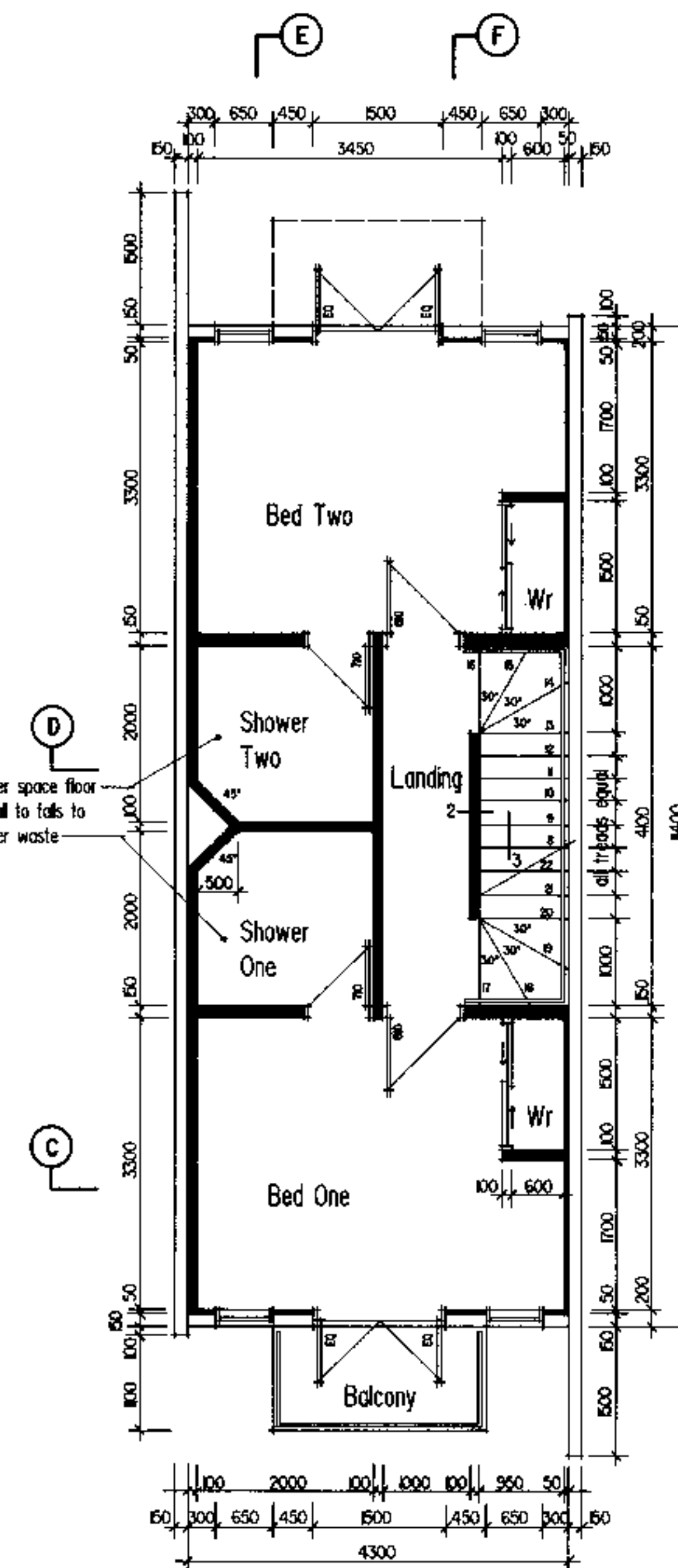
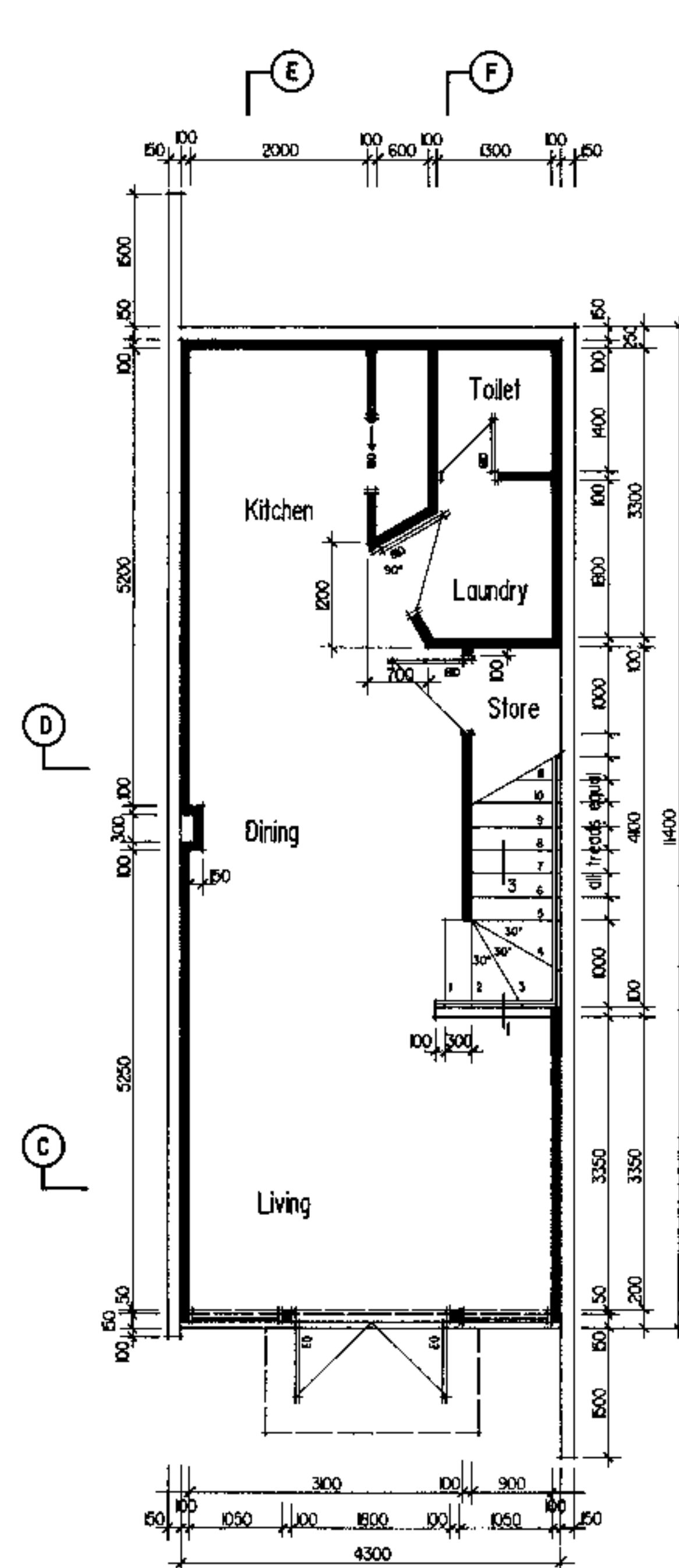
North Road
Dunedin

Designed :	Nick Brown
Checked :	Nick Brown
Drawn :	Rex Mullen
Date :	July 06
Scale :	As Shown when A
CAD file :	
Sheet Title :	

Precast Panel Elevations and Details

Contract No : 6217	Steel : S14 of 15 sheets
Date Issued :	

DUNEDIN CITY COUNCIL
APPROVED THIS 15th NOVEMBER 1995

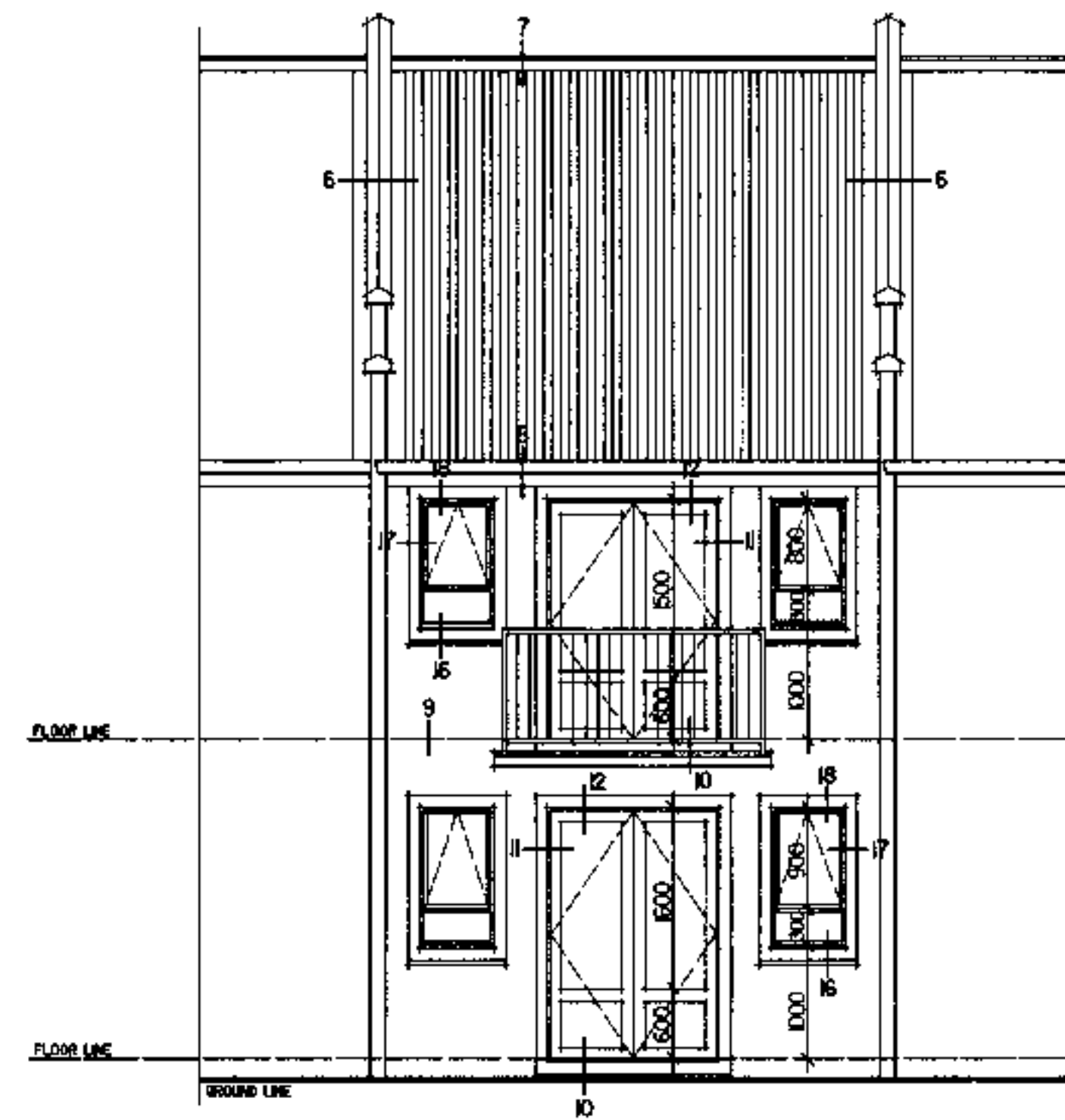


Lower Ground Floor Plan
CENTRE UNITS CONSTRUCTION PLANS

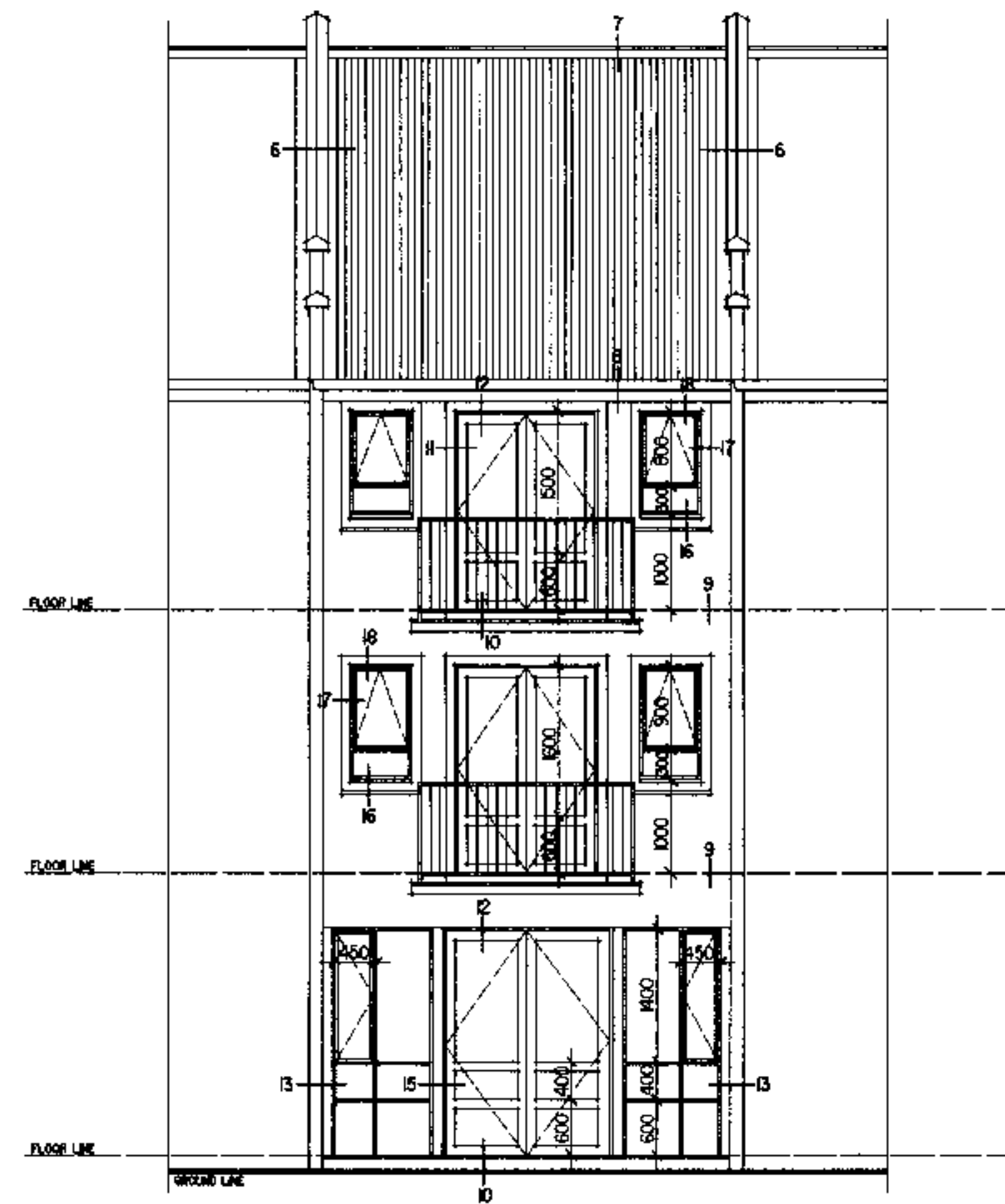
Upper Ground Floor Plan

First Floor Plan

7 315197

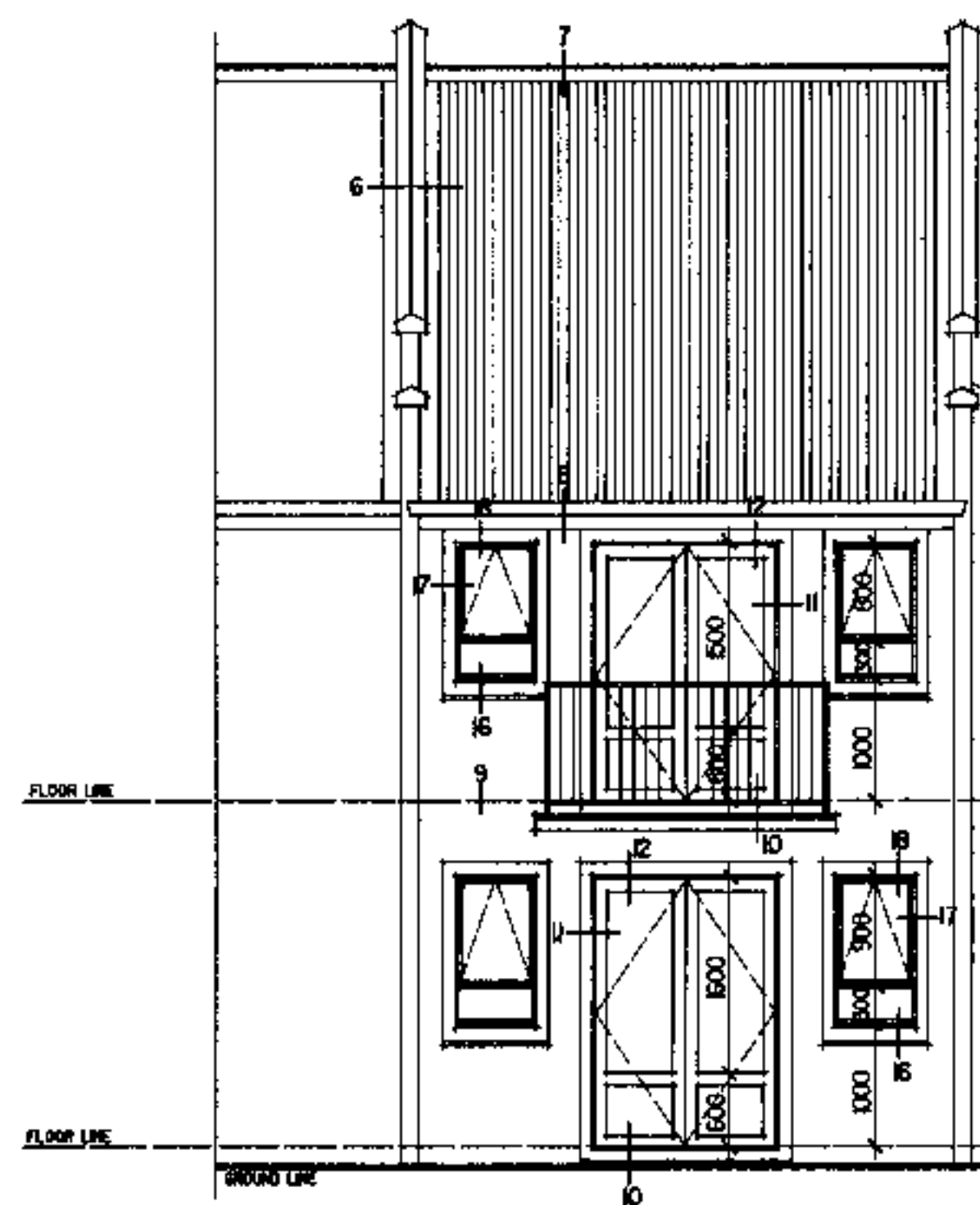


Centre Unit
REAR ELEVATION

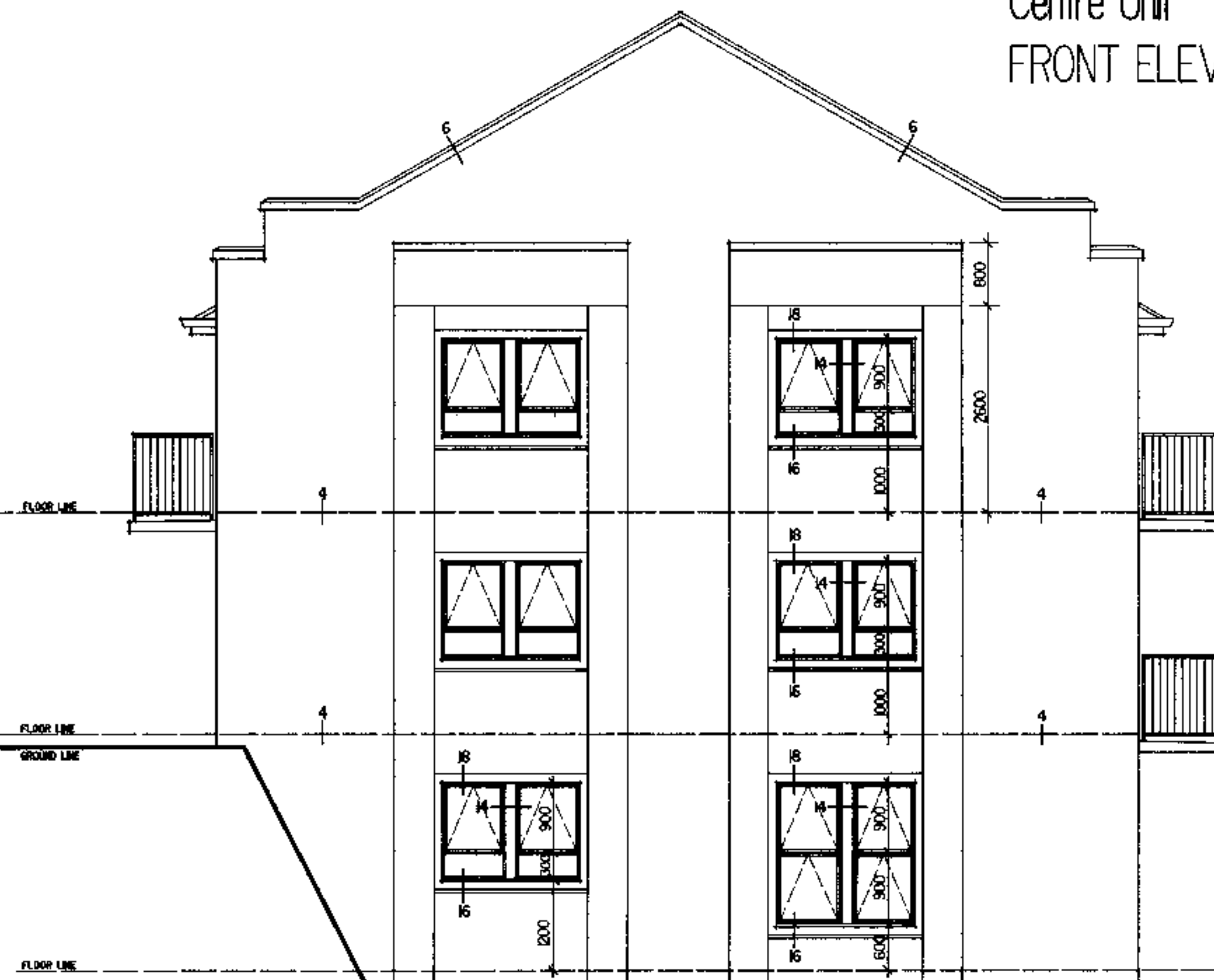


Centre Unit
FRONT ELEVATION

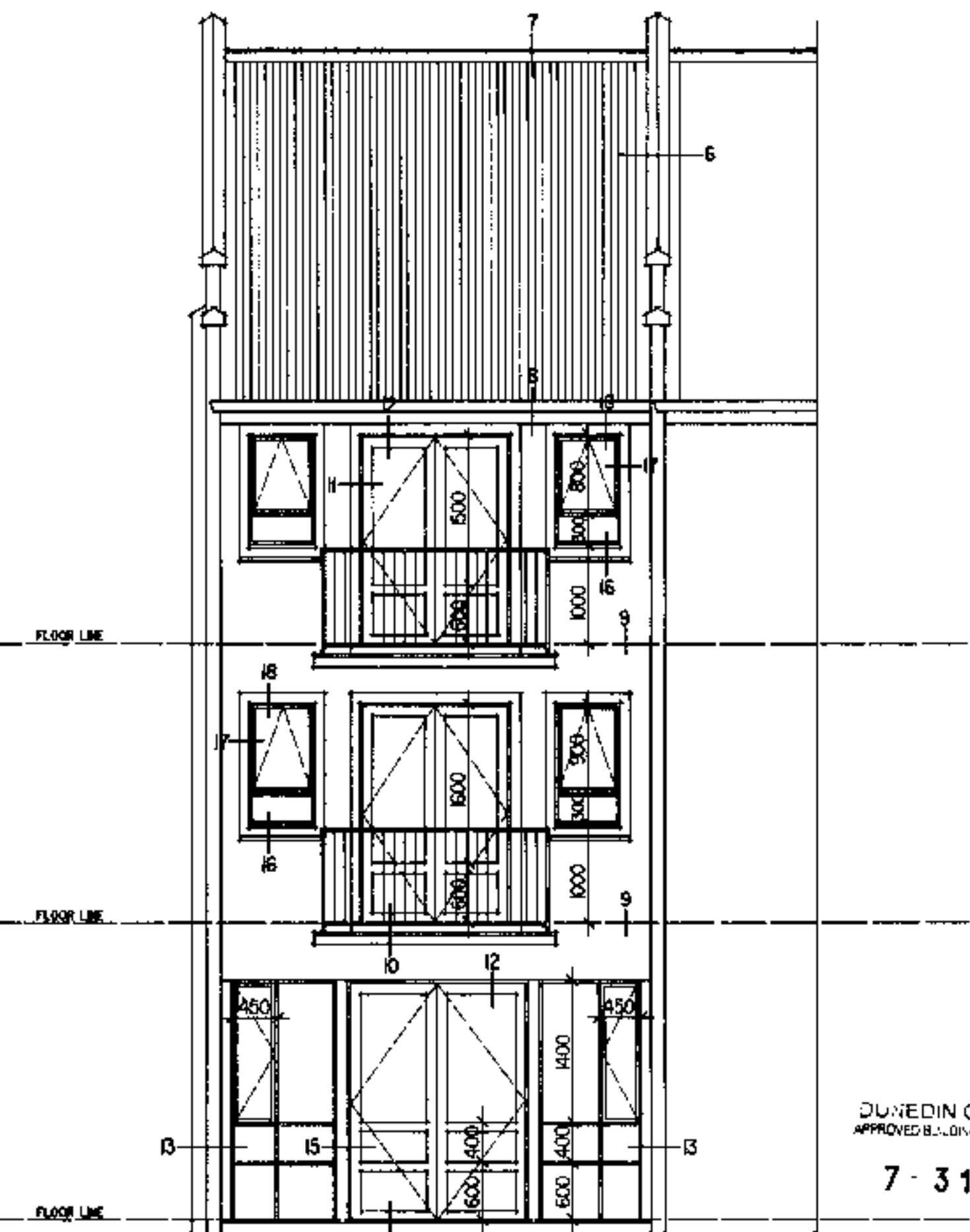
THREE PLANS AND A SECTION
COMPLIANCE WITH CC 20060899 OR
CNS 2006-309-015
16/4/09



End Unit
REAR ELEVATION



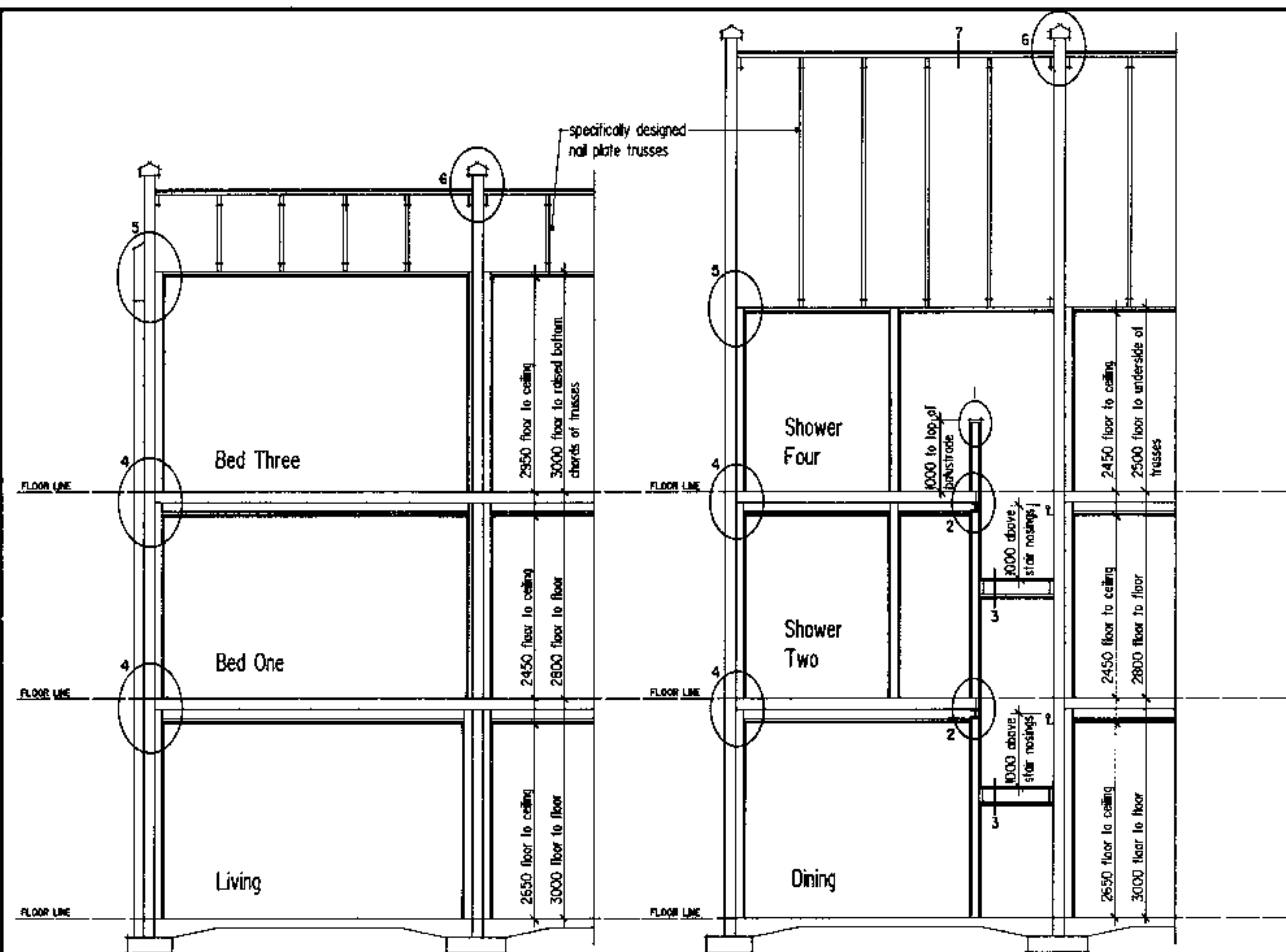
End Unit END ELEVATION



End Unit FRONT ELEVATION

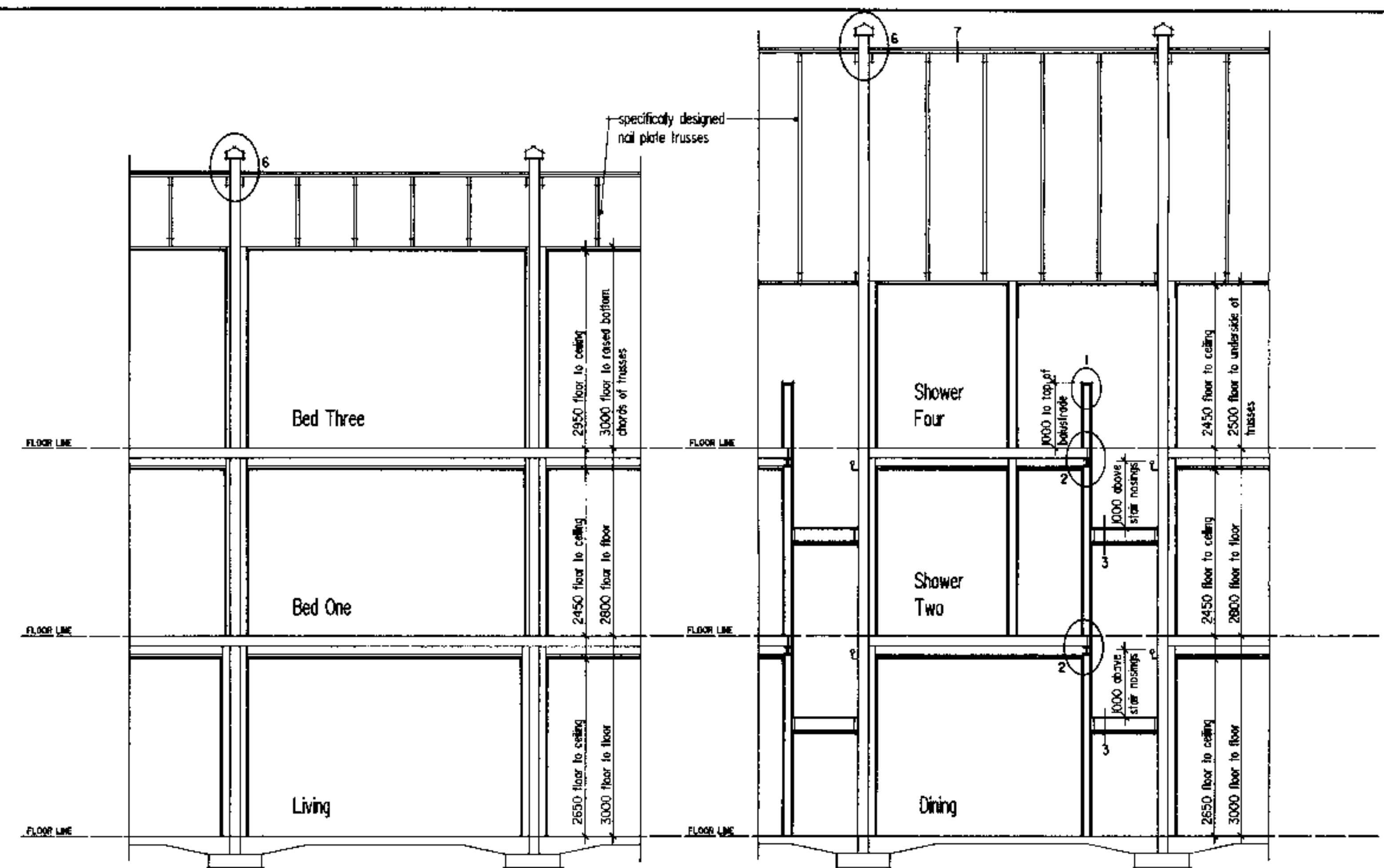
DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENT

7-315197



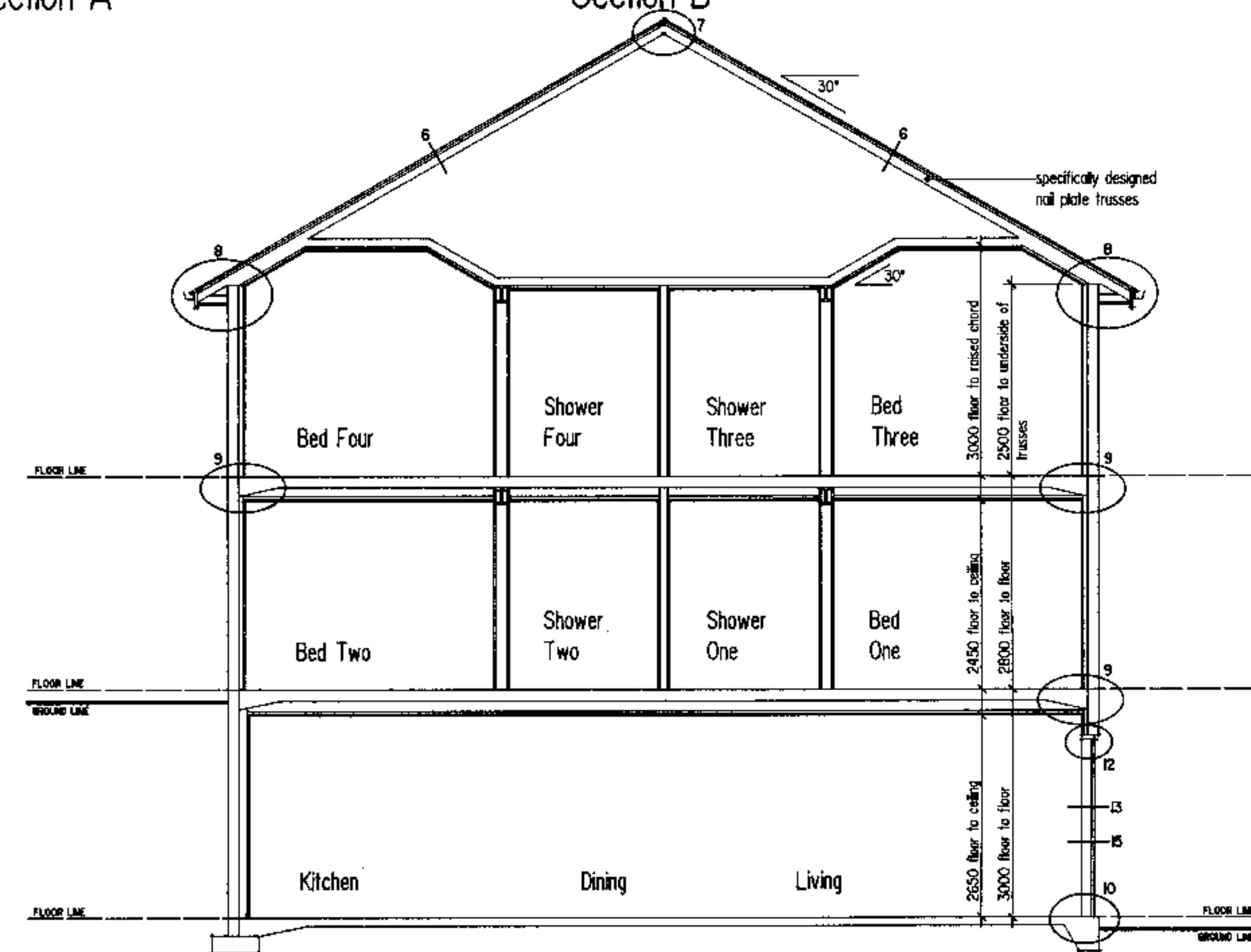
Section A

Section B

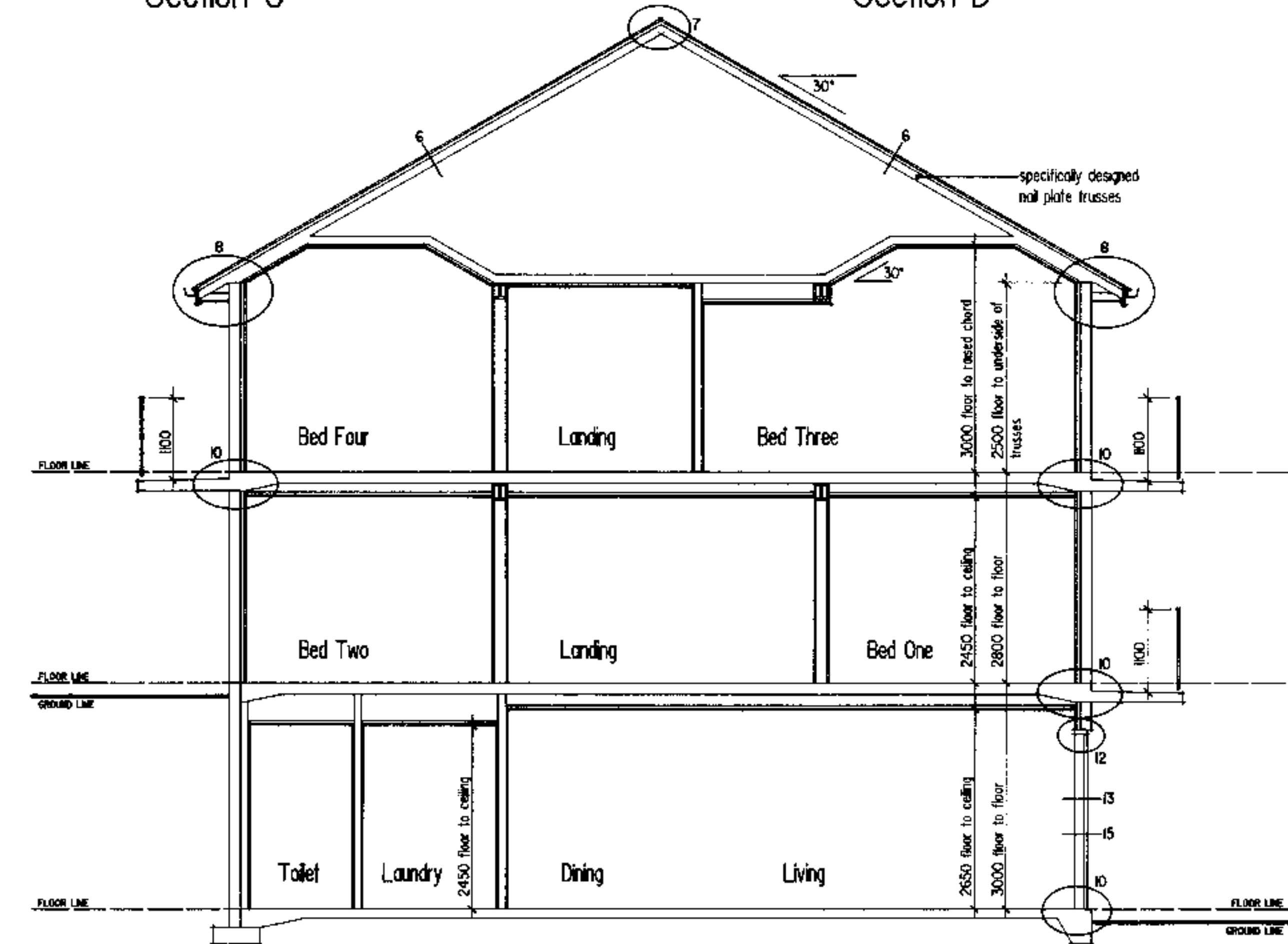


Section C

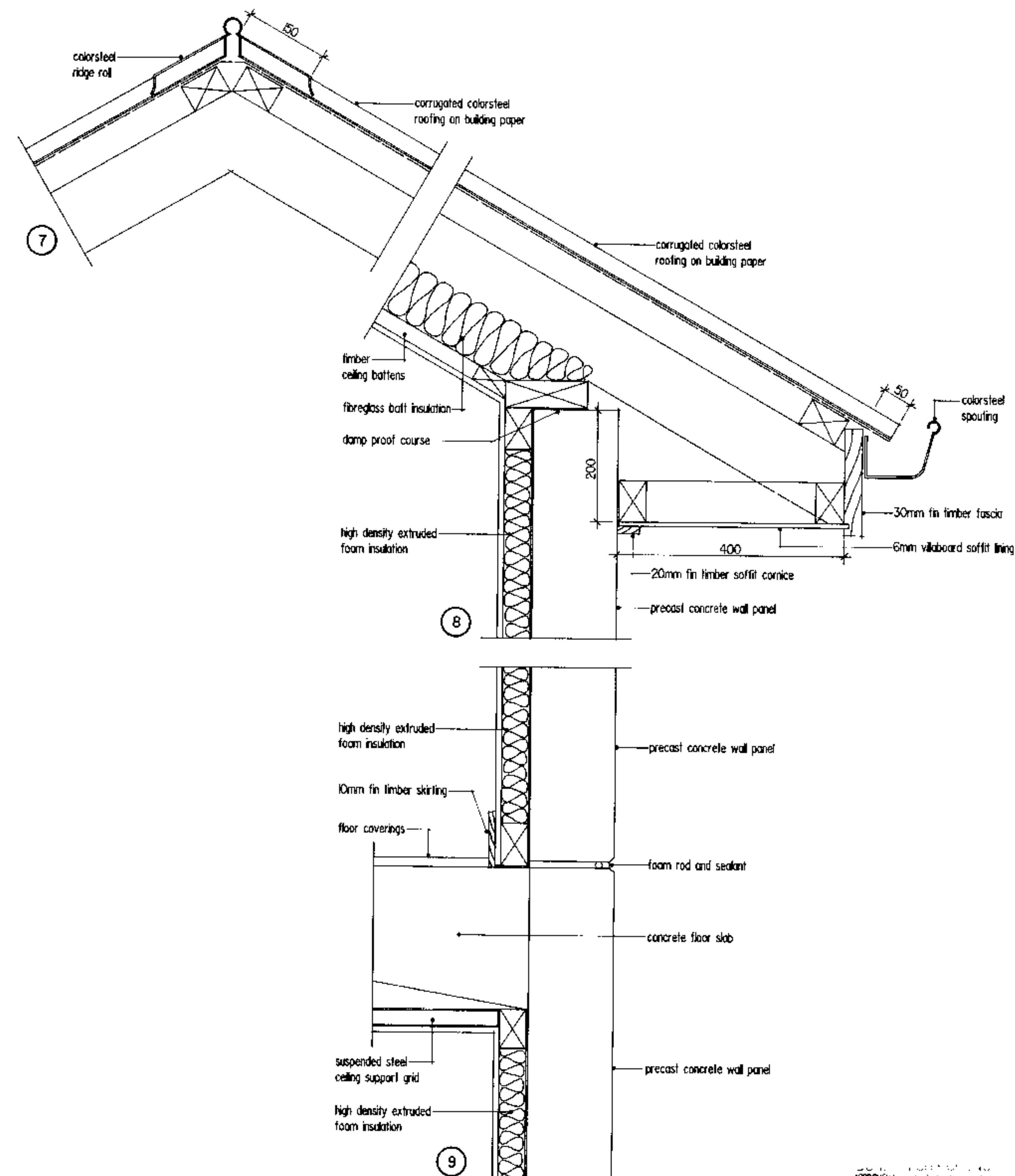
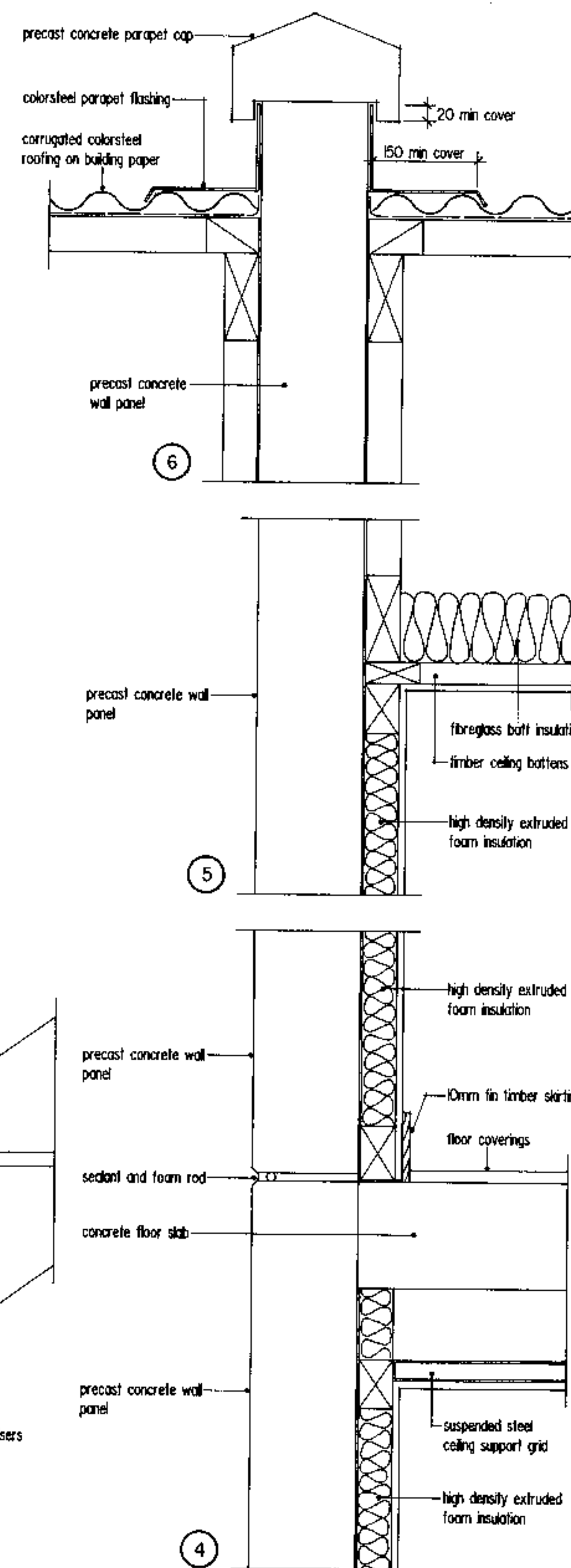
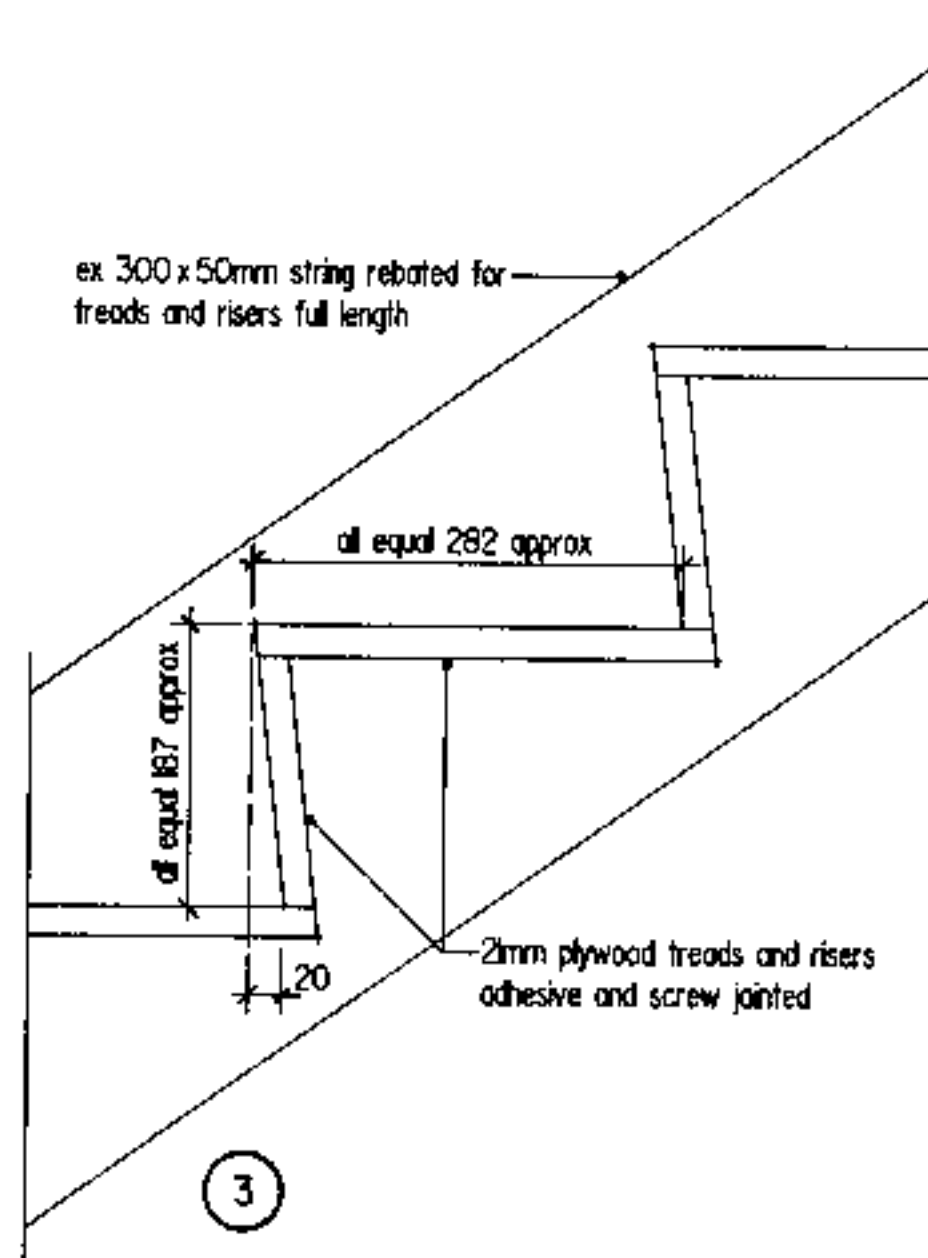
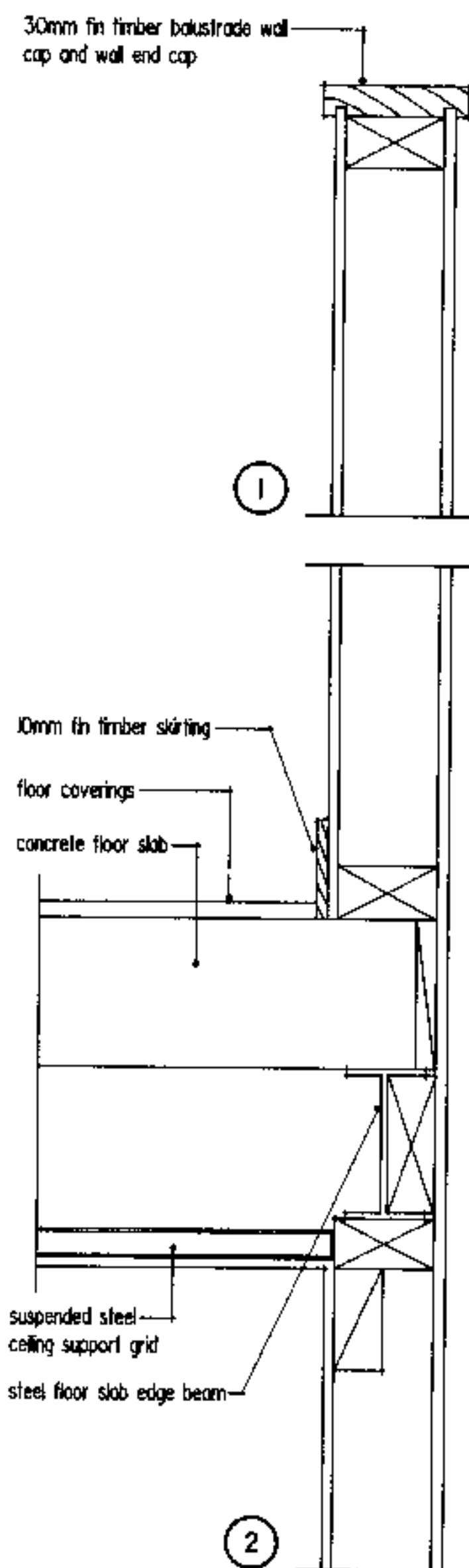
Section D



Section E

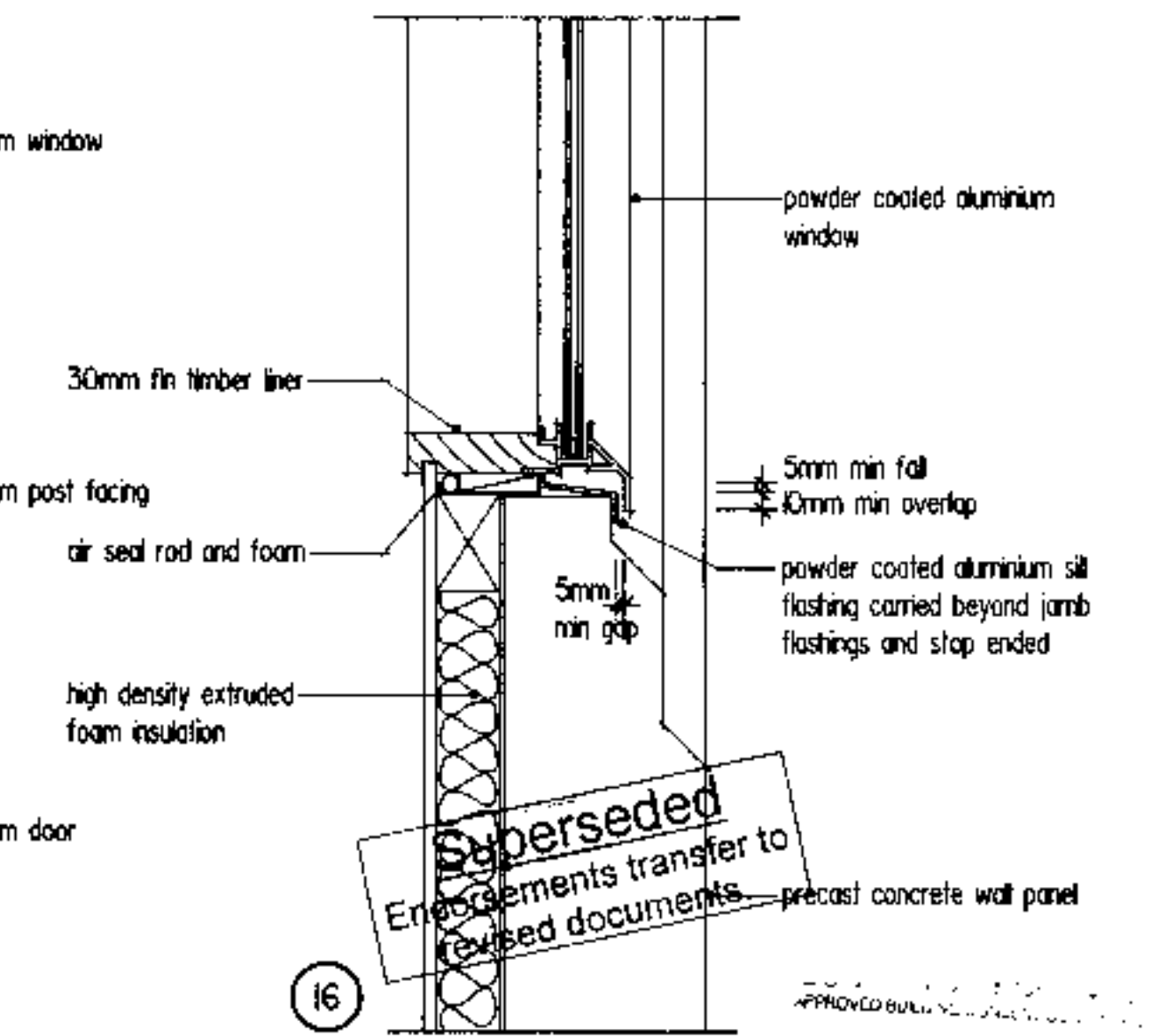
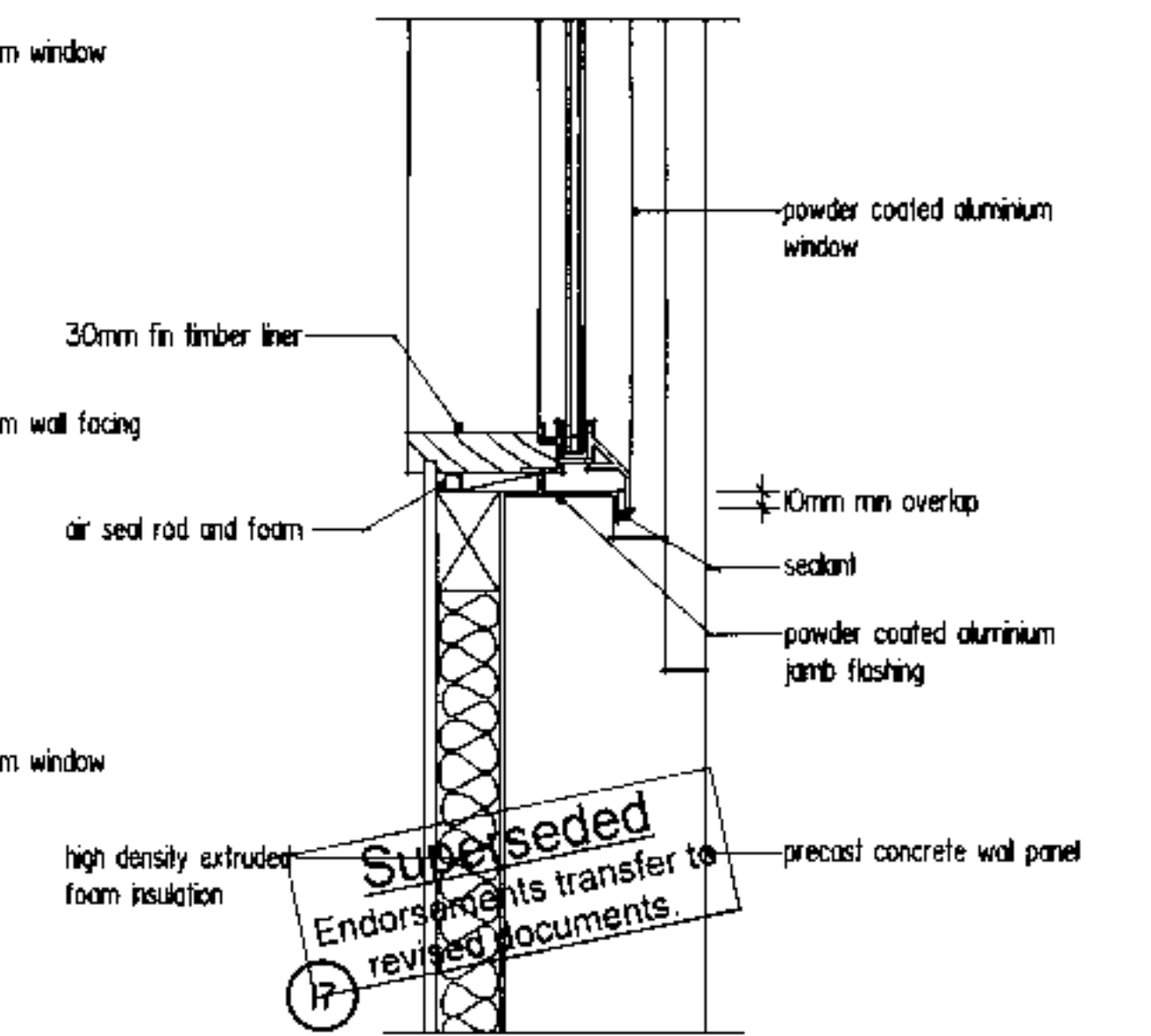
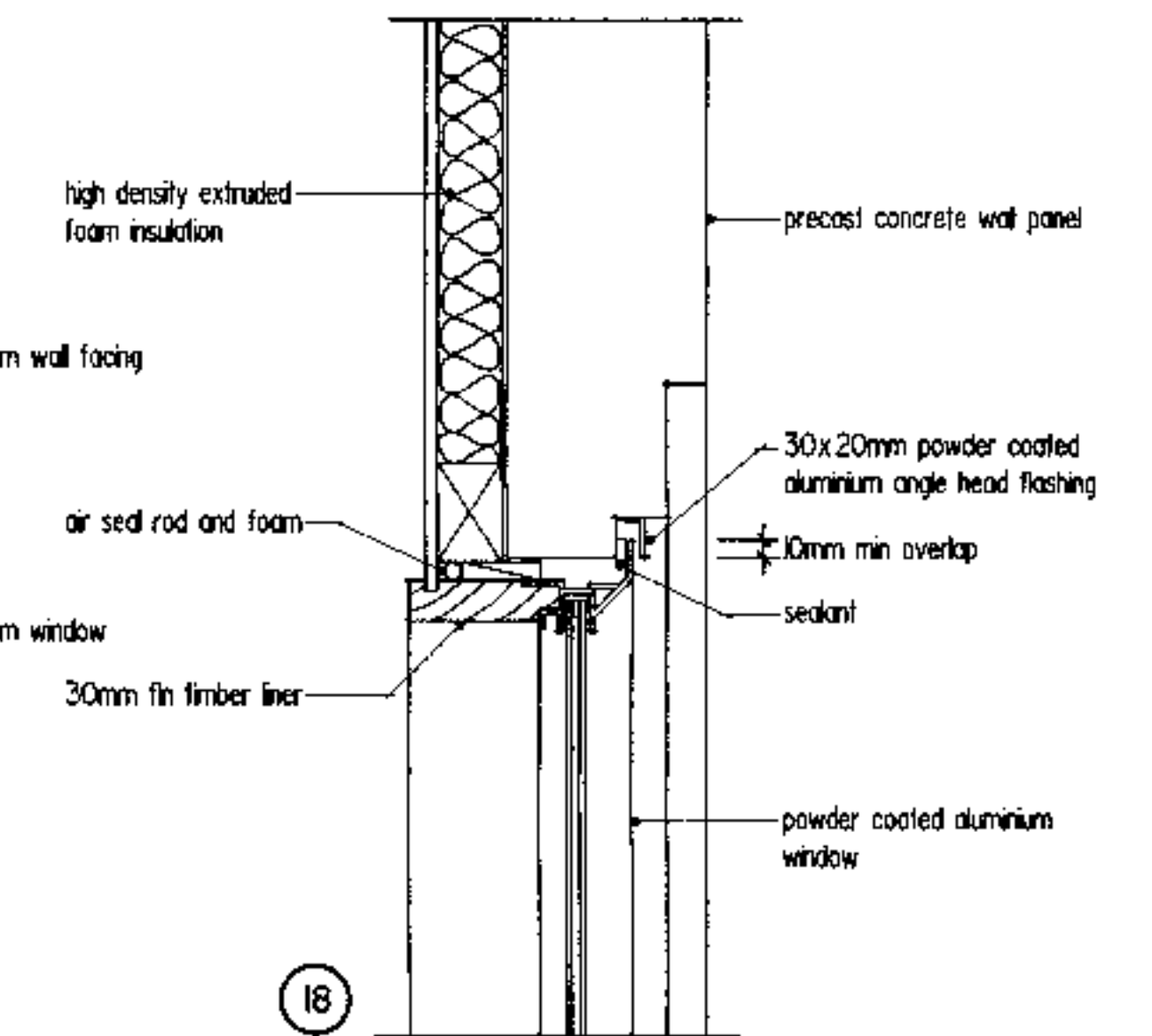
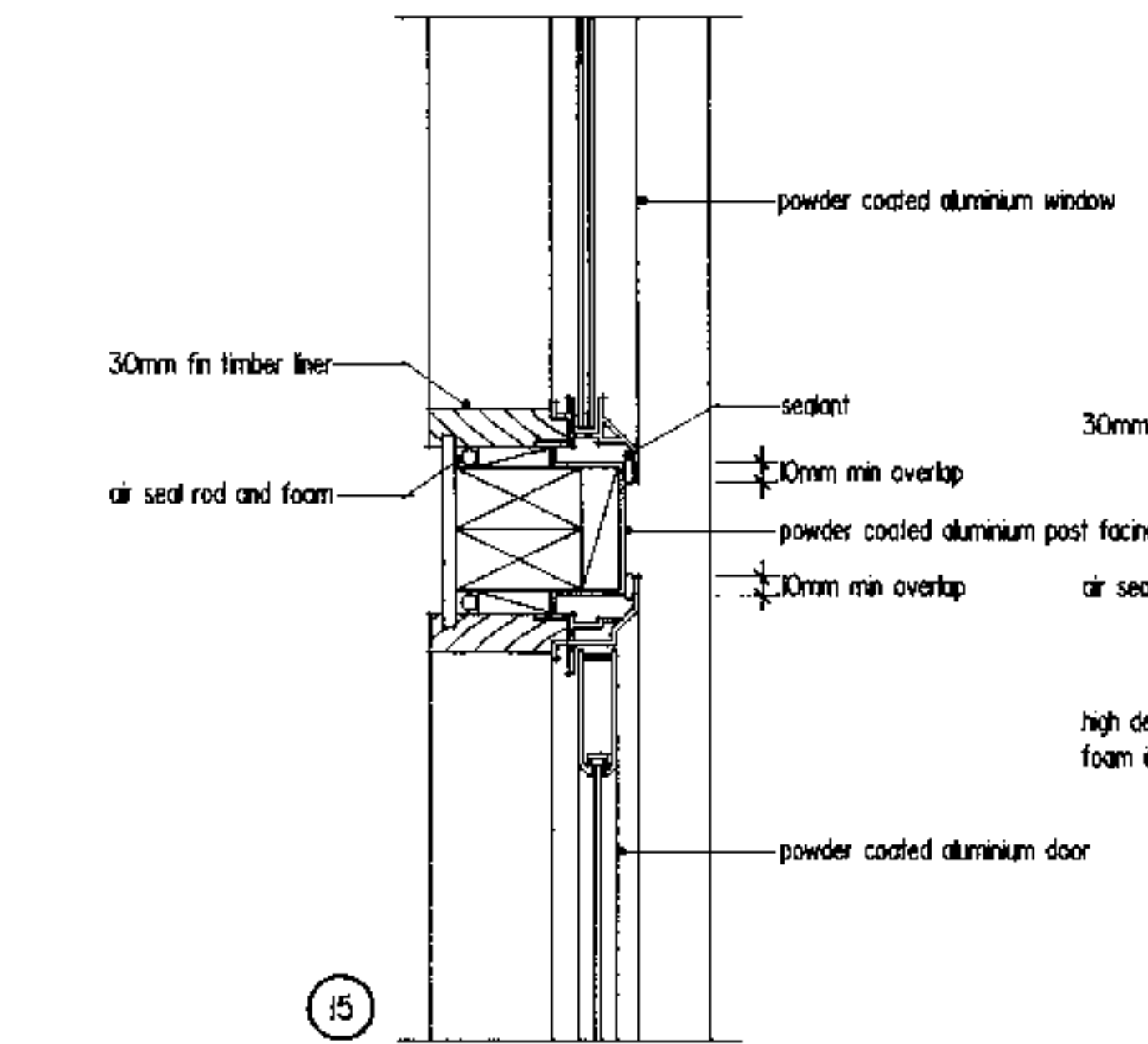
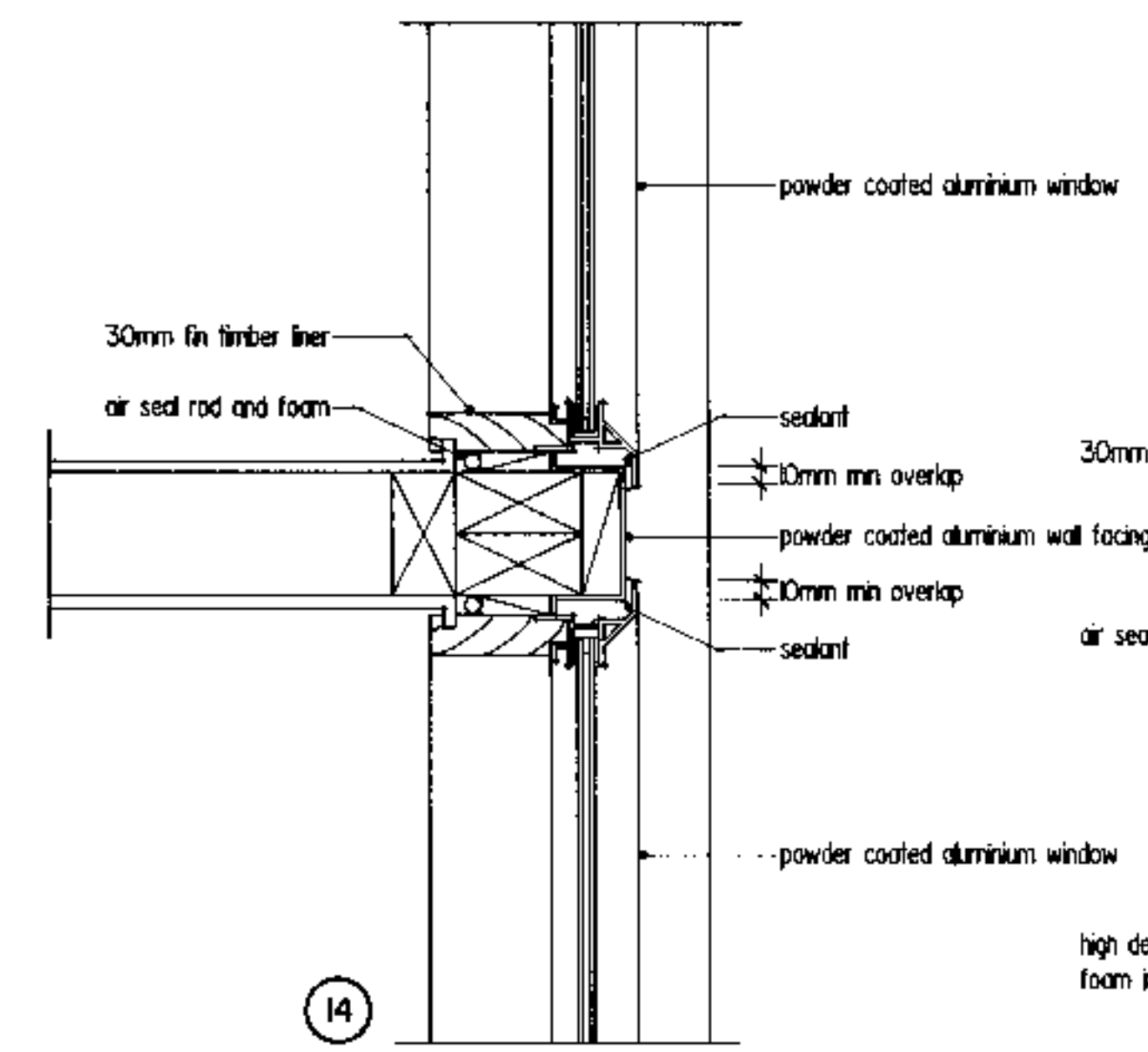
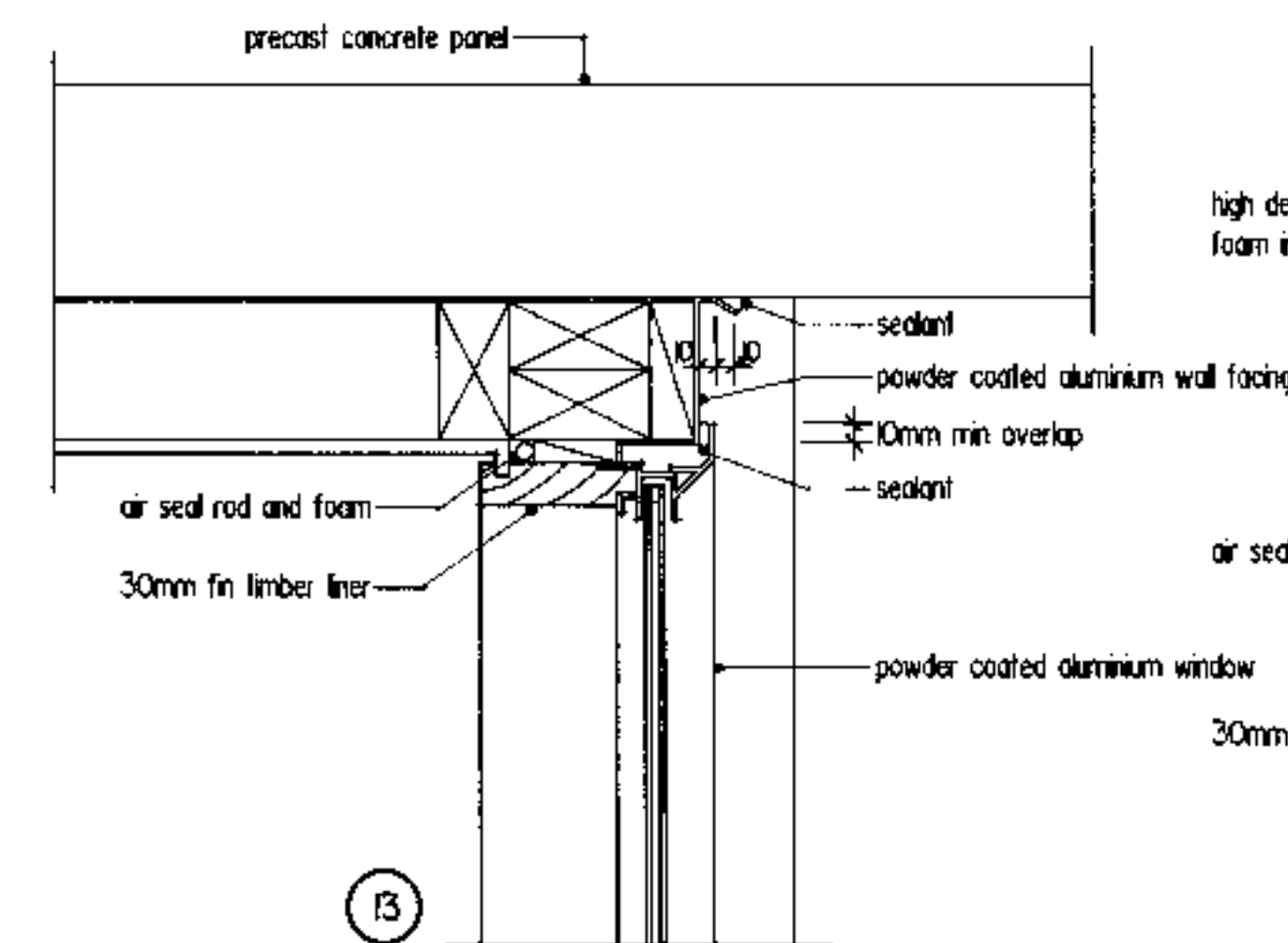
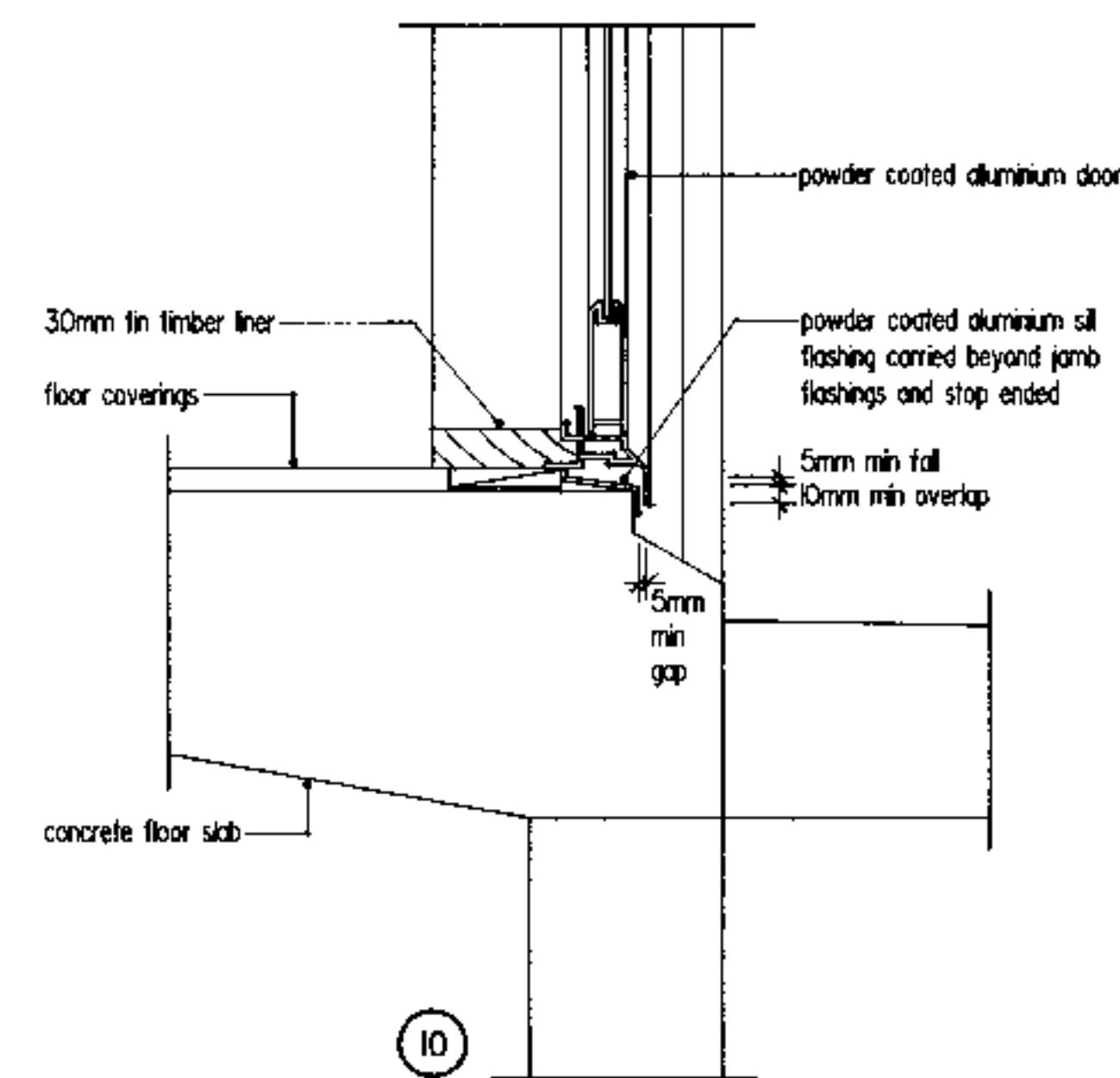
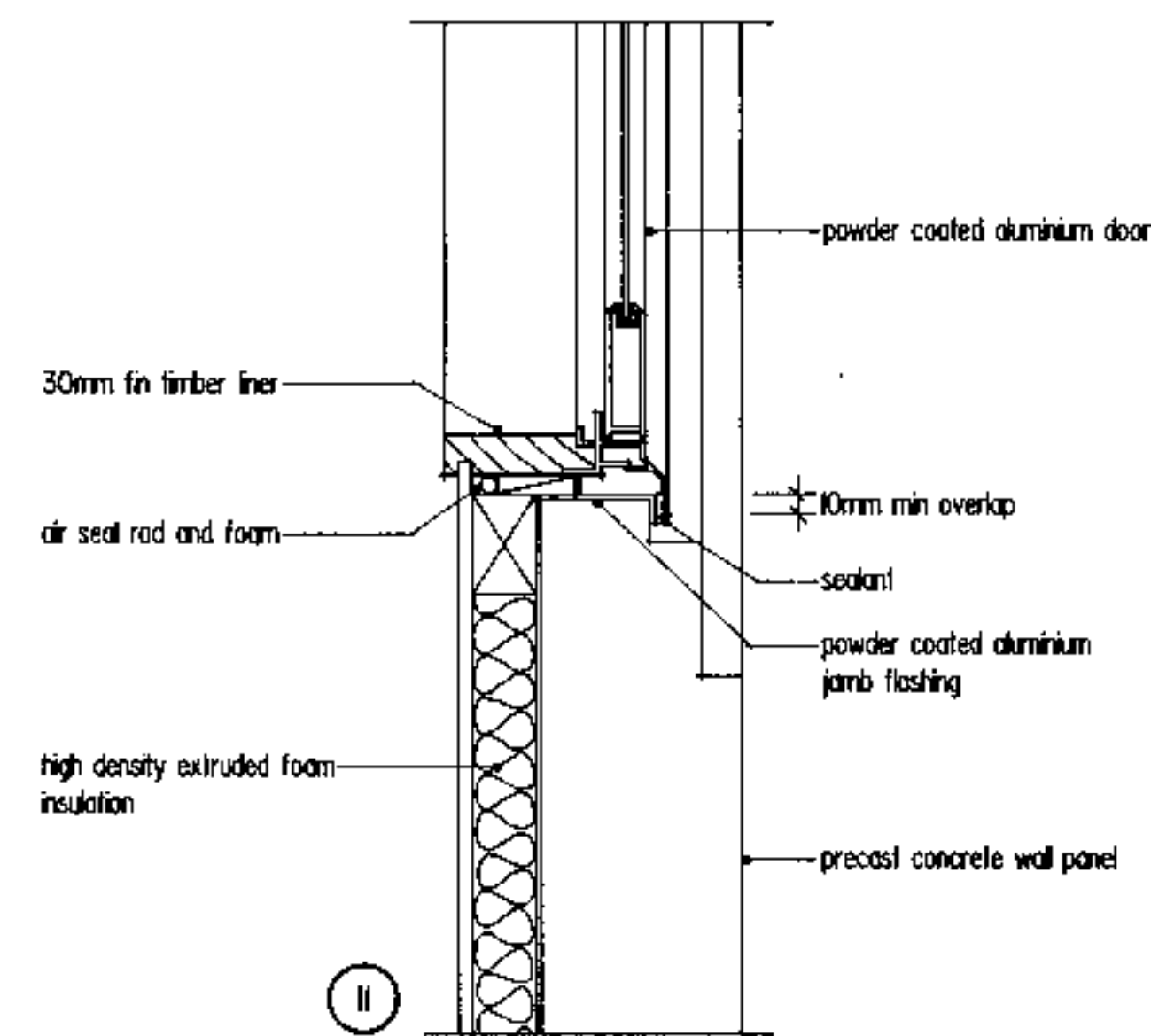
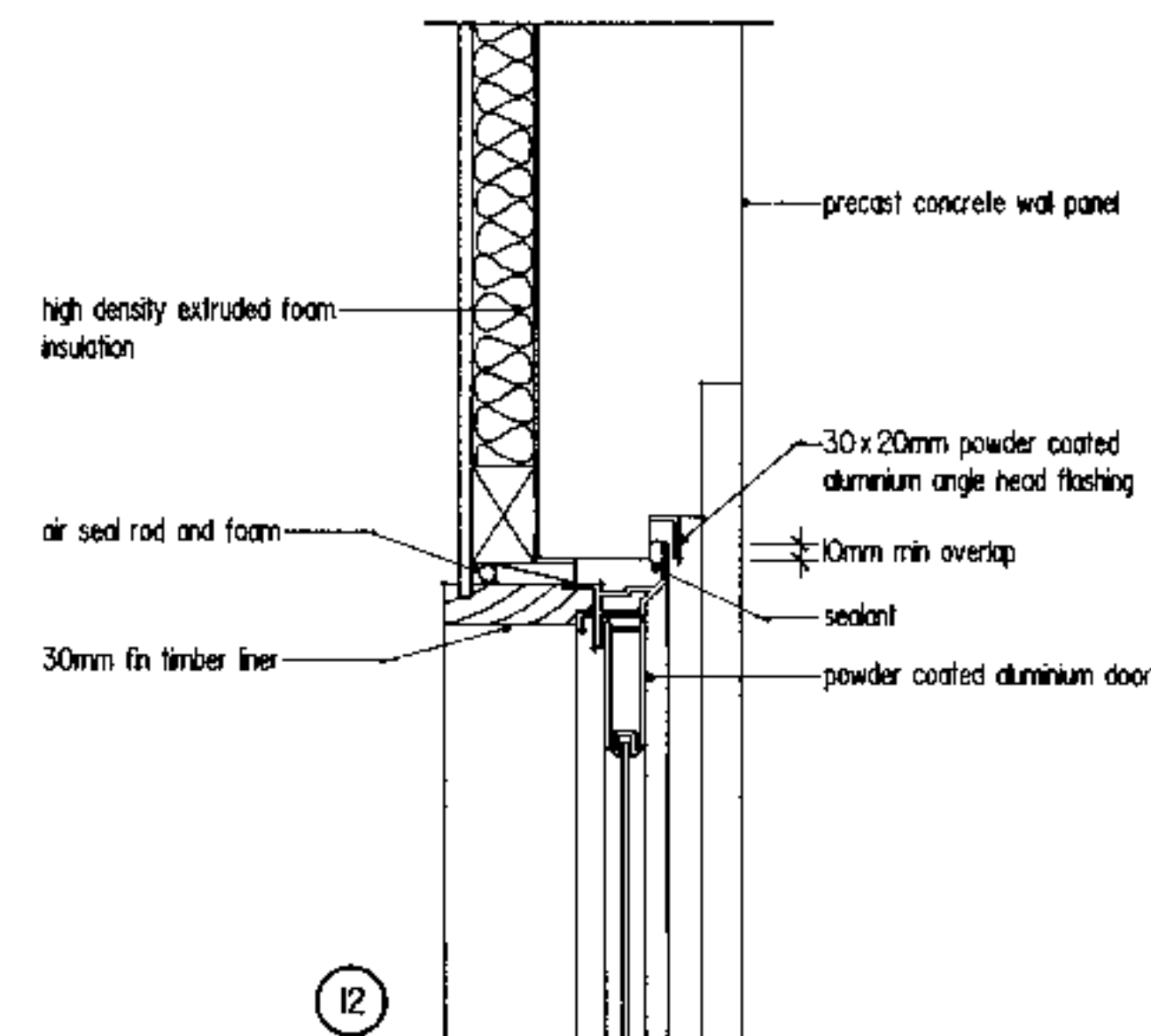


Section F



APPROVED FOR CONSTRUCTION

7-315197



Superseded
Endorsements transfer to
revised documents.

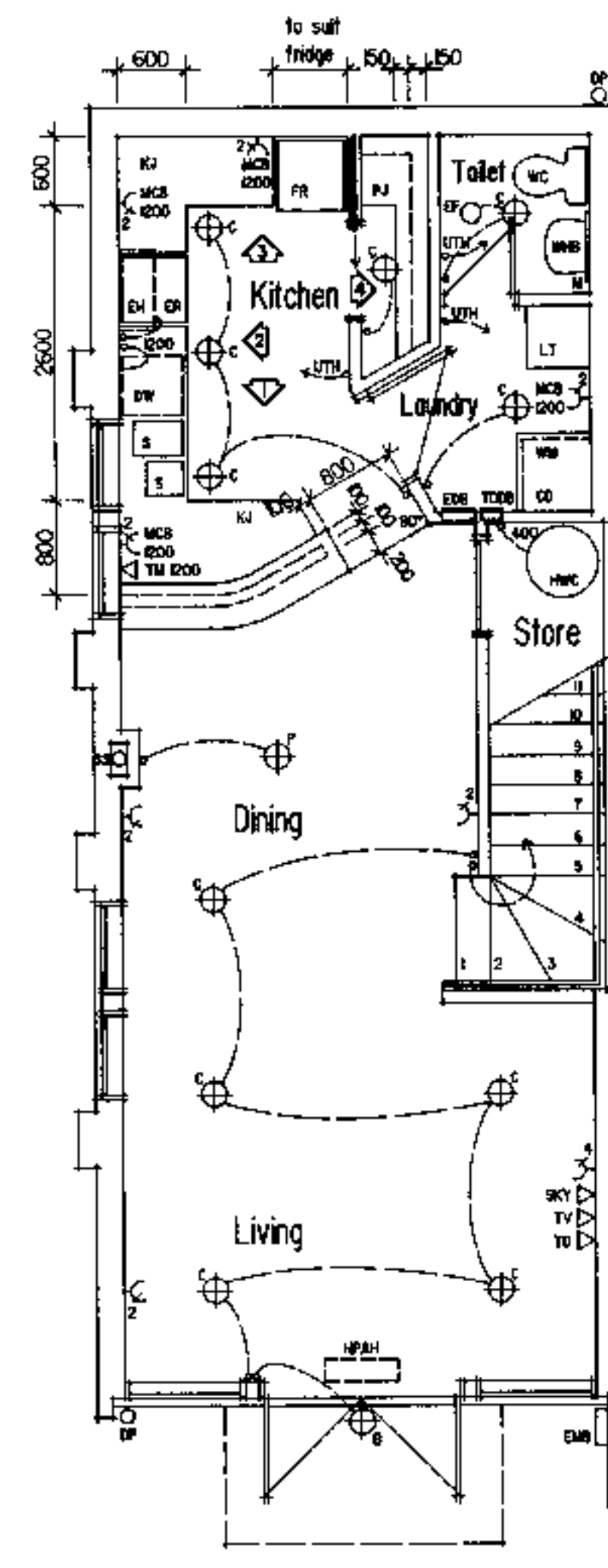
Superseded
Endorsements transfer to
revised documents.

APPROVED BUILDING SOLUTION

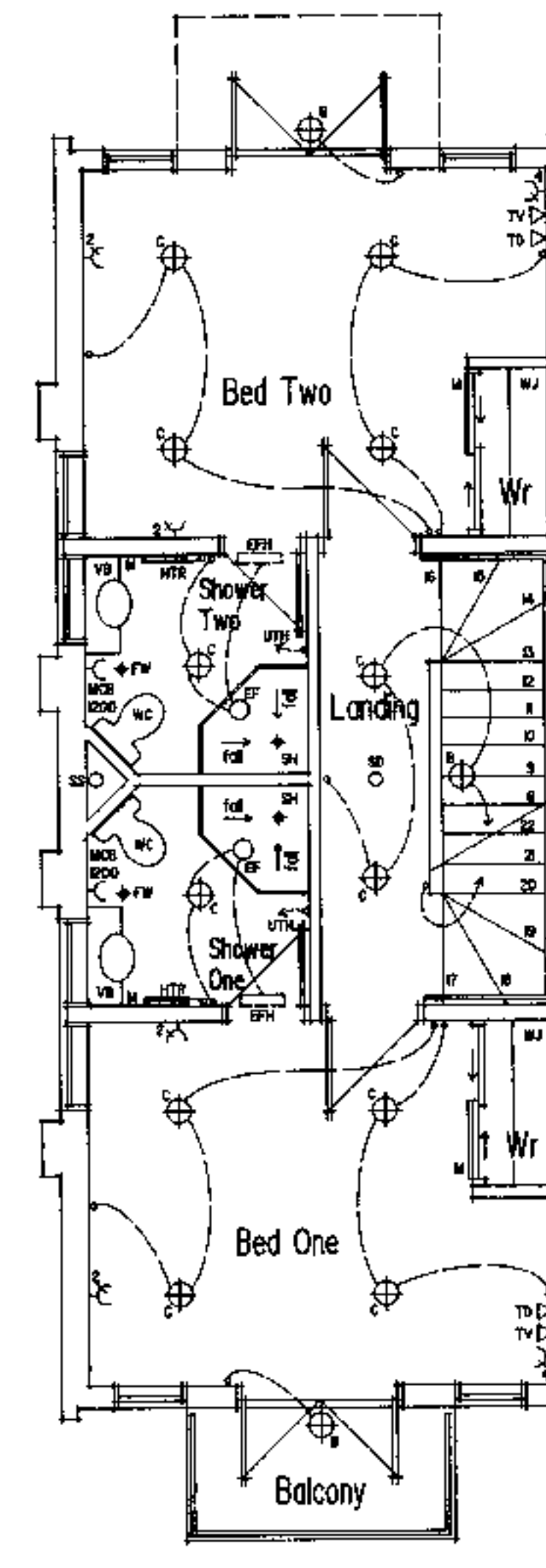
7-315197

Fittings Legend

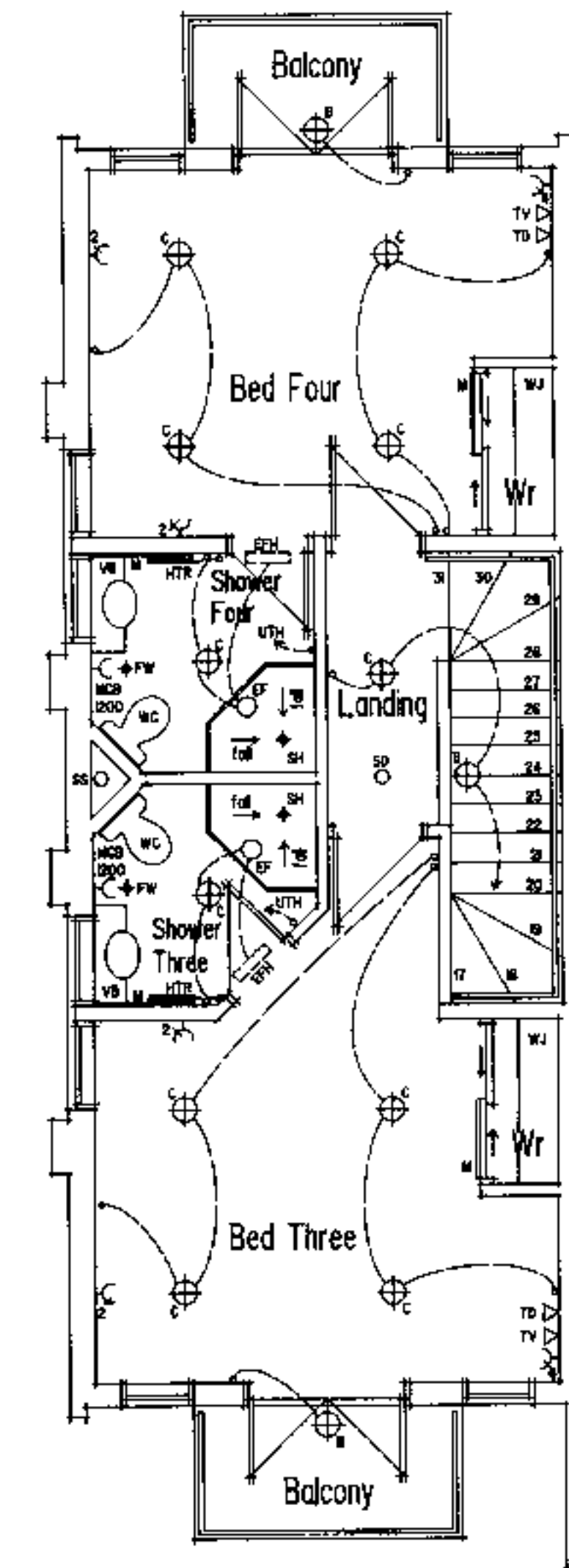
WJ	wardrobe joinery
KJ	kitchen joinery
PJ	pantry joinery
WHB	wash hand basin
LT	laundry tub
VB	vanity bench
WC	water closet
SH	shower waste
FW	floor waste
S	sink
HWC	hot water cylinder
WM	washing machine
CD	clothes dryer
DW	dishwasher
EH	extract hood
ER	electric range
FR	fridge
HPAH	heat pump air heater
UTH	under tile heating
EF	extract fan
EMB	electric meter board
EDB	electric distribution board
TDOB	telephone data distribution board
△ TV	television point 400 above floor
△ SKY	sky point 400 above floor
△ TD	telephone and data point 400 above floor
△ TM 1200	telephone main point 1200 above floor
⊖ 2	double switched socket outlet 400 above floor
⊖ 2 1200	double switched socket outlet 1200 above floor
⊖ 4	quad switched socket outlet 400 above floor
⊖ MCB 1200	mcb socket outlet 1200 above floor
⊖	switch 1000 above floor
⊖ 400	switch 400 above floor
⊖ 1200	switch 1200 above floor
⊕ P	pendant light fitting
⊕ C	ceiling light fitting
⊕ B	bulkhead light fitting
○ SD	smoke detector
HTR	heated towel rail
EFH	electric fan heater
DP	downpipe
SS	soil stack
M	mirror



Lower Ground Floor Plan



Upper Ground Floor Plan



First Floor Plan

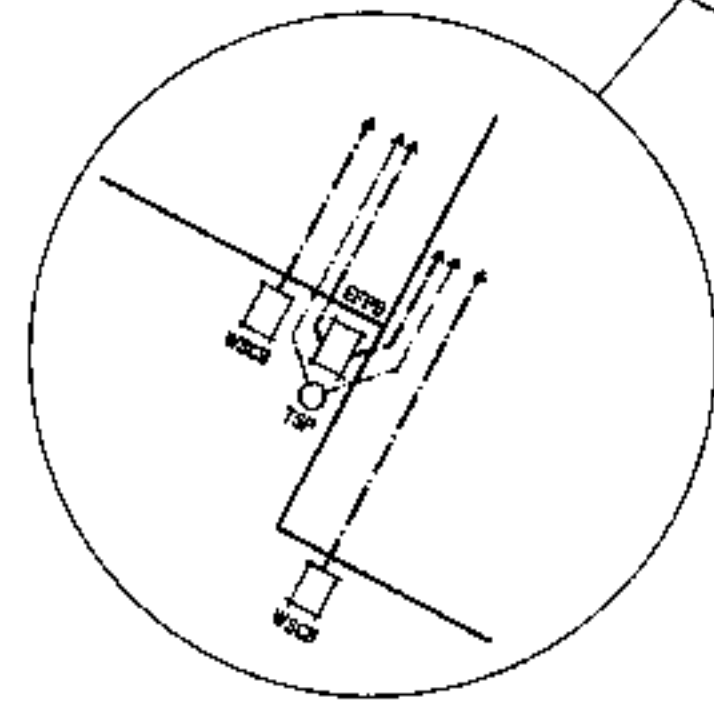
END UNITS FITTINGS PLANS

DUNEDIN CITY COUNCIL
APPROVED BY CITY ENGINEER

7 315197

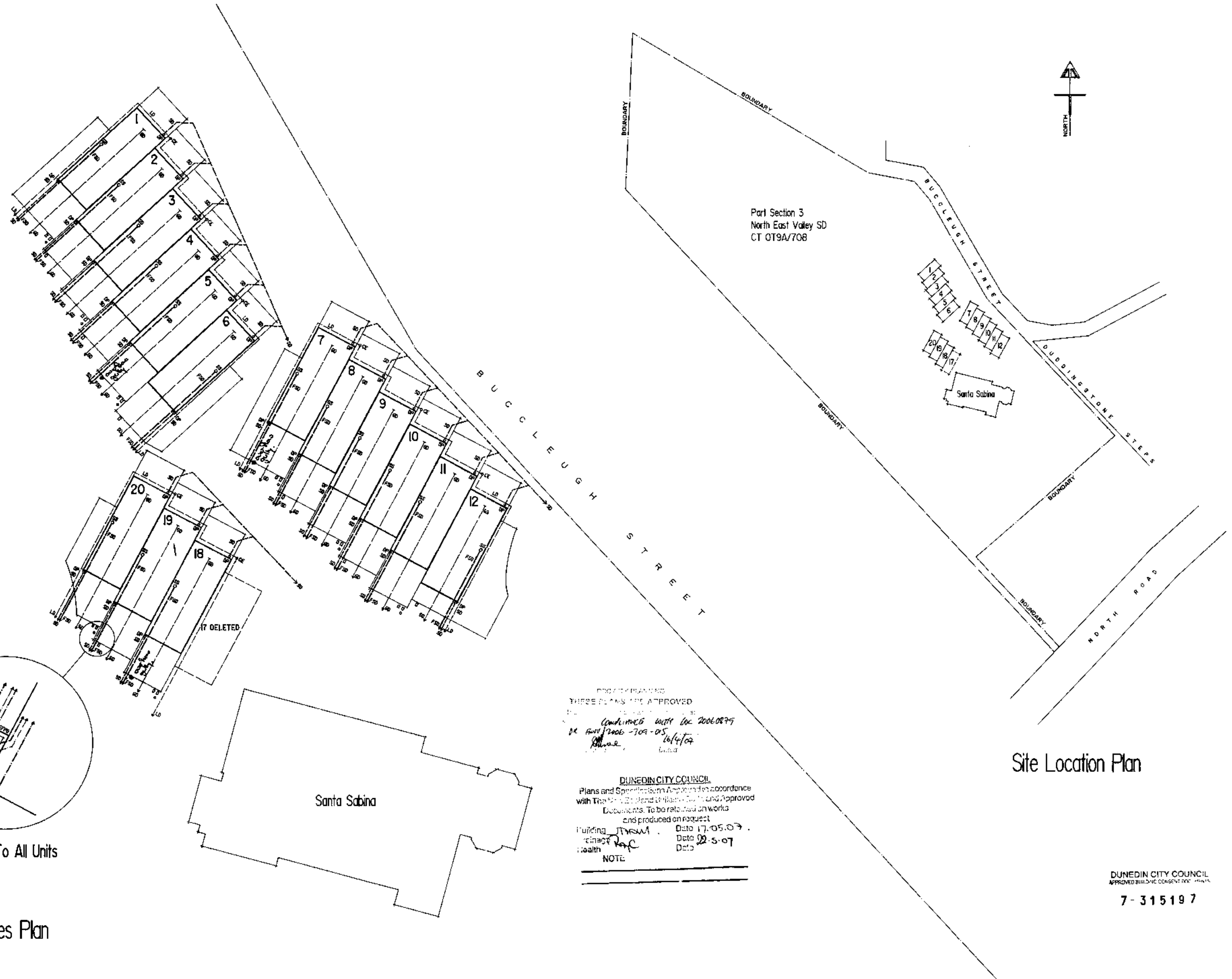
Site Services Legend

LD	Land Drain: 120mm dia perforated pvc sewer pipe discharging in driveway mud tank.
CE	Cleaning Eye: 120mm dia pvc sewer pipe rodding point to land drain.
GD	Groundwater Drain: 100mm dia perforated pvc ground drain pipe discharging in driveway mud tank.
SS	Soil Stack: 100mm dia pvc pipe soil stack run vertically to vent above roof.
FSD	Foul Sewer Drain: 100mm dia pvc sewer pipe run from soil stack to on site main sewer.
DP	Down Pipe: 80mm dia colorsteel downpipe.
SD	Stormwater Drain: 100mm dia pvc stormwater pipe run from downpipe to on site main stormwater.
TSP	Telecom Street Pedestal: Telecom supply connection point with one to each pair of units.
EFPB	Electrical Fuse Pilar Box: Electrical supply connection point with one to each pair of units.
WSCB	Water Services Connection Box: Water supply connection point with one to each unit.
Note:	With the exception of the Land Drain only, no service for any unit shall be run through any other units or under the outdoor auxiliary units of any other unit.



Typical To All Units

Site Services Plan



PROCESSED
THESE PLANS ARE APPROVED
DATE 12/1/2006 BY 20060879
DE 7006-709-05
[Signature] 12/4/06
[Signature]

DUNEDIN CITY COUNCIL
Plans and Specifications Approved in accordance
with The Building and Planning Act and Approved
Deponents. To be retained on works
and produced on request

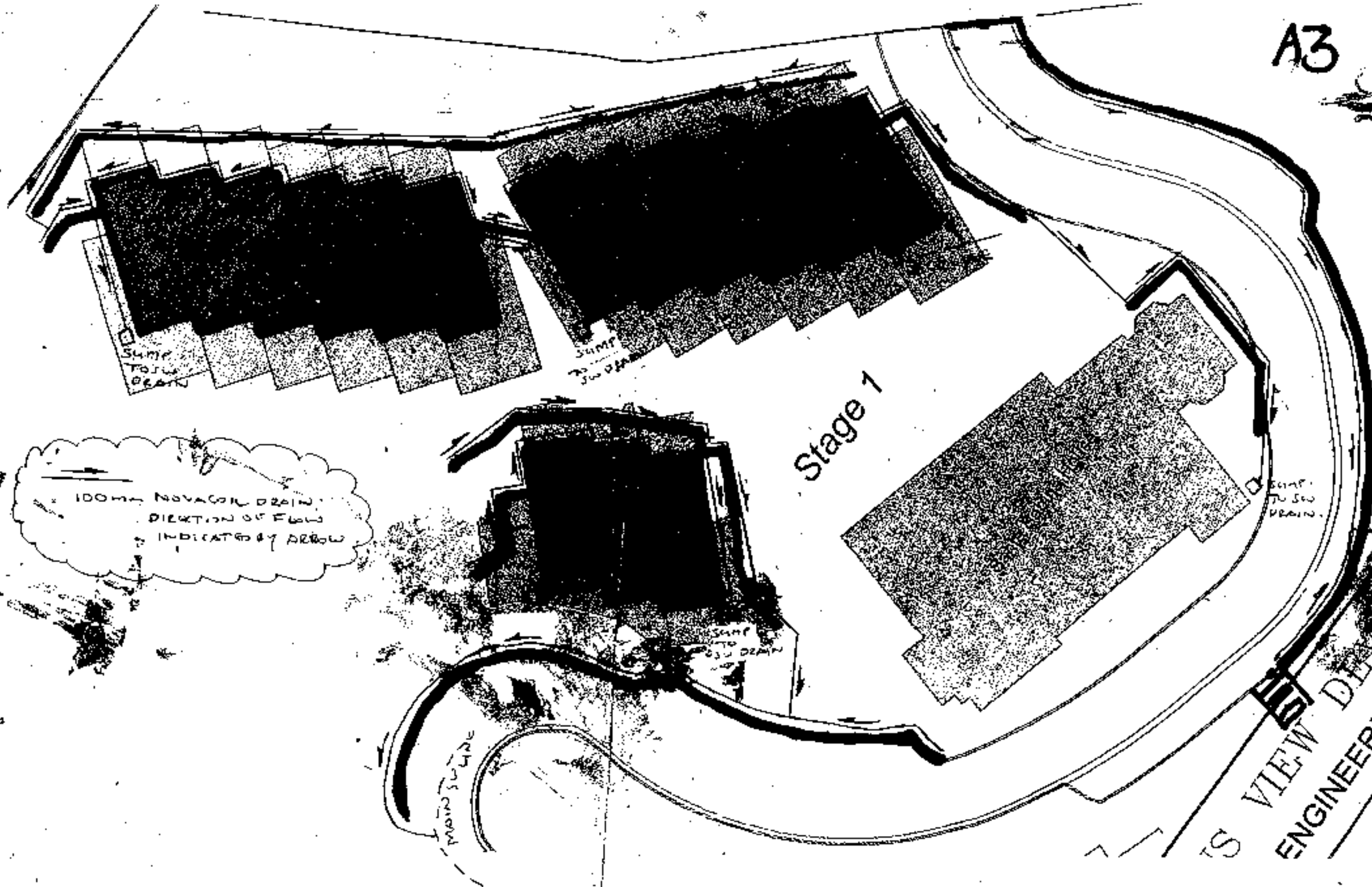
Building	17.05.07
Finance	22.5.07
Health	

NOTE

Site Location Plan

DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT NOTIFICATION
7-315197

A3



VIEW DEL
ENGINEER

GARDEN VIEW STAGE 1.

ABA 2007-315197.

AS BUILT - NOVAGOL DRAINS BEHIND RETAINING

SCALE 1:400.

As Built Plan

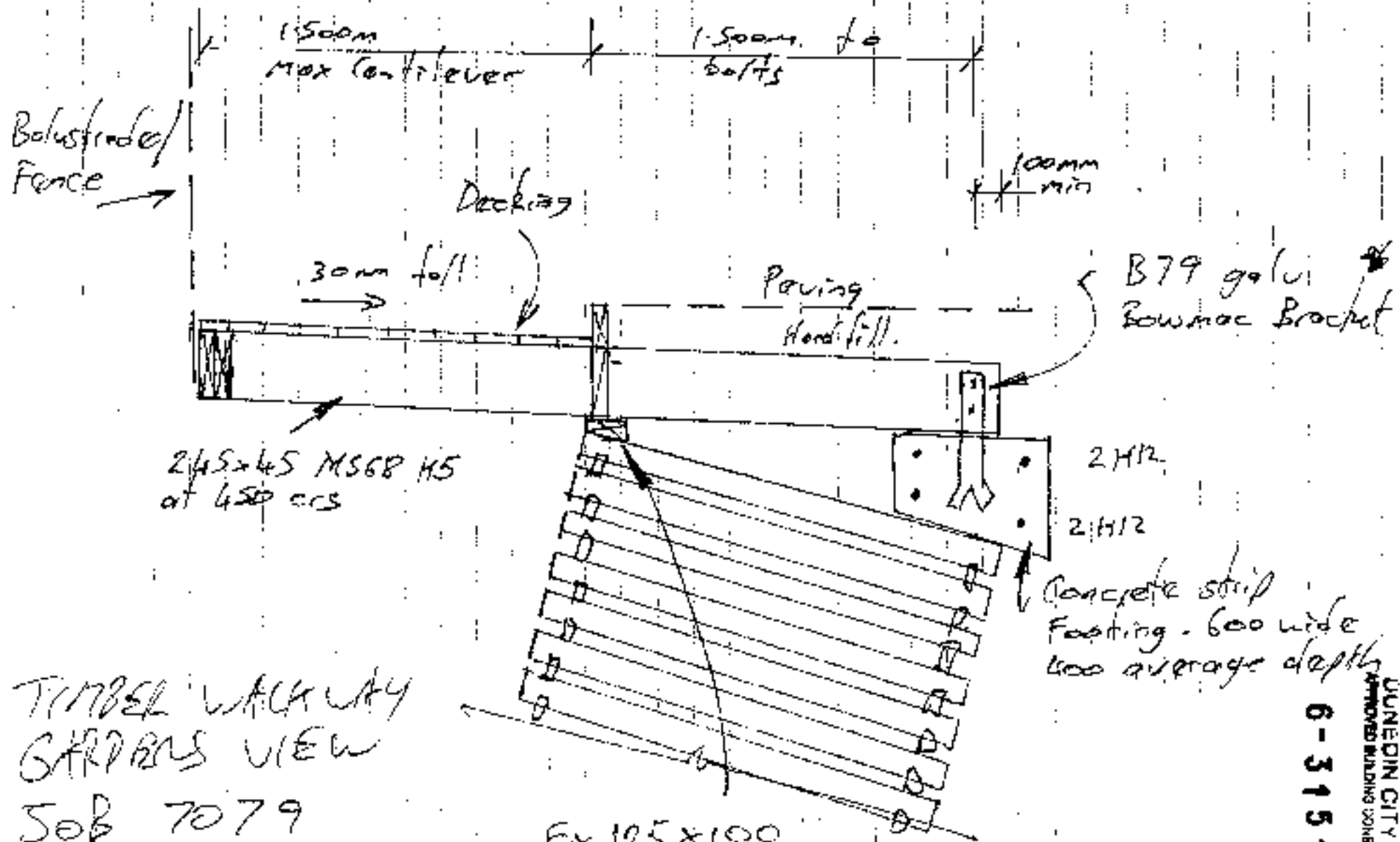
Received by: *[Signature]*

Date 16-11-08

ABA No: 7-315197

Cribwall
Master Plan

29.2.08



TIMBER WALKWAY
GARDENS VIEW

SOB 7079

26 FEB 2008

Attention David Low
Lund South
4775906

* Liberally cover
bracket and bolts
with grease before
after assembly.

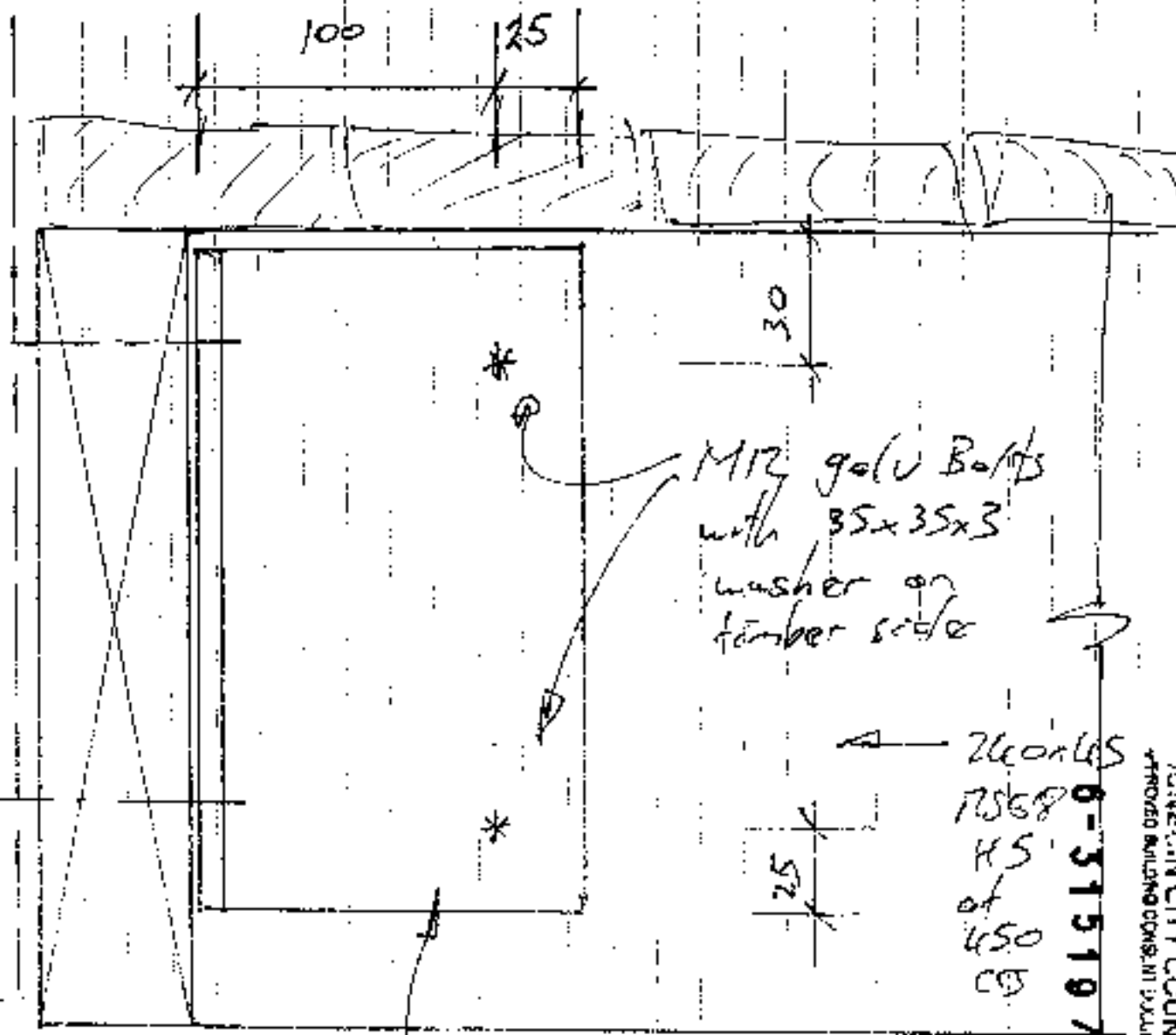
6-315197

UNION CITY COUNCIL
APPROVED BUILDING CONSENT EX-11111

Ballustrade
posts
(by others)

Note: Position
joins to
suit Ballustrade
post set out.

Ballustrade
fixing bolts
extend through
125x75x6 angle
at rear



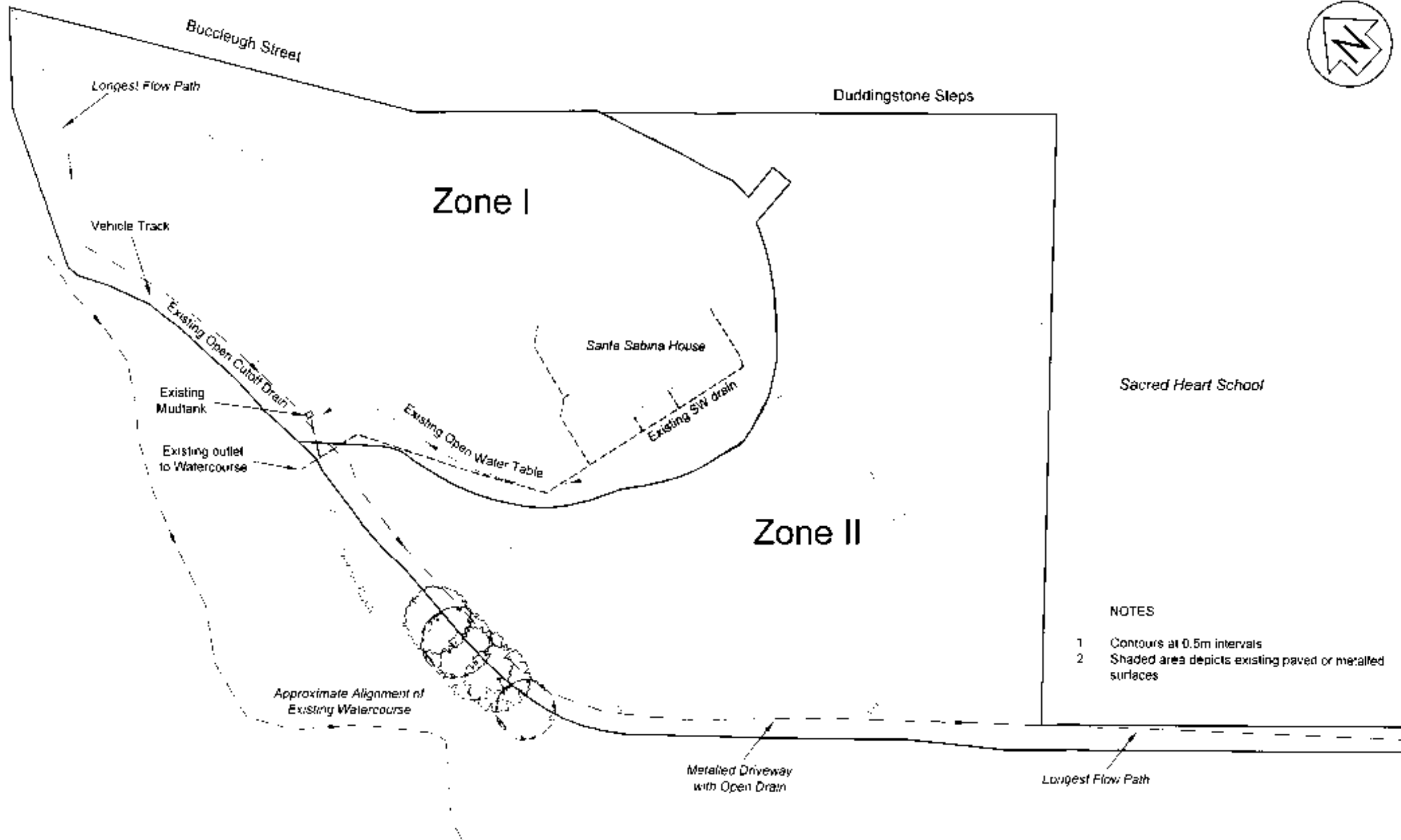
125x75x6 Angle 200mm
long. Hot Dip Galvanizing
(Each Ballustrade
post)

BALLUSTRADE FIXING

260x45
RSGP
HS
at
450
CD

WARRINGTON CITY COUNCIL
APPROVED BUILDING CONSULT DOCUMENT

6-315197



NOTES

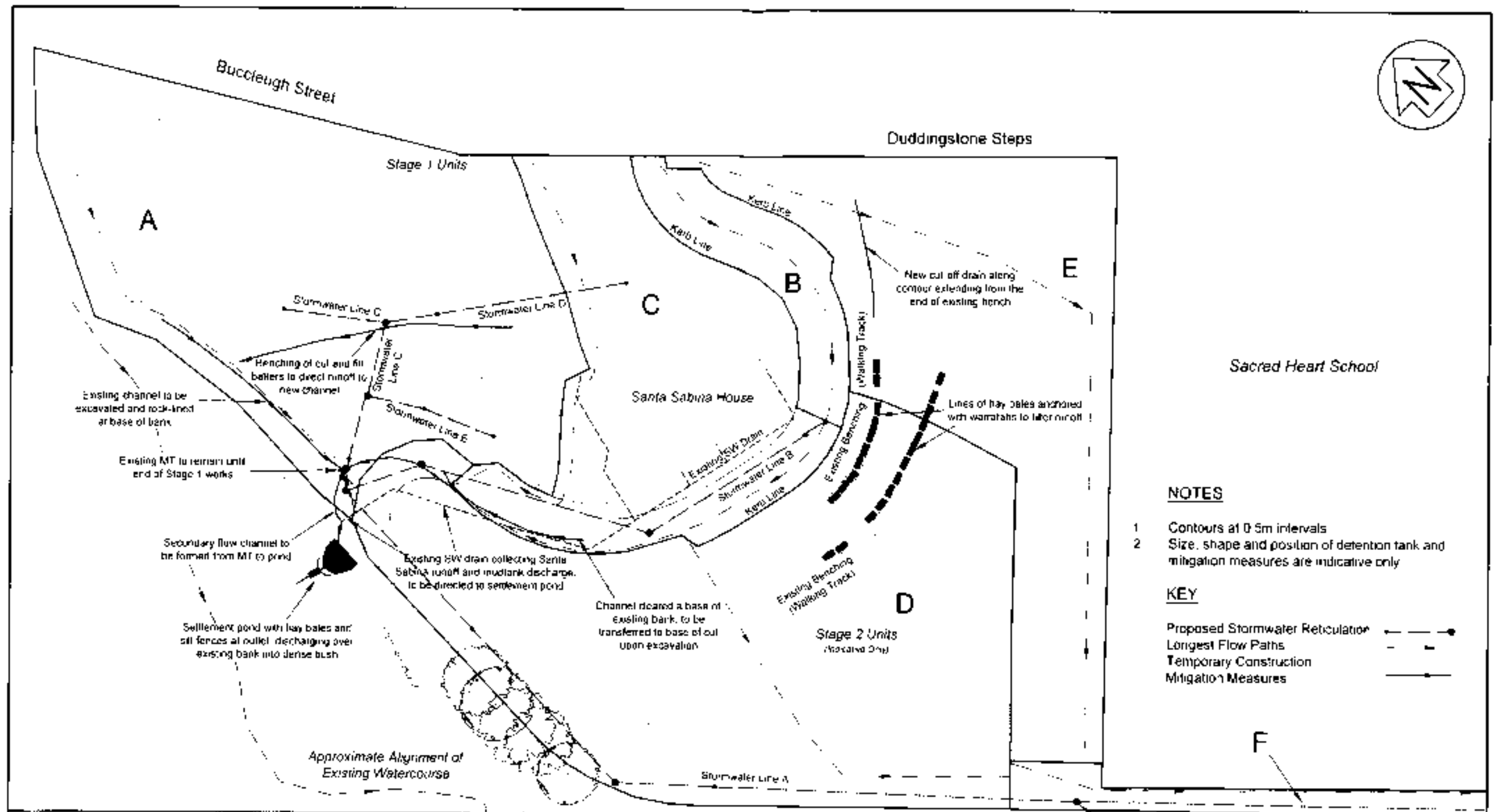
- Contours at 0.5m intervals
- Shaded area depicts existing paved or metalled surfaces



The Design Surveying Company Ltd trading as
D.G. HATFIELD & ASSOCIATES
 SURVEYING & RESOURCE MANAGEMENT
 DUNEDIN MOSGIEL BALCLUTHA

APPENDIX A PRE-DEVELOPMENT STORMWATER ZONES

No.	AMENDMENTS	Initials	Date	CRD. SCALE	JOB No.
				1:500 (2-A3)	CC36
					PLAN No.
SURVEY	DRAWN	ASM		DATUM	5636/SWA
LEVEL	TRACED			Cape Maitai	
DESIGN	ASM	CHECKED	CJM	L.R.	Page 8 of 11

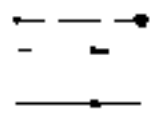


NOTES

- 1 Contours at 0.5m intervals
- 2 Size, shape and position of detention tank and mitigation measures are indicative only

KEY

Proposed Stormwater Reticulation
Longest Flow Paths
Temporary Construction
Mitigation Measures

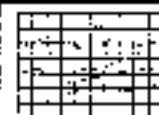
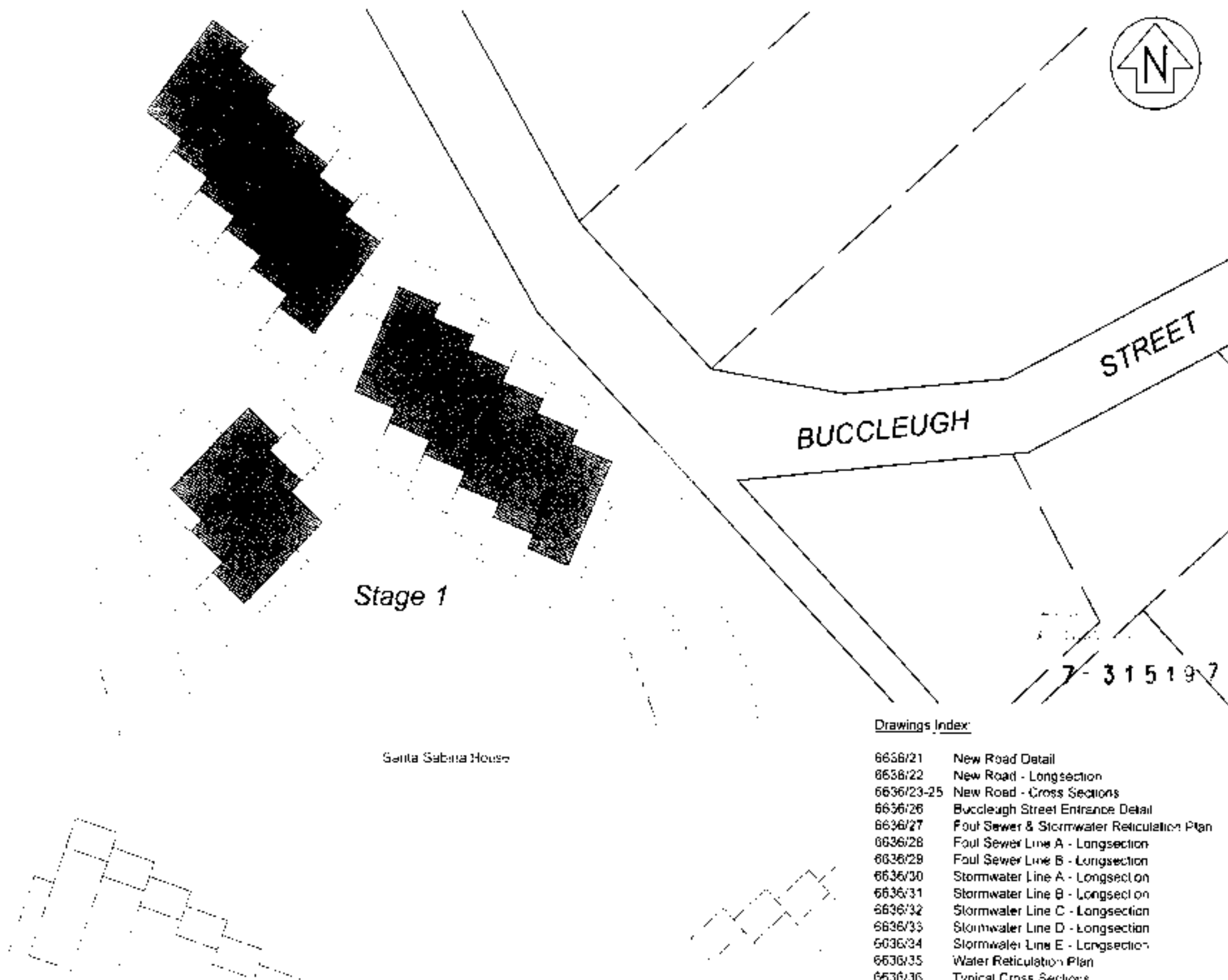


The Design Surveying Company Ltd trading as
**D.G. HATFIELD
& ASSOCIATES**
SURVEYING & RESOURCE MANAGEMENT
DUNEDIN MOSGIEL BALCLUTHA

APPENDIX B STAGE 1 POST-DEVELOPMENT STORMWATER ZONES

No	AMENDMENTS	Initials	Date	ORIG SCALE	JOB No
1	SW Line A & Zone E added (per approved)	ASM	05-07	1:600 @ A3	6635
				DATUM	PLANNING
				Orange Merit	6636/SWB
					Page 5 of 11
SURVEY	DRAWN	ASM			
LEVEL	TRACED				
DESIGN	CHECKED	C.M			

DRAWING STATION
6636/20



**D.G. HATFIELD
& ASSOCIATES**

SURVEYING & RESOURCE MANAGEMENT
DUNEDIN MOSGIEL BAIRIOUTHA

GARDENS VIEW DEVELOPMENT STAGE 1 ENGINEERING DRAWINGS

NO.	AMENDMENTS	Initials	Date	GPIS SCALE	ICR No.
				1:100 & 1:50	6636
					PLAN No.
				UNIFORM NZSD 2100	6636/20
SURVEY	DRAWN				
LEVEL	TRACED				
DESIGN	CHECKED	CJM	15/07	LE	Scale 1:100

DRAWING STATION
FROM 1:100

BUCCLEUGH
STREET

Road Boundary

Proposed Subgrade Level at Centreline

Existing Ground Level at Centreline

Ch 145.00
End of Stage 1 seal
Remainder of road to be
used by construction
vehicles only

Datum R.L. 113.000

Existing Ground Level

Cut(-)/Fill(+)
To Subgrade Level

Subgrade Height

Vertical Geometry

Station

Hz scale 1:750
Vt scale 1:500

GARDENS VIEW DEVELOPMENT - STAGE 1

NEW ROAD - LONGSECTION

**D.G. HATFIELD
& ASSOCIATES**
SURVEYING & RESOURCE MANAGEMENT
DUNKIN MOSGIEL HALOULUTHA

NO	AMENDMENTS	Initial	Date	ORIG SCALE	JOB No
1	As per design CH 145.00 ASM		04/07	As per CH 145.00	6636/22
SURVEY	DESIGN	DJS	05/08	DATUM	
LEVEL	TRACED			NZSD 747	
DESIGN	ASM	CHIFFERD	05/08	LB	

Sheet 2 of 17

7-315137

DRAGGING STATION:
#00001504121

Exif. 12

55H

554

Floor Level = '495'

Front Courtyard
Level = 109.4

Datum R.L. 144.000
Station 10.00

Datum R L 141 000
Station 25.00

Datum R L. 136.000
Station 40.00

Угол $\angle Z$

Rear Courtyard
Level = 152.4

Floor 1 area = 149.5

§ 514

Datum R.L. 144 000
Station 5.00

Datum R.L. 141.000
Station 20 00

Datum R.L. 138.000
Station 35.00

SSH

Datum R.L. 144.000
Station 0.00

Datum R L. 144.000
Station 15.00

Datum R.L. 140.000
Station 80.00

7 3 1 5 4



7. A group of people is to be divided into two teams of equal size. If the group contains 10 people, how many different teams can be formed?

**D. G. HATFIELD
& ASSOCIATES**

SURVEYING & RESOURCE MANAGEMENT
DUNEDIN MOSGIEL BALCLUTHA

GARDENS VIEW DEVELOPMENT - STAGE 1

NEW ROAD - CROSS-SECTIONS

No.		SURVEY NUMBER		Totals		Date		ORIG SCALE		JOB NO	
								1:200 G.P.		6636	
										PLAN	
								LATUM		6636/23	
								N200 G.P.			
SURVEY		DRAWN		FILE		DATE					
LEVEL		FIELD									
DESIGN		ASM		CHECKED		DATE		LR		SHEET NO OF	

DRAWING, STATION
E. 15.14

35.1

Datum R.L. 134.000
Station 85.00

354

Datum R.L. 135.000
Station 80.00

. 58H

Datum R.L. 136 000
Stasiun 75 00

7 3 1 5 1 5

D.G. HATFIELD & ASSOCIATES
SURVEYING & RESOURCE MANAGEMENT
DUNEDIN MOSGIEL BALCLUTHA

GARDENS VIEW DEVELOPMENT - STAGE 1

NEW ROAD - CROSS-SECTIONS

NO.	AMENDMENTS		Units	Date	ORIG. SCALE	JOB NO. APP. DRAWING DATE 6636/24 Sheet 5 of 7
1					1:250 (2:43)	
SURVEY	ORIGIN	DATE	DATE	DATUM		6636/24
LEVEL	TRACED			N200 2200		
DESIGN	ASM	CHECKED	DATE	L.R.		

DRAWING STATUS
PROPOSED

Datum R.L. 132.000
Station 100.00

Datum R.L. 131.000
Station 115.00

Datum R.L. 131.000
Station 130.00

Datum R.L. 127.000
Station 145.00

Datum R.L. 133.000
Station 95.00

Datum R.L. 131.000
Station 110.00

Datum R.L. 131.000
Station 125.00

Datum R.L. 129.000
Station 140.00

Datum R.L. 134.000
Station 90.00

Datum R.L. 131.000
Station 105.00

Datum R.L. 131.000
Station 120.00

Datum R.L. 131.000
Station 135.00

7 315197



The Group Surveying Company Ltd. trading as
**D.G. HATFIELD
& ASSOCIATES**

SURVEYING & RESOURCE MANAGEMENT
DUNEDIN MOSGIEL BALCLUTHA

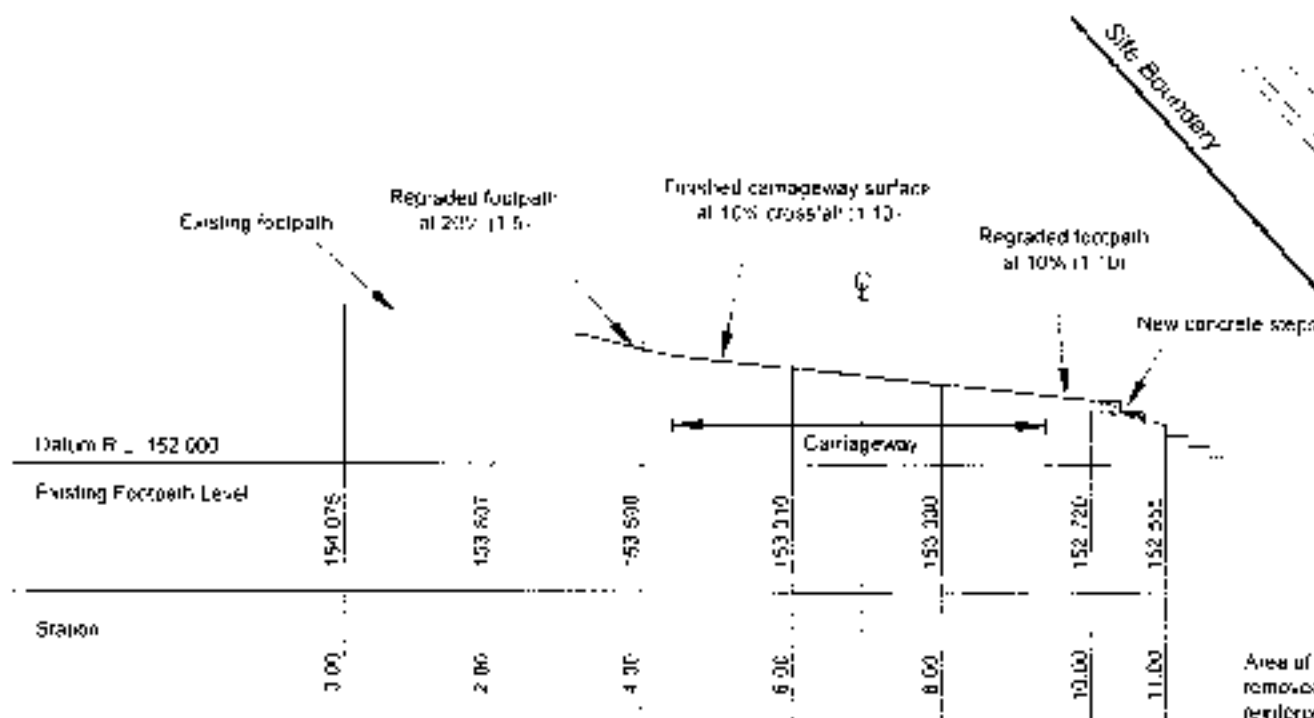
GARDENS VIEW DEVELOPMENT - STAGE 1

NEW ROAD - CROSS-SECTIONS

NO.	AMENDMENTS	DATE	DATE	DATE	DATE
1					
2					
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99					
100					



Buccleugh Street



SECTION
Scale 1:100

11

12

NOTES

- Existing contours shown at 0.10m intervals
- Raised kerb and channel is to be constructed in accordance with DCC Plan 70/115.3. Length of existing kerb to be broken out is as shown with downstream portion to be graded to match the existing mudlark level
- Transition of carriageway crossfall (from 10% to 3%) to occur approximately between chainages 0.00 and 10.00
- Carriageway to be graded longitudinally at 4% toward kerb & channel on Buccleugh Street side of boundary. Vertical transition at boundary (between 4% and -4%) to be confirmed on-site during construction
- All existing underground and overhead services are to be accurately located by the Contractor or by the relevant service authorities (at the Contractor's request) prior to any construction occurring

Area of existing footpath to be removed and reinstated with reinforced concrete (as per Drawing 6636/35) graded at 4% toward the existing kerb & channel

New kerb only and kerb & channel to terminate at site boundary

Existing water valve covers to be lifted

Start of vertical curve at chainage 5.45m

Existing kerb & channel to be removed and replaced with a raised bed vehicle crossing

Existing build-up of seal to be re-shaped to match new crossing while preserving the outside vehicle wheel line

Areas of existing footpath to be removed regraded and reinstated with asphalt concrete to match existing

New kerb and channel to be graded to match existing mudlark height

Existing mudlarks

New concrete steps to be constructed to match existing

Existing power poles

Duddingstone Steps

7 31519 7

DRAWING STATUS
PROVISIONAL

DRAWING STATION
DRAINAGE

DIAGRAM



0.5m wide open channel to be constructed at base of existing bank with Revaucol and filtersock drainage connected to new mudtank

Double No. 2 Mudtanks in new channel with connection to SW Line C

Single No. 2 Mudtank

Edge of Existing Formation

SW line to be clear of proposed service tree crown extents

BUCCLEUGH STREET

Duddingstone Steps

Sacred Heart School

Existing mudtank with unknown connection to be saddled onto SW Line A. Existing outlet across North Road to be plugged and abandoned

NORTH RD

Existing 150mm Stormwater to be upgraded to 315mm (40.0m length)

Position of line between FSMH A1 and FSMH A5 to be confirmed on site before excavation (to avoid conflict with significant vegetation)

Existing line to be upgraded to 315mm

Sacred Heart School

Site Boundary

Lot 1 DP 16344

Lot 2 DP 16344

Future Stage Units (indicative only)

SEE DIAGRAM

NOTES

- 1 Pipe diameters to be as shown
- 2 All foul drain pipes and fittings to be in accordance with AS/NZS 1560
- 3 All stormwater drain pipes and fittings to be in accordance with NZS 7649 or AS 1254 unless shown otherwise
- 4 Lengths to be laid with haunched bedding (DCC Plan 10028) are shown on longitudinal sheets 020/20 - 030/33
- 5 Each Unit is to be serviced by individual SW and FG connections at locations to be confirmed. Foul sewer connections are to be 100mm Ø uPVC and stormwater connections 150mm Ø uPVC
- 6 Mudtanks to be connected to sewers with standard 150mm Ø uPVC pipes

LEGEND

- Proposed Stormwater
- Existing Foul Sewer
- Proposed Foul Sewer
- Keils
- Edge of Existing Formation
- Soiler Lines
- Bottom of Retaining Wall

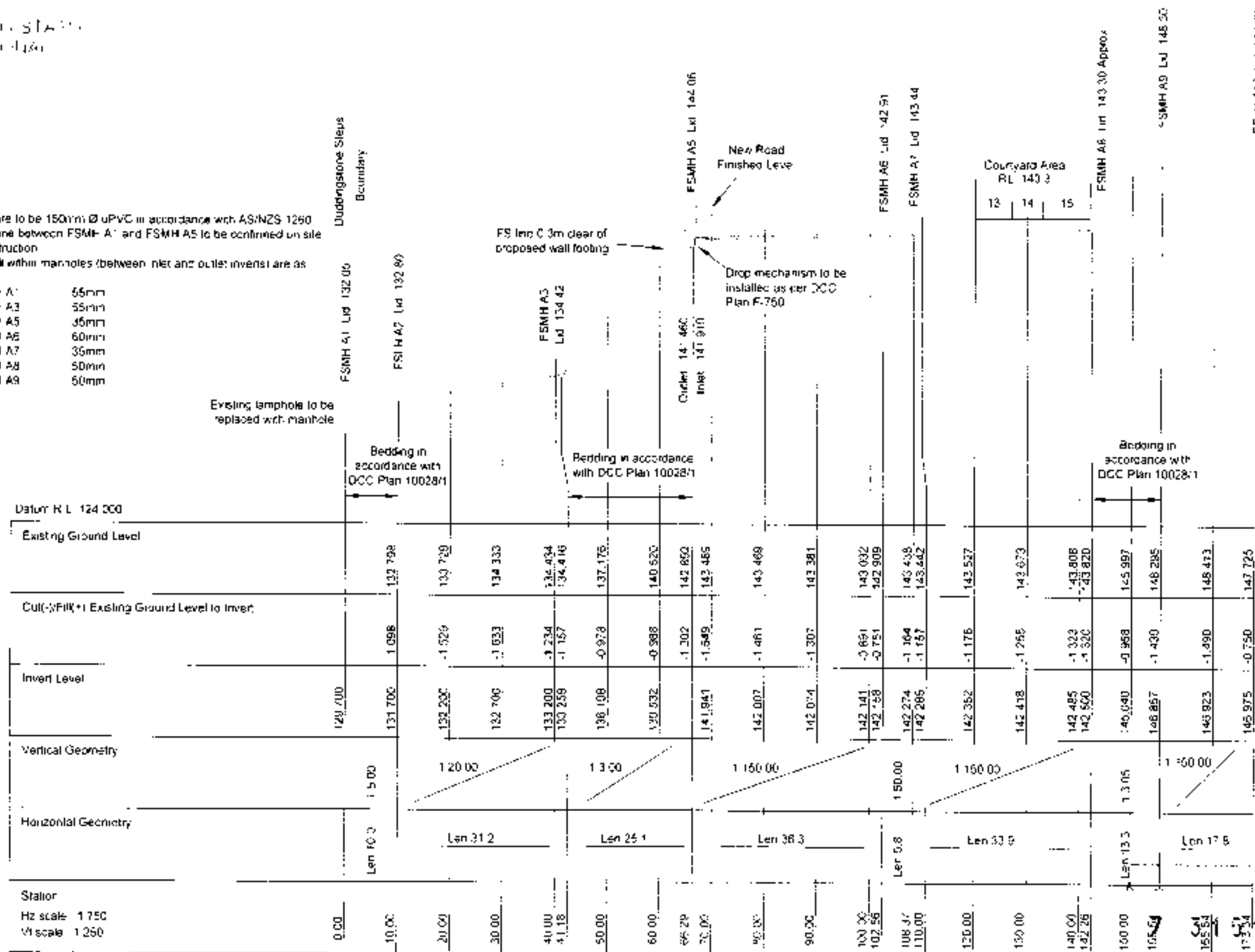
The Slope Surveying Company Ltd trading as
D.G. HATFIELD & ASSOCIATES
 SURVEYING & RESOURCE MANAGEMENT
 DUNEDIN MOSGIEL BALCLUTHA

GARDENS VIEW DEVELOPMENT - STAGE 1 FOUL SEWER & STORMWATER RETICULATION PLAN

No. AMENDMENTS		Drawn	Date	CRIB SCALE	JOB No
Minor amendments		ASM	30/07	1:250 & 1:50	6636
					PLANNING
					6636/27
SURVEY	DRAWN	ASM	30/06	DATUM	1920 000
FIELD	TRACED				
DESIGN	ASM	CHECKED	1/08	1/07	LB
					STATION 0+1

NOTES

- All sewers are to be 150mm Ø uPVC in accordance with AS/NZS 1260
- Position of line between FSMH A1 and FSMH A5 to be confirmed on site before construction
- Minimum fall within manholes (between inlet and outlet invert) are as follows:
 - FSMH A1 55mm
 - FSMH A3 55mm
 - FSMH A5 35mm
 - FSMH A6 60mm
 - FSMH A7 35mm
 - FSMH A8 50mm
 - FSMH A9 50mm



The Group Surveying Company Ltd trading as
D.G. HATFIELD & ASSOCIATES
 SURVEYING & RESOURCE MANAGEMENT
 DUNEDIN MOSGIEL BALCLUTHA

GARDENS VIEW DEVELOPMENT - STAGE 1 FOUL SEWER LINE A - LONGSECTION

No.	REVISION	Date	ORIG. SCALE	Sheet No.
1	FSMH A1 removed & replaced by FSMH A2		As Shown	1 of 1
SURVEY	DRAWN	ASM	DATE	6636/28
LEVEL	TRACED		DATE	
DESIGN	ASM	CHECKED	CJM	10/07/18

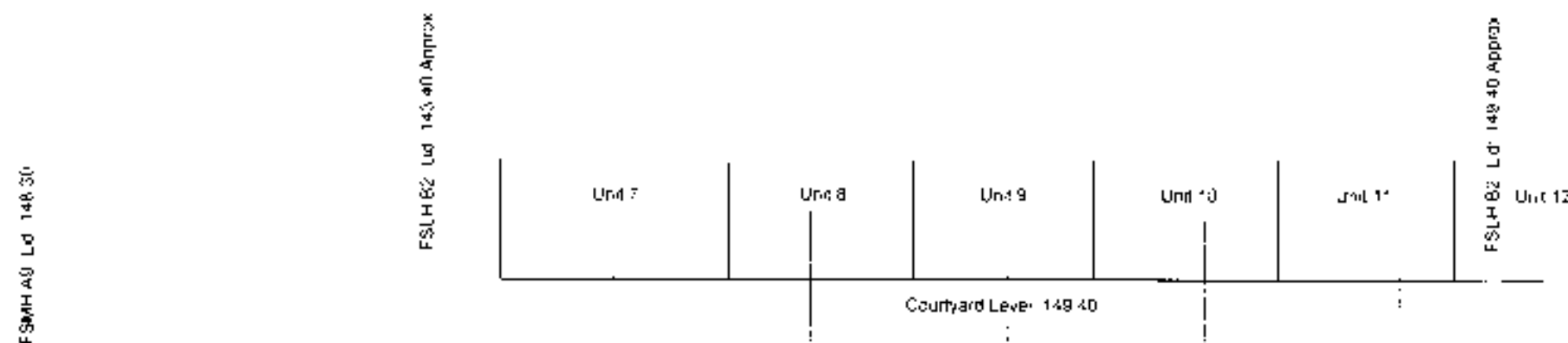
DRAWING STAGE 1
 REF: 6636/29

NOTES

- All proposed pipes are 150mm Ø uPVC in accordance with AS/NZS 1260
- The minimum fall within FSMH A3 between inlet shown and outlet is to be 65mm

Datum R.L. +45.000

Existing Ground Level	148.295	149.026	149.422	149.903	150.350	150.224	150.139	150.081	149.996
Cut-/Fill(+): Existing Ground Level to Invert	-1.446	-1.484	-1.180	-1.312	-1.916	-1.840	-1.706	-1.597	-1.490
Invert Level	148.850	147.542	148.234	148.284	148.334	148.384	148.434	148.484	148.506
Vertical Geometry	17.23		1.100.00						
Horizontal Geometry	Len 10.0		Len 27.3						
Station	0.00	5.00	10.00	15.00	20.00	25.00	30.00	35.00	40.00
Hz scale: 1:150									
Ver scale: 1:75									

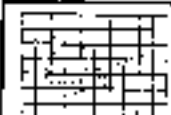
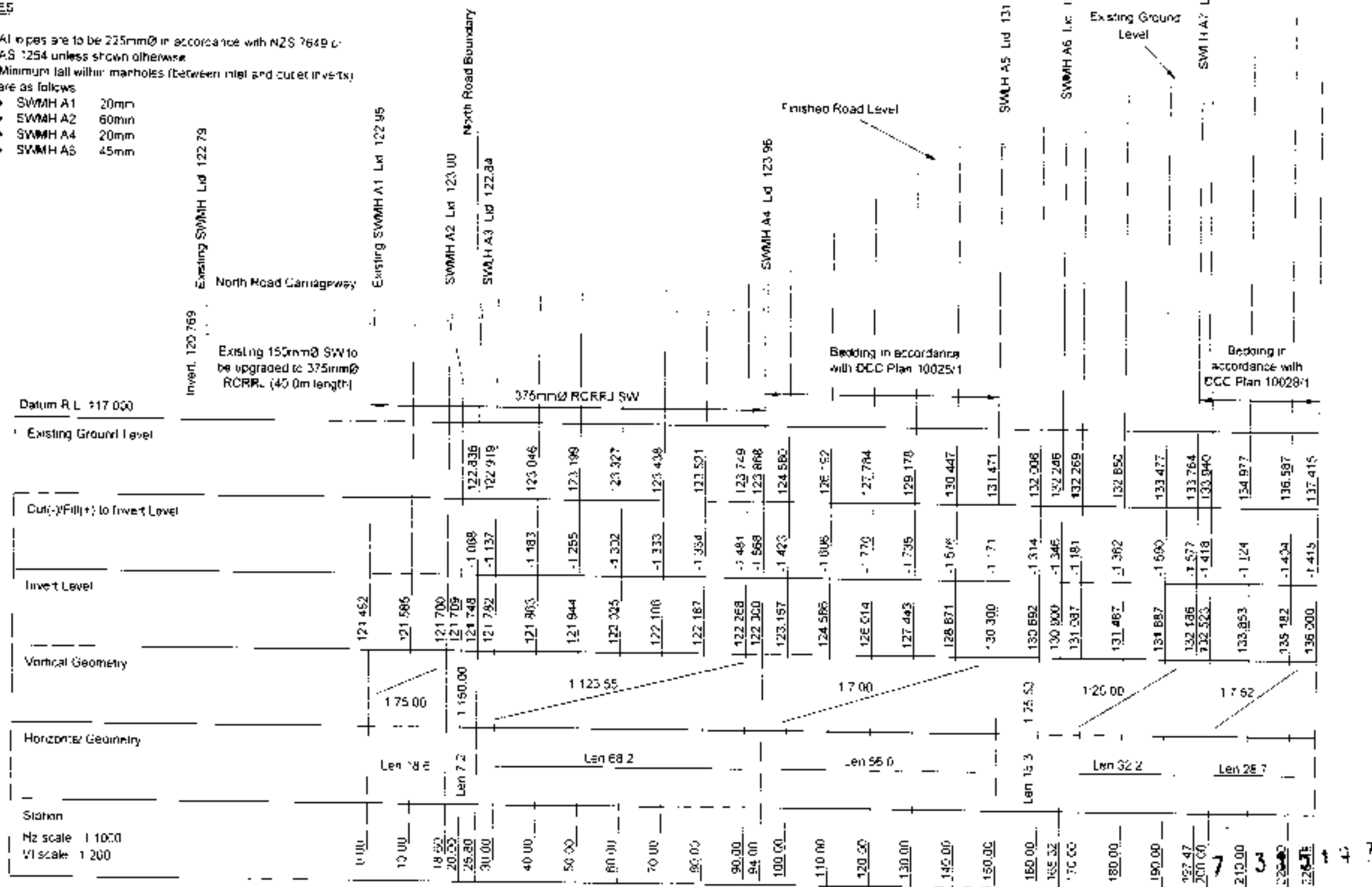


Bedding in accordance with DCC Plan 10028/1

DRAWING STATUS PROVISIONAL

NOTES

- All pipes are to be 225mmØ in accordance with NZS 7649 or AS 1254 unless shown otherwise.
- Minimum fall within manholes (between inlet and outlet invert) are as follows:
 - SWMH A1 20mm
 - SWMH A2 60mm
 - SWMH A4 20mm
 - SWMH A6 45mm



D.G. HATFIELD & ASSOCIATES
SURVEYING & RESOURCE MANAGEMENT
DUNEDIN MOSGIEL DALLCLUTHA

GARDENS VIEW DEVELOPMENT - STAGE 1 STORMWATER LINE A - LONGSECTION

No.	REVISIONS	Date	Scale	Job No.
1	As per 2/2/2010	05/07	As shown on A3	6636/30
SURVEY: _____ DRAWN: _____ LEVEL: _____ CHECKED: _____ DESIGN: _____				
Date: 05/07 Scale: As shown on A3 Job No.: 6636/30				

DRAWING STATION
PROVISIONAL

NOTES

- All pipes are to be 225mm Ø LPVC in accordance with NZS 7649 or AS 1254
- Minimum fall within manholes (between inlet and outlet inverts) are as follows:
 - SWMH A8 80mm
 - SWMH B1 40mm
 - SWMH B2 45mm

Datum R.L. 134.000

Existing Ground Level

Cut(-)/Fill(+) to Invert Level

Invert Level

Vertical Geometry

Horizontal Geometry

Station

Hx scale 1:300
Vt scale 1:100

Existing Ground Level

New Road Finished Level

Bedding in accordance
with DCC Plan 10028/1

SWMH B2 Lx 141.80

SWMH B3
Lx 143.40

SWMH A8 Lx 137.20

SWMH B1 Lx 137.65

137.415

-1.336

136.080

124.32

Len 12.3

0.00

137.796

-1.305

136.491

124.32

Len 12.3

10.30

137.825

-1.238

136.587

124.32

Len 12.3

12.32

140.550

-3.189

137.361

110.05

Len 36.6

20.00

141.389

-3.543

138.346

110.05

Len 36.6

30.00

142.505

-3.210

139.341

110.05

Len 36.6

40.00

141.928

-1.535

140.222

113.47

Len 26.5

48.85

142.056

-1.746

140.310

113.47

Len 26.5

50.00

143.155

-2.103

141.052

113.47

Len 26.5

60.00

143.303

-1.508

141.794

113.47

Len 26.5

70.00

143.467

-1.117

142.350

113.47

Len 26.5

80.00

7 3 1 5



**D.G. HATFIELD
& ASSOCIATES**

SURVEYING & RESOURCE MANAGEMENT
DUNEDIN MOSGIEL RANGIORA

GARDENS VIEW DEVELOPMENT - STAGE 1 STORMWATER LINE B - LONGSECTION

NO	AMENDMENTS	DATE	SCALE	LCB NO
1	Amended grades	20/07	As Shown	5.43
SURVEY	DRAWN	DATE	DATUM	PLAN NO
LEVEL	TRACED	20/07	2007 Records	6636/31
DESIGN	CHECKED	DATE	LB	Sheet 12 of 13
ASM	CJM	20/07		

NOTES

- All pipes are 150mm Ø uPVC in accordance with NZS 7649 or AS 1254
- Minimum fall within manholes (between inlet and outlet inverts) are as follows:
 - SWMH AB 50mm
 - SWMH C2 20mm
 - SWMH C3 65mm

Datum R.L. 133.000

Existing Ground Level

Cut/Fill (+/-) to Invert Level

Invert Level

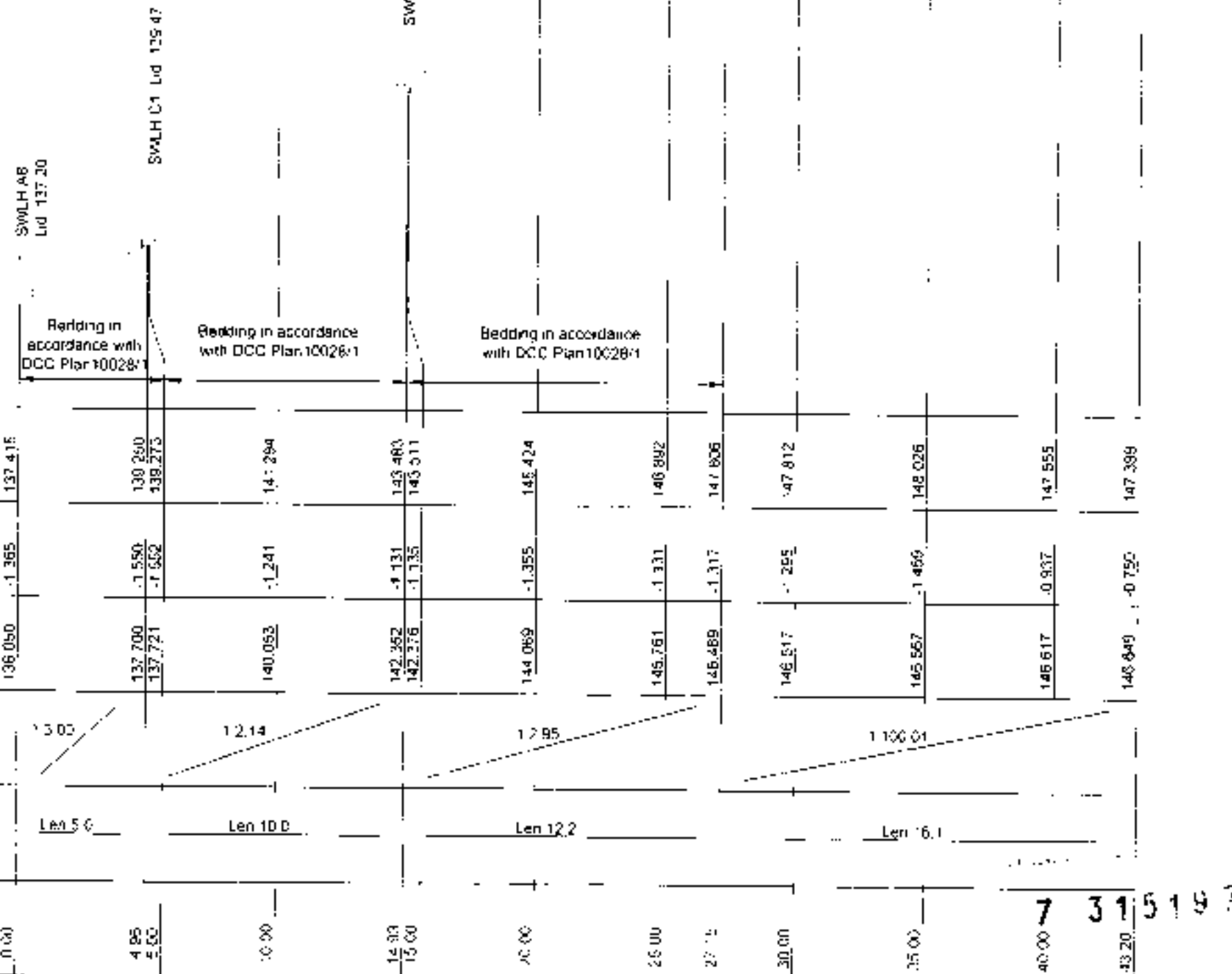
Vertical Geometry

Horizontal Geometry

Station

Hx scale 1:200

Vx scale 1:150



The Plans following comply with the requirements of the Resource Management Act 1991 and the Resource Management Regulations 1992.

D.G. HATFIELD & ASSOCIATES

SURVEYING & RESOURCE MANAGEMENT
DUNEDIN MOSGIEL RAKIAUITA

GARDENS VIEW DEVELOPMENT - STAGE 1 STORMWATER LINE C - LONGSECTION

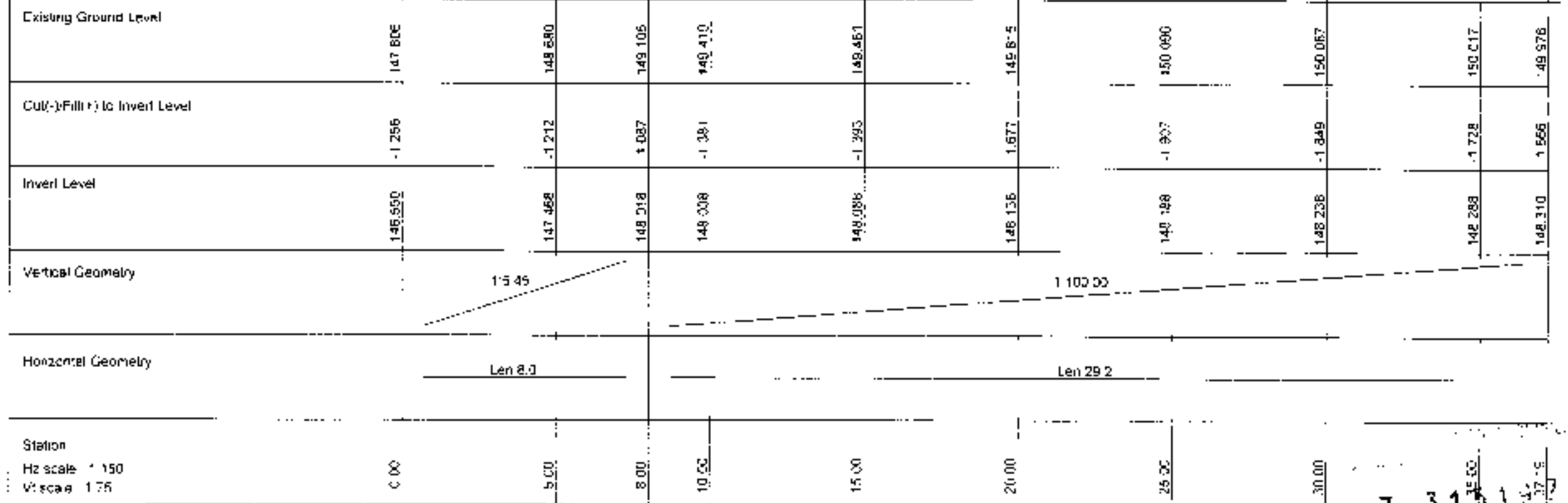
No.	DOCUMENTS	Date	ORIG. SCALE	Job No.
1	SWMH C2 and C3 plan and section	24/07	As shown on plan	0638/32
SURVEY	GRADED	05/06	DATE OF RECORD	0638/32
LEVEL	TRACED	05/07	DATE OF RECORD	0638/32
DESIGN	ASB	05/07	DATE OF RECORD	0638/32

DRAWING STATUS
PRELIMINARY

NOTES

- 1 All sewers to be 150mm Ø uPVC in accordance with NZS 7649 or AS 1264
- 2 The minimum fall within SWMH C3 (between inlet shown and outlet) is to be 65mm

Datum R.L. 145.000



SWMH C3 Ltd 147.81

SWMH D1 Ltd 149.10 Approx

Courtyard Area RL = 149.40

Unit 7

Unit 8

Unit 19

Unit 10

Unit 11

SWMH D2 Ltd 149.40 Approx

Bedding in accordance with CCC Plan 10028/1

Len 8.0

Len 29.2

Station

H2 scale 1:150

V2 scale 1:75



The Design Partnership Company Ltd trading as
D.G. HATFIELD & ASSOCIATES

SURVEYING & RESOURCE MANAGEMENT
DUNEDIN MOSGIEL BALCLUTHA

GARDENS VIEW DEVELOPMENT - STAGE 1 STORMWATER LINE D - LONGSECTION

NO	AMOUNTS	Units	Date	ORIG. SCALE	JOB NO
1	GA. 200.000	ASM	01-07	As Shown @ 1:150	6636/33
2					
3					
4					
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100					

NOTES

1. All pipes are 150mm Ø uPVC in accordance with NZS 7649 or AS 1254.
2. The minimum fall within SWMH C2 (between inlet shown and outlet) is to be 65mm.

Datum R.L. 141.000

Existing Ground Level

Cut (+) / Fill (-) to Invert Level

Invert Level

Vertical Geometry

Horizontal Geometry

Station

Hx scale 1:100

Vx scale 1:50

SWMH C3 Lid 143.46

SWMH E1 Lid 143.30 Approx

Courtyard RL = 143.30

Unit 15

Unit 14

SWMH F2 Lid 143.30 Approx

Unit 13

143.463

-1.063

142.420

0.00

143.442

-0.290

142.453

5.00

143.640

-1.105

142.481

9.16

143.549

-1.062

142.487

10.00

143.599

-1.079

142.520

15.00

143.610

-1.062

142.553

20.00

143.589

-1.022

142.566

21.80

1:150.00

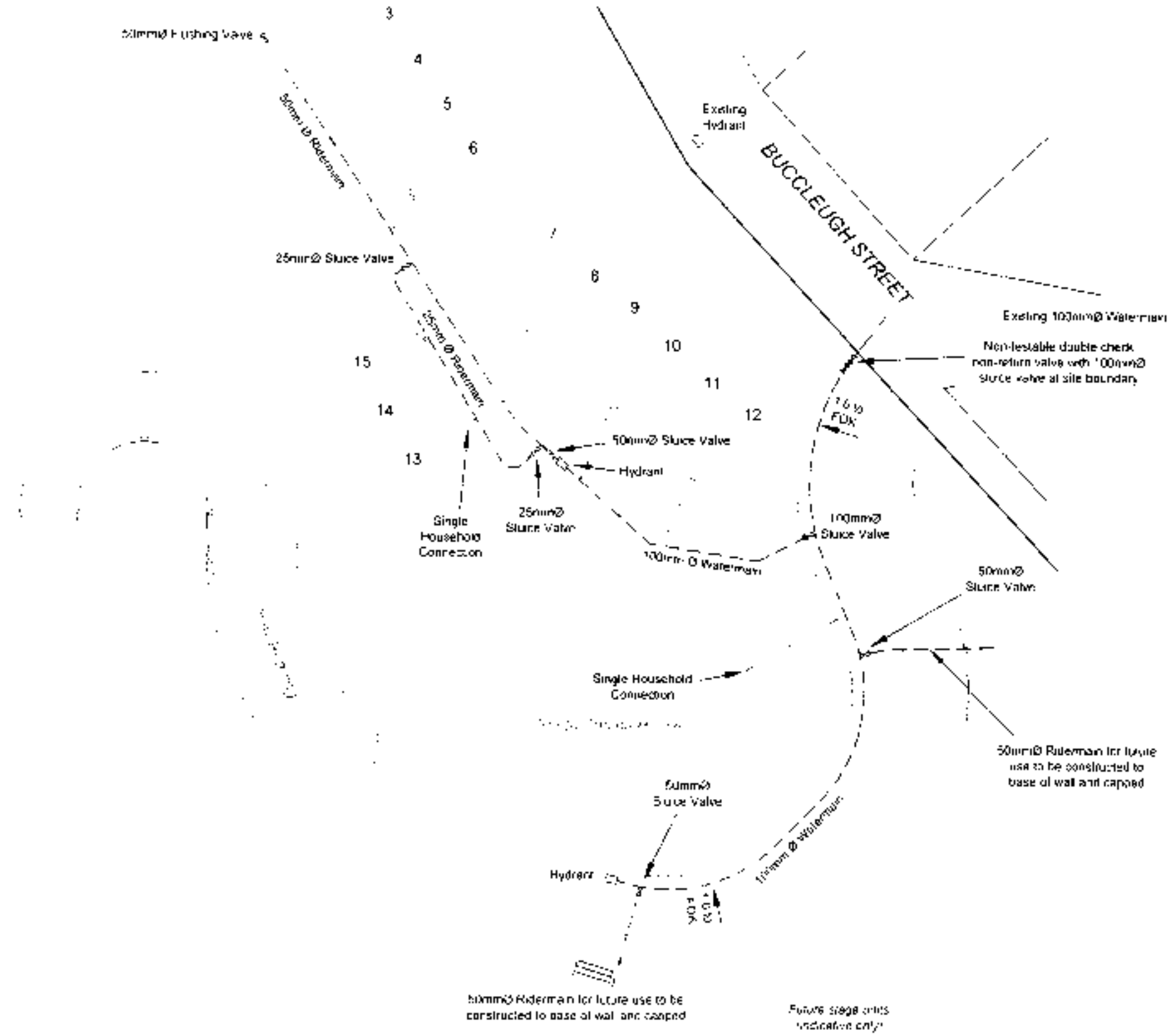
Len 9.2

1:150.00

Len 12.6

7 3 5 1 9 7

DRAWING STATUS
REVISIONS



NOTES

- 100mm $\varnothing$ Watermains are to be constructed of uPVC pipe in accordance with the Specification For Construction
- 50mm $\varnothing$ Riser mains are to be constructed of MDPE pipe in accordance with the Specification For Construction
- Household connection positions are indicative only to be confirmed prior to installation
- Single household connections are to be installed as per DCC Plan 45/103/13
- Double household connections are to be installed as per DCC Plan 45/103/5

LEGEND

- Existing Water
- Proposed Water
- Double Household Connection
- Kebs

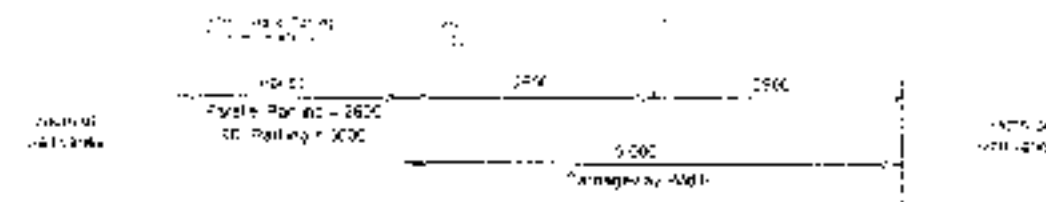
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The Datas Engineering Company Ltd trading as
D.G. HATFIELD & ASSOCIATES
 SURVEYING & RESOURCE MANAGEMENT
 DUNEDIN MCEGIEL BALCLUTHA

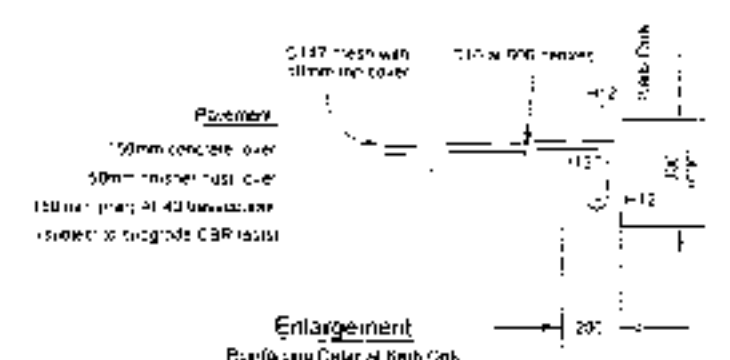
GARDENS VIEW DEVELOPMENT - STAGE 1
WATER RETICULATION PLAN

NO.	AMENDMENTS	DATE	ORIG. SCALE	DATE
1	1. 100mm $\varnothing$ Watermain to be constructed of uPVC pipe in accordance with the Specification For Construction	10/01/07	1:100 @ A1	
2	2. 50mm $\varnothing$ Riser main to be constructed of MDPE pipe in accordance with the Specification For Construction	10/01/07	1:100 @ A1	
SURVEY				DATE
DESIGN				10/01/07
CHECKED				10/01/07
DRAWN				10/01/07
TRACE				10/01/07
JOB No				6636/35
PLAN No				6636/35
Sheet 1 of 17				

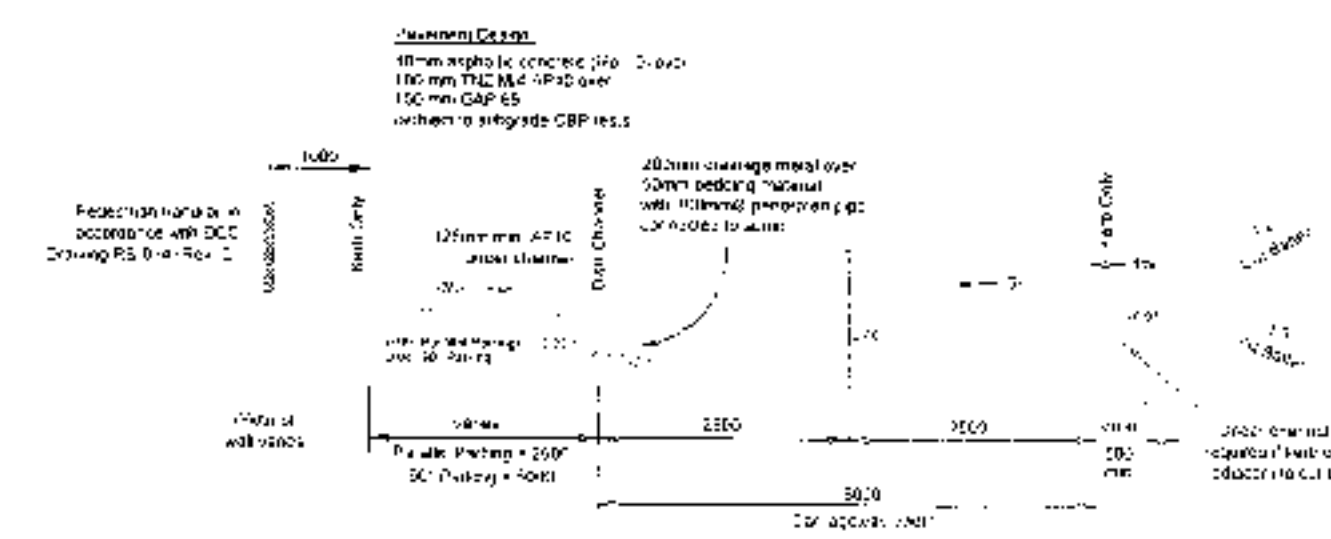
1. Concrete construction shall comply with NZS 3109:1997
 2. Concrete strength shall be 25MPa at 28 days
 3. H12 deformed 12mm deformed grade 500L reinforcement
 4. D12 deformed 12mm deformed grade 500L reinforcement at 600mm centres
 5. 200mm drainage metal over 50mm bedding material with 100mm2 perforated pipe connected to sump



- NOTES**
- Concrete construction shall comply with NZS 3109:1997
 - Concrete strength shall be 25MPa at 28 days
 - H12 deformed 12mm deformed grade 500L reinforcement
 - D12 deformed 12mm deformed grade 500L reinforcement at 600mm centres
 - 200mm drainage metal over 50mm bedding material with 100mm2 perforated pipe connected to sump



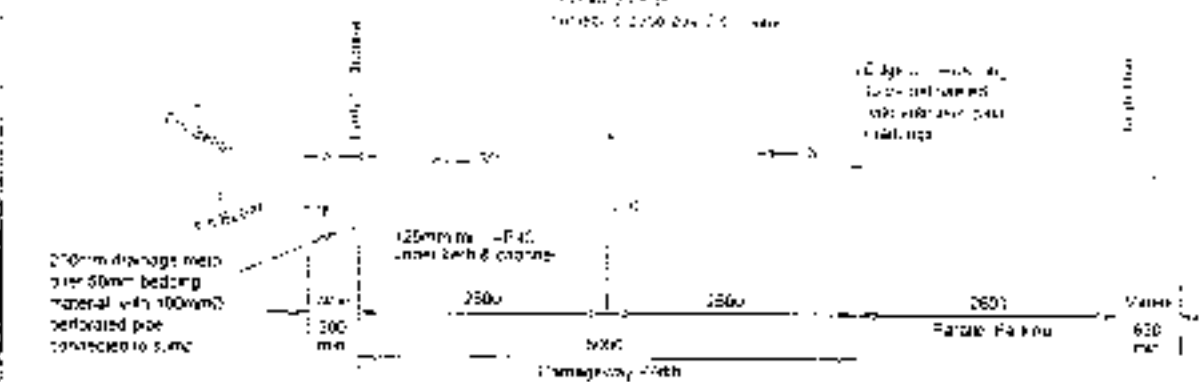
Cross Section A
Concrete Carriageway and Carparks



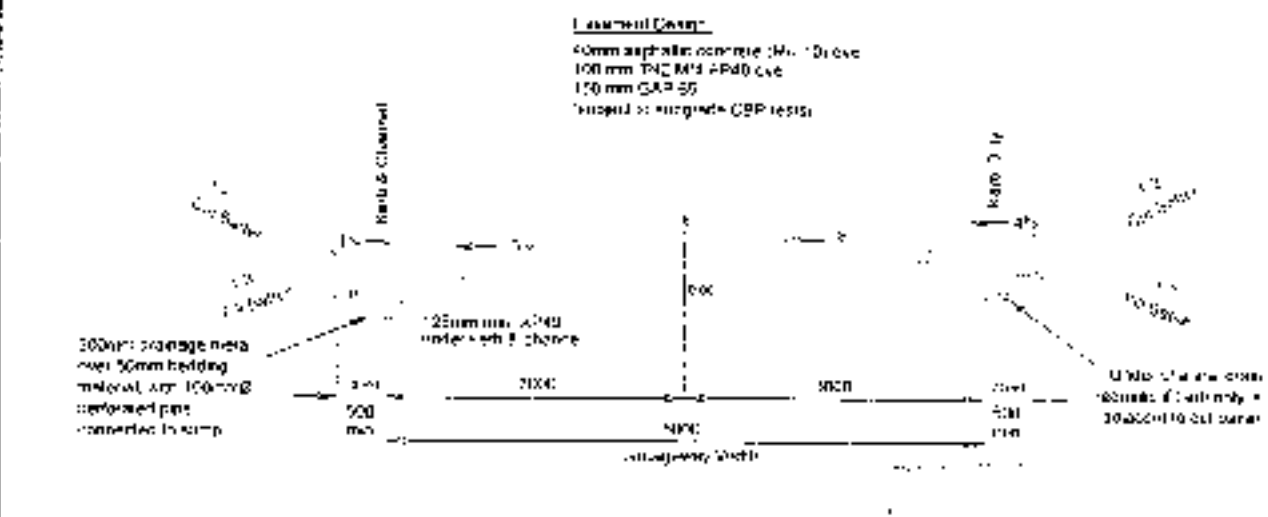
Cross Section B
Asphalt Carriageway and Carparks

PROJECT: [illegible]
 DRAWING: [illegible]
 DATE: [illegible]

1. Concrete construction shall comply with NZS 3109:1997
 2. Concrete strength shall be 25MPa at 28 days
 3. H12 deformed 12mm deformed grade 500L reinforcement
 4. D12 deformed 12mm deformed grade 500L reinforcement at 600mm centres
 5. 200mm drainage metal over 50mm bedding material with 100mm2 perforated pipe connected to sump



Cross Section C
Asphalt Carriageway and Carparks



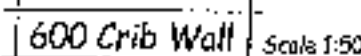
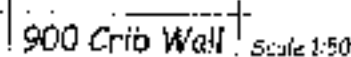
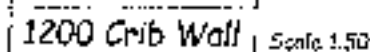
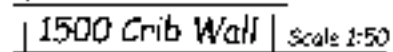
Cross Section D
Asphalt Carriageway

- NOTES**
- Concrete construction shall comply with NZS 3109:1997
 - Concrete strength shall be 25MPa at 28 days
 - H12 deformed 12mm deformed grade 500L reinforcement
 - D12 deformed 12mm deformed grade 500L reinforcement at 600mm centres
 - 200mm drainage metal over 50mm bedding material with 100mm2 perforated pipe connected to sump

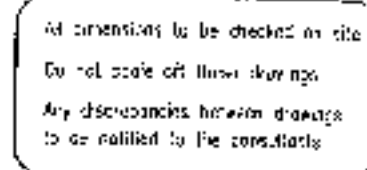
DESIGN	DATE	BY	CHECKED	DATE
DESIGN	DATE	BY	CHECKED	DATE
DESIGN	DATE	BY	CHECKED	DATE
DESIGN	DATE	BY	CHECKED	DATE



* NTS



7 3 1 5 4 3 2

[illegible]

STRUCTURAL Drawing

Contract Title:

Gardens View
Development
61 North Rd

Site Works

Designed : Mark Brown

Checked : Nick Brown

Drawn : For Moller

Date : Nov 08.

Scale : A4 Sheet and A2

CAO file

Steel Type :

Crib Walls,
Typical Sections
and Details

Control No.	Sheet :

6400

\$

$$\sqrt{(\sigma_1^2 + \sigma_2^2) \ln 2} =$$

JLCA 19

PROVISIONAL ONLY
ALL AREAS & DIMENSIONS
SUBJECT TO FINAL SURVEY

Scale 1:400



Urban Landscape Conservation Boundary

Existing Retaining Wall

BUCCLEUGH STREET

Boundary

FFL = 143.5m

FFL = 140.6m

FFL = 150.5m

Santa Sabina House

315197

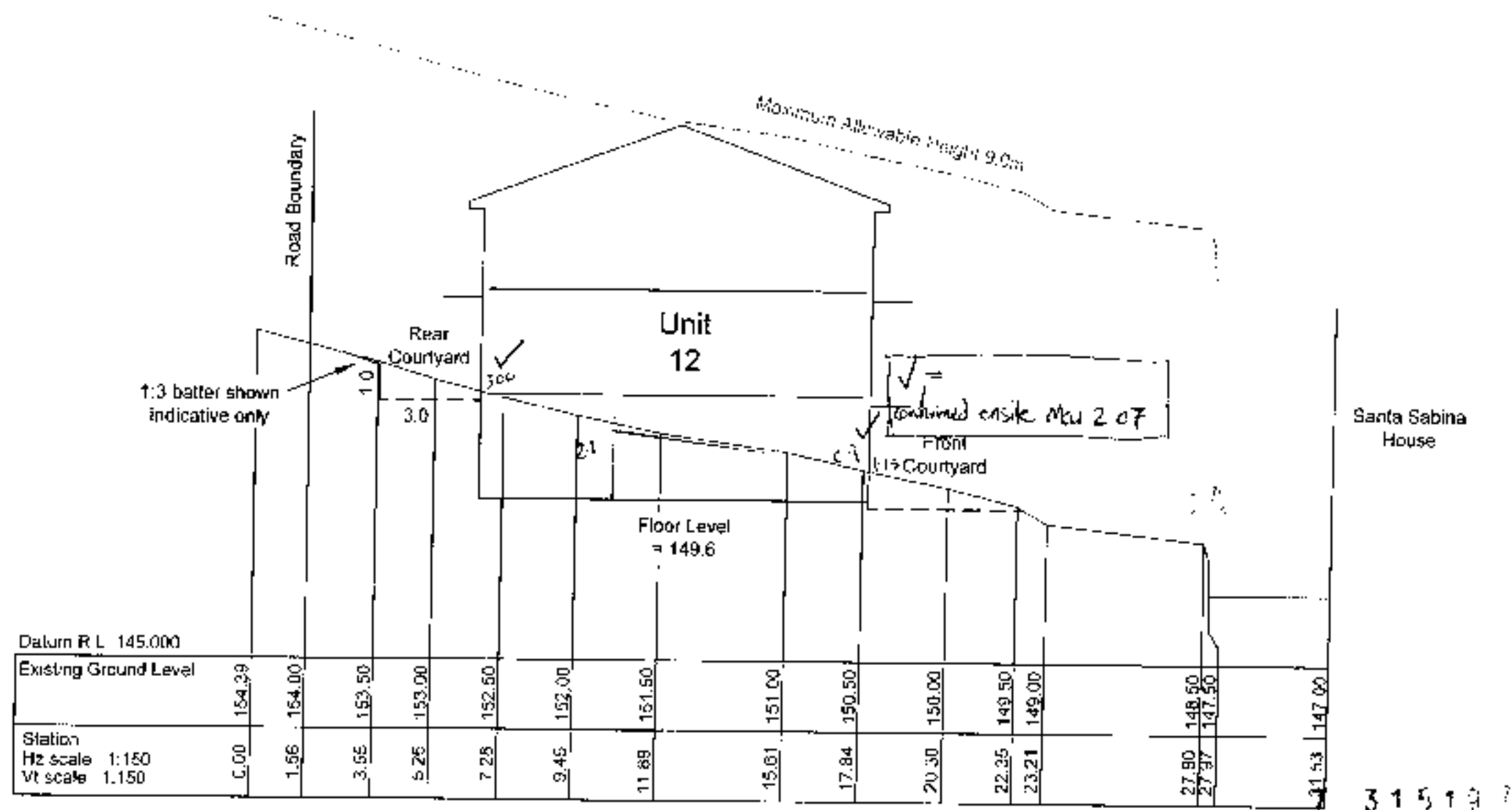


The Otago Surveying Company Ltd trading as
D.G. HATFIELD & ASSOCIATES

Lot 29 DP 75 & Pt Sec 3 North East Valley SD
CT's OT9A/708 Ltd & OT116/48
UNIT CROSS-SECTION INDEX SHEET

SURVEYING & RESOURCE MANAGEMENT		
DUNEDIN	MOSGIEL	BALCLUTHA
SCALE 1:400 @ A3	JOS No.	PLAN No.
DATE Feb 2007	6336	6336/38-1

PROVISIONAL ONLY
 TOTAL AREAS & DIMENSIONS
 SUBJECT TO FINAL SURVEY



The Otago Surveying Company Ltd trading as
D.G. HATFIELD & ASSOCIATES

Lot 29 DP 75 & Pt Sec 3 North East Valley SD

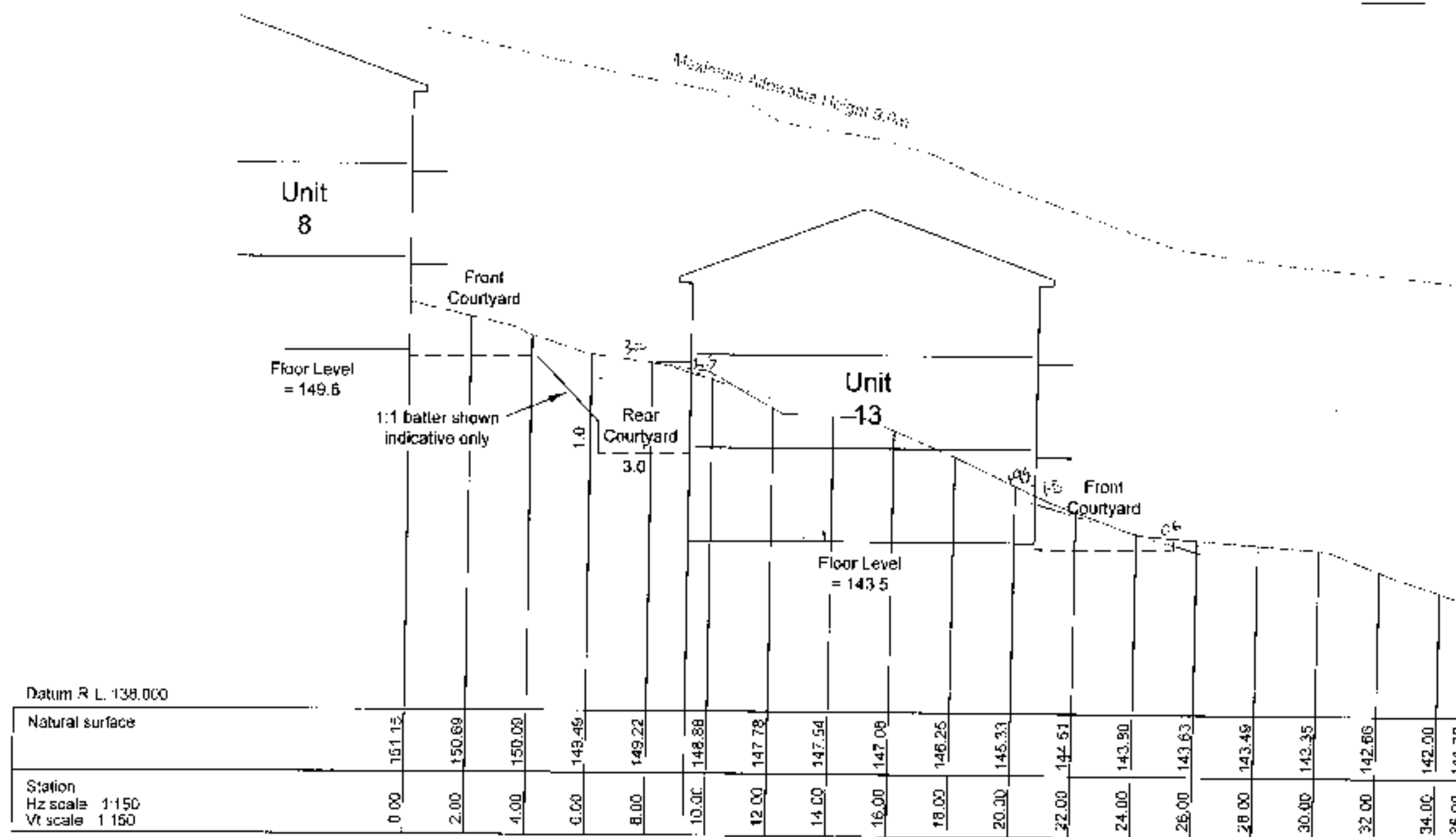
CT's OT9A/708 Ltd & OT116/48

SECTION A - A'

SURVEYING & RESOURCE MANAGEMENT
DUNEDIN MOSGIEL BALCLUTHA

SCALE 1:150 @ A3	JOB No 6336	PLAN No 6336/38-2
DATE Feb 2017		

PROVISIONAL ONLY
 DETAIL, AREAS & DIMENSIONS
 SUBJECT TO FINAL SURVEY



7 31514 7

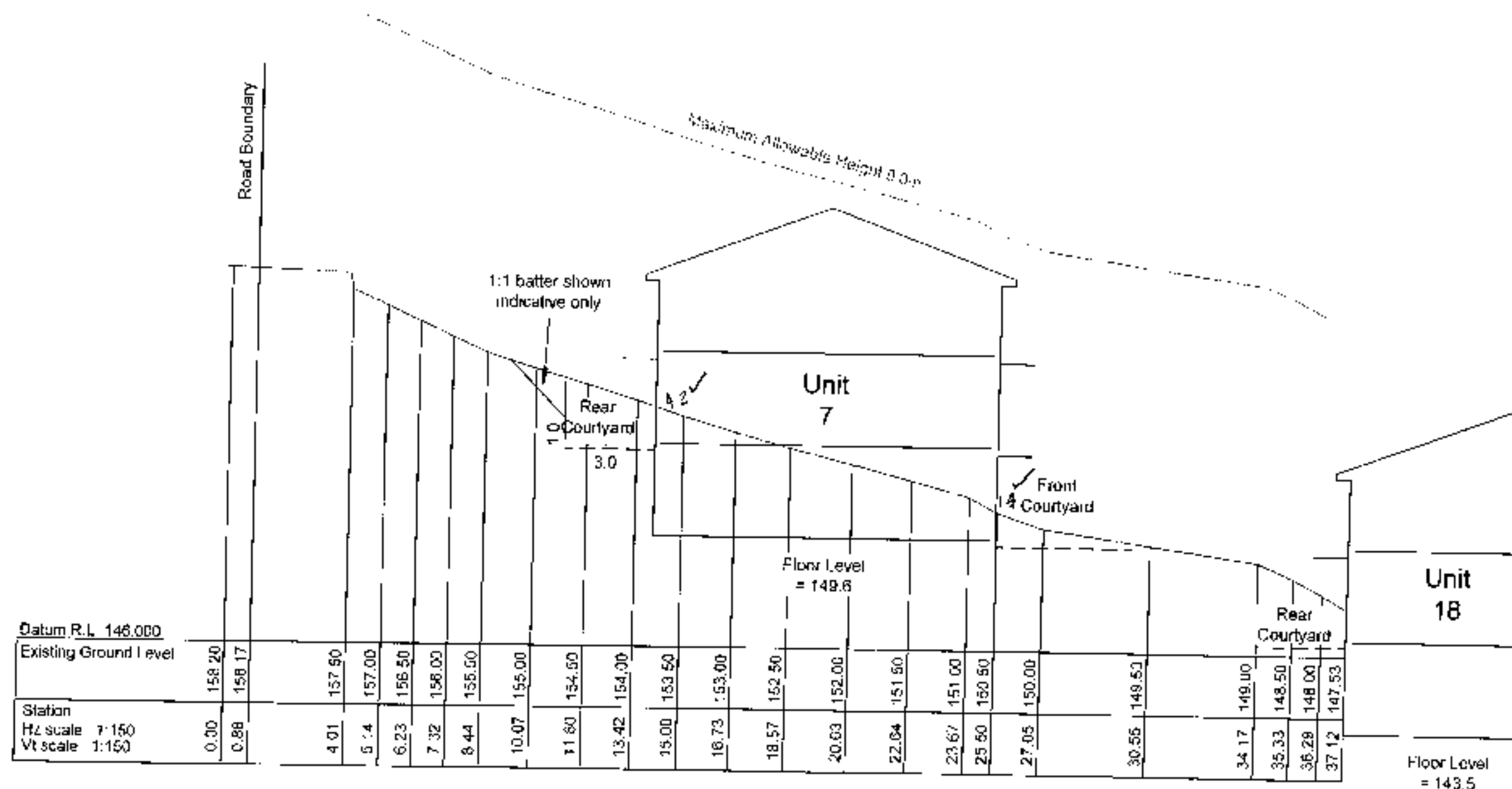


The Otago Surveying Company Ltd trading as
D.G. HATFIELD & ASSOCIATES

Lot 29 DP 75 & Pt Sec 3 North East Valley SD
 CT's OT9A/708 Ltd & OT116/48
SECTION B - B'

SURVEYING & RESOURCE MANAGEMENT		
DUNEDIN	MOSGIEL	BALCLUTHA
SCALE 1:150 @ A3	JOB No. 6636	PLAN No. 6636/38-3
DATE Feb 2007		

PROVISIONAL ONLY
DETAIL AREAS & DIMENSIONS
SUBJECT TO FINAL SURVEY



7 31519



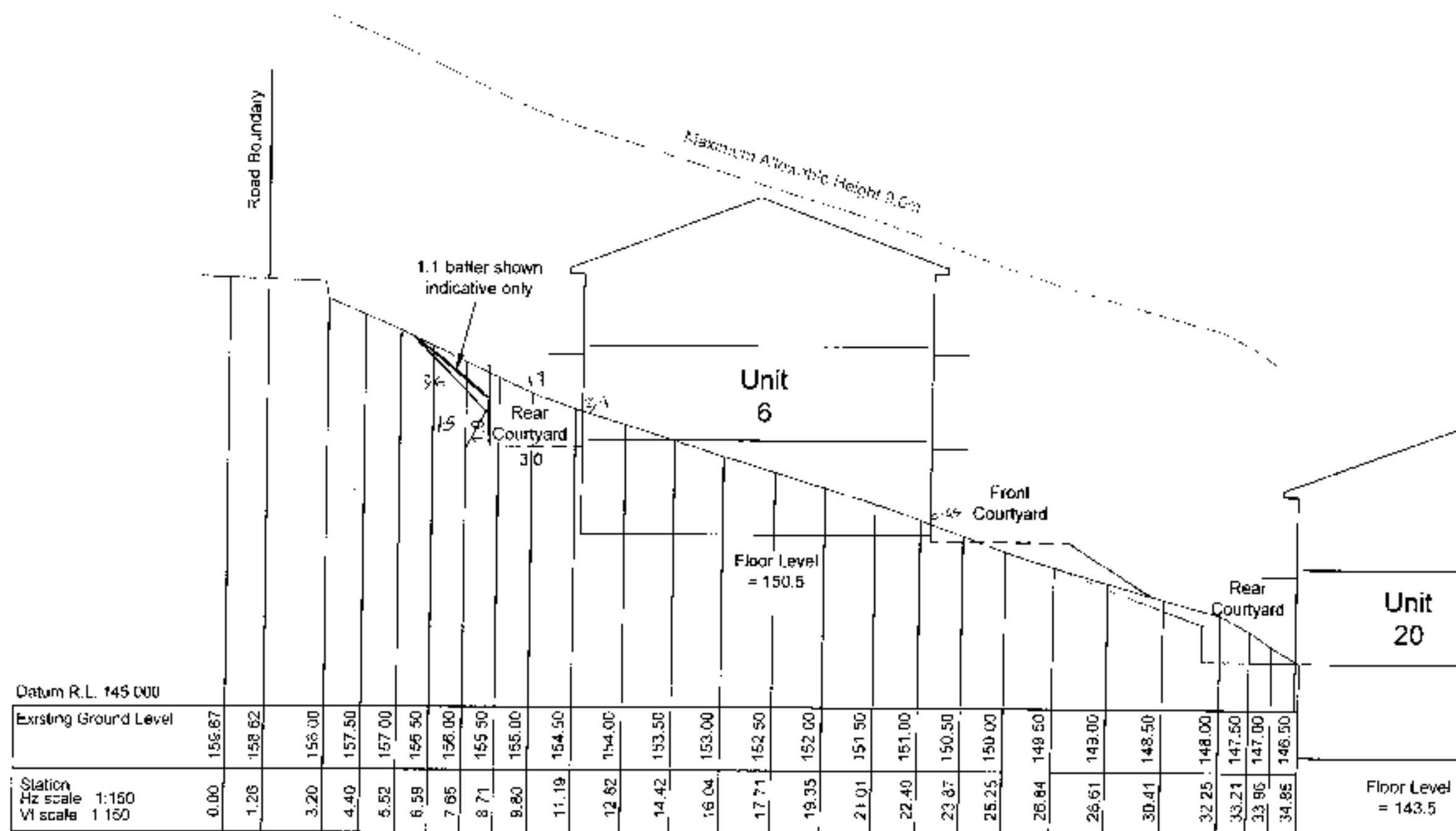
The Glaco Surveying Company Ltd trading as
D.G. HATFIELD & ASSOCIATES

Lot 29 DP 75 & Pt Sec 3 North East Valley SD
CT's OT9A/708 Ltd & OT116/48
SECTION C - C'

SURVEYING & RESOURCE MANAGEMENT
DUNEDIN MOSGIEL BALCLUTHA

SCALE 1:150 @ A3	JCB No 6636	PLAN No. 6636/38-4
DATE Feb 2007		

PROVISIONAL ONLY
 DETAIL, AREAS & DIMENSIONS
 SUBJECT TO FINAL SURVEY



7 315137

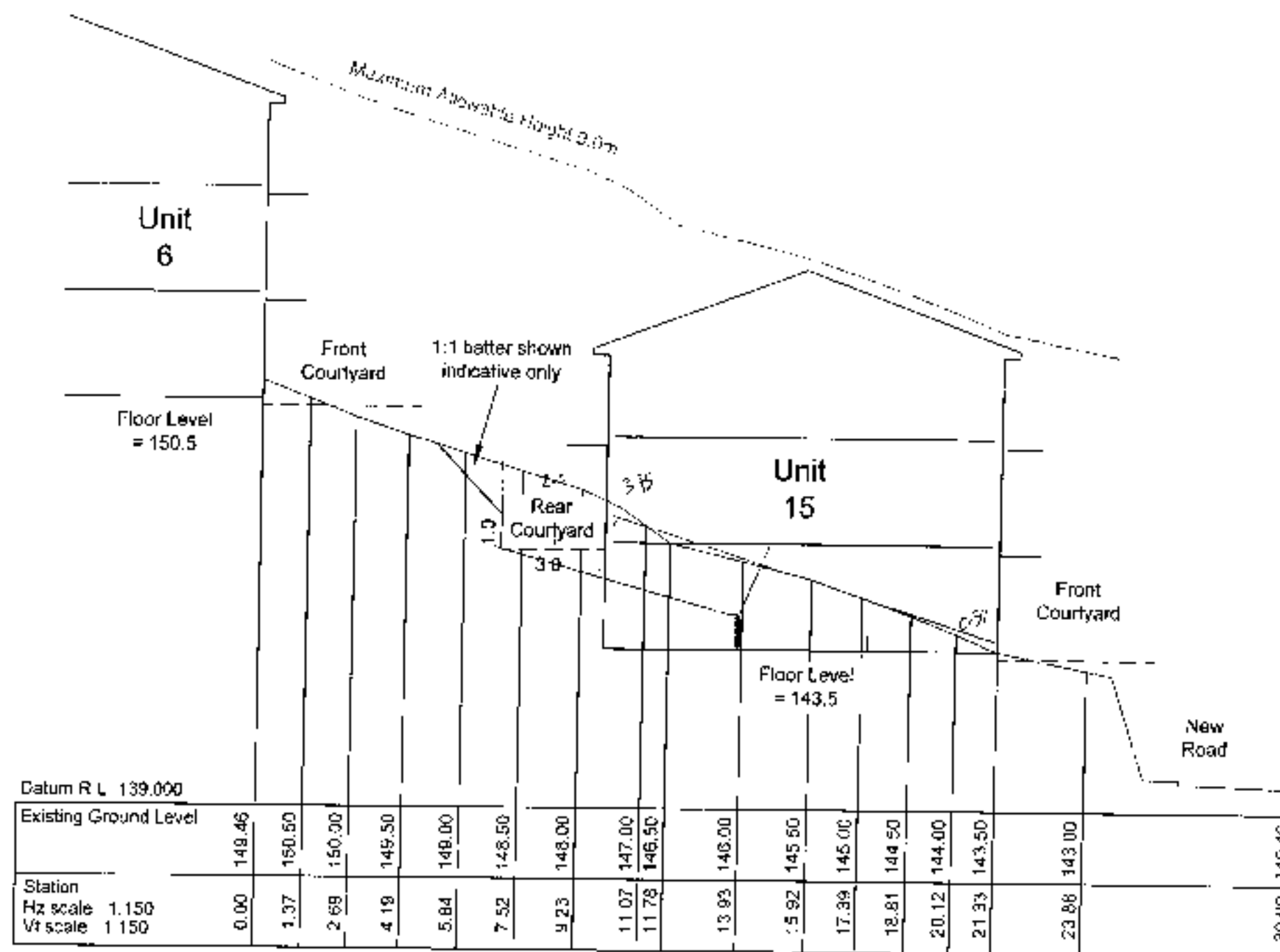


The Otago Surveying Company Ltd trading as
D.G. HATFIELD & ASSOCIATES

Lot 29 DP 75 & Pt Sec 3 North East Valley SD
 CT's OT9A/708 Ltd & OT116/48
SECTION D - D'

SURVEYING & RESOURCE MANAGEMENT		
DUNEDIN	MOSGIEL	BALCLUTHA
SCALE 1:150 @ A3	JOB No. 6836	PLAN No. 6836/38 5
DATE Feb 2007		

PROVISIONAL ONLY
 DETAIL, AREAS & DIMENSIONS
 SUBJECT TO FINAL SURVEY



7 3 1 5 1 3 1



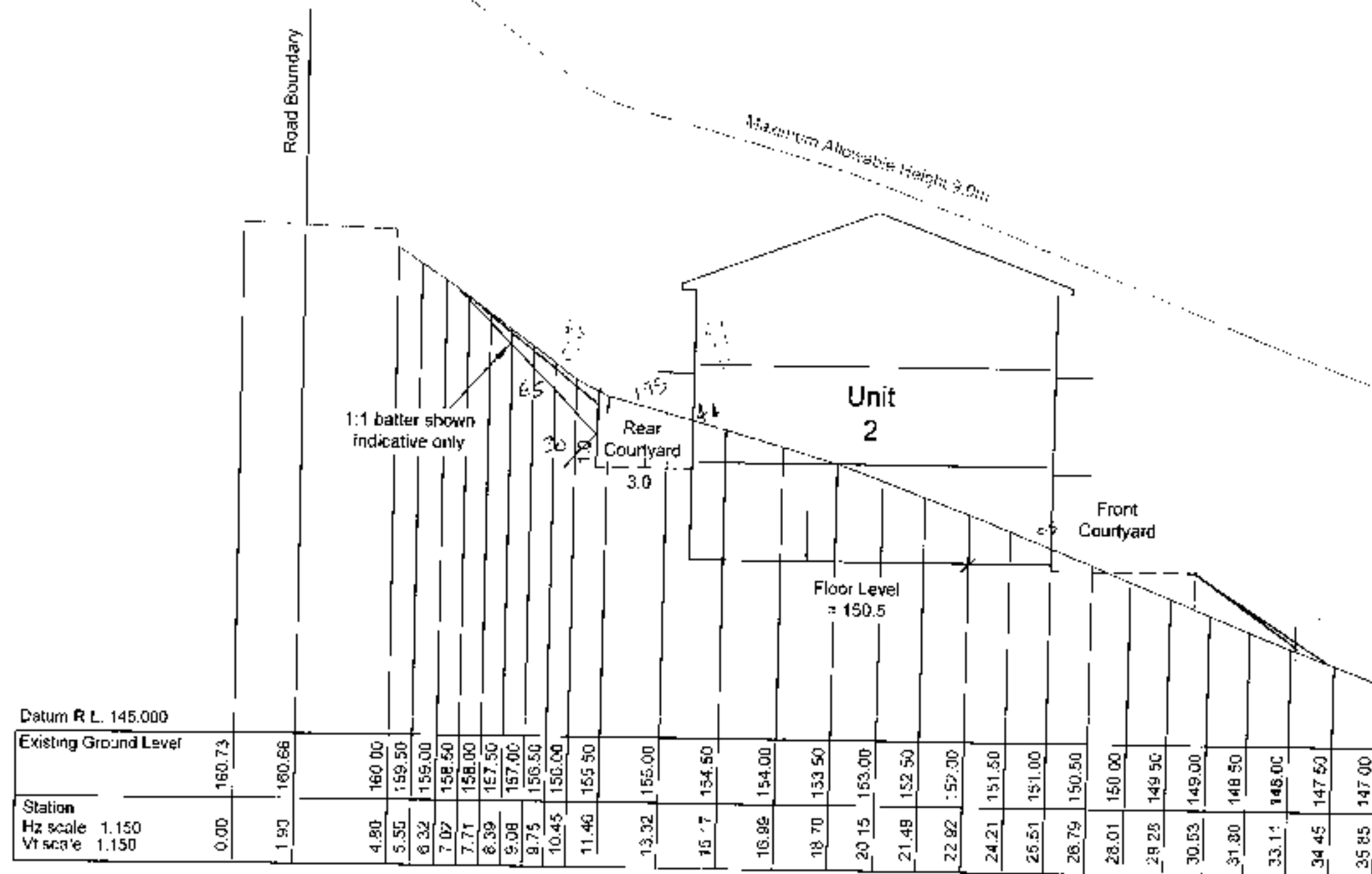
The Otago Surveying Company Ltd trading as
D.G. HATFIELD & ASSOCIATES

Lot 29 DP 75 & Pt Sec 3 North East Valley SD
 CT's OT9A/708 Ltd & OT116/48
SECTION E - E'

SURVEYING & RESOURCE MANAGEMENT
DUNEDIN MOSGIEL BALCLUTHA

SCALE 1:150 @ A3	JOB No. 5036	PLAN No. 8636/38-6
DATE Feb 2007		

PROVISIONAL ONLY
ALL AREAS & DIMENSIONS
SUBJECT TO FINAL SURVEY



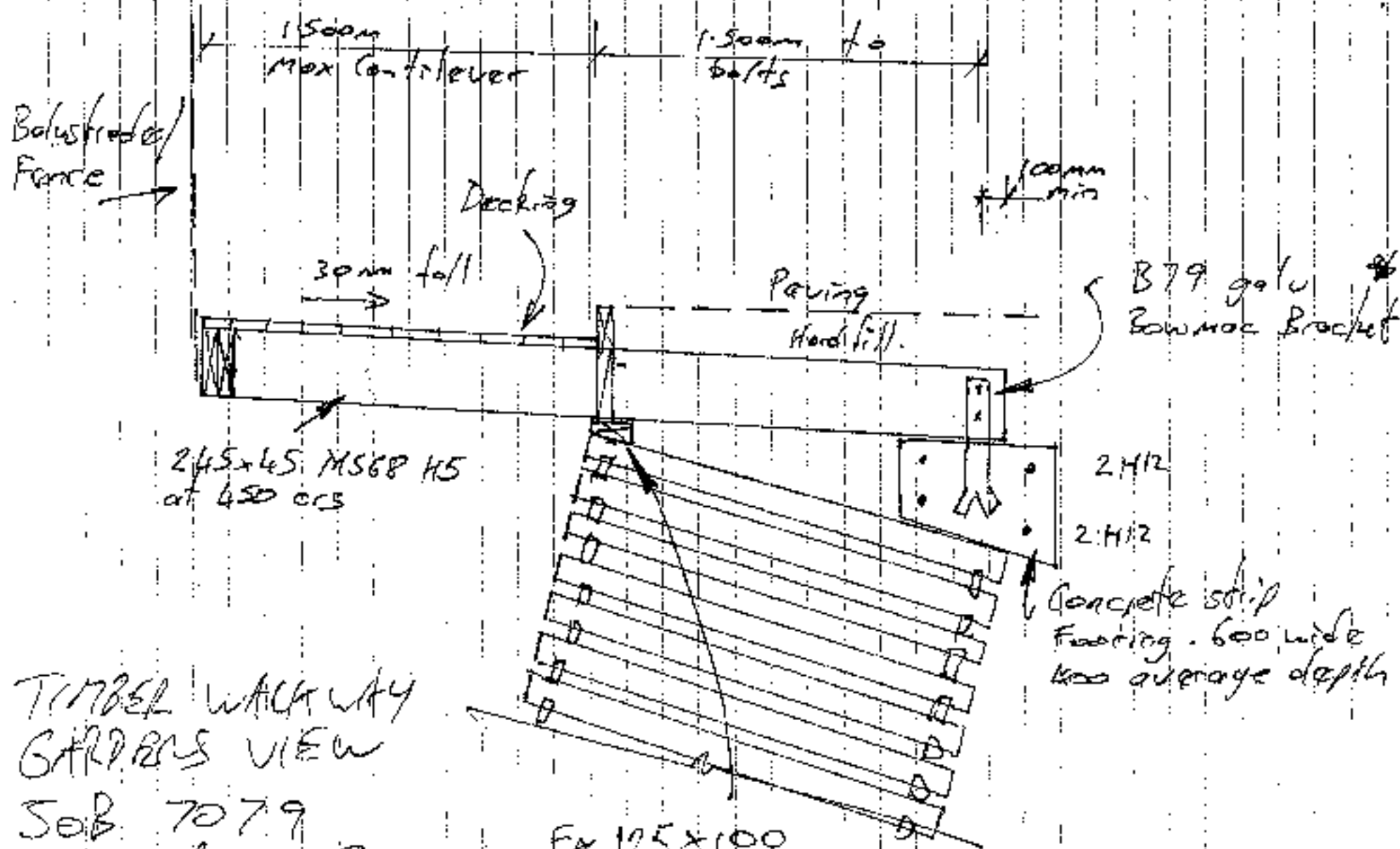
7 315107



The Otago Surveying Company Ltd trading as
D.G. HATFIELD & ASSOCIATES

Lot 29 DP 75 & Pt Sec 3 North East Valley SD
CT's OT9A/708 Ltd & OT116/48
SECTION F - F'

SURVEYING & RESOURCE MANAGEMENT		
DUNEDIN	MOSGIEL	BALCLUTHA
SCALE 1:150 @ A3	JOS No 6036	PLAN No. E636/38-7
DATE Feb 2007		



TIMBER WALKWAY
GARDENS VIEW

S.O.B. 7079

26 FEB 2008.

Attention David Low
Lind South
4775906

* Liberally cover
bracket and bolts
with grease before
after assembly.

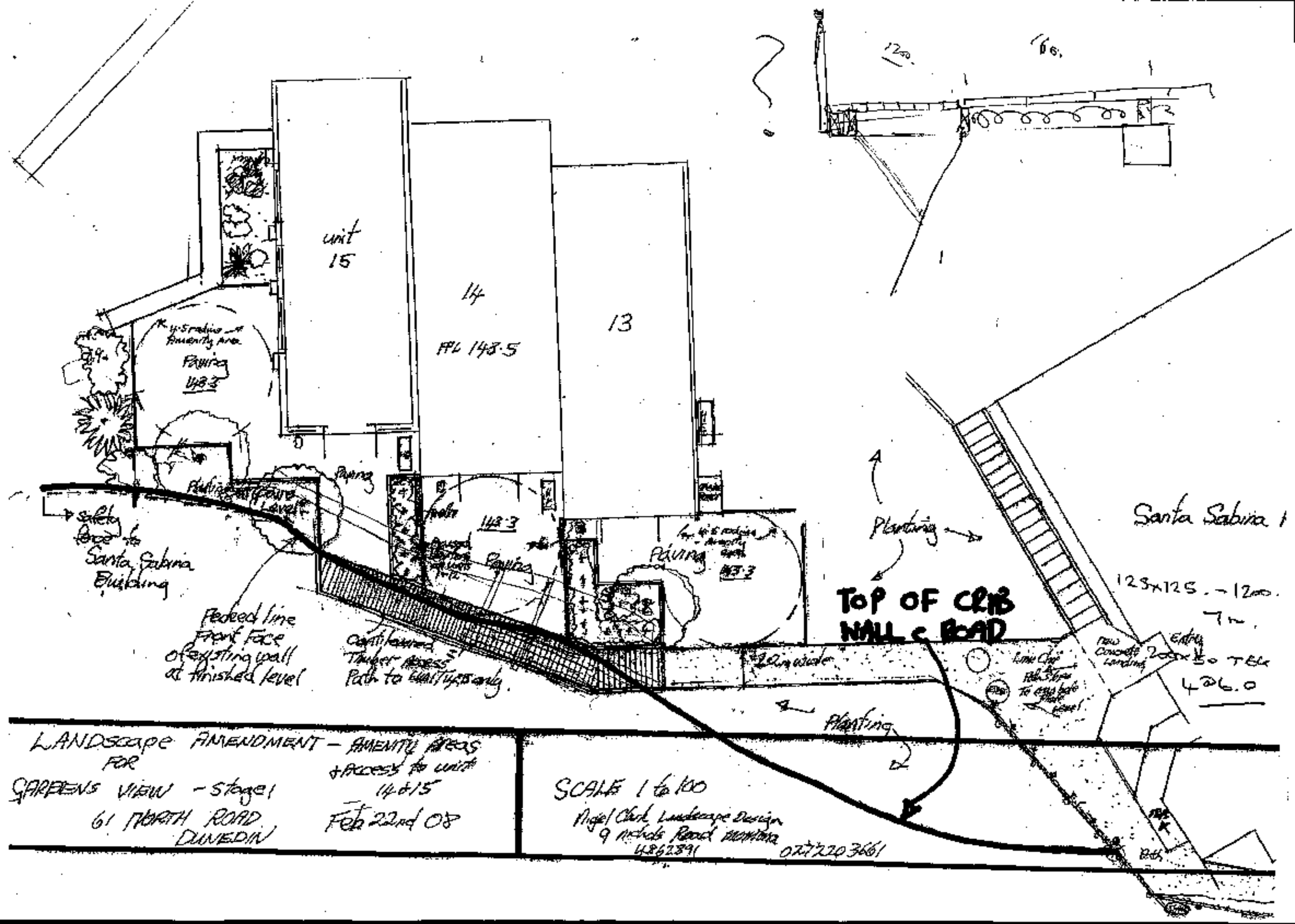
Balks & Co
Post
(by others)

Note Position
Join to
Saint Barthelemy
Post set out.

Ballast race
fixing bolts
extend through
125x75x6 angle
at rear

125x75x6 Angle 2000mm
long. Hot Dip Galvanized
(Each Ballustrade
post)

RACIOTRACE EVAC



unit 15

14

13

FPL 148.5

Safety Area
Fencing
148.3

Safety Area
Fencing
148.3

Pedestrian line
front face
of existing wall
at finished level

Contoured
Timber Access
Path to unit 14 only

Top of CRIB
WALL & ROAD

Santa Sabina

125x125 - 1200

7m

Entry 200x50 TEL
426.0

New Concrete
Landing

Line Chair
Path to unit 14 only

LANDSCAPE AMENDMENT - AMENITY AREAS
FOR
GARDENS VIEW - stage 1
61 NORTH ROAD
DUNEDIN

unit 14 & 15
Feb 22nd 08

SCALE 1 to 100

Angel Clark Landscape Design
9 North Road Dunedin
4862391 0277203661

Carriageway widens to
6.0m from chainage
122.00 to 140.00

End of Stage 1 seal.
Remainder of road to be
used by construction
vehicles only.

LOCATION OF AMENDED
DESIGN.

Extent of excavation for
c/s wall. Kerbing to be at
least 0.5m clear of wall.

Santa Sabina House

Seal to be applied to batter at 1:5
grade to meet existing (to allow for
vehicle access and parking)

Vehicle drop crossing locations shown
are approximate only, and are to be
confirmed on-site before installation

NOTES

1. All retaining walls in excess of 1.0m in height are to be fitted with pedestrian hand rails in accordance with Detail 1, DCC Standard Plan RS-014, Rev 'D'. Pedestrian rails fitted adjacent to parallel parks are to be a minimum of 1.0m from the face of kerb to facilitate vehicle side door entry.

LEGEND

Kerbs	
Vehicle Drop Crossings	
Carpark Delineation	
Edge of Existing Formation	
Top of Batter	
Bottom of Batter	

Existing concrete
steps to be retained

Existing concrete
steps to be retained

Buccleugh Street

Existing Kerb
& Channel

Duddingstone Steps



Existing garage
to be removed

Shaded area indicates areas for textured
concrete surfacing (between chainages
0.00 & 45.00)

DRAWING STATUS:
PROVISIONAL

GARDENS VIEW DEVELOPMENT - STAGE 1

NEW ROAD DETAIL

The Slope Surveying Company Ltd trading as
D.G. HATFIELD & ASSOCIATES
SURVEYING & RESOURCE MANAGEMENT
DUNEDIN MOSGIEL BALCLUTHA

No.	AMENDMENTS	Initials	Date	ORIG. SCALE	JOB No.
				1:250 @ A3	6636
					PLAN No.
					6636/21
SURVEY				DATUM	
LEVEL				NZGD 2000	
DESIGN					
					Sheet 2 of 10

NOTES

- All sewers are to be 150mm Ø uPVC in accordance with AS/NZS 1260.
- Minimum fall within manholes (between inlet and outlet inverts) are as follows:
 - FSMH A4 20mm
 - FSMH A5 40mm
 - FSMH A7 35mm
 - FSMH A8 55mm
 - FSMH A11 40mm
 - FSMH A12 50mm
 - FSMH A14 70mm

Construct standard drop structure to existing invert (approx. height 1.15m) in accordance with DCC Plan F-750. Ensure new length of sewer has a minimum 1.30m cover.

Bedding in accordance with DCC Plan 10028/1

Bedding in accordance with DCC Plan 10028/1

Bedding in accordance with DCC Plan 10028/1

Datum R.L. 116.000

Station	Hz scale 1:1000	Vt scale 1:250	Existing Ground Level	Cut(-)/Fill(+) to Invert Level	Invert Level	Vertical Geometry	Horizontal Geometry
0+00			119.702 Existing		120.85 New		Len 15.6 1:20.13
15+62			121.626	-1.204	121.626		
20+00			121.663	-1.250	121.663		
30+00			121.746	-1.292	121.746		
40+00			121.829	-1.366	121.829		
50+00			121.913	-1.429	121.913		
60+00			121.996	-1.454	121.996		
70+00			122.079	-1.487	122.079		
80+00			122.163	-1.527	122.163		
83+00			122.188	-1.561	122.188		
90+00			123.280	-1.417	123.280		
97+82			124.500	-1.480	124.500		
100+00			124.811	-1.445	124.811		
110+00			126.240	-1.633	126.240		
111+82			126.500	-1.614	126.500		
114+44			126.957	-1.420	126.957		
120+00			128.809	-1.815	128.809		
130+00			132.142	-1.358	132.142		
131+97			132.800	-1.269	132.800		
140+00			135.185	-0.933	135.185		
150+00			138.155	-1.135	138.155		
151+53			138.610	-0.932	138.610		
160+00			140.304	-1.490	140.304		
164+02			141.109	-1.866	141.109		
170+00			141.185	-1.549	141.185		
174+40			141.240	-0.889	141.240		
178+07			142.000	-0.909	142.000		
180+00			142.042	-1.146	142.042		
190+00			142.259	-1.270	142.259		
194+19			142.350	-1.309	142.350		
200+00			144.547	-1.177	144.547		
204+50			146.250	-0.915	146.250		
210+00			147.326	-2.113	147.326		
215+24			148.350	-1.214	148.350		
220+00			148.425	-1.235	148.425		
230+00			148.581	-1.281	148.581		
240+00			148.738	-1.188	148.738		
250+00			148.895	-1.082	148.895		
256+70			149.000	-0.717	149.000		

FSMH A14
Lid: 149.55

Unit 10

Unit 11

FSLH B1 Lid: 149.40

Courtyard Level: 149.40

NOTES

1. All proposed pipes are 150mm Ø uPVC in accordance with AS/NZS 1260.
2. The minimum fall within FSMH A13 between inlet shown and outlet is to be 80mm

Datum R.L. 147.000

Existing Ground Level	149.504	150.011	149.980	150.011
Cut(-)/Fill(+) to Invert Level	-1.144	-1.528		-1.424
Invert Level	148.420	148.482		148.587
Vertical Geometry	1:80.00			
Horizontal Geometry	Len 13.4			
Station	0.00	5.00	10.00	13.35
Hz scale 1:50 Vt scale 1:25				



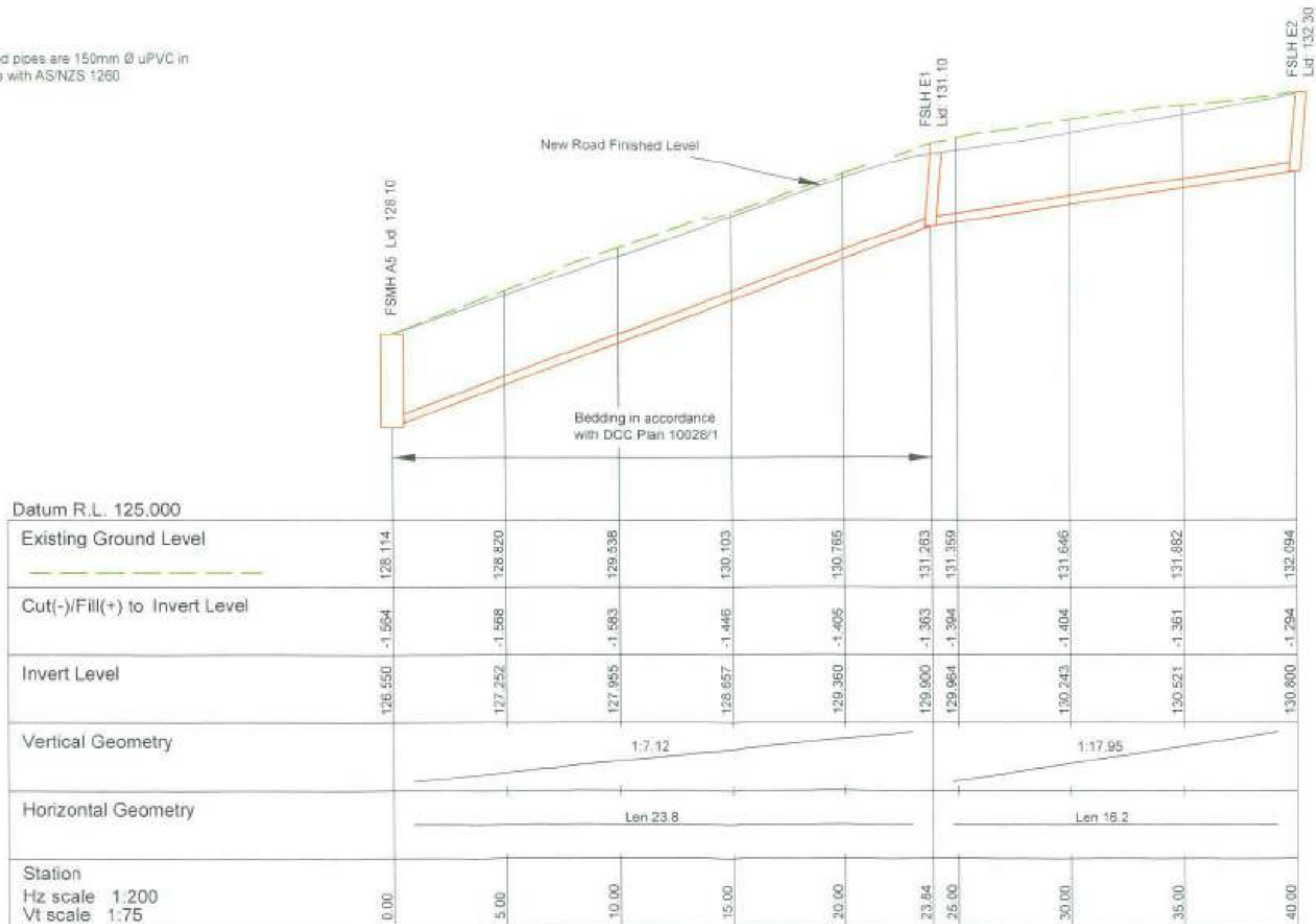
The Otago Surveying Company Ltd trading as
D.G. HATFIELD & ASSOCIATES
SURVEYING & RESOURCE MANAGEMENT
DUNEDIN MOSGIEL BALCLUTHA

GARDENS VIEW DEVELOPMENT - STAGE 1 FOUL SEWER LINE B - LONGSECTION

No.	AMENDMENTS	Initials	Date	ORIG. SCALE	JOB No.
1	Amended Layout	ASM	10/07	As Shown @ A3	6636
					PLAN No.
					6636/29
SURVEY		DRAWN	ASM	03/07	DATUM
LEVEL		TRACED			DCC Records
DESIGN	ASM	CHECKED	CJM	05/07	L.B.
					Sheet 10 of 18

NOTE

1. All proposed pipes are 150mm Ø uPVC in accordance with AS/NZS 1260



NOTES

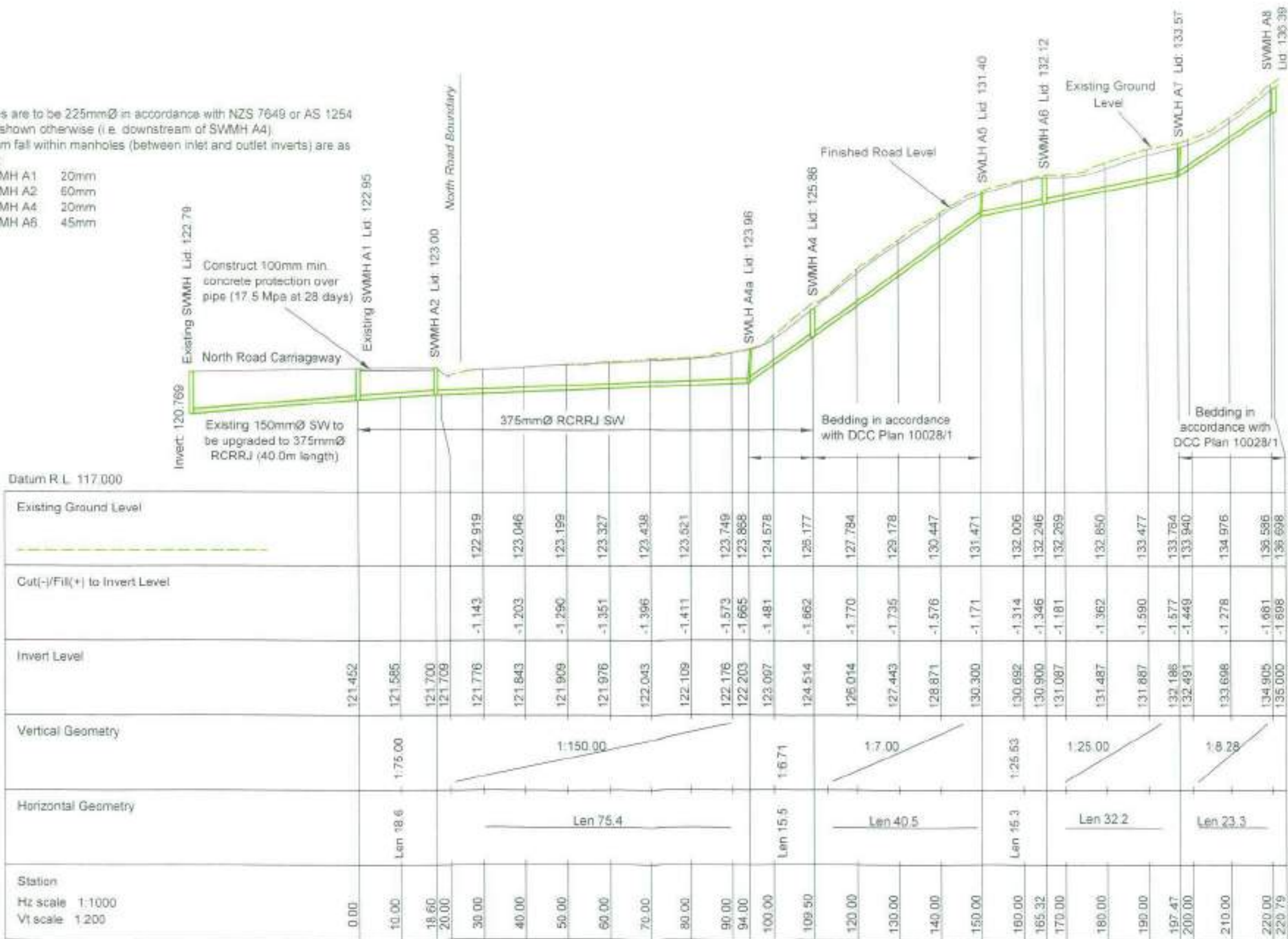
1. All proposed pipes are 150mm Ø uPVC in accordance with AS/NZS 1260
2. The minimum fall within FSMH A12 between inlet shown and outlet is to be 60mm

Datum R.L. 141.000					
Existing Ground Level		143.659	143.659	143.657	143.657
Cut(-)/Fill(+) to		-1.249	-1.187	-1.122	-1.113
Invert Level		142.410	142.472	142.535	142.545
Vertical Geometry			1:60.00		
Horizontal Geometry			Len 10.8		
Station		0.00	5.00	10.00	10.76
Hx scale 1:50					
Vt scale 1:25					



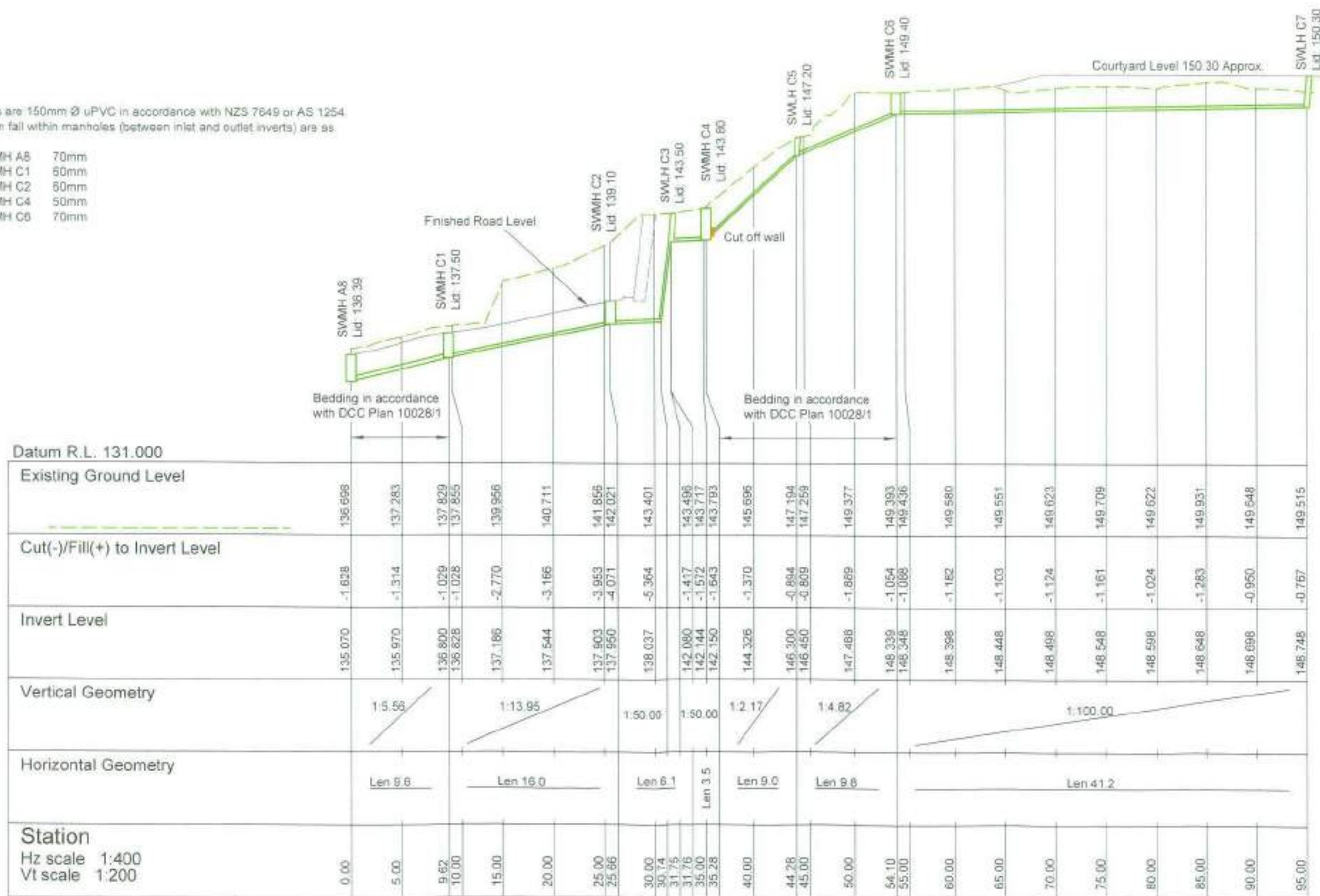
NOTES

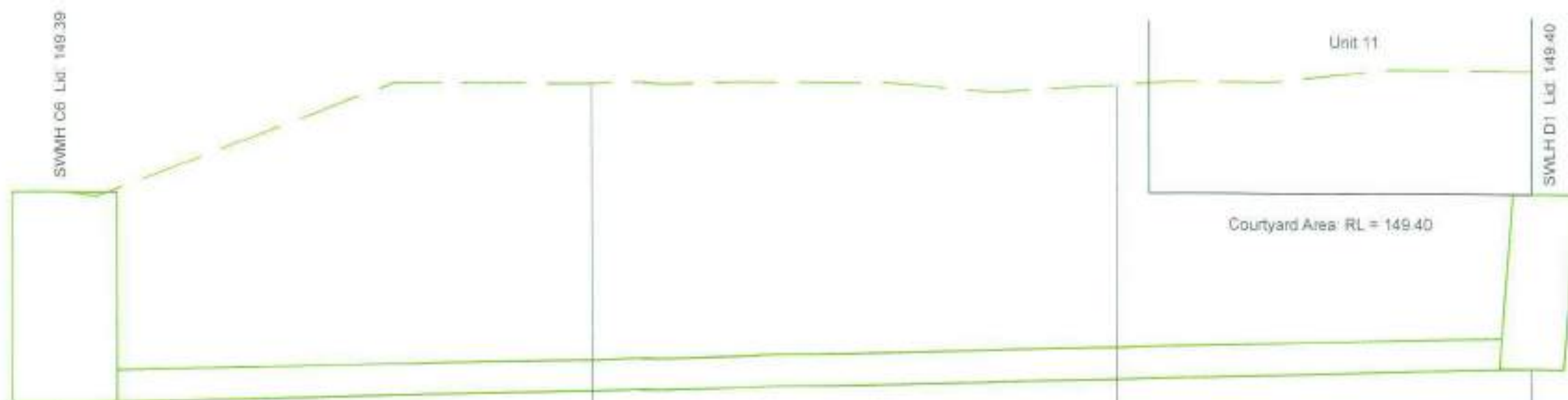
- All pipes are to be 225mmØ in accordance with NZS 7649 or AS 1254 unless shown otherwise (i.e. downstream of SWMH A4).
- Minimum fall within manholes (between inlet and outlet inverts) are as follows:
 - SWMH A1 20mm
 - SWMH A2 60mm
 - SWMH A4 20mm
 - SWMH A6 45mm



NOTES

- All pipes are 150mm Ø uPVC in accordance with NZS 7649 or AS 1254
- Minimum fall within manholes (between inlet and outlet inverts) are as follows:
 - SWMH A8 70mm
 - SWMH C1 60mm
 - SWMH C2 60mm
 - SWMH C4 50mm
 - SWMH C6 70mm





NOTES

1. All sewers to be 150mm Ø uPVC in accordance with NZS 7649 or AS 1254.
2. The minimum fall within SWMH C5 (between inlet shown and outlet) is to be 65mm.

Datum R.L. 147.000

Existing Ground Level	149.393	149.914	149.909	149.676
Cut(-)/Fill(+) to Invert Level	-0.993	-1.452	-1.384	-1.402
Invert Level	148.400	148.462	148.525	148.574
Vertical Geometry	1.80.00			
Horizontal Geometry	Len 13.9			
Station	0.00	5.00	10.00	13.941
Hz scale 1:50 Vt scale 1:25				

SWMH C4
Lid: 143.80

Unit 13

Unit 14

SWLH E1
Lid: 143.30

Courtyard RL = 143.30

NOTES

1. All pipes are 150mm Ø uPVC in accordance with NZS 7649 or AS 1254
2. The minimum fall within SWMH C4 (between inlet shown and outlet) is to be 120mm.

Datum R.L. 141.000

Existing Ground Level

Cut(-)/Fill(+) to Invert Level

Invert Level

Vertical Geometry

Horizontal Geometry

Station

Hz scale 1:50
Vt scale 1:25

143.690

-1.291

142.399

10.33

GARDENS VIEW DEVELOPMENT - STAGE 1 STORMWATER LINE E - LONGSECTION



**DUNEDIN CITY
COUNCIL**

Kaunihera-a-rohe o Otepoti

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

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

Email: dcc@dcc.govt.nz

www.CityofDunedin.com

CODE COMPLIANCE CERTIFICATE

Section 95, Building Act 2004

CCC NO:	ABA-2007-317771	Telephone No:	03 477 4000
APPLICANT		PROJECT	
Santa Sabina Limited C/O Lund South Limited PO Box 5912 Moray Place Dunedin 9058		Work Type: New Construction Intended Use/Description of Work: Retaining Wall And Carpark - Plan	
PROJECT LOCATION		Intended Life: Indefinite, not less than 50 years. This CCC also applies to the following Amended Consents: Not applicable	
1 - 73 Buccleugh Street Dunedin			
LEGAL DESCRIPTION			
Legal Description: UNIT 1 DP 406606, LOT 2 DP 393888 Valuation Roll No: 26780-38100 Building Name: N/A			

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

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

☐ Compliance Schedule attached

Signed for and on behalf of the Council:

Name: 

Position: AUTHORISED OFFICER

Date: 1 August 2008

**DUNEDIN CITY***Kaitiaki-a-māhō o Ōtepoti*

50 The Octagon, PO Box 5045, Moray Place
 Dunedin 9058, New Zealand
 Telephone: 03 477 4000, Fax: 03 474 3594
 Email: dcc@dc.govt.nz

CODE COMPLIANCE CERTIFICATE

Section 95, Building Act 2004

CCC NO:	ABA-2008-1153	Telephone No:	03 477 4000
APPLICANT		PROJECT	
Colin Thom 25A Woodside Terrace Andersons Bay Dunedin 9013		Work Type: Additions/Extensions Intended Use/Description of Work: Upgrade Bedrooms, Swimming Pool, Spa, Gym in Basement, Plan	
PROJECT LOCATION		Intended Life: Indefinite, not less than 50 years. This CCC also applies to the following Amended Consents: N/A	
1 73 Buccleugh Street Dunedin			
LEGAL DESCRIPTION			
Legal Description: UNIT 1 DP 406606 on LOT 2 DP 393888 Valuation Roll No: 26780 38104 Building Name: N/A			

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

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

☐ Compliance Schedule attached

Signed for and on behalf of the Council:

TEAM LEADER INSPECTIONS

Date: 15 February 2010

ROOFING NOTES:

1. EXISTING ROOFLINE

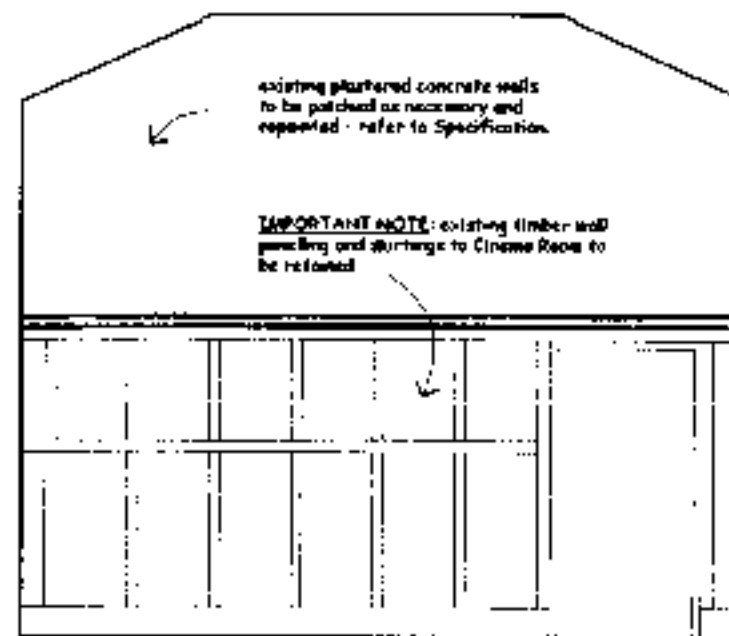
Allow to replace all existing roofings with new approved asbestos roofings and repair the existing timber fascia boards as required.

2. EXISTING BUTTERS

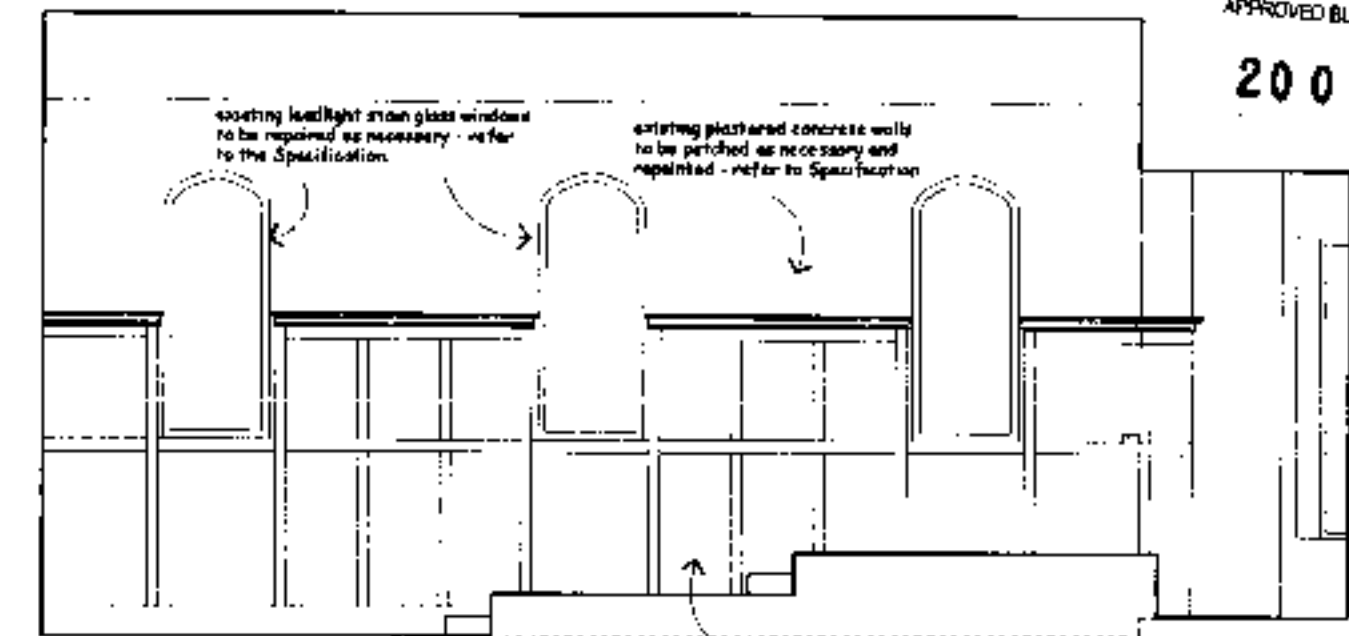
The contractor to investigate the condition of all existing guttering and report back to the consultant their findings.

3. EXISTING ROOFING

The contractor to investigate the condition of the existing roofings and report back to the consultant their findings.

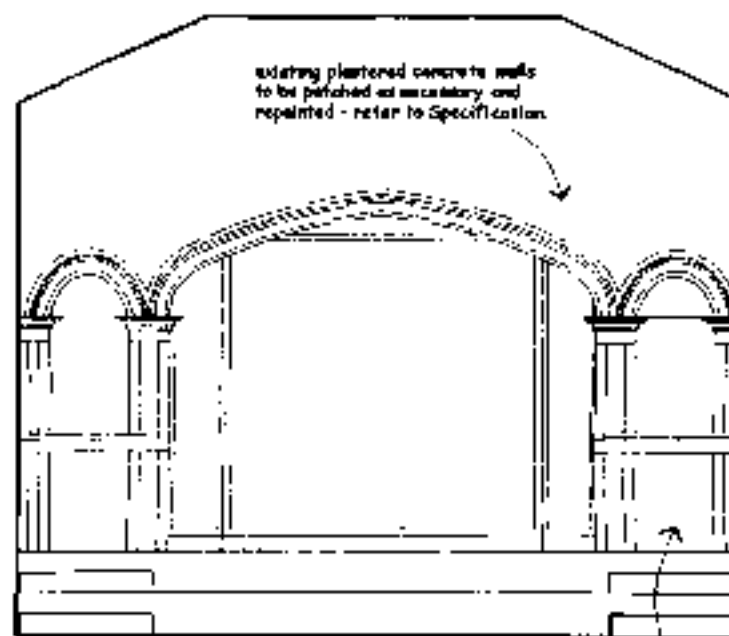


6:19 - ELEVATION 1
SCALE 1:50



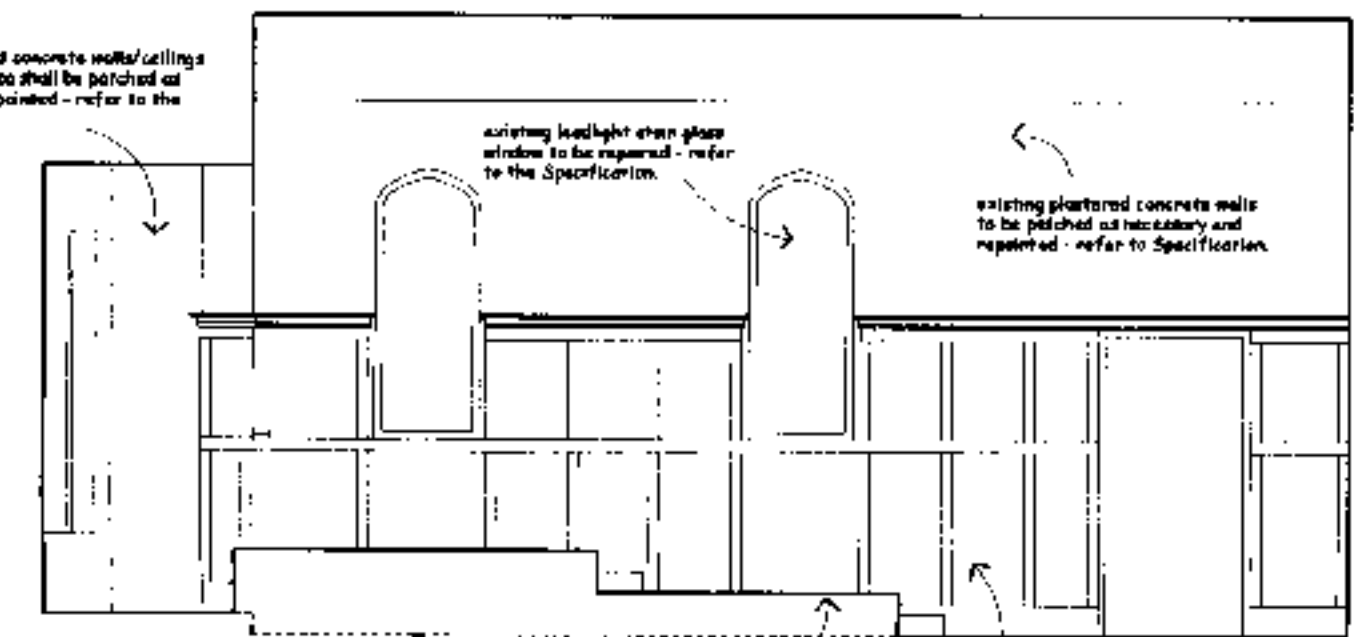
6:19 - ELEVATION 2
SCALE 1:50

IMPORTANT NOTE: existing wall paneling to walls in Cinema Room to remain untouched during construction of new floor framing and new timber flooring to be cut/shaped around panel bottoms.



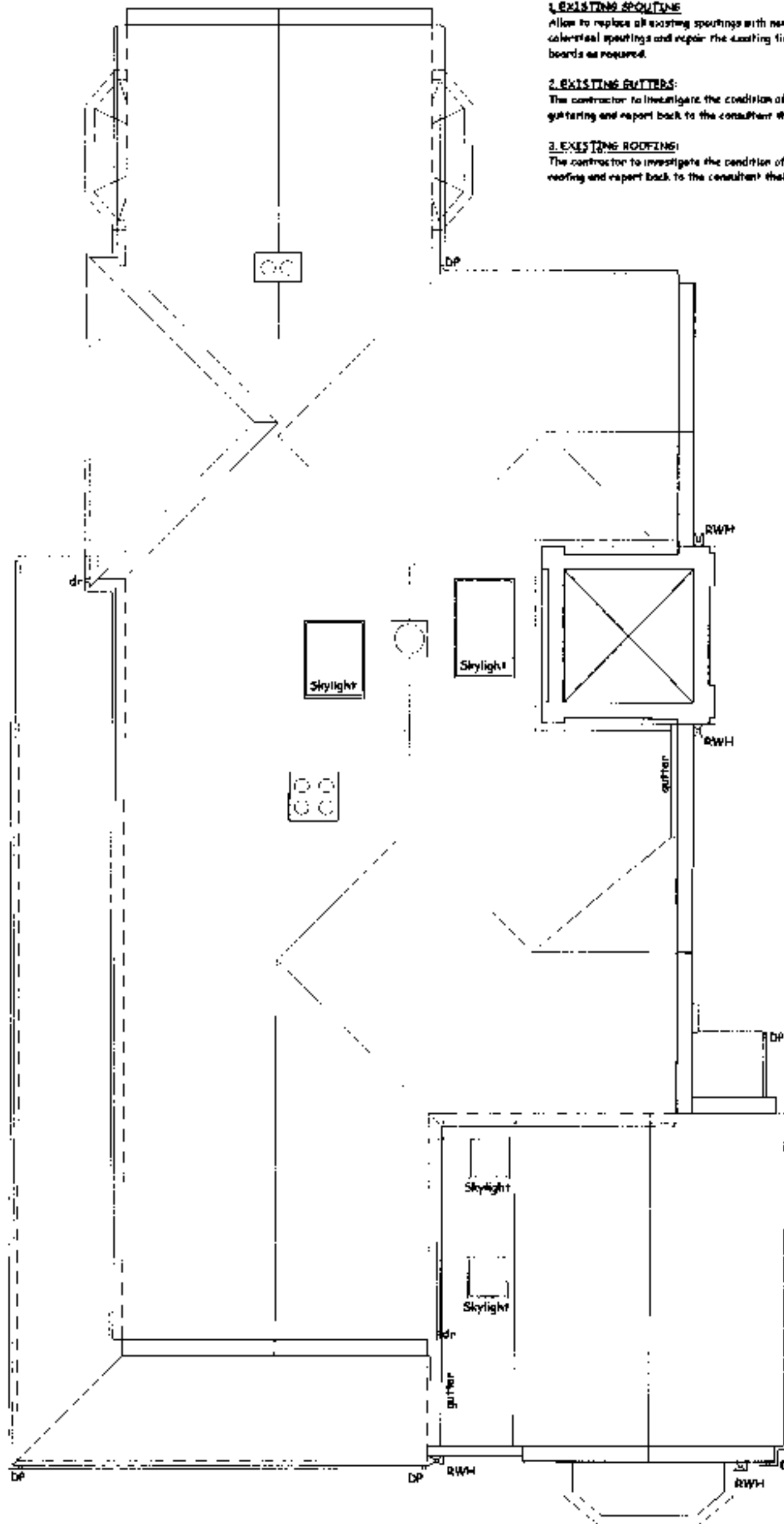
6:19 - ELEVATION 3
SCALE 1:50

existing plastered concrete walls/ceilings to bay window area shall be patched as necessary and repaired - refer to the Specification.

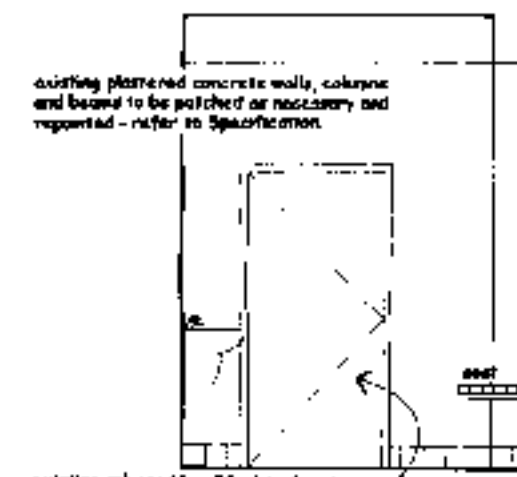


6:19 - ELEVATION 3
SCALE 1:50

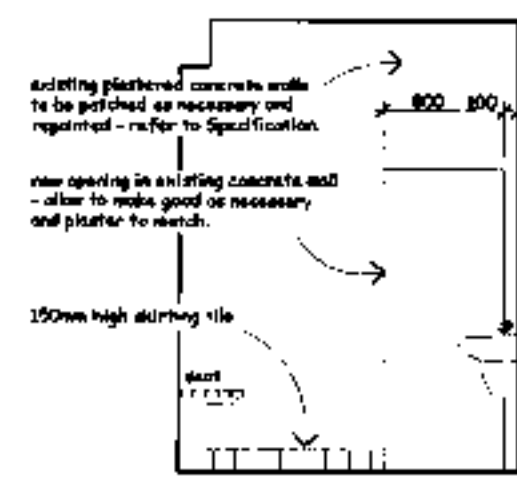
IMPORTANT NOTE: existing wall paneling to walls in Cinema Room to remain untouched during construction of new floor framing and new timber flooring to be cut/shaped around panel bottoms.



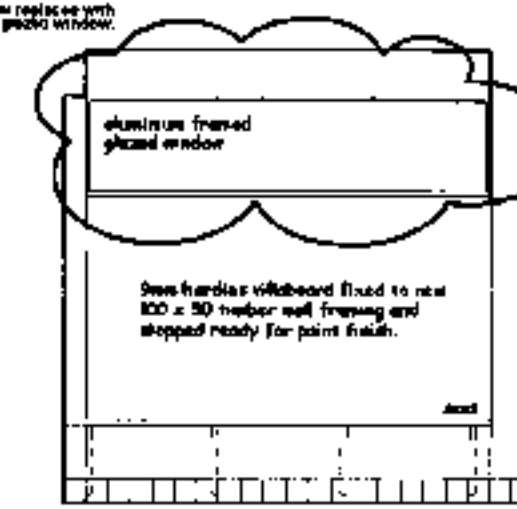
EXISTING ROOF PLAN
SCALE 1:100



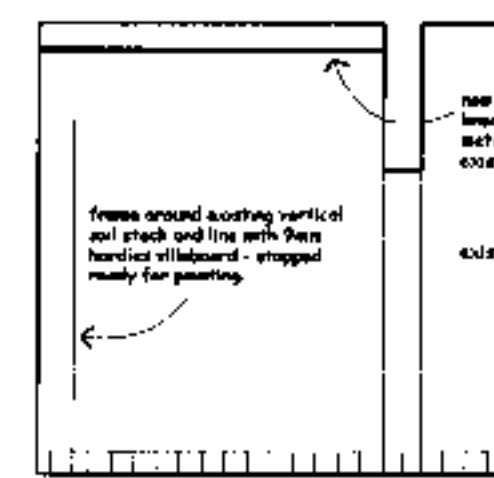
B:11 - ELEVATION 1
SCALE 1:50



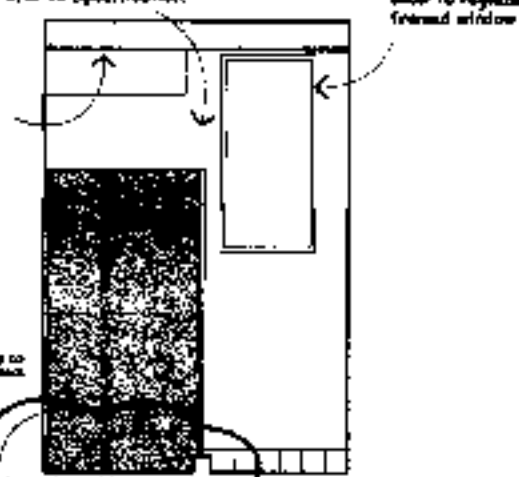
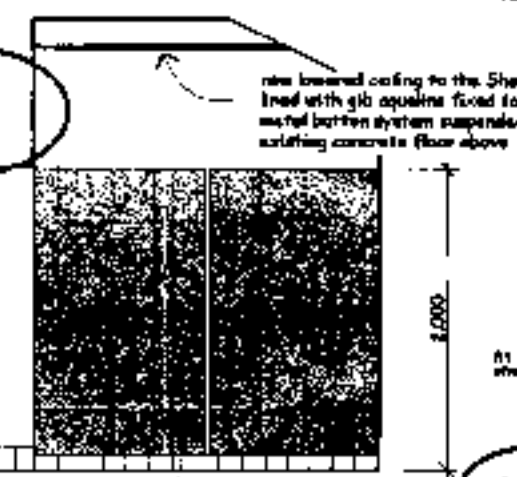
B:11 - ELEVATION 3
SCALE 1:50



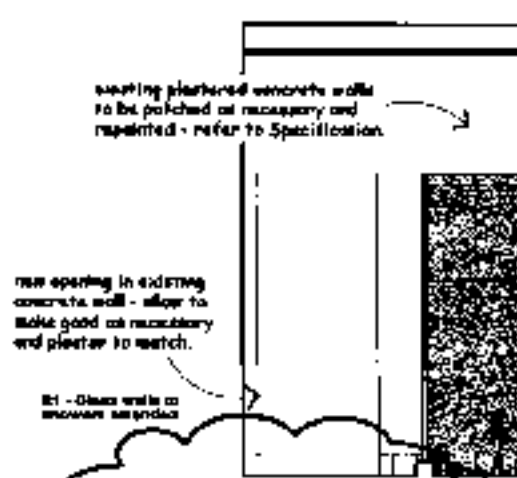
B:11 - ELEVATION 2
SCALE 1:50



B:11 - ELEVATION 4
SCALE 1:50



B:12 - ELEVATION 3
SCALE 1:50



B:12 - ELEVATION 1
SCALE 1:50

R1 - Shower glass walls amended and glass block window replaced with aluminum framed glazed window (10/07/08)

BUILDING CONSENT ISSUE

MIKE SOWMAN
DESIGN LIMITED

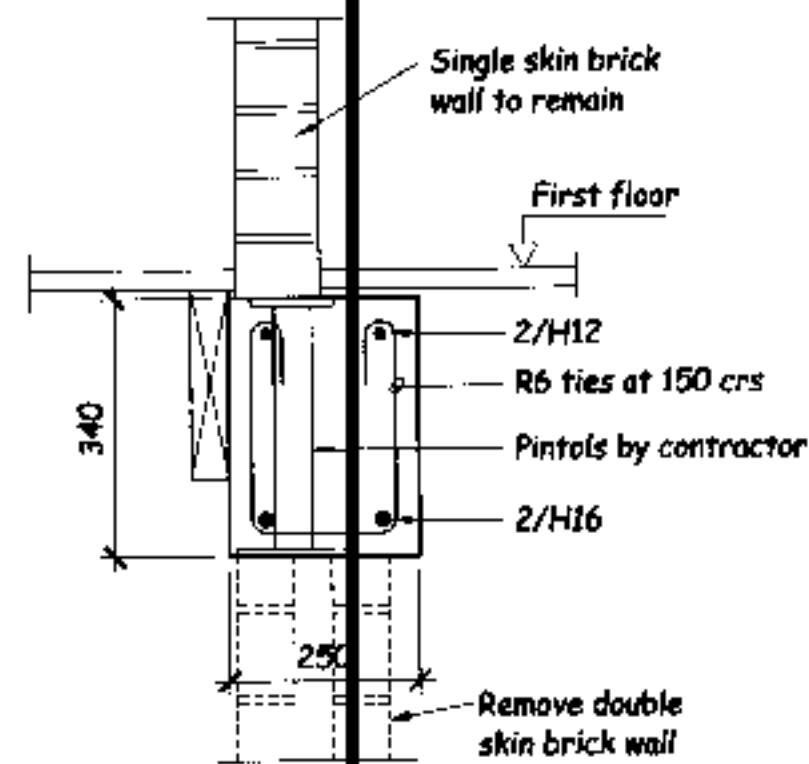
Box 226, Dunedin
Tel: 03 475 1999
Fax: 03 475 9888
Mobile: 0274 684 824
email: mikesowman@msd.co.nz
www.msdesign.co.nz

DO NOT SCALE OFF DRAWINGS ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION

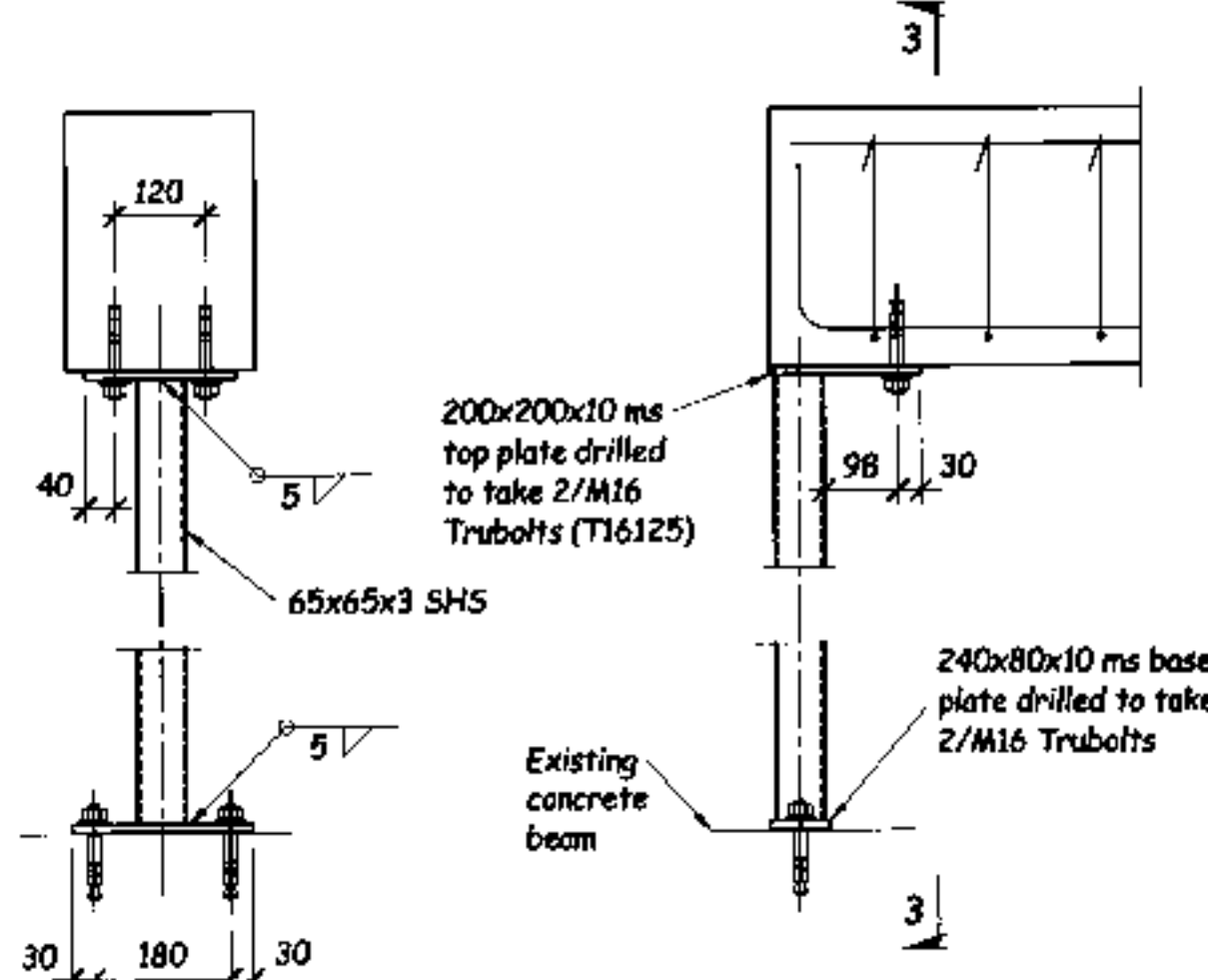
"GARDEN VIEW"
SANTA SABINA
BUILDING ALTERATIONS
61 NORTH ROAD
DUNEDIN

ROOF PLAN

job no. : CN06-0514	date : 08/03/2008
scale : AS SHOWN	print date : 20/07/2008
no sheets : R1	sheet no : 09

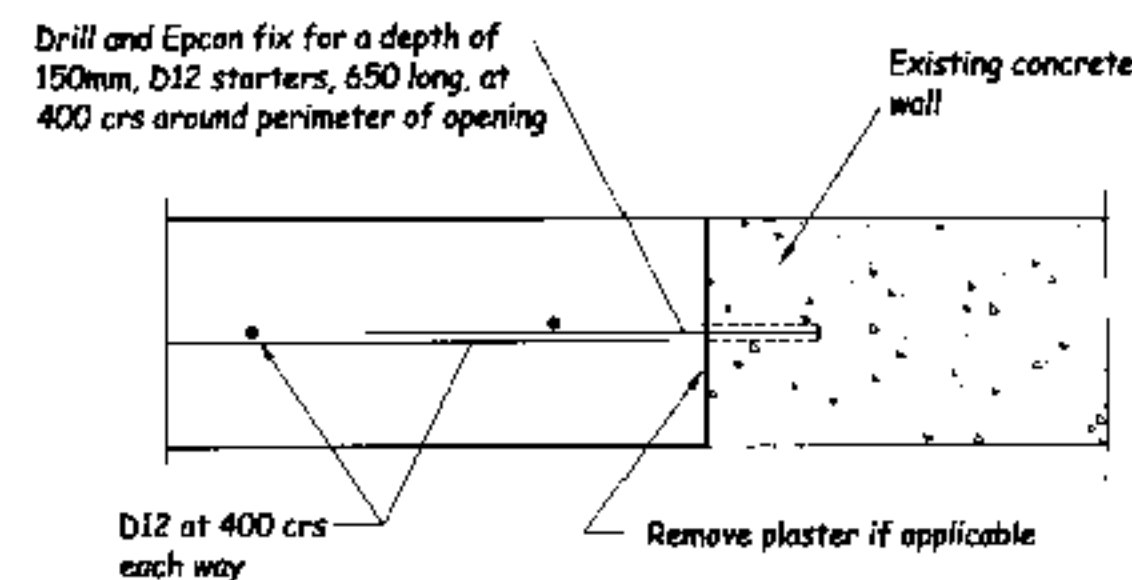


Section 1
Scale 1:10



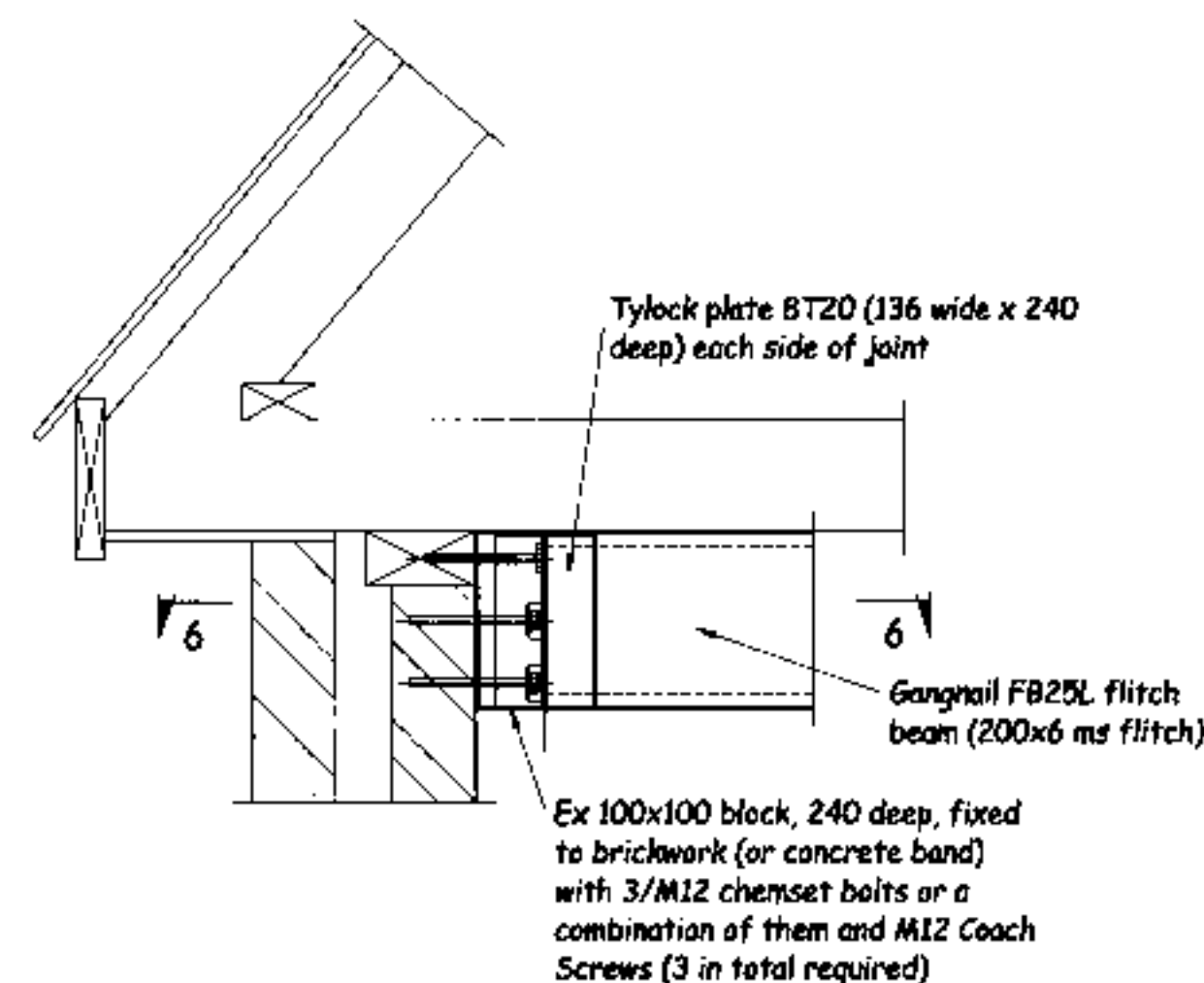
Section 3
Scale 1:10

Detail 2
Scale 1:10

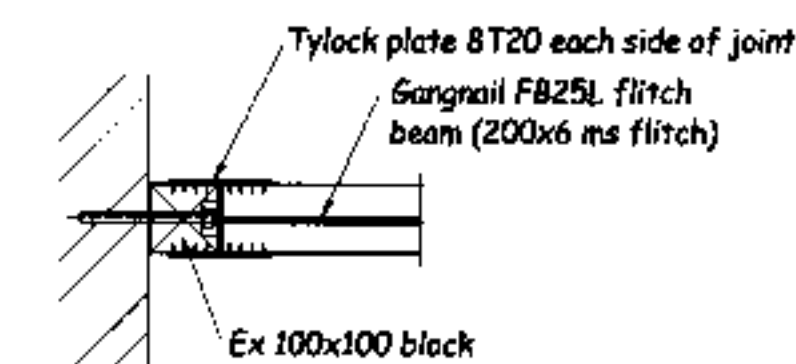


Section 4
Scale 1:10

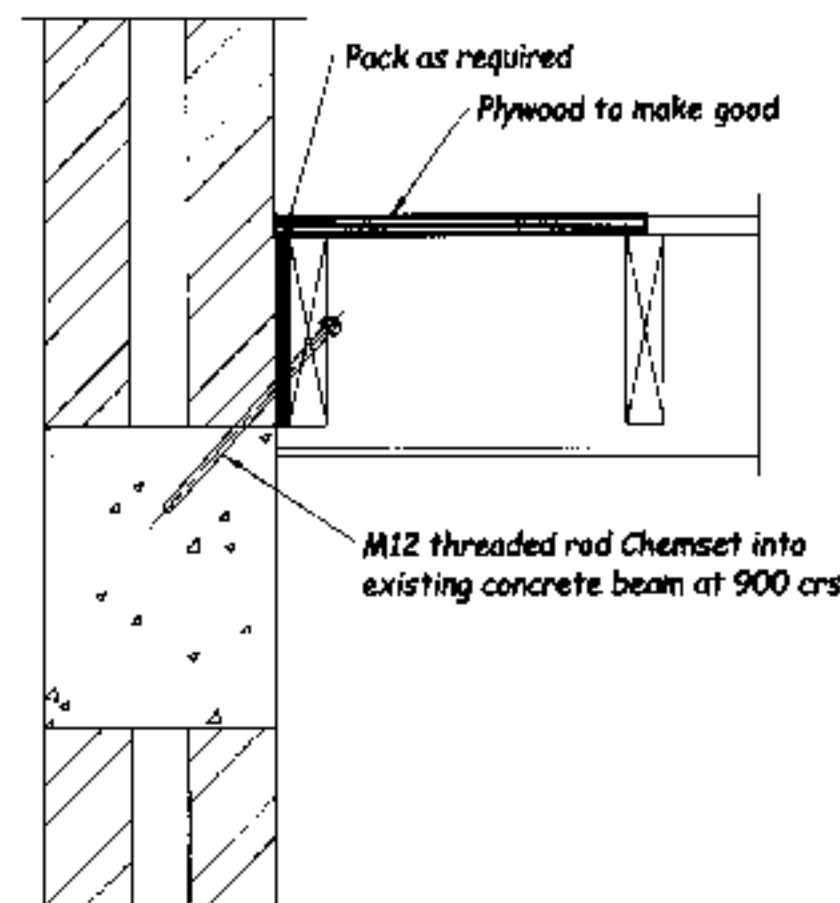
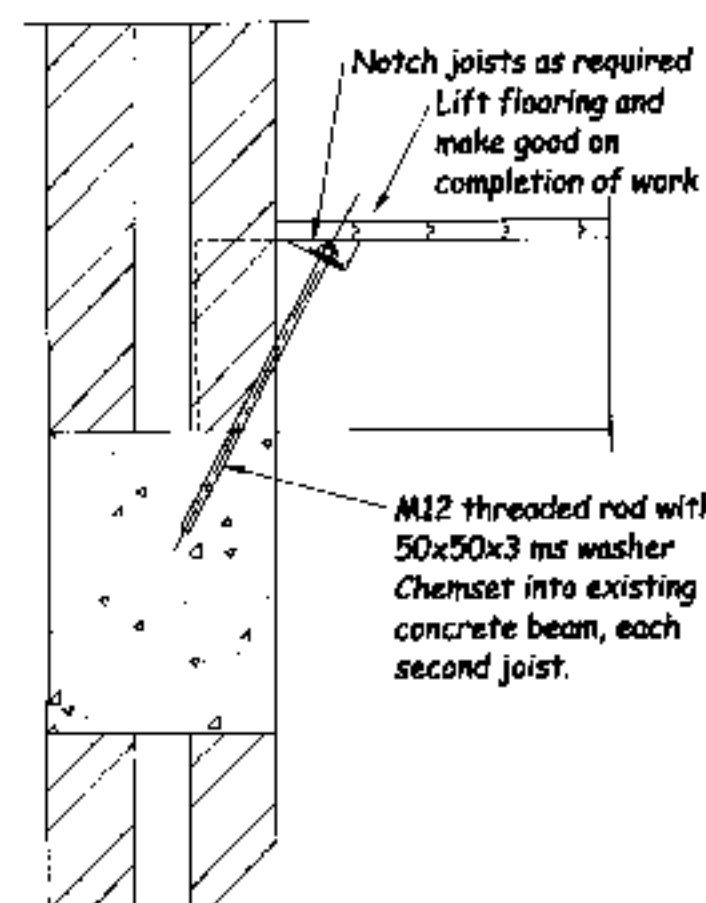
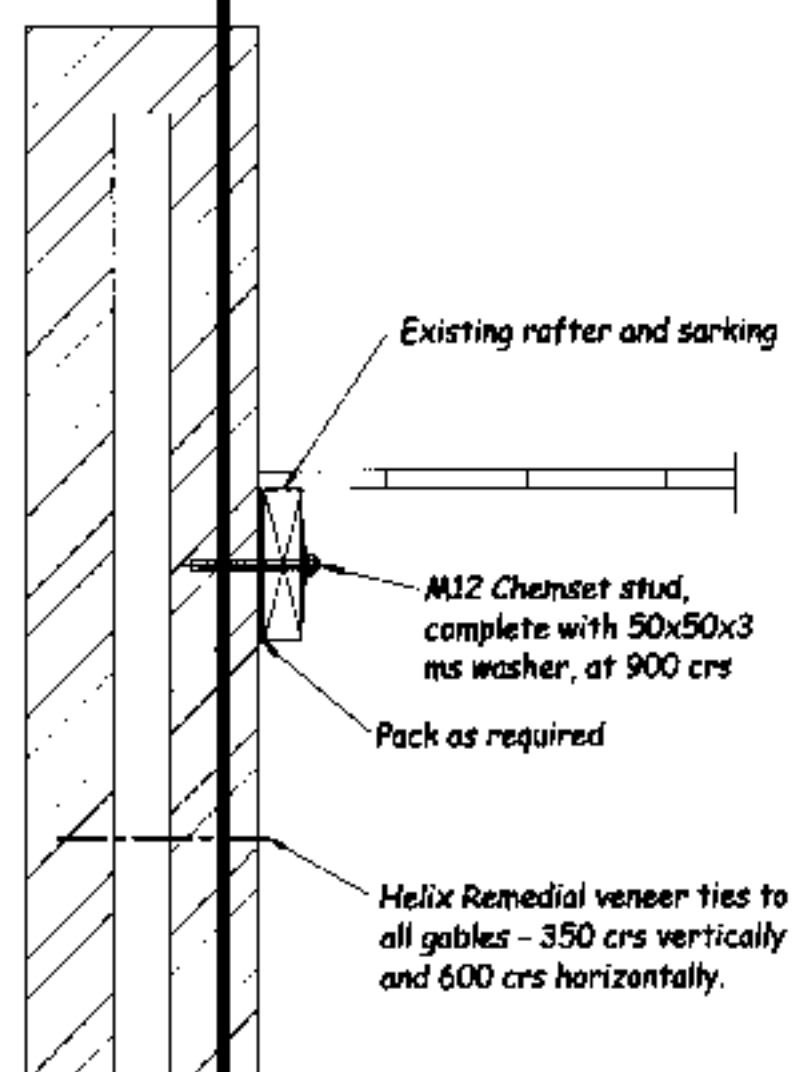
Applicable to the infilling of all openings in concrete walls



Detail 5
Scale 1:10

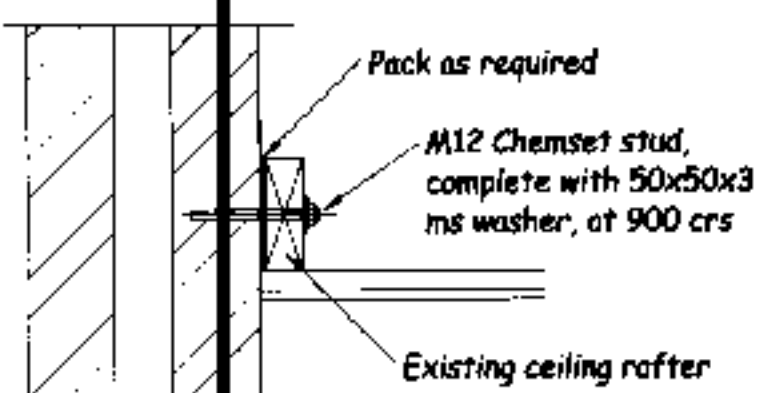


Section 6
Scale 1:10



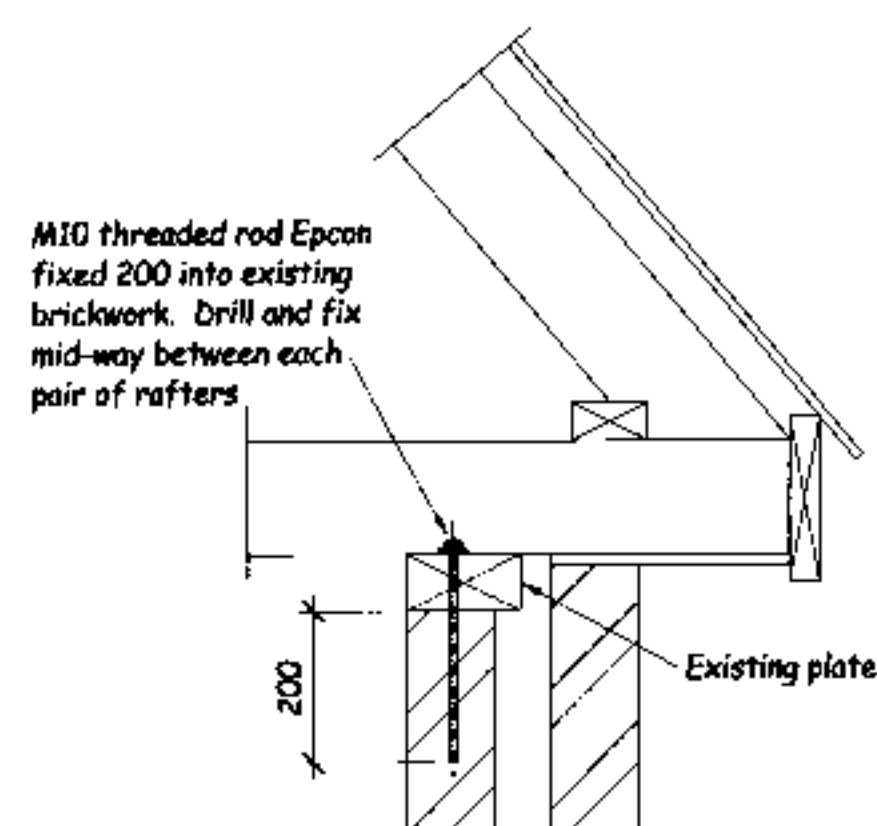
First Floor Strengthening
Walls/Floor Connection

Scale 1:10

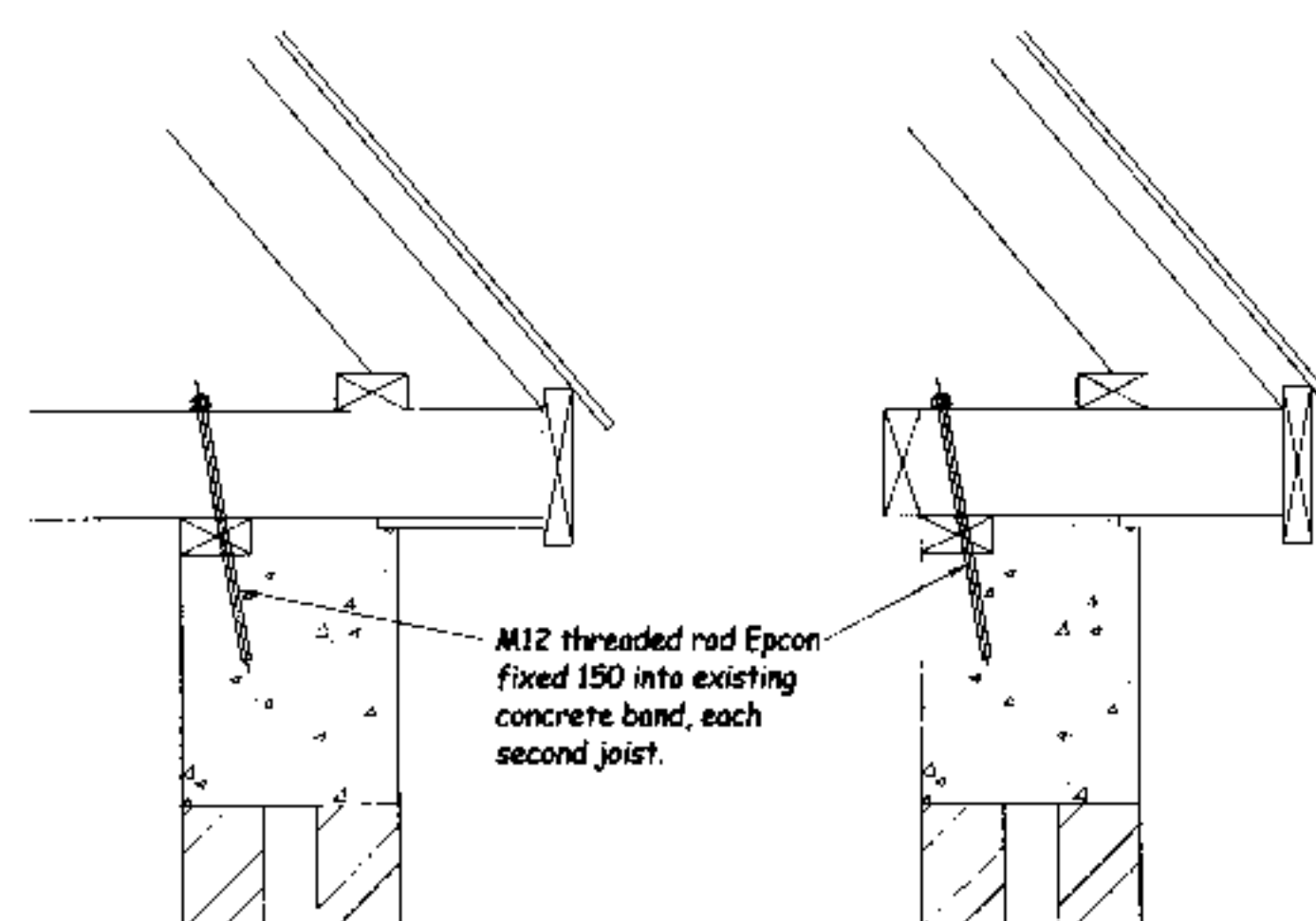


Gable End Strengthening

Scale 1:10



M12 Coach Screw each second rafter to existing plate



Roof/Wall Connections

Scale 1:10

CITY COUNCIL
2008 1153

STEVENSON BROWN LTI
Structural and Fire Engineer
Level 2 Room 100
100/100 Street
PO Box 100, Dunedin
Phone 03 477 6228
Fax 03 477 6229
Email enquiries@stevenson.co.nz

All dimensions to be checked on site
Do not scale off these drawings
Any discrepancies between drawings
to be notified to the consultants

No.	Revision	Date
A	Foot and beam above deleted	7/08

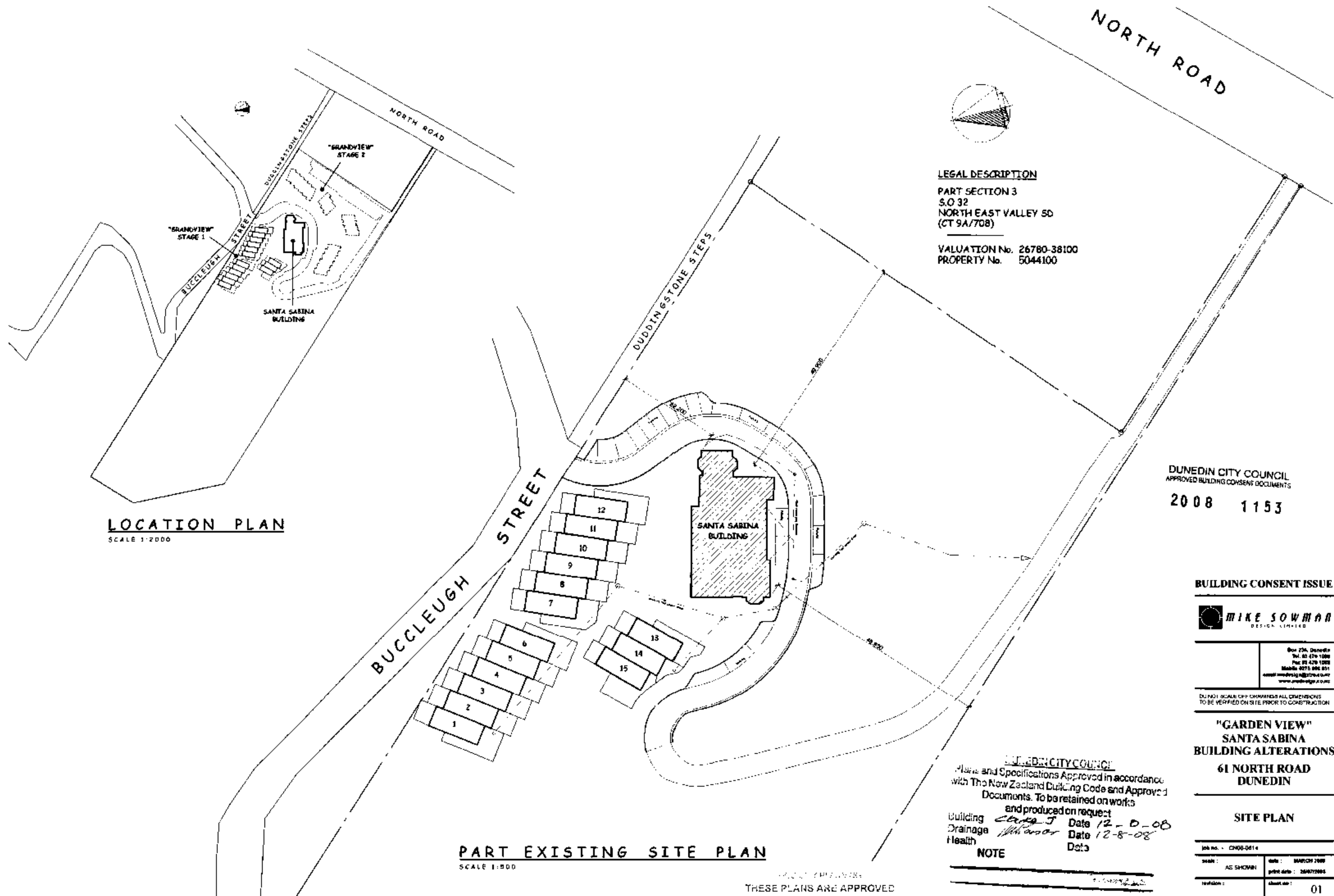
STRUCTURAL
Drawing

Contract Title
**"Garden View"
Santa Sabina
Building
Alterations**
61 North Road
Dunedin

Designed : Nick Brown
Checked : Nick Brown
Drawn : Rex Mullen
Date : May 08
Scale : As Shown when A1
CAD file :

Sheet Title
**Structural and
Earthquake
Strengthening Details**

Contract No
7146
Sheet
S2A
of 2 sheets
Date Issued :



LOCATION PLAN
SCALE 1:2000

PART EXISTING SITE PLAN
SCALE 1:500



LEGAL DESCRIPTION
PART SECTION 3
S.O 32
NORTH EAST VALLEY 50
(CT 9A/708)

VALUATION No. 26780-38100
PROPERTY No. 5044100

DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENTS
2008 1153

BUILDING CONSENT ISSUE



Box 234, Dunedin
Tel. 03 479 1089
Fax 03 479 1098
Mobile 0275 996 851
www.mikesowmandesign.co.nz

DO NOT SCALE OFF DIMENSIONS
TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION

"GARDEN VIEW"
SANTA SABINA
BUILDING ALTERATIONS
61 NORTH ROAD
DUNEDIN

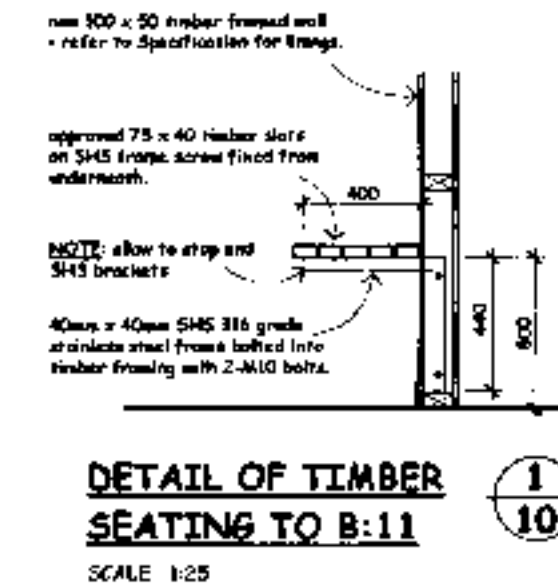
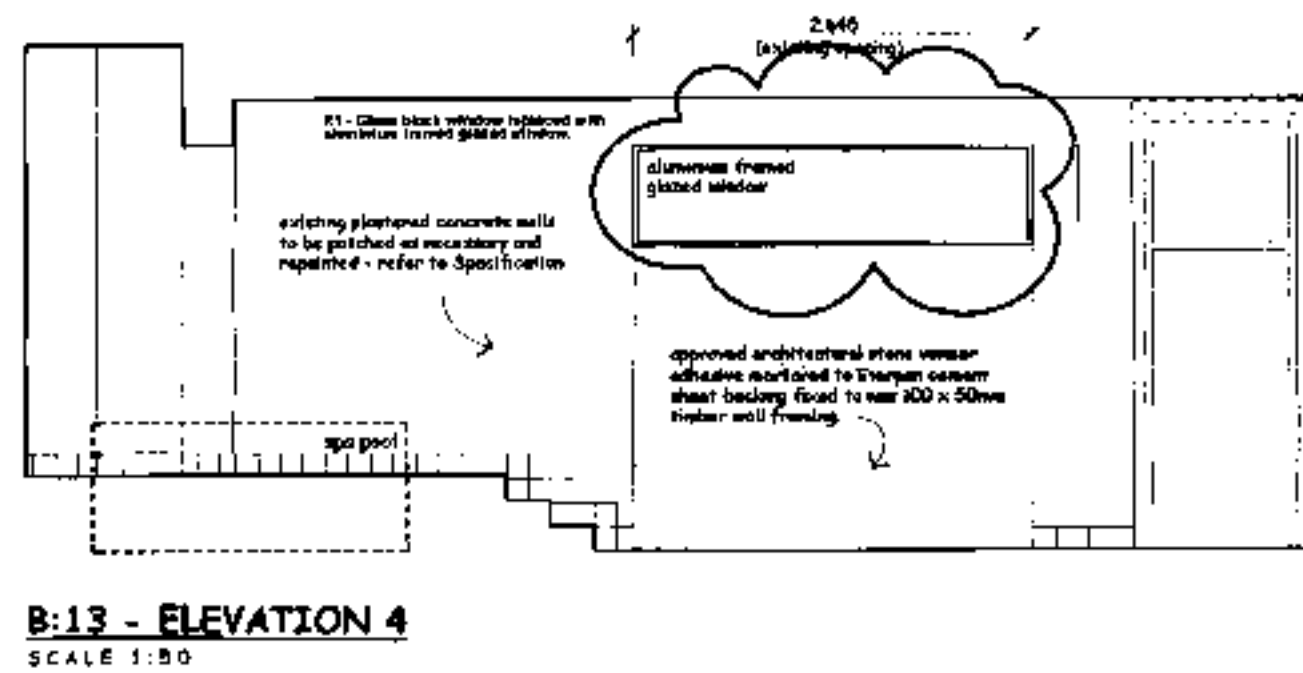
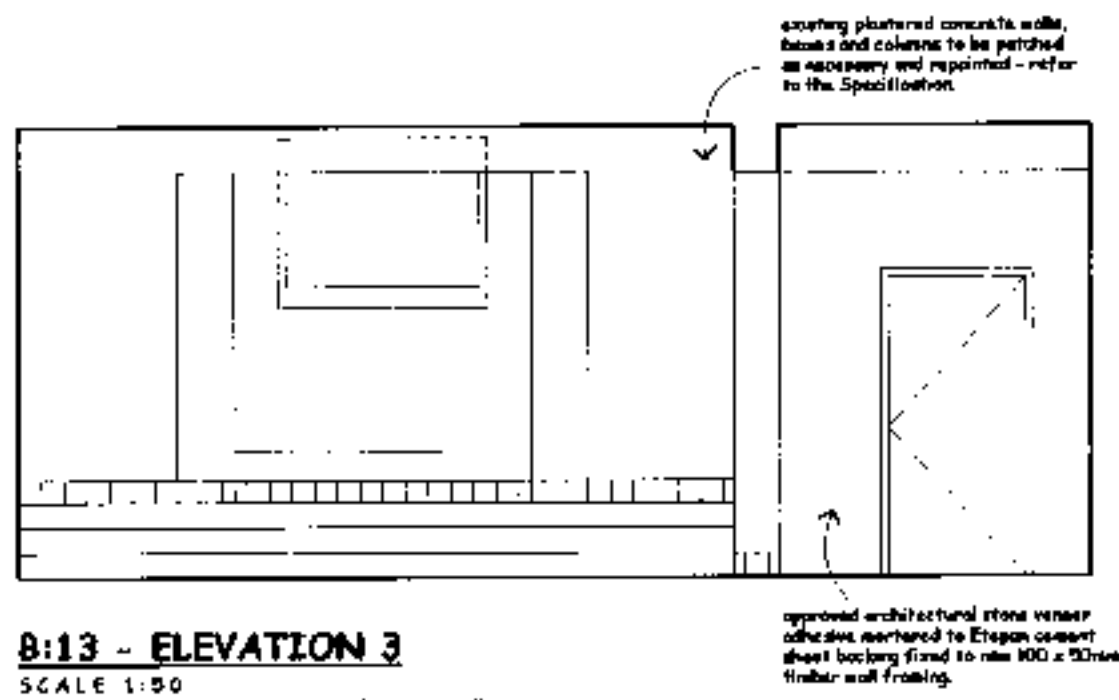
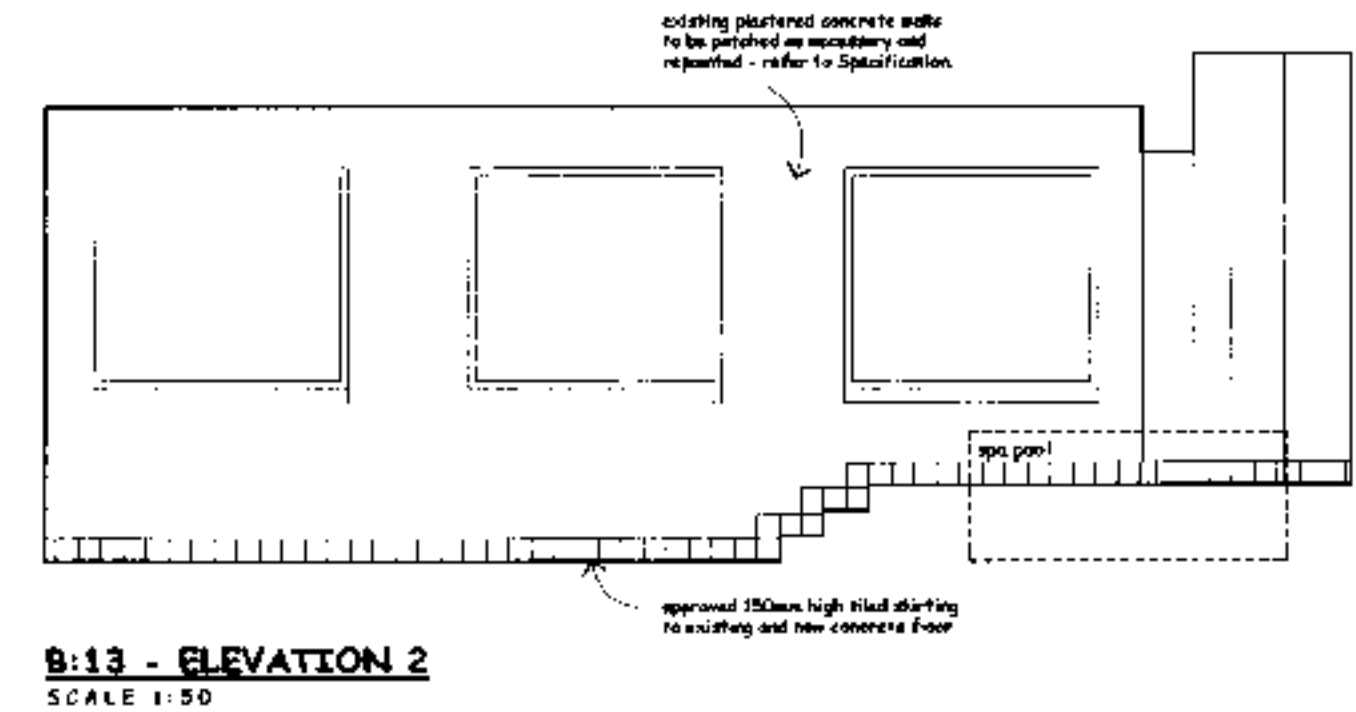
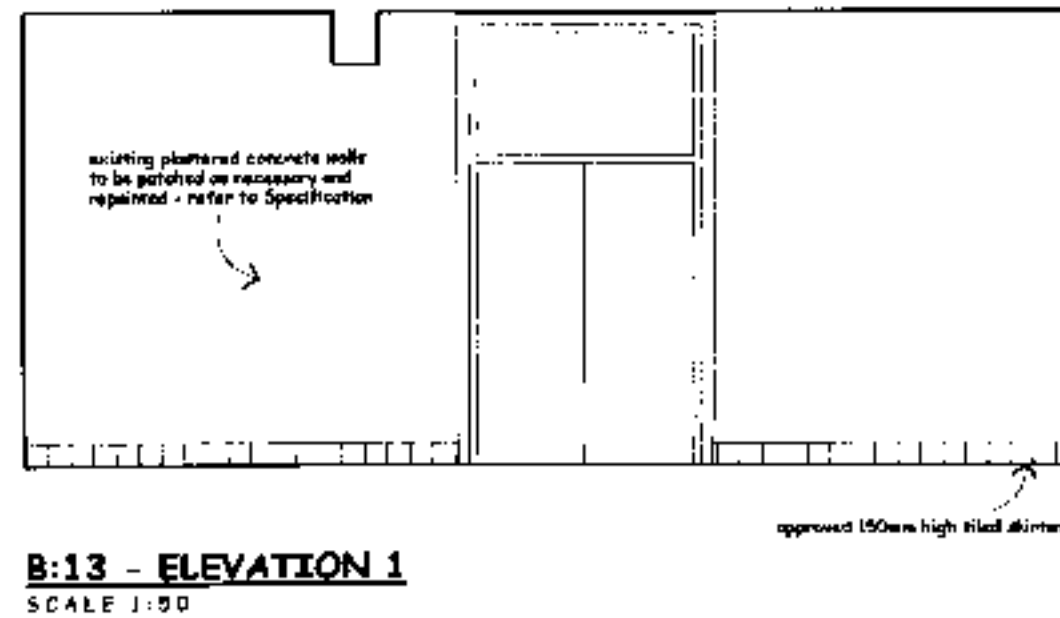
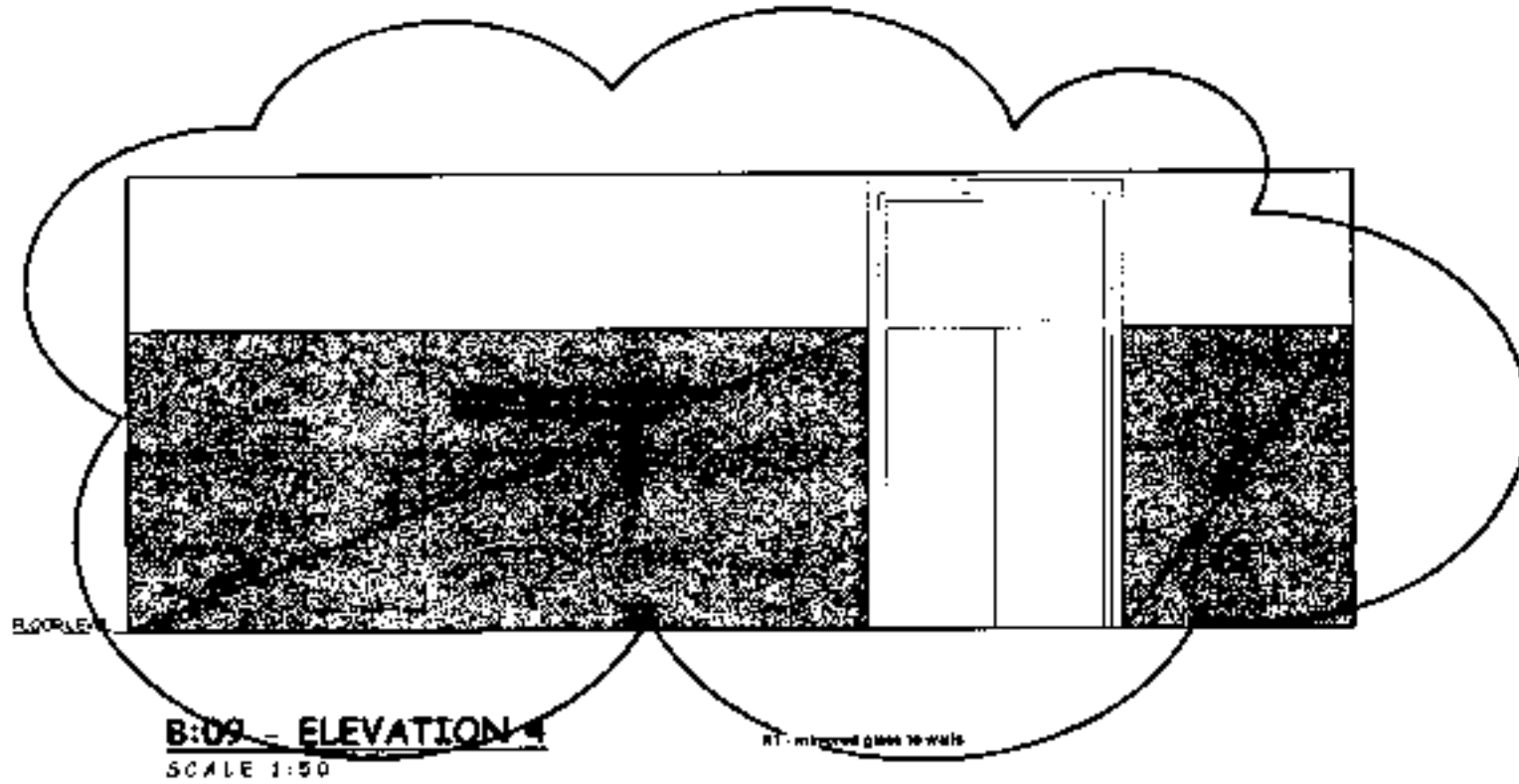
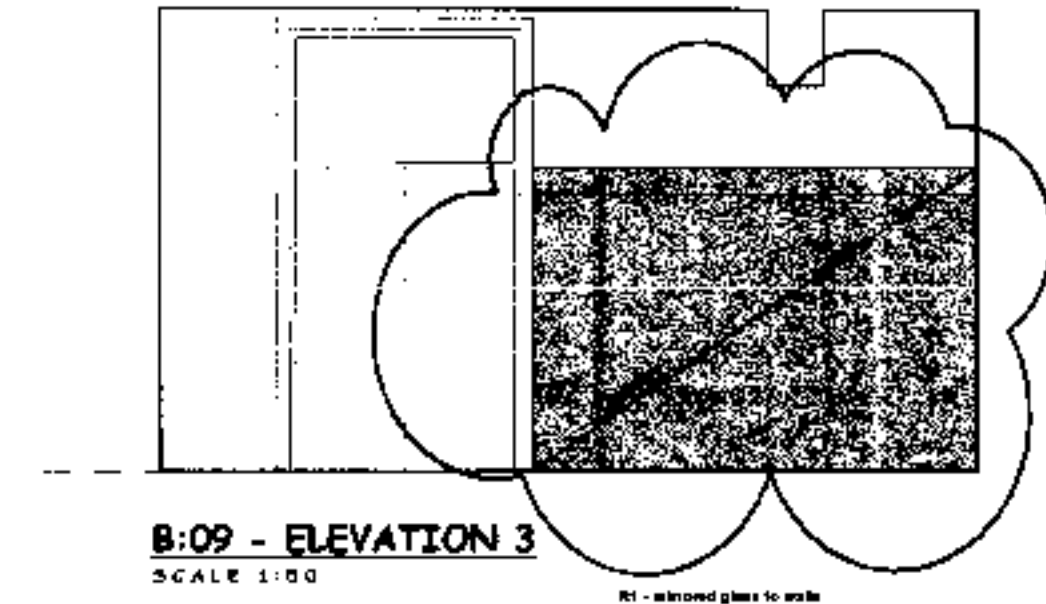
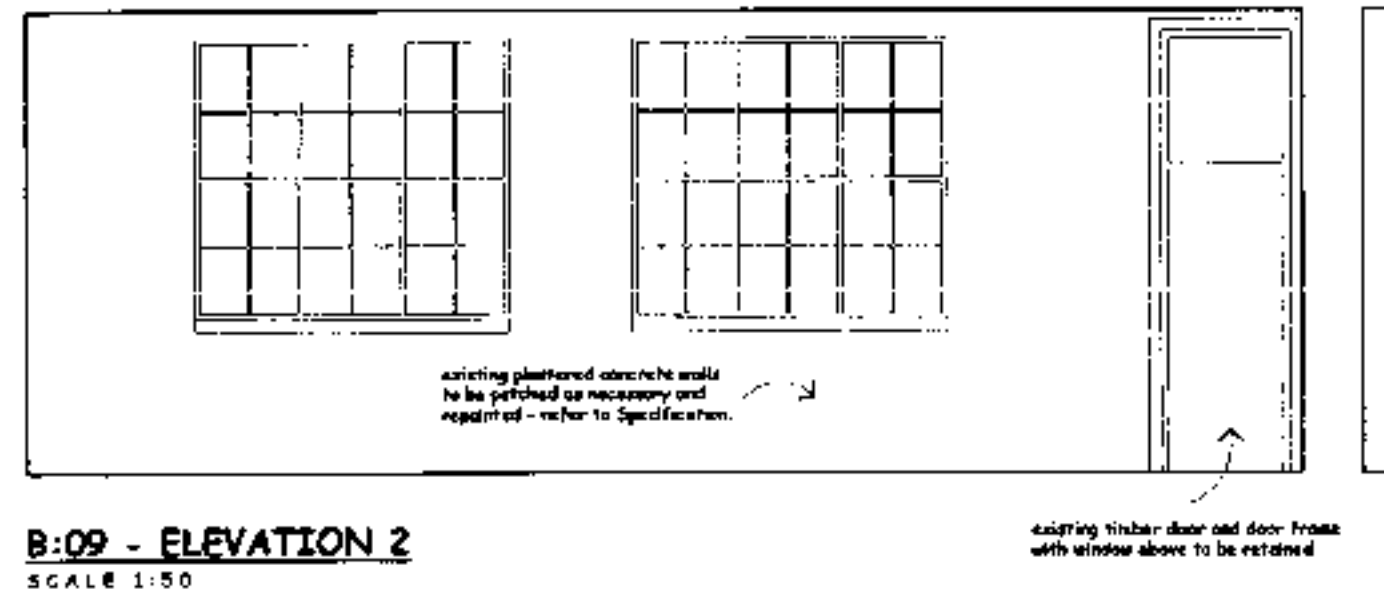
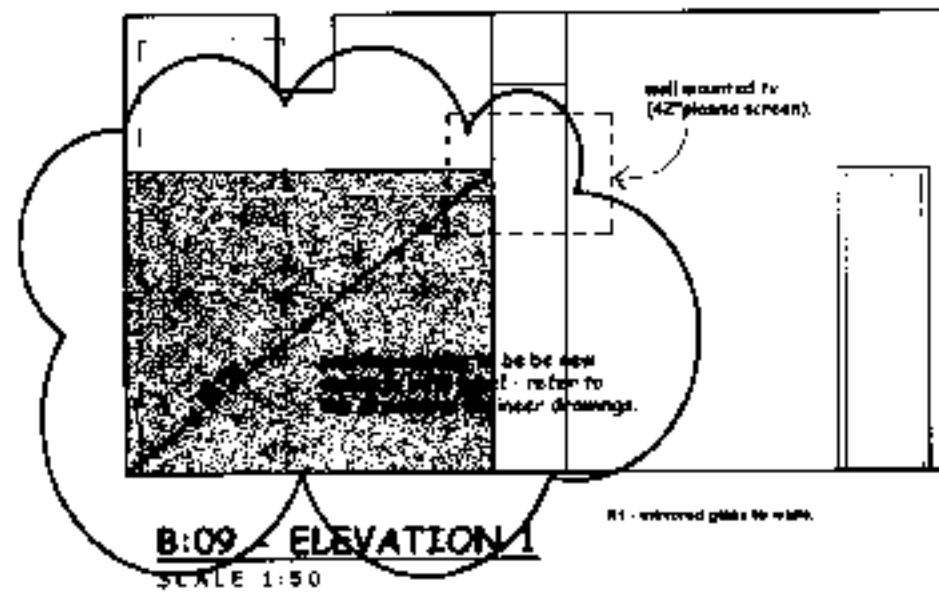
SITE PLAN

DUNEDIN CITY COUNCIL
Plans and Specifications Approved in accordance
with The New Zealand Building Code and Approved
Documents. To be retained on works
and produced on request
Building *Clark J* Date *12-10-08*
Drainage *Mike Sowman* Date *12-8-08*
Health *Mike Sowman* Date *12-8-08*

NOTE

THESE PLANS ARE APPROVED
If a revision is required, it must be approved by the District Engineer
subject to L116005-369811/A

Job no. : CN08-0614	date : MARCH 2008
scale : AS SHOWN	print date : 28/07/2008
revision :	sheet no : 01



R1 - Shower glass walls amended and glass block window replaced with aluminium framed glazed window. Mirrored glass to B:09 walls. (1005703)

BUILDING CONSENT ISSUE

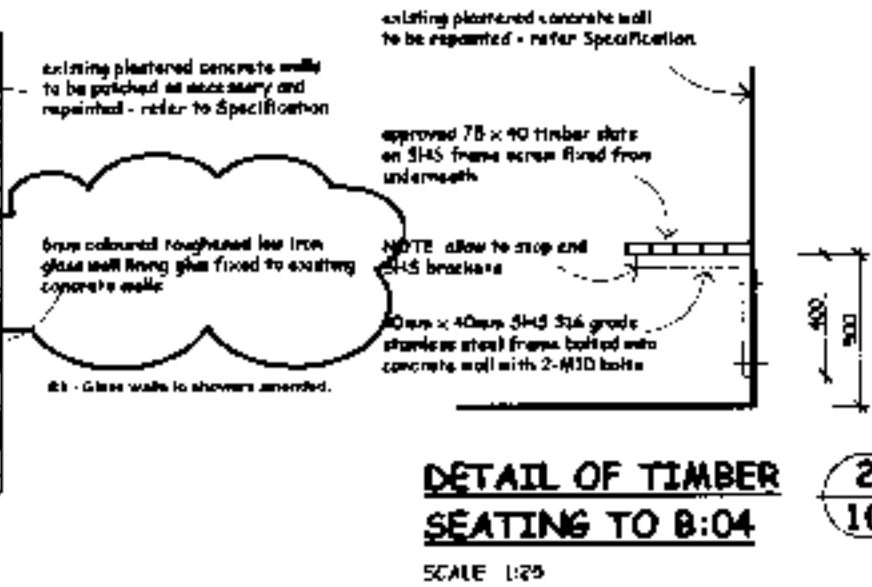
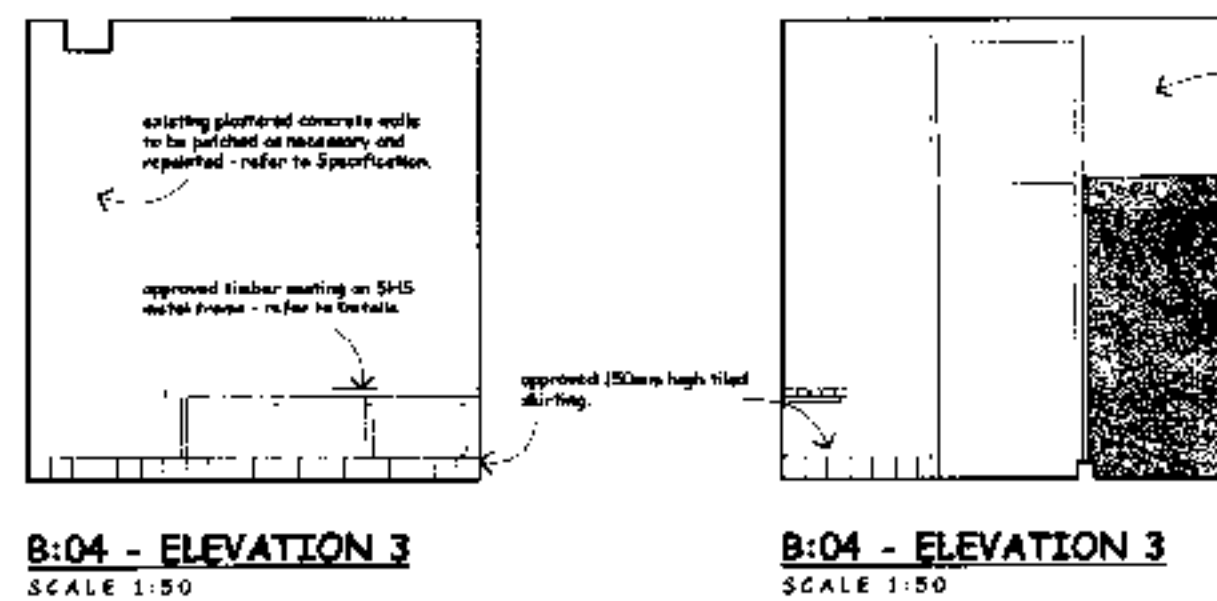
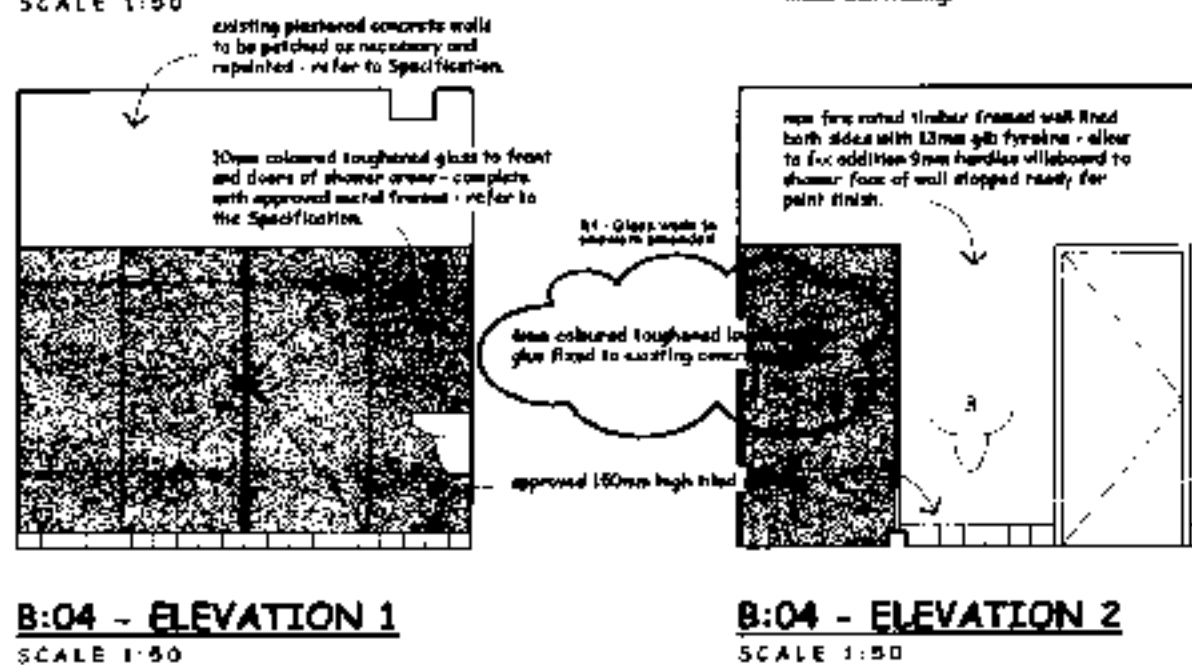
MIKE SOWMAN
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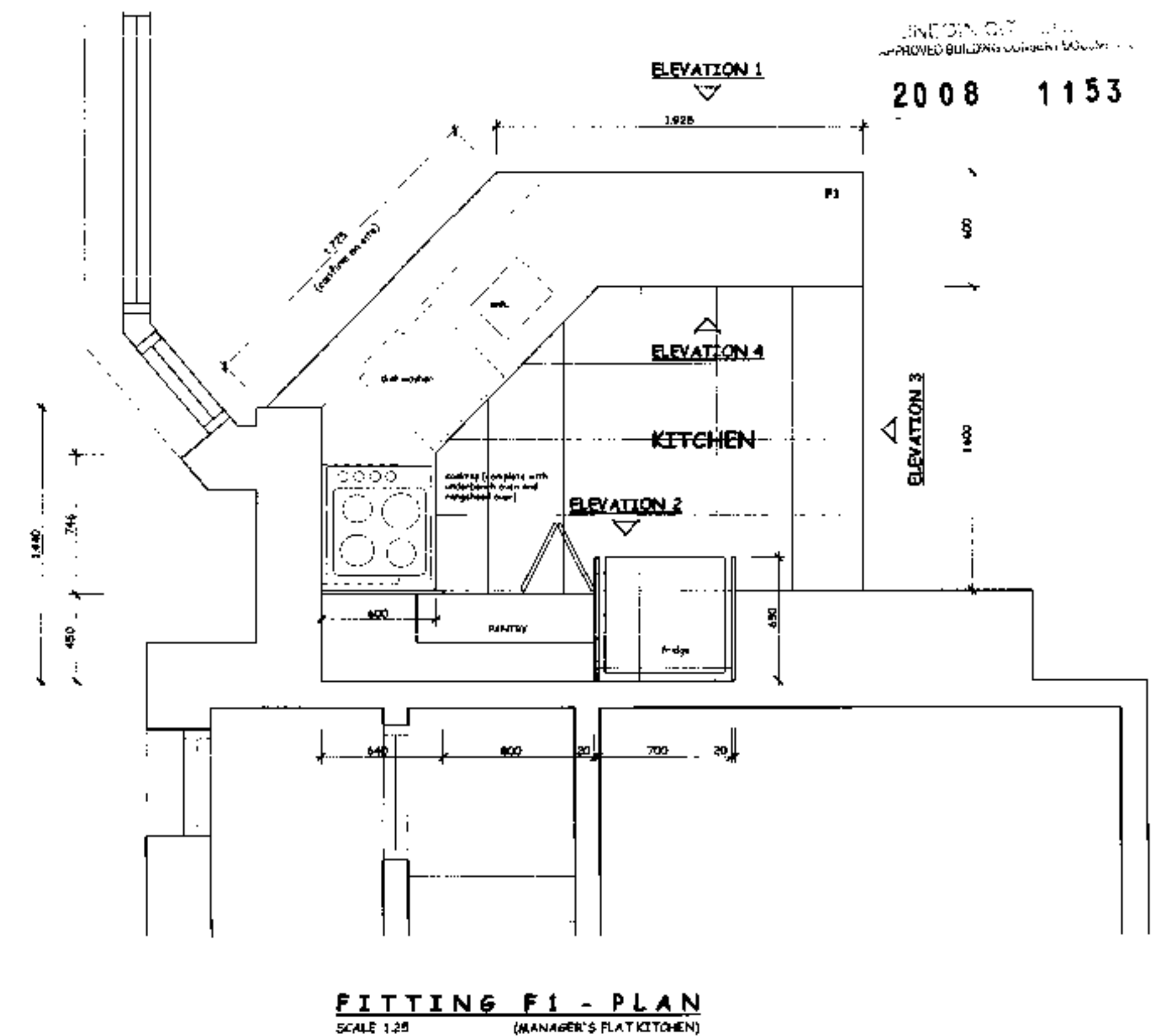
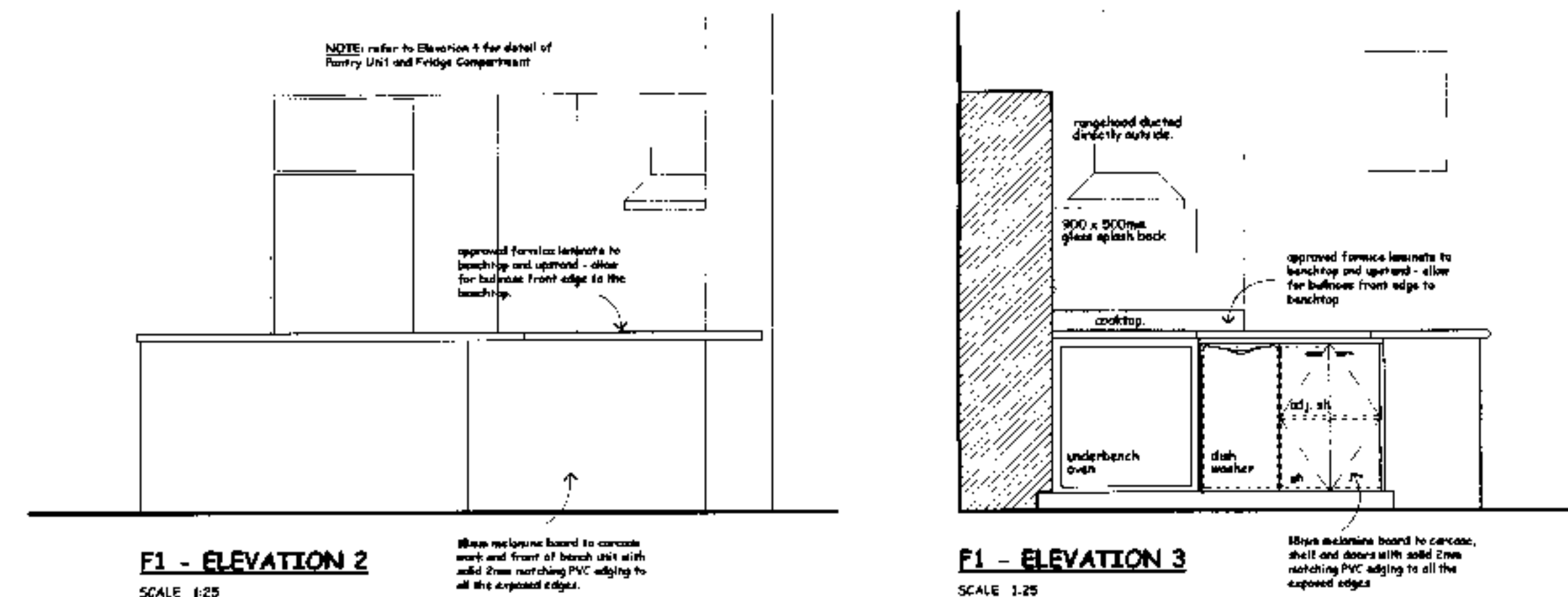
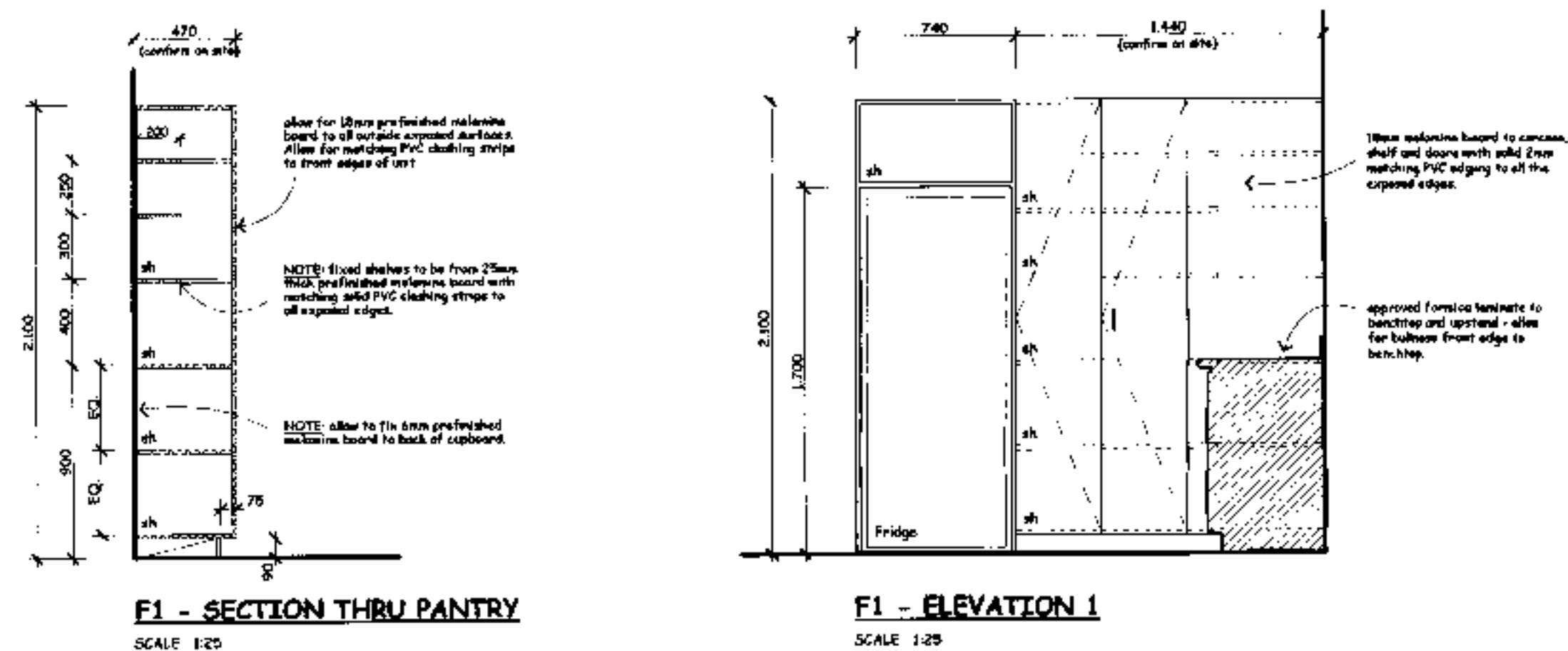
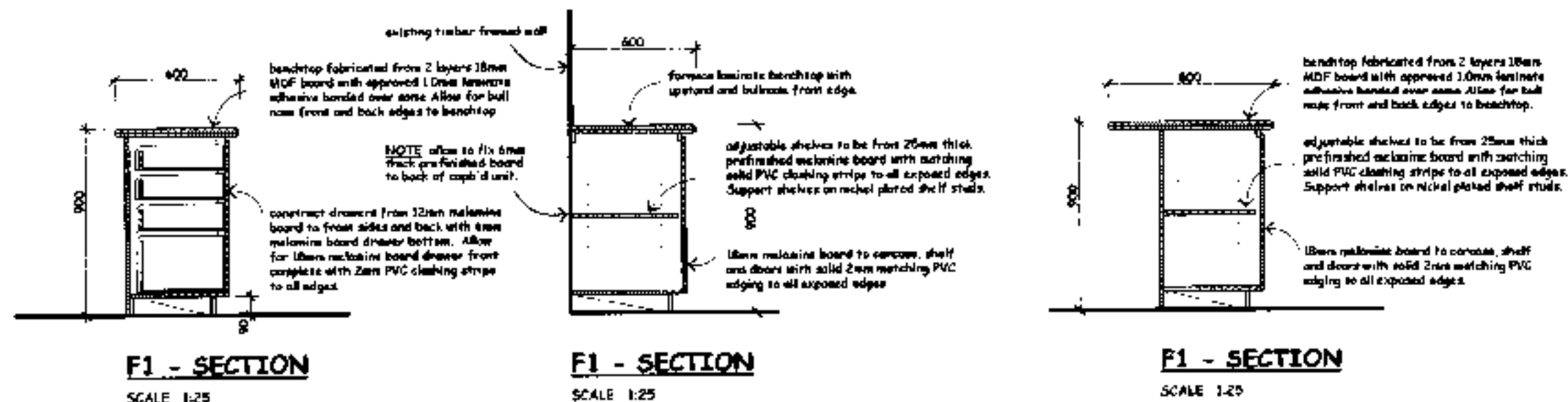
DO NOT SCALE OFF. DRAWINGS ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION.

"GARDEN VIEW"
SANTA SABINA
BUILDING ALTERATIONS
61 NORTH ROAD
DUNEDIN

INTERNAL WALL ELEVATIONS



job no. : CN05-0614	date : MARCH 2008
scale : AS SHOWN	print date : 28/07/2008
revision : R1	sheet no. : 10



BUILDING CONSENT ISSUE



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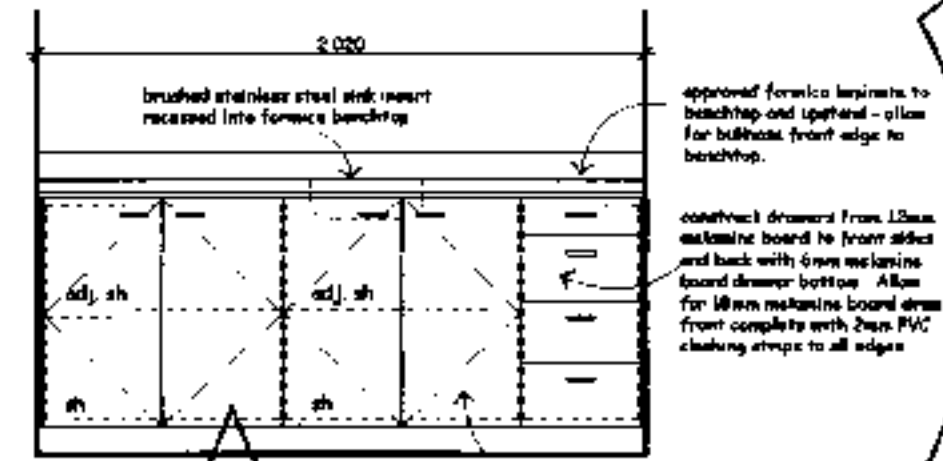
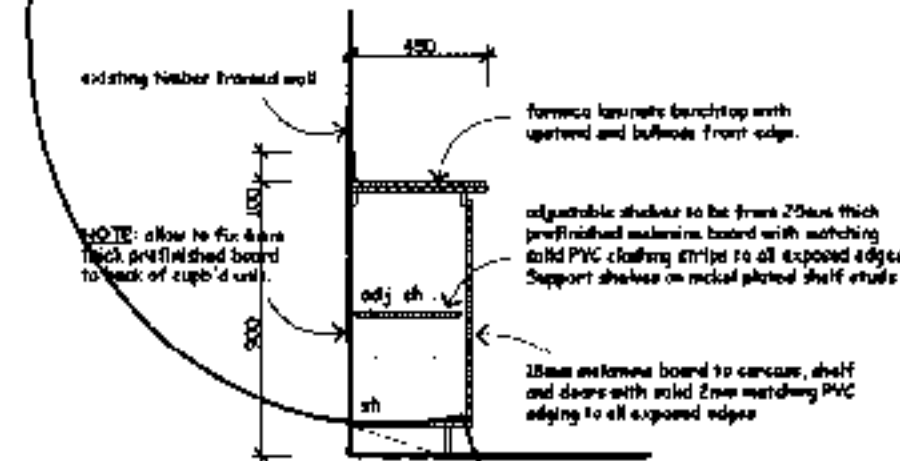
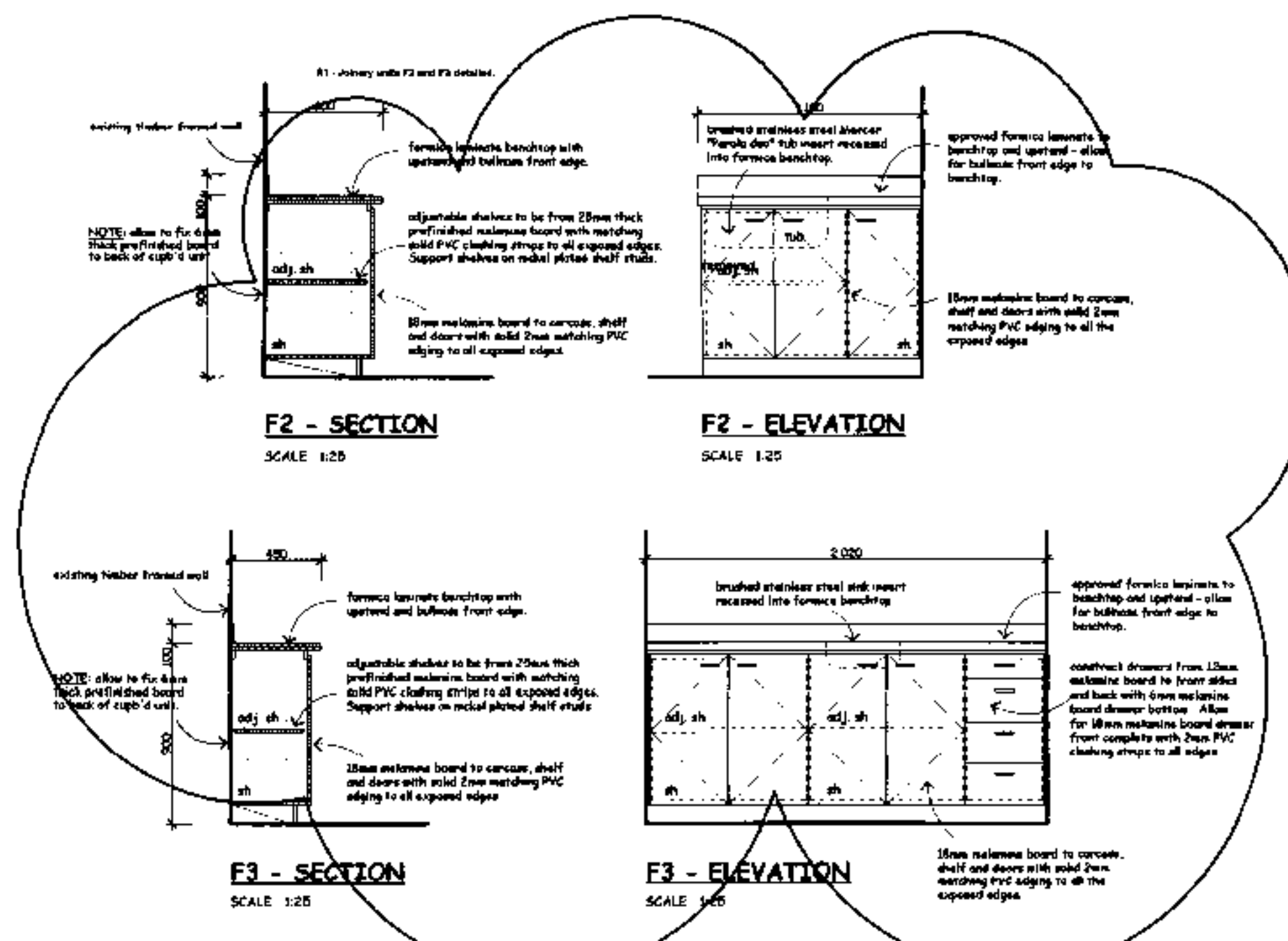
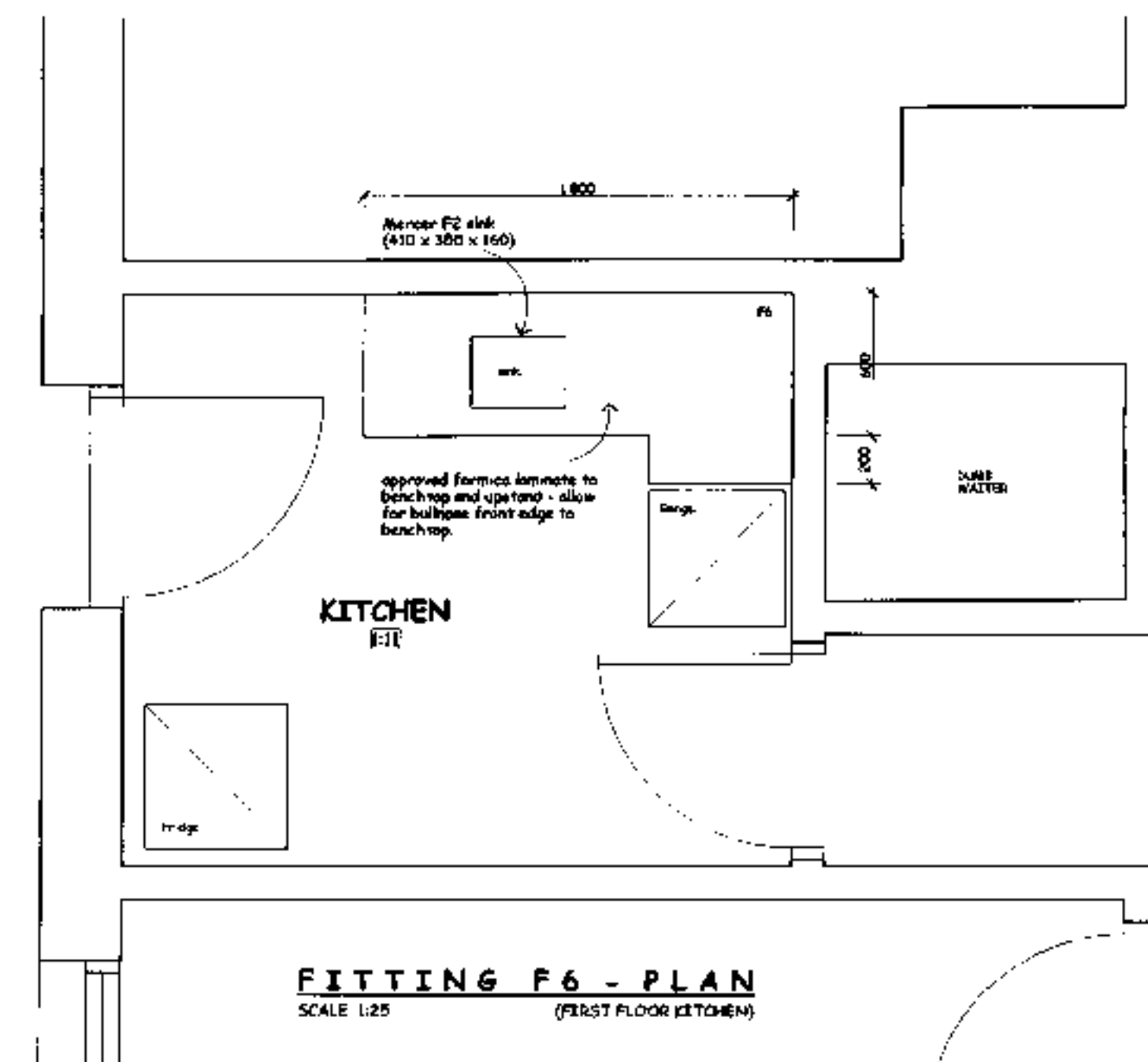
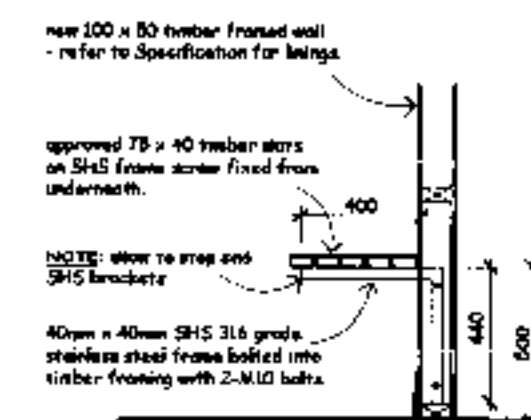
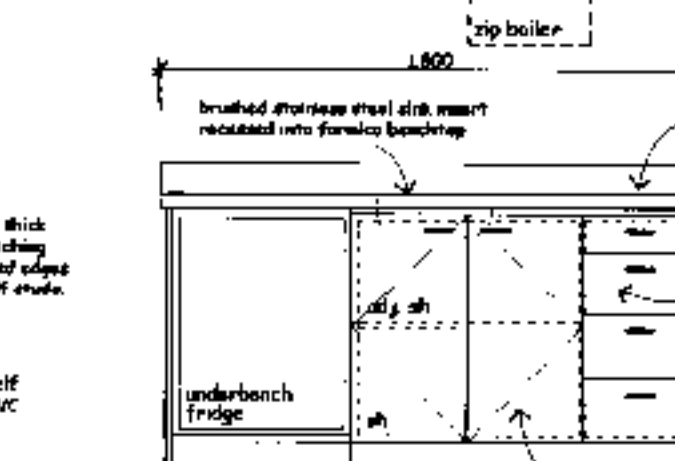
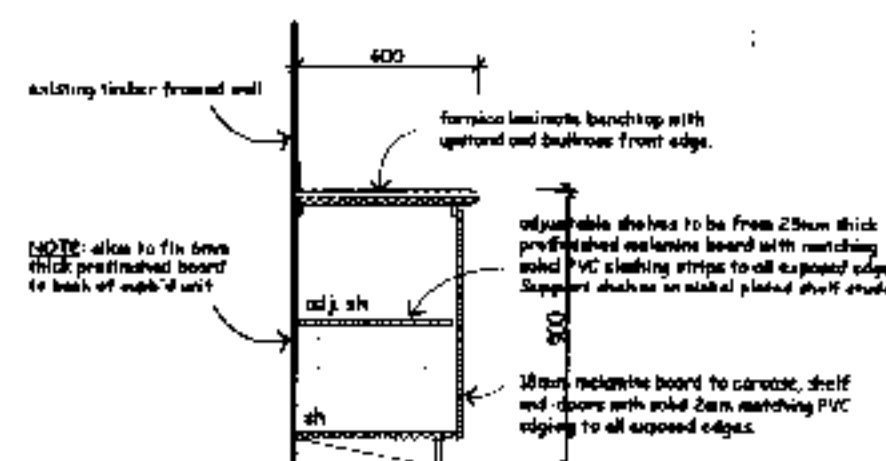
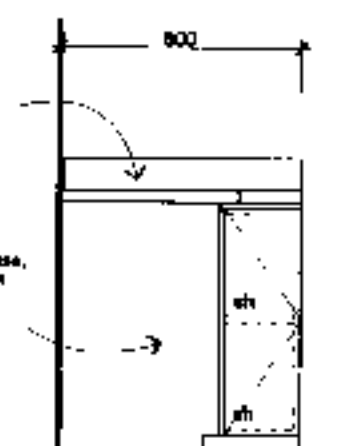
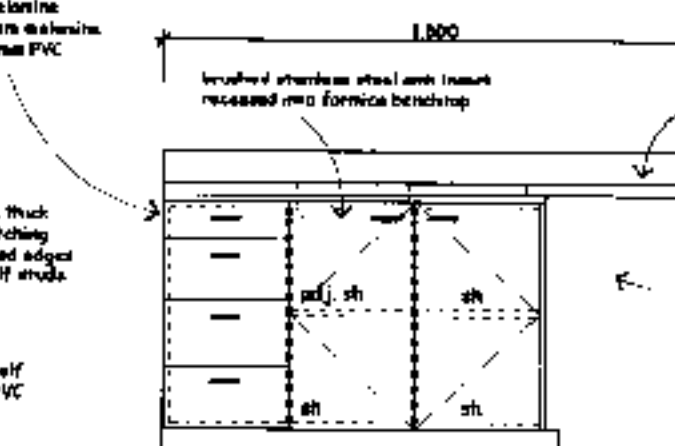
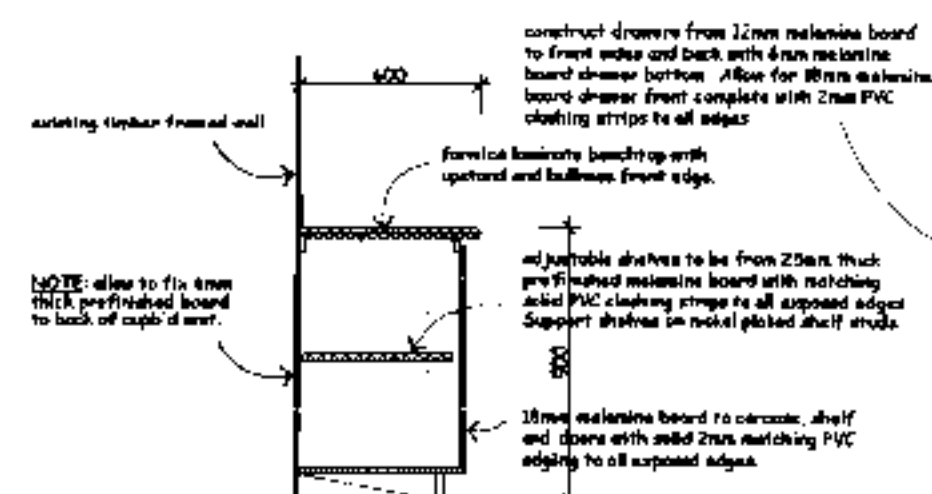
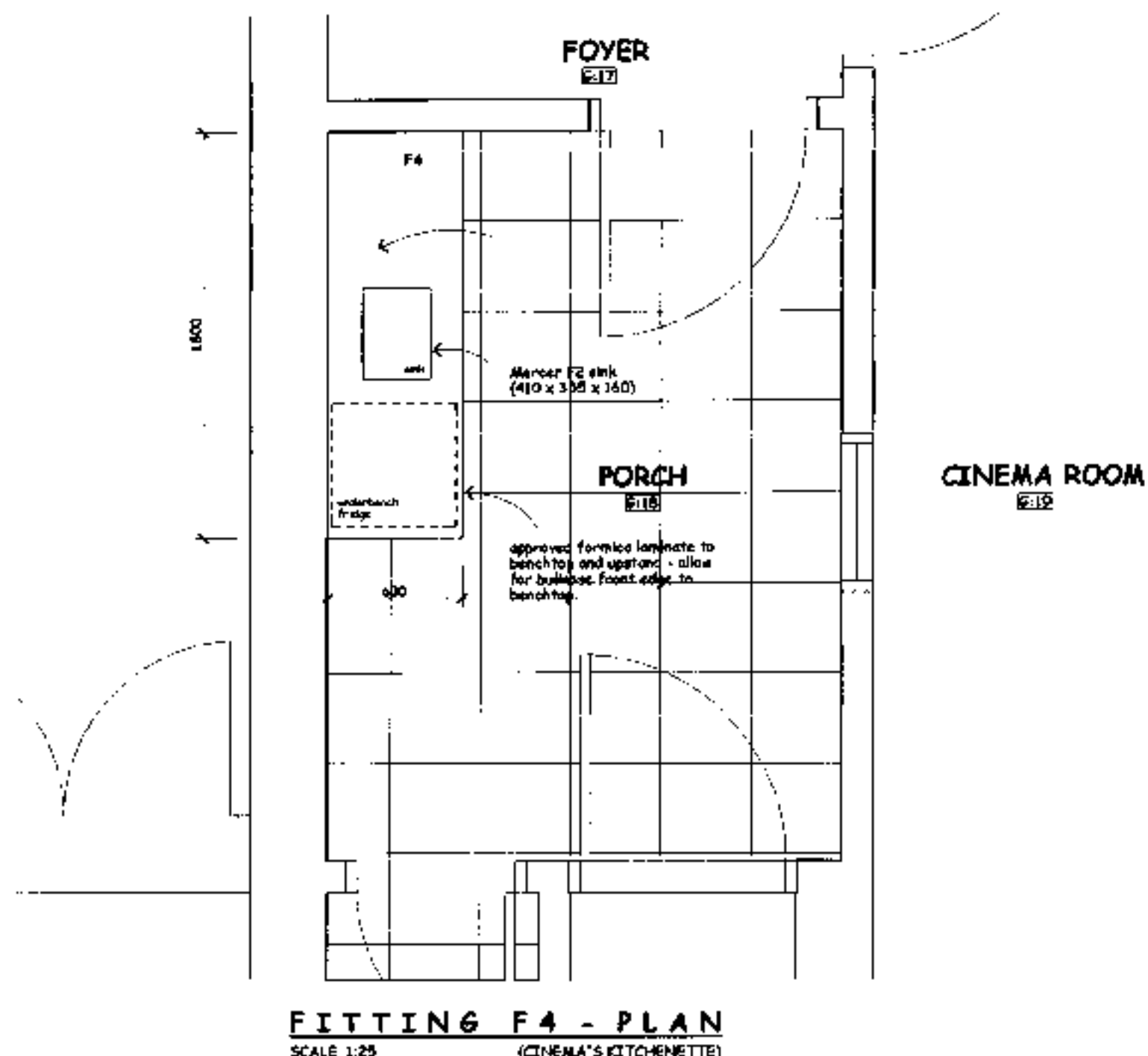
DO NOT SCALE OFF DRAWINGS ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION

"GARDEN VIEW"
SANTA SABINA
BUILDING ALTERATIONS
61 NORTH ROAD
DUNEDIN

JOINERY DETAILS

scale:	AS SHOWN	date:	MARCH 2008
revision:		print date:	28/07/2008
sheet no:		sheet no:	11

2008 1153



R1 - Joinery units F2 and F3 detailed (10/07/08)
BUILDING CONSENT ISSUE

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DESIGN LIMITED

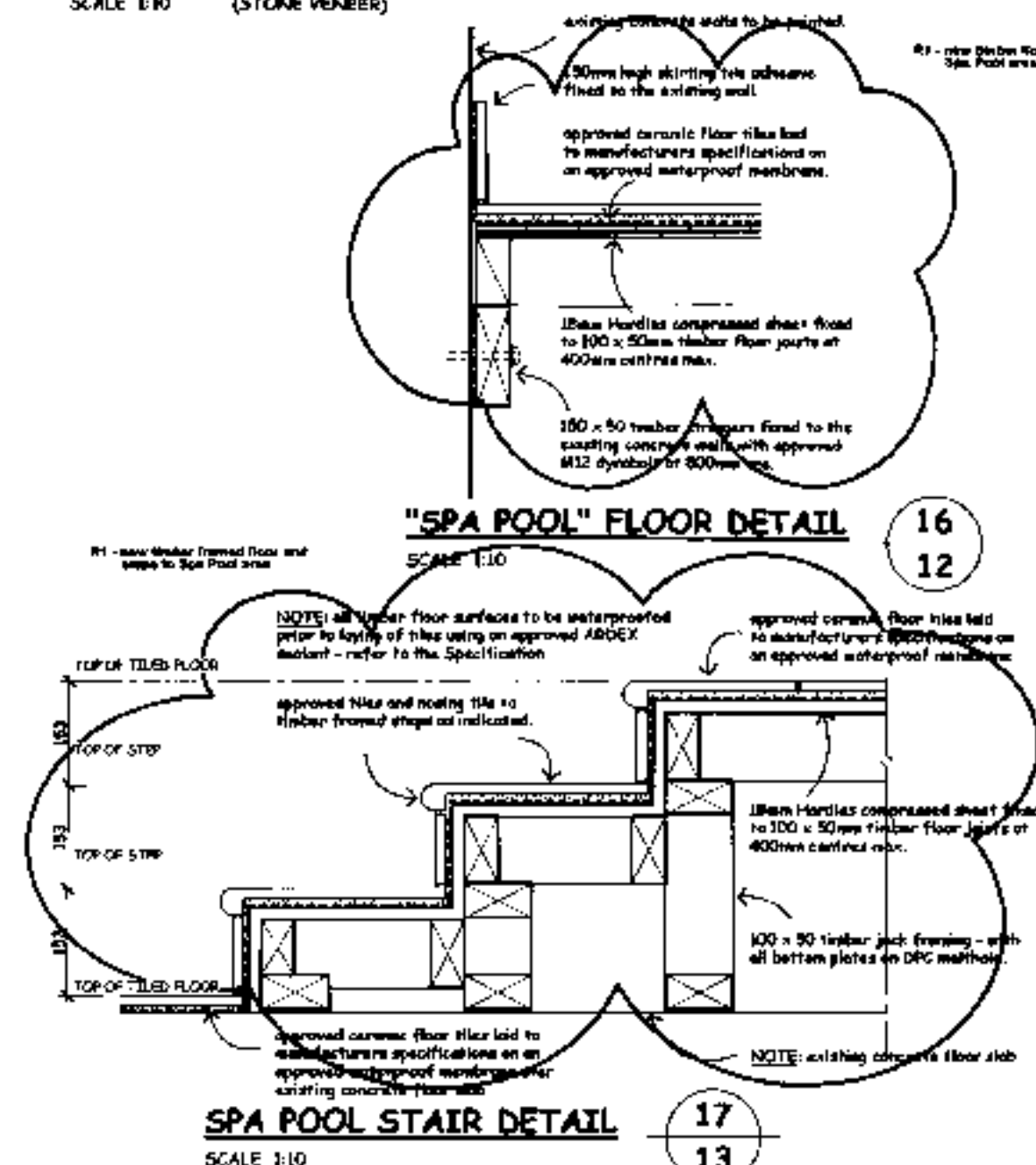
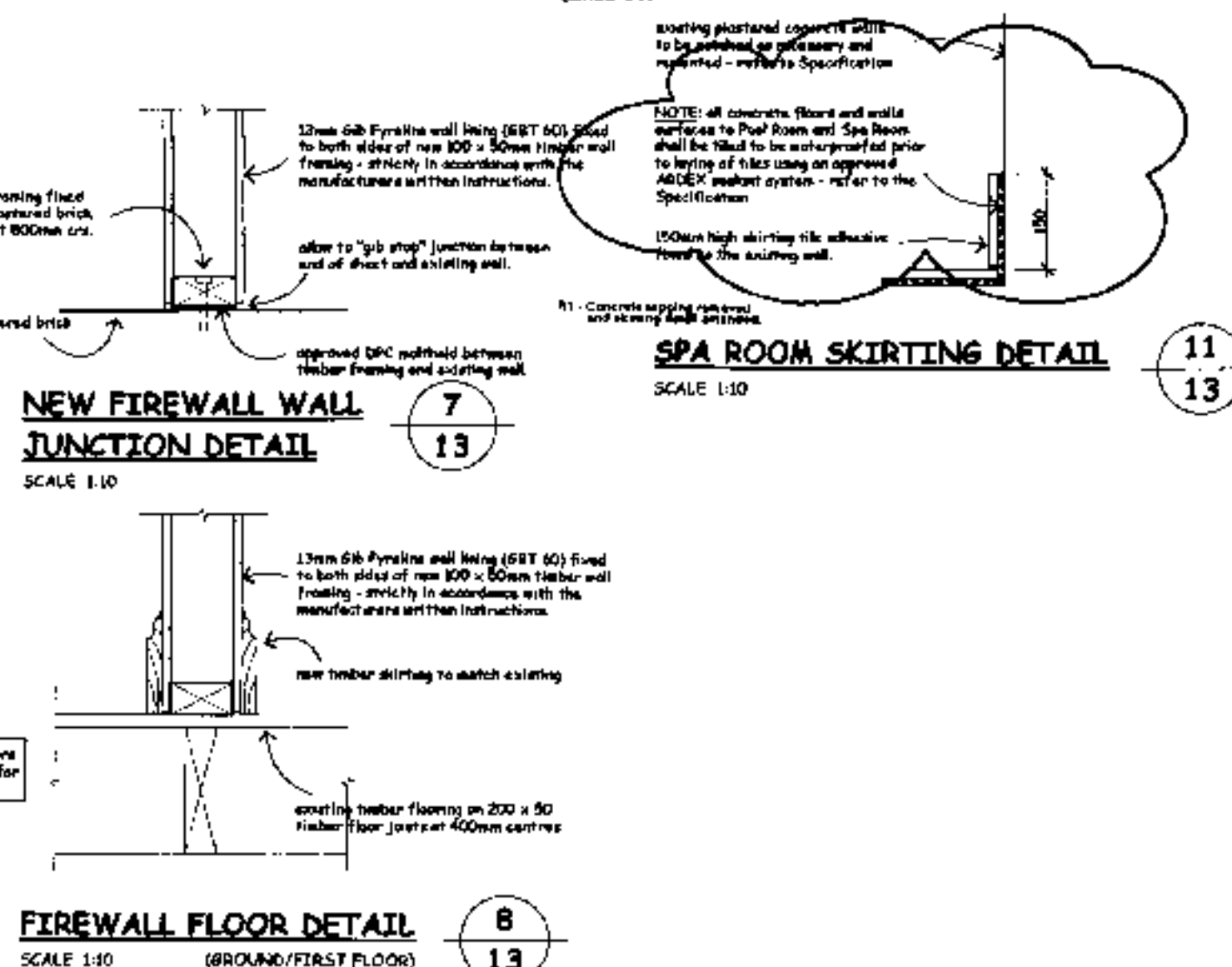
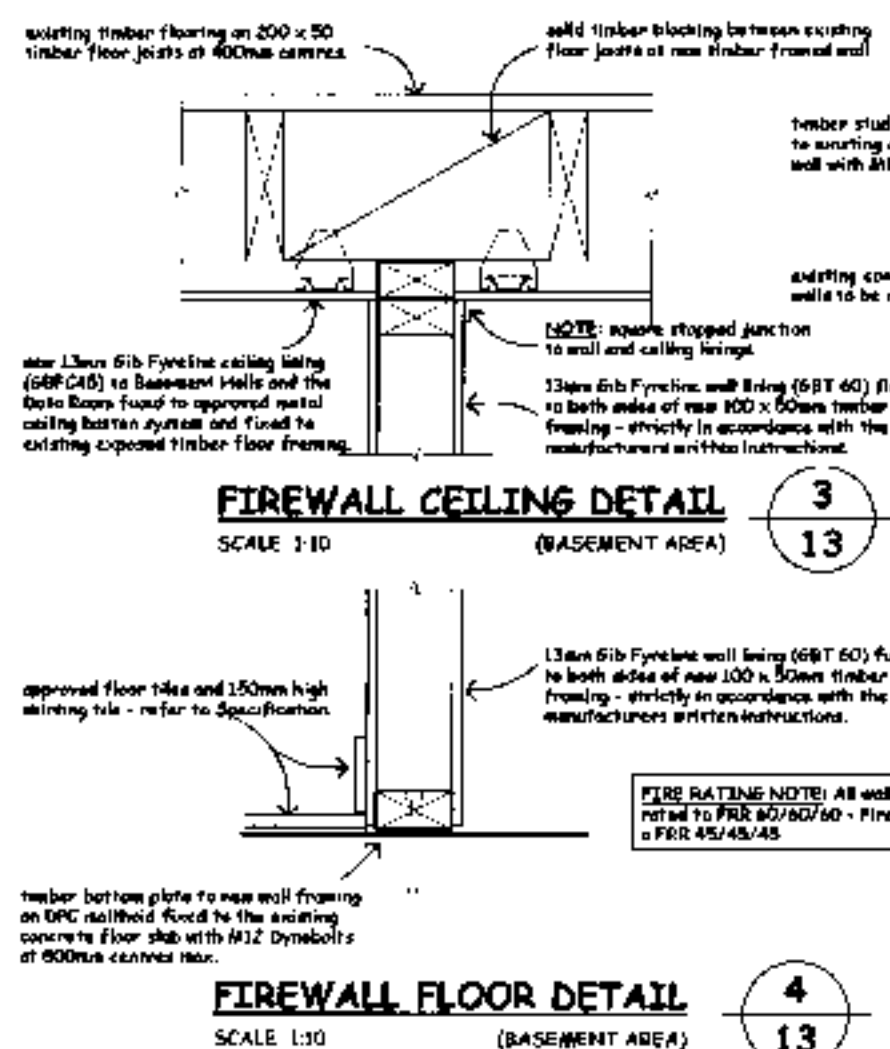
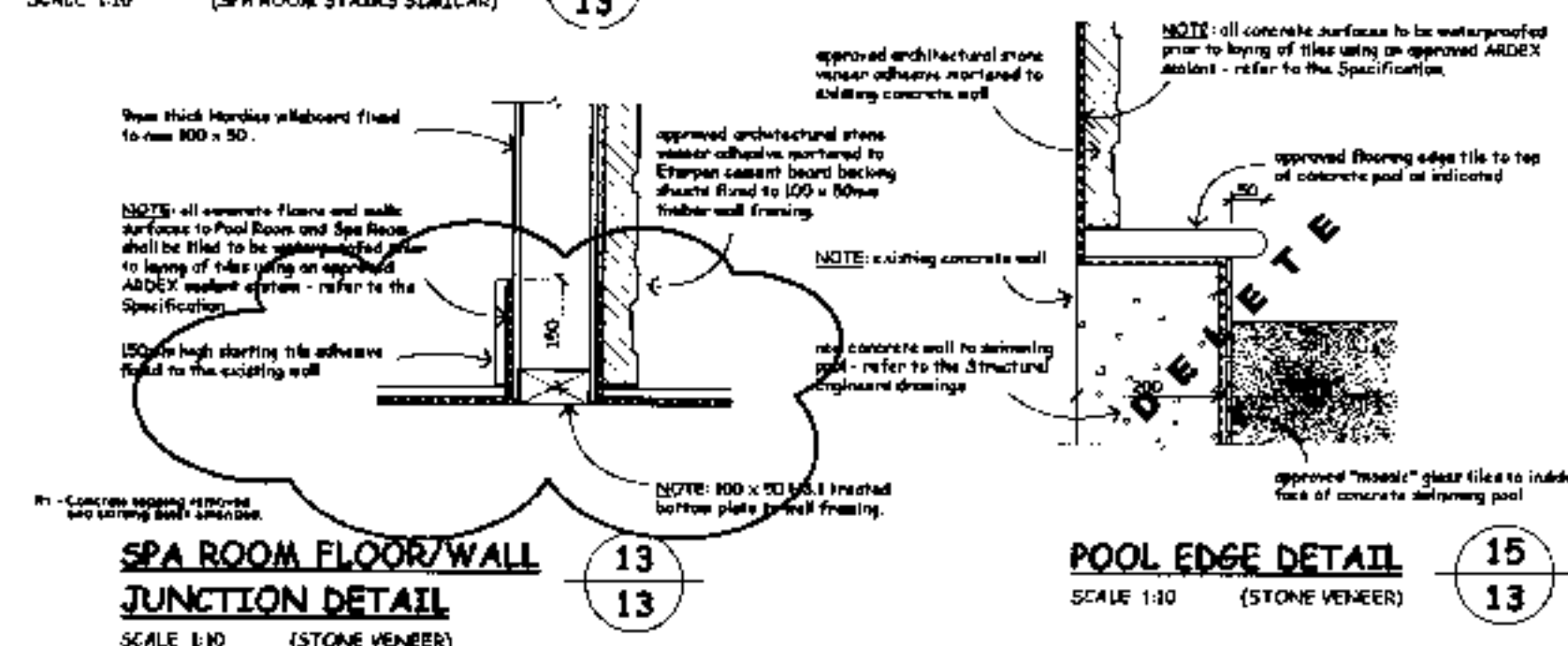
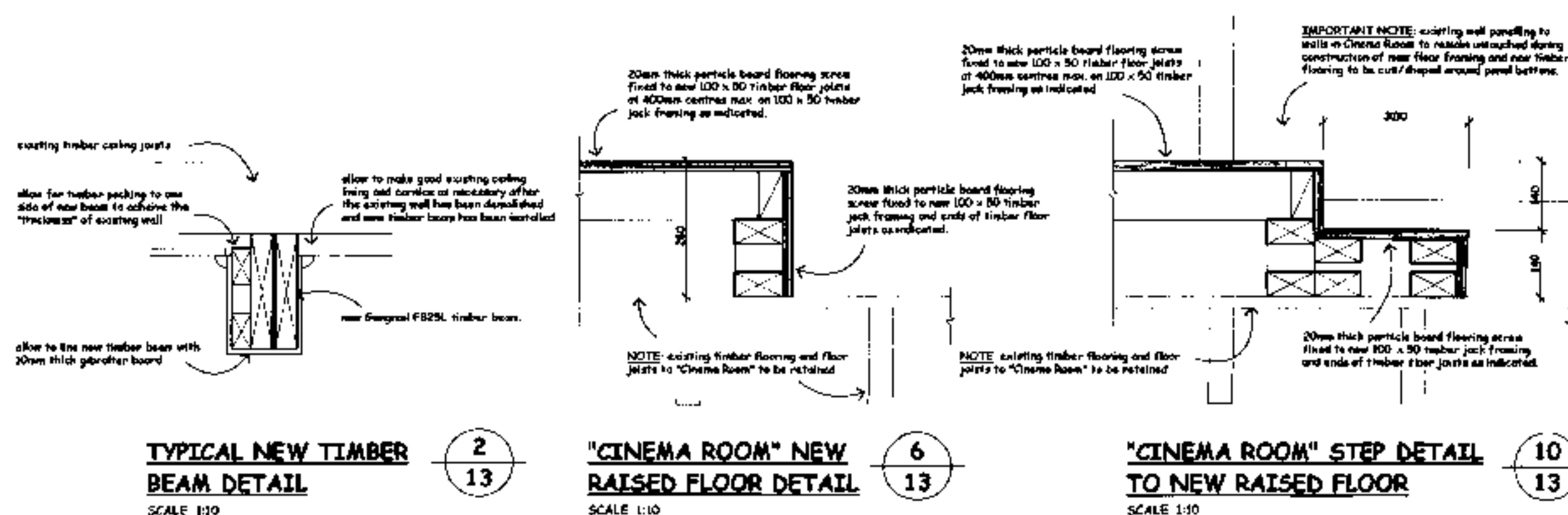
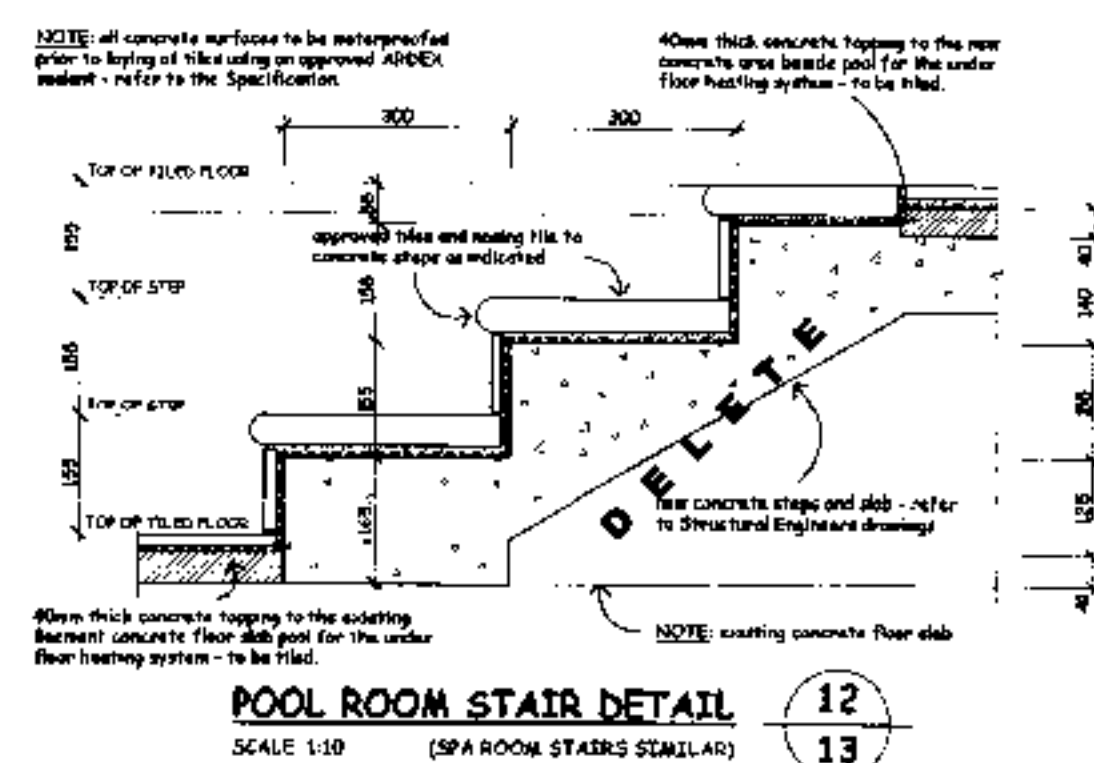
Unit 3/36, Commercial
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"GARDEN VIEW"
SANTA SABINA
BUILDING ALTERATIONS
61 NORTH ROAD
DUNEDIN

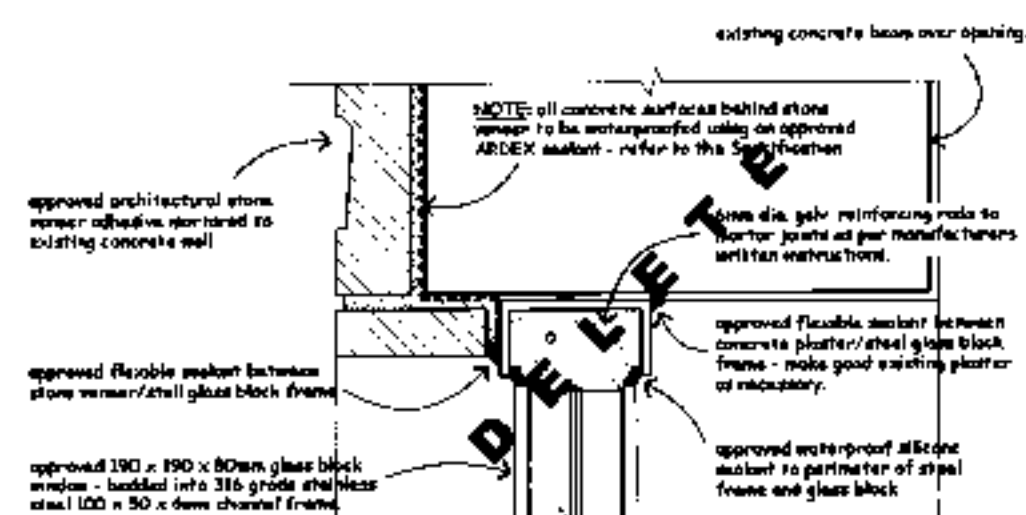
JOINERY DETAILS

Job no.: CND0014
Scale: AS SHOWN
Date: MARCH 2008
Project no.: 000073004
Revision: R1
Sheet no.: 12



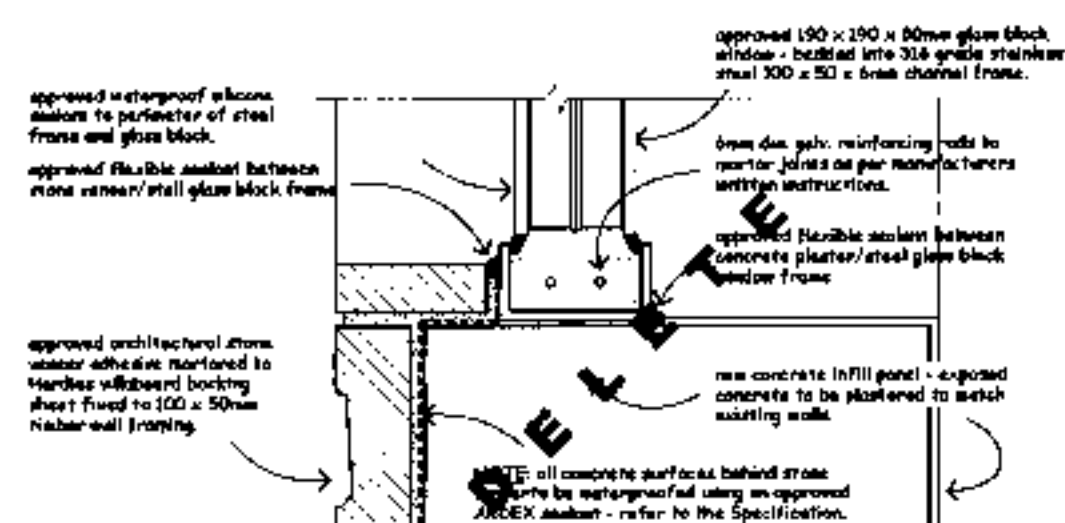
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at site - AS SHOWN	date - MARCH 2006
project -	print date - 2/24/2006
revision - R1	sheet no - 13

2008 1153



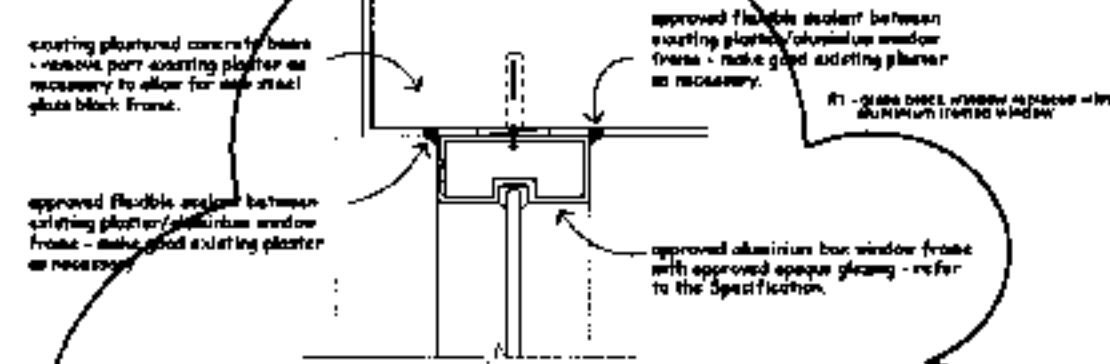
"GLASS BLOCK" HEAD DETAIL TO POOL ROOM (JAMB SIMILAR)
SCALE 1:5

1
14



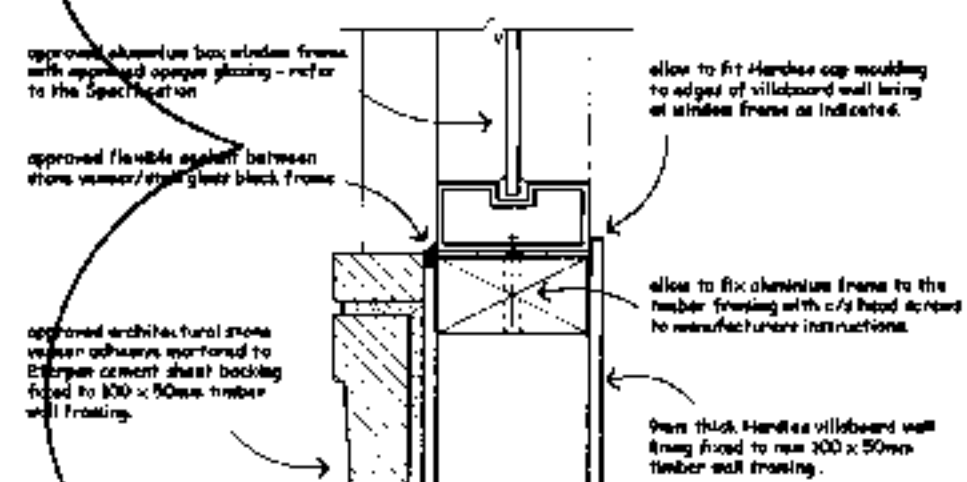
"GLASS BLOCK" STILL DETAIL TO POOL ROOM
SCALE 1:5

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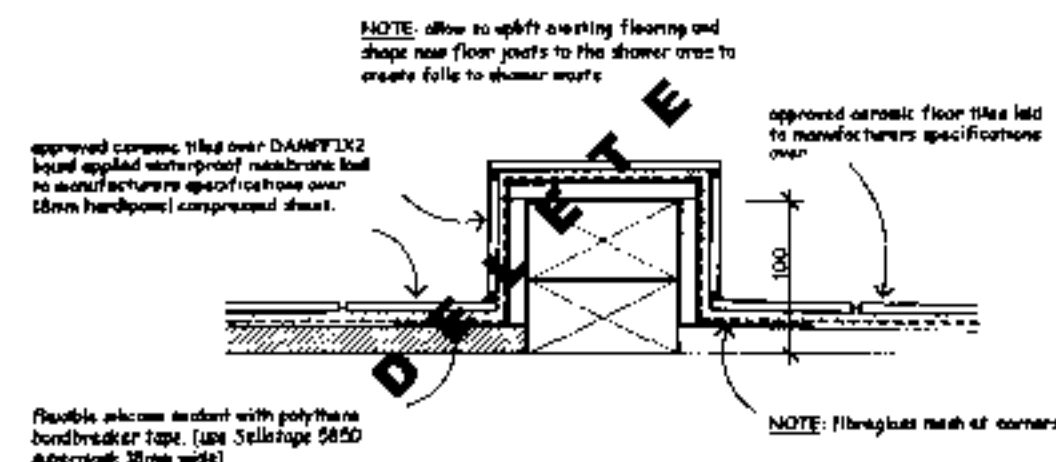
INTERNAL WINDOW HEAD DETAIL TO SPA ROOM (JAMB SIMILAR)
SCALE 1:5

3
14



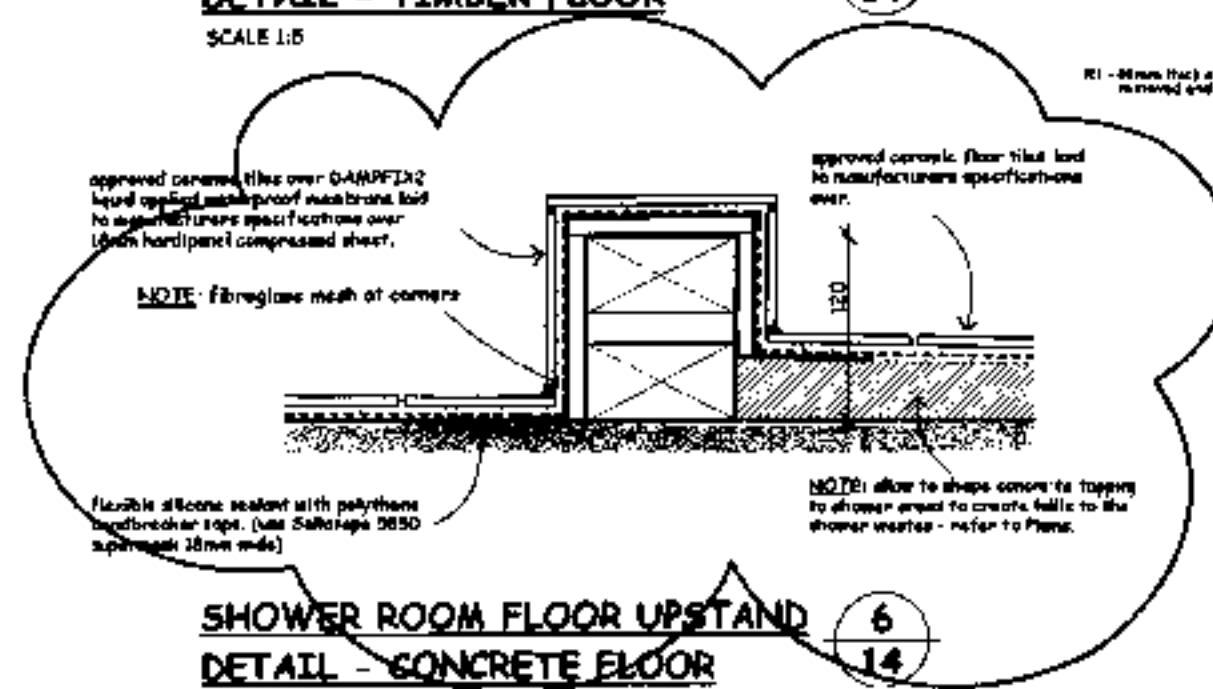
INTERNAL WINDOW SILL DETAIL TO SPA ROOM
SCALE 1:5

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14



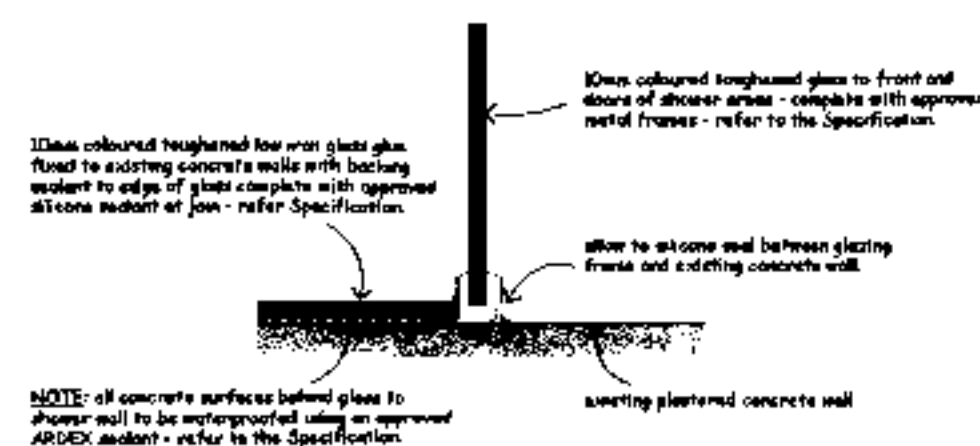
SHOWER ROOM FLOOR UPSTAND DETAIL - TIMBER FLOOR
SCALE 1:5

5
14



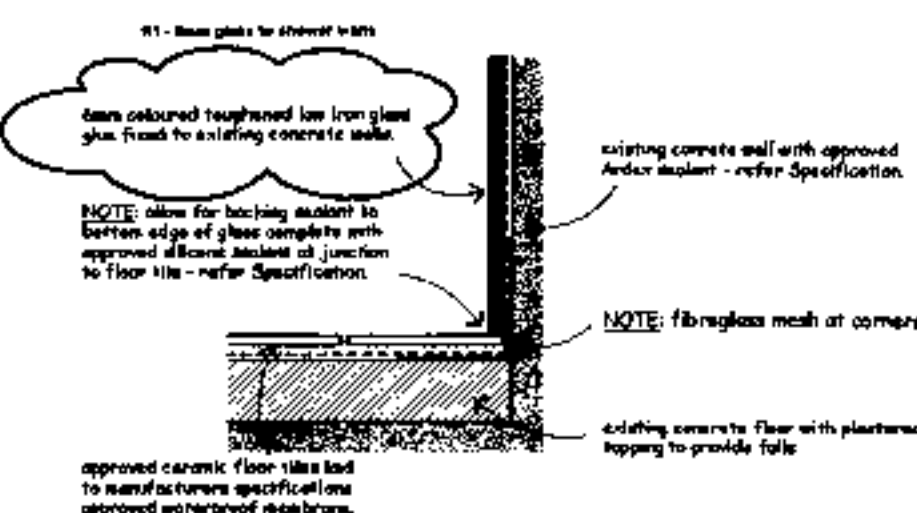
SHOWER ROOM FLOOR UPSTAND DETAIL - CONCRETE FLOOR
SCALE 1:5

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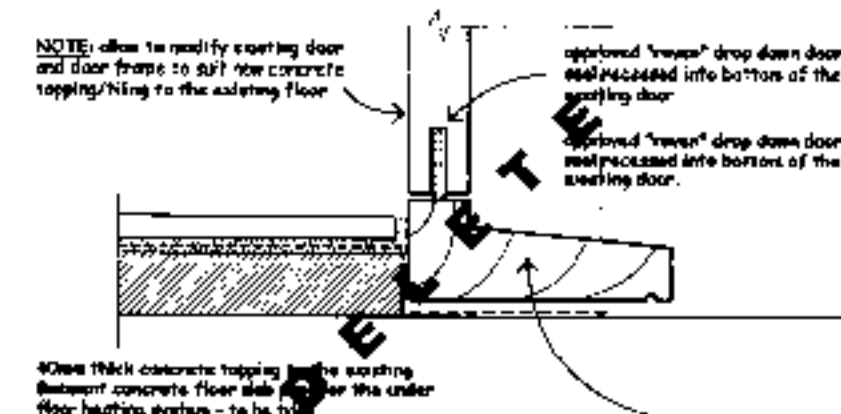
SHOWER ROOM WALL JUNCTION DETAIL
SCALE 1:5

7
14



SHOWER FLOOR/WALL JUNCTION DETAIL - CONCRETE FLOOR
SCALE 1:5

8
14



EXISTING BASEMENT ENTRY DOOR SILL DETAIL
SCALE 1:5

9
14

R1 - 40mm concrete topping removed, the shower glass walls amended and glass block window replaced with alum. framed window (1000/08)

BUILDING CONSENT ISSUE



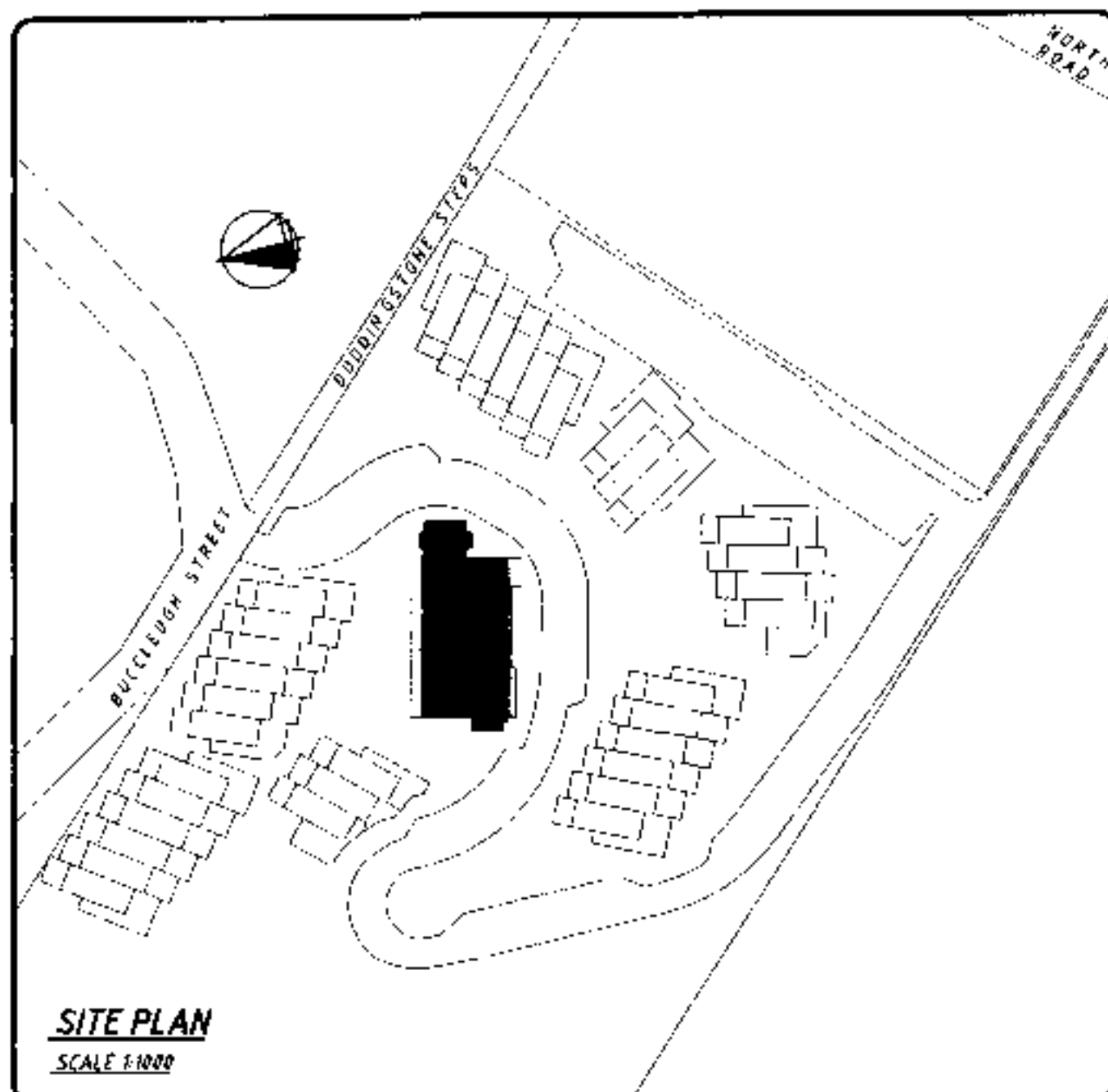
Box 298, Dunedin
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**"GARDEN VIEW"
SANTA SABINA
BUILDING ALTERATIONS
61 NORTH ROAD
DUNEDIN**

CONSTRUCTION DETAILS

job no. : C700-0514	date : MARCH 2008
scale : AS SHOWN	print date : 28/07/2008
revision : R1	sheet no. : 14



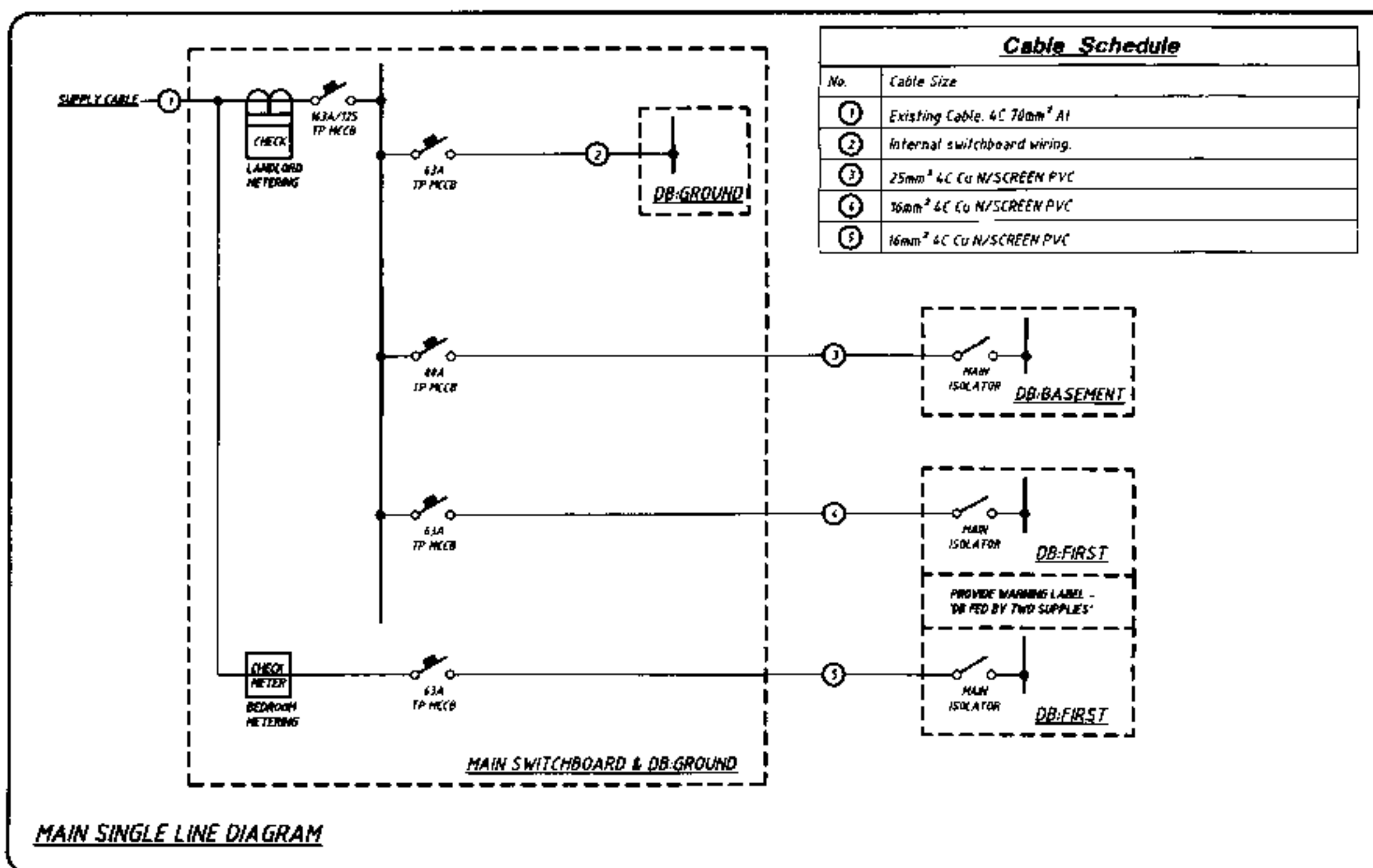
"GARDEN VIEW" SANTA SABINA BUILDING ALTERATIONS - 61 North Rd, Dunedin

DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENT

2008 1153

ELECTRICAL SERVICES

- E1.1 - Location Plan and Details
- E2.1 - Legends and Details
- E3.1 - Basement: Lighting, Power and Data Layout Plans
- E3.2 - Ground Floor: Lighting, Power and Data Layout Plans
- E3.3 - First Floor: Lighting, Power and Data Layout Plans
- E4.1 - Evacuation Lighting Requirements and Layout Plan
- E4.2 - Fire Alarm System Layout Plan
- E4.3 - Electrical for Mechanical Services



Cable Schedule	
No.	Cable Size
①	Existing Cable, 4C 70mm ² Al
②	Internal switchboard wiring.
③	25mm ² 4C Cu N/SCREEN PVC
④	35mm ² 4C Cu N/SCREEN PVC
⑤	16mm ² 4C Cu N/SCREEN PVC

DUNEDIN CITY COUNCIL
Plans and Specifications Approved in accordance
with The New Zealand Building Code and Approved
Documents. To be retained on works
and produced on request
Building *Clare J* Date *12-8-08*
Drainage *Mike Soman* Date *12-8-08*
Health *Mike Soman* Date *12-8-08*
NOTE

29-JULY-2008 2 CONSTRUCTION
26-MAY-2009 1 TENDER

CONSTRUCTION

This document shall be read in conjunction with the specification



PEDERSEN READ PROFESSIONAL ELECTRICAL ENGINEERS

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Email pedersen@pedersen.co.nz

Client:
Architect:
MIKE SOWMAN DESIGN LIMITED
P.O. Box 470-1080
Mechanical Engineer:
Structural Engineer:
Project:

"GARDEN VIEW" SANTA SABINA BUILDING ALTERATIONS 61 NORTH RD, DUNEDIN

Design:
ELECTRICAL SERVICES
LOCATION PLAN AND DETAILS

As per Allotment	As per	Scale of AT
1899a - site	1899a - elect	AS SHOWN
1899b - basement	1899b - elect	
1899c - ground	1899c - elect	
1899d - first	1899d - elect	

E1.1 2

2008 1153

29-XXV-2008 3 CONSTRUCTION
24-JUNE-2008 2 NTELL
26-MAY-2008 1 TENDER

CONSTRUCTION

This document shall be read in conjunction with the specification



PEDERSEN READ
PROFESSIONAL ELECTRICAL ENGINEERS

First Floor, 121 Crawford Street, Dunedin
Telephone: +64 3 477 2333 Facsimile: +64 3 479 0333
Email: dnooffice@pedersen.co.nz

Project:
MIKE SOWMAN DESIGN LIMITED
Preliminary (03) 470-1080
Residential Engineer:

Structural Engineer:

Project:
"GARDEN VIEW"
SANTA SABINA BUILDING
ALTERATIONS
61 NORTH RD, DUNEDIN
By Title
ELECTRICAL SERVICES
LEGENDS AND DETAILS

Sheet Number	File Name	Scale of A3
1899v - site	1899e - elect	AS SHOWN
1899s - basement	Date Reprint	Job No.
1899a - ground	Sheet No.	1899
1899c - first		Revision
		E2.1
		3

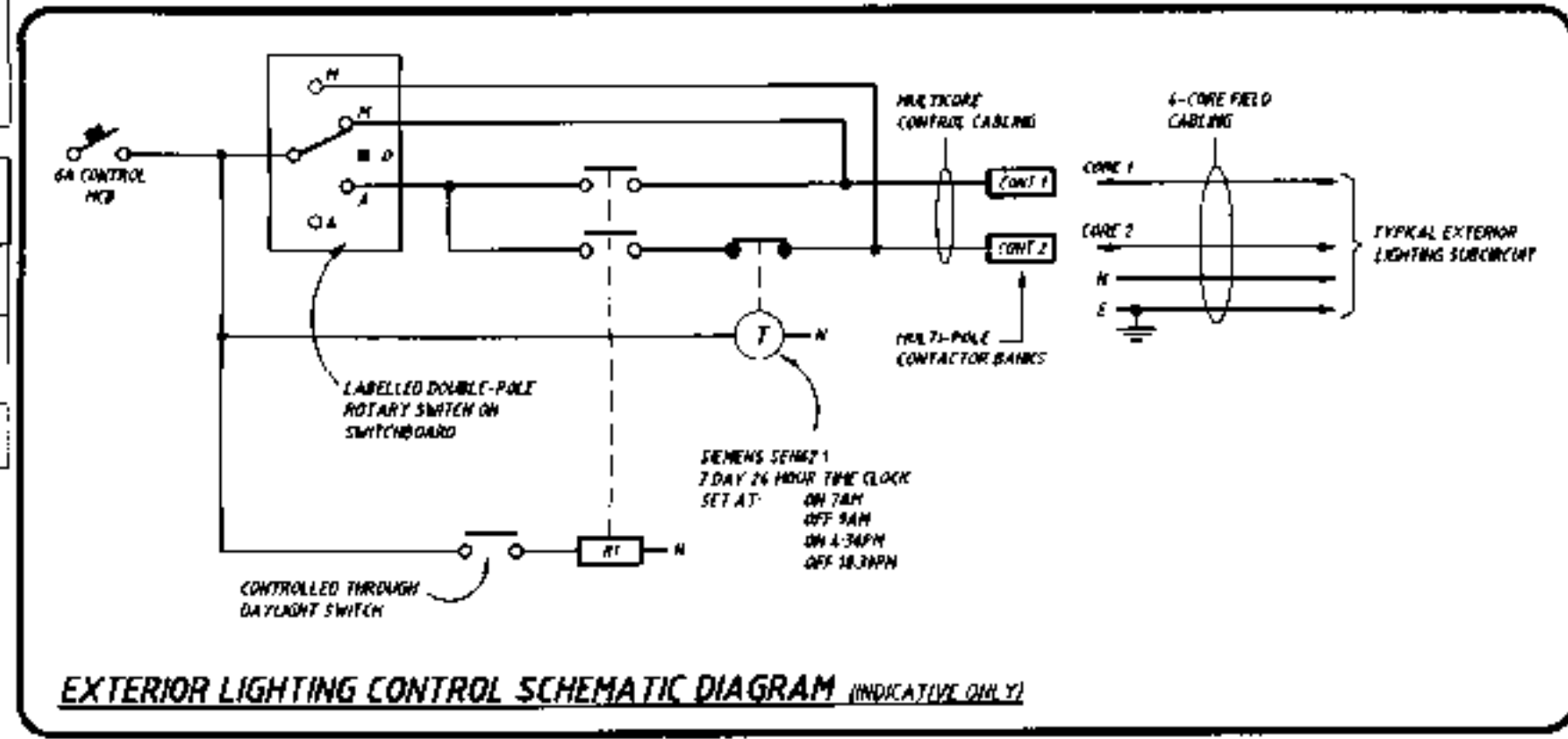
General Legend	
REFER TO THE SHEET NOTES	
DB	Location of electrical distribution board - refer to the Specification for details.
MSB	Location of main electrical switchboard - refer to the Specification for details.
SW	Single way light switches: EX Existing light switch. Replace at existing position with new light switch. Number indicates number of switches in existing plate. REH Allow to remove switch and wiring. Fill cavity in wall and finish such that the location of removed switch matches the rest of wall. NEW Install a new vertical configuration light switch mounted at door handle height. The number (if shown) indicates the number of gangs required. No number indicates single gang switch.
2SW	Two way light switches: REH Allow to remove existing single way switch in this location and replace with new switch plate wired for two-way switching. NEW Vertical configuration light switch mounted at door handle height, wired for two-way switching. The subscript number indicates the number of gangs required - no subscript indicates single gang switch.
DB	Location of existing doorbell button. Button is to be replaced with new button wired to existing doorbell sounder.
R	Location of existing heater. Allow to remove heater and all related connections and wiring.
NS	Location of existing nightstore heater. Allow to remove heater and all related connections and wiring.
QRM	Location of existing phone jack. Allow to remove all related connections and wiring.
DTV	Television outlet suitable for use with digital signals mounted at 500mm above finished floor level to the bottom of the outlet plate. Align with the 230V plug socket outlet adjacent.
DO	Single horizontal data outlet as 1-gang flush plate - 2No. RJ45 mechanisms (Category 6). The outlet is to be mounted adjacent to the 230V plug socket outlet. Provide 2No. RJ45/RT adaptor to allow outlet to be used for telephone connection.
DO2	Double horizontal data outlet as 2-gang flush plate - 2No. RJ45 mechanisms (Category 6). The outlet is to be mounted adjacent to the 230V plug socket outlet. Provide 2No. RJ45/RT adaptors to allow outlet to be used for telephone connection.

Emergency Lighting Legend	
REFER TO SHEET NOTES	
EX1	Surface mounted, self-contained, maintained emergency EXIT luminaire, complete with LED lamps (1Watt). The viewing face shall have "EXIT" in white letters on a green background. Fitting shall be wall-mounted, centred above the door, with arrow indicators where shown. Order models to suit indicators and mounting. Acceptable Manufacturers: - Luxalite LED EXIT
EM1	Ceiling mounted, self-contained, non-maintained emergency luminaire, complete with 2No. 8Watt halogen lamp. Acceptable Manufacturers: - Rexel Vistral MENVSIM
EM2	Wall mounted, self-contained, non-maintained emergency luminaire, suitable for exterior installation, complete with 2No. 8Watt halogen lamp. Acceptable Manufacturers: - Rexel Vistral MENVSIM
EM3	Exterior rated, ceiling mounted, self-contained, maintained emergency luminaire, complete with 2No. 18Watt compact fluorescent lamp. Acceptable Manufacturers: - Sumo 350 NSM218CE/W
EM4	Exterior rated, wall mounted, self-contained, maintained emergency luminaire, suitable for exterior installation, complete with 2No. 18Watt compact fluorescent lamp. Acceptable Manufacturers: - Sumo 350 NSG218CE/W

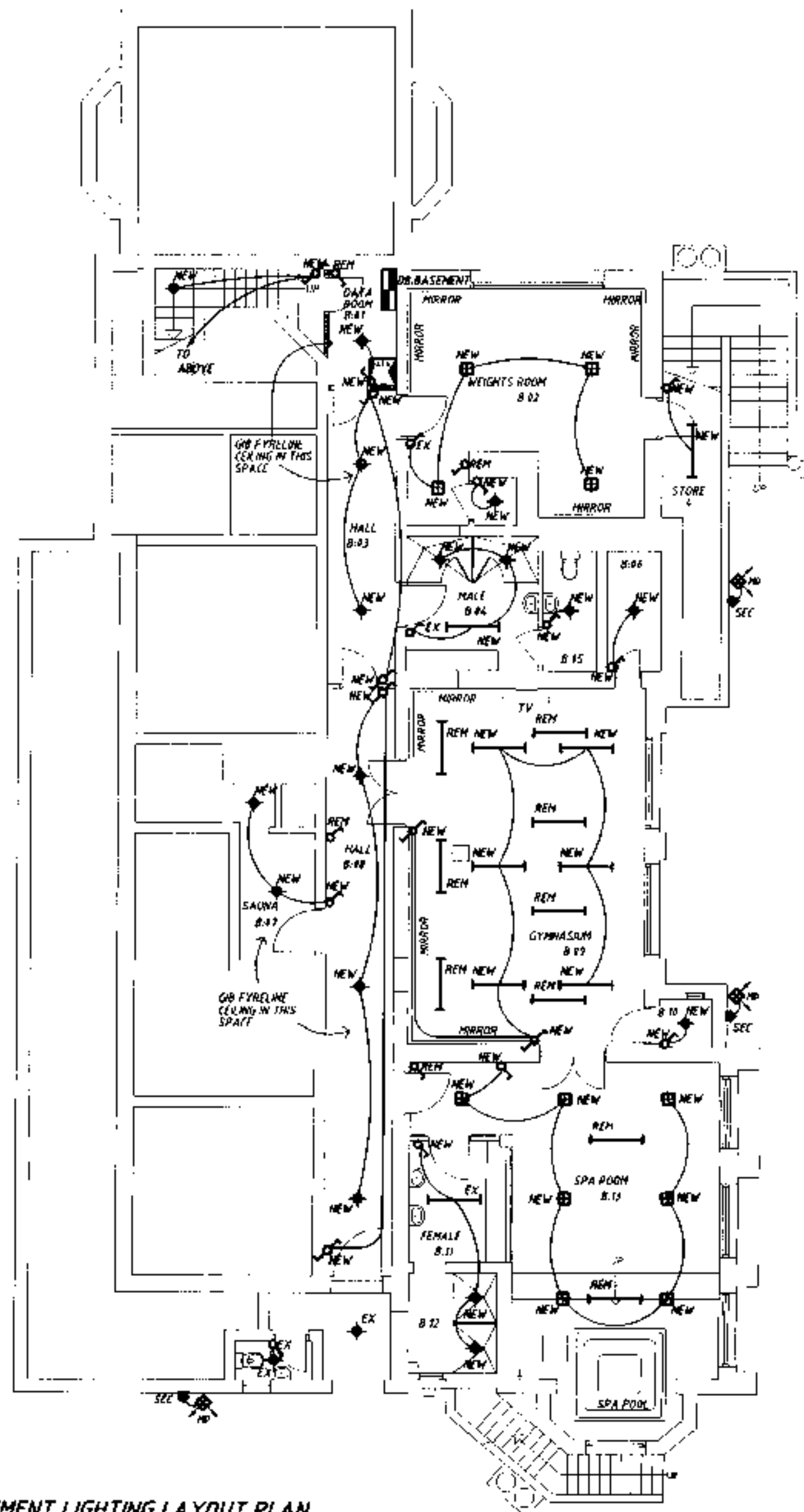
Fire Alarm System Legend	
REFER TO SHEET NOTES	
TD	Location of fire alarm system analogue addressable thermal detector unit mounted on the ceiling
SD	Location of fire alarm system analogue addressable smoke detector unit mounted on the ceiling
SP	Location of fire alarm system speaker unit, wall mounted at 2300mm above finished floor level.
SP	Location of fire alarm system speaker unit, wall mounted at 2300mm above floor level, with analogue addressable manual call point at 1200mm above floor level directly below

Permanent Connection Legend	
REFER TO THE SHEET NOTES	
SEA	Sea area humidity ventilation: - Provide a 10Amp 230V supply to fan. - Install humidity sensor for control of fan as indicated in drawing. - Install IP65 rated isolator in accessible location adjacent to fan. - Fan and humidity sensor supplied by others.
FE1	Bathroom Extract Fan with Run-On Timer: - Fan is to be supplied via local lighting circuit. - The fan is to be controlled via a run-on timer activated via the light switch in each bathroom. Refer to specification for details. - Duct fan to outside building and provide ducting, grills and penetrations as required.
FE2	Window Mounted Extract Fan with Run-On Timer: Fan supplied and installed by others. Allow for adjacent isolator and run on timer. Fan is to be supplied via local lighting circuit.
FE3	Ceiling Mounted Extract Fan with Run-On Timer: Fan supplied and installed by others. Allow for adjacent isolator and run on timer. Fan is to be supplied via local lighting circuit.
W-OV	Kitchen wall Oven Unit: - 2Ex4.0sqmm TPS subcircuit, 25Amp mcb. - Install a labeled (engraved) 25Amp isolator at 740mm AFFL in accessible location away from hob and oven. - Locate adjacent to the hob isolator. - Install a 25Amp socket below bench on cable entry side of oven. - Provide and install a matching 25Amp plug top and flex, and connect to the oven terminals. - Allow to test the oven. The oven is supplied by others.
MSB	Electric Benchtop Hob: - 2ExTPS subcircuit. - Install a labeled 25Amp isolator at 150mm above bench level, adjacent to the range. - Install a permanent connection, adjacent to hob concealed within joinery. - Provide and install a matching 25Amp plug top and flex, and connect to the range terminals. - Allow to test the range. The range is supplied by others.
RANGE	Electric Range: - 2ExTPS subcircuit. - Install a labeled 32Amp isolator at 150mm above bench level, adjacent to the range. - Install a range socket, centred behind range at 500mm above floor level (or located to suit socket above on range). - Provide and install a matching 32Amp plug top and flex, and connect to the range terminals. - Allow to test the range. The range is supplied by others.
HOOD	Extract Hood: - 2ExTPS subcircuit. - Install a 10Amp switched permanent connection adjacent to the hood on the cable entry side. - Install 3-core flex connection to the terminal chamber. - Allow to connect to the fan control systems, test and assist with commissioning. - The hood is provided and installed by others.
SAUNA	Sauna: - 2Ex4sqmm TPS subcircuit, 25Amp rcd. - Install a single switched permanent connection outlet mounted adjacent to the sauna supply point. - Install a labeled IP rated isolator (standard flush plate type). - The outlet and isolator are to be mounted in accordance with the requirements of NZECP-2 and NZS 3000:2007. - Confirm the location of the sauna supply point and desired position of isolator with the installer prior to installing any cabling. - Install high-temperature 3-core flex connection to the sauna supply terminals. - Connect, test and assist with commissioning. - The sauna is provided and installed by others.
SPA	SPA: - 2Ex4sqmm TPS subcircuit, 25Amp rcd. - Install a single switched plug socket outlet mounted adjacent to the spa motor, within the spa enclosure. - Install a labeled IP rated isolator (standard flush plate type) at high level adjacent to the spa. - The outlet and isolator are to be mounted in accordance with the requirements of NZECP-2 and NZS 3000:2007. - Confirm the location of the spa motor with the installer prior to installing any cabling. - Install high-temperature 3-core flex connection to the spa motor terminals. - Connect, test and assist with commissioning. - The spa bath is provided and installed by others.
NP-02	Heatpump units, Small (S6 & S7): - Provide a 15Amp, 230V supply to outdoor unit. - Install a weatherproof switch connection adjacent to the outdoor unit - confirm location on site. - Install a connection to the outdoor unit in flexible armoured conduit. - Provide 15mm 4C cabling between indoor heads and relevant outdoor unit, as indicated in drawings, as per manufacturers specification. - Connect and test the units. - The units are supplied and installed by other trades.
NP-01	Heatpump units, Large (S1-S5): - Provide a 20Amp, 230V supply to outdoor unit. - Install a weatherproof switch connection adjacent to the outdoor unit - confirm location on site. - Install a connection to the outdoor unit in flexible armoured conduit. - Provide 15mm 4C cabling between indoor heads and relevant outdoor unit, as indicated in drawings, as per manufacturers specification. - Connect and test the units. - The units are supplied and installed by other trades.
UT	Under Tile Heating: - Provide a 16Amp, 230V supply to each floor, supplied to thermostat height (position indicated on plan), with draw wire to bottom plate to draw elements and probe wires to thermostats. - Install control unit as per manufacturers specification. - Elements to be installed by others.
EX HW	Location of existing electric hot water cylinder to remain. Connect to MSB DB-G.
GAS HW	Gas Hot Water Heating: - 2ExTPS subcircuit. - Install an IP rated 10Amp permanent connection adjacent to the unit on the cable entry side. - Install an IP rated isolator adjacent to permanent connection. - Install 3-core flex connection to the terminal chamber. - The Gas Water Heater is provided and installed by others.
HWC	Hot Water Cylinder: - 2ExTPS subcircuit. - Install a 20Amp switched permanent connection adjacent to the cylinder on the cable entry side. - Install high-temperature 3-core flex connection to the terminal chamber. - Connect to the thermostat and elements, test and assist with commissioning. - Allow to provide 4mm ² earth wire to HWC position from switchboard location. Allow to earth all metal pipework at the HWC location. In compliance with AS/NZS 3000:2007. - The HWC is provided and installed by others.

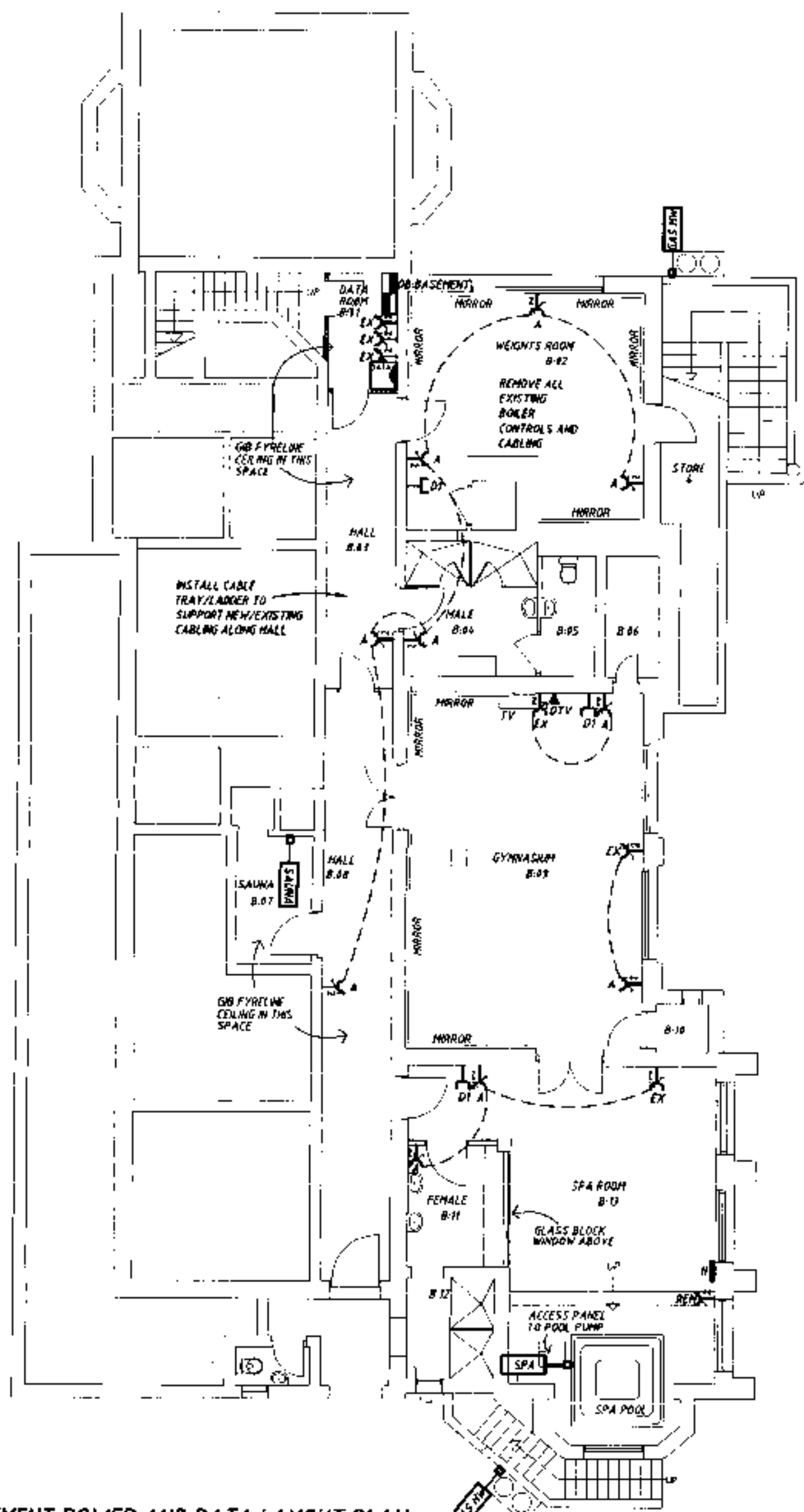
Lighting Legend	
REFER TO SHEET NOTES	
EX	Existing light fitting to be replaced. Replacement fitting to be specified at later date.
NEW	New light fittings. Fitting to be specified at later date. Fittings are to either be controlled from indicated light switch or to switch with indicated existing lighting.
SEC	New security light fitting with motion detector fitted. Fitting to be controlled with existing exterior lighting.



EXTERIOR LIGHTING CONTROL SCHEMATIC DIAGRAM (INDICATIVE ONLY)



BASEMENT LIGHTING LAYOUT PLAN
SCALE 1:100



BASEMENT POWER AND DATA LAYOUT PLAN
SCALE 1:100

NOTES
1. ALLOW TO REMOVE ALL SURFACE TRUNKING AND CABLE CONDUIT THROUGHOUT BUILDING. WHERE POSSIBLE, RELOCATE WIRING WITHIN WALL AND CEILING CAVITIES. WHERE THIS IS NOT POSSIBLE ALLOW TO CHASE WIRING INTO WALL. ENSURE WIRING IS PROTECTED WITH CONDUIT WITHIN CHASE RECESS. FINISH SO THAT CHASING MATCHES WALL SURFACE.

DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENT

2008 1153

29-JULY-2008 2 CONSTRUCTION
26-MAY-2008 1 TENDER

CONSTRUCTION

This document shall be read in conjunction with the specification



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Head Office: Dunedin

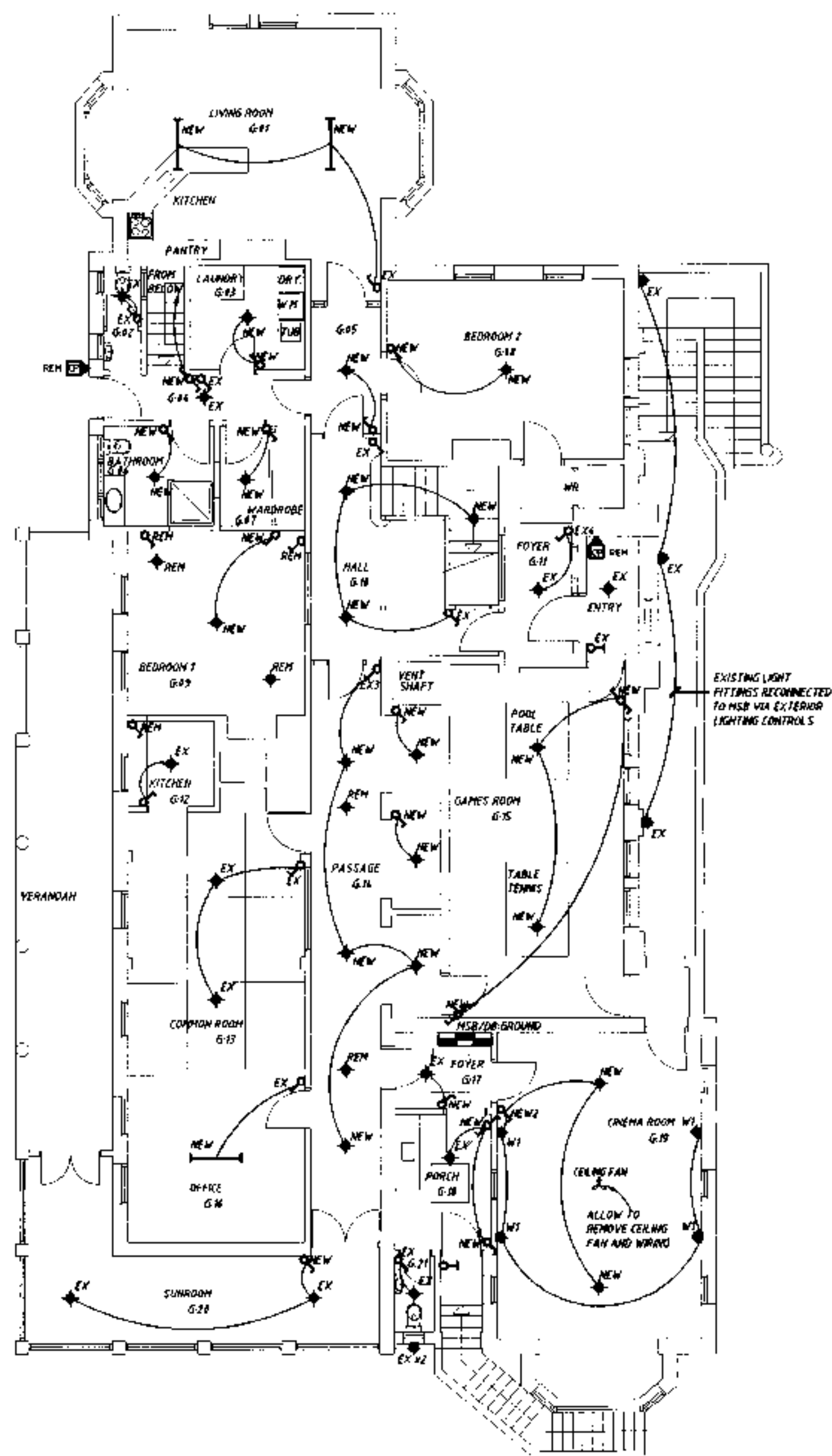
Structural Engineer:

**"GARDEN VIEW"
SANTA SABINA BUILDING
ALTERATIONS
61 NORTH RD, DUNEDIN**

By Title:
ELECTRICAL SERVICES
**BASEMENT: LIGHTING, POWER
AND DATA LAYOUT PLANS**

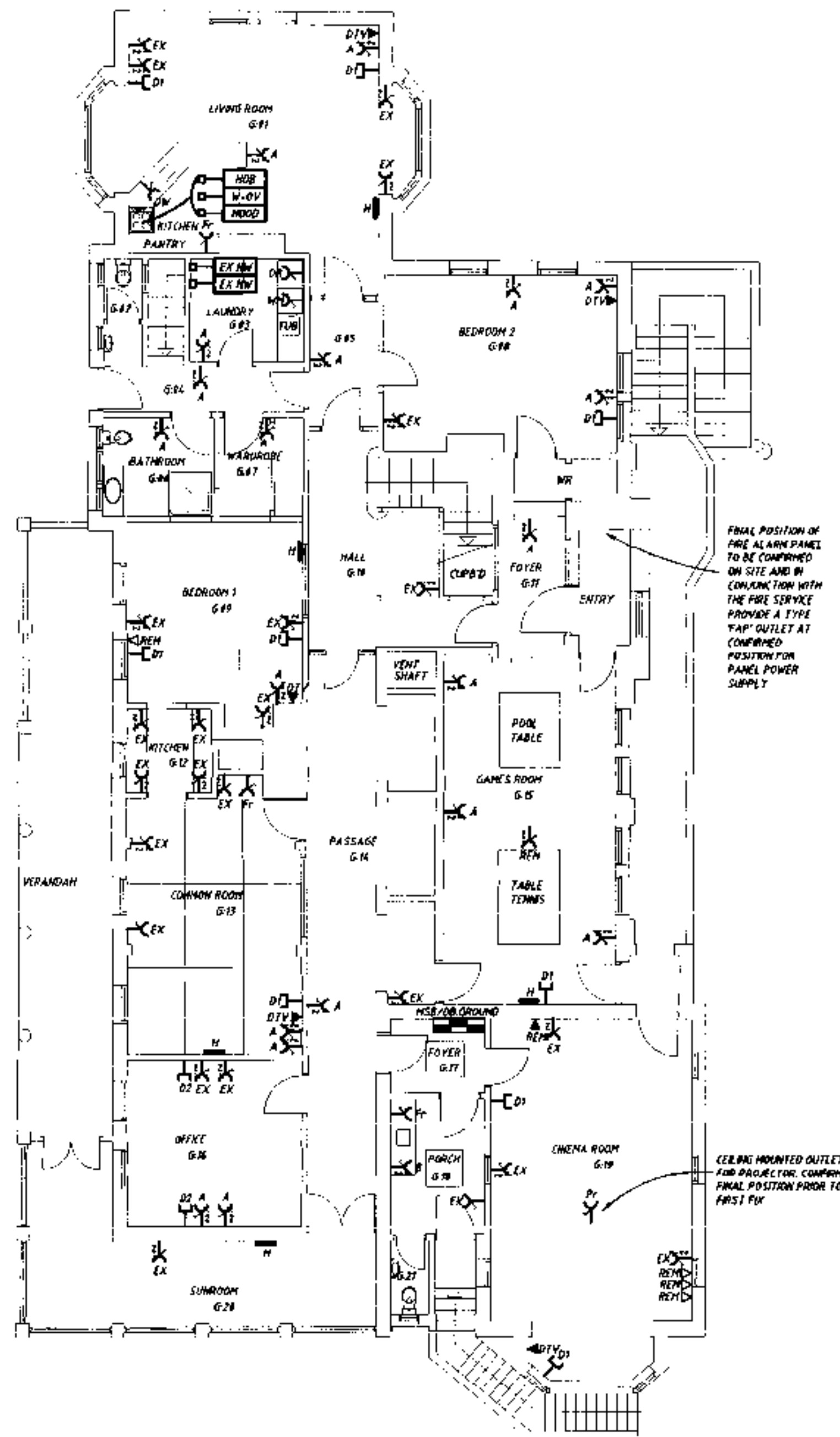
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1899x - site	1899x - elect	1:100
1899x - basement		
1899x - ground		
1899x - first		
	Sheet No	Revision
	E3.1	2

THESE PLANS ARE APPROVED



GROUND FLOOR LIGHTING LAYOUT PLAN

SCALE 1:100



GROUND FLOOR POWER AND DATA LAYOUT PLAN

SCALE 1:100

NOTES

1. ALLOW TO REMOVE ALL SURFACE TRUNKING AND CABLE CONDUIT THROUGHOUT BUILDING WHERE POSSIBLE, RELOCATE WIRING WITHIN WALL AND CEILING CAVITIES WHERE THIS IS NOT POSSIBLE ALLOW TO CHASE WIRING INTO WALL, ENSURE WIRING IS PROTECTED WITH CONDUIT WITHIN CHASE RECESS, FINISH SO THAT CHASING MATCHES WALL SURFACE
2. CONFIRM LOCATIONS OF DIGITAL TV OUTLETS AND ASSOCIATED 230V OUTLET WITH ARCHITECT PRIOR TO INSTALLATION
3. CONFIRM LOCATIONS OF ALL EMERGENCY AND STANDARD LIGHT FITTINGS PRIOR TO FIRST FIX

DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENT

2008 1153

29-JULY-2008 2 CONSTRUCTION
24-JULY-2008 1 TENDER

CONSTRUCTION

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Client: _____

Project:
MIKE SOWMAN DESIGN LIMITED
PNU (OS) 470-1000
Marked up by: _____

Structural Engineer: _____

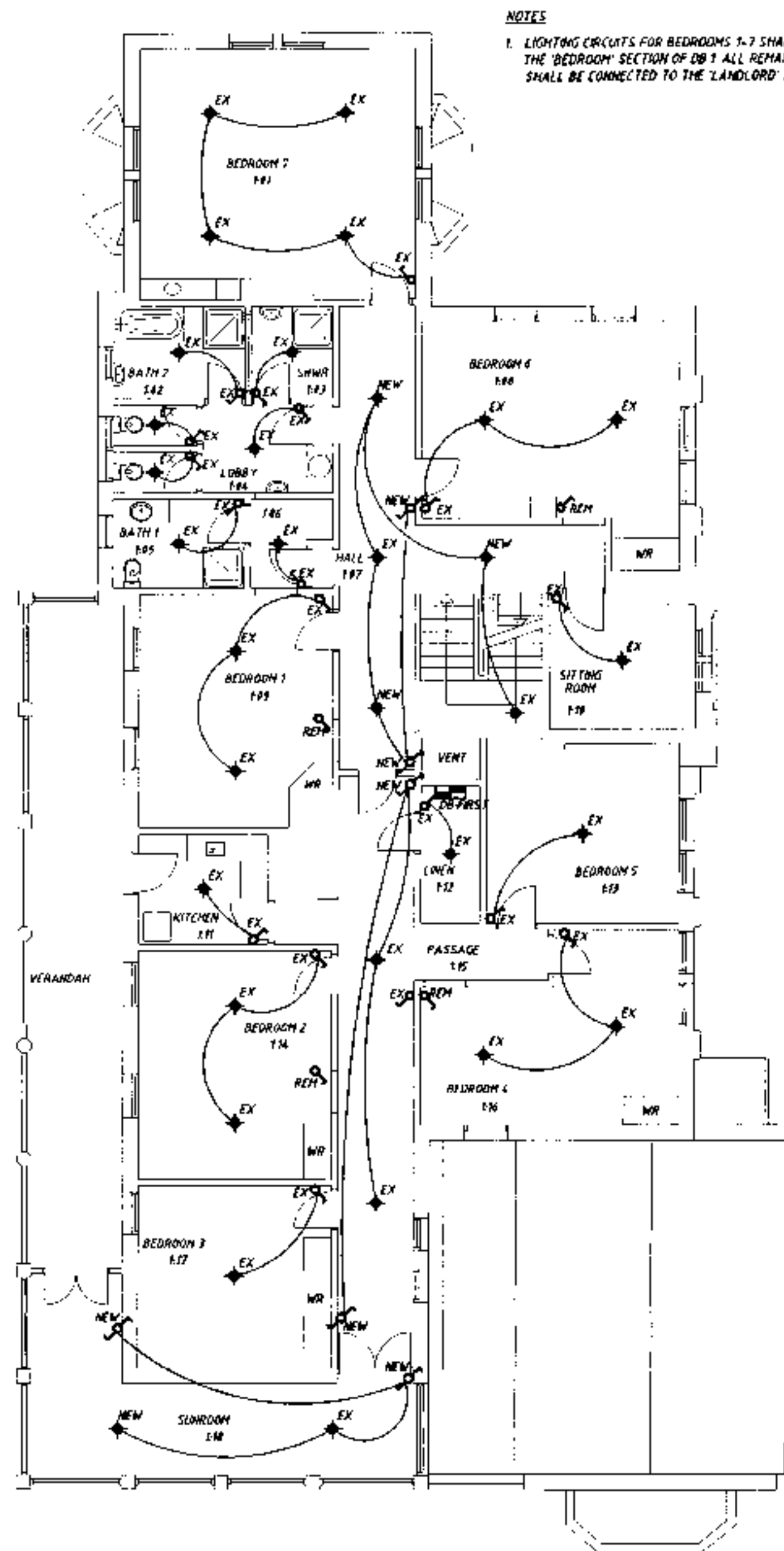
Project:
"GARDEN VIEW"
SANTA SABINA BUILDING
ALTERATIONS
61 NORTH RD, DUNEDIN

Drawn By:
ELECTRICAL SERVICES
GROUND FLOOR: LIGHTING,
POWER AND DATA LAYOUT
PLANS

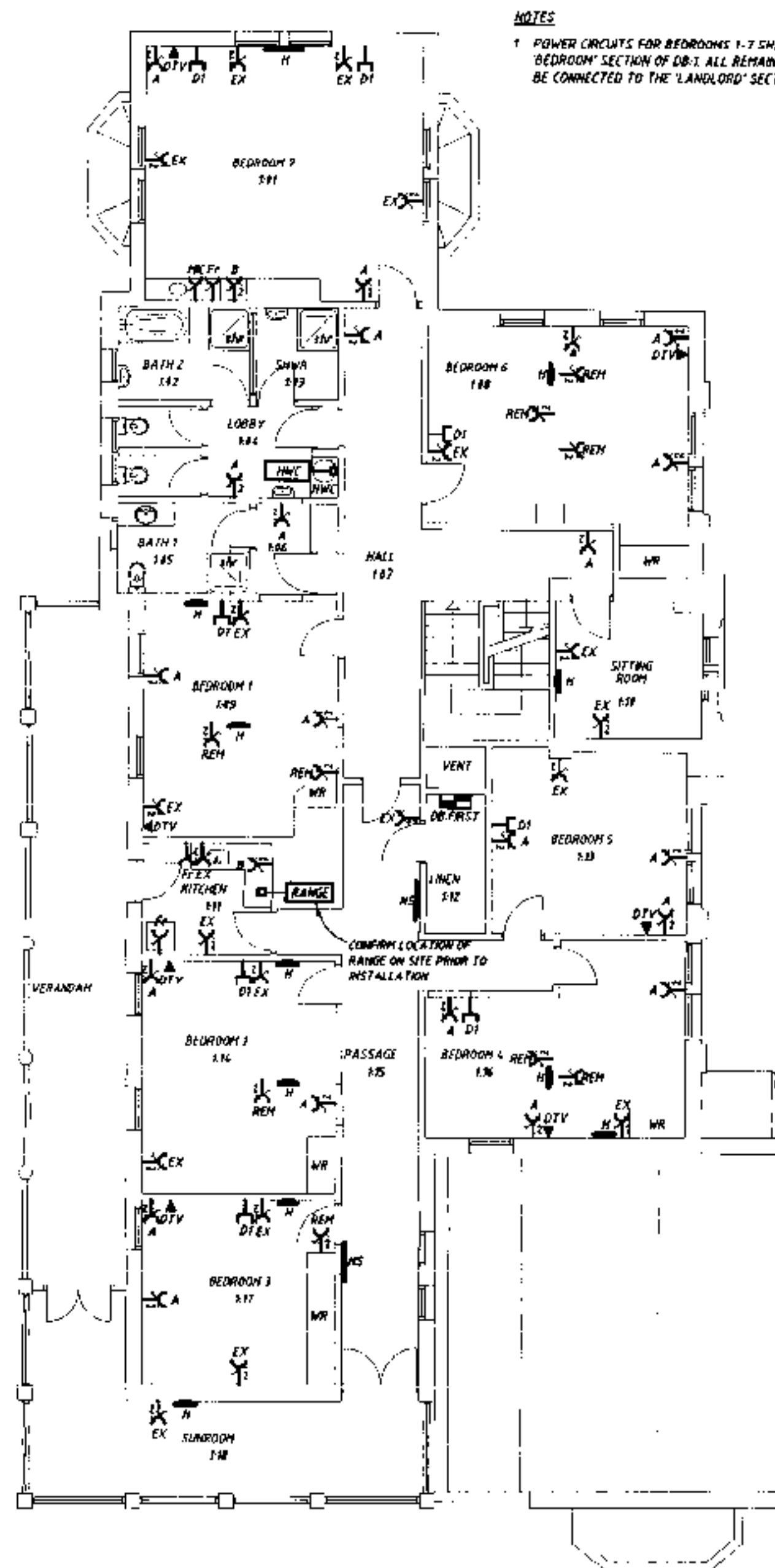
Project Approval:	Rev: 15994 - sheet	Scale of A2
15994 - site	15994 - sheet	1:100
15994 - basement	Date Printed:	14 Jul 08
15994 - ground	Drawn By:	15994
15994 - first	Checked By:	15994

E3.2

2



FIRST FLOOR LIGHTING LAYOUT PLAN
SCALE 1:100



FIRST FLOOR POWER AND DATA LAYOUT PLAN
SCALE 1:100

NOTES

1. ALLOW TO REMOVE ALL SURFACE TRUNKING AND CABLE CONDUIT THROUGHOUT BUILDING. WHERE POSSIBLE, RELOCATE WIRING WITHIN WALL AND CEILING CAVITIES. WHERE THIS IS NOT POSSIBLE ALLOW TO CHASE WIRING INTO WALL, ENSURE WIRING IS PROTECTED WITH CONDUIT WITHIN CHASE RECESS, FINISH SO THAT CHASING MATCHES WALL SURFACE.
2. CONFIRM LOCATIONS OF DIGITAL TV OUTLETS AND ASSOCIATED 230V OUTLET WITH ARCHITECT PRIOR TO INSTALLATION.

DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENT

2008 1153

29-JULY-2008 3 CONSTRUCTION
04-JUNE-2008 2 HTT EIT
26-MAY-2008 1 TENDER

CONSTRUCTION

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Mechanical Engineer:

Structural Engineer:

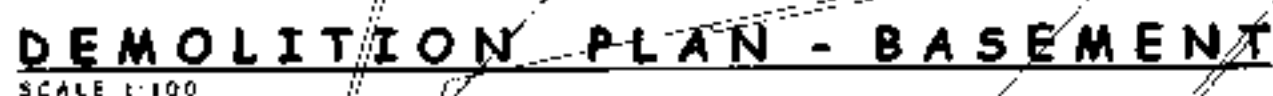
Project:

"GARDEN VIEW"
SANTA SABINA BUILDING
ALTERATIONS
61 NORTH RD, DUNEDIN

Doc Title:
ELECTRICAL SERVICES
FIRST FLOOR: LIGHTING,
POWER AND DATA LAYOUT
PLANS

Drawn: AMedley	Proj Name: 1859a - elect	Scale of A3: 1:100
1859a - A1a	Date Printed:	Job No: 1859
1859a - basement	Client No:	Revision:
1859a - ground		
1859a - first		

E3.3 3



job no. - CH06-0014	
scale : AS SHOWN	date : MARCH 2009 print date - 2/26/2009
revision : R2	sheet no : 02

Emergency Lighting Evaluation Legend

REFER TO THE SHEET NOTES

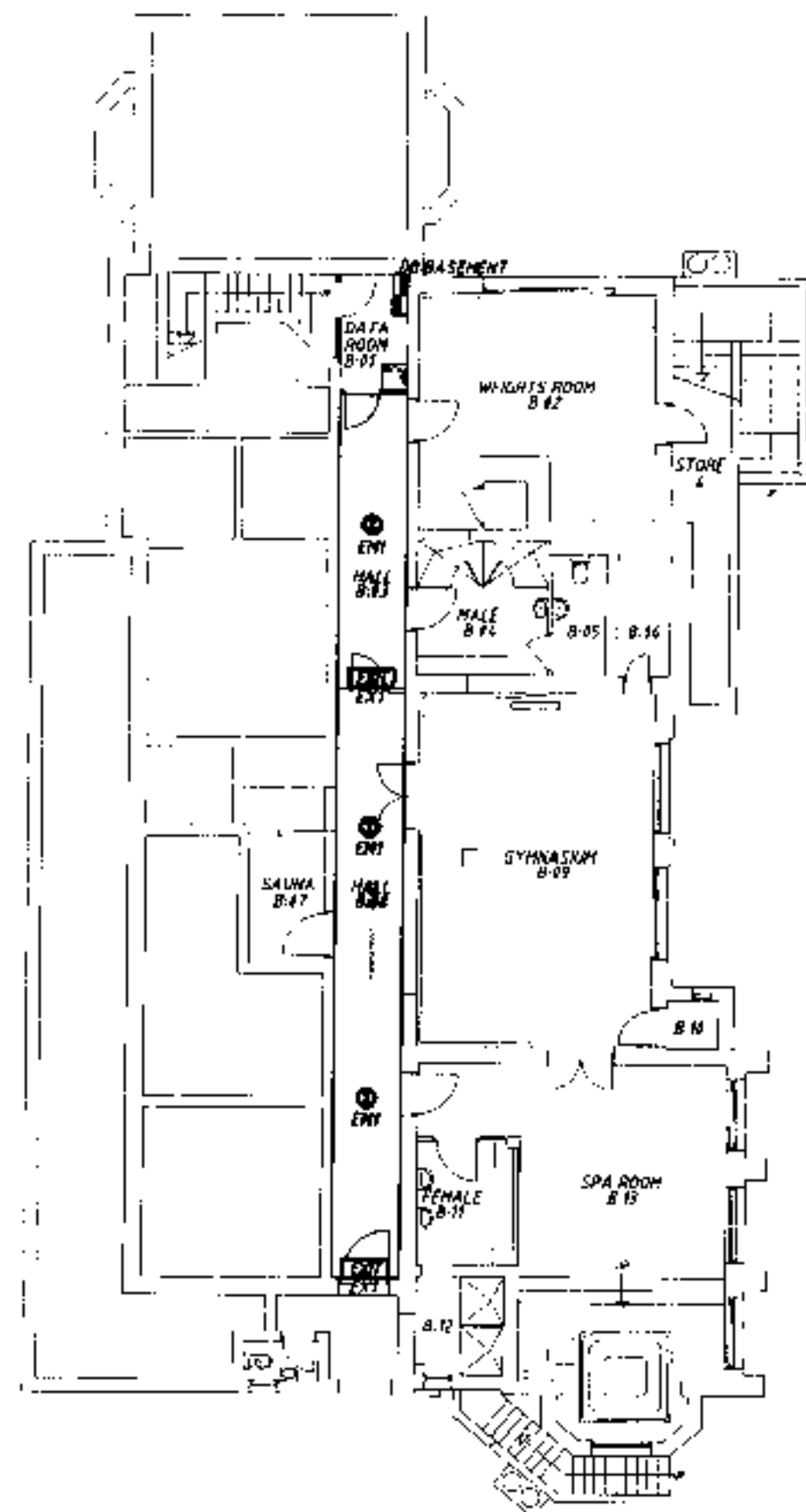
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	1.0 Lux level Exitway requirement
	1.0 Lux level Change in level requirement

NOTES

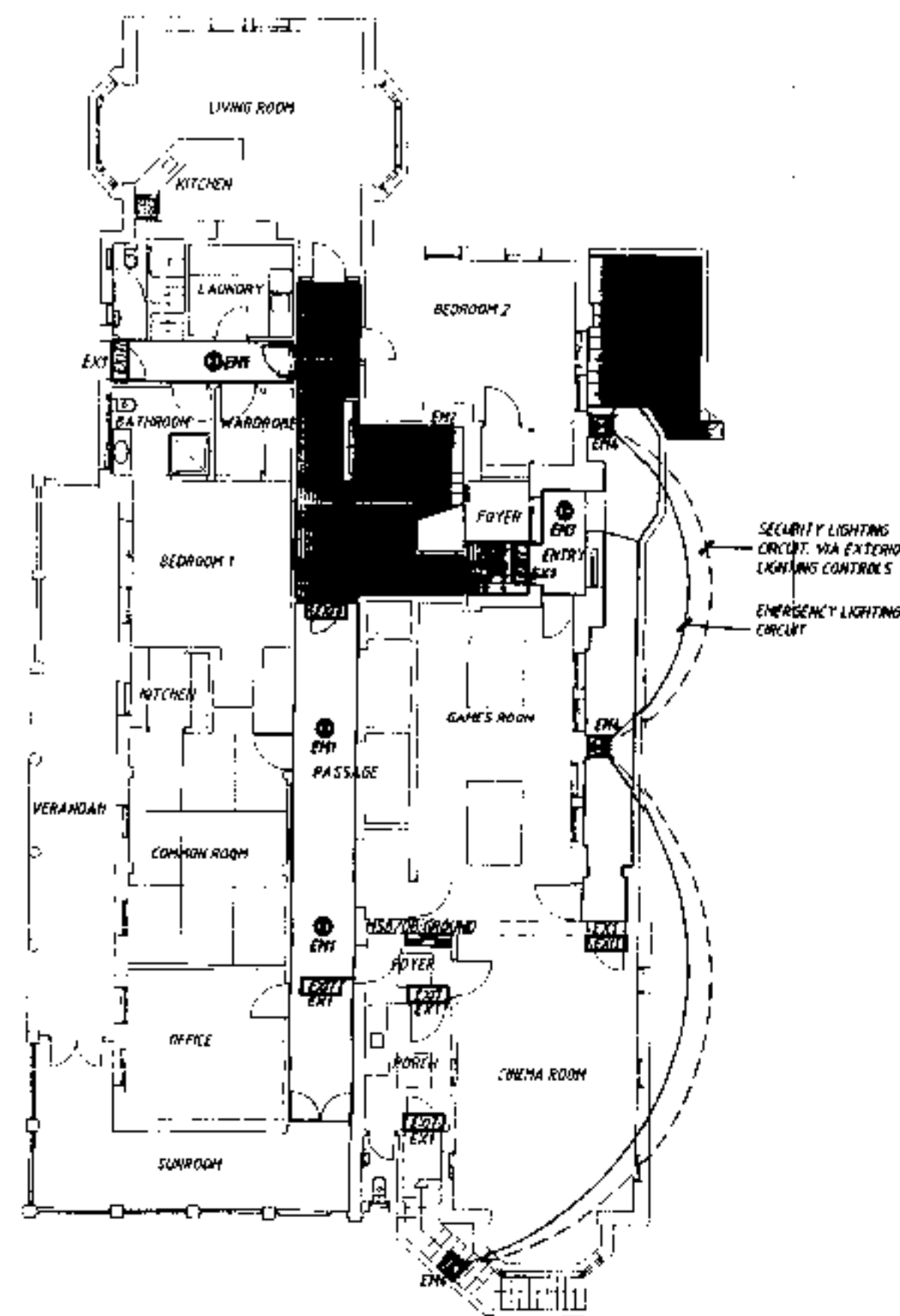
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DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENT

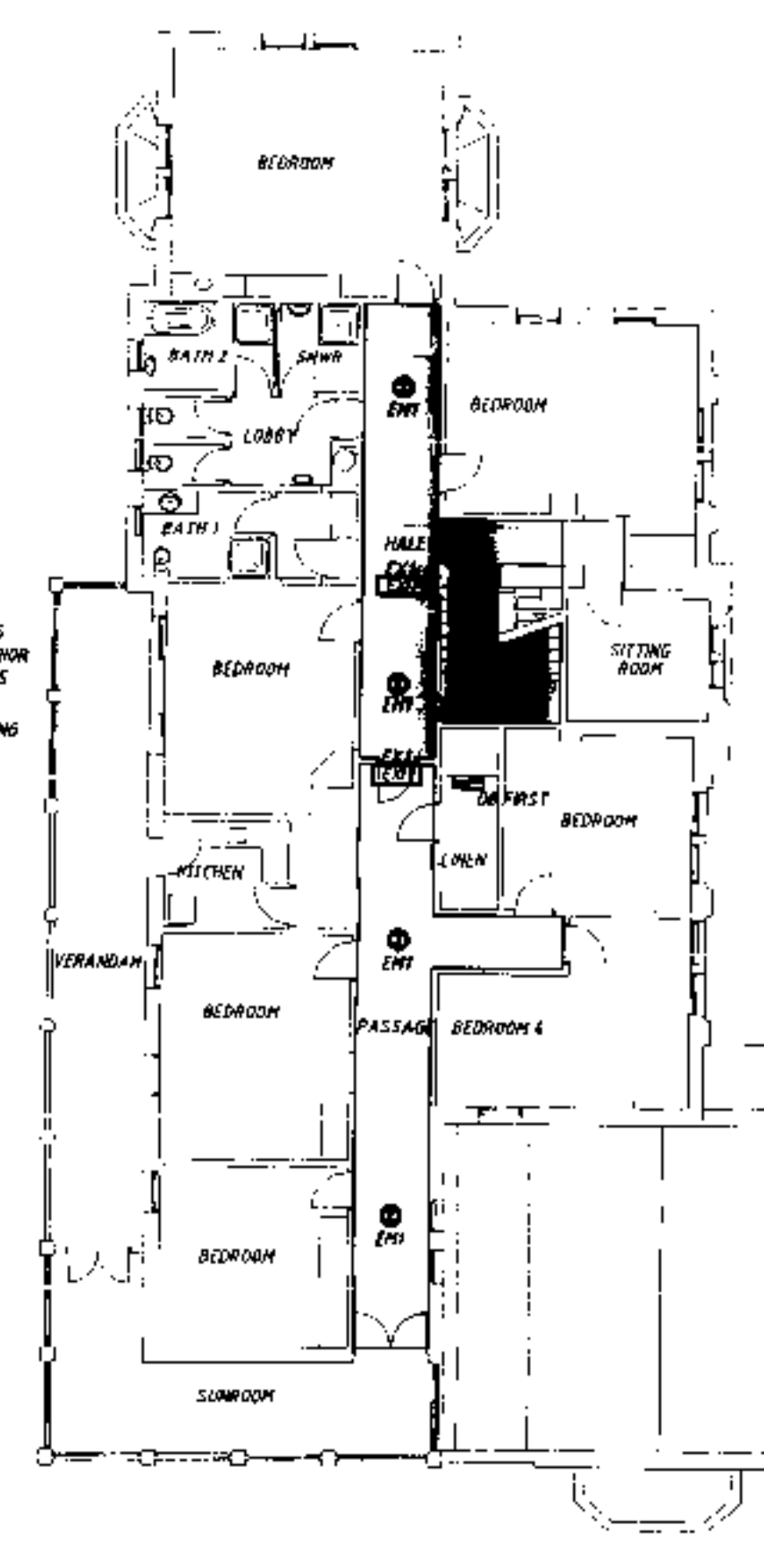
2008 1153



BASEMENT PLAN
SCALE 1:150



GROUND FLOOR PLAN
SCALE 1:150



FIRST FLOOR PLAN
SCALE 1:150

29-JULY-2008 2 CONSTRUCTION
24-MAY-2008 1 TENDER

CONSTRUCTION

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New Zealand Company

Structural Engineer:

Project:

"GARDEN VIEW"
SANTA SABINA BUILDING
ALTERATIONS
61 NORTH RD, DUNEDIN

Day Title:
ELECTRICAL SERVICES
EVACUATION LIGHTING
REQUIREMENTS AND LAYOUT
PLAN

Drawn by:	Rev. No:	Scale:
1899a - plan	1899a - elect	1:150
1899a - basement	Drawn by:	Rev. No:
1899a - ground	1899	
1899a - first	Drawn by:	Rev. No:

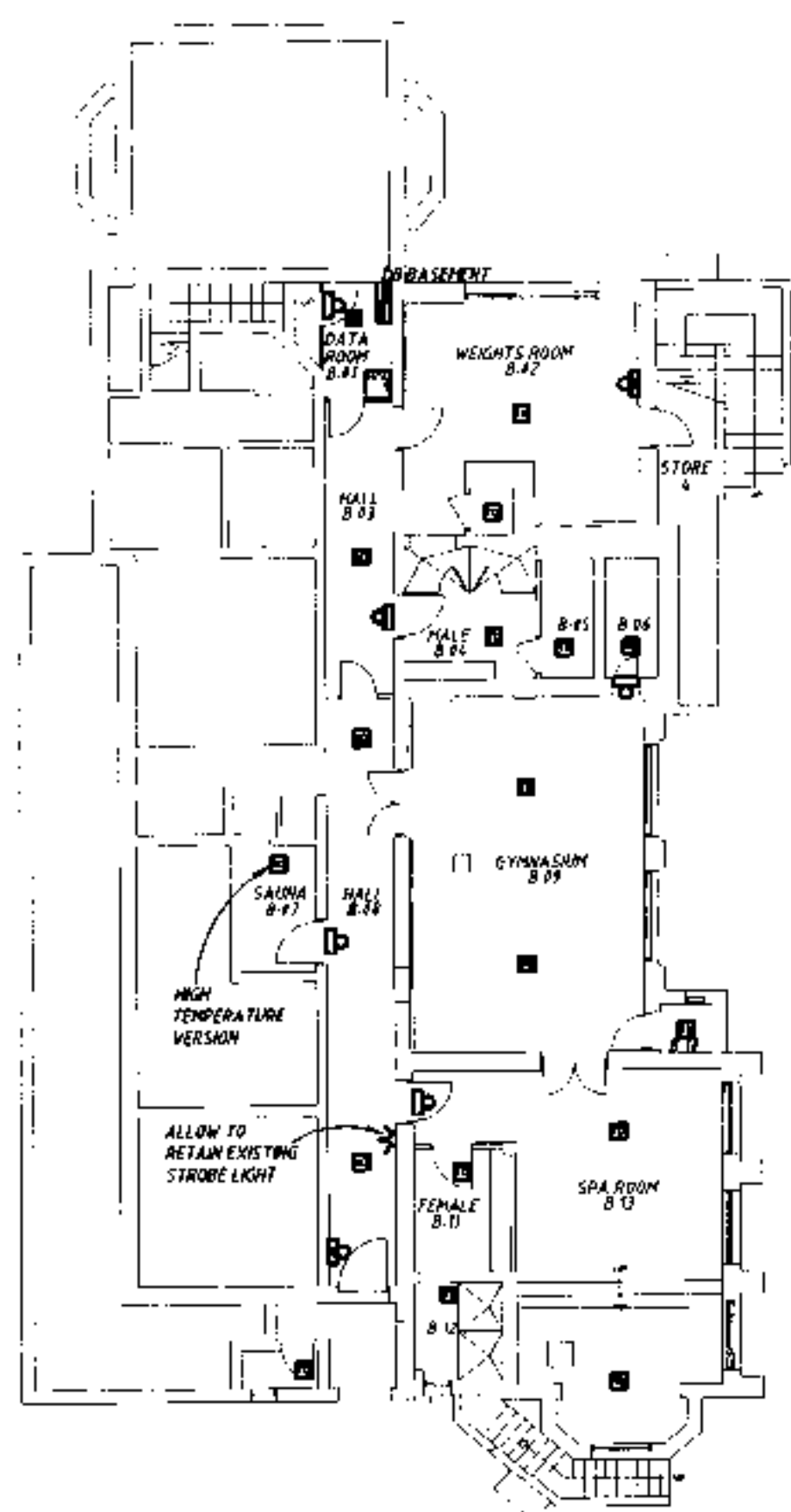
E4.1 2

NOTES

1. ALLOW TO ASSESS THE EXISTING BUILDING AND CONFIRM AREAS THAT REQUIRE CEILING SPACE DETECTION PRIOR TO SUBMISSION OF A PRICE FOR THESE WORKS
2. DETECTION LAYOUTS ARE INDICATIVE. THE FIRE ALARM INSTALLER SHALL ALLOW TO REVIEW EACH INDIVIDUAL SPACE AND ENSURE PLACEMENT OF DETECTORS IS IN FULL COMPLIANCE WITH THE REQUIREMENTS OF NZS54512:2003

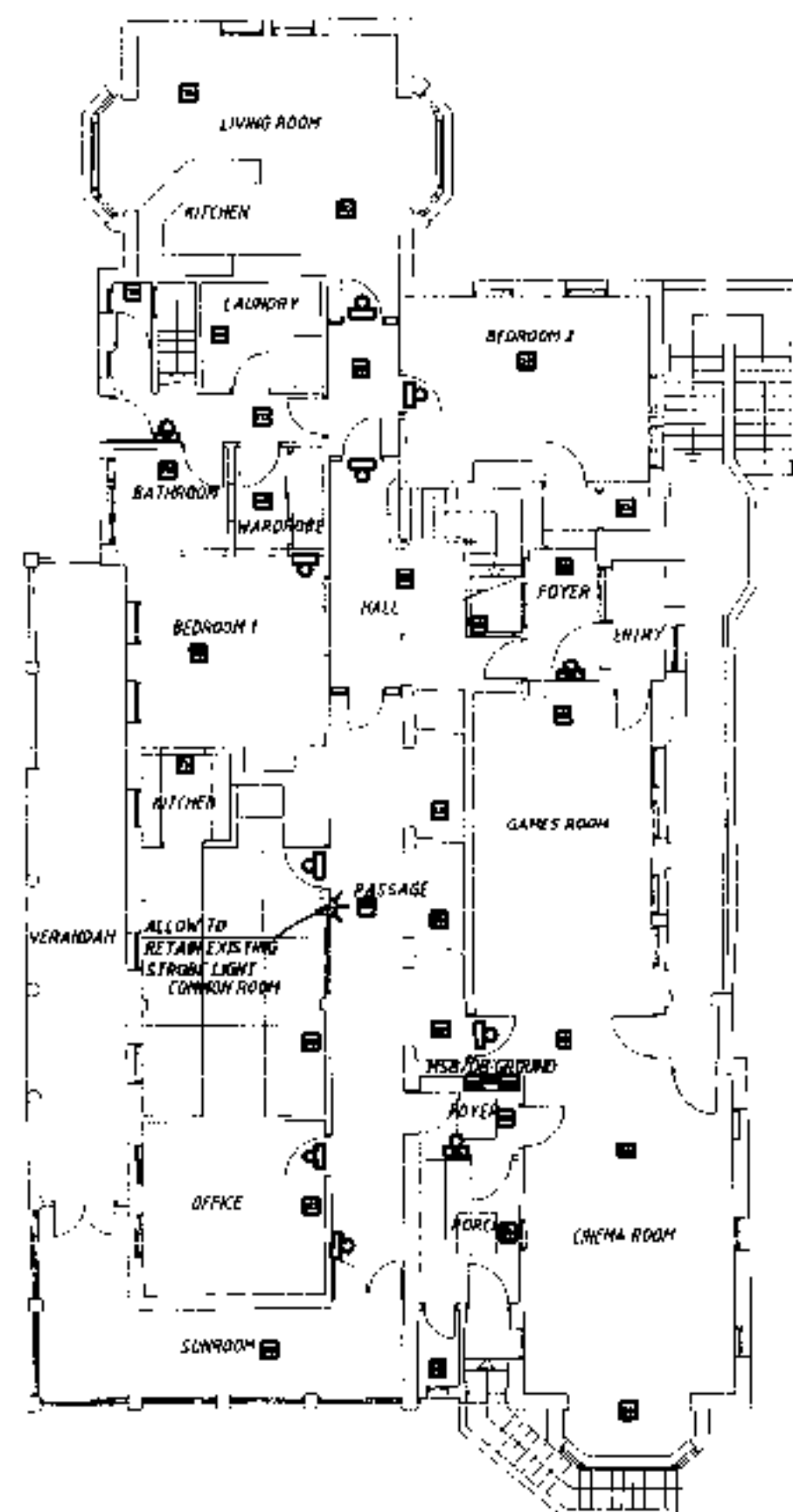
DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENT

2008 1153



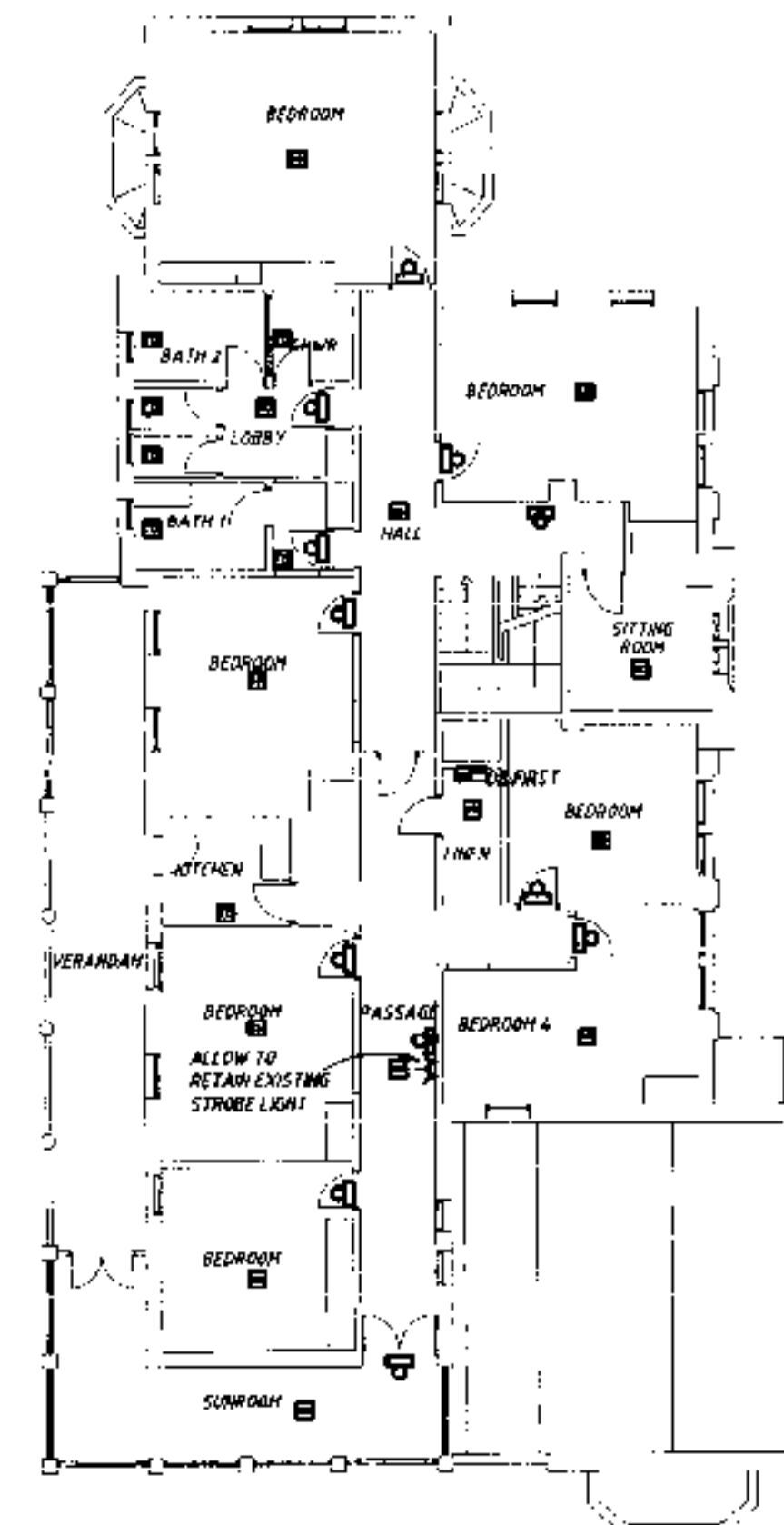
BASEMENT PLAN

SCALE 1:150



GROUND FLOOR PLAN

SCALE 1:150



FIRST FLOOR PLAN

SCALE 1:150

29-JULY-2008 2 CONSTRUCTION
26-MAY-2008 1 TENDER

CONSTRUCTION

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Mechanical Engineer

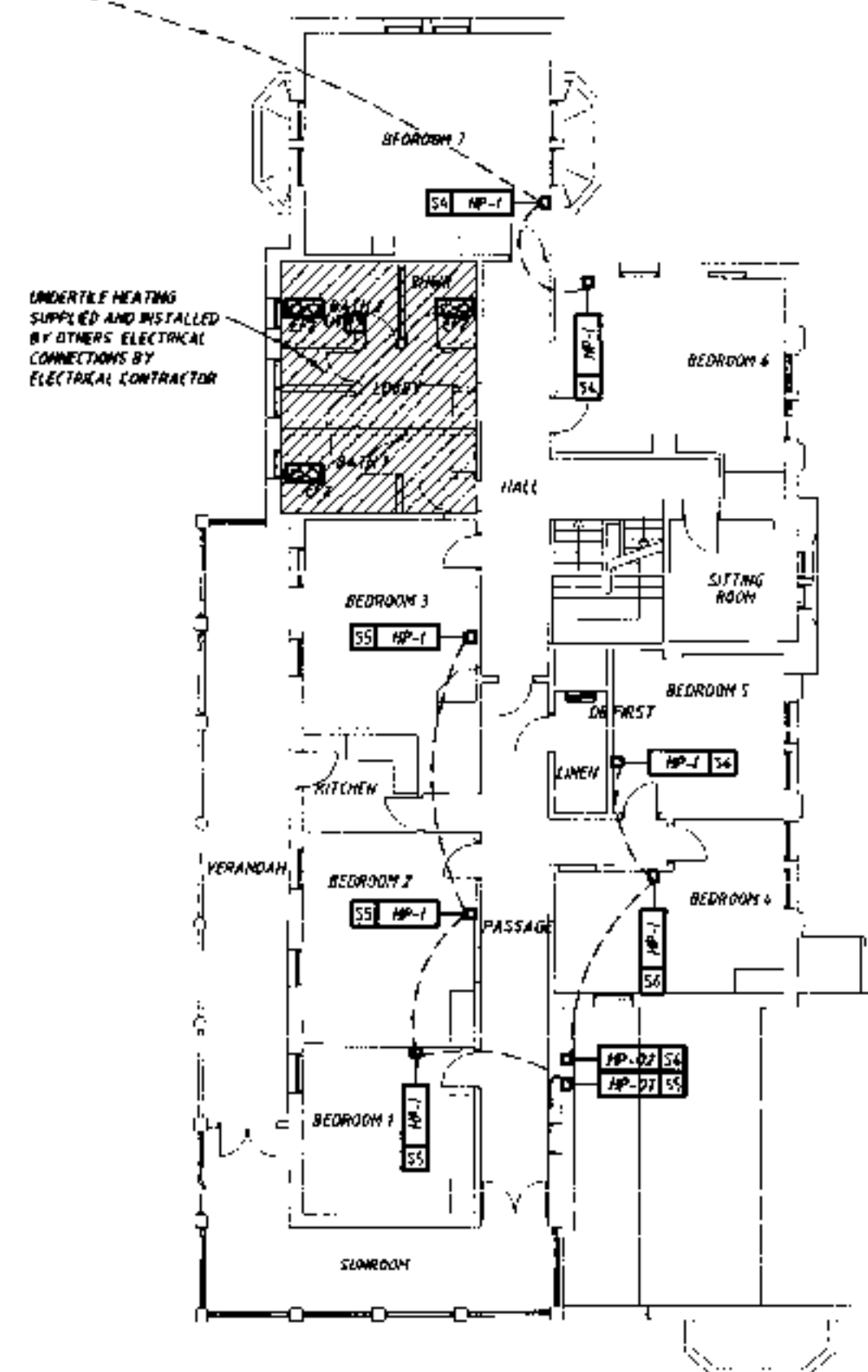
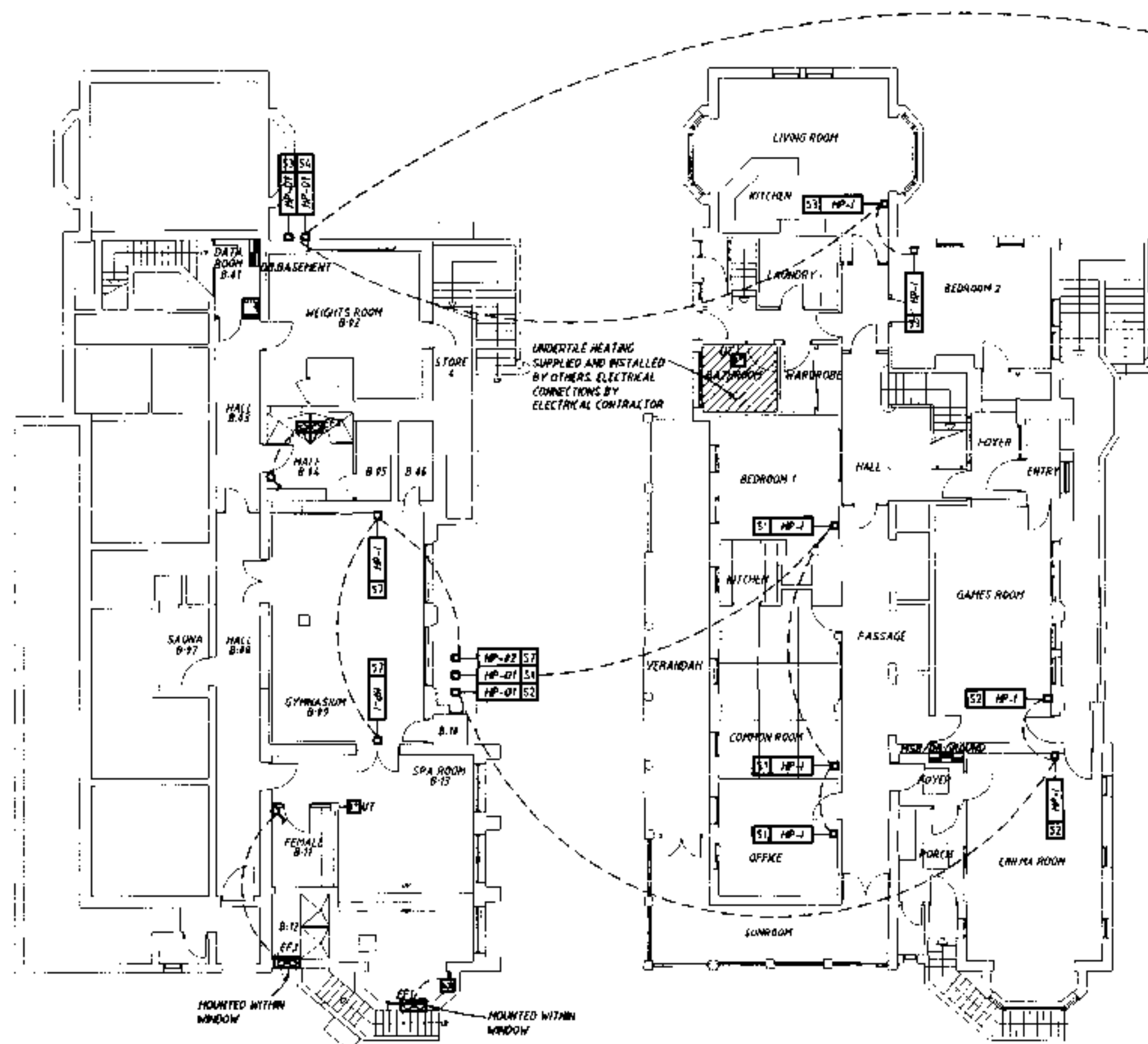
Structural Engineer:

Project:

**"GARDEN VIEW"
SANTA SABINA BUILDING
ALTERATIONS
61 NORTH RD, DUNEDIN**

Day Title:
**ELECTRICAL SERVICES
FIRE ALARM SYSTEM
LAYOUT PLAN**

Drawn By:	1899a - elec1	Scale of A3:
1899a - 5-6		1:150
1899a - basement	Date Plotted:	Job No:
1899a - ground		1899
1899a - first	Sheet No:	Revision:
	E4.2	2



23-JULY-2008 2 CONSTRUCTION
26-MAY-2008 1 TENDER

CONSTRUCTION

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Project:

"GARDEN VIEW"
SANTA SABINA BUILDING
ALTERATIONS
61 NORTH RD, DUNEDIN

Drawn By:
ELECTRICAL SERVICES
ELECTRICAL FOR MECHANICAL
SERVICES

Drawn By:	File Name:	Scale of A2:
18994 - site	18994 - elect	1:150
18994 - basement	Drawn By:	Job No:
18994 - ground		1899
18994 - first	Sheet No:	Revisions:

FLOOR PLAN LEGEND

- extent of existing brick/timber walls.
- new timber framed fire rated wall to be lined both sides with 13mm Fyresline to achieve FRR 45/45/45 wall.
- approved brick infill panel to be plastered to match existing.
- new 100 x 50 timber framed wall.

PLUMBING NOTES:

GROUND FLOOR DRAINAGE

12. wc - 100mm waste from new wc pan to be connected into existing main foul sewer drain/wall stack.
13. whb - 40mm Ø waste from new fitting to below floor level. Connect to 40mm Ø waste and in turn to existing main foul sewer drain/wall stack.
14. whb - 40mm Ø waste from new fitting to below floor level. Connect to 40mm Ø waste and in turn to existing main foul sewer drain/wall stack.
15. whb - waste from new sink unit to connect into existing 40mm Ø vertical waste pipe discharging into the existing gully trap below - existing 40mm Ø 1.1 on exterior wall taken up thru roof above.
16. whb - 40mm Ø waste from new fitting to discharge into existing gully trap.
17. whb - 40mm Ø waste from new fitting to discharge into existing gully trap.
18. wc - 100mm waste from new wc pan to be connected into existing main foul sewer drain.
19. whb - 40mm Ø waste from fitting to below floor level. Connect to new 40mm Ø waste discharging into the existing gully trap - 40mm Ø waste from existing machine to be connected into 40mm Ø waste servicing hub.
20. whb - 40mm Ø waste from new fitting to discharge into existing gully trap.
21. wc - waste from new wc pan to connect into existing 100mm Ø waste pipe under floor connected to the existing main foul sewer drain.
22. whb - 40mm Ø waste from new sink unit taken under floor to discharge into existing gully trap.

NOTE: New Cleanair sink to Laundry area connected into existing main foul sewer drain via 40mm Ø wastepipe under floor - refer to the Floor Plan.

R1 - New handrail to live main stairs shown. New Cohortite ramp/steps to back door and Bathroom G 06 changed to a new Accessible Bathroom (27/08/08)

BUILDING CONSENT ISSUE

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www.sowmandesign.co.nz

DO NOT SCALE OFF DRAWINGS ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION

"GARDEN VIEW"
SANTA SABINA
BUILDING ALTERATIONS
61 NORTH ROAD
DUNEDIN

GROUND FLOOR PLANS

job no. -	CH06-0814
scale -	AS SHOWN
date -	MARCH 2008
drawn by -	SH/ST/ST
checked by -	R1
sheet no. -	03

DEMOLITION NOTES

RADIATOR NOTE:

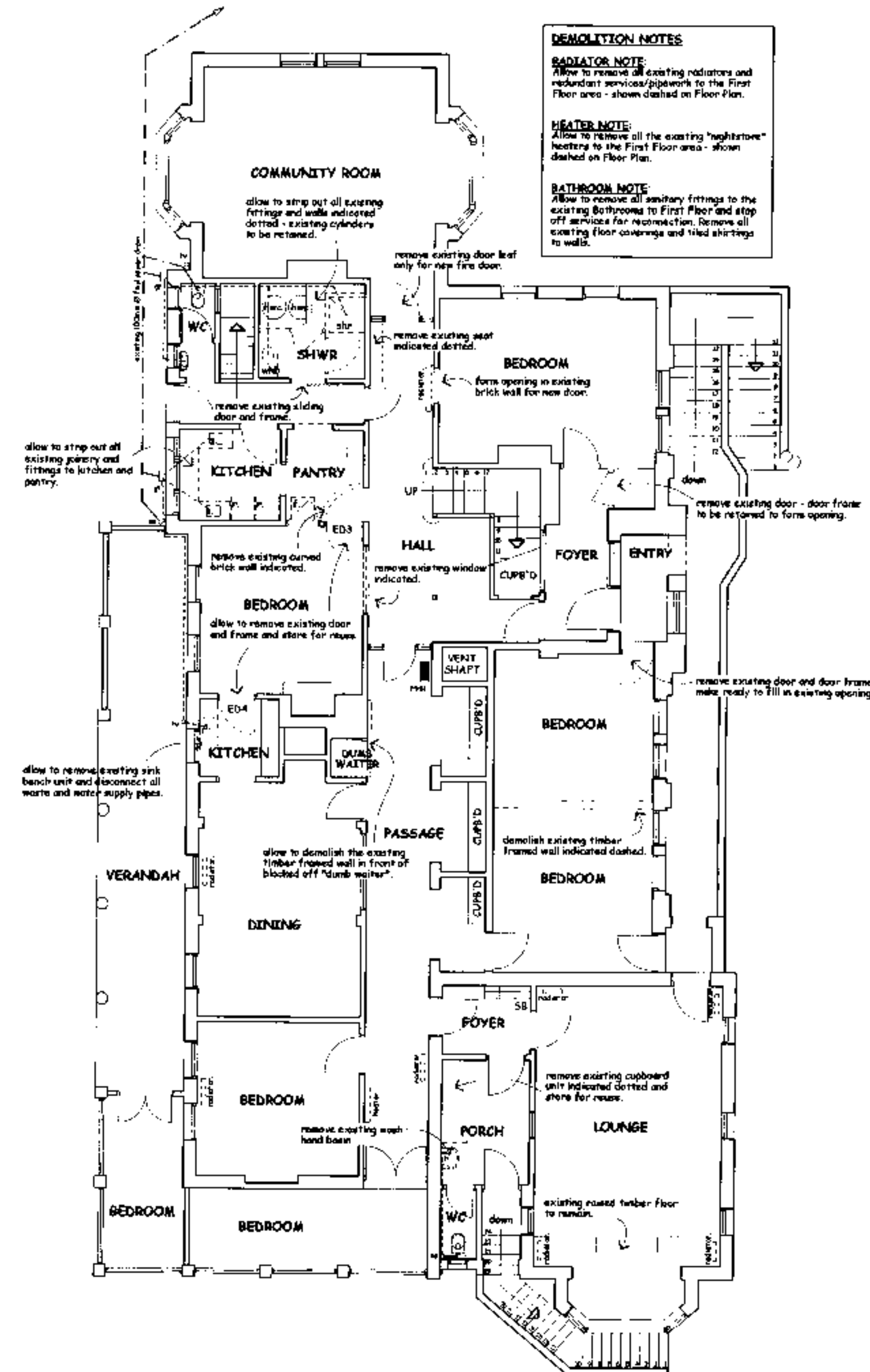
Allow to remove all existing radiators and redundant services/pipework to the First Floor area - shown dashed on Floor Plan.

HEATER NOTE:

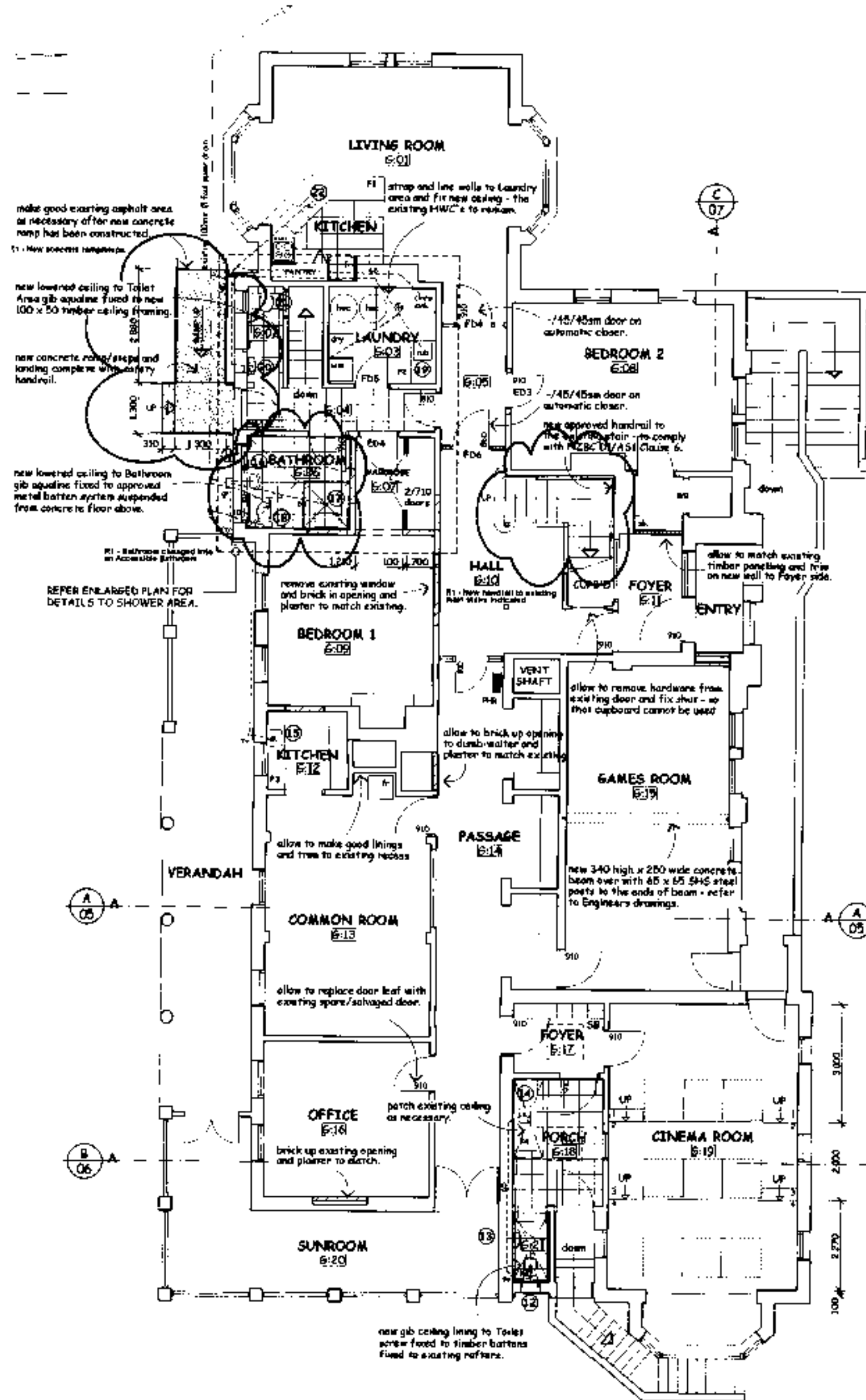
Allow to remove all the existing "nightmare" heaters to the First Floor area - shown dashed on Floor Plan.

BATHROOM NOTE:

Allow to remove all sanitary fittings to the existing Bathroom to First Floor and stop off services for reconnection. Remove all existing floor coverings and tiled skirtings to walls.



DEMOLITION PLAN - GROUND FLOOR
SCALE 1:100



PROPOSED GROUND FLOOR PLAN
SCALE 1:100

2008 1153

FLOOR PLAN LEGEND

- extent of existing brick/timber walls
- new timber framed fire rated wall to be lined both sides with 13mm Fyreline to achieve FRR 45/45/45 wall.
- approved brick infill panel to be plastered to match existing.
- new 100 x 50 timber framed wall

PLUMBING NOTES:

FIRST FLOOR DRAINAGE

- 100mm Ø waste from fitting within floor framing connected into existing 65mm Ø vertical pipe/vent discharging into gully trap below.
- 100mm Ø waste from new w.c. pan connected into the existing main foul sewer soil stack.
- 40mm Ø waste from fitting discharging into floor waste (65mm Ø waste from floor waste to main foul sewer soil stack).
- 40mm Ø waste from new fitting to below floor level. Connect to 65mm Ø waste under floor and in turn into the existing main foul sewer soil stack.
- 100mm Ø waste from new w.c. pan connected into the existing main foul sewer soil stack.
- 100mm Ø waste from new w.c. pan connected into the existing main foul sewer soil stack.
- 40mm Ø waste from fitting discharging into floor waste (65mm Ø waste from floor waste to main foul sewer soil stack extension).
- 40mm Ø waste from fitting connected into 65mm Ø waste in floor framing and in turn to the new main foul sewer soil stack extension.
- 100mm Ø waste from fitting discharging into floor waste (65mm Ø waste from floor waste to main foul sewer soil stack extension).
- 40mm Ø waste from fitting discharging into floor waste (65mm Ø waste from floor waste to main foul sewer soil stack extension).
- 40mm Ø waste from fitting discharging into floor waste (65mm Ø waste from floor waste to main foul sewer soil stack extension).
- 40mm Ø waste from fitting discharging into floor waste (65mm Ø waste from floor waste to main foul sewer soil stack extension).
- 40mm Ø waste from fitting discharging into floor waste (65mm Ø waste from floor waste to main foul sewer soil stack extension).
- 40mm Ø waste from fitting discharging into floor waste (65mm Ø waste from floor waste to main foul sewer soil stack extension).

R1 - New handrail to the main stairs shown, and Bathroom 1:05 changed to a new Accessible Bathroom (27/08/08)

BUILDING CONSENT ISSUE

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DO NOT SCALE OFF DRAWINGS ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION.

"GARDEN VIEW"
SANTA SABINA
BUILDING ALTERATIONS
61 NORTH ROAD
DUNEDIN

FIRST FLOOR PLANS

job no. : CND8-0514	date : MARCH 2008
scale : AS SHOWN	proj no. : 13005-1000
revision : R1	sheet no. : 04

DEMOLITION NOTES

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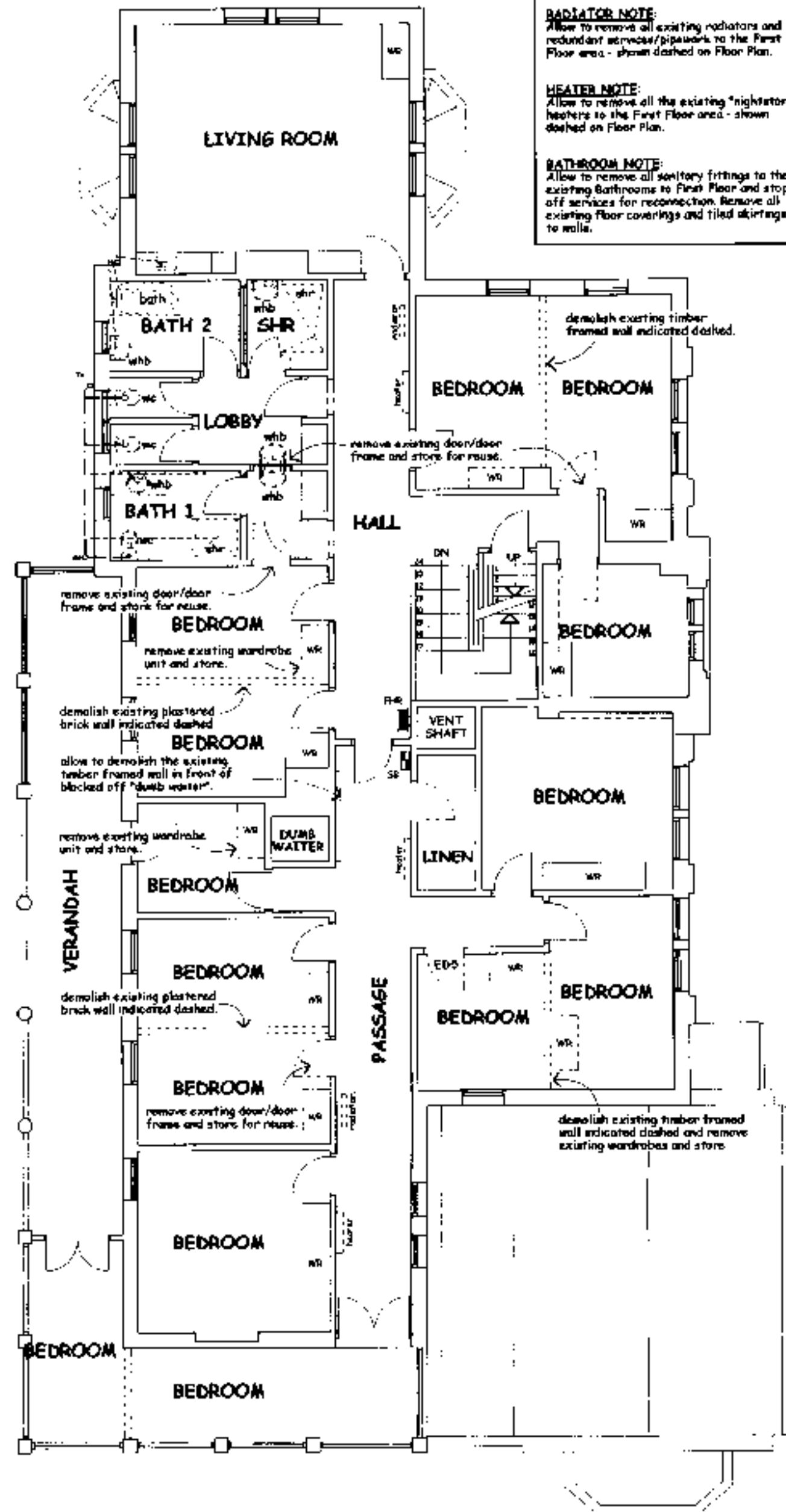
Allow to remove all existing radiators and redundant access/pipework to the First Floor area - shown dashed on Floor Plan.

HEATER NOTE:

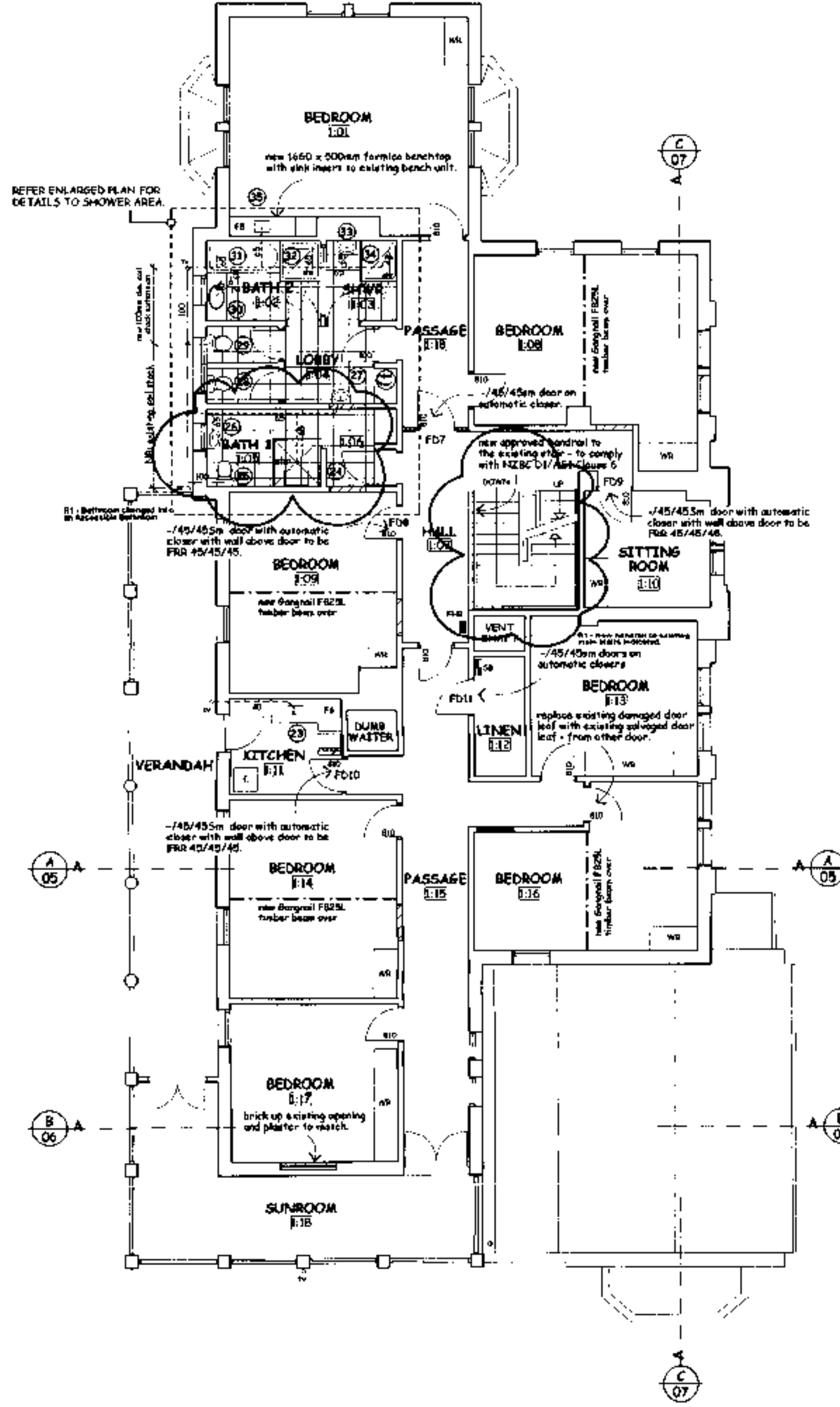
Allow to remove all the existing "nightmare" heaters to the First Floor area - shown dashed on Floor Plan.

BATHROOM NOTE:

Allow to remove all sanitary fittings to the existing Bathrooms to First Floor and stop off services for reconnection. Remove all existing floor coverings and tiled skirtings to walls.

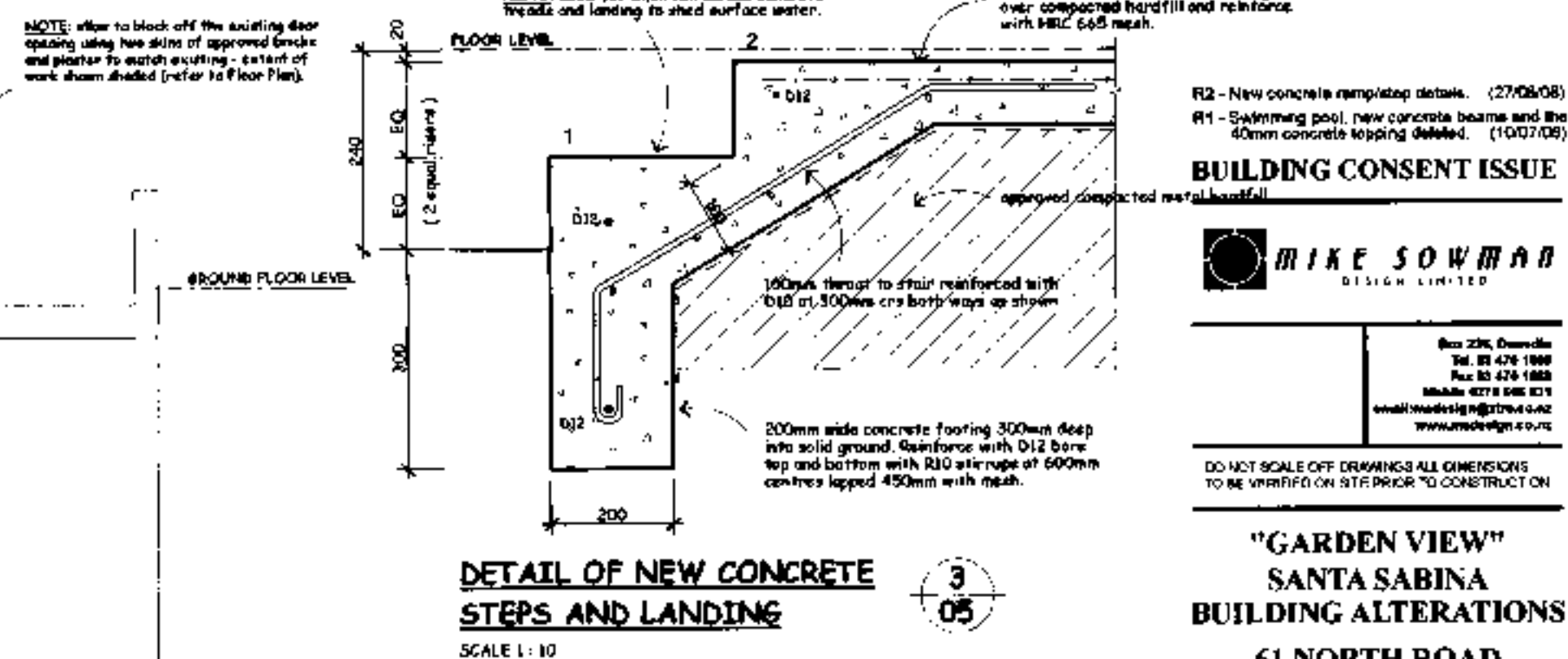
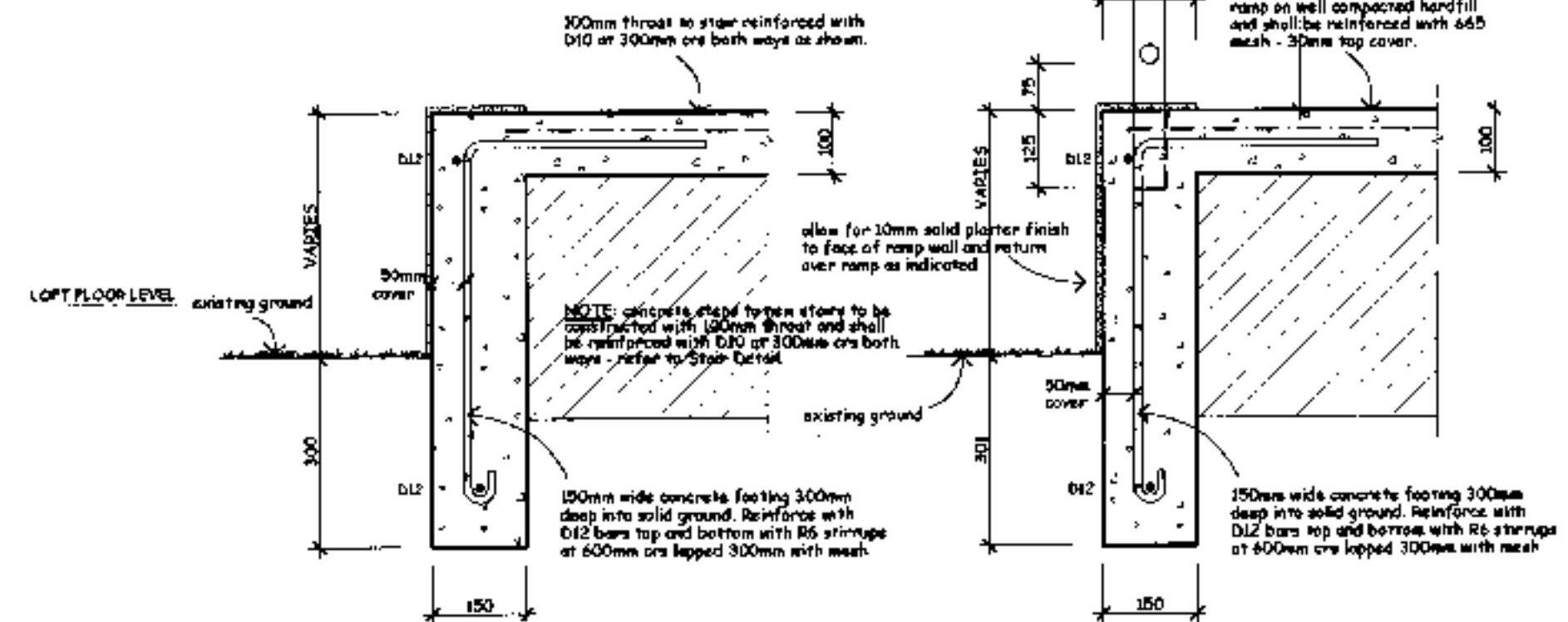
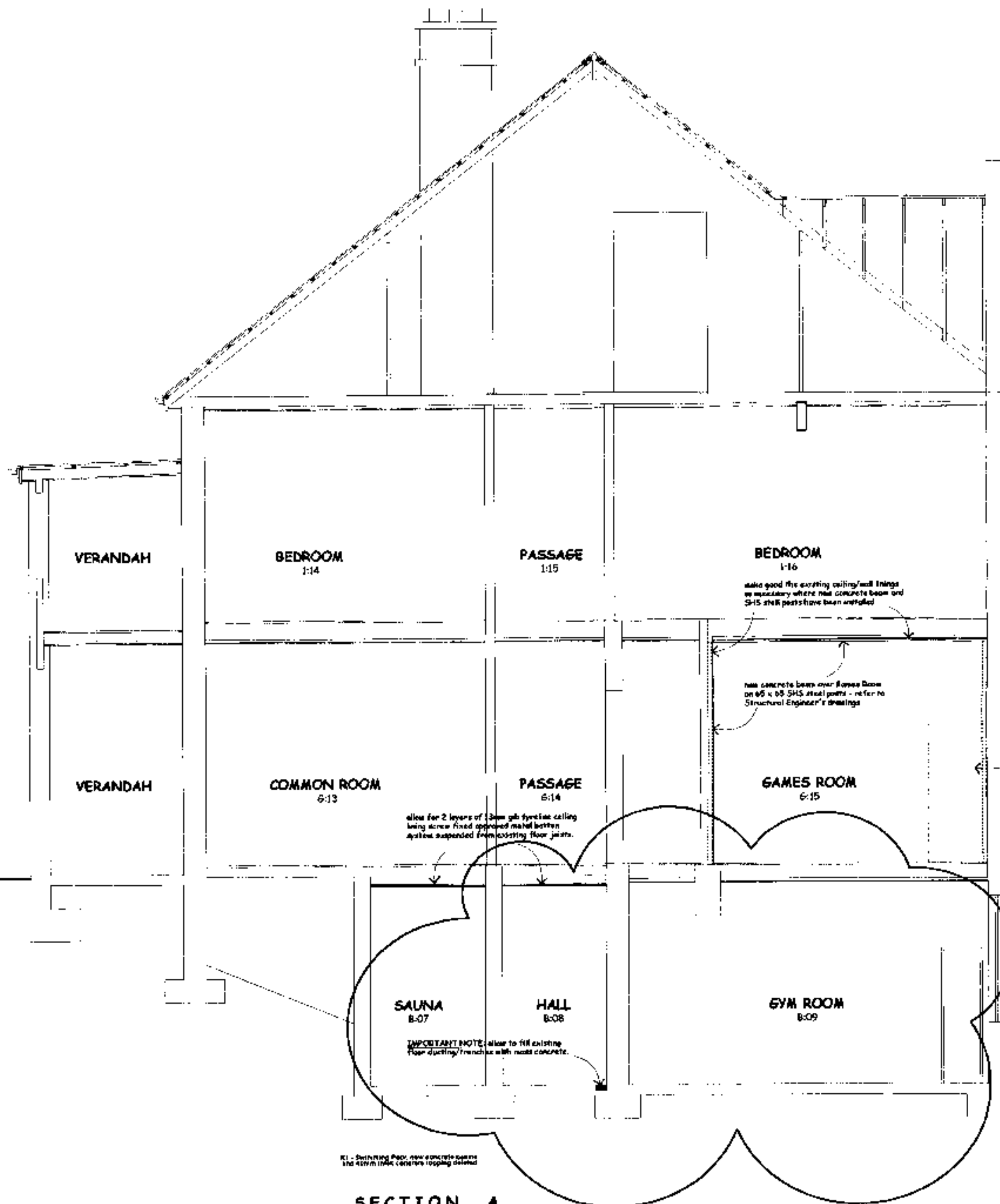


DEMOLITION PLAN - FIRST FLOOR
SCALE 1:100



PROPOSED FIRST FLOOR PLAN
SCALE 1:100

2008 1153



R2 - New concrete ramp/step details. (27/08/08)
R1 - Swimming pool, new concrete beams and the 40mm concrete topping deleted. (10/07/08)

BUILDING CONSENT ISSUE

MIKE SOWMAN
DESIGN LIMITED

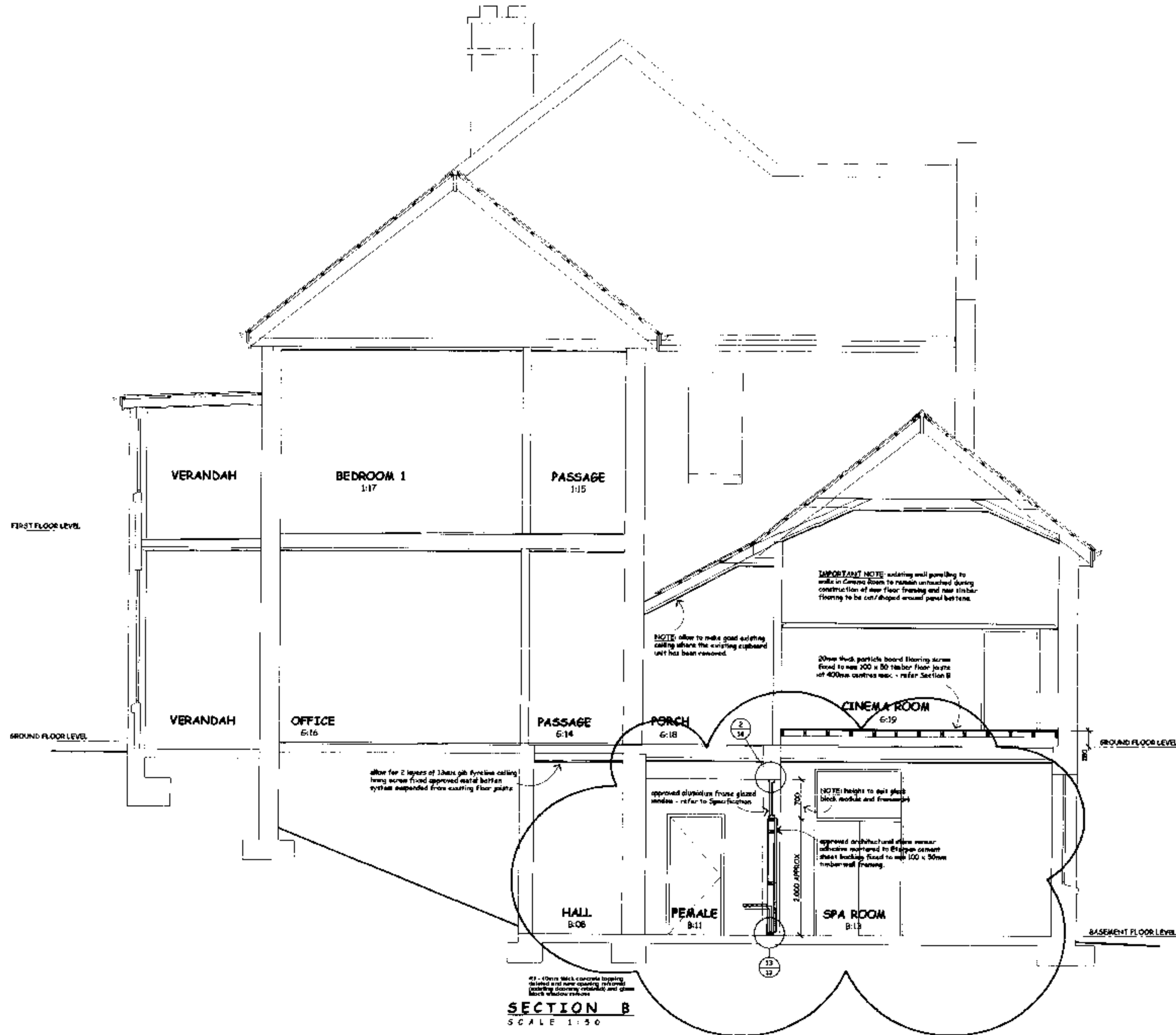
Box 236, Dunedin
Tel: 03 478 1888
Fax: 03 478 1888
Mobile: 027 8 546 831
email: mikesowman@stirve.co.nz
www.mikesowman.co.nz

DO NOT SCALE OFF DRAWINGS ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION

"GARDEN VIEW"
SANTA SABINA
BUILDING ALTERATIONS
61 NORTH ROAD
DUNEDIN

SECTION A

job no. : C100-0014	date : MARCH 2008
scale : AS SHOWN	print date : 10/07/2008
revision : R2	sheet no. : 05



R1 - 40mm concrete topping deleted and new opening removed - existing doorway to be retained. Glass block window replaced with aluminium framed glass window (10/07/08)

BUILDING CONSENT ISSUE



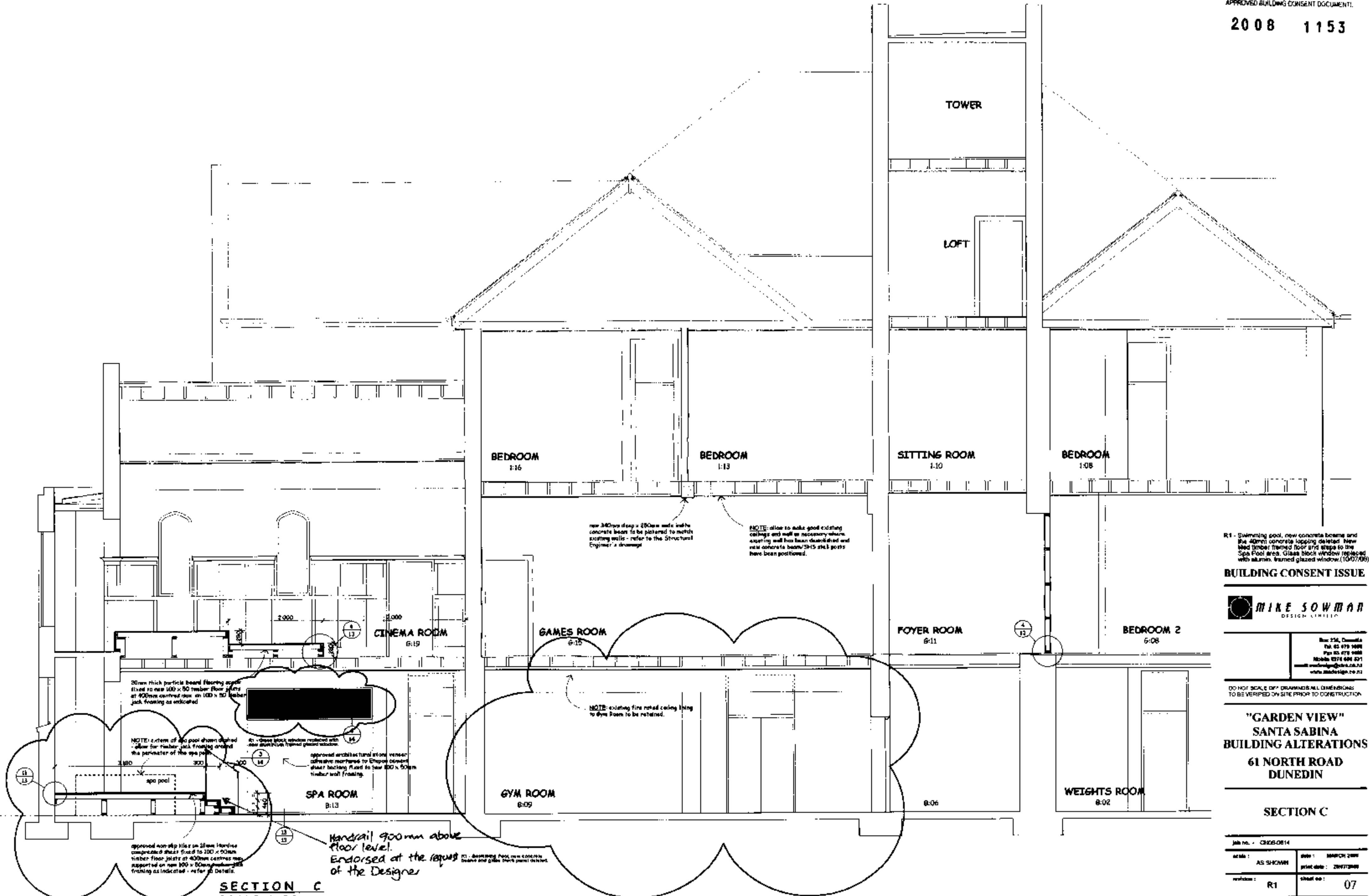
Box 244, Dunedin
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Fax: 03 478 1888
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email: mikesowan@xtra.co.nz
www.mikesowan.co.nz

DO NOT SCALE OFF DRAWINGS ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION

"GARDEN VIEW"
SANTA SABINA
BUILDING ALTERATIONS
61 NORTH ROAD
DUNEDIN

SECTION B

job no. : CND-0014	date : 28/07/2008
scale : AS SHOWN	print date : 28/07/2008
revision : R1	sheet no : 06



R1 - Swimming pool, new concrete beams and the 40mm concrete topping deleted. New tiled timber framed floor and steps to the Spa Pool area. Glass block window replaced with alum. framed glazed window (1307/06)

BUILDING CONSENT ISSUE

MIKE SOWMAN
DESIGN LIMITED

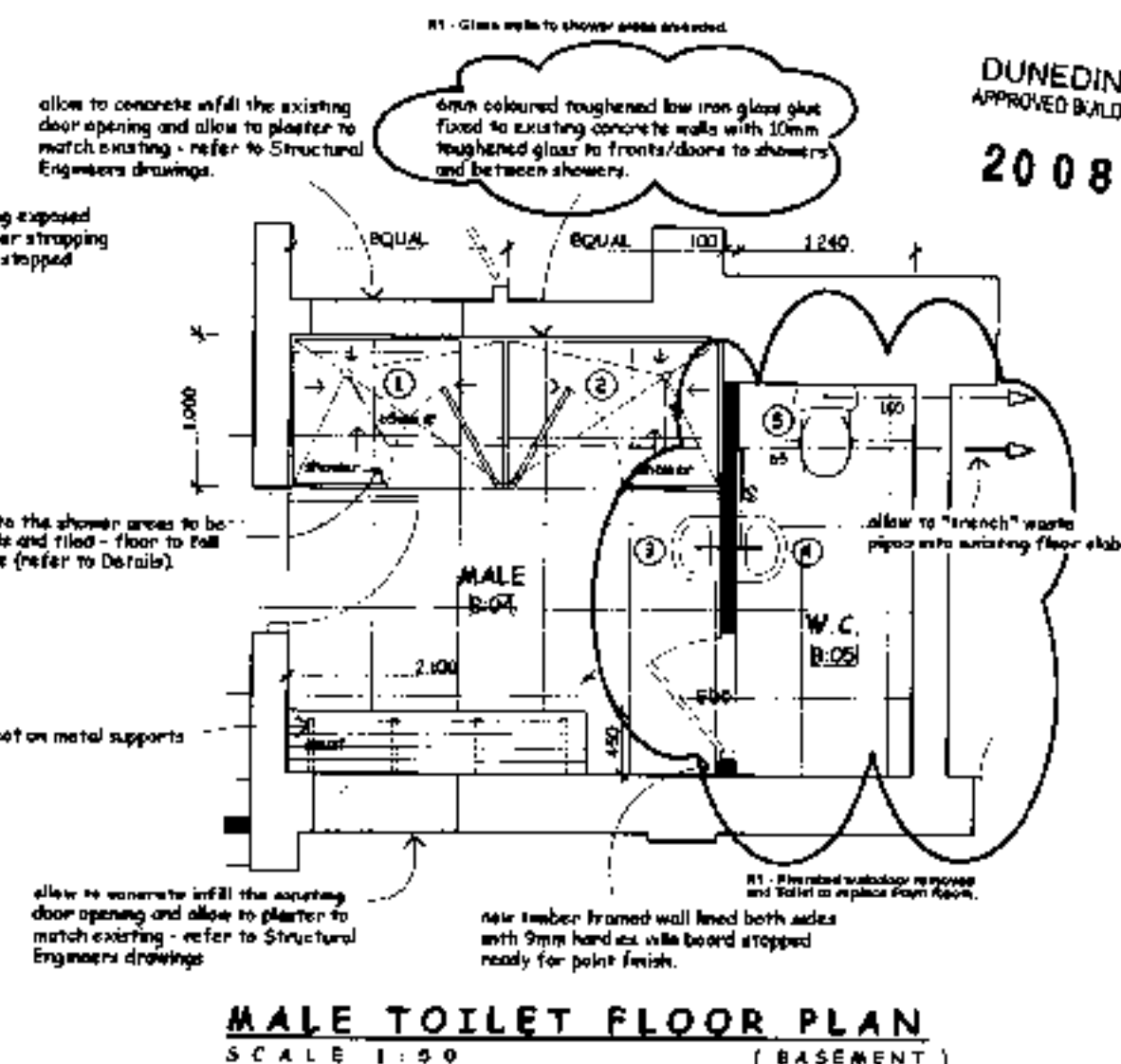
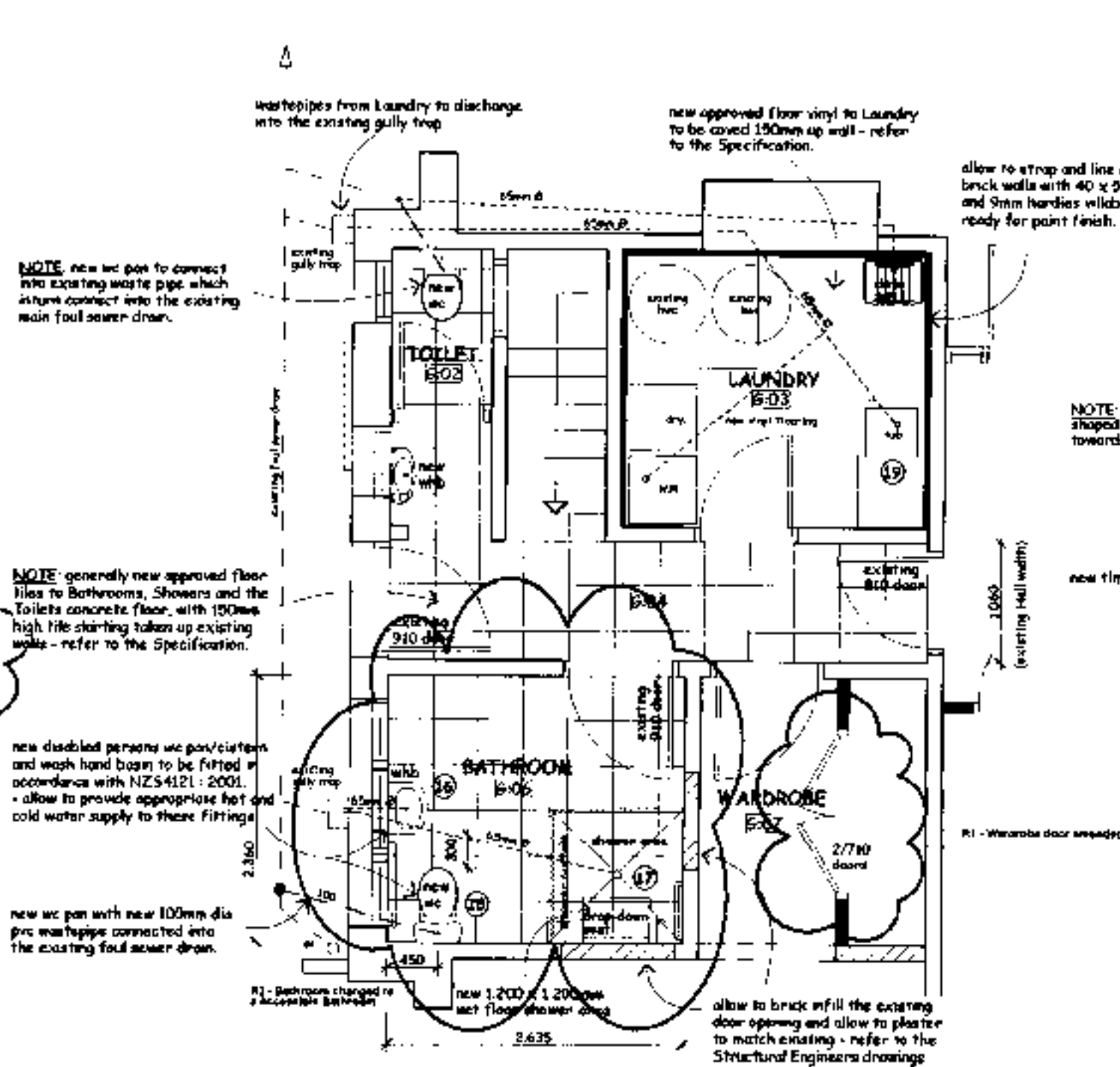
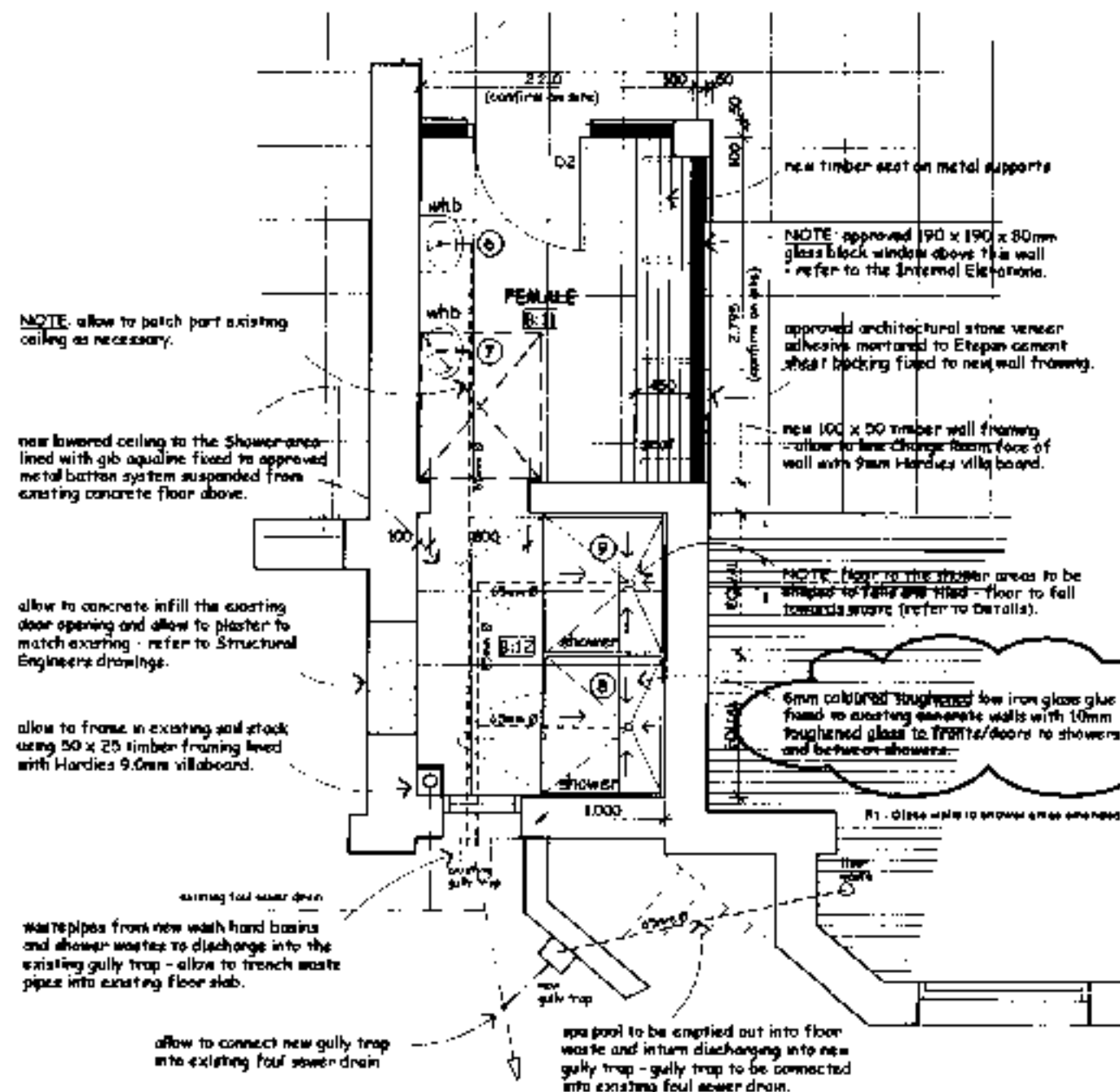
Box 254, Dunedin
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www.mikesowman.co.nz

DO NOT SCALE OR DRAWINGS ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION

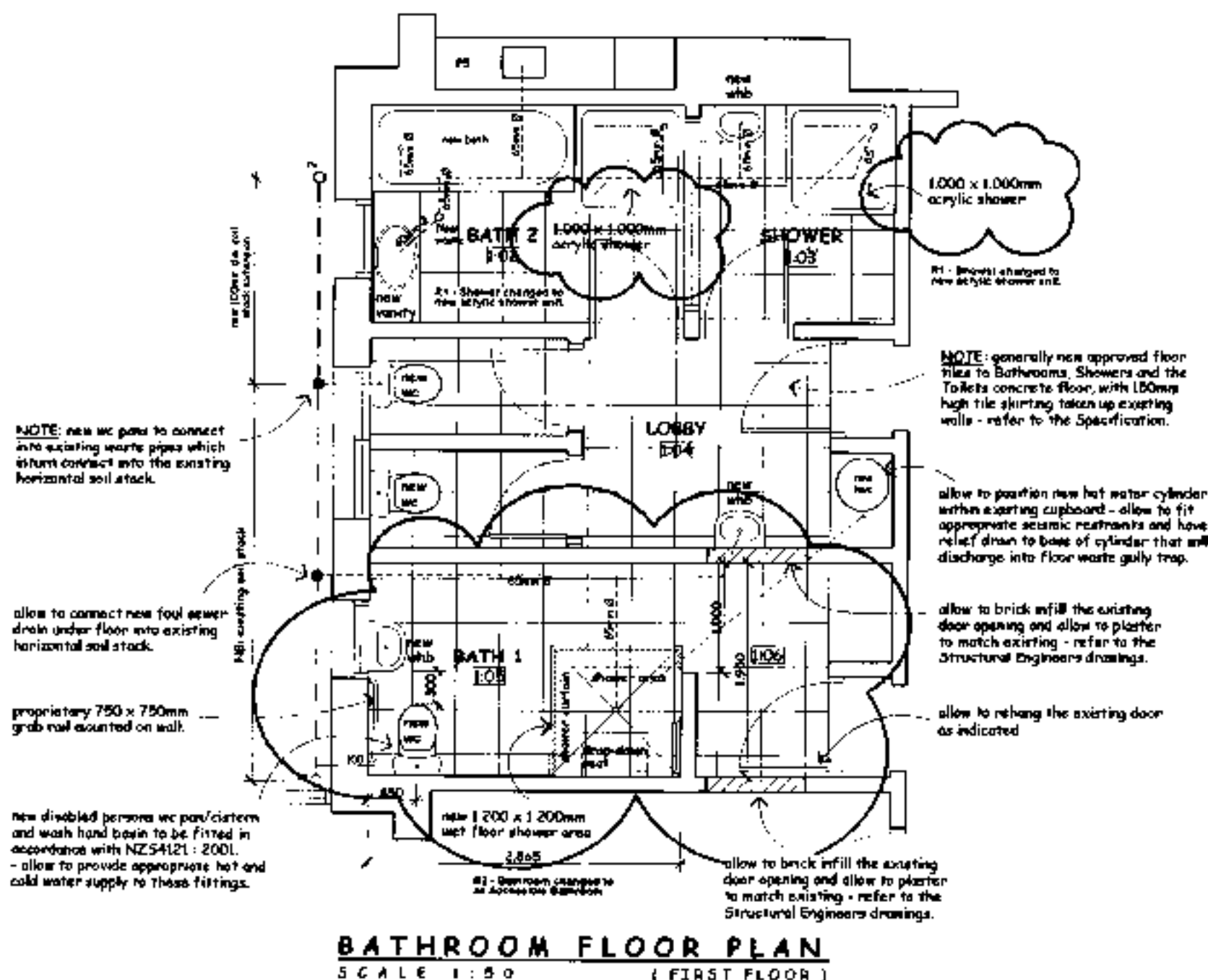
"GARDEN VIEW"
SANTA SABINA
BUILDING ALTERATIONS
61 NORTH ROAD
DUNEDIN

SECTION C

job no. : C208-0814	date : 2008/08/14
scale : AS SHOWN	drawn : JAWHON 2008
revision : R1	print date : 2007/08/08
	sheet no : 07



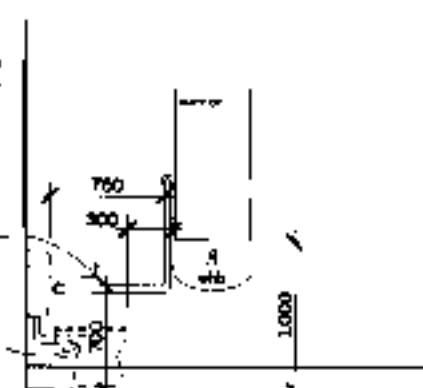
DRAINAGE NOTES:
REFER TO FLOOR PLANS FOR MAIN DRAINAGE LAYOUT AND FOR RUMMING NOTES.



door handle and hardware to comply with NZS4121:2001 - Section 7 Clause 3.7

proprietary 750 x 750mm grab rail mounted on wall.

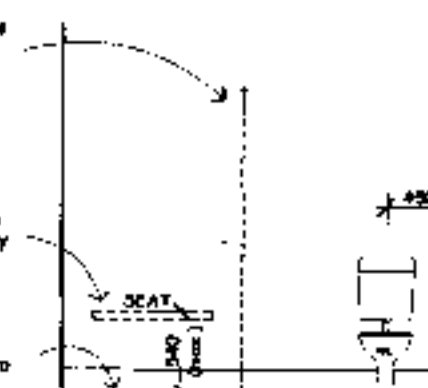
approved disabled pan and system indicated dotted.



refer specification for details of "privacy" curtain and rail system.

allow to provide solid blocking in wall framing for proprietary fold down shower seat.

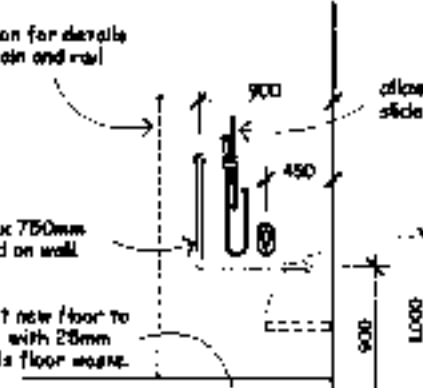
allow to construct new floor to new shower area with 25mm max. fall towards floor waste.



refer specification for details of "privacy" curtain and rail system.

proprietary 750 x 750mm grab rail mounted on wall.

allow to construct new floor to new shower area with 25mm max. fall towards floor waste.



TYPICAL ACCESSIBLE BATHROOM ELEVATIONS

SCALE 1:50

R2 - Bathrooms G:08 and 1.05 changed into Accessible Bathrooms. (27/08/08)
R1 - Acrylic showers to Ground and First Floor bathrooms and Basement shower areas glass walls provided. Doors to wardrobe in Room G:07 amended. (10/07/08)

BUILDING CONSENT ISSUE

MIKE SOWMAN
DESIGN LIMITED

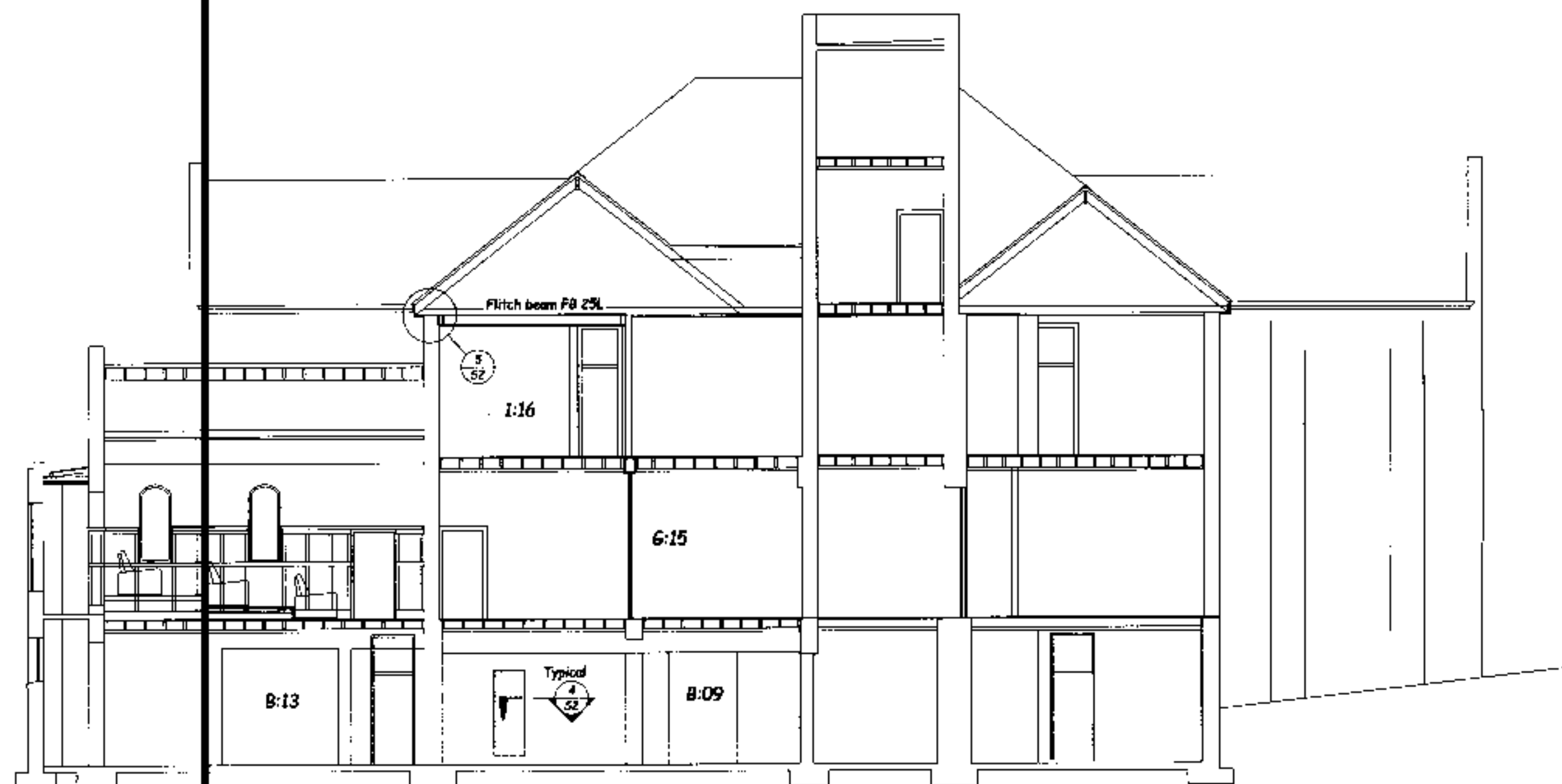
Box 236, Dunedin
Tel: 03 478 9888
Fax: 03 478 1099
Mobile: 0275 664 851
email: mikesowman@msd.co.nz
www.mikesowman.co.nz

DO NOT SCALE OFF DRAWINGS ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION

"GARDEN VIEW"
SANTA SABINA
BUILDING ALTERATIONS
61 NORTH ROAD
DUNEDIN

1:50 FLOOR PLANS

job no. -	CH00-0014
scale:	AS SHOWN
date:	14/01/2008
revision:	R2
sheet no.:	08

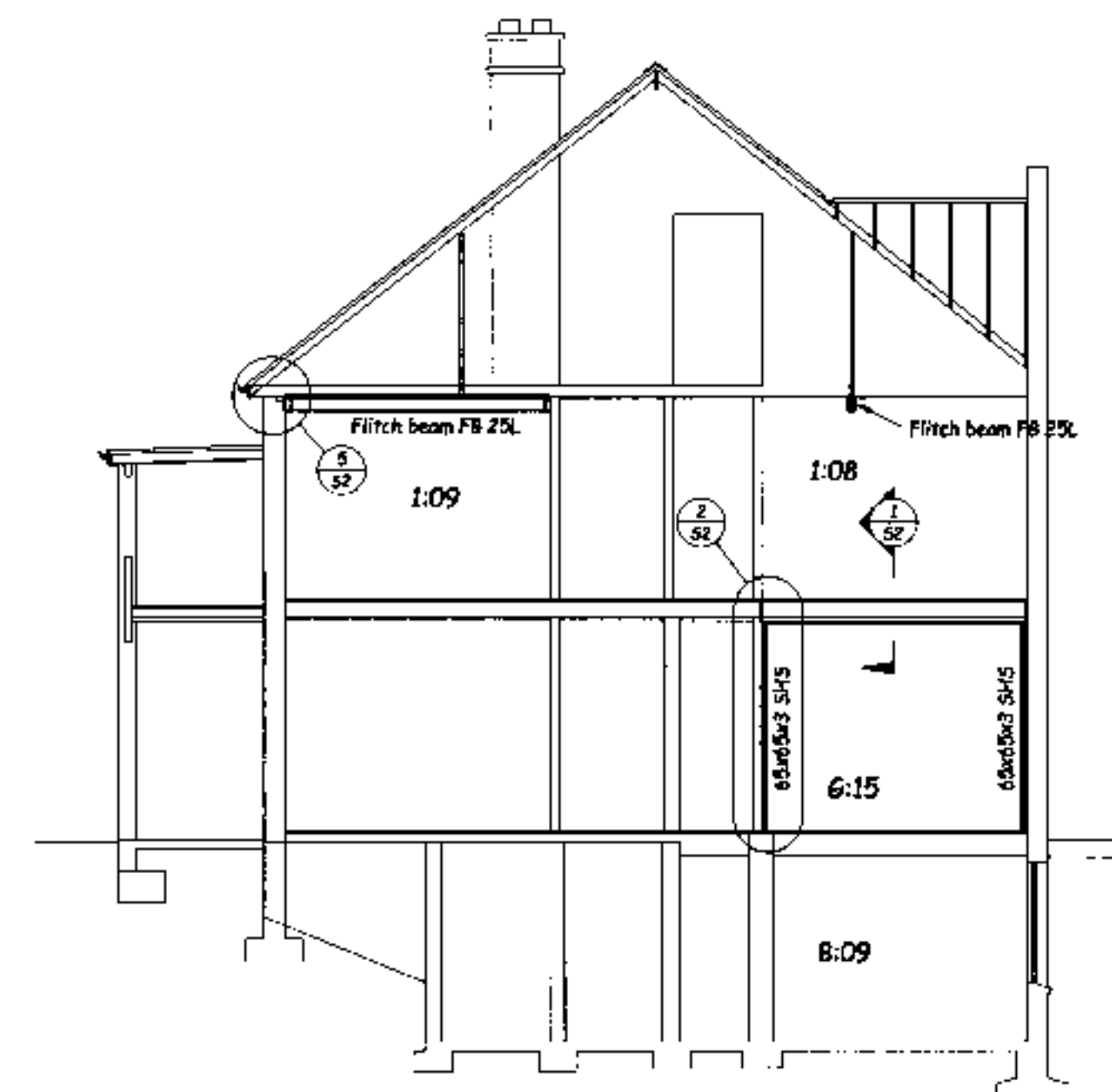


Section Thru Gym Scale 1:100



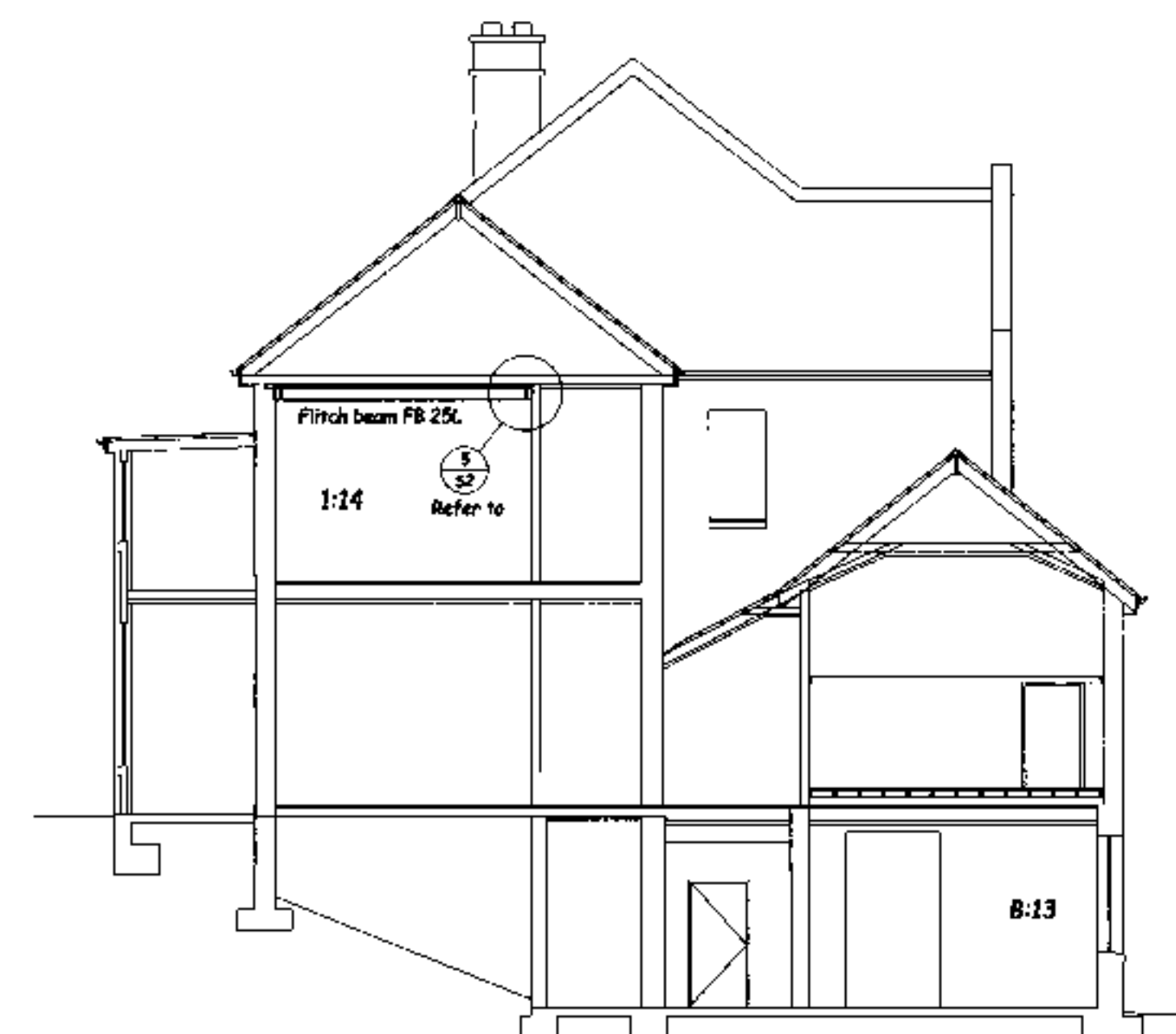
Section C Scale 1:100

Refer to Architects drawings for location of this Section



Section A Scale 1:100

Refer to Architects drawings for location of this Section



Section B Scale 1:100

Refer to Architects drawings for location of this Section

DUNEDIN CITY COUNCIL
APPROVED FOR THE COUNCIL AT 1000H
2008 1153

STEVENSON BROWN LTD
Structural and Fire Engineers
Level 2 Harbour House
62 Fleet Street
PO Box 1001, Dunedin
Phone 03 477 6236
Fax 03 477 6236
Email enquiries@stebrow.co.nz

All dimensions to be checked on site
Do not scale off these drawings
Any discrepancies between drawings
to be notified to the consultants

No	Revision	Date
A	Pool and beam above deleted	7/08

STRUCTURAL
Drawing

Contract Title :
**"Garden View"
Santa Sabina
Building
Alterations**
61 North Road
Dunedin

Designed : Nick Brown
Checked : Nick Brown
Drawn : Rex Mullen
Date : May 08
Scale : As Shown when A1
CAD file :

Sheet Title :
**Transverse
and
Longitudinal
Sections**

Contract No :
7146
Date Issued :
Sheet :
S1A
of 2 sheets

DUNEDIN CITY COUNCIL
Plans and Specifications Approved in accordance
with the Building Code and Approved
Plans on works
12-8-08
12-8-08
Health
N

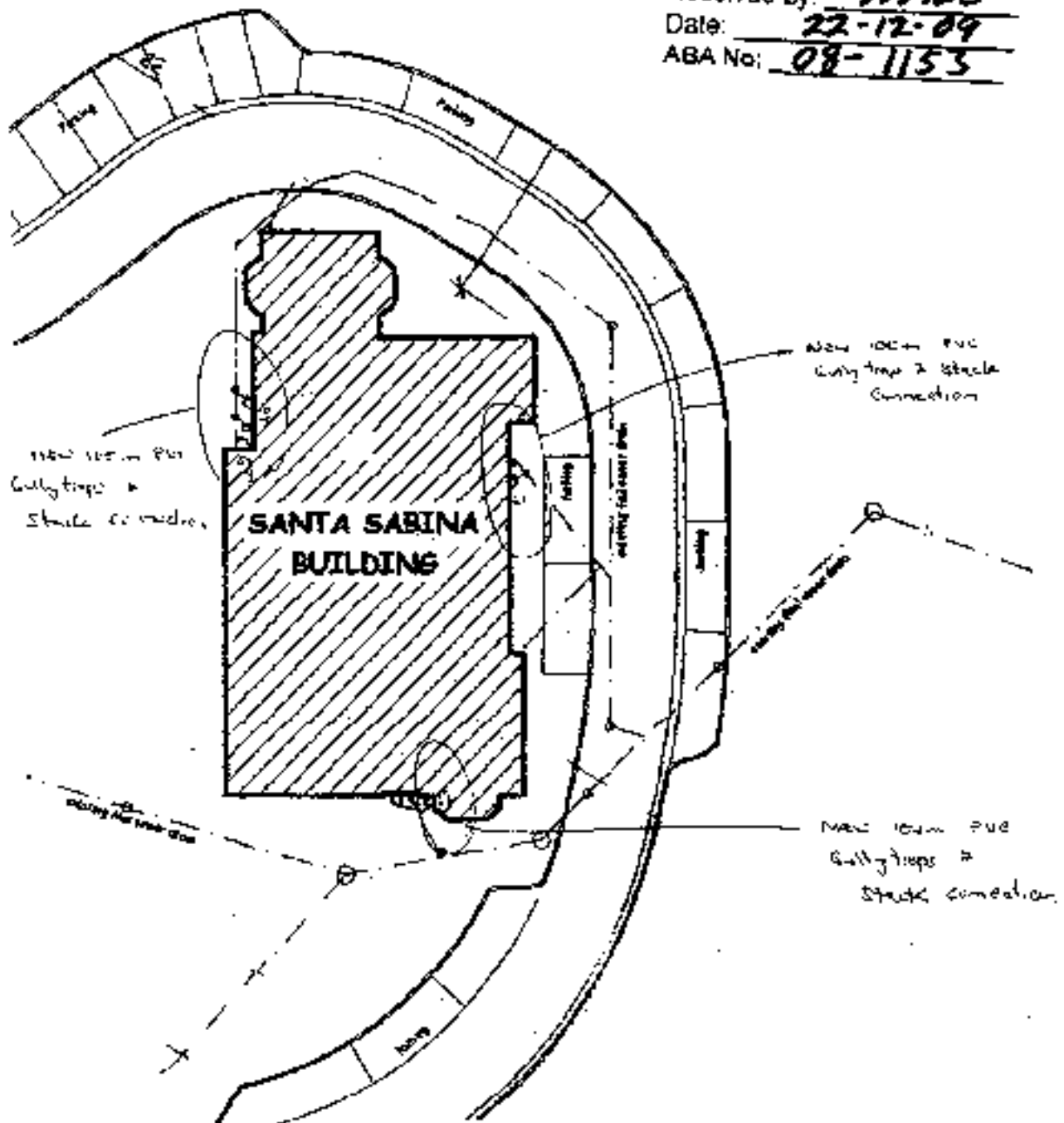
71 - 73 Buccleugh st

As Built Plan

Received by: NAC

Date: 22-12-09

ABA No: 08-1153



ASBUILT DRAINAGE PLAN FOR SANTA SABINA

01 September 2023

Hill Street Trustees Limited
C/O Wayne Besley
PO Box 15310
Dinsdale
Hamilton 3243

Contact us:

- Email bwof.contact@dcc.govt.nz
- Phone 03 477 4000

Dear Building Owner,

Description: Santa Sabina (Student Accommodation)
Location: 17 - 73 Buccleugh Street Dunedin
Reference: WOF-301700

Please check the enclosed compliance schedule and replace current versions

We have amended your compliance schedule following your request via Form 11 to include SS 3.3 Signage on doors under SS 14.2 Signs for Systems, in accordance with the Building Act 2004.

Please check the amended schedule carefully as it may contain requirements that you and your Independently Qualified Persons (IQPs) are unaware of. Please let us know if you think it is incorrect in any way as we will consider a submission on the amendments.

If you are happy with the amended schedule, please:

- replace the one you are currently using with this one
- notify all the IQPs that carry out your building warrant of fitness inspections and supply them with copies of this amended schedule as soon as possible. (Contact us if you would like us to email an electronic file.)

Please don't hesitate to contact us if you have any questions.

Yours Sincerely



Amy Barney
Compliance Officer
BUILDING SERVICES

COMPLIANCE SCHEDULE Section 103, Building Act 2004

DCCBCA-F4-10AA-v3.0

Amendment Date: 1 September 2023

Issue Date: 3 May 2011

The Building:

Compliance Schedule Number:

WOF-301700

Street Address of Building:

17 - 73 Buccleugh Street Dunedin

Trading Name:

Santa Sabina

Building Name:

Santa Sabina

Classified Use(s):

Multi-unit Dwelling - Student
Accommodation

Building Use(s):

SA

Legal Description of Land where Building is located:

UNIT 17 DP 406606 on LOT 2 DP 393888

The Owner/Licencee:

Name:

Hill Street Trustees Limited

Business Phone:

Address:

C/O Wayne Besley, PO Box 15310, Dinsdale,
Hamilton 3243

Mobile: 020 4000 1827

Email Address:

accounts@santasabinaaccommodation.co.nz

The Maximum Number of Occupants that can safely use this building is: 70 Total

Refer to Asbic Fire Design Report section 5

Specified Systems Summary:

SS 2	Automatic or Manual Emergency Warning System
SS 3.3	Interfaced Fire or Smoke Doors or Windows
SS 4	Emergency Lighting Systems
SS 14.2	Signs for Systems: SS 2, SS 3.3
SS 15.2	Final Exits
SS 15.3	Fire Separations
SS 15.4	Signs for Evacuation
SS 15.5	Smoke Separations



Signature:

On behalf of: DUNEDIN CITY COUNCIL

Position: Building Compliance Officer

Name: Amy Barney

Date Printed: 1 September 2023

COMPLIANCE SCHEDULE NUMBER: WOF-301700

Date: 01-Sep-2023

DESCRIPTION: Santa Sabina (Student Accommodation)
LOCATION: 17 - 73 Buccleugh Street Dunedin

REPORTING, RECORDING and MAINTENANCE PROCEDURES:
The information herein has been supplied by the Applicant.

Specified System: SS2 - Automatic or Manual Emergency Warning System for Fire or Other Dangers		
Equipment Register		
Make: Simplex		
Model: SU0631	Type: 4 & Type 5	
Response:	Manual & Automatic	
Supplementary devices:	Smoke Detectors	
Alarm interfacing	N/A	
Performance/Installation standard:	NZS 4512:2010	
Inspections and maintenance standard:	NZS 4512:2010	
As a minimum these inspections and maintenance procedures will be carried out:	Planned preventative maintenance and responsive maintenance will be carried out in accordance with the nominated inspection and maintenance standard or document to ensure the system will operate as required. It is the IQP's responsibility to ensure that all inspections nominated in the relevant standard have been carried out.	
Inspection frequency and responsibility:	Monthly	IQP
	Annually	IQP
Reporting:	The owner must keep records of all inspections, maintenance and repairs undertaken in the previous 24 months. The records must be kept with the compliance schedule and as a minimum, include: • Details of any inspection test or preventative maintenance carried out. Include dates, work undertaken, faults found, remedies applied, and the person who performed the work • A Form 12A provided by an IQP annually	

DUNEDIN CITY COUNCIL BUILDING SERVICES

DCCBCA-F4-10F-V1.0

Specified System: SS3.3 - Interfaced Fire or Smoke Doors or Windows			
Equipment Register			
No.	Make:	Model:	Location:
1	Ampac	Mag clamp	Timber framed glass door on 1 st floor landing
2	Ampac	Mag clamp	Hallmark fire door (-/45/30 Sm) on 1 st floor landing
3	Ampac	Mag clamp	Timber framed glass door on ground floor at the bottom of the stairs
Note: All interfaced doors listed are released by activation of smoke detection units each side of doors			
Performance/Installation standard:		AS 4178:1994	
Inspections and maintenance standard:		Compliance Schedule Handbook and AS 4178: 1994	
As a minimum these inspections and maintenance procedures will be carried out:		Planned preventative maintenance and responsive maintenance will be carried out in accordance with the nominated inspection and maintenance standard or document to ensure the system will operate as required. It is the IQP's responsibility to ensure that all inspections nominated in the relevant standard have been carried out.	
Inspection frequency and responsibility:	Monthly		Owner
	Annually		IQP
Monthly inspections :		Doors and windows should be inspected to ensure they can be opened and that they are: - Not locked, barred or blocked - Safe to use - Operation of manual release provisions	
Annual inspections:		- As per monthly - Operation of fail-safe devices in power outage situations - Operation of manual release provisions	
Reporting:		The owner must keep records of all inspections, maintenance and repairs undertaken in the previous 24 months. The records must be kept with the compliance schedule and as a minimum, include: - Details of any inspection test or preventative maintenance carried out. Include dates, work undertaken, faults found, remedies applied, and the person who performed the work - A Form 12A provided by an IQP annually - Register and training manual for owner inspections. The IQP is responsible for ensuring proper training is given and only people who have received training can perform owner inspections	

DUNEDIN CITY COUNCIL BUILDING SERVICES

DCCBCA-F4-10F-V1.0

Specified System: SS4 - Emergency Lighting Systems			
Equipment Register			
No.	Make:	Model:	Location:
1	Pierlite	UFO	Basement Hall outside "Weights" Room
2	Pierlite	UFO	Basement Hall outside Gymnasium
3	Pierlite	UFO	Basement Hall outside Spa Room
4	Pierlite	UFO	Entry Hall
5	Pierlite	UFO	Passage front
6	Pierlite	UFO	Hall to the rear
7	Pierlite	UFO	1 st floor passage outside Sitting Room
8	Pierlite	UFO	Passage outside Room2
9	Pierlite	UFO	Passage outside Linen Room
10	Pierlite	UFO	Hall
11	Pierlite	UFO	Lobby outside Bathroom
12	Pierlite	UFO	Loft Passage outside Bedroom #3
13	Rexel	Em2	Refer emergency lighting plans
14	Rexel	Em3	Refer emergency lighting plans
15	Rexel	Em6	Refer emergency lighting plans
Performance/Installation standard:		AS/NZS 2293:1995	
Inspections and maintenance standard:		AS/NZS 2293:1995	
As a minimum these inspections and maintenance procedures will be carried out:		Planned preventative maintenance and responsive maintenance will be carried out in accordance with the nominated inspection and maintenance standard or document to ensure the system will operate as required. It is the IQP's responsibility to ensure that all inspections nominated in the relevant standard have been carried out.	
Inspection frequency and responsibility:		6 Monthly	IQP
		Annually	IQP
Reporting:		The owner must keep records of all inspections, maintenance and repairs undertaken in the previous 24 months. The records must be kept with the compliance schedule and as a minimum, include: • Details of any inspection test or preventative maintenance carried out. Include dates, work undertaken, faults found, remedies applied, and the person who performed the work • A Form 12A provided by an IQP annually • Register and training manual for owner inspections. The IQP is responsible for ensuring proper training is given and only people who have received training can perform owner inspections	

DUNEDIN CITY COUNCIL BUILDING SERVICES

DCCBCA-F4-10F-V1.0

Specified System: SS14.2 - Signs for Systems			
Equipment Register			
	System for which the sign is for:	Type:	Location:
1	SS 2	Manual Call Point Signs "How to operate"	On or adjacent to each call point
2	SS 3.3	Prosafe – Fire Door Signs: (Automatic Closing) Do Not Obstruct	- Timber framed glass door on 1 st floor landing; - Hallmark fire doors on 1 st floor landing (x 2)
Performance/Installation standard:		The installation and performance standard are dependent on the system that the sign is for.	
Inspections and maintenance standard:		Compliance Schedule Handbook and NZBC F8/AS1	
As a minimum these inspections and maintenance procedures will be carried out:		Planned preventative maintenance and responsive maintenance will be carried out in accordance with the nominated inspection and maintenance standard or document to ensure the system will operate as required. It is the IQP's responsibility to ensure that all inspections nominated in the relevant standard have been carried out.	
Inspection frequency and responsibility:		Monthly	Owner
		Annually	IQP
Inspections and maintenance monthly inspections: Monthly maintenance:		• Of correct type • In correct location • Legible • Clean • Check securely fixed to wall • Check for damage	
Reporting:		The owner must keep records of all inspections, maintenance and repairs undertaken in the previous 24 months. The records must be kept with the compliance schedule and as a minimum, include: • Details of any inspection, test or preventative maintenance carried out. Include dates, work undertaken, faults found, remedies applied, and the person who performed the work • A Form 12A provided by an IQP annually • Register and training manual for owner inspections. The IQP is responsible for ensuring proper training is given and only people who have received training are to perform owner inspections	

DUNEDIN CITY COUNCIL BUILDING SERVICES

DCCBCA-F4-10F-V1.0

Specified System: SS15.2 - Final Exits			
Door/Exit Register			
Type:		Hardware:	Location:
1	Hinged Door	Handle Free Egress	Ground Floor Main Exit
2	Hinged Door	Handle Free Exit	Ground Floor South/ Cinema Exit
3	Hinged Door	Handle, Free Egress	Ground Floor Managers Egress
4	Hinged Door	Security Controlled Door, Push Button Egress Fail Safe	Basement Gym Egress
Performance/Installation standard:		NZBC C2/AS1	
Inspection and maintenance standard:		Compliance Schedule Handbook	
As a minimum these inspections and maintenance procedures will be carried out:		Planned preventative maintenance and responsive maintenance will be carried out in accordance with the nominated inspection and maintenance standard or document to ensure the system will operate as required. It is the IQP's responsibility to ensure that all inspections nominated in the relevant standard have been carried out.	
Inspection frequency and responsibility:		Monthly (Entire means of escape)	Owner
		Annually	IQP
Monthly inspections		The entire means of escape is to be checked to ensure that there are no impediments that will prevent, slow, restrict or trip or harm people escaping to a safe place in the event of an emergency. Doors and gates should be inspected to ensure they can be opened and that they are not: • Locked, barred or blocked • Operation of manual release provisions	
Annual inspections:		As monthly	
Reporting:		The owner must keep records of all inspections, maintenance and repairs undertaken in the previous 24 months. The records must be kept with the compliance schedule and as a minimum, include: • Details of any inspection, test or preventative maintenance carried out. Include dates, work undertaken, faults found, remedies applied, and the person who performed the work • A Form 12A provided by an IQP annually • Register and training manual for owner inspections. The IQP is responsible for ensuring proper training is given and only people who have received training are to perform owner inspections	

DUNEDIN CITY COUNCIL BUILDING SERVICES

DCCBCA-F4-10F-V1.0

Specified System: SS15.3 - Fire Separations Protecting the Means of Escape			
Location:		Type:	FRR:
1	Basement Ceiling	Gib Fyreline (or equivalent)	45/45/45
2	Ground Floor Ceiling	Gib Fyreline (or equivalent)	45/45/45
3	Second Floor Ceiling	Gib Fyreline (or equivalent)	45/45/45
4	Second Floor to Loft Stairs	Gib Fyreline (or equivalent)	45/45/45
5	Room 5	Fire Door	-/45/45 Sm
6	Passage/Stair Door	Fire Door	-/45/45 Sm
Performance/Installation standard:		NZBC C2/AS1 AS/NZS 1905:1963 (doors only)	
Inspections and maintenance standard:		AS/NZS 1905:1963 (doors only) Compliance Schedule Handbook	
As a minimum these inspections and maintenance procedures will be carried out:		Planned preventative maintenance and responsive maintenance will be carried out in accordance with the nominated inspection and maintenance standard or document to ensure the system will operate as required. It is the IQP's responsibility to ensure that all inspections nominated in the relevant standard have been carried out. Please Note: It is advised that after any building work that effects any fire rated wall or ceiling that the wall or ceiling should be checked for compliance by the IQP	
Inspection frequency:		Monthly (Normally visible elements)	Owner
		Annually (Elements not normally visible)	IQP
Inspections and maintenance monthly inspections:		Fire separations listed above should be visually inspected for: - Signs of damage or deterioration that could adversely affect their fire resistance function, particularly with respect to exposed fire stopping and surface finishes. - New penetrations without suitable fire stopping Doors forming part of an escape route to be checked and are not: - Locked/ barred/ blocked	
Annual inspections:		Minimum checks should be carried out when appropriate to the installation to ensure that: - Doors are not damaged or obstructed - Door leaves or fire shutters close and latch automatically from any position - Hardware is securely fixed - No unauthorised hardware is attached - Separations are not damaged or deteriorated in a way that could adversely affect their fire resistance function Separations do not have new penetrations without suitable fire stopping.	

DUNEDIN CITY COUNCIL BUILDING SERVICES

DCCBCA-F4-10F-V1.0

Reporting:	The owner must keep records of all inspections, maintenance and repairs undertaken in the previous 24 months. The records must be kept with the compliance schedule and as a minimum, include: • Details of any inspection, test or preventative maintenance carried out. Include dates, work undertaken, faults found, remedies applied, and the person who performed the work • A Form 12A provided by an IQP annually • Register and training manual for owner inspections. The IQP is responsible for ensuring proper training is given and only people who have received training can perform owner inspections

DUNEDIN CITY COUNCIL BUILDING SERVICES

DCCBCA-F4-10F-V1.0

Specified System: SS15.4 - Signs for Evacuation			
Register of Signs for Evacuation			
	Make:	Model:	Location:
1	Menvier "Exit" Signs	Illuminated	- Basement Gym Exit - Basement Gym above "centre" door - Ground Floor Foyer/ Main Exit - Ground Floor Hall to Foyer Exit door - Managers Hallway - Above rear Exit Manager residence - Above Passage to Hall door - Hall to the rear - Ground Floor rear Exit - Above Passage to Hall Door - Hall Stairway - Loft outside Bedroom #4 - Loft above Living Rm to Passage - Loft Stairway
2	Rexel	Quickfit Exit 3w LED	- Refer emergency lighting plan
Performance/Installation standard:		AS/NZS 2293:1995 NZBC F8 Signs	
Inspections and maintenance standard:		AS/NZS 2293:1995 Compliance Schedule Handbook	
As a minimum these inspections and maintenance procedures will be carried out:		Planned preventative maintenance and responsive maintenance will be carried out in accordance with the nominated inspection and maintenance standard or document to ensure the system will operate as required. It is the IQP's responsibility to ensure that all inspections nominated in the relevant standard have been carried out.	
Inspection frequency and responsibility:		Monthly	Owner
		6 Monthly	IQP
Inspections and maintenance		Illuminated and non-illuminated signs should be inspected to ensure:	
Monthly inspections:		• Of correct type • In correct location • Legible • Illuminated • Clean • Check securely fixed to wall • Check for damage	
6 Monthly & Annual inspections:		Annually Signs not required to be illuminated should be tested to ensure they: • Of correct type • In correct location • Legible Signs required to be illuminated should be tested to ensure they: • Remain illuminated in the event of a power failure to comply with NZBC F6	

DUNEDIN CITY COUNCIL BUILDING SERVICES

DCCBCA-F4-10F-V1.0

Reporting:	The owner must keep records of all inspections, maintenance and repairs undertaken in the previous 24 months. The records must be kept with the compliance schedule and as a minimum, include: • Details of any inspection, test or preventative maintenance carried out. Include dates, work undertaken, faults found, remedies applied, and the person who performed the work • A Form 12A provided by an IQP annually • Register and training manual for owner inspections. The IQP is responsible for ensuring proper training is given and only people who have received training are to perform owner inspections

DUNEDIN CITY COUNCIL BUILDING SERVICES

DCCBCA-F4-10F-V1.0

Specified System: SS15.5 - Smoke Separations			
Register			
	Make:	Model:	Location:
1	Unknown	-/60/30 Sm Smoke Door set	Basement level - Midway through corridor
2	Unknown	-/60/30 Sm Smoke Door set	Basement level - End of corridor leading to data room
3	Unknown	-/60/30 Sm Smoke Door set	Ground Floor Level - Leading to cinema and kitchen lobby
4	Unknown	-/60/30 Sm Smoke Door set	Ground Floor Level - Double doors to sunroom apartment
5	Unknown	-/45/30 Sm Smoke Door set	1 st Floor - To switchboard room
6	Unknown	-/45/30 Sm Smoke Door set	1 st Floor - To kitchen
7	Unknown	-/60/30 Sm Smoke Door set	1 st Floor - Double doors to sunroom/games room
8	Unknown	-/60/60 Sm Smoke Door set	Loft Floor - At top of stairs leading to loft apartment area
Installation standard:		NZBC C/AS1	
Inspections and maintenance standard:		Compliance Schedule Handbook	
As a minimum these inspections and maintenance procedures will be carried out:		Planned preventative maintenance and responsive maintenance will be carried out in accordance with the nominated inspection and maintenance standard or document to ensure the system will operate as required. It is the IQP's responsibility to ensure that all inspections nominated in the relevant standard have been carried out.	
Inspection frequency and responsibility:		Monthly	Owner
		Annually	IQP
Inspections and maintenance: Minimum maintenance and testing as specified in compliance schedule handbook.		Smoke separations should be visually inspected for: - Signs of damage or deterioration that could adversely affect their smoke control function, particularly with respect to closures, exposed smoke stopping and surface finish - New penetrations without suitable smoke stopping	
Reporting:		The owner must keep records of all inspections, maintenance and repairs undertaken in the previous 24 months. The records must be kept with the compliance schedule and as a minimum, include: - Details of any inspection, test or preventative maintenance carried out. Include dates, work undertaken, faults found, remedies applied, and the person who performed the work - A Form 12A provided by an IQP annually - Register and training manual for owner inspections. The IQP is responsible for ensuring proper training is given and only people who have received training can perform owner inspections	

DUNEDIN CITY COUNCIL

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

Building *Mike Sowman*
Plumbing *Rae*
Health

Date 28/11/15
Date 16-04-15
Date

NOTE

DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENT

2015 - 1378

LEGAL DESCRIPTION

PART SECTION 3
S.O 32
NORTH EAST VALLEY SD
(CT 9A/708)

VALUATION No. 26780-38100
PROPERTY No. 5044100

SITE PLAN

SCALE 1:750



BUILDING CONSENT ISSUE

Fire Engineering Design Report

Santa Sabina Apartments

Convent alterations

61 North Rd, Dunedin

Issue C
25 September 2015
Job No 15037



Fire Engineering Consultants

ASBIC Consultants Ltd, 229 Flag Swamp Rd, RD2, Waikouaiti 9472, Dunedin, NZ
P 03 465 8255 • M 027 270 5885 • office@asbic.co.nz

DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENT

2015 -- 1378
01/09/2023

Document Use

Note that this fire engineering design report is a performance document intended to be used by other consultants (Architect, Structural Engineer, Fire Protection Consultant, Electrical & Mechanical Consultants etc) to prepare working drawings and specifications for tender, consent & construction. It is not a detailed specification document for tender or construction purposes. The consultants whose documentation is required to incorporate the requirements of this fire engineering design are expected to have read this report, understood the implications as it affects their scope of work and have incorporated the relevant Protection from Fire requirements into their drawings and specifications.

If the fire safety features listed in this report are implemented ASBIC Consultants are satisfied on reasonable grounds that the objectives of the Building Act 2004 and the NZ Building Code will be satisfied. Please note that the fire safety features listed are the MINIMUM required to comply with the Building Act 2004 and the NZ Building Code and do not cover protection of the building and its contents.



Bruce Collins
NZCE, PMSFPE (Int) No 9423, MIAFSS
SBCG Producer Statement Author No PSA/2014/88
LBP No BP113748

DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENT

2015 1378

Issue Status

Issue	Date	Details
A	29 July 2015	Preliminary Issue - not intended for the Territorial Authority or Fire Service
B	5 August 2015	Building Consent Issue
C	25 September 2015	Changes as shown by line in margin

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2015 - 1378

1. Summary of Fire Features Required

The main requirements of the report are summarised below however the full report needs to be read in its entirety to ensure all requirements are met. Read this summary in conjunction with the included plans.

Note that this consent will need to be sent by the Council to the NZ Fire Service Engineering Unit and an additional set of documents may be required.

1.1. Active Fire Systems

1. Provide a type 5 automatic fire alarm system with modified smoke/heat detection and "break glass" manual call points into the altered areas and connect to the existing type 4 alarm system. In the altered areas each apartment has a smoke detection system that activates an alarm within the apartment only, together with heat detectors and manual call points which activate the main alarm system. Smoke detection system in each household unit or suite to have a mute switch, which times out the detectors (and mutes the sounders) for 2 minutes. The main alarm system to all other areas is a type 4 automatic fire alarm system with smoke detectors and manual call points.
2. Requirements:
 - Alarm system to comply with NZBC Acceptable Solution F7/AS1 and NZS 4512. Note that the alarm system must be certified by an IANZ accredited inspection body.
 - Alarm to comply with the version of NZS 4512 that the existing system was installed under.
 - Direct connection to the Fire Service is required.
 - Install interface with alarm systems for door activations. Refer below
3. Buildings containing Type 5 fire alarm systems must have mechanical extract ventilation installed in kitchens in accordance with G4/AS1.
4. Install emergency lighting, complying with NZ Building Code F6, Acceptable Solutions F6/AS1, G9/AS1, and AS/NZS 2293:1:2005, 2293:2:1995 & 2293:3:2005 (as modified by F6/AS1) to the following areas (refer attached plan):
 - a) In all exitways (1 lux)
 - b) At every change of level in an escape route (1 lux)
 - c) In an escape route from the point where the initial open path travel distance exceeds 20m (0.2 lux)

Emergency luminaires to be self-contained type that illuminate on power failure.

5. Provide illuminated "Exit" signage (white on green background) complying with NZ Building Code Acceptable Solution F8/AS1 to locations shown on the attached plan. Note that locations shown do not take into account possible obscuration by fittings etc and supplementary signage may be needed.

Illuminated exit signage to be self-contained type that illuminates on power failure and smoke alarm activation (non-maintained) or is continuously illuminated (maintained) if smoke detectors are not present. Photoluminescent signs are not permitted.

Exit signs shall display the words "Exit" or "Emergency Exit" or may be pictograms complying with F8/AS1. Pictograms are only acceptable if already being used in the building to ensure continuity of signage.

Where exit signs are provided to identify a door on an escape route the sign shall be positioned on the leaf, at or above handle height, or on a vertical surface within 600mm of the door.

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1.2. Passive Fire Systems

1. Provide 60/60/60 fire rating to panels above the new fire rated doors. Refer attached plans.
2. Block up window on ground floor to achieve 60/60/60. Refer attached plans.
3. Any gaps in, or services that penetrate through, fire rated construction (walls/floors/ceilings) are to be fire rated using certified systems such as fire collars, fire wraps, intumescent systems, fire dampers etc. The systems are to be installed as required by the certification and manufacturer of the product. All to be installed by a person certified in the use of the product and under the supervision of a person holding Level 3 or Level 4 of the National Certificate in Passive Fire Protection. Refer Appendix 1 of this report for further details and products that are acceptable. A register of all penetrations must be kept listing as a minimum the penetration number, location, description (with photo), product used, fire rating and installer. Any hatches in fire rated ceilings to be certified fire rated hatches. Similarly any hatches in fire separations to be certified fire doors.
4. Doors:
 - a) New fire rated doors (refer attached plans) to be certified -/60/30sm fire doors. All to be complete with smoke seals, closers and tested hardware. Note that smoke seals must be provided to head, jambs and meeting stiles.
 - b) Provide smoke seals and closers to doors in managers apartment (refer attached drawings) to provide a smoke lobby.
 - c) Ensure doors on escape routes can be readily opened at all times from the inside without the use of a key, and have lever type handles.
 - d) Door swings shown on the drawings comply and must not be changed without approval.
 - e) Provide electromagnetic hold-open devices to doors shown on the attached plans. Hold-open devices to be able to hold the door open during normal use but automatically release the door on activation of the smoke detection system or power failure. Provide push button hold-open release adjacent each door. Hold-open's may be 'fire door holders' or closers with integral hold-open function. Smoke detectors for releasing hold-open devices shall be smoke detectors which are:
 - Integral with the hold-open device or
 - Located on the ceiling adjacent to the doorset on both sides of the doorset, or
 - Part of an automatic smoke detection system on both sides of the doorset.
 - f) Provide Fire Door signage complying with NZ Building Code Acceptable Solution F8/AS1. Fire doors shall be identified with signs fixed to both sides of the door leaf adjacent to the handle or push plate, stating 'Fire Door, keep closed'. Door leaves fitted with hold-open devices shall have a sign stating 'Fire Door' on the hidden side and a sign fixed to the exposed side of the door stating 'Fire Door (automatic closing) do not obstruct'. Fire door signage is not required on the apartment side of fire doors.
5. Ensure new interior surface finishes, floor coverings and suspended flexible fabrics comply with the requirements as outlined in Section 8.6.
6. Switchboards shall not be installed in any "fire isolated stairway passageway or ramp" unless within a fire and smoke rated cabinet or cupboard. Such fire isolated areas are the main stairway. Switchboards installed within a cupboard etc in a corridor, lobby etc leading to an exitway must have doors sealed to prevent spread of smoke from the switchboard.

1.3. Other

1. Modify Fire Evacuation Scheme as required to suit the alterations and obtain approval from the NZ Fire Service.
2. Compliance Schedules are not within the scope of this report however guidance is given in Appendix 2.

01/09/2023



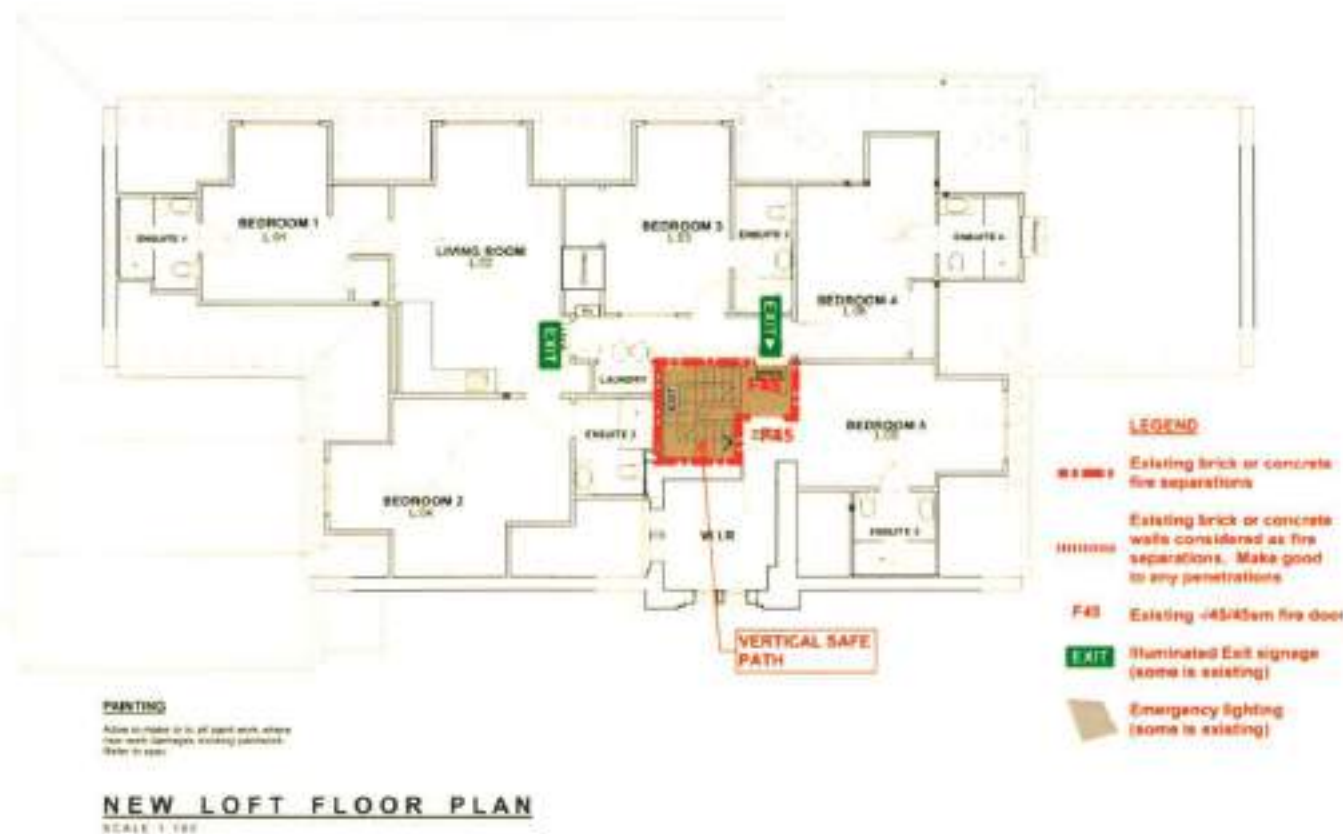
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BUILDING CONSENT ISSUE			
DATE ISSUED			10
MAY 2015			

SANTA SABINA CONVENT ALTERATIONS
61 NORTH ROAD - DUNEDIN

3. Introduction

3.1. Purpose

The purpose of this report is to show compliance with the NZ Building Code (NZBC) clauses C1 to C6 Protection from Fire, and associated fire related clauses in F6 (Visibility in Escape Routes), F7 (Warning Systems) and F8 (Signs). This report is based on Compliance Document C/AS2 amendment 3.

The Building Act 2004 and NZ Building Code concentrate mainly on the safety of people, and rely on building owners to provide additional features to provide for protection of buildings and their contents. This design complies with the requirements of the Building Act 2004 and the NZ Building Code and does not cover protection of the building nor its contents.

3.2. General

The extent of the work is the conversion of the existing basement spa room and gymnasium into two one bedroom studio rooms.

Location

The building is located centrally on the site at least 9m from adjacent apartment buildings.

Configuration

- The basement will contain 2 studio rooms together with a small weights room and sauna.
- The ground floor contains a cinema room, three studio rooms and a two bedroom managers apartment. The sunroom is part of the adjacent bedroom. The original fire reports are slightly unclear but appear to consider the floor as three studio rooms together with a two bedroom apartment. However it is considered that the configuration suggests it is more appropriate that this floor is considered as five separate bedroom/studio firecells.
- The first floor contains seven bedrooms with a communal ablutions block, sunroom and small sitting room. The original fire report considered this floor as a four bedroom apartment together with a three bedroom apartment. However it is considered that the configuration suggests it is more appropriate that this floor is considered as seven separate bedroom/studio firecells.
- The loft floor contains a single apartment with five bedrooms (each with ensuites) together with a large living room and kitchen. While rooms are let individually by the landlord it is considered that the large living room and kitchen together with communal laundry and single access will allow the occupants to act as a household unit.

Means of escape from the two upper levels is via a historic wood paneled internal stairway which discharges at ground floor level onto an external concrete stair which descends to the roadway at basement level. At ground floor level occupants of the stair may also escape via a corridor between apartments and then through a small kitchenette to an external concrete stair which descends to ground level. Occupants of the basement escape via a safe path corridor directly outside at the end of the building.

Construction

External walls and some internal walls are plastered brickwork while other walls are plasterboard on timber framing. Floors are timber framed with decorative plaster ceilings.

Fire protective & preventative measures

The building currently has a type 4 alarm system.

Fire Classifications

Building Importance -	Level 2
Risk group -	SM
Purpose Group -	SA (as Schedule 2 of the Building (Specified Systems, Change the Use, and Earthquake-prone Buildings Regulations 2005)

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Fire Hazard category - 1

3.3. Commissioning

This Fire Engineering Design report was commissioned by Mike Sowman Design Ltd.

3.4. Documents/Information

The report is based on the following information:

- Mike Sowman Design Ltd – job no CN14-1494, sheets 1 to 11 dated Aug 2015 Building Consent Issue
- Mike Sowman Design Ltd – job no CN06-0614, sheets 01 to 14 dated March 2008 for ground and first floor alterations.
- Mike Sowman Design Ltd – job no CN09-0944, sheets 01 to 06 various dates for the conversion of the loft into 5 bedrooms.
- Mike Sowman Design Ltd – job no CN11-1120, sheet 01 to 03 dated August 2011 for conversion of ground floor common room and games room into two studio rooms.
- Fire Safety Advisory Services Dunedin Ltd fire reports for the above dated 19 June 2008, 8 October 2009 and 5 October 2011.
- Site inspection.

3.5. Disclaimer

Unless signed and stamped by ASBIC Consultants Ltd we are not able to confirm whether the drawings & specification submitted for a Building Consent are the same version as considered in this report.

The building is designed for the specific occupancy and risk group as described in this report. Any occupancy not coming within this classification may not comply with this report and may require additional fire precautions.

3.6. Design Co-ordination Statement

The documents listed above have been reviewed within the context of the fire engineering design to determine that the fire engineering design's intent for compliance with the NZ Building Code is correctly shown. Other documents have not been reviewed. This review does not relieve the other designers of their responsibilities for correctly interpreting the fire design or from ensuring the fire engineering requirements in their documents are correct and complete. This design co-ordination statement is provided specifically for building code compliance only.

3.7. Construction monitoring

There are no fire design features or safety related systems that require specific installation or commissioning inspections during construction and it is considered that Council inspection procedures will be sufficient.

4. Legal Environment

4.1. Building Act

The impact on the existing building of the new work constitutes an "alteration" and section 112 (1) (a) of the Building Act 2004 (and as modified by the Building Amendment Act 2013), states that the building must comply with the NZ Building Code as nearly as is reasonably practicable with the following provisions of the NZ Building Code:

- Means of escape from fire.
- Access and facilities for use by people with disabilities where required by section 118 (not discussed in this report)

Section 112 (1) (b) of the Building Act states that the building must continue to comply with other

provisions of the Building Code to at least the same extent as before the alteration. All new work must comply fully with all sections of the NZ Building Code.

4.2. Building Score

From The Guide for BCA's and TA's produced by MBIE "Requesting information about means of escape from fire for existing buildings" the existing building score is 16 (see Section 13).

As the building score falls between 12 and 19 a gap assessment using the acceptable solutions is required.

4.3. NZ Fire Service Engineering Unit

Section 47 of the Building Act requires certain applications for Building Consent to be forwarded to the Engineering Unit of the NZ Fire Service for their comment and advice.

Clause 1 of NZ Gazette Notice 49/2012 specifies those applications as those types of buildings coming within section 21A of the Fire Service Act 1975. As amended by the Fire Service Amendment Act 2005 these include buildings providing accommodation for more than 5 persons (other than in 3 or fewer household units).

Clause 2 of the Gazette notice states that these applications mean an application:

- a) where compliance with C1-6, D1, F6 or F8 of the Building Code is established other than by compliance with an applicable compliance document
- b) where there is a waiver or modification (under section 67 of the Building Act 2004) of clauses C1-6, D1, F6 or F8 of the Building Code
- c) where there is an alteration, change in use or subdivision and affects the fire safety systems, including any building work on a specified system relating to fire safety, except where the effect on the fire safety system is minor.

As this building comes within clause 1 and the work within clause 2c of Gazette Notice 49/2012 this Building Consent must be examined by the Engineering Unit of the NZ Fire Service.

4.4. The Fire Safety and Evacuation of Building Regulations 2006

An evacuation scheme is required where any building or part thereof is used as a place providing accommodation for more than 5 persons, (other than in 3 or fewer household units).

The details of Evacuation Schemes do not come within the scope of this report and building owners should contact the NZ Fire Service for advice.

4.5. Hazardous Substances

This report does not examine any storage, ventilation or bunding requirements for hazardous substances as defined in Building Code clause F3, the Hazardous Substances and New Organisms Act 1996 (HSNO), and in particular the Hazardous Substances (classes 1 to 5) Regulations 2001. It is assumed that any hazardous substances not stored as required by the regulations are in such small quantities as to have minimal effect on the fire load of the building. Building owners should contact a HSNO Test Certifier for advice.

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5. Occupancy & Risk Groups

Location	Area m ²	Escape height m	Risk Group	Density m ² /p	People	Firecell Occupancy
Basement/Lower ground floor						
Rooms B01-B03		0	SM	1 bedroom	2	2
Rooms B04-B07		0	SM	2 bedroom	3	3
Weights room B09	28	0	CA	5	6	6
Data Room B10	4	0	WB	100	0	0
Sauna B11	6	0	CA	5	2	2
Ground floor						
Managers apartment rooms G01 to G09		3.4	SM	2 bedrooms	4	4
Room G12/13		3.4	SM	1 bedroom	2	2
Room G15		3.4	SM	1 bedroom	2	2
Room G16 & G20		3.4	SM	1 bedroom	2	2
Cinema G19	39	3.4	CA	as seats	11	11
First floor						
Room 1.01		6.9	SM	1 bedroom	2	2
Room 1.08		6.9	SM	1 bedroom	2	2
Room 1.09		6.9	SM	1 bedroom	2	2
Sitting Room 1.10	9	6.9	SM	2	5	5
Kitchen 1.11	7	6.9	WB	10	1	1
Linen 1.12		6.9	SM	0	0	0
Room 1.13		6.9	SM	1 bedroom	2	2
Room 1.14		6.9	SM	1 bedroom	2	2
Room 1.16		6.9	SM	1 bedroom	2	2
Room 1.17		6.9	SM	1 bedroom	2	2
Common sunroom 1.18	22	6.9	CA	2	11	11
Loft						
One apartment		10.5	SM	5 bedrooms	5	5

6. Fire Safety Systems, Fire Resistance Ratings

6.1. Fire Safety Systems

SM risk group permanent accommodation 10m-25m escape height & temporary accommodation ≤25m escape height

- Type 5 alarm.
- Type 18 building fire hydrant system where the height from the Fire Service attendance point to any floor is greater than 15m. Otherwise a type 18 system is required unless Fire Service hose distance from Fire Service vehicular access to any point on the floor is <75m.

CA risk group <100 people and < 4m escape height

- Type 2 manual fire alarm system (direct connection to the Fire Service is not required if a phone is

available at all times for 111 calls). System is not required if escape routes serve no more than 50 people in a single level building (excluding early childhood centres)

- Type 18 building fire hydrant system unless Fire Service hose distance from Fire Service vehicular access to any point on the floor is <75m

Fire Service hose distance from vehicular access is less than 75m and a type 18 hydrant is not required. Therefore a type 5 system is required. The building only has a type 4 system. Refer gap assessment

6.2. Fire Resistance Ratings

Life rating = 60 minutes. Existing life ratings were designed for a 45 minute FRR. Refer gap assessment. Property ratings do not apply for an alteration.

7. Means of Escape

7.1. Number of escape routes

The minimum number of escape routes from a floor level shall be 2 for up to 100 occupants. A single escape route is permitted if:

- The open path length complies
- The total occupant load from all firecells on each level served by the escape route is no greater than 50
- The number of people with disabilities on any floor is not greater than 10
- The escape height is no greater than 10 m if unsprinklered, or 25 m if sprinklered. In this case the escape height is 10.5m. Refer gap assessment.
- In buildings with two or more floors the vertical safe path is preceded by a smoke lobby on all floors except the topmost floor. The ground and first floors are provided with smoke lobbies or horizontal safe paths which act as smoke lobbies, however on the first floor there is a 9m² sitting room directly connected to the stairs. Refer gap assessment.

7.2. Height of escape routes

The clear height within escape routes shall be no less than 2100 mm across the full width, except that isolated ceiling fittings not exceeding 200 mm in diameter may project downwards to reduce this clearance by no more than 100 mm, and any door opening within, or giving access to, any escape route shall have a clear height of no less than 1955 mm for the required width of the opening. The building complies.

7.3. Width of escape routes

The total combined width of all available escape routes shall allow 7mm/person for horizontal travel and 9 mm/person for vertical travel. If the escape route is an accessible route or stair, it shall have a minimum width of 1200 mm for horizontal travel and 1100mm for vertical travel. If not an accessible route or stair, it shall have a minimum width of 850 mm for horizontal travel and 1000 mm for vertical travel. If there is no requirement for people with disabilities, the occupant load is less than 50 and the escape route is within an open path, its width may be reduced to 700 mm for horizontal travel and 850 mm for vertical travel. If an escape route is within an exitway, its width shall be no less than 1000 mm.

All escape routes comply apart from the external stair adjacent the cinema which is 900mm wide. Refer gap assessment.

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7.4. Length of escape routes

Risk Group	Dead end open path		Total open path		Safe path – one direction		Safe path – two directions	
	Allowed	Actual	Allowed	Actual	Allowed	Actual	Allowed	Actual
SM	30m max (type 4, 5)	24.5m	75m max (type 4, 5)	-	40m max (type 4, 5)	15.8m	unlimited	

The building complies.

7.5. Safe paths

Except where the conditions for escape via an external escape route or successive open paths apply, exit doors from sleeping area firecells shall open directly onto a horizontal safe path, or a final exit.

Horizontal safe paths shall terminate at any of the following:

- The entrance to an internal stairway which is a separate safe path, or
- An external balcony leading to either an open or enclosed stairway, or
- An opening in an external wall which enters on to a bridge leading to an open or enclosed stairway, or
- A final exit.

The building complies.

7.6. Control of exitway activities

Exitways shall not be used for:

- Any storage of goods, solid waste or solid waste containers
- Entry points to solid waste chutes
- The location of furniture or other combustibles
- Storage of cloaks or linen
- A cleaner's cupboard not fire separated from the exitway
- The location of an electrical switchboard or similar

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The building will comply.

7.7. External Escape Routes

Where an escape route enters a space exposed to the open air (eg, an open stairway, a balcony, across a roof or a ground level path), it shall meet the requirements of a safe path between that point and the final exit. Safe path separation requirements shall be achieved by providing either distance or fire rated construction between the escape route and adjacent firecells.

The main stair is separated by fire rated construction as is the end stair. However there is a small window adjacent this stair. Refer gap assessment.

7.8. Doors

If the building is occupied, locking devices shall be clearly visible, located where such a device would be normally expected and, in the event of fire, designed to be easily operated without a key or other security device and allow the door to open in the normal manner. If the operation of a locking device is unusual, such as the pressing of a button close to the door, it shall have signage that complies with NZBC F8.3.1, and F8/AS1.

Doors on escape routes shall satisfy the following width requirements:

- In open paths, provide an unobstructed opening width of no less than 760 mm and, when multi-leaf, have no single leaf less than 500 mm wide. The minimum door opening width may be reduced to 600 mm if it is not required to be an accessible route.

- Within exitways (including entry and final exit doors), reduce the minimum exitway width by no more than the 125 mm per door leaf to:
 - 725 mm into horizontal safe paths
 - 875 mm within horizontal safe paths and in vertical safe paths,
- Open no less than 90°
- Open onto a floor area which extends for a distance of no less than the arc of the door swing, and is at the same level on both sides of the door for the full width of the escape route
- When opened, not cause the door swing to obstruct the minimum required width of any escape route.

Vision panels shall be provided on doors which are hung to swing both ways, or lead into, or are within, exitways that swing in the direction of escape, or subdivide corridors used as escape routes.

Detector activated hold-open devices shall be fitted to fire doors or smoke control doors:

- Between open paths and exitways if the occupant load is greater than 1000
- For subdividing long corridors
- In fire separations where an escape route passes into an adjacent firecell (eg between a horizontal safe path or smoke lobby and a vertical safe path)
- In locations where, due to the type or volume of occupant traffic using the doors, the doors may be kept open by unauthorised means

Detectors for releasing hold-open devices shall be smoke detectors which are integral with the hold-open device, or located on the ceiling adjacent to the doorset on both sides of the doorset, or part of an automatic smoke detection system on both sides of the doorset.

The building will comply

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8. Control of Internal Fire & Smoke Spread

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8.1. Fire Stopping

The continuity and effectiveness of fire separations shall be maintained around penetrations, and in gaps between or within building elements, by the use of fire stops. Fire stops shall have a FRR of no less than that required for the fire separation within which they are installed. A fire stop for a penetration is not required to have an insulation rating if means are provided to keep combustible materials at a distance of 300 mm away from the penetration and the fire stop to prevent ignition.

It is assumed that all penetrations have been fire rated under the previous consents. New penetrations will be made compliant.

8.2. Household Units (Loft floor & Managers apartment)

Every household unit shall be a single firecell separated from every other firecell by fire separations having an FRR in accordance with the life rating. The building complies.

8.3. Sleeping areas (Basement, ground and first floors)

Group sleeping areas shall be fire separated from each other and from non-sleeping areas. Fire separations between group sleeping areas and non-sleeping areas, and between adjacent group sleeping areas, shall have an FRR in accordance with the life rating.

A sleeping area may be subdivided into separate suites (such as a motel unit or hotel room with or without ensuite facilities). Each suite shall be a separate firecell and contain no more than 12 beds. Fire separations between adjacent suites on the same floor level shall have an FRR in accordance with the life rating. The building will comply

Exitways

Safe paths shall be separated from all adjoining firecells by fire separations with an FRR in accordance with the life rating throughout its length. The building complies.

8.4. Floors

Floors only need to be rated from the underside. The FRR of a floor shall be that rating applicable to the firecell directly below the floor. The building complies.

8.5. Interior Surface Finishes, floor coverings and suspended flexible fabrics

Interior surface finishes		
Group numbers must be tested to ISO 9705 or in some cases to ISO 5660.		
Type	Location	Group Number Non-sprinklered
Walls/ceilings	Exitways (safe paths)	15
Walls/ceilings	Basement/Ground/First floor studio rooms	15 or 25
Walls/ceilings	Loft floor & Managers apartment	1, 2 or 3
Walls/ceilings	All other occupied spaces	1, 2 or 3
Foamed plastics	If foamed plastics building materials or combustible insulating materials form part of a wall, ceiling or roof system, the complete system shall achieve a Group Number as specified above and the foamed plastics shall comply with the flame propagation criteria as specified in AS 1366 for the material being used.	
Exceptions	• Surface finish requirements do not apply to: • Small areas of non-conforming product within a firecell with a total aggregate surface area of not more than 5m² • Electrical switches, outlets, cover plates and similar small discontinuous areas • Pipes and cables used to distribute power or services • Handrails and general decorative trim such as architraves, skirtings and window components, including reveals, provided these do not exceed 5% of the surface area of the wall or ceiling they are part of • Damp-proof courses, seals, caulking, flashings, thermal breaks and ground moisture barriers • Timber joinery and structural timber building elements constructed from solid wood, glulam or laminated veneer lumber. This includes heavy timber columns, beams, portals and shear walls not more than 3.0 m wide, but does not include exposed timber panels or permanent formwork on the underside of floor/ceiling systems • Individual doorsets	

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Flooring Flexible finishes such as carpets, vinyl sheet or tiles, and to finished or unfinished floor surfaces	
Location	Minimum critical radiant flux when tested to ISO 9239-1
Exitways (safe paths)	2.2 kW/m ²
Basement/Ground/First floor studio rooms	2.2 kW/m ²
Loft floor & managers apartment	Nil requirement
All other occupied spaces	1.2 kW/m ²

Suspended flexible fabrics Curtains, underlays etc
Suspended flexible fabrics shall be tested to AS 1530 Part 2 and within all occupied spaces including exitways have a flammability index of no greater than 12, and when used as underlay to roofing or exterior cladding that is exposed to view have a flammability index of no greater than 5.

9. Control of External Fire Spread

Since the work is an alteration, and only means of escape (and access and facilities for use by people with disabilities) is required to be examined, there is no requirement to examine external fire spread from the existing building as long as it complies to at least the same extent as before the alteration.

10. Firefighting

Since the work is an alteration, and only means of escape (and access and facilities for use by people with disabilities) is required to be examined, there is no requirement to examine fire fighting requirements as long as they comply to at least the same extent as before the alteration.

11. Visibility in Escape Routes

Lighting for emergency is not required by NZBC Clause F6 for household units within multi unit dwellings.

F6/AS1 requires emergency lighting in the following areas:

- In all exitways (safe paths)
- At every change of level in an escape route
- In an escape route from the point where the initial open path travel distance exceeds 20m

Emergency lighting is required.

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12. Signage

Signs are not required for detached dwellings, within household units in multi-unit dwellings or within hotel and motel suites.

F8/AS1 requires that escape routes be identified by "Exit" signs which are clearly visible and located:

- At each point in the open path where a door giving access to a final exit or an exitway (safe path) is not visible in normal use.
- To clearly indicate each door giving access to a final exit or an exitway (safe path).
- To clearly identify the route of travel through the exitway (safe path)

Exit signs in escape routes shall be illuminated in buildings required to have emergency lighting systems for providing visibility in escape routes as required by NZBC Clause F6. The sign lighting shall be external or internal, or the sign may be photoluminescent. F8/AS1 4.5.1

Fire and smoke control doors shall be identified with signs fixed to both sides of the door leaf adjacent to the handle or push plate, stating 'Fire Door, keep closed' or 'Smoke Control Door, keep closed', except that door leaves fitted with hold-open devices shall have a sign stating only 'Fire Door' or 'Smoke Control Door'. F8/AS1 5.2.1. Fire doors and smoke control doors that have an automatic door closer shall have a sign fixed to the exposed side of the door stating 'Fire Door (automatic closing) do not obstruct' or 'Smoke Control Door (automatic closing) do not obstruct' as appropriate. F8/AS1 5.2.2

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13. Building score, GAP & ANARP Assessment**13.1. Building Score**

From The Guide for BCA's and TA's produced by MBIE "Requesting information about means of escape from fire for existing buildings".

Risk factor	Score	Tally score
The age of the building:		
Approved from 1 June 2001 onwards	0	
Approved between 1 January 1993 and 31 May 2001	1	
Approved on or before 31 December 1992	3	3
The information held on the building by the BCA and/or TA:		
For buildings approved from 1 June 2001, no consents made	0	
Full building assessment on file dated 1 June 2001 or later	2	2
Full building assessment on file dated on or before 31 May 2001	4	
One or more partial building assessment on file	6	
No assessments on file for alterations or additions made to the	8	
Unable to determine history of building	8	
The extent of the proposed building work:		
Minor	0	
Moderate	3	3
Significant	6	
Building Importance Level:		
Level 1	0	
Level 2	4	4
Level 3	8	
Level 4 and Level 5	12	
Additional points for building levels 1, 2 and 3 with sleeping facilities	4	4
TOTAL SCORE		16

Minor building work typically:

- affects no more than 20% of the footprint of any single building floor where work is occurring on only one floor, or no more than 10% of the footprint of a single building floor where work is occurring on multiple floors, or involves an extension of no more than 20% of the original floor area, and
- includes any repair of an existing building that has been damaged for some reason, and
- includes a structural upgrade (eg of an earthquake-prone building), and
- does not affect the building's entry or egress routes or any shared cooking areas.

Examples of minor building work using this definition could be:

- the refit of all bathrooms or meeting rooms in a multi-storey office; as long as the area being refitted is no more than 10% of the footprint of any single floor
- structural repairs to an earthquake damaged building
- a tenancy fit-out in a shopping mall that does not affect the escape routes.
- This definition would not include the refit of kitchens that are shared cooking facilities (as distinct from kitchens in individual apartments).

Moderate building work is work not covered by the definitions of either minor or significant building work. It may include additions to a building – either additional wings or storeys – as long as this work does not meet any of the criteria for 'significant building work'.

Significant building work typically:

- affects a full floor or more of a multiple level building and/or affects stairs or vertical escape paths

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- may include the amalgamation of two or more buildings
- includes any work resulting from a building subdivision, change of use of a building, or area affected by the building work as defined by the Building (Specified Systems, Change the Use, and Earthquake-prone Buildings) Regulations 2005.

13.2. Gap Assessment & ANARP discussion

Fire feature required	Existing feature	Solution
Type 5 alarm	Type 4 alarm	The benefit in a type 5 alarm over a type 4 alarm is that likely false alarms such as burnt toast etc do not trigger a full building evacuation and Fire Service callout. When the previous fire reports were undertaken a type 4 system complied apart from the 2011 conversion of 2 additional studio rooms when it was argued that it wasn't reasonable or practicable to modify the alarm system. It is considered that there is a reasonable benefit in installing a type 5 system in the two new basement studio rooms but there is a very large financial and disruptive sacrifice in changing the existing alarm system in the remainder of the building. It must be remembered that a type 5 system is more a "convenience" system as the existing type 4 alarm will still notify occupants just as quickly. It is therefore considered that the existing system will comply ANARP as the benefit does not exceed the sacrifice.
60 minute FRR	Some construction 45 minute FRR	The benefit of a 60 minute FRR is that there is greater protection afforded to firefighters for search and rescue as well as fire fighting operations. With a type 4 or 5 alarm occupants will have escaped well within this time (probably less than 10 minutes using C/VM2 criteria). The existing brick and concrete walls will comply. Other walls and floors complied or were considered to comply with the 45 minute FRR required in force at the time of all previous consents. The financial and disruptive sacrifice in replacing 45 minute FRR construction with 60 minute FRR is extremely large and the project would obviously not proceed if this was the case. However all new work and replacement of non fire rated areas will comply with the 60 minute FRR requirement. It is therefore considered that the existing 45 minute FRR construction will comply ANARP as the benefit does not exceed the sacrifice.

Fire feature required	Existing feature	Solution
Single escape route 10m max height for unsprinklered buildings.	Escape height from the loft floor to ground level is 10.5m but escape height to the ground floor is only 7.1m.	The benefit in a 10m maximum height is to reduce travel distance for occupants and to aid in fire fighting. The single stair descends to the ground floor where there are alternative escape routes: • Directly outside to a safe path stair which descends to ground level. It could be considered that the final exit is the doors leading to the external stairs and if this is the case the escape height is only 7.1m and complies. • Into a horizontal safe path which exits the building via external stairs at the end of the building. It can be considered that the stair is no longer a single escape route from ground floor level and as escape height is only 7.1m can be considered to comply. The financial sacrifice in sprinklering the building for a possible discrepancy of only 0.5m is completely disproportionate to the extent of the proposed alterations especially when the escape route alternatives above are taken into account. It is therefore considered that the existing building will comply ANARP as the benefit does not exceed the sacrifice.
Single escape route to have smoke lobbies between occupied spaces and the stair	The building complies apart from a very small (9m ²) sitting room on the first floor which is directly connected to the stairs.	The benefit in a smoke lobby is that smoke is contained in this area rather than finding its way into the stair. The room is very small and only likely to have an occupancy of 3 or 4 people. As such a fire in this area would be noticed very quickly and occupants escaped before there is enough smoke to cause issues to occupants of the floor above. We note that this has not been an issue in previous fire reports accepted by the Council. There is a financial sacrifice in constructing a lobby for little real world benefit. It is therefore considered that the existing building will comply ANARP as the benefit does not exceed the sacrifice.

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Fire feature required	Existing feature	Solution
External stairs 1000mm wide	The end external stair is only 900mm wide.	The benefit in 1000mm wide stairs is to allow quicker evacuation by occupants. In this case there are very few occupants and a 900mm wide stair is wide enough when it is considered this is essentially a secondary escape route. The financial sacrifice in widening these existing concrete stairs would be very large. It is therefore considered that the existing building will comply ANARP as the benefit does not exceed the sacrifice.
External stair must be fire separated from the existing building.	End external stair passes a window at basement level	The benefit is that occupants are not threatened by a fire in an adjacent firecell. This is a secondary stair and occupants of upper levels will generally escape via the main entry door and thus are not affected. In any case if occupants are confronted by a fire in the ground floor studio room they are able to retrace their steps back to the ground floor and out the main entry. The sacrifice in providing a fire window or blocking up the opening is financial but also a major loss of amenity value. We note that this window has been accepted in all three previous fire reports. It is therefore considered that the existing building will comply ANARP as the benefit does not exceed the sacrifice.
Surface finishes	Predominantly painted plaster or plasterboard to walls and ceilings with carpet & vinyl to floors. The existing central stair has some historical timber panelling.	The benefit is to reduce the speed of the spread of flame and smoke generated in a fire. Generally it is too difficult to ascertain compliance and we note that all existing finishes have been accepted in the three previous fire reports. The financial and disruptive sacrifice, as well as the loss in amenity value to remove the stair wall finishes, will be greater than the benefit, especially as this project is on a lower floor.
Other features	Occasionally non-compliant	Will be made compliant

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Appendix 1 – Penetrations & Gaps in Fire & Smoke Separations

A register of all penetrations must be kept listing as a minimum the penetration number, location, description (with photo), product used, fire rating and installer. An alternative is the use of the CID International system register (www.cidcert.com).

Acceptable manufacturers/products are: 3M, Allproof, CSD, Firetherm, Hilti and Pyropanel. **No other manufacturers/products are acceptable without prior approval.**

- Installers to be certified in the products they use and all penetrations to be installed under the supervision of a person holding Level 3 or Level 4 of the National Certificate in Passive Fire Protection.
- All penetrations seals must be tested in accordance with AS 1530.4 & AS 4072.1 and installed strictly in accordance with manufacturer's instructions.
- Note that instructions for one manufacturer may not apply to a similar product from another manufacturer.
- Ensure there is no mixing of systems/manufacturers on individual penetrations.
- Particular attention should be made to the selection of proprietary systems to ensure that the system is suitable for the:
 - a) orientation of the building element which is being fire stopped
 - b) type of construction through which the penetration passes (concrete, masonry, light timber frame etc)
 - c) size of the gap being stopped
 - d) size of the hole through which the penetration passes
 - e) type of penetration (copper pipe, plastic pipe, data cabling etc)
 - f) proposed maximum filling rate

Type	System
Smoke separations	Sealants must be able to withstand temperatures of up to 200°C which generally requires the use of fire rated sealants as below. Gaps of up to 10mm may be closed with sealants, gaps larger than this must be closed with non-combustible materials prior to sealing.
Fire separations	As below
Construction type	Hollow structures (eg timber framing) will sometimes require a steel sleeve to contain the sealing product apart from single cable penetrations. This depends on product used. Note, if the plasterboard thickness is less than what a system is tested to, (often 26mm) then the plasterboard thickness can be locally increased to the requirements of the tested system (refer GIB Fire rated systems book page 79). Confirm with manufacturer. Solid structures (eg concrete) do not require a sleeve as the mass of the structure will contain the sealing product. Floors must have the fire collar/sleeve/sealant etc applied at the soffit of the floor unless specifically stated otherwise. Walls must have fire collar/sleeve/sealant etc on both sides of the wall unless specifically stated otherwise. Some products require specific wall and floor thicknesses to comply.
Fire foam	Fire foam is only allowed to be used when filling narrow gaps in walls between solid materials such as concrete/masonry/timber. Note that maximum gap width is generally 15mm which requires the foam to be 100mm deep. Fire foam does not expand in a fire and should never be used with cables or be used in any situation where movement may occur. Fire foams are not generally recommended unless used as a backing for fire sealant. The only exception to this is Hilti CP660 which is the only intumescent (expands in a fire) fire foam currently available

Type	System
Single cable and small bundle penetrations	Use intumescent sealant. Refer to manufacture for maximum gap size, depth, expansion, bundle size etc. Fire foam is not to be used unless Hilti CP660
Multiple cable penetrations & cable trays	Use fire pillows, fire mortar, mineral fibre boards, intumescent fire stop blocks or fire collars in conjunction with intumescent fire sealant to manufacturer's requirements. Fire pillows are generally only to be used for temporary fire stopping. Fire foam is not to be used unless Hilti CP660. Note that bundling of many power cables may cause cable de-rating.
Plastic Pipe penetrations	Use fire sleeves or fire collars to manufacturer's requirements. Fire foam is not to be used. Note that pipes manufactured from different materials with different diameters and wall thicknesses behave differently in fires. Ensure that a particular collar/wrap has been tested for the specific type, size and wall thickness of pipe and the substrate it is installed in.
Metal Pipe penetrations	Use tested sealant, fire mortar or Hilti CP660. Refer to manufacturer for maximum gap size, depth, expansion etc
Multiple penetrations	Use fire mortar, mineral fibre boards or intumescent fire stop boards or blocks in conjunction with intumescent fire sealant to manufacturer's requirements. Fire pillows are generally only to be used for temporary fire stopping. Fire foam is not to be used unless Hilti CP660
Over-sized holes in floors (eg for shower wastes)	Either box out in fire rated materials and apply fire collar etc or use Allproof fire plate or 3M fire plate
Insulated pipes	Insulated pipes penetrating fire separations must have insulating intumescent pipe sleeves (eg Armaflex Protect etc) unless insulation is able to be cut back for sealing.
Fire dampers	Ensure dampers comply with AS/NZS 1668.1 and have a fire rating of -/x/x where x is the required FRR. Note that damper blades may have a FRR of -/x/- if the building is sprinklered or where a means to prevent combustible materials being placed closer to 300mm from the damper and duct is provided. Note that fire collars are not to be used on flexible ductwork.
Recessed fittings	Install proprietary intumescent fire blocks into all metal flush boxes and intumescent seal as required by the manufacturer. Note that 3M fire blocks must be installed in conjunction with intumescent moldable putty. Plastic flush boxes and other recesses in walls must be within fire rated recesses (refer Gib "Fire rated systems" booklet). Recessed ceiling fittings must be within fire rated recess or be protected by Firefly fire canopies and downlight covers.
Curtain Wall Seals	Use mineral wool products in conjunction with proprietary support systems
Joints in concrete/masonry walls	Use intumescent sealant generally with a backing rod
Top of fire wall junction to roof sheeting	Use proprietary mineral wool or fireseal strip products

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Appendix 2 – Compliance Schedule Information

Compliance Schedules do not come within the scope of the report. The list of specified systems relating to fire is listed below with indicative information needed to assist with the preparation of Compliance Schedules.

SS	Specified Systems	Performance Standard	Maintenance	Inspections	New	Modify
2	Emergency warning systems for fire or other dangers Type 4 and 5 automatic smoke & heat detection system	NZS 4512:2010	In accordance with NZS 4512:2010	By IQP Monthly & Yearly: In accordance with NZS 4512:2010	NO	YES
3/3	Interfaced fire or smoke doors or windows Electromagnetic hold-opens	AS1851:2005	AS1851:2005 and Compliance Schedule Handbook	By owner/occupier Monthly: Check the doors can be opened and they are not locked, barred or blocked. By IQP Yearly: As above plus check failsafe devices, operation of manual release provisions, interface with emergency warning system	YES	
4	Emergency lighting systems Emergency lighting	AS 2293:2005 parts 1 & 3 as modified by F6/AS1	AS/NZS 2293.2:1995	By IQP Half yearly: In accordance with AS/NZS 2293.2	NO	YES
14/2	Signs relating to a system or feature specified above Fire alarm call points	Signs will be visible under all foreseeable conditions including interruption of mains power	As Compliance Schedule Handbook	By owner/occupier Monthly: Ensure signs are in place where required, they are legible and clean and are illuminated. Record in log book. By IQP Yearly: As above, complete report to owner and complete required forms	NO	

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SS	Specified Systems	Performance Standard	Maintenance	Inspections	New	Modify
15/2	Final Exits Designated final exits (refer attached plan)		As Compliance Schedule Handbook	By owner/occupier Monthly: Check the doors can be opened fully and they are not locked, barred or blocked By IQP Yearly: As above, complete report to owner and complete required forms	NO	
15/3	Fire separations relating to means of escape (refer attached plans)	All fire separations shall remain imperforate and any closures in the separation shall ensure they would prevent the passage of fire for the period given as fire resistance rating.	As Compliance Schedule Handbook	By owner/occupier Monthly: Check for damage, including new penetrations, to separations and operation of doors and security of other closures. Any damage/failure of door operation or other closure to be repaired ASAP. By IQP Yearly: As above, complete report to owner and complete required forms	NO	YES
15/4	Signs for communicating information intended to facilitate evacuation Exit signs	AS 2293:2005 parts 1 & 3	AS/NZS 2293.2:1995	By owner/occupier Monthly: Ensure signs in place where required, they are legible and clean and are illuminated. By IQP Half yearly/Yearly: In accordance with AS/NZS 2293.2. Charging requirements for photoluminescent signs are to be checked against the manufacturers PS1.	NO	YES

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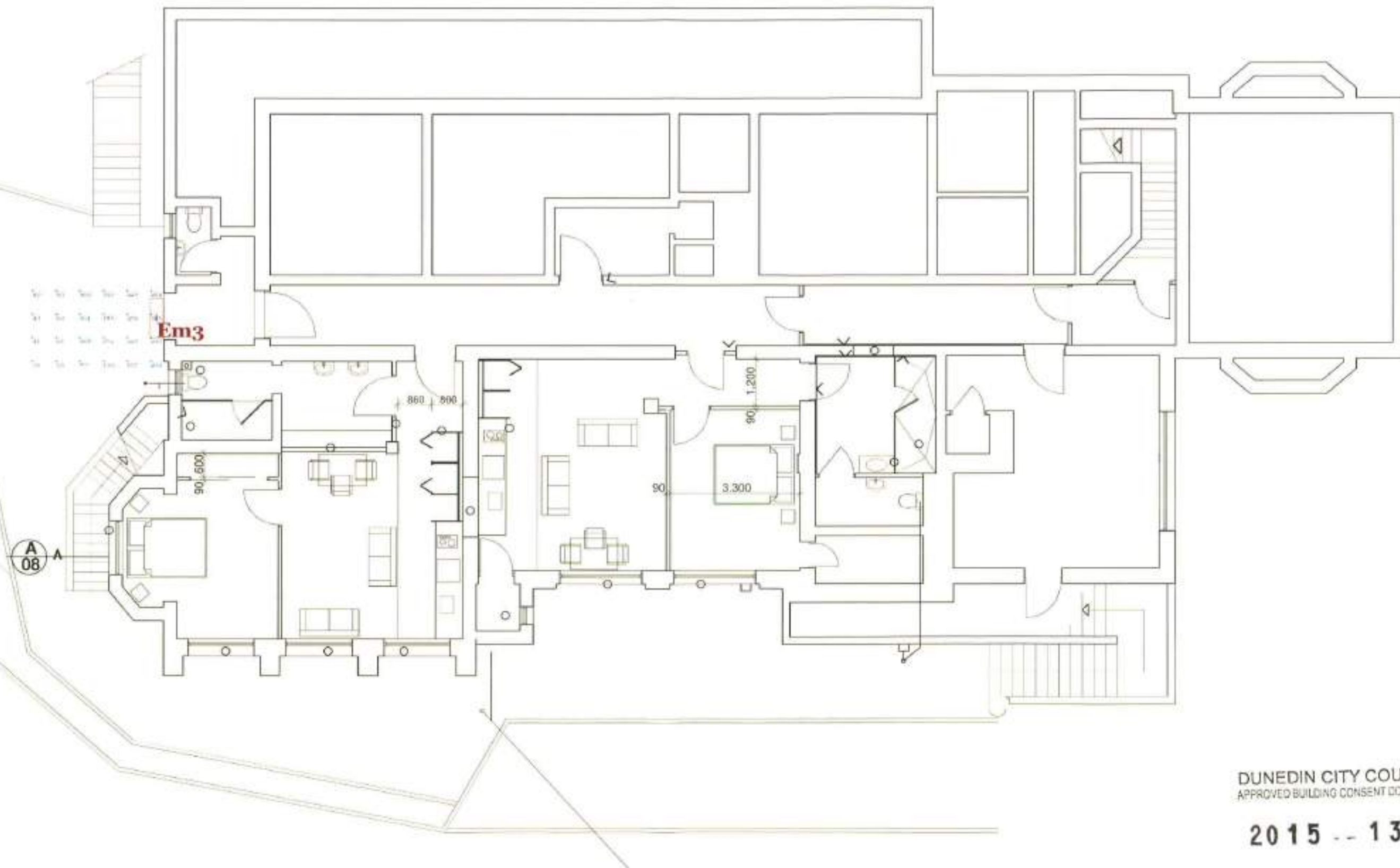
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SS	Specified Systems	Performance Standard	Maintenance	Inspections	New	Modify
15/5	Smoke Separation Smoke lobbies	All smoke separations shall remain imperforate and any closures in the separation shall ensure they would prevent the passage of smoke	All damage to smoke separations shall be repaired as soon as practicable. Doors and other closures shall be checked for operation and security of closure	By owner/occupier Monthly: Check for damage, including new penetrations, to separations and operation of doors and security of other closures. Any damage/failure of door operation or other closure to be repaired ASAP. By IQP Yearly: As above, complete report to owner and complete required forms	YES	

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Basement

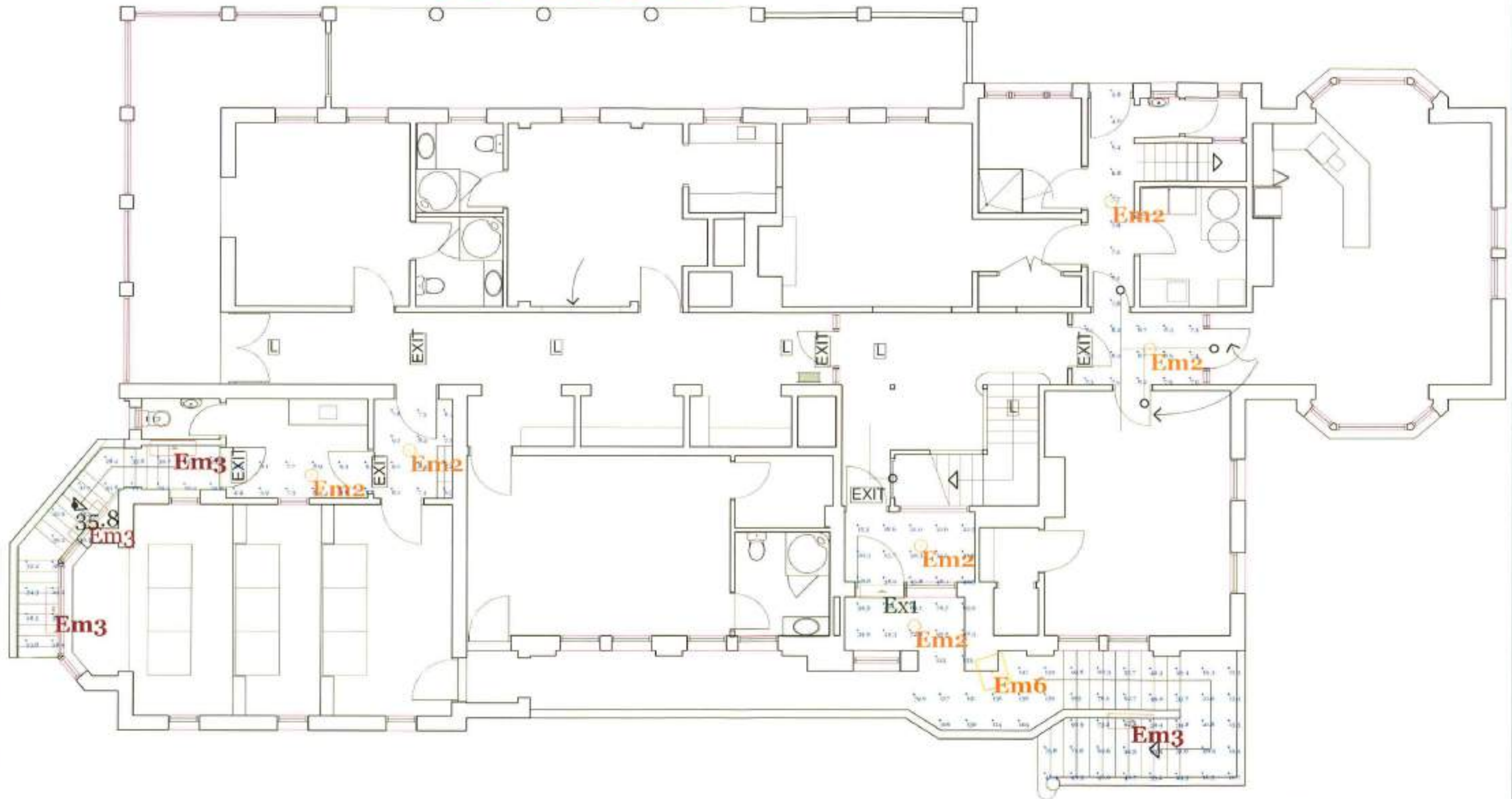


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Ground



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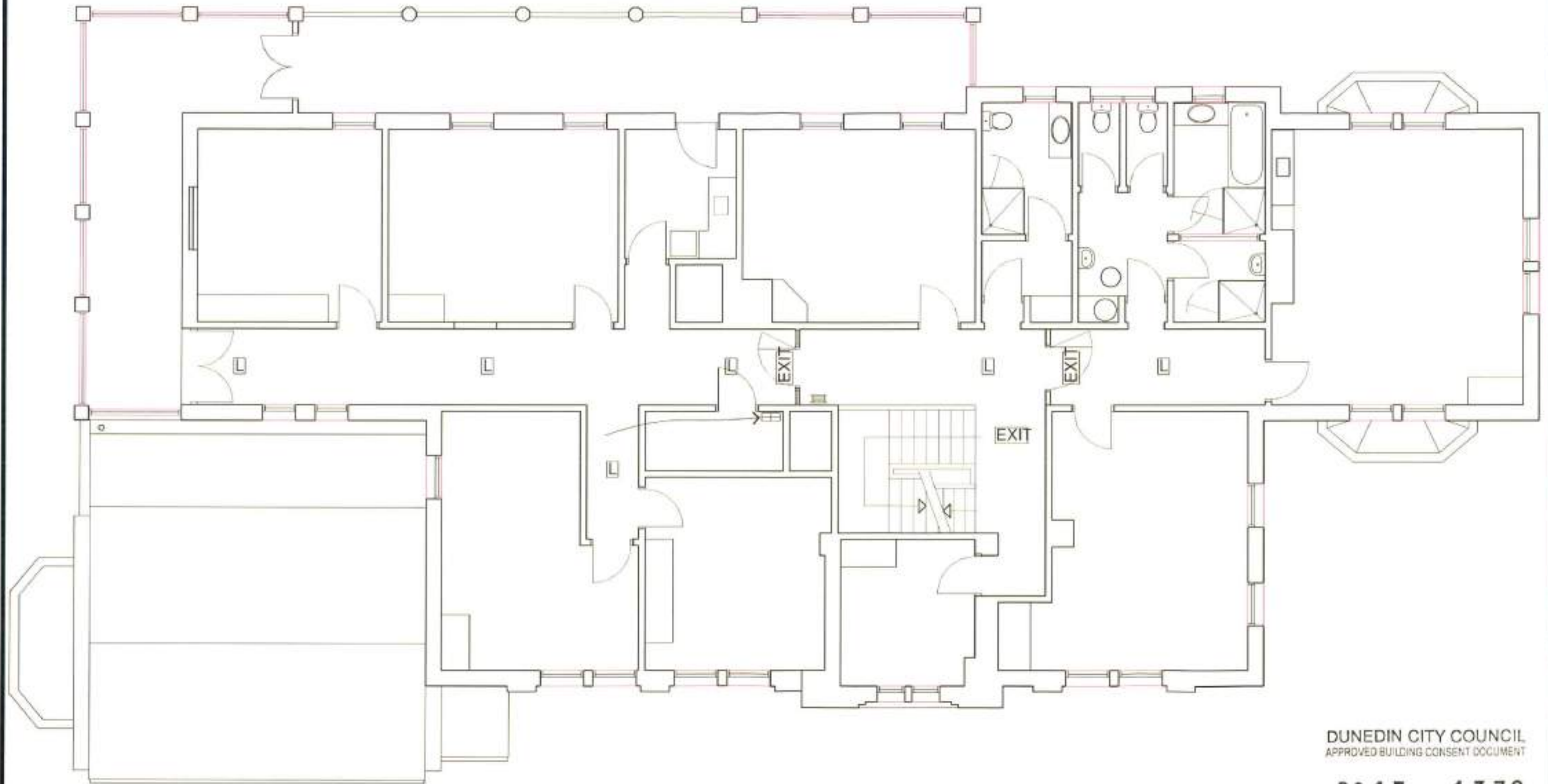
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First



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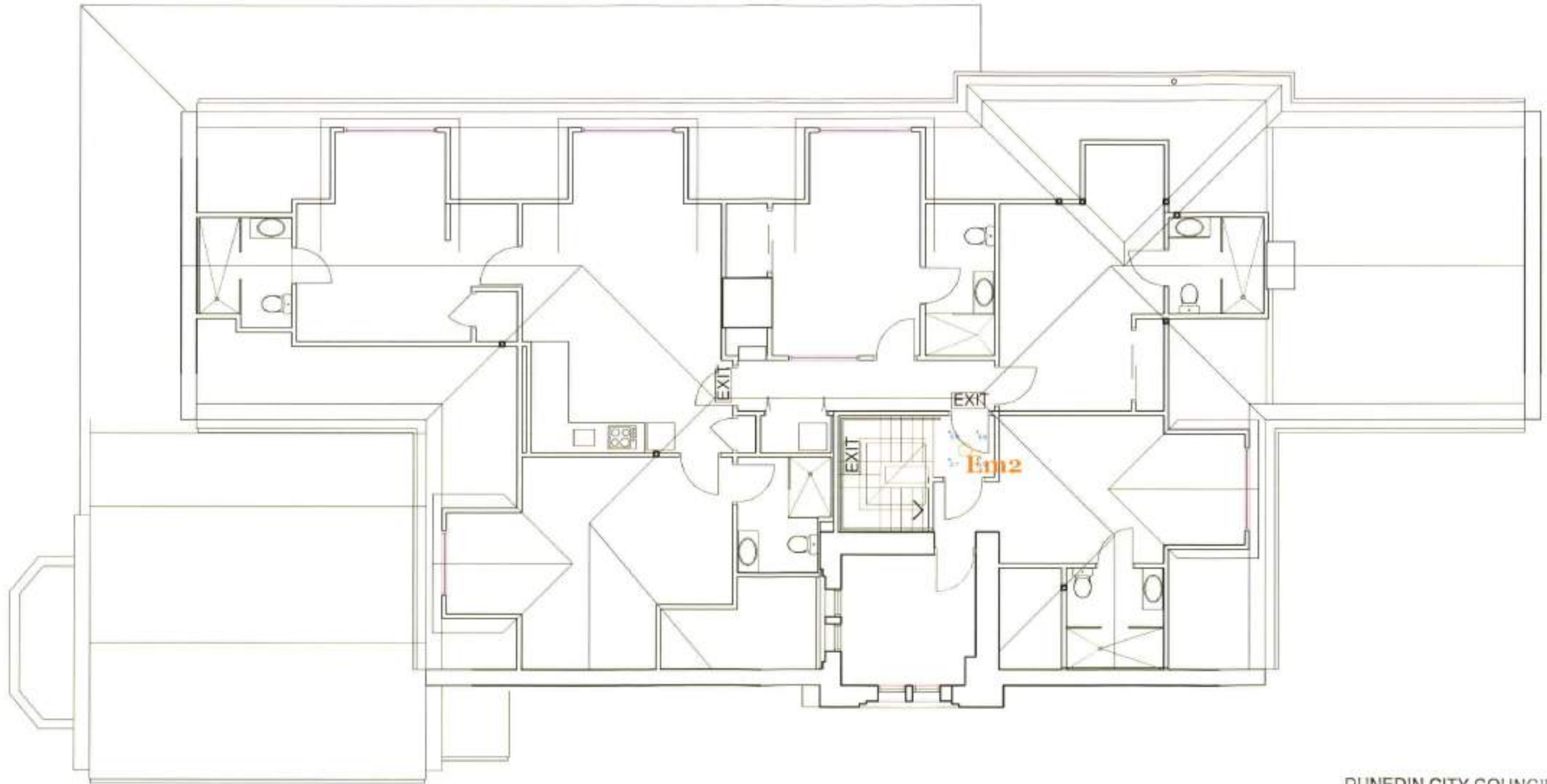
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Loft



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Luminaire Schedule

Symbol	Qty	Label	Total Lamp Lumens	LLF	Description
	1	Ex1	N.A.	1.000	Rexel Quickfit Exit 3w LED maintained non maintained
	7	Em2	1000	1.000	Rexel Emergency lighting surface mount 2w LED
	5	Em3	1000	1.000	Rexel Emergency lighting surface mounted bulkhead IP65
	1	Em6	4800	1.000	Rexel Gewiss Horus Emergency 2 x 32w flood light IP65 polycarbonate body c/w with mount

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Min/Avg	Min/Max
Basement outside area	Illuminance	Lux	14.48	32.5	3.6	4.02	9.03
Ground FL Foyer & Entry	Illuminance	Lux	49.20	133	15.3	3.22	8.69
Ground FL Outside stairs to entr	Illuminance	Lux	64.72	147	10.7	6.05	13.69
Ground FL residence corridor	Illuminance	Lux	7.30	8.7	2.8	2.61	3.11
Ground Floor porch & Foyer	Illuminance	Lux	7.58	9.5	4.4	1.72	2.16
Loft Top landing on stairs	Illuminance	Lux	5.85	5.9	5.7	1.03	1.04
Outside Stairs_Floor	Illuminance	Lux	35.80	35.8	35.8	1.00	1.00
Outside Stairs_Floor_1	Illuminance	Lux	30.14	39.2	19.1	1.58	2.05

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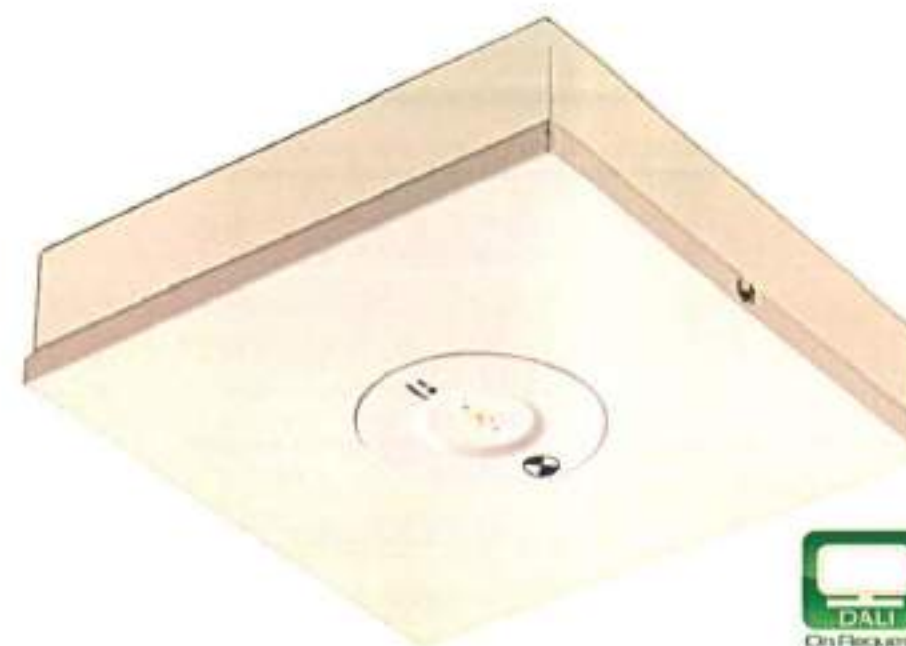
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Type Ex1



Image File : From Clipboard



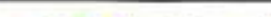
Type Em2

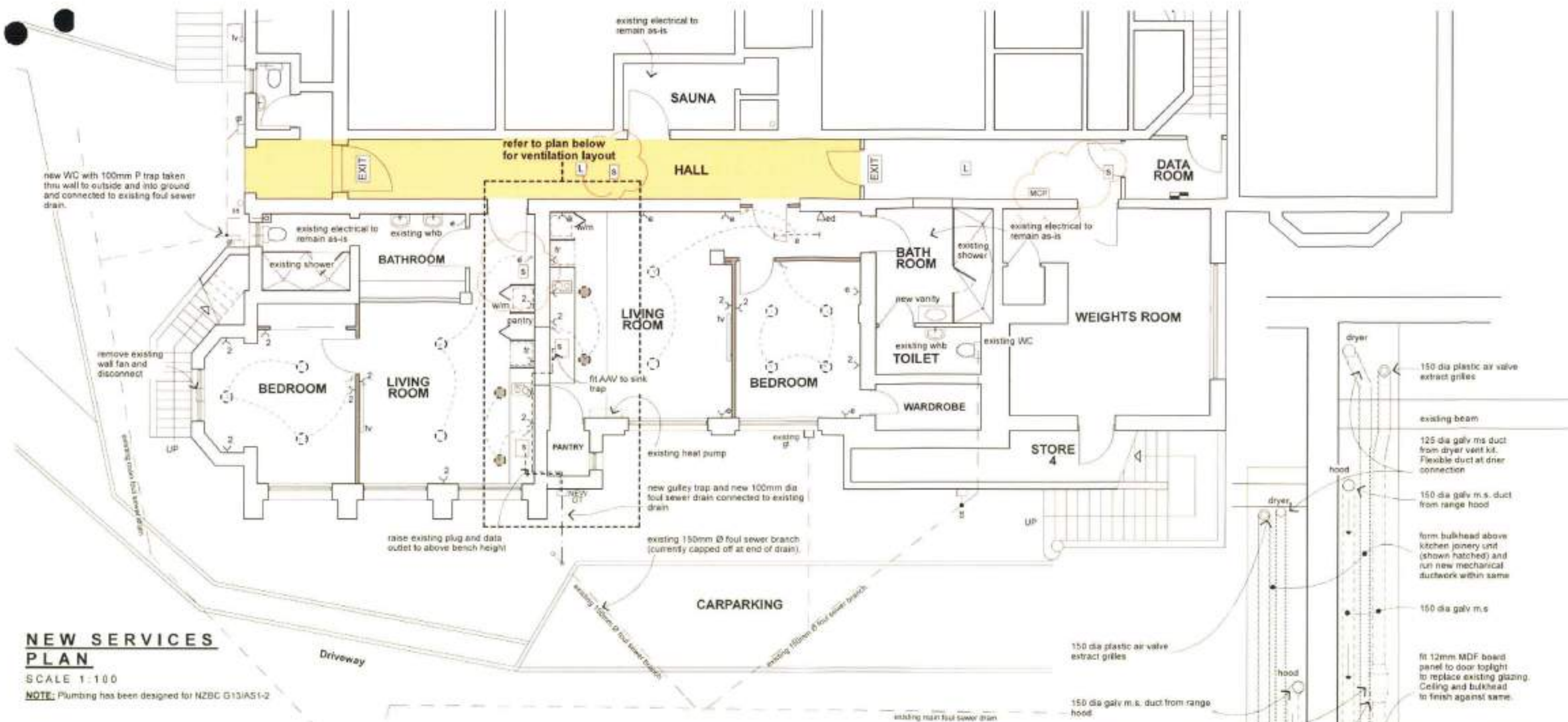


Type Em6

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NEW SERVICES PLAN

SCALE 1:100

NOTE: Plumbing has been designed for NZBC G13/AS1-2

LEGEND

- existing plug
- existing data
- existing switch
- new power outlet
- new switch
- existing light to remain
- New LED downlight - surface mounted
- New LED downlight - directional

FIRE DESIGN REQUIREMENTS TO BE READ IN CONJUNCTION WITH THE FIRE REPORT

- Existing illuminated exit sign
- Existing manual call point
- Existing fire alarm sounder
- install or upgrade emergency lighting to all shaded areas to F6/AS1
- existing emergency light

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- 150 dia plastic air valve extract grilles
- existing beam
- 125 dia galv m.s. duct from dryer vent kit. Flexible duct at drier connection
- 150 dia galv m.s. duct from range hood
- form bulkhead above kitchen joinery unit (shown hatched) and run new mechanical ductwork within same
- 150 dia galv m.s.
- fit 12mm MDF board panel to door top light to replace existing glazing. Ceiling and bulkhead to finish against same.
- 150 dia plastic air valve extract grilles
- 150 dia galv m.s. duct from range hood
- fit access hatches to the bulkhead to access the fans and fire dampers
- Fantech TD260/100, 230v, 24w, duty 30L/S @ 60Pa wired for low speed
- 2 x 60 minute fire dampers to duct penetration thru existing brick wall between units such as Halton BSD type
- 125mm dia exhaust vent cowl on wall
- louvre in wall at high level Holyoke OHL-F-45, 600 x 400mm
- form new gib ceiling in pantry below existing heat pump diverter - fit manhole to ceiling
- 4 x 150 dia with spring loaded back draft dampers and 1 x 125 dia discharge into exhaust plenum behind louvre. Provide access panel to exhaust plenum to access back draft dampers on the 150 dia duct connections and to remove lint from dryer exhaust.

SERVICE DUCT ABOVE KITCHEN JOINERY UNITS

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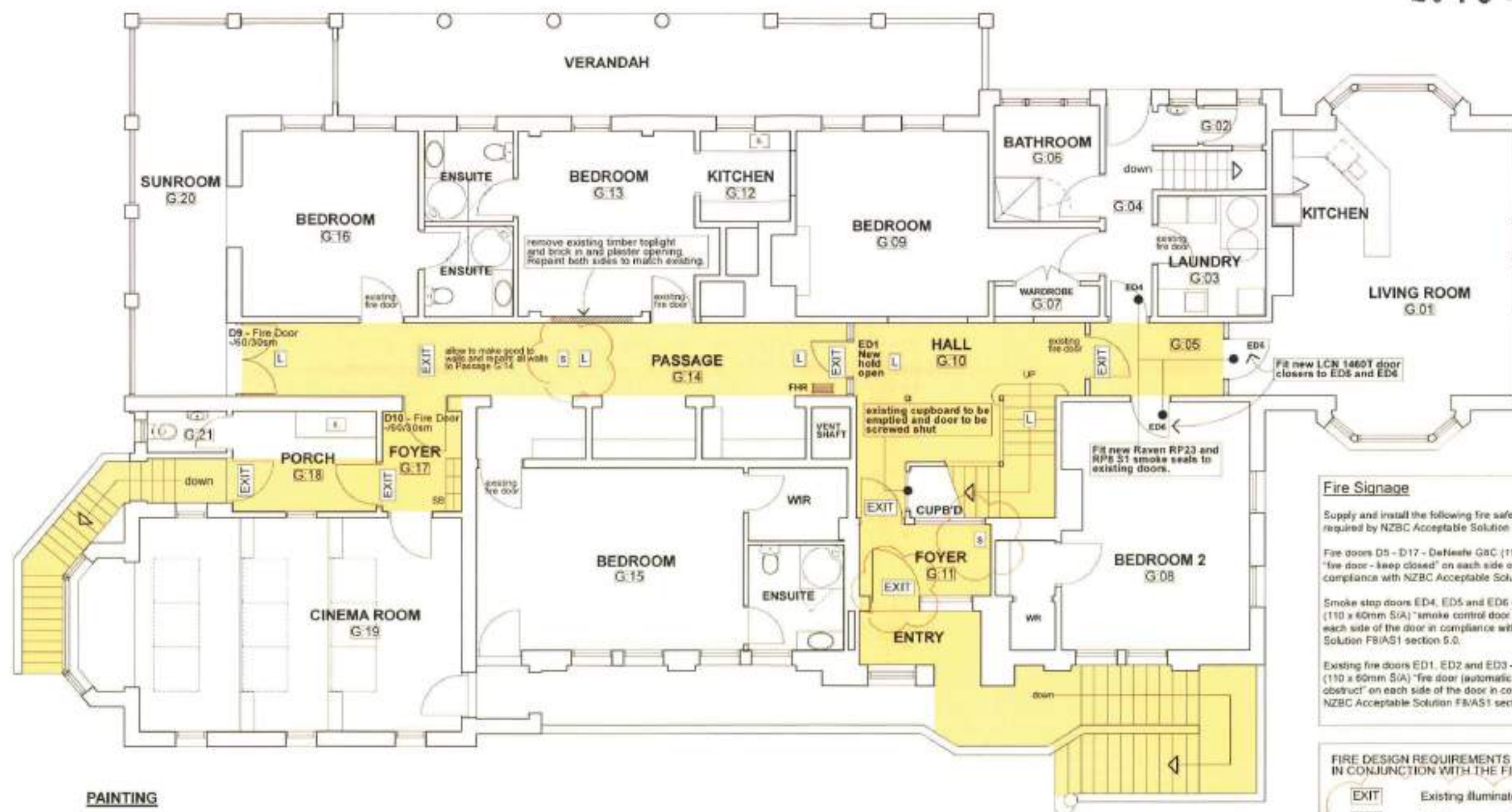
SANTA SABINA CONVENT ALTERATIONS
73 BUCCLEUGH STREET - DUNEDIN

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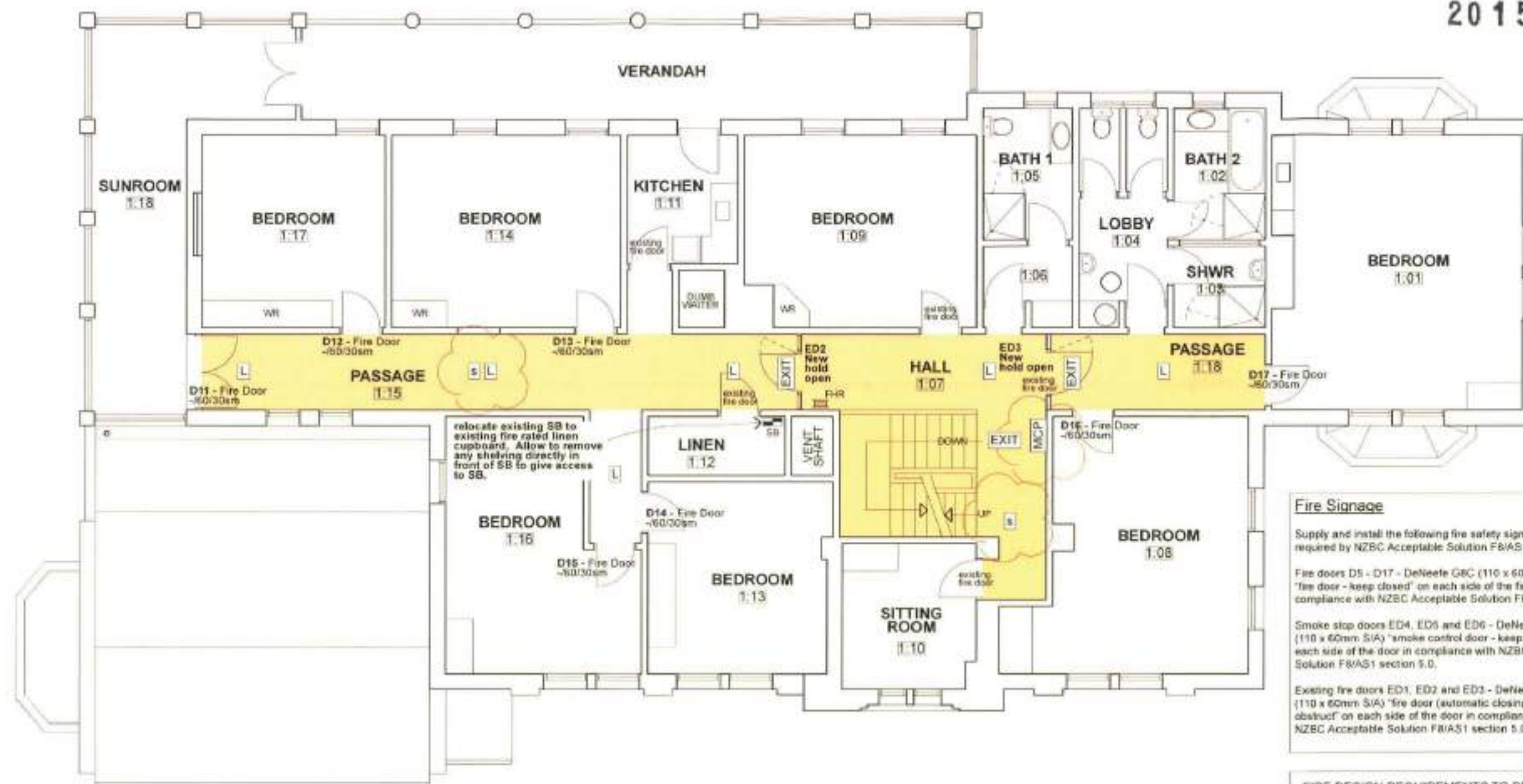
NEW GROUND FLOOR PLAN

SCALE 1:100 FLOOR AREA - 392m²

Fire Signage
Supply and install the following fire safety signage as required by NZBC Acceptable Solution F8/AS1.
Fire doors D5 - D17 - DeNeefe G8C (110 x 60mm S/A) "fire door - keep closed" on each side of the fire door in compliance with NZBC Acceptable Solution F8/AS1 section 5.0.
Smoke stop doors ED4, ED5 and ED6 - DeNeefe G8C (110 x 60mm S/A) "smoke control door - keep closed" on each side of the door in compliance with NZBC Acceptable Solution F8/AS1 section 5.0.
Existing fire doors ED1, ED2 and ED3 - DeNeefe G8C (110 x 60mm S/A) "fire door (automatic closing) do not obstruct" on each side of the door in compliance with NZBC Acceptable Solution F8/AS1 section 5.0.

FIRE DESIGN REQUIREMENTS TO BE READ IN CONJUNCTION WITH THE FIRE REPORT
EXIT Existing illuminated exit sign
MCP Existing manual call point
S Existing fire alarm sounder
L install or upgrade emergency lighting to all shaded areas to F6/AS1
existing emergency light

2015 - 1378



PAINTING

Allow to make good to all paint work where new work damages existing paintwork. Refer to spec.

NEW FIRST FLOOR PLAN

SCALE 1:100 FLOOR AREA - 332m²

Fire Signage

Supply and install the following fire safety signage as required by NZBC Acceptable Solution F8/AS1:

Fire doors D5 - D17 - DeNeele G8C (110 x 60mm S/A) 'fire door - keep closed' on each side of the fire door in compliance with NZBC Acceptable Solution F8/AS1 section 5.0.

Smoke stop doors ED4, ED5 and ED6 - DeNeele G8C (110 x 60mm S/A) 'smoke control door - keep closed' on each side of the door in compliance with NZBC Acceptable Solution F8/AS1 section 5.0.

Existing fire doors ED1, ED2 and ED3 - DeNeele G8C (110 x 60mm S/A) 'fire door (automatic closing) do not obstruct' on each side of the door in compliance with NZBC Acceptable Solution F8/AS1 section 5.0.

FIRE DESIGN REQUIREMENTS TO BE READ IN CONJUNCTION WITH THE FIRE REPORT

- EXIT Existing illuminated exit sign
- MCP Existing manual call point
- S Existing fire alarm sounder
- L install or upgrade emergency lighting to all shaded areas to F8/AS1
- existing emergency light

SANTA SABINA CONVENT ALTERATIONS
73 BUCCLEUGH STREET - DUNEDIN

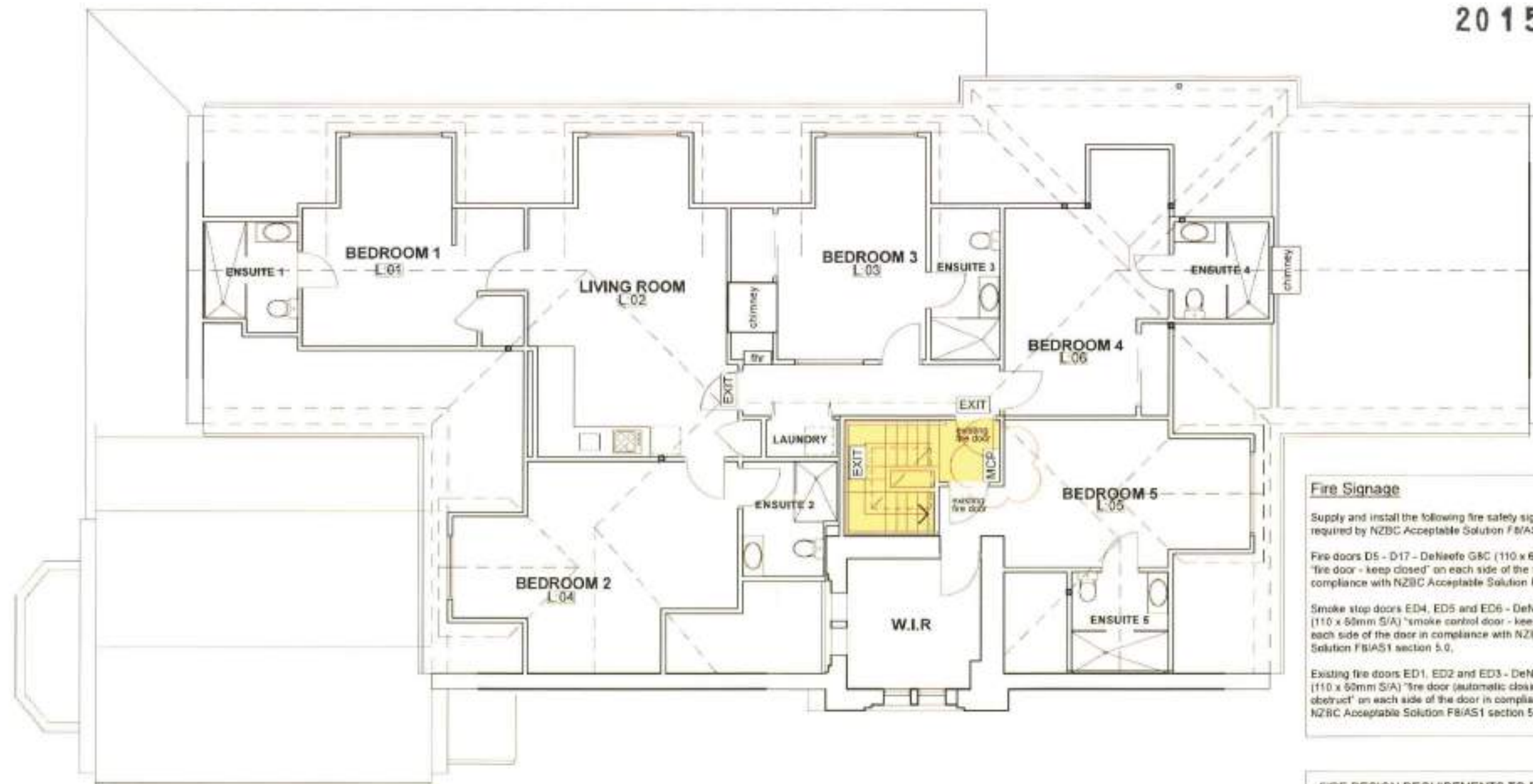
BUILDING CONSENT ISSUE

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01 - DCC RFI - existing fire systems audit	28/08/15	CNT4-1494	06 _{RI}
		AUG 2015	

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PAINTING

Allow to make good to all paint work where new work damages existing paintwork. Refer to spec.

NEW LOFT FLOOR PLAN

SCALE 1:100 FLOOR AREA - 192m²

Fire Signage

Supply and install the following fire safety signage as required by NZBC Acceptable Solution F/AS1.

Fire doors D5 - D17 - DeNeeffe G8C (110 x 60mm S/A) "fire door - keep closed" on each side of the fire door in compliance with NZBC Acceptable Solution F/AS1 section 5.0.

Smoke stop doors ED4, ED5 and ED6 - DeNeeffe G8C (110 x 60mm S/A) "smoke control door - keep closed" on each side of the door in compliance with NZBC Acceptable Solution F/AS1 section 5.0.

Existing fire doors ED1, ED2 and ED3 - DeNeeffe G8C (110 x 60mm S/A) "fire door (automatic closing) do not obstruct" on each side of the door in compliance with NZBC Acceptable Solution F/AS1 section 5.0.

FIRE DESIGN REQUIREMENTS TO BE READ IN CONJUNCTION WITH THE FIRE REPORT

- Existing illuminated exit sign
- Existing manual call point
- Existing fire alarm sounder
- install or upgrade emergency lighting to all shaded areas to F6/AS1
- existing emergency light

SANTA SABINA CONVENT ALTERATIONS 73 BUCCLEUGH STREET - DUNEDIN

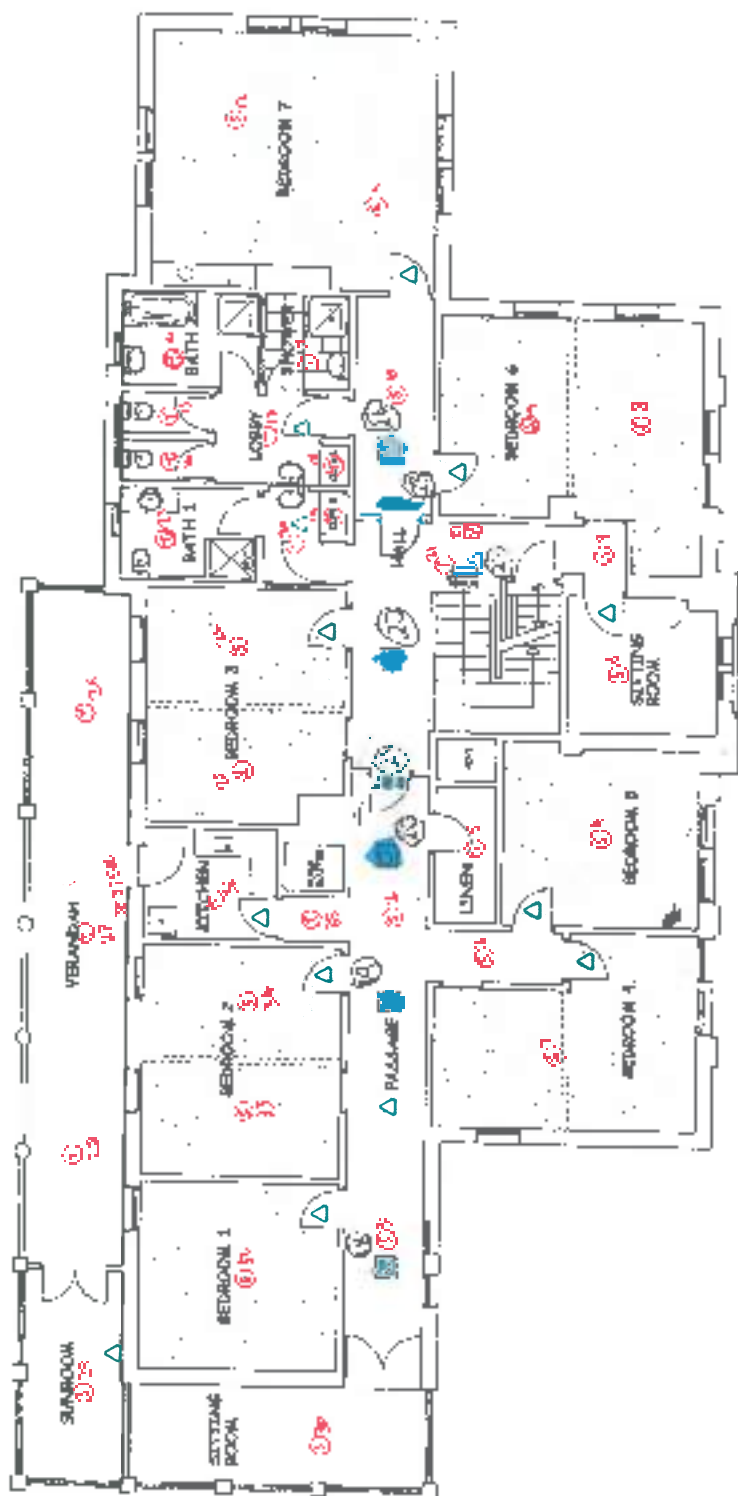
mike sowman design
ARCHITECTURE
PO Box 326, Dunedin
03 479 1080
0275 666 931
info@mikesowmandesign.co.nz
www.mikesowmandesign.co.nz



BUILDING CONSENT ISSUE

Planned fire alarm system added	24-06-15	CN14-1494	07 th
		AUG 2015	





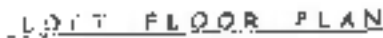
FIRST FLOOR PLAN

Legend
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 - 4th Floor
 - 5th Floor
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 - 9th Floor
 - 10th Floor
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 - 100th Floor

01/09/2023	FINE SOWH R	Architectural Drawing Scale 1:100	NORTH EAST VALLEY - DUNEDIN	FIRST FLOOR PLAN	DATE: OCT 2008	SCALE	DWG NO	S3

• **Prevalence** = the proportion of a population that has a disease at a particular point in time

Flowing Contingency: $\log U^3$





**1-73 Buccleugh Street
North East Valley
Dunedin
WOF-301700**

16 March 2010

Brabbam Investments Ltd
C/- Bill Lowe
PO Box 8091
Gardens
Dunedin 9041

Dear Bill

**APPLICATION UNDER S127: SUB-2009-89/A & LUC-2009-350/A
AMENDING SUB-2009-89 & LUC-2009-350
61 NORTH ROAD, 73 BUCCLEUGH STREET
DUNEDIN**

Your application for a variation of resource consents SUB-2009-89 and LUC-2009-350, lodged pursuant to section 127 of the Resource Management Act 1991, 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 under delegated authority on 16 March 2010.

I advise that the Council has **granted** the request for a change of condition to the consent. The full text of the decision commences on the attached certificate.

BACKGROUND TO APPLICATION

The 'Santa Sabina' site, being 61 North Road (Lot 2 Deposited Plan 383888 – formerly CFR 375752), was the subject of applications in 2006 to build 54 residential units and for the staged subdivision of the units under the Unit Titles Act 1972. The applications, RMA 2006-0003 and RMA 2006-0004 (now renumbered RMA-2005-369810 and RMA-2005-369811), were granted consent on a notified basis on 1 June 2006, and were subsequently appealed.

A Consent Order ENV-2006-309-000015 for Stage 1 of the development was issued by the Environment Court on 8 January 2007 as a result of mediation. This consent order provided for the construction and subdivision of 15 residential units. Stages 2 and 3 were heard in the Court, and the decision C95/2007 concluded that the consent granted by the Council should be confirmed subject to amendments for the proposal. The applicant and appellants entered into further mediation, which resulted in decision ENV-2006-CHC-346 being issued on 23 November 2007 for the establishment of a further 19 units at Stage 2, and six units at Stage 3. The units are to be three storeys, and will each have four bedrooms.

Stage 1 has been completed, and titles issued for the 15 new residential units, the Santa Sabina building, common property and accessory units (parking and amenity open space). The areas of Stages 2 and 3 are contained within Accessory Units 41E and 41F, which are held with the Santa Sabina building (Unit 41). Computer Freehold Registers 423219 to 423234 have been issued for the units, with the Supplementary Record Sheet being CFR 423235.

SUB-2009-89 and LUC-2009-350 was then issued on 23 November 2009 for a revised Stage 2 to replace the consented Stages 2 and 3. The consent will establish 38 residential units on-site in addition to the existing 15 units and the Santa Sabina building. The 38 new residential units will be single bedroom dwellings, two units to a building. These buildings will maintain the same footprints as the original Stage 2 units, but will be two storeys high with separate units on each floor. Each unit will have defined amenity open space at the front or rear of the buildings, and an assigned parking space. The units are to be subdivided pursuant to the Unit Titles Act 1972.

The new consents subdivided the Santa Sabina building into two units (Units 16 and 17), with the area of any future development (previously that of Stage 3) to be held as an accessory unit with Unit 16. Any future development of this area will have to allow for an increase in the number of consented units on-site in order to avoid exceeding the density requirements for the zone. For this reason, Stage 3 cannot be given effect to in the form already consented by ENV-2006-CHC-346.

CURRENT APPLICATION

The applicant is applying to create an additional unit in the Santa Sabina building. Unit 18 will be the uppermost floor. In effect, the proposal will divide the consented Unit 16 into two units, installing a new kitchen but not resulting in an increase of bedroom numbers for the Santa Sabina building. The proposal includes the creation of one additional car parking space along the edge of the lower driveway, resulting in changes to the configuration of the parking. Units 18 to 55 of SUB-2009-89 are to be renumbered as Units 19 to 56.

REASONS FOR APPLICATION

Section 127(1) of the Resource Management Act 1991 states:

The holder of a resource consent may apply to a consent authority for a change or cancellation of a condition of the consent (other than any condition as to the duration of the consent).

Section 127(3) of the Act states that "Sections 88 to 121 apply, with all necessary modifications as if –

- a) *the application were an application for a resource consent for a discretionary activity; and*
- b) *the references to a resource consent and to the activity were references only to the change or cancellation of a condition and the effects of the change or cancellation respectively."*

Affected Persons

Section 127(4) of the Act states that "For the purposes of determining who is adversely affected by the change or cancellation, the local authority must consider, in particular, every person who –

- a) *made a submission on the original application; and*
- b) *may be affected by the change or cancellation."*

No written consents were submitted with SUB-2009-89. No parties are considered to be affected by this proposal for the reasons listed below in the Assessment of Effects on the Environment.

PLANNING ASSESSMENT

The survey plan for the subdivision has not yet been certified under section 223 or 224(c) of the Resource Management Act 1991. Accordingly, the Council is able to consider the application under section 127(1)(a) of the Resource Management Act 1991.

As stated in section 127(3)(a) of the Resource Management Act 1991, the application is a **discretionary activity**.

ASSESSMENT OF EFFECTS ON THE ENVIRONMENT

Effects on the Environment

The proposed variation will create an additional unit, but will not increase the number of bedrooms on the site; it will merely convert proposed Unit 16 into two units. Unit 16 is currently the upper unit for the Santa Sabina building, and consists of two floors. The proposal will separate the two floors into individual units, and the previously numbered Units 18 to 55 will be renumbered as Units 19 to 56 to take into account the new Unit 18 within the Santa Sabina building. There will be no physical changes to Units 19 to 56.

The original site, Lot 2 DP 393888, has an area of 2.9856ha, and the property owner is entitled to build a total of 59 units on the greater property in accordance with the density provisions of the District Plan. The existing Stage 1 has 15 units, and Stage 2, as consented, is to have 38 units plus two in the Santa Sabina building. This will total 55 units. The proposed variation will add one further unit, making a total of 56 units on-site. The proposed variation is therefore in accordance with the permitted density for the site.

As the proposal is to divide an existing unit into two, there will be no additional construction involved, nor an extra building resulting. It will not be obvious that an additional unit has been established within the development, and there will be no extra persons able to reside at the address over and above that already consented. The third unit within the Santa Sabina building will mean that only another three units can be constructed on-site before the development, as a whole, breaches the density provisions of the District Plan. As such, the proposed variation has the potential to reduce the overall number of new buildings on-site by one, should a revised Stage 3 proceed.

Council's Building Safety Officer, Development Services, has considered the application. He advises that the fire rating requirements for an additional unit within the Santa Sabina building has already been dealt with through the building consent process, and has been subject of a letter from the Fire Safety Advisory Services. The Building Safety Officer has no concerns about the proposal.

Council's Transportation Planner, Transportation Operations, has considered the application to amend the parking layout for the development in order to obtain an additional parking space. The Transportation Planner comments:

'The subject consent application details a slightly amended parking configuration, especially at the southernmost parking area (parking spaces 52A to 56A). While Transportation Operations generally consider the proposed amendments to the parking configuration to be acceptable, the surface of all parking, associated access and manoeuvring areas shall be formed, hard surfaced and adequately drained for their entirety, and parking spaces permanently marked. Additionally, all parking spaces and manoeuvring areas shall comply with the minimum dimensions stipulated in Appendix 20B of the District Plan.'

DECISION

*That pursuant to sections 34(A) and 127(1) of the Resource Management Act 1991 and after having regard to section 104 of the Act, the Dunedin City Council **grants** consent to the discretionary activity of varying SUB-2009-89 and LUC-2009-350 by creating an additional*

unit within the Santa Sabina building and an additional car parking space, and accordingly SUB-2009-89 and LUC-2009-305 are amended to read as shown on the attached certificate.

LAPSING OF CONSENT

This consent shall lapse on 23 November 2014 after a period of 5 years from the date of the original decisions SUB-2009-89 and LUC-2009-305, unless the consent has been given effect to during this time. This period may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991.

COMPLIANCE WITH CONDITIONS

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

REASONS FOR DECISION

It is considered appropriate to amend the consent decision for the following reasons:

1. The additional unit does not breach the density provisions of the District Plan, and does not result in any additional buildings being constructed on-site. Furthermore, there will be no extra bedrooms involved as the proposal seeks to divide an existing unit into two.
2. The proposal includes an additional car parking space for the exclusive use of the new unit. This is acceptable to Transportation Operations. The proposal will result in one additional parking space for the development although technically there are no extra bedrooms being created.
3. The proposal is considered to be consistent with the relevant objectives and policies.

RIGHTS OF OBJECTION

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

The Chief Executive
Dunedin City Council
P O Box 5045
DUNEDIN

Attn: Senior Planner – Enquiries 1st Floor

Yours faithfully

Lianne Darby
PLANNER

Consent Type: Section 127 Variation of Conditions

Consent Number: SUB-2009-89/A & LUC-2009-350/A

*That pursuant to sections 34(A) and 127(1) of the Resource Management Act 1991 and after having regard to section 104 of the Act, the Dunedin City Council **grants** consent to the discretionary activity of varying SUB-2009-89 and LUC-2009-350 by creating an additional unit within the Santa Sabina building and an additional car parking space.*

The Amended Decision now reads:

Location of Activity: 61 North Road, 41-73 Buccleugh Street, Dunedin

Legal Description: Lot 2 DP 393888 (CFR 423235)

Lapse Date: 23 November 2014, unless the consent has been given effect to before this date.

Subdivision SUB-2009-89/A

*That, pursuant to sections 34A(1) and 104B of the Resource Management Act 1991, and after having regard to Part II matters and sections 104 and 104D of the Resource Management Act 1991, the Dunedin City Council **grants** consent to a **non-complying** activity, being the unit title subdivision defining Units 1 to ~~55~~ 56, common areas and auxiliary units at 61 North Road, and 41 to 73 Buccleugh Street, Dunedin, being the land legally described as Lot 2 DP 393888 (CFR 423235), subject to conditions imposed under sections 108 and 220 of the Act, as follows:*

1. *The proposal shall be given effect to generally in accordance with the revised plan prepared by the Otago Surveying Company Limited entitled 'Proposed Unit Title Subdivision in Substitution of Units on Lot 2 DP 393888 61 North Road', 'Proposed Unit Title Subdivision in Substitution of Units on Lot 2 DP 393888 61 North Road', dated Jan 2010, sheets 1 to 7, and the accompanying information submitted as part of SUB-2009-89 received by Council on 10 September 2009, and the information submitted as part of SUB-2009-89/A received by Council on 18 February 2010, except where modified by the following:*
2. *That prior to certification of the survey plan pursuant to section 223 of the Resource Management Act 1991, the applicant shall ensure the following:*
 - a) *If a requirement for any easement for services is incurred during the survey then those easements shall be granted or reserved and included in the Memorandum of Easements.*
 - b) *Easements for drainage shall be reserved as required.*
 - c) *The consent holder shall enter into a covenant with the New Zealand Historic Places Trust to protect the external building envelope of the Santa Sabina Building. The covenant shall require the approval of the New Zealand Historic Places Trust before any external part of the Santa Sabina building is removed or altered. This covenant shall be registered on the title of Units 16, ~~and 17, and 18~~ and the Supplementary Record Sheet for the unit title development.*

- d) *The consent holder shall enter into a covenant in favour of Dunedin City Council. The covenant shall require that the area subject to the Urban Landscape Conservation Area overlay in the Dunedin District Plan as at 30 August 2007 shall not have any structures erected on it, nor can the landowner remove any bush without the prior consent of the Dunedin City Council. The exception to this condition is that area (now part of AU16C) previously identified by ENV-2006-CHC-346 as needing to be cleared to allow construction of the previously consented Stage 3 units, **but only if** further resource consent is obtained for development in this area **and only when** any further units are to be constructed. This covenant shall be registered on the Supplementary Record Sheet for the unit title development.*
 - e) *The consent holder shall enter into a covenant in favour of Dunedin City Council. The covenant shall prevent further subdivision of the site. The covenant is not intended to prevent minor boundary adjustments, amalgamations of titles, or variations to the Unit Title Plan adjusting the boundary of existing sites or the creation of accessory units. The covenant shall not provide for the development of the previously consented Stage 3, and will need to be revisited should further development be promoted. The covenant shall be registered on the Supplementary Record Sheet for the unit title development.*
 - f) *The consent holder shall surrender the resource consents (Stages 2 and 3, subdivision and land use) of Environment Court Decision ENV-2006-CHC-346.*
3. *Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the applicant shall complete the following:*
- a) *The consent holder shall submit an earthworks permit application to Council prior to undertaking development related earthworks, and shall comply with the conditions of that permit once obtained.*
 - b) *That detailed engineering plans for water supply, wastewater and stormwater shall be provided for the development. Service to each unit shall be installed in accordance with the approved plans.*
 - c) *An "Application for Water Supply" is to be submitted to the Water and Waste Services Business Unit to establish a new water connection.*
 - d) *Details of how each unit is to be served for water shall be provided to the Water and Waste Services Business Unit. This detail can accompany the application for water supply.*
 - e) *That a Stormwater Management Plan for the development shall be prepared and submitted for approval to the Council's Water and Waste Services Business Unit for approval, prior to any construction commencing. Stormwater shall be managed in accordance with the approved management plan.*
 - f) *An Erosion and Sediment Control Management Plan (ESCMP) is to be prepared and submitted to the Water and Waste Services for approval.*

The ESCMP shall set out clearly the sediment and erosion control measures that are to be implemented to ensure that all practicable measures are used to mitigate erosion and to control and contain sediment-laden stormwater run-off from the site during any stages of site disturbance that may be associated with this subdivision. The ESCMP shall in any event include but not be limited to:

- (i) A locality map;*
- (ii) Detailed drawings showing the type and location of erosion and sediment control measures, on-site catchment boundaries, and off-site sources of run-off;*

- (iii) Drawings and specifications of all designated erosion and sediment control measures with supporting calculations;
- (iv) A programme of works, which includes but is not limited to, a proposed timeframe for the works;
- (v) The inspections and maintenance of erosion and sediment control measures;
- (vi) Details of when the erosion and sediment control measures are to be established and decommissioned.

The ESCMP is to be prepared by a suitably qualified and experienced engineer.

- g) *Prior to the commencement of discharges from any site works, a certificate signed by the person responsible for preparing the ESCMP shall be submitted to the Water and Waste Services Business Unit to certify that the erosion and sediment control systems are constructed and installed in accordance with the requirements of the approved ESCMP.*
- h) *No site works shall commence or be undertaken other than in full compliance with the approved ESCMP.*
- i) *The consent holder shall ensure that all erosion and sediment control measures are inspected each working day. Records of any inspections shall be kept and provided to the Water and Waste Services Business Unit upon request.*
- j) *All units shall have a standard manifold inside a manifold box, located in a convenient place outside each unit.*
- k) *Any water services to the site from the existing water reticulated shall have a double check valve installed where the water supply enters the subject site at the boundary.*
- l) *Any mailboxes erected at the North Road or Buccleugh Street frontages shall be clear of the driveways so as not to cause an obstruction to traffic entering or exiting the site.*
- m) *The vehicle access from the carriageway of Buccleugh Street to the property boundary is over road reserve and is therefore required to be constructed in accordance with Dunedin City Council's Vehicle Entrance Specifications (to be obtained from the Dunedin City Council Roadway Department).*
- n) *It is required that service areas, such as rubbish receptacle storage areas, be located on-site in a position such that they do not cause obstruction to the safe and efficient use of the vehicle access and parking.*
- o) *A Traffic Management Plan for the development shall be prepared in consultation with Council's Transportation Operations department prior to construction or earthworks commencing. The Traffic Management Plan shall be prepared in accordance with Stage 1 conditions of consent 1. x), y), z), aa), bb) and cc) in Environment Court Decision ENV-2006-309-000015. Traffic on-site shall be managed in accordance with the Traffic Management Plan.*
- p) *Should construction vehicle movements affect regular vehicle or pedestrian movements on North Road or Buccleugh Street, a further Traffic Management Plan shall be submitted to, and approved by, the Transportation Operations Manager prior to the commencement of any construction works. Traffic shall be managed in accordance with the approved plan.*
- q) *The vehicle access from North Road shall be restricted to traffic entering the site only, except during periods of construction when condition (u) shall apply.*

- r) *Signage shall be displayed at the north-western end of the access strip to North Road, advising that the access is one-way (ingress) for all traffic. Details regarding the sign shall be provided to the Transportation Operations Manager for approval.*
- s) *The North Road access strip shall be physically constrained to a width of 3m for a distance of at least 5m south of the northern-most point of the 4m wide access strip to clearly discourage drivers from exiting the site via the North Road entrance. Details of the method used to achieve this physical constraint shall be forwarded to the Transportation Operations Manager for approval prior to construction. Landscaping of the North Road access strip shall not impede any emergency vehicles from using this entrance.*
- t) *An arrow indicating that the access is one-way shall be permanently marked on the driveway near the north-western end of the North Road access strip at the approach to the area where the width is restricted. The arrow shall comply with the attached diagram titled 'Lane Arrow Markings' and should be positioned so as to also be visible to motorists attempting to negotiate the driveway in the wrong direction before they reach the portion restricted in width.*
- u) *During periods of construction, the North Road driveway to the site shall be closed to general traffic and all cars directed to the Buccleugh Street entrance/exit in order to minimise conflict with heavy vehicles using the North Road driveway in accordance with condition (v) below. Signage shall be placed at each end of the North Road driveway to instruct drivers of this temporary restriction. This restriction does not apply to those cars using the school car park which have right of way over the North Road entrance and may, therefore, continue to use this access point.*
- v) *During periods of construction, all construction and earthmoving vehicles shall use the North Road driveway for ingress and egress. No traffic associated with construction or earthworks shall utilise Buccleugh Street for access to or from the site.*
- w) *The surface of all parking, associated access and manoeuvring areas shall be formed, hard surfaced and adequately drained.*
- x) *All parking areas shall be permanently marked to ensure that the parking areas are used effectively. The dimensions of the parking spaces are to comply with Appendix 20B of the District Plan.*
- y) *The formation of the Buccleugh Street access shall remain in accordance with Stage 1 condition 1.(ee) in the Environment Court Decision ENV-2006-309-000015.*
- z) *Any retaining walls having a height greater than 1.5m shall be the subject of specific design and construction supervised by a suitably qualified person.*
- aa) *Those trees to be removed shall be limited to those trees immediately affected by the construction of the units and accessory units, and these shall be removed no sooner than necessary. The consent holder shall consult with the Council's arborist before any trees are removed to discuss whether individual trees can be retained.*
- bb) *There shall be no excavation or change in ground level around the base of the protected sequoia trees, within the spread of the crown of the trees. This is to include construction of the access, services, drainage, or any other works. A fence is to be constructed around the base of the trees, ideally at the extent of the crown spread or, if this is unachievable, to the greatest extent possible, to*

prevent damage to the trees from construction equipment, machinery, and materials.

- cc) The consent holder is to consult with the Council's arborist before any upgrading of the access under the sequoia trees is commenced. It is anticipated that the upgrading and sealing of the existing access will, at this location, involve the building up of ground level rather than excavation.
 - dd) There shall be no excavation or change in ground level around the base or within the spread of the crown of the trees identified as 'Tree to be retained' on DG Hatfield & Associates plan 6636/53 (attached). It is acknowledged, however, that the proximity of the tree located at the rear of Units 26 to 29 (which has been identified on the plan 6636/53 (i) as tree "(a)" and as a "Tree to be retained") may mean that some excavation or change in ground level will occur within the crown spread, and in this respect the consent holder shall use its best endeavours to avoid any damage to the root structure of the tree. The trees identified as "Trees to be retained" shall be retained and shall also be protected during construction by temporary fencing erected as near as practicable around the base of each tree, at the drip line of the crown.
 - ee) A landscape management plan for Stage 2 shall be prepared in consultation with Council's Landscape Architect prior to construction commencing. The landscape management plan shall show areas of construction, retaining walls, paths, driveway and parking areas, the assigned amenity open space for each unit, those trees to be retained, and proposed amenity planting.
 - ff) The subdividing owner shall provide to Council 'as-built' plans and information detailing all engineering works completed in relation to, or in association with, this development.
4. In accordance with section 128 and 129 of the Resource Management Act 1991, at yearly intervals from the date of granting resource consent, the Council may serve notice on the Body Corporate of its intention to review conditions 3 (m), (q), (r), (s), (t), (w), (x), and (y) regarding the formation and operation of the accesses and parking areas.

Land use LUC-2009-350/A

That pursuant to section 34A(1) and 104C and after having regard to Part II matters and section 104 of the Resource Management Act 1991, the Dunedin City Council **grants** consent to a **restricted discretionary** activity being residential activity with technical breaches of the permitted activity standards resulting from the unit title subdivision SUB-2009-89, and matters of parking, maximum height, minimum access width, and amenity open space at 61 North Road, and 41 to 73 Buccleugh Street, Dunedin, being the land legally described as Lot 2 DP 393888 (CFR 423235), subject to one condition imposed under section 108 of the Act, as follows:

5. The proposal shall be given effect to generally in accordance with the revised plan prepared by the Otago Surveying Company Limited entitled 'Proposed Unit Title Subdivision in Substitution of Units on Lot 2 DP 393888 61 North Road', 'Proposed Unit Title Subdivision in Substitution of Units on Lot 2 DP 393888 61 North Road', dated Jan 2010, sheets 1 to 7, and the accompanying information submitted as part of LUC-2009-350 received by Council on 10 September 2009, and the information submitted as part of LUC-2009-350/A received by Council on 18 February 2010, except where modified by the following:
- a) That refuse shall be securely managed on-site with each residential unit providing a 'wheelie bin' and recycling bin. The consent holder shall arrange for the removal of refuse from the site by a private contractor.

- b) *Architectural concept drawings for the proposed units shall be provided to Council for approval by the Resource Consents Manager*
- c) *Colours for the buildings shall be provided to Council for approval by the Resource Consents Manager.*
- d) *That any debris carried onto the road during construction shall be removed immediately at the expense of the consent holder.*
- e) *That any damage to any part of the footpath or road formation as a result of the construction works shall be reinstated at the expense of the consent holder.*
- f) *A 1.8m wooden paling fence is to be constructed along the southeast boundary of the subject site, between the North Road driveway and the Duddingstone steps. This fence shall be constructed before the commencement of the earthworks for this development. Its construction shall be fully at the expense of the consent holder.*
- g) *Light spillage shall not be greater than 8 lux of light onto any other site used for residential purposes during night time hours, measured at the windows of any such residentially occupied building.*
- h) *Any mailboxes erected at the North Road or Buccleugh Street frontages shall be clear of the driveways so as not to cause an obstruction to traffic entering or existing the site.*
- i) *It is required that service areas, such as rubbish receptacle storage areas, be located on the site in a position such that they do not cause obstruction to the safe and efficient use of the vehicle access and parking.*

Advice Notes:

1. In addition to the conditions of a resource consent, the Resource Management Act establishes through sections 16 and 17 a duty for all persons to avoid unreasonable noise, and to avoid, remedy or mitigate any adverse effect created from an activity they undertake. A similar responsibility exists under the Health Act 1956.
2. The lapse period specified above may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991.
3. It is the consent holder's responsibility to comply with any conditions imposed on their resource consent prior to and during (as applicable) exercising the resource consent. Failure to comply with the conditions may result in prosecution, the penalties for which are outlined in section 339 of the Resource Management Act 1991.
4. This is resource consent. Please contact the Building Control Office, Development Services, about the need for building consent for the work.
5. The Water and Waste Services Business Unit require that the installation and connection of new water reticulation to the existing public water system shall be carried out after the consent holder has completed and submitted an 'Application for Water Supply' form to the Council and following the consent holder's acceptance of the quote for the required work (as per the Dunedin City Council's Terms and Conditions for the Supply of Water and the Dunedin City Council Code of Subdivision (Part 4)). A quote for the required work can be obtained from either the Dunedin City Council (DCC) or an approved water supply connection installer (AWSCI).
6. The requirements of Parts 4 and 5 (Drainage and Water Supply) of the Dunedin City Council's 'Code of Subdivision' shall be complied with.

7. It is advised that any drainage issues and requirements (including the necessary works) will be addressed via the building consent process.
8. Certain requirements for building on this land may be stipulated via the building consent process, and are likely to include the following points:
 - For sites level with or above the road, the finished floor level of any building is to be a minimum of 150mm above the crown of the road.
 - For sites below the road, the finished floor level is to be no less than 150mm above the lowest point on the site boundary. Surface water is not to create a nuisance on any adjoining properties.
 - For secondary flow paths, the finished floor level shall be set at the height of the secondary flow plus an allowance for free board.
 - As required by the New Zealand Building Code E1.3.2, surface water resulting from an event having a 2% probability of occurring annually, shall not enter buildings. The finished floor level shall be set accordingly.
9. Vehicle accesses from the carriageway to the property boundaries are located over road reserve and are therefore required to be constructed in accordance with the Dunedin City Council Vehicle Entrance Specification (available from Transportation Operations).
10. The following documents are recommended as best practice guidelines for managing erosion and sediment-laden run-off and for the design and construction of erosion and sediment control measures:
 - ARC Technical Publication No. 90 Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region, March 1999.
 - Environment Canterbury, 2007 "Erosion and Sediment Control Guidelines for the Canterbury Region" Report No. CRCR06/23.
 - Environment Canterbury, 2007 "Erosion and Sediment Control Guidelines for Small Sites".
11. Should there be a requirement to fell trees as part of the proposal, it is recommended that the felling of trees shall be limited to the times set out below, and shall comply with the following noise limits (dBA):

	L10	L95	Lmax
Monday to Friday 7.30 a.m. – 6.00 p.m.	75	60	90
Saturdays 8.30 a.m. – 5.00 p.m.	75	60	90

12. All construction work on the site shall be designed and conducted to ensure that construction noise does not exceed the noise limits in the following table.

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

Sound levels shall be measured and assessed in accordance with the provisions of NZS 6803: 1999 Acoustics – Construction noise.

13. The residential units should be constructed in a manner intending to achieve the following World Health Organisation recommendations of the following noise limits for the maintenance of amenity and sleep protection for the occupants of the proposed apartments.

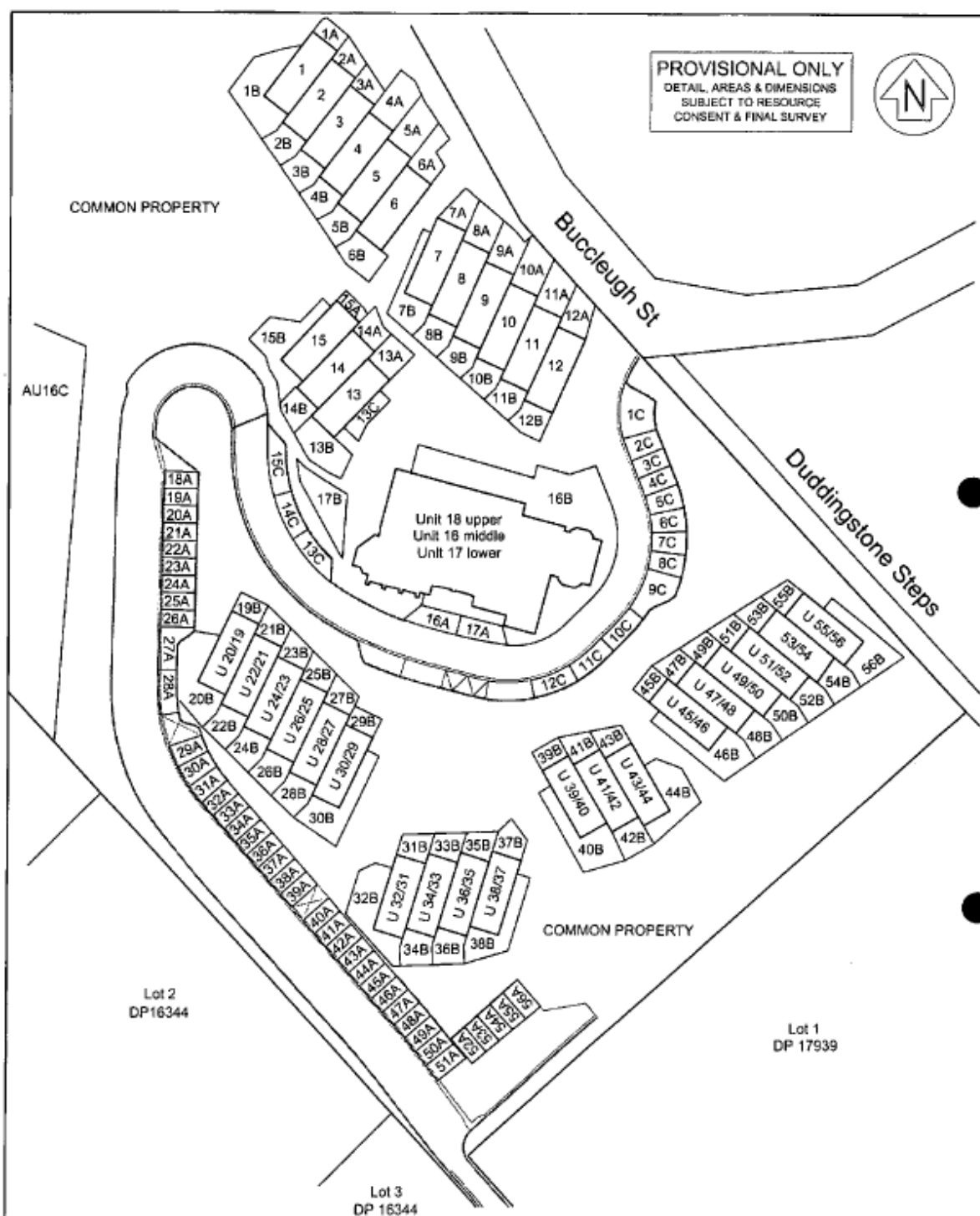
Environment	Critical Health Effect	Sound level dB(A)*	Time hours
Outdoor living areas	Annoyance	50 - 55	16
Indoor dwellings	Speech intelligibility	35	16
Bedrooms	Sleep disturbance	30	8

14. Construction of the buildings is to comply with the New Zealand Building Code.
15. The residents of the lower units, most notably Units ~~18-37~~ 19 to 38, are advised that the group of sequoia trees alongside the lower driveway are a protected group of trees, and as such, may not be felled or pruned without Council approval. These trees are capable of growing to a height of 30m.
16. The development should comply with fire-fighting requirements in accordance with the New Zealand Fire Service Code of Practice for Fire Fighting Water Supplies.
17. Residential activities are required to comply with the Environmental Issues rules of Section 21.5 of the District Plan.

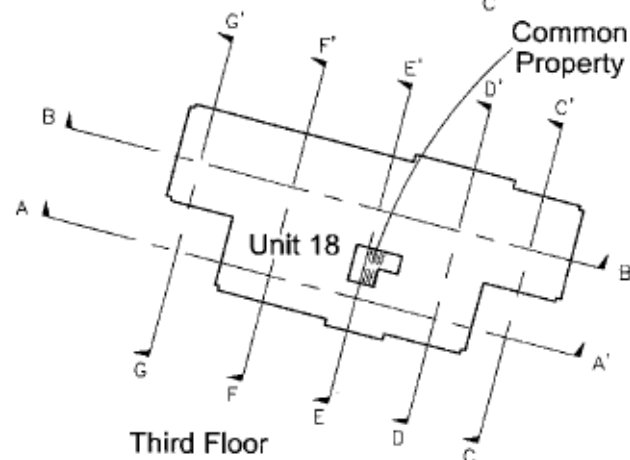
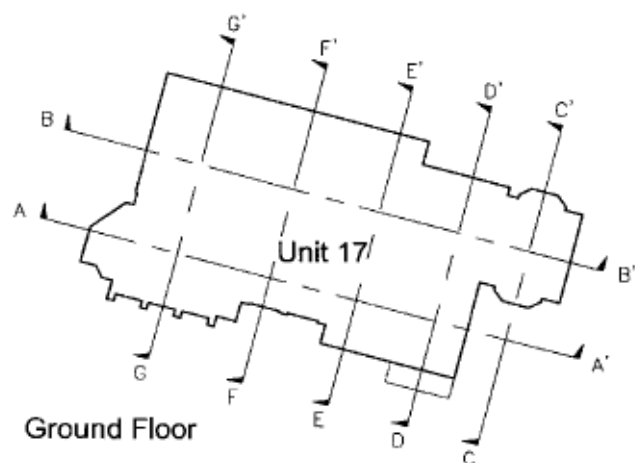
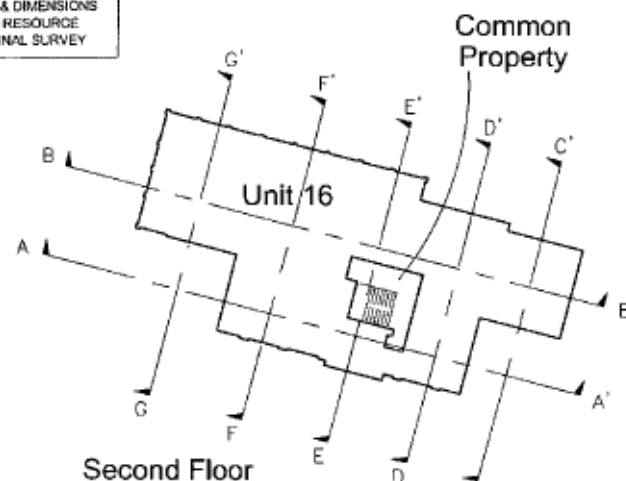
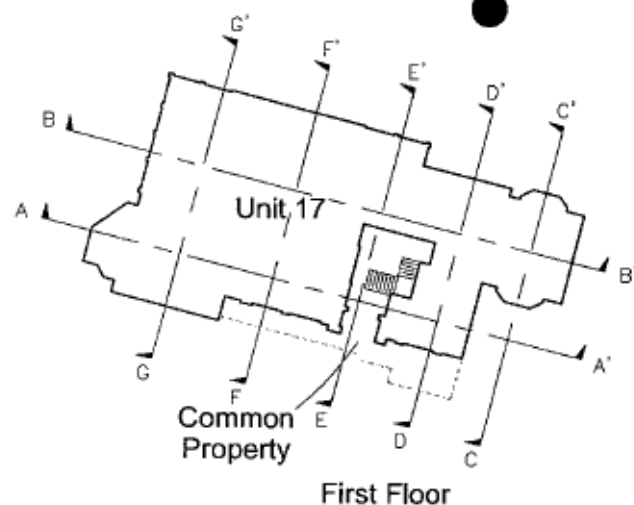
~~Issued at Dunedin this 23 November 2009~~
Reissued at Dunedin this 16 March 2010.

Lianne Darby
Planner

COPY OF PLAN: Not to Scale



PROVISIONAL ONLY
DETAIL, AREAS & DIMENSIONS
SUBJECT TO RESOURCE
CONSENT & FINAL SURVEY



Height Datum: Otago Metric Datum
Origin of Levels: 12 ST61, RL122.98

 **The Otago Surveying
Company Limited**
formerly D.G. Hatfield & Associates
Surveying & Resource Management Consultants
DUNEDIN MOSGIEL BALCLUTHA

Proposed Unit Title Subdivision in Substitution
of Units on Lot 2 DP 393888
61 North Road

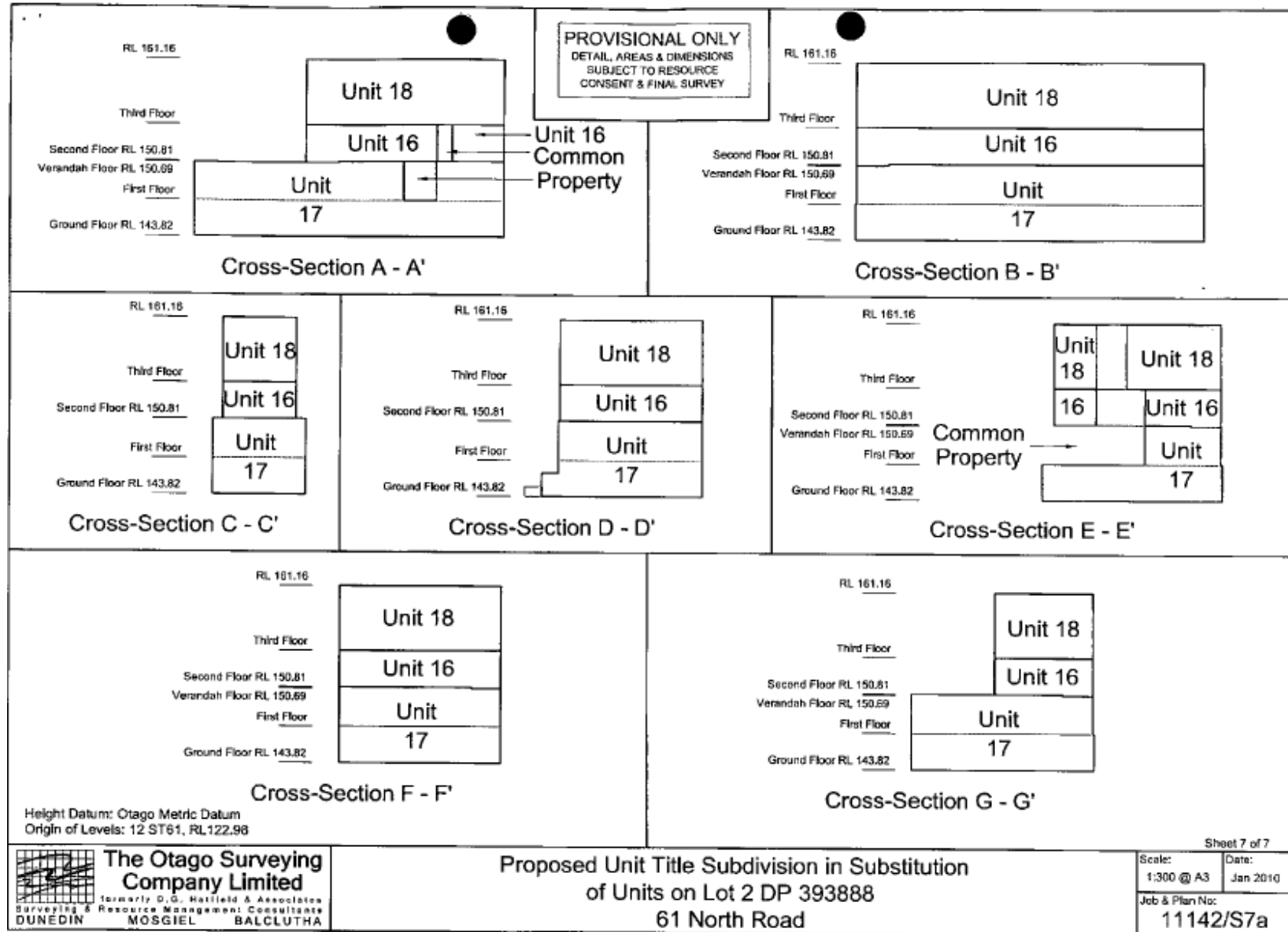
Sheet 5 of 7

Scale:
1:300 @ A3

Date:
Jan 2010

Job & Plan No:

11142/S6a



Reference: RMA 2006-0450, RMA 2006-0003 & RMA 2006-0004 /
5044100 / 254401 & 115163
Enquiries to: Lianne Darby
Direct Phone: 474 3348

1 June 2006

Gardens View Limited
C/- La Hood Allen
PO Box 5589
DUNEDIN

Attention: Sam Guest

Dear Mr Guest

**RESOURCE CONSENT APPLICATION: RMA 2006-0450
61 NORTH ROAD
DUNEDIN**

Your application for resource consent for the subdivision of the land at 61 North Road, Dunedin, was processed on a non-notified basis in accordance with sections 93 and 94 of the Resource Management Act 1991. The application was considered by the Resource Consents Manager under delegated authority on 1 June 2006.

I advise that the Council has **granted** consent (with conditions) to the application. The full text of this decision commences on page 3.

DESCRIPTION OF ACTIVITY

The proposal is for the subdivision of 61 North Road into two lots. The subject site is contained in two parcels. These are:

- Part Section 3 North East Valley Survey District, held in CT OT9A/708 (Limited as to parcels), 3.2185ha; and
- Allotment 29 Deposited Plan 75, held in CT OT116/48, 759m².

These sites are the subjects of resource consents RMA 2006-0003 and RMA 2006-0004 which granted consent in part (subject to conditions) for the multi-unit development of the site and unit title subdivision of the new residential units. The applicant and Council have resolved that the reserves contribution for the development is to be in the form of land vested with Council. This subdivision application is to facilitate the vesting of the agreed land as recreational reserve, and to define the site to be further developed i.e. remove the 'limitations' of the title.

This proposed subdivision will create two lots. Proposed Lot 1 will a triangular section of approximately 2900m² located at the upper, northern, corner of the site. This lot is to vest with Council as reserve. Proposed Lot 2 will be the balance area, and will have an area of approximately 3ha.

This resource consent is to be read in conjunction with resource consents RMA 2006-0003 and RMA 2006-0004.

REASONS FOR APPLICATION

The subject site is zoned **Residential 1**. The north-western portion of the site is located within the urban landscape conservation area, **UCLA19 – Buccleugh Street, North East**

Valley. There is a group of trees on-site listed on Schedule 15.3 as **G073 – Sequoia Sempervirens (sequoia)**. There are no other designations applicable to this application.

Subdivision is a restricted discretionary activity in the Residential zones where the application complies with Rules 18.5.3 to 18.5.6, and 18.5.9 to 18.5.11, and each site complies with minimum area and frontage requirements of the relevant zone. Both proposed lots will meet these specifications. Accordingly, the proposal is considered to be a **restricted discretionary** activity pursuant to Rule 18.5.1(iii).

ASSESSMENT OF EFFECTS

Affected Persons

No affected person written approvals have been submitted with the application. No parties are considered to be adversely affected for the reasons set out in the 'Effects on the Environment' section below.

Effects on the Environment

The following effects assessment only takes into account the effects of the proposal that are relevant under section 104(3). The Courts have determined that the effects of an activity on the environment should be considered in relation to the existing environment. The following assessment of the actual and potential effects of the proposal on the environment has been prepared on the basis that the environment is characterised by medium density residential activities and undeveloped urban landscape areas.

The proposal has been assessed using the assessment matters of section 18.6.1 of the District Plan. Any actual or potential adverse effects on the environment of allowing the activity are considered to be no more than minor for the following reasons:

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

The proposal will create two lots. Proposed Lot 1 is a triangular section of approximately 2900m². It is entirely located within the urban landscape conservation area, and is to be created for the purpose of providing access between Buccleugh Street and Council owned reserve land to the north. Proposed Lot 2 is the balance area of approximately 3ha. This land will become the subject site for resource consents RMA 2006-0003 and RMA 2006-0004.

2. Easements (18.6.1(i))

An existing easement on CT OT9A/708 providing Sacred Heart School with access over the North Road entrance to the site will remain unchanged by this subdivision.

There are no new easements proposed as part of this subdivision.

3. Reserves

The proposal has been forwarded to Council's Community and Recreational Services (CARS) for consideration as Lot 1 is to be vested with Council as reserve. The Reserves Planner has confirmed that the proposed subdivision correctly identifies the boundaries agreed upon for the reserves contribution of RMA 2006-0003. CARS is willing to accept this reserve being vested in Council. She advises that the reserve should be referred to as a 'recreational reserve' on the plan and all documentation.

4. Amenity Values and Character (8.13.5)

The proposal is for a two-lot subdivision where both new lots will meet minimum area and frontage requirements and are therefore anticipated by the District Plan. Furthermore, proposed Lot 1 is within the urban landscape conservation area. As future reserve, it will not be developed, and its creation will have no adverse effects on the amenity values and character of the surrounding area.

5. Financial Contribution

Currently the Council operates a reserves contribution policy under the transitional provisions of the Resource Management Act 1991 until the District Plan becomes operative. It is Council's policy to require a financial contribution for reserves on subdivisions that create additional lots resulting in further demand for the use of reserves within the City. Council currently takes 7.5% of the value of the land in relation to the additional lots created, and 5% in the Mosgiel urban area.

This policy will change on 1 July 2006 as Council intends to implement its Development Contribution Policy under the Local Government Act 2002. Public consultation is currently being undertaken on this policy as part of the annual plan process.

Until this policy becomes operative the Council will continue to apply the transitional provisions of the Resource Management Act 1991. However, the new policy proposes a substantial change in the amount of the contribution for reserves, which equates to less than the 7.5% maximum. To reflect the impending change in policy it has been determined that the amount of the reserves contribution will be reduced to reflect the proposed change, \$331.83 (excluding GST) per additional site.

This subdivision is considered to be the reserves contribution of subdivision consent, RMA 2006-0003. Accordingly, there is no reserves contribution payable for this particular subdivision.

CONSENT DECISION

*That pursuant to section 34A(1) and 104C and after having regard to section 104 of the Resource Management Act 1991, the Dunedin City Council **grants** consent to a **restricted discretionary** activity being the subdivision of the land at 61 North Road, Dunedin, being the land legally described as Part Section 3 North East Valley Survey District (CT OT9A/708, Limited as to Parcels) and Allotment 29 Deposited Plan 75 (CT OT116/48), subject to the following conditions imposed under sections 108 and 220 of the Act:*

1. *The proposal shall be given effect to generally in accordance with the plan submitted by DG Hatfield & Associates, entitled 'Proposed Subdn of Lot 29 DP 75 & Pt Sect 3 North East Valley SD' Plan No. 6636/22', dated May 2006, and the accompanying information submitted as part of RMA 2006-0450 received by Council on 29 May 2006, except where modified by the following:*
2. *That prior to certification of the survey plan pursuant to section 223 of the Resource Management Act 1991, the applicant shall ensure the following:*
 - a) *That if a requirement for any easement for services is incurred during the survey, then those easement shall be granted or reserved and included in a Memorandum of Easements*
 - b) *Easements shall be reserved for all private drainage as required.*
 - c) *The plan to show Lot 1 as recreational reserve to vest in Dunedin City Council.*

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 adverse effects created from an activity they undertake. A similar responsibility exists under the Health Act 1956.*

REASONS

Effects

In accordance with section 104 of the Resource Management Act 1991, the actual and potential adverse effects associated with the proposed subdivision have been assessed and

are outlined above. It is considered that the proposed activity will have no more than minor adverse effects on the environment.

District Plan – Objectives and Policies

In accordance with section 104 of the Resource Management Act 1991, the relevant objectives, policies and anticipated environmental results of the District Plan as identified by sections 18.6.1 and 18.7.1 were taken into account in 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** seek to maintain and enhance the amenity values of Dunedin.
- **Objective 18.2.1 and Policy 18.3.1** seek to ensure that subdivision activity takes place in a coordinated and sustainable manner.

COMPLIANCE WITH CONDITIONS

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

DURATION OF CONSENT

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

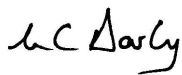
RIGHTS OF OBJECTION

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

The Chief Executive
Dunedin City Council
P O Box 5045
DUNEDIN

Attention: Senior Planner – Enquiries 1st Floor

Yours faithfully



Lianne Darby
PLANNER

23 October 2007

Gardens View Ltd
c/- Le Horc Van Aart
Attn S Guest
Box 5589
DUNEDIN 9058

Dear Sir

2006-CHC-346 CMR Flaherty & ors v Dunedin City Council

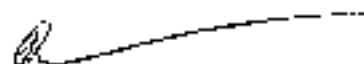
Your memorandum of 19 October 2007 requesting an addition to the timetable as it relates to terms and conditions has been referred to the judge for consideration.

The judge has now directed that the applicant can file a final response, and this should be lodged with the Court by **26 October 2007**.

The timetable in relation to costs remains unchanged.

Please feel free to get back to me if any further assistance is required.

Yours faithfully



David Goodman
for Registrar
ENVIRONMENT COURT
Pr. DDI (03) 962-4173
david.goodman@justice.govt.nz

cc

Dunedin City Council
c/- Anderson Lloyd
Attn M Garrell
Private Bag 1359
DUNEDIN 9054

North Dunedin Urban Concern Inc
c/- Gailaway Cock Allen
Attn C Thomsen
Box 143
DUNEDIN 9054

Sacred Heart School
Board of Trustees
c/- Downie Stewart
Attn G De Courcy
Box 1345
DUNEDIN

Reference: RMA 2006-0003, RMA 2006-0004, & RMA 2005-0450 / 5044100 / 254401 & 115163
Enquiries to: Lianne Darby
Direct Phone: 474 3348

1 June 2006 (posted out 3 June 2006)

Gardens View Limited
C/- La Hood Allen
PO Box 5589
DUNEDIN

Attention: Sam Guest

Dear Mr Guest

**RESOURCE CONSENT APPLICATION: RMA 2006-0003 & RMA 2006-0004
61 NORTH ROAD
DUNEDIN**

The above application for the development of the land at 61 North Road, and for the subdivision of the same under the Unit Titles Act 1972, was processed on a notified basis in accordance with sections 93 and 94 of the Resource Management Act. The Consent Hearings Committee, comprising Councillors Colin Weatherall (Chairperson), Paul Hudson and Richard Walls, heard and considered the application at a hearing on 4 and 5 April 2006.

At the end of the public part of the hearing, the Committee, in accordance with section 48(1) of the Local Government Official Information and Meetings Act 1987, resolved to exclude the public.

The Committee on 23 May 2006 **granted consent in part (with conditions)** to the applicant to construct a total of 48 units (c.f. 54 units in the application), and to subdivide these units under the Unit Titles Act 1972. Approximately 2900m² of the site is to be vested with Council as reserve (addressed by resource consent RMA 2006-0450). The full text of this decision commences below.

The Hearing and Appearances

The applicant was represented at the hearing by Sam Guest (Solicitor), and Bill Lowe (Shareholder), with Geoff Bates (Consulting Surveyor), and John McKenzie (Architect) also present on the 4th April in support.

Council staff in attendance at the hearing were Alan Worthington (Advisor to Committee), Lianne Darby (Processing Officer) and Karen Bain (Governance Support Officer). Phil Dowsett, Jo Oranje, and Ron Minnema, from Dunedin City Council Transportation Planning, and Nick Karlovsky, Architecture and Urban Design, attended on 4th April.

The following submitters spoke at the hearing:

- Mr John Mills,
- Mr Don Anderson & Mr John Farrow (for the Catholic Diocese of Dunedin),
- Ms Susan Stenhouse,
- Mr John McGann,
- Mr Gerd Stettner,
- Sister Mary Twomey,
- Ms Elizabeth Kennedy,

- Mr Ewen Kerstens,
- Ms Lynette Brook,
- Mr John Dawson,
- Mr Gerard de Courcy (for Sacred Heart School Board of Trustees),
- Mr and Mrs A & M Pickering,
- Mr Geoff Foote (for himself and Body Corporate 18925),
- Mrs Eileen Foote,
- Ms Melissa Shipman & Mr Roger Smith (for the New Zealand Fire Service),
- Ms Judy Egerton,
- Ms Ruth Littlewood & Dr Gary Blackman (for the New Zealand Historic Places Trust),
- Ms Jacqueline Sinclair,
- Ms Charlotte Flaherty,
- Cr Teresa Stevenson for herself and Ms Sarah McAndrew; and
- Mr Alan Starrett.

Procedural Issues

Cr Walls referred to the number of real estate advertisements that had appeared for the proposed development, none of which stated the development was still subject to the obtaining of resource consent. Their publication could be construed as indicating the Committee's decision was a foregone conclusion, which was not the case, and he felt it was important that submitters had good faith in the resource consent process.

Mr Guest apologised that the words 'conditional upon consent' were not included in the advertisements, but assured the Committee that there was an advisory clause within the sale and purchase agreements to this effect. The Committee notes that despite this assurance, subsequent advertising continues to omit reference to the fact that the proposal remains 'conditional to consent'.

Lianne Darby commented that three submissions had been misfiled between departments and were not included in the summary of submissions within her report. However, all submissions were in the agenda papers, Appendix D.

Principal Issues of Contention

The principal issues of contention are as follows: the majority of the units within the proposed development will be over the 9m maximum height, those units within the existing Santa Sabina building will have insufficient open amenity space, and the North Road access is narrower than the 6m required for the proposed number of units on-site. Further matters of non-compliance relating to the Unit Title subdivision of the units i.e. the residential activity failing to comply with all the performance criteria of the Residential 1 zone rules, and the close proximity of the units to 'common' areas, makes the proposal a non-complying activity.

Summary of Evidence

The evidence presented at the hearing reiterated and expanded on the issues and any concerns addressed in the planning report, application and submissions. The evidence covered the following matters:

- Mr Guest explained that the applicant intended to modify the application in response to concerns about the lack of amenity open space for the Santa Sabina units as raised within the Planner's report. The proposed amendment involves the construction of a retaining wall at the car park to the west of the Santa Sabina building, so as to provide a more level area for outdoor amenity use.
- Mr Lowe described his intention to develop a 'quality product', with superior development, construction and furniture. The development will have a full time manager.
- Mr Lowe explained the importance of landscaping for the development, and that he is happy to work with Council to achieve a good result. However, it was difficult at that

time to anticipate which existing trees and shrubbery would be retained until work began on the site. For this reason, Mr Guest submitted that the proposed condition requiring the preparation of a landscape management plan prior to work commencing be amended so that landscape management plans be prepared on a stage by stage basis to allow flexibility.

- The applicant stated he has no intention to develop the remainder of the site. Some land is to be vested with Council as reserve, as discussed below in the section headed, '**Amendments to Proposal subsequent to Hearing**'.
- Mr Bates, surveyor, confirmed that the site can be serviced. The applicant was working closely with the Otago Regional Council to reach an agreement over a suitable design for the stormwater system.
- Phil Dowsett and Ron Minnema, Transportation Planning, explained their views on the use of Buccleugh Street as ingress/egress for the proposed development. They considered that traffic on Buccleugh Street was generally slow moving, sight lines at the proposed entrance/exit were sufficient, and the number of vehicles using this road was currently low.
- Nick Karlovsky, Council Architect, expressed his concerns about the urban design of the proposal. He commented that the District Plan does not allow control over appearance of buildings.
- Submitters raised concerns about the following:
 - The design and appearance of the proposed buildings.
 - The setting of a precedent for reduced amenity open space for multi-unit developments.
 - The use of the North Road entrance, including concerns about safety for pedestrians and other vehicles using North Road.
 - The use of the Buccleugh Street entrance/exit, which primarily focussed on the inadequacy of the road to cope with the extra traffic and its impact on existing users of the road.
 - Construction traffic.
 - Lighting for the development.
 - Frosts compromising vehicular and pedestrian safety during winter.
 - The scale and intensity of the development.
 - Shading affects of the proposed development on the school.
 - The existing ROW at the North Road entrance creating opposing traffic to the main traffic flow into the development.
 - How to evaluate the assessment of environmental effects in the application when the author is not acknowledged.
 - Water runoff from the site which is already causing problems.
 - Hazardous driveway.
 - The number of parking spaces.
 - The increase in traffic in the area due to the development.
 - The compromising of the heritage and aesthetic values of the existing Santa Sabina building.
 - Quality of the proposed development.
 - The weighting given to the exceptional amenity values of the site in the Planner's report.
 - The large number of units.
 - The strong reaction from the school community, overlooked in the Planner's report. Student behaviour considered inappropriate for school environment.
 - Loss of sunlight to neighbouring properties.
 - Fire servicing issues.
- Mr Guest reiterated for the Committee that the proposal was in a Residential 1 zone with zoning rights, and that it is non-complying because of minor issues only. He

addressed some issues raised by submitters, in particular, a proposed land swap with the school, the height of the buildings, the North Road access, the amenity open space, and technical subdivision issues.

Statutory and Other Provisions

In accordance with section 104 of the Resource Management Act the recommending report to the Committee detailed in full the relevant statutory provisions and other provisions, which the Committee considered. These statutory provisions include the following Part II matters of the Act: section 5(2)(c), 7(c), and 7(f). Regard was given to chapters 4 – Manuwhenua, and 5 – Land of the Regional Policy Statement for Otago. As detailed in the recommending report, regard was given to the relevant provisions of the following chapters of the District Plan: 4 – Sustainability, 5 – Manuwhenua, 8 – Residential, 20 – Transportation, and 21 – Environmental Issues. There were three submissions in support, one neutral, and seventy-one in opposition.

Main findings of fact

The site is comprised of three titles at 61 North Road, Dunedin; Part Section 3 North East Valley Survey District (CT OT9A/708, 3.2185ha), Allotment 26-28 Block II Deposited Plan 75 (CT OT119/59, 4249m²), and Allotment 29 Deposited Plan 75 (CT OT116/48, 759m²). The subject site is a sloping property, having frontage to North Road, Buccleugh Street, and Harold Street (unformed). The upper portion of the site is located within an Urban Landscape Conservation Area and is densely vegetated. The lower area is generally park like grounds containing a number of mature trees including a group of protected sequoia trees, and an existing building (a former convent) known as the Santa Sabina building.

Residential activity at a density of one residential unit per 500m² of site area is a permitted use for this zone. However, the proposal fails the maximum height, minimum amenity open space, and minimum driveway width requirements, and accordingly, the land use proposal is a restricted discretionary activity pursuant to Rule 8.7.4(i). The Unit Title subdivision fails to meet the requirements of Rule 18.5.1(iii)(b), and is therefore a non-complying activity pursuant to Rule 18.5.2. Overall, the proposal is a non-complying activity.

Amendments to Proposal subsequent to Hearing

The hearing was adjourned on 5 April 2006, and the Committee requested further information from the applicant. The Committee requested that the applicant provide:

- Shading diagrams for units 21 to 32 (later modified to units 21 to 29);
- A conceptual landscape plan for the entire site;
- Confirmation of any agreement reached with Council's Community and Recreational Services department (CARS) regarding the vesting of land as reserve;
- Advice as to how the applicant wished to treat the land in the certificate of title OT OT94/258 when, if consent were to be granted, this land would be physically separated from the main body of the site by the reserve, and would not be required to meet any density provisions.

Shading diagrams were not received. Instead, the applicant offered to reduce the heights of units 21 to 29 so that they complied with the 9m maximum for the zone. The proposed reduction in height was accepted by the Committee.

A landscape plan was provided showing those trees the applicant expected to retain on-site, should consent be granted.

Correspondence between the applicant and CARS was submitted. These parties have agreed to a 2900m² (subject to survey) triangular section of the subject site being vested with Council as reserve. This vesting of land is to be the reserves contribution for the development, should consent be granted.

The applicant advised that it was no longer the intention to include the land of CT OT94/258 as part of the subject site.

Based on the information presented at the hearing, and on subsequent correspondence, the Committee reconvened on 23 May 2006, and determined to grant consent in part subject to the following:

- A subdivision to define the subject site, which is currently 'limited as to parcels', and to create reserve to vest with Council shall be completed prior to the development of the property. Council has received a subdivision consent application (RMA 2006-0450) which attends to this matter.
- The number of units shall be reduced. Units 13 to 16, 34, and 35, shall be removed from the development, and the position of Units 42 to 47 changed so that these units are further from the school boundary. Plans numbered 6636/5 and 6636/6 have since been submitted by the applicant, at the request of Council, to show the new layout.
- The land of CT OT94/258 shall be removed from the 'subject site'. This land will be physically separated from the main development by the reserve, and is not required for the proposal to meet the density provisions of the District Plan. Furthermore, this land may be residentially developed in the future while complying with density provisions regardless of whether or not it forms part of this proposal. Therefore, there appeared to be no reason to include it as part of the subject site.

Decision

The final consideration of the application, which took into account all information presented at the hearing, was held during the public excluded portion of the hearing. The Consent Hearings Committee reached the following decision after visiting the site and considering the application under the statutory framework of the Resource Management Act 1991.

Subdivision RMA 2006-0003

COMMENCEMENT OF CONSENT

Pursuant to section 116 of the Resource Management Act 1991, this consent shall not commence until such time as the survey plan for subdivision consent RMA 2006-0450 has been deposited with Land Information New Zealand.

*That pursuant to section 34A(1) and 104B and after having regard to Part II matters and sections 104 and 104D of the Resource Management Act 1991, the Dunedin City Council **grants in part** consent for a **non-complying** activity to subdivide the site at 61 North Road, Dunedin, being the land legally described as Lot 2 of subdivision consent RMA 2006-0450, in accordance with the Unit Titles Act 1972, subject to the following conditions imposed under sections 108 and 220 of the Act:*

Stage 1: Units 1 – 12 and 17 - 20

1. *The proposal shall be given effect to generally in accordance with the amended plans submitted by DG Hatfield & Associates entitled 'Gardens View Development', Nos. 6636/5 and 6636/6, received at Council on 26 May 2006, and taking into account the vesting of reserve under subdivision consent RMA 2006-0450, and the accompanying information submitted as part of RMA 2006-0003 received by Council on 23 December 2005, except where modified by the following:*
2. *That prior to certification of the survey plan pursuant to section 223 of the Resource Management Act 1991, the applicant shall ensure the following:*
 - a) *That if a requirement for any easement for services is incurred during the survey, then that easement shall be granted or reserved and included in a Memorandum of Easements*

- b) *Easements for drainage shall be reserved as required.*
3. *Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the applicant shall complete the following:*
- a) *Those trees to be removed shall be limited to those trees immediately affected by Stage 1 construction (including driveway and parking areas), and these shall be removed no sooner than necessary. The consent holder shall consult with Council's arborist before any trees are removed to discuss whether individual trees can be retained.*
 - b) *The location of Units 17 to 20 shall be modified to provide an area of amenity space for the seven residential units of the existing Santa Sabina building. The area shall be at the southwest end of the Santa Sabina building, shall measure no less than 100m², and shall be able to accommodate three 4.5m diameter circles that do not overlap.*
 - c) *A landscape management plan for Stage 1 shall be prepared in consultation with Council's Landscape Architect prior to construction commencing. The landscape management plan shall show areas of construction, retaining walls, paths, driveway and parking areas, the assigned amenity open space for each unit, trees to be retained, and proposed amenity planting.*
 - d) *The consent holder shall submit an earthworks permit application to Council prior to undertaking development related earthworks, and shall comply with the conditions of that permit once obtained.*
 - e) *There shall be no excavation or change in ground level around the base of the protected sequoia trees, within the spread of the crown of the trees. This is to include construction of the access/roadway, services, drainage, or any other works. A fence is to be constructed around the base of the trees, ideally at the extent of the crown spread or, if this is unachievable, to the greatest extent possible, to prevent damage to the trees from construction equipment, machinery, and materials.*
 - f) *The requirements of Part 4 and 5 (Drainage and Water Supply) of the Council's Code of Subdivision are to be complied with. Therefore, applications for water supply are to be submitted to the Dunedin City Council Water and Waste Services Business Unit.*
 - g) *Full details of how Units 1 to 12 and 17 to 20 are to be served for water shall be forwarded to Water and Waste Services Business Unit for approval. This detail can accompany the application for water supply.*
 - h) *That a stormwater management plan for the whole development shall be prepared and submitted to the Dunedin City Council Water and Waste Services Business Unit for approval, prior to any construction occurring. This management plan is to include how stormwater runoff is to be managed during the earthworks phase of each stage of the development.*
 - i) *An assessment shall be carried out by the applicant with respect to the availability (capacity) of wastewater services, which includes the volume of discharge expected to be generated for each stage as well as the completed development. The findings of this shall be forwarded to the Water and Waste Services Business Unit as part of the approval to service the sites.*
 - j) *That detailed engineering plans for water supply, wastewater and stormwater shall be provided to Water and Waste Services for approval. These plans shall*

take into account the repositioning of Units 42 to 47 during stage 3 and show all services clear of future units.

- k) All units shall have a standard manifold inside a manifold box, located in a convenient place outside each unit.*
- l) Any water services to the site from the existing water reticulation shall have a double check valve installed where the water supply enters the subject site at the boundary.*
- m) The subdividing owner shall provide to Council 'as-built' plans and information detailing all engineering works completed in relation to or in association with Stage 1 of this development.*
- n) The Buccleugh Street fence between Buccleugh Street and Units 1 to 12 shall be replaced by a fence no higher than 1.1m. This fence shall have two gateways for pedestrians, one outside Unit 4 and the other outside Unit 10.*
- o) A traffic management plan for Stage 1 shall be prepared in consultation with Council's Transportation Planning department prior to construction commencing.*
- p) The vehicle access from North Road shall be restricted to traffic entering the site only, except during periods of construction when condition 3(t) shall apply.*
- q) Signage shall be displayed at the northwestern end of the access strip to North Road, advising that the access is one-way (ingress) for all traffic. Details regarding the sign shall be provided to the Transportation Planning Manager for approval.*
- r) The North Road access strip shall be physically constrained to a width of 3m for a distance of at least 5m south of the northernmost point of the 4m wide access strip to clearly discourage drivers from exiting the site via the North Road entrance. Details of the method used to achieve this physical constraint shall be forwarded to the Transportation Planning Manager for approval prior to construction. Landscaping of the North Road access strip shall not impede any emergency vehicles from using this entrance.*
- s) An arrow indicating that the access is one-way shall be permanently marked on the driveway near the northwestern end of the North Road access strip at the approach to the area where the width is restricted. The arrow shall comply with the attached diagram titled 'Lane Arrow Markings' and should be positioned so as to also be visible to motorists attempting to negotiate the driveway in the wrong direction before they reach the portion restricted in width.*
- t) During periods of construction, the North Road driveway to the site shall be closed to general traffic and all cars directed to the Buccleugh Street entrance/exit in order to minimise conflict with heavy vehicles using the North Road driveway in accordance with condition 3(u) below. Signage shall be placed at each end of the North Road driveway to instruct drivers of this temporary restriction. This restriction does not apply to those cars using the school car park which have right of way over the North Road entrance and may, therefore, continue to use this access point.*
- u) During periods of construction, all construction and earthmoving vehicles shall use the North Road driveway for ingress and egress. No traffic associated with construction or earthworks shall utilise Buccleugh Street for access to or from the site.*
- v) Engineering plans showing the details of the construction of the vehicle entrance at Buccleugh Street shall be submitted to the Transportation Planning Manager for approval, prior to commencement of construction. The plans shall*

include the vehicle access being formed to a minimum width of 5.0m. The plans shall show provision for vehicles to be positioned level with the carriageway of Buccleugh street while still within the site to maximise visibility of on-coming traffic before encroaching upon the carriageway. The plans shall also make satisfactory provision for any intersection with Duddingstone Steps to ensure that pedestrians using the steps can continue to do so safely.

- w) The access to Buccleugh Street shall be constructed in accordance with the plans approved in condition (v) above.*
- x) A gate shall be provided to allow pedestrian access from the lower portion of the site directly to the Duddingstone Steps.*
- y) On-site parking shall be provided for Units 1 to 12 and 17 to 20, plus at least a further four parking spaces for visitors. Vehicle parking shall be confined to the dedicated parking spaces.*
- z) The surface of all parking, associated access and manoeuvring areas shall be formed, hard surfaced and adequately drained.*
- aa) All parking spaces shall be permanently marked to ensure that the parking areas are used effectively.*
- bb) In accordance with section 128 and 129 of the Resource Management Act 1991, at yearly intervals from the date of granting the resource consent, the Council may serve notice on the consent holder of its intention to review conditions (q), (r), (w), and (y).*

Stage 2: Units 21 – 29

- 1. The proposal shall be given effect to generally in accordance with the amended plans submitted by DG Hatfield & Associates entitled 'Gardens View Development', Nos. 6636/5 and 6636/6, received at Council on 26 May 2006, and taking into account the vesting of reserve under subdivision consent RMA 2006-0450, and the accompanying information submitted as part of RMA 2006-0003 received by Council on 23 December 2005, except where modified by the following:*
- 2. That prior to certification of the survey plan pursuant to section 223 of the Resource Management Act 1991, the applicant shall ensure the following:*
 - a) That if a requirement for any easement for services is incurred during the survey, then that easement shall be granted or reserved and included in a Memorandum of Easements.*
 - b) Easements for drainage shall be reserved as required.*
- 3. Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the applicant shall complete the following:*
 - a) Units 21 to 29 shall be reduced in height so that no point of the units are greater than 9m above existing ground level, excluding television & radio aerials, and receiving dishes not exceeding 1m in diameter. The consent holder shall engage a surveyor to confirm existing ground level before earthworks commence, and also to confirm the heights of the buildings at the time of framing inspection when the construction has reached the highest point.*
 - b) Those trees to be removed shall be limited to those trees immediately affected by Stage 2 construction (including driveway and parking areas), and these shall be removed no sooner than necessary. The consent holder shall consult with*

Council's arborist before any trees are removed to discuss whether individual trees can be retained.

- c) A landscape management plan for Stage 2 shall be prepared in consultation with Council's Landscape Architect prior to construction commencing. The landscape management plan shall show areas of construction, retaining walls, paths, driveway and parking areas, the assigned amenity open space for each unit, those trees to be retained, and proposed amenity planting.*
- d) The consent holder shall submit an earthworks permit application to Council prior to undertaking development related earthworks, and shall comply with the conditions of that permit once obtained.*
- e) There shall be no excavation or change in ground level around the base of the protected sequoia trees, within the spread of the crown of the trees. This is to include construction of the access/roadway, services, drainage, or any other works. A fence is to be constructed around the base of the trees, ideally at the extent of the crown spread or, if this is unachievable, to the greatest extent possible, to prevent damage to the trees from construction equipment, machinery, and materials.*
- f) The requirements of Part 4 and 5 (Drainage and Water Supply) of the Council's Code of Subdivision are to be complied with. Therefore, applications for water supply are to be submitted to Water and Waste Services Business Unit.*
- g) Full details of how Units 21 – 29 are to be served for water shall be forwarded to Water and Waste Services Business Unit for approval. This detail can accompany the application for water supply.*
- h) Construction of the stormwater system shall be in accordance with the stormwater management plan submitted to the DCC Water and Waste Services Business Unit at Stage 1, and approved by that department at the time.*
- i) That detailed engineering plans for water supply, wastewater and stormwater shall be provided to Water and Waste Services for approval.*
- j) All units shall have a standard manifold inside a manifold box, located in a convenient place outside each unit.*
- k) Any water services to the site from the existing water reticulation shall have a double check valve installed where the water supply enters the subject site at the boundary.*
- l) The subdividing owner shall provide to Council 'as-built' plans and information detailing all engineering works completed in relation to or in association with this development.*
- m) A traffic management plan for Stage 2 shall be prepared in consultation with Council's Transportation Planning department prior to construction of Stage 2 units commencing.*
- n) The use of the North Road driveway shall be in accordance with Stage 1 conditions: 3(p) and 3(u).*
- o) The access formation and signage for the North Road entrance and driveway shall remain in accordance with Stage 1 conditions: 3(q), (r), and (s).*

- p) *The formation of the Buccleugh Street entrance shall remain in accordance with Stage 1 condition: 3(w).*
- q) *On-site parking shall be provided for Units 1 to 12 and 17 to 29, plus at least a further six parking spaces (in total) for visitors. Vehicle parking shall be confined to the dedicated parking spaces.*
- r) *The surface of all parking, associated access and manoeuvring areas shall be formed, hard surfaced and adequately drained.*
- s) *All parking spaces shall be permanently marked to ensure that the parking areas are used effectively.*
- t) *In accordance with section 128 and 129 of the Resource Management Act 1991, at yearly intervals from the date of granting the resource consent, the Council may serve notice on the consent holder of its intention to review Stage 2 conditions 3(o), 3(p), and 3(q).*

Stage 3: Units 30 –33 and 36 - 47

1. *The proposal shall be given effect to generally in accordance with the amended plans submitted by DG Hatfield & Associates entitled 'Gardens View Development', Nos. 6636/5 and 6636/6, received at Council on 26 May 2006, and taking into account the vesting of reserve under subdivision consent RMA 2006-0450, and the accompanying information submitted as part of RMA 2006-0003 received by Council on 23 December 2005, except where modified by the following:*
2. *That prior to certification of the survey plan pursuant to section 223 of the Resource Management Act 1991, the applicant shall ensure the following:*
 - a) *That if a requirement for any easement for services is incurred during the survey, then that easement shall be granted or reserved and included in a Memorandum of Easements.*
 - b) *Easements for drainage shall be reserved as required.*
3. *Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the applicant shall complete the following:*
 - a) *Those trees to be removed shall be limited to those trees immediately affected by Stage 3 construction (including driveway and parking areas), and these shall be removed no sooner than necessary. The consent holder shall consult with Council's arborist before any trees are removed to discuss whether individual trees can be retained.*
 - b) *A landscape management plan for Stage 3 shall be prepared in consultation with Council's Landscape Architect prior to construction commencing. The landscape management plan shall show areas of construction, retaining walls, paths, driveway and parking areas, the assigned amenity open space for each unit, trees to be retained, and proposed amenity planting.*
 - c) *The consent holder shall submit an earthworks permit application to Council prior to undertaking development related earthworks, and shall comply with the conditions of that permit once obtained.*
 - d) *There shall be no excavation or change in ground level around the base of the protected sequoia trees, within the spread of the crown of the trees. This is to include construction of the access/roadway, services, drainage, or any other works. A fence is to be constructed around the base of the trees, ideally at the*

extent of the crown spread or, if this is unachievable, to the greatest extent possible, to prevent damage to the trees from construction equipment, machinery, and materials.

- e) The requirements of Part 4 and 5 (Drainage and Water Supply) of the Council's Code of Subdivision are to be complied with. Therefore, applications for water supply are to be submitted to Water and Waste Services Business Unit.*
- f) Full details of how Units 30 to 33 and 36 to 47 are to be served for water shall be forwarded to Water and Waste Services Business Unit for approval. This detail can accompany the application for water supply.*
- g) Construction of the storm water system shall be in accordance with the storm water management plan submitted to the DCC Water and Waste Services Business Unit at Stage 1, and approved by that department at the time.*
- h) That detailed engineering plans for water supply, wastewater and storm water are to be provided to Water and Waste Services for approval.*
- i) All units shall have a standard manifold inside a manifold box, located in a convenient place outside each unit.*
- j) Any water services to the site from the existing water reticulation shall have a double check valve installed where the water supply enters the subject site at the boundary.*
- k) The subdividing owner shall provide to Council 'as-built' plans and information detailing all engineering works completed in relation to or in association with this development.*
- l) A traffic management plan for Stage 3 shall be prepared in consultation with Council's Transportation Planning department prior to construction of Stage 3 units commencing.*
- m) The use of the North Road driveway shall be in accordance with Stage 1 conditions: 3(p) and 3(u).*
- n) The access formation and signage for the North Road entrance and access strip shall remain in accordance with Stage 1 conditions: 3(q), (r), and (s).*
- o) The formation of the Buccleugh Street entrance shall remain in accordance with Stage 1 condition: 3(w).*
- p) On-site parking shall be provided for Units 1 to 12, 17 to 33, and 36 to 47, plus at least a further ten parking spaces (in total) for visitors. Vehicle parking shall be confined to the dedicated parking spaces.*
- q) The surface of all parking, associated access and manoeuvring areas shall be formed, hard surfaced and adequately drained.*
- r) All parking spaces shall be permanently marked to ensure that the parking areas are used effectively.*
- s) The access to car parks AU30 to AU47 shall be extended a further 6m beyond the full length as shown by the application plan 6636/4 (i.e. the access is to be as shown on plan 6636/6). This is to ensure that fire-fighting vehicles can service Units 45 to 47 if required.*

- t) *In accordance with section 128 and 129 of the Resource Management Act 1991, at yearly intervals from the date of granting the resource consent, the Council may serve notice on the consent holder of its intention to review Stage 3 conditions: (n), (o), and (p).*

Stage 4: Units 48 - 54

1. *The proposal shall be given effect to generally in accordance with the amended plans submitted by DG Hatfield & Associates entitled 'Gardens View Development', Nos. 6636/5 and 6636/6, received at Council on 26 May 2006, and taking into account the vesting of reserve under subdivision consent RMA 2006-0450, and the accompanying information submitted as part of RMA 2006-0003 received by Council on 23 December 2005, except where modified by the following:*
2. *That prior to certification of the survey plan pursuant to section 223 of the Resource Management Act 1991, the applicant shall ensure the following:*
 - a) *That if a requirement for any easement for services is incurred during the survey, then that easement shall be granted or reserved and included in a Memorandum of Easements.*
 - b) *Easements for drainage shall be reserved as required.*
3. *Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the applicant shall complete the following:*
 - a) *Amenity open space shall be provided adjacent to the Santa Sabina building for Units 48 to 54. The amenity space shall have an area of at least 100m², and be able to accommodate three 4.5m diameter circles that do not overlap.*
 - b) *There shall be no excavation or change in ground level around the base of the protected sequoia trees, within the spread of the crown of the trees. This is to include construction of the access/roadway, services, drainage, or any other works. A fence is to be constructed around the base of the trees, ideally at the extent of the crown spread or, if this is unachievable, to the greatest extent possible, to prevent damage to the trees from construction equipment, machinery, and materials.*
 - c) *The requirements of Part 4 and 5 (Drainage and Water Supply) of the Council's Code of Subdivision are to be complied with. Therefore, applications for water supply are to be submitted to Water and Waste Services Business Unit.*
 - d) *Full details of how Units 48 to 54 are to be served for water shall be forwarded to Water and Waste Services Business Unit for approval. This detail can accompany the application for water supply.*
 - e) *Construction of the stormwater system shall be in accordance with the stormwater management plan submitted to the DCC Water and Waste Services Business Unit at Stage 1, and approved by that department at the time.*
 - f) *That detailed engineering plans for water supply, wastewater and stormwater are to be provided to Water and Waste Services for approval.*
 - g) *All units shall have a standard manifold inside a manifold box, located in a convenient place outside each unit.*
 - h) *Any water services to the site from the existing water reticulation shall have a double check valve installed where the water supply enters the subject site at the boundary.*

- i) *The subdividing owner shall provide to Council 'as-built' plans and information detailing all engineering works completed in relation to or in association with this development.*
- j) *A traffic management plan for Stage 4 shall be prepared in consultation with Council's Transportation Planning department prior to construction commencing.*
- k) *The use of the North Road driveway shall be in accordance with Stage 1 conditions: 3(p) and 3(u).*
- l) *The access formation and signage for the North Road entrance and access strip shall remain in accordance with Stage 1 conditions: 3(q), (r), and (s).*
- m) *The formation of the Buccleugh Street shall remain in accordance with Stage 1 condition: 3(w).*
- n) *On-site parking shall be provided for Units 1 to 12, 17 to 33, and 36 to 54, plus a further 14 car parks (in total) for visitors, as shown on the application plan 6636/6.*
- o) *The surface of all parking, associated access and manoeuvring areas shall be formed, hard surfaced and adequately drained.*
- p) *All parking spaces shall be permanently marked to ensure that the parking areas are used effectively.*
- q) *In accordance with section 128 and 129 of the Resource Management Act 1991, at yearly intervals from the date of granting the resource consent, the Council may serve notice on the consent holder of its intention to review Stage 4 conditions (k), (l), and (m).*

Land Use RMA 2006-0004

*That pursuant to section 34A(1) and 104B and after having regard to Part II matters and sections 104 and 104D of the Resource Management Act 1991, the Dunedin City Council **grants** consent to a **non-complying** activity for bulk and location breaches by the residential units at 61 North Road, the under width access to this site from North Road, and insufficient amenity open space for Units 48 to 54 on the land legally described as Lot 2 of subdivision consent RMA 2006-0450, subject to the following conditions imposed under sections 108 of the Act:*

1. *The proposal shall be given effect to generally in accordance with the amended plans submitted by DG Hatfield & Associates entitled 'Gardens View Development', Nos. 6636/5 and 6636/6, received at Council on 26 May 2006, and taking into account the vesting of reserve under subdivision consent RMA 2006-0450, and the accompanying information submitted as part of RMA 2006-0004 received by Council on 23 December 2005, except where modified by the following:*
 - a) *That refuse shall be securely managed on-site with each residential unit providing a 'wheelie bin' and recycling bin. The consent holder shall arrange for the removal of refuse from the site by a private contractor.*
 - b) *Colours for the buildings shall be provided to Council for approval by the Resource Consents Manager.*
 - c) *That any debris carried onto the road during construction shall be removed immediately at the expense of the consent holder.*
 - d) *That any damage to any part of the footpath or road formation as a result of the construction works shall be reinstated at the expense of the consent holder.*

- e) *A 1.8m wooden paling fence is to be constructed along the southeast boundary of the subject site, between the North Road driveway and the Duddingstone steps. This fence shall be constructed before the commencement of Stage 3. Its construction shall be fully at the expense of the consent holder.*
- f) *Light spillage shall be not greater than 8 lux of light onto any other site used for residential purposes during night time hours, measured at the windows of any such residentially occupied building.*
- g) *Any mailboxes erected at the North Road or Buccleugh Street frontages shall be clear of the driveways so as not to cause an obstruction to traffic entering or existing the site.*
- h) *The vehicle access from the carriageway of Buccleugh Street to the property boundary is over road reserve and is therefore required to be constructed in accordance with Dunedin City Council's Vehicle Entrance Specifications (to be obtained from the Dunedin City Council Roading Department).*
- i) *It is required that service areas, such as rubbish receptacle storage areas, be located on the site in a position such that they do not cause obstruction to the safe and efficient use of the vehicle access and parking.*

Advice Notes:

1. In addition to the conditions of a resource consent, the Resource Management Act establishes through Section 16 and 17 a duty for all persons to avoid unreasonable noise, and to avoid, remedy or mitigate any adverse effects created from an activity they undertake. A similar responsibility exists under the Health Act 1956.
2. All construction work on the site shall be designed and conducted to ensure that construction noise does not exceed the noise limits in the following table.

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

Sound levels shall be measured and assessed in accordance with the provisions of NZS 6803: 1999 Acoustics – Construction noise.

3. The residential units should be constructed in a manner intending to achieve the following World Health Organisation recommendations of the following noise limits for the maintenance of amenity and sleep protection for the occupants of the proposed apartments.

Environment	Critical Health Effect	Sound level dB(A)*	Time hours
Outdoor living areas	Annoyance	50 - 55	16
Indoor dwellings	Speech intelligibility	35	16
Bedrooms	Sleep disturbance	30	8

4. Construction of the buildings are to comply with the New Zealand Building Code.
5. The residents of the lower units, most notably Units 21 to 31, are advised that the group of sequoia trees alongside the lower driveway are a protected group of trees, and as such, may not be felled or pruned without Council approval. These trees are capable of growing to a height of 30m.
6. Any mailboxes erected at the North Road or Buccleugh Street frontages shall be clear of the driveway so as not to cause an obstruction to traffic entering or exiting the site.
7. The vehicle access from the carriageway of Buccleugh Street to the property boundary is over road reserve and is therefore required to be constructed in accordance with Dunedin City Council's Vehicle Entrance Specifications (to be obtained the Dunedin City Council Roading department).
8. It is recommended that service areas, such as rubbish receptacle storage areas, be located on the site so that they do not cause obstruction to the safe and efficient use of the vehicle access and parking.
9. The development should comply with fire-fighting requirements in accordance with the New Zealand Fire Service Code of Practice for Fire Fighting Water Supplies.
10. Residential activities are required to comply with the Environmental Issues rules of Section 21.5 of the District Plan.

9. REASONS FOR DECISION

The reasons for this decision are:

- a) The application was for land use and subdivision consents. While the subdivision consent has stricter criteria, resulting in the application being considered as a non-complying activity, the Committee recognise that it is the land use component which has the greater environmental effects. The land use consent is concerned with the physical structure and presence of the units, and the activities that result from the occupation of these units, whereas subdivision is the means of defining ownership of the individual units and has few physical effects. The development of the site could occur without subdivision, in which case the proposal would have been considered as a restricted discretionary activity but having the same or similar effects on the environment. The Committee were mindful of this distinction when considering the application and weighted their deliberations accordingly.
- b) The development fails to comply with three land use matters; the heights of some of the units, insufficient amenity open space for the units within the Santa Sabina building, and the width of the North Road entrance. The Committee recognises that the applicant could remedy these three matters of non-compliance and the development would be fully complying under the District Plan rules. If so, resource consent for the construction of the units would not be required. The changes, however, would not necessarily be beneficial for the development or the neighbourhood, and could, in fact, have significant adverse effects.
- c) An area of land is to be vested with Council as the reserve contribution for the development. Council's Community and Recreational Services department has agreed on the quantity and location of land to be vested, and this matter is to be dealt with under subdivision consent RMA 2006-0450, prior to the giving of effect of this consent. Although having a separate resource consent number, RMA 2006-0450 is entirely a component of this proposal, and is being dealt with under a new consent number for purely procedural reasons. The Committee considers the vesting of this land to be beneficial to the wider community as it will allow public access from

Buckleugh Street to Council reserve land to the north of the subject site. The vesting of this land will bring about no evident physical change to this development as the reserve land is part of the urban landscape conservation area which is outside the area of construction. Furthermore, by vesting this land as reserve, the Committee are ensuring that this land will not be built on in the future.

- d) Although the application was in accordance with the permitted baseline for density, the Committee has taken into account the overall non-complying status of the proposal, and considers that the development would be improved by a reduction in the number of units. The Committee has reduced the number of units by six, as it considered the grouping of the buildings to be too dense. The reduction in the number of units is considered to be within the scope of the original application, and does not require that the application be re-notified.
- e) The development will be a residential activity within a residential zone, at a density which meets the Residential 1 zone provisions of the District Plan. The units will meet all yard and height plane angle requirements relative to the external boundaries of the site. Since the hearing, the consent holder has offered to keep the heights of units 21 to 29 below the maximum height of 9m as specified in the District Plan. Units 30 to 33 will be less than 9m high in accordance with the application. While other units will be greater than 9m high, the Committee considers that these units are of sufficient distance from, or in a relative position to, the site boundaries for the adverse effects on the neighbouring properties due to the bulk and location of the units to be no more than minor. Those effects that are due to the height of the buildings up to 9m are anticipated by the District Plan, and cannot be considered as adverse effects.
- f) Units 1 to 16, and 36 to 47 are expected to be greater than 9m high. Any adverse effects due to the extra height of the units will be largely internalised, and will occur because of the proximity of the units to each other. Council's Architect has identified these adverse effects as being no more than minor. The Committee believes that any adverse effects due to the units' height will be mitigated by the slope of the site which will terrace the units and reduce the relative heights between blocks. The existing Santa Sabina building is also higher than 9m and of a greater height than any unit, but it is generally accepted that this building creates no adverse effects on the surrounding area due to its context within the site. The Committee considers that the slope of the ground will help ensure that the Santa Sabina building is not overshadowed by the new units, and remains visible from a distance, therefore retaining much of its presence.
- g) The unit title subdivision will mean the walls of the individual units become the boundaries of the 'sites' and, therefore, the subdivided units cannot comply with the residential zone bulk and location rules. These breaches, however, are considered to be technicalities as the subdivision itself will create no effects. The Committee does not consider that the bulk and location breaches relating to the unit title subdivision will have adverse effects which are more than minor.
- h) The consent holder has agreed to create an area of combined amenity open space for the Santa Sabina units, to be located at the western end of the building. Although individual areas are not defined, and there is less than would be required if all the Santa Sabina units were each to be provided with the required amount, the area is considered to be adequate. It is physically impossible to provide readily accessible amenity open space for these units, and some compromise is necessary if the Santa Sabina building is to be retained and re-utilised. The Committee considers that the occupiers of the Santa Sabina units are unlikely to want to use the amenity open space all at the one time, so having a larger area is not necessarily advantageous. Furthermore, the Committee recognises that there are large areas of common area on site which will be available to all occupants at all times. All other units are required to have the necessary amenity open space.

- i) While the North Road entrance is under-width, the Committee considers that the use of this entrance will not be problematic provided it is to be restricted to one-way traffic. Other options for this access are to make it two-way, or to close it completely. To make the access two-way will concentrate the traffic effects of the development to this access and the adjoining properties. To close the North Road entrance, thereby avoiding the non-compliance due to the width of the drive, will redirect all vehicles to the Buccleugh Street entrance/exit. Residents of Buccleugh Street have indicated they are not happy with potential increased traffic flow on this road. However, the consent holder is legally entitled to use Buccleugh Street to obtain access to the site. Allowing vehicles to access the site from North Road will effectively half the traffic using either entrance, and will reduce any adverse effects on neighbouring properties accordingly. Council's Transportation Planning department have determined that the effects of the development on the transportation network will be no more than minor, provided vehicles are driven according to the conditions.
- j) The Committee consider that it is the better option to have all heavy vehicles associated with construction using the North Road access to enter and exit the site so as to avoid construction traffic using Buccleugh Street. This will be a temporary measure during periods of construction only, and will mean that general traffic will all be directed to the Buccleugh Street entrance for these periods.
- k) The development is considered to be a non-complying activity under the subdivision rules of the District Plan, with the matters of non-compliance being largely technical matters relating to Unit Title subdivisions i.e. to be a restricted discretionary activity, multi-unit developments must comply with all the performance criteria of the appropriate zone, and units must be greater than 1m from any 'private way' (the definition of which includes 'common area'). As discussed above, it is extremely unlikely that any unit in a unit title subdivision will comply with all bulk and location requirements due to the walls of the units becoming the boundaries of the sites. As a component of the overall development, the Committee considers the subdivision breaches to be of limited significance. To assess the entire development as non-complying because of the subdivision non-compliances may be lawful, but is not appropriate to give it full weight in this case as it is the land use of this site which has the far greater effects, but which is considered to be a restricted discretionary activity if considered on its own.
- l) Those effects on the environment which are anticipated by the District Plan are not considered to be 'adverse'. Although the development will result in a major change for the property, the subject site is zoned Residential 1, and the property owner is entitled to develop this land to a density of one residential unit per 500m². With the conditions included and the reduction in the number of residential units, the Committee has assessed the effects of the development on residential character and amenity as being no more than minor when assessed against the permitted baseline.
- m) The development is to be confined to the lower portion of the subject site and will involve no clearance of vegetation or construction within the Urban Landscape Conservation Area. The group of significant sequoia on-site will also be retained. The Committee considers that the development will not have adverse effect on any significant vegetation within the site, and will help ensure that the conservation area of the property is not developed in the future as this land is already included in the density calculations for the development. The retention of the bush of the Urban Landscape Conservation Area is a positive consequence of keeping development to the lower half of the site.
- n) The Committee sees no benefit in including the land of CT OT94/258 as part of the development. This land will be physically separated from the main body of the development by the reserve, and this area is not required for the development to meet the density provisions of the zone rules. Including this land as part of the

development will not ensure that it remains undeveloped in the future, as the District Plan will allow residential development on this land as a controlled activity regardless.

- o) The Committee considers the development to be consistent with the relevant objectives and policies of the District Plan, and believes it will have no more than minor adverse effects on the surrounding environment. The development therefore meets both branches of the section 104D test, allowing the Committee to grant resource consent.
- p) The development is a non-complying activity because of technical non-compliances relating to the subdivision only. The land use component of the application would, if assessed separately from the subdivision, be a restricted discretionary activity. There is no requirement to meet the 'true exception' test for restricted discretionary activities. As the development of the units could occur without subdivision, or the subdivision take place at a later date when the units, and all effects, are established, the Committee does not consider that the development needs to meet the 'true exception' test in this case. The development will meet the great majority of the land use rules including overall density, and as such, can occur without compromising the integrity of the District Plan.

Duration of Consent

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

Building Consent

This is resource consent. A building consent will be required before any work is undertaken on the site. Please check with the Building Control Office, Development Services to obtain the required building consent.

Right of Appeal

In accordance with section 120 of the Resource Management Act 1991, the applicant and/or any submitter may appeal to the Environment Court against the whole or any part of this decision within 15 working days of the notice of this decision being received. The address of the Environment Court is:

The Registrar
Environment Court
PO Box 2069
CHRISTCHURCH

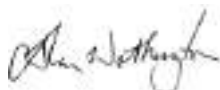
Any appeal must be served on the following persons and organisations:

- The Dunedin City Council.
- The applicants.
- Every person who made a submission on the application.

Failure to follow the procedures prescribed in sections 120 and 121 of the Resource Management Act 1991 may invalidate any appeal.

Please direct any enquiries you may have regarding this decision to Lianne Darby at the telephone number detailed above.

Yours faithfully



Alan Worthington

RESOURCE CONSENTS MANAGER FOR CONSENT HEARINGS COMMITTEE

23 November 2009

Brabbam Investments Ltd
C/- Bill Lowe
PO Box 8091
Gardens
Dunedin 9041

Dear Bill

RESOURCE CONSENT APPLICATION: **SUBDIVISION:** **SUB-2009-89**
LAND USE: **LUC-2009-350**
61 NORTH ROAD, 41-73 BUCCLEUGH ST
DUNEDIN

Your application for the unit title subdivision of 61 North Road and 41-73 Buccleugh Street, Dunedin, and land use consent for technical breaches introduced by the subdivision and for matters of parking, maximum height, minimum access width, and amenity open space, was processed on a non-notified basis in accordance with sections 93 and 94 of the Resource Management Act 1991. The application was considered by a Senior Planner on 23 November 2009.

I advise that the Council has **granted** consent to the application with conditions. The decision and conditions are shown in the attached certificate.

BACKGROUND TO APPLICATION

The 'Santa Sabina' site, being 61 North Road (Lot 2 Deposited Plan 383888 - CFR 375752), was the subject of applications in 2006 to build 54 residential units and for the staged subdivision of the units under the Unit Titles Act 1972. The applications, RMA 2006-0003 and RMA 2006-0004 (now renumbered RMA-2005-369810 and RMA-2005-369811), were granted consent on a notified basis on 1 June 2006, and were subsequently appealed.

A Consent Order ENV-2006-309-000015 for Stage 1 of the development was issued by the Environment Court on 8 January 2007 as a result of mediation. This consent order provided for the construction and subdivision of 15 residential units. Stages 2 and 3 were heard in the Court, and the decision C95/2007 concluded that the consent granted by the Council should be confirmed subject to amendments for the proposal. The applicant and appellants entered into further mediation, which resulted in decision ENV-2006-CHC-346 being issued on 23 November 2007 for the establishment of a further 19 units at Stage 2, and six units at Stage 3. The units are to be three storeys, and will each have four bedrooms.

Stage 1 has been completed, and titles issued for the 15 new residential units, the Santa Sabina building, common property and accessory units (parking and amenity open space). The areas of Stages 2 and 3 are contained within Accessory Units 41E and 41F, which are held with the Santa Sabina building (Unit 41). Computer Freehold Registers 423219 to 423234 have been issued for the units, with the Supplementary Record Sheet being CFR 423235.

DESCRIPTION OF ACTIVITY

The proposal is to supersede Stages 2 and 3 with another development that is similar to the consented proposal, but does not include construction of buildings in the location of the former Stage 3 units. The new development will physically replace the Stage 2 units.

The proposal is to establish 38 residential units on-site in addition to the existing 15 units and the Santa Sabina building. The proposed 38 residential units will be single bedroom dwellings, two units to a building. These buildings will maintain the same footprints as the consent Stage 2 units, but will have two storeys with separate units on each floor. Each unit will have defined amenity open space at the front or rear of the buildings, and an assigned parking space. The units are to be subdivided pursuant to the Unit Titles Act 1972.

The Santa Sabina building will be subdivided into two units (Units 16 and 17), with the area of any future development (previously that of Stage 3) to be held as an accessory unit with Unit 16. Any future development of this area will have to allow for an increase in the number of consented units on-site in order to avoid exceeding the density requirements for the zone. For this reason, Stage 3 cannot be given effect to in the form already consented.

REASONS FOR APPLICATION

The subject site is zoned **Residential 1** in the District Plan. The north-western portion of the site is located within the urban landscape conservation area, **UCLA19 – Buccleugh Street, North East Valley**. There is a group of trees on-site listed on Schedule 15.3 as **G073 – Sequoia Sempervirens (sequoia)**. There are no hazards identified for this site, and no other designations applicable to this application.

Rule 8.7.1(i) allows residential activity on this site at a density of not less than one residential unit per 500m² of site area. The proposal is for 38 residential units, two units in the Santa Sabina building, and the re-subdivision of the existing 15 units; a total of 55 residential units. The site, Lot 2 DP 393888, has an area of 2.9856ha which provides for 59 units as a permitted activity. Accordingly, the number of units proposed for this site overall is within the density provisions of the above rule.

However, the proposed residential activity fails to meet the following performance criteria of Rule 8.7.2:

- Rule 8.7.2(iii) specifies a maximum height of 9m. The existing Santa Sabina building exceeds this height although the amount of height breach is not known. The building is an existing building.
- Rule 8.7.2(viii) requires the access for the development to comply with the Transportation Section of the District Plan. Rule 20.5.6(v) requires an access within an urban area which is to serve more than six units to have a legal width of 6.0m and a formed width of 5.0m. The North Road leg-in has a legal width of only 4.0m, and a narrower formed width.
- Rule 8.7.2(vii) specifies that on-site car parking shall be provided at a rate of one car park per residential unit up to and including 150m² gross floor area, and one visitor park per five residential units. Stage 1 has one parking space per unit, two parking spaces for the Santa Sabina building, and four unallocated (visitor) parks. The proposal will provide a further 38 parking spaces for 38 units, the two existing Santa Sabina parks (AU41C and AU41D) will be allocated to the two new units within the Santa Sabina building, and the visitor parking will be reduced to a total of three on-site. As such, there will be a total of 55 parking spaces for units, and three for visitor parking. The District Plan requires one park per unit except for the two Santa Sabina units, each of which requires two, plus eleven parking spaces for visitors. As such, the development overall is short two unit parks and eight visitor parks.
- Rule 8.7.2(v) requires every residential unit to have at ground level an area of 35m² or amenity open space that is capable of containing a 4.5m diameter circle. For

residential units not at ground level balconies can be used to offset the required space. All units will have amenity open space at ground level. It is possible that not all allocations of amenity open space will be able to contain the required 4.5m diameter circle.

The proposal includes the subdivision of the units under the Unit Titles Act 1972. The nature of Unit Title subdivisions, where the walls of the units become the 'site' boundaries, means that the buildings cannot meet the yard and height plane provisions of the District Plan. This is an unusual and minor technicality with no real consequences. Even so, the proposal also requires land use consent for the following breaches in association with the subdivision consent only:

- Rule 8.7.2(i) specifies minimum yards of 2.0m. The buildings will encroach on the yards of the individual unit boundaries by up to 2.0m.
- Rule 8.7.2(i) specifies a height plane angle of 63° calculated from existing ground level at the boundary. The buildings will encroach on the respective height plane angles by up to 27°.

Any residential activity which fails to comply with the performance criteria of Rule 8.7.2 is considered to be a **discretionary (restricted)** activity pursuant to Rule 8.7.4(i). Council's discretion is restricted to the condition or conditions with which the proposal does not comply.

Subdivision is a restricted discretionary activity within the Residential 1 zone where the application complies with Rules 18.5.3 to 18.5.6, 18.5.9 to 18.5.12, and Rule 18.5.1(iii)(b) which requires an associated proposed multi-unit residential activity to comply with the requirements of permitted activities within the original site (including the overall density). In this case, the associated multi-unit residential activity fails to meet all the performance criteria as detailed in Rule 8.7.2. Furthermore, the proposed unit title subdivision fails to satisfy Rule 18.5.9 which requires all dwellings to be a minimum of 1m from a 'private way', the definition of which includes 'common property'. Accordingly, the proposed unit title subdivision is considered to be a **non-complying** activity pursuant to Rule 18.5.2.

PLANNING ASSESSMENT

Affected Persons

No written consents have been submitted with the application. No 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 sections 8.13 and 18.6.1 of the District Plan considered relevant to the proposed activity, and is carried out on the basis that the environment is characterised by medium residential activity, with a school located to the southeast of the subject site.

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

1. Permitted Baseline

Under sections 94A(a) and 104(2) of the Resource Management Act 1991, the Council may disregard an adverse effect of the activity on the environment if the plan permits an activity with that effect. That is, an application can be assessed by comparing it to the existing environment and development that could take place on the site as of right, without a resource consent, but excluding development that is fanciful. The existing environment includes existing resource consents which are likely to be given effect.

In this case, the applicant is permitted to build a total of 59 units on the site, or 44 units in addition to the existing 15. The applicant is entitled to utilise Buccleugh Street for all access, and is not dependent on the narrow North Road leg-in. There are no restrictions on removing vegetation from the lower garden outside the Urban Landscape Conservation Area except for the protected group of sequoia trees.

Existing consents also form part of the existing environment. The applicant has an existing consent to develop a further 25 units having four bedrooms each, or a 100 bedrooms in total, plus the two units in the Santa Sabina building. The consented Stage 2 and 3 combined will have 40 parking spaces. The existing consent allows the North Road leg-in to be used for entry only.

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

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

The proposal is for the redevelopment of the subject site, which addresses the existing units and Santa Sabina building as well as the development of AU41E. The existing units will retain their allocated accessory units, but their share of common property will change as a result of a large portion of the present AU41E becoming common property.

The footprint of the proposed 38 units will be identical to the 19 consented units of Stage 2. The new buildings will be two-storeys high (c.f. three storeys), and will have separate units on the ground and first floors. Each new unit will have an area of allocated amenity open space and a car park space. Notwithstanding the increase in numbers of units for this land, the overall bulk and intensity of the development will be less than what is presently consented. Furthermore, the proposed units can be built on-site as a permitted activity as the units themselves do not breach any density or bulk and location requirements.

The proposed subdivision will create Units 18 to 55, and will redefine Unit 41 as Units 16 and 17. Although the units themselves are a permitted activity, the placement of the units onto individual titles pursuant to the Unit Titles Act 1972 requires resource consent as a non-complying subdivision. The nature of unit title subdivisions, which use the walls and ceiling/floor spaces as the new boundaries, introduce bulk and location breaches.

No physical limitations of the site were determined at the time of the earlier subdivision consent. Accordingly, there is no expectation that the proposed subdivision will create a site unsuitable for future use.

3. Easements (18.6.1(i))

The supplementary record sheet CFR 423235 for the existing unit title development of the site lists a number of existing easements that apply to the development. The first is for a 3m wide strip of land over the property at 71 North Road in favour of the underlying Part Section 3 North East Valley Survey District (the original 61 North Road). This strip is 21m long and ends apparently in the midst of the Sacred Heart School grounds. As it does not actually abut the subject site in any way, its purpose is not clear. It would have been created for a historical reason which is no longer relevant, and as such, an application can be made to have it cancelled.

The second right of way is over the leg-in of the subject site, and provides access to the staff car park for the Sacred Heart School. This right of way is for the full width of the leg-in, and affects the first 20.5m length. The right of way was created in 1996, and is used for vehicles entering and exiting the staff car park. As such, although the

development has consent to utilise this access for entry only, the reality is that school vehicles will be exiting from this access.

Also recorded on the supplementary record sheet are easements in gross for telecommunications and computer media in favour of Telecom New Zealand Ltd, and electricity in favour of Aurora Energy Limited. Both easements were created in 2008.

The existing proposal does not identify any new easements to be created as part of the new development. Any easements necessary for the servicing of the new units will need to be created.

4. Bulk and Location (8.13.3)

The nature of unit title subdivisions, where the walls of the units form the boundaries of the new sites, is such that the subdivision will result in bulk and location breaches for the buildings. In this case, the subdivision will create yard space and height plane angle breaches for all the new units. These are purely technical breaches associated with a unit title subdivision, and do not indicate any failing with the unit title subdivision itself.

The existing Santa Sabina building is a three-storey structure with attic area that must be higher than the maximum height of 9m. This, however, is an existing structure that does not change externally in any way with this proposed subdivision. The residential units inside the building are currently being fitted, and could remain as a single principal unit (Unit 41) except that the applicant is taking this opportunity to separate them onto individual titles. There is no actual physical change to the building or the new units within the building resulting from the subdivision.

The proposed redevelopment will create 19 buildings (38 units) of two-storeys. These buildings will not breach any bulk and location provisions of the District Plan, unlike the consented development which breaches the 9m maximum height requirement for some, if not all, units. The units are also outside the urban landscape conservation area unlike some of the consented Stage 3 units. The proposed units will maintain the maximum height limit, all yard and height plane angles in terms of the external boundaries of the subject site, and will have a total site coverage considerably less than the 40% permitted by the Plan. As such, it is considered that the bulk and location of the new units will have adverse effects which are minor, and which are an improvement on the consented development in terms of the Plan expectations.

5. Infrastructure (18.6.1(d), (e), (i), (j), (n), (o), and (p))

Council's Consents and Compliance Officer, Water and Waste Services Business Unit, has considered the application. He advises that Council GIS records show there is a 100mm water main and a 150mm foul sewer located in Buccleugh Street and the Duddington Steps. There is a 375mm foul sewer main, and a 375mm stormwater main within North Road. He also states:

'Of note is the presence of an open water course across the section at 61 North Road, along with the presence of a number private foul sewer and storm water lines which were installed as part of the earlier San Sabina development at the site. The private foul sewer and storm water lines discharge to the Council-owned infrastructure in North Road. It is considered that these private lines will be adequate to service the proposed development.'

Regarding water supply, each unit is required to be served from an individual Point of Supply as defined by the *Dunedin City Council Water Bylaw 2008*. It is required that each Point of Supply be equipped with a standard manifold installed in accordance with Section 45 of the Dunedin City Council code of Subdivision. There is an existing connection to the water main in Buccleugh Street servicing the existing Stage 1 development. This connection can continue to be used for supplying water to this site,

if suitable. Consultation with the Water and Waste Services Business Unit will assist in determining if the connection is suitable.

All aspects relating to the availability of the water for fire fighting should be in accordance with SNZ PAS 4509:2003, being the Fire Service Code of Practice for Fire Fighting Water Supplies. The applicant should note that any proposed dwellings must be constructed within 135m of an existing fire hydrant, otherwise the proposed will be non-compliant with fire-fighting requirements.

The existing private stormwater lines which discharge to the Council's stormwater network in North Road may be used to dispose of stormwater from the development.

The Consents and Compliances Officer also advises that the existing private foul sewer lines discharging to Council's foul sewer network in North Road can be used to service the proposed development. All private drainage matters will be dealt with at the time of building consent.

The Water and Waste Services Business Unit require that the consent holder prepare, and submit to Council for approval, an erosion and sediment control plan to ensure that all practicable measures are used to mitigate erosion and to control and contain sediment-laden stormwater run-off from the site during any stages of site disturbance that may be associated with this subdivision.

Water and Waste Services Business Unit have no further concerns about the proposal subject to the following conditions:

An "Application for Water Supply" is to be submitted to the Water and Waste Services Business Unit to establish a new water connection.

Details of how each unit is to be served for water shall be provided to the Water and Waste Services Business Unit. This detail can accompany the application for water supply.

An Erosion and Sediment Control Management Plan is to be prepared and submitted to the Water and Waste Services for approval.

The ESCMP shall set out clearly the sediment and erosion control measures that are to be implemented to ensure that all practicable measures are used to mitigate erosion and to control and contain sediment-laden stormwater run-off from the site during any stages of site disturbance that may be associated with this subdivision. The ESCMP shall in any event include but not be limited to:

- (i) A locality map;*
- (ii) Detailed drawings showing the type and location of erosion and sediment control measures, on-site catchment boundaries, and off-site sources of run-off;*
- (iii) Drawings and specifications of all designated erosion and sediment control measures with supporting calculations;*
- (iv) A programme of works, which includes but is not limited to, a proposed timeframe for the works;*
- (v) The inspections and maintenance of erosion and sediment control measures;*
- (vi) Details of when the erosion and sediment control measures are to be established and decommissioned.*

The ESCMP is to be prepared by a suitably qualified and experienced engineer.

Prior to the commencement of discharges from any site works, a certificate signed by the person responsible for preparing the ESCMP shall be submitted to the Water and Waste Services Business Unit to certify

that the erosion and sediment control systems are constructed and installed in accordance with the requirements of the approved ESCMP.

No site works shall commence or be undertaken other than in full compliance with the approved ESCMP.

The consent holder shall ensure that all erosion and sediment control measures are inspected each working day.

Records of any inspections shall be kept and provided to the Water and Waste Services Business Unit upon request.

5. Transportation (18.6.1(c))

The Transportation Planner, Transportation Operations, has visited the site and considered the application. He notes that North Road is a District Road, and Buccleugh Street is a Local Road in the District Plan roading hierarchy.

The Transportation Planner notes that the Stage 1 Environment Court Consent Order, which has largely been completed, contains conditions relating to the vehicle access arrangements for the site. Specifically, these are conditions (g), (h), (i), (x), (aa), (dd), and (ee), and conditions (bb) and (cc) relating to access for construction vehicles.

The Transportation Planner's site visit on 15 September 2009 confirmed that a number of these access conditions have not yet been met, these being conditions (x), (y), (z) and (aa). Transportation Operations require these conditions be reimposed on this proposed development. No additional access conditions are considered necessary, as the current proposal is similar in access terms to the original proposal.

With regard to parking, the Transportation Planner has considered the provision of parking for the new units. 38 parking spaces are to be provided, equating to one for each proposed residential unit. It is noted that, while this complies with Rule 9.7.2(vii)(a) of the District Plan, there is an additional visitor requirement of one space per five units that is not met by the proposal. However, the consented Stage 2 development is to have 39 parking spaces, for 25 units with a total of 100 bedrooms. The proposed development will have 38 parking spaces for 38 units, but these units will have only one bedroom each, or 38 bedrooms in total. This is a large reduction in the number of residents likely to be living on-site. Transportation Operations accordingly consider the proposed parking arrangements to be acceptable.

'It is stated in the application that while the Residential 1 zone parking requirements are met by the proposal, not all tenants are anticipated to own cars, therefore vacant spaces are anticipated to be available. Transportation Operations consider this to be a practical assessment. However, it is noted that one park is allocated to each unit, under the proposed unit title subdivision.'

As per conditions (gg) and (hh) of ENV-2006-000015, the surface of all parking, associated access and manoeuvring areas shall be hard surfaced and adequately drained, and the parking spaces permanently marked. Parking spaces and manoeuvring areas are required to be dimensioned in accordance with Appendix 20B of the District Plan.

The Transportation Planner notes that there is sufficient on-site manoeuvring space to allow vehicles to front onto and off the site. As most vehicles will enter via the North Road entrance (when all traffic exiting the site must do so via Buccleugh Street), it is possible that most vehicles will not need to turn on-site in any case.

Conditions (bb) and (cc) of ENV-2006-000015 relate to the access arrangements during construction periods, and are appropriately retained for this development.

Furthermore, should any construction vehicle movements affect regular vehicle or pedestrian movements on North Road or Buccleugh Street, a Traffic Management Plan shall be submitted to, and be approved by, the Transportation Operations Manager prior to commencement of any construction works. Traffic shall be managed in accordance with the approved plan.

The amount of traffic generated by the new development proposal is likely to be less than that already consented by ENV-2006- CHC-346.

Transportation Operations consider that the proposal will have no more than minor adverse effects on the transportation network, subject to the reinstatement of previous conditions and the provision of a traffic management plan if needed.

I note that the parking provision is arranged on-site quite differently to the previously consented development. In particular, the parking area along the southeast boundary (adjacent to Sacred Heart School) is no longer proposed. This will reduce the need for earthworks and retaining walls, and will allow more vegetation to be retained or planted between the proposed units and the school. This is considered to be beneficial for the school.

Much of the proposed parking is to be arranged perpendicular to the existing driveway up from North Road. The parking will be on the far side of the access from the protected sequoia trees. I have consulted with the Team Leader – Parks and Reserves on the matter of the trees in relation to parking. The Team Leader – Parks and Reserves does not believe that the proposed parking will adversely affect the sequoia trees. He also advises that the upgrading of the access drive, which passes directly underneath the trees, should not involve excavation work, but rather, the ground level should be built up in this area.

6. Hazards

Council's Consulting Engineer, MWH, has considered the application. At the time of the previous consent, MWH advised they had no records of hazards at this location, and the geological composition of the land is such that the risk of land instability in such areas is typically lower than those where soils overlie sedimentary formations. During a walkover inspection at that time, the Consulting Engineer observed that the slopes are typically 10° to 20° to the horizontal, and that the occupation of the site shows no damage due to land movement. MWH reported:

'In order to carry out the proposed staged developments, it will be necessary to clear existing vegetation before undertaking earthworks for vehicle access, building platforms, and service trenches. It is not anticipated that these works will compromise slope stability. However, the earthworks should be specifically designed and construction supervised to ensure stormwater runoff and dust generation are adequately managed and that earthworks standards are met.'

MWH recommended that the previous unit title subdivision not be refused because of any concerns regarding erosion or slippage of the land, but also recommended that a condition requiring an earthworks permit be obtained and the conditions of the permit adhered to during earthworks.

The Consulting Engineer has reviewed the new proposal, and the previous advice on this property. He comments:

'We had no particular concerns regarding natural hazard risks (erosion or slippage), so subject to an earthworks permit being obtained prior to significant earthworks being undertaken and to engineering input (specific design and construction observation) for all walls over 1.5 metres high, we do not anticipate issues associated with hazards here.'

7. Environmental Health

The Environmental Health Officer has considered the application. A site visit and ambient noise measurements were undertaken at the time of the first consent. The Environmental Health Officer determined that although the traffic noise from North Road can be heard on Buccleugh Street, the daytime noise levels of L_{10} 48 dB(A) are expected to drop to approximately 38 dB(A) at night. The Environmental Health Officer comments:

'The Gardens/North Road Area is a satellite town of North Dunedin. During the day it becomes a busy area, with activities such as retail shopping, wholesale deliveries, food and dining, intermediate schools, student movements and main bus route through to North East Valley.

'NZS6802:1999 (Assessment of Environmental Sound) standard recognises that people who choose to live in areas that have an elevated ambient noise levels for example the inner city, should expect a lower acoustic amenity in outdoor living. An L_{10} of 68 dB(A) was recorded for the area with an L_{max} 80 dB(A) The predominant noise source from the area is traffic flow.

'Noise levels are expected to drop dramatically in the evenings and ambient noise surveys have indicated an ambient as low drop to an L_{10} 43 dB(A) between midnight and 6 am. This is likely to have an impact on Buccleugh Street with the increased traffic in the evenings from people movements and cars from the proposed activity.

'The district plan and ambient noise levels for the area are;

	<i>District Plan L_{10}</i>	<i>North Rd Ambient L_{10}</i>
<i>Daytime</i>	<i>50 dB(A)</i>	<i>68dB(A)</i>
<i>Night time</i>	<i>40dB(A)</i>	<i>43dB(A)</i>

'In the original application the applicant included a management plan document, (The Corporate Body Rules) which outlines the management of noise and rubbish removal. The "Rules" must be adhered to as Environmental Health will not become involved in any inner tenancy noise issues or nuisance complaints which is the norm with student accommodation.'

Environmental Health has provided guidance on acceptable hours and noise levels for the felling of trees, if necessary, and the acceptable levels of noise to be experienced internally by the new units. Environmental Health advise that, to prevent any disturbance to the residents of Buccleugh Street late at night, all night-time traffic should be directed to the North Road access. This will not be possible, however, as this access is to operate as entry only.

8. Amenity Values and Character

The District Plan seeks to maintain the amenity of an area by setting residential density limits, and bulk and location restrictions on buildings. The proposed development of the subject site, along with the existing development, will comply with maximum density for this zone. The new proposal does not address any development in the location of the consented Stage 3 and, should another six units be constructed in accordance with 'Stage 3', these will breach the density provision for this site. For this reason, Stage 3 will not be able to proceed as granted should this development be given effect to. Any further development will need to be reassessed on its own merits at a later date.

Although the number of units on-site will increase from the number consented, the actual intensity of the development is likely to decrease due to the number of bedrooms being reduced from 100 to 38. Furthermore, the proposed development will have smaller buildings which will comply with the maximum height requirement for the zone. The removal of parking from the southeast boundary also will enable more trees to be retained, and gardens to be planted in this area. As this is next to the school grounds, it will enhance the amenity values of the school.

It is possible that not all the proposed units will have sufficient amenity open space, or space that is capable of accommodating a 4.5m diameter circle. The two Santa Sabina units, not being at ground level, will be physically separated from their respective areas of amenity open space, although the allocated space is expected to comply with the District Plan requirements. Overall, this property is remarkable for the amount of common property available, most of which is green space. While the amenity open space for each unit may be restricted, the occupiers of the units will have the benefit of large areas of common property to enjoy, and as such, the lack of amenity open space per unit is of lesser consequence than would be the case if this were the only open space available. The failure of the proposed development to meet the amenity open space requirements of the District Plan is, accordingly, considered to be no more than minor.

8. Building Control

The Building Safety Officer, Building Control, has considered the application. He advises that all building work must comply with the New Zealand Building code and the Building Act 2004, its regulations and amendments. The Building Safety Officer has visited the Santa Sabina building, and has read a letter from Fire Safety Advisory Services Ltd dated 11 November 2009 regarding the fire rating between the proposed units of the Santa Sabina building. He is satisfied that the work completed within the building is satisfactory for fire rating purposes, and has no concerns about the subdivision progressing.

CONSENT DECISION

Subdivision SUB-2009-89

*That, pursuant to sections 34A(1) and 104B of the Resource Management Act 1991, and after having regard to Part II matters and sections 104 and 104D of the Resource Management Act 1991, the Dunedin City Council **grants** consent to a **non-complying** activity, being the unit title subdivision defining Units 1 to 55, common areas and auxiliary units at 61 North Road, and 41 to 73 Buccleugh Street, Dunedin, being the land legally described as Lot 2 DP 393888 (CFR 423235), subject to conditions imposed under sections 108 and 220 of the Act, as shown on the attached certificate.*

Land use LUC-2009-350

*That pursuant to section 34A(1) and 104C and after having regard to Part II matters and section 104 of the Resource Management Act 1991, the Dunedin City Council **grants** consent to a **restricted discretionary** activity being residential activity with technical breaches of the permitted activity standards resulting from the unit title subdivision SUB-2009-89, and matters of parking, maximum height, minimum access width, and amenity open space at 61 North Road, and 41 to 73 Buccleugh Street, Dunedin, being the land legally described as Lot 2 DP 393888 (CFR 423235), subject to one condition imposed under section 108 of the Act, as shown on the attached certificate.*

REASONS

Effects

In accordance with section 104(1)(a) of the 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** seek to maintain and enhance the amenity values of Dunedin.
- **Objective 8.2.1 and Policy 8.3.1** seek to ensure that the adverse effects of activities on amenity values and the character of residential areas are avoided, remedied or mitigated.
- **Objective 18.2.1 and Policy 18.3.1** seeks to ensure that subdivision activity takes place in a coordinated and sustainable manner.
- **Objective 20.2.2 and Policy 20.3.2** seek to ensure that land use activities are undertaken in a manner which avoids, remedies or mitigates adverse effects on the transportation network.

Section 104D

Section 104D of the Resource Management Act requires that a resource consent for a non-complying activity must not be granted unless the proposal can meet one of two limbs. The limbs of section 104D require that the adverse effects on the environment will be no more than minor, or the application is for an activity which will not be contrary to the objectives and policies of either the relevant plan or the relevant proposed plan. In my opinion, the proposed unit title subdivision of the subject site will have effects which are no more than minor and are not contrary to the objectives and policies of the District Plan. Therefore Council can exercise its discretion under Section 104D to grant consent subject to the recommended conditions.

Other Matters

Recent case law has suggested that in order to grant consent to a non-complying activity, the application needs to be a 'true exception', otherwise in terms of precedent effects, the integrity of the Plan could be undermined. In this instance, the proposal is non-complying because of technical matters relating to the proximity of the unit boundaries to the unit walls and the proximity of common property to the units. This is common for unit title subdivisions, and does not create any effects beyond the subject site. As such, I consider that the proposed subdivision will not undermine the integrity of the Plan in any way.

Part II Matters

The proposed activity has also been assessed in terms of Part II matters of the Resource Management Act 1991. For the reasons outlined above, the proposed activity is considered consistent with section 5(2)(c); "Avoiding, remedying, or mitigating any adverse effects of activities on the environment", section 7(c) "The maintenance and enhancement of amenity values" and section 7(f) "The maintenance and enhancement of the quality of the environment."

RIGHTS OF OBJECTION

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

The Chief Executive
Dunedin City Council
P O Box 5045
DUNEDIN

Attn: Senior Planner- Enquiries 1st Floor

DEVELOPMENT CONTRIBUTION DECISION

Subdivision consent RMA 2006-0450 (now renumbered RMA-2006-370235) subdivided a 2900m² lot from the original Santa Sabina site which was then vested with Council as recreation reserve. It was resolved by the property developer and Council at that time that the vesting of the land would serve as the reserves contribution for the entire development originally consented as RMA 2006-0003 and RMA 2006-0004. This consent seeks to replace Stages 2 and 3 of the original consent and accordingly, the reserves contribution of RMA 2006-0450 will apply to this consent. No further reserves contribution or development contribution is payable on this consent.

Yours faithfully

Lianne Darby
PLANNER

Consent Type: Subdivision & Land use

Consent Number: SUB-2009-89 & LUC-2009-350

Location of Activity: 61 North Road, 41-73 Buccleugh Street, Dunedin

Legal Description: Lot 2 DP 393888 (CFR 423235)

Lapse Date: 23 November 2014, unless the consent has been given effect to before this date.

Subdivision SUB-2009-89

*That, pursuant to sections 34A(1) and 104B of the Resource Management Act 1991, and after having regard to Part II matters and sections 104 and 104D of the Resource Management Act 1991, the Dunedin City Council **grants** consent to a **non-complying** activity, being the unit title subdivision defining Units 1 to 55, common areas and auxiliary units at 61 North Road, and 41 to 73 Buccleugh Street, Dunedin, being the land legally described as Lot 2 DP 393888 (CFR 423235), subject to conditions imposed under sections 108 and 220 of the Act, as follows:*

1. *The proposal shall be given effect to generally in accordance with the plan prepared by the Otago Surveying Company Limited entitled 'Proposed Unit Title Subdivision in Substitution of Units on Lot 2 DP 393888 61 North Road', and the accompanying information submitted as part of SUB-2009-89 received by Council on 10 September 2009, except where modified by the following:*
2. *That prior to certification of the survey plan pursuant to section 223 of the Resource Management Act 1991, the applicant shall ensure the following:*
 - a) *If a requirement for any easement for services is incurred during the survey then those easements shall be granted or reserved and included in the Memorandum of Easements.*
 - b) *Easements for drainage shall be reserved as required.*
 - c) *The consent holder shall enter into a covenant with the New Zealand Historic Places Trust to protect the external building envelope of the Santa Sabina Building. The covenant shall require the approval of the New Zealand Historic Places Trust before any external part of the Santa Sabina building is removed or altered. This covenant shall be registered on the title of Units 16 and 17 and the Supplementary Record Sheet for the unit title development.*
 - d) *The consent holder shall enter into a covenant in favour of Dunedin City Council. The covenant shall require that the area subject to the Urban Landscape Conservation Area overlay in the Dunedin District Plan as at 30 August 2007 shall not have any structures erected on it, nor can the landowner remove any bush without the prior consent of the Dunedin City Council. The exception to this condition is that area (now part of AU16C) previously identified by ENV-2006-CHC-346 as needing to be cleared to allow construction of the previously consented Stage 3 units, but only if further resource consent is obtained for*

development in this area and only when any further units are to be constructed. This covenant shall be registered on the Supplementary Record Sheet for the unit title development.

- e) The consent holder shall enter into a covenant in favour of Dunedin City Council. The covenant shall prevent further subdivision of the site. The covenant is not intended to prevent minor boundary adjustments, amalgamations of titles, or variations to the Unit Title Plan adjusting the boundary of existing sites or the creation of accessory units. The covenant shall not provide for the development of the previously consented Stage 3, and will need to be revisited should further development be promoted. The covenant shall be registered on the Supplementary Record Sheet for the unit title development.*
 - f) The consent holder shall surrender the resource consents (Stages 2 and 3, subdivision and land use) of Environment Court Decision ENV-2006-CHC-346.*
- 3. Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the applicant shall complete the following:*
- a) The consent holder shall submit an earthworks permit application to Council prior to undertaking development related earthworks, and shall comply with the conditions of that permit once obtained.*
 - b) That detailed engineering plans for water supply, wastewater and stormwater shall be provided for the development. Service to each unit shall be installed in accordance with the approved plans.*
 - c) An "Application for Water Supply" is to be submitted to the Water and Waste Services Business Unit to establish a new water connection.*
 - d) Details of how each unit is to be served for water shall be provided to the Water and Waste Services Business Unit. This detail can accompany the application for water supply.*
 - e) That a Stormwater Management Plan for the development shall be prepared and submitted for approval to the Council's Water and Waste Services Business Unit for approval, prior to any construction commencing. Stormwater shall be managed in accordance with the approved management plan.*
 - f) An Erosion and Sediment Control Management Plan (ESCMP) is to be prepared and submitted to the Water and Waste Services for approval.*

The ESCMP shall set out clearly the sediment and erosion control measures that are to be implemented to ensure that all practicable measures are used to mitigate erosion and to control and contain sediment-laden stormwater run-off from the site during any stages of site disturbance that may be associated with this subdivision. The ESCMP shall in any event include but not be limited to:

- (i) A locality map;*
- (ii) Detailed drawings showing the type and location of erosion and sediment control measures, on-site catchment boundaries, and off-site sources of run-off;*
- (iii) Drawings and specifications of all designated erosion and sediment control measures with supporting calculations;*
- (iv) A programme of works, which includes but is not limited to, a proposed timeframe for the works;*
- (v) The inspections and maintenance of erosion and sediment control measures;*

- (vi) *Details of when the erosion and sediment control measures are to be established and decommissioned.*

The ESCMP is to be prepared by a suitably qualified and experienced engineer.

- g) Prior to the commencement of discharges from any site works, a certificate signed by the person responsible for preparing the ESCMP shall be submitted to the Water and Waste Services Business Unit to certify that the erosion and sediment control systems are constructed and installed in accordance with the requirements of the approved ESCMP.*
- h) No site works shall commence or be undertaken other than in full compliance with the approved ESCMP.*
- i) The consent holder shall ensure that all erosion and sediment control measures are inspected each working day. Records of any inspections shall be kept and provided to the Water and Waste Services Business Unit upon request.*
- j) All units shall have a standard manifold inside a manifold box, located in a convenient place outside each unit.*
- k) Any water services to the site from the existing water reticulated shall have a double check valve installed where the water supply enters the subject site at the boundary.*
- l) Any mailboxes erected at the North Road or Buccleugh Street frontages shall be clear of the driveways so as not to cause an obstruction to traffic entering or exiting the site.*
- m) The vehicle access from the carriageway of Buccleugh Street to the property boundary is over road reserve and is therefore required to be constructed in accordance with Dunedin City Council's Vehicle Entrance Specifications (to be obtained from the Dunedin City Council Roadway Department).*
- n) It is required that service areas, such as rubbish receptacle storage areas, be located on-site in a position such that they do not cause obstruction to the safe and efficient use of the vehicle access and parking.*
- o) A Traffic Management Plan for the development shall be prepared in consultation with Council's Transportation Operations department prior to construction or earthworks commencing. The Traffic Management Plan shall be prepared in accordance with Stage 1 conditions of consent 1. x), y), z), aa), bb) and cc) in Environment Court Decision ENV-2006-309-000015. Traffic on-site shall be managed in accordance with the Traffic Management Plan.*
- p) Should construction vehicle movements affect regular vehicle or pedestrian movements on North Road or Buccleugh Street, a further Traffic Management Plan shall be submitted to, and approved by, the Transportation Operations Manager prior to the commencement of any construction works. Traffic shall be managed in accordance with the approved plan.*
- q) The vehicle access from North Road shall be restricted to traffic entering the site only, except during periods of construction when condition (u) shall apply.*
- r) Signage shall be displayed at the north-western end of the access strip to North Road, advising that the access is one-way (ingress) for all traffic. Details*

regarding the sign shall be provided to the Transportation Operations Manager for approval.

- s) The North Road access strip shall be physically constrained to a width of 3m for a distance of at least 5m south of the northern-most point of the 4m wide access strip to clearly discourage drivers from exiting the site via the North Road entrance. Details of the method used to achieve this physical constraint shall be forwarded to the Transportation Operations Manager for approval prior to construction. Landscaping of the North Road access strip shall not impede any emergency vehicles from using this entrance.*
- t) An arrow indicating that the access is one-way shall be permanently marked on the driveway near the north-western end of the North Road access strip at the approach to the area where the width is restricted. The arrow shall comply with the attached diagram titled 'Lane Arrow Markings' and should be positioned so as to also be visible to motorists attempting to negotiate the driveway in the wrong direction before they reach the portion restricted in width.*
- u) During periods of construction, the North Road driveway to the site shall be closed to general traffic and all cars directed to the Buccleugh Street entrance/exit in order to minimise conflict with heavy vehicles using the North Road driveway in accordance with condition (v) below. Signage shall be placed at each end of the North Road driveway to instruct drivers of this temporary restriction. This restriction does not apply to those cars using the school car park which have right of way over the North Road entrance and may, therefore, continue to use this access point.*
- v) During periods of construction, all construction and earthmoving vehicles shall use the North Road driveway for ingress and egress. No traffic associated with construction or earthworks shall utilise Buccleugh Street for access to or from the site.*
- w) The surface of all parking, associated access and manoeuvring areas shall be formed, hard surfaced and adequately drained.*
- x) All parking areas shall be permanently marked to ensure that the parking areas are used effectively.*
- y) The formation of the Buccleugh Street access shall remain in accordance with Stage 1 condition 1.(ee) in the Environment Court Decision ENV-2006- 309-000015.*
- z) Any retaining walls having a height greater than 1.5m shall be the subject of specific design and construction supervised by a suitably qualified person.*
- aa) Those trees to be removed shall be limited to those trees immediately affected by the construction of the units and accessory units, and these shall be removed no sooner than necessary. The consent holder shall consult with the Council's arborist before any trees are removed to discuss whether individual trees can be retained.*
- bb) There shall be no excavation or change in ground level around the base of the protected sequoia trees, within the spread of the crown of the trees. This is to include construction of the access, services, drainage, or any other works. A fence is to be constructed around the base of the trees, ideally at the extent of the crown spread or, if this is unachievable, to the greatest extent possible, to prevent damage to the trees from construction equipment, machinery, and materials.*

- cc) *The consent holder is to consult with the Council's arborist before any upgrading of the access under the sequoia trees is commenced. It is anticipated that the upgrading and sealing of the existing access will, at this location, involve the building up of ground level rather than excavation.*
 - dd) *There shall be no excavation or change in ground level around the base or within the spread of the crown of the trees identified as 'Tree to be retained' on DG Hatfield & Associates plan 6636/53 (attached). It is acknowledged, however, that the proximity of the tree located at the rear of Units 26 to 29 (which has been identified on the plan 6636/53 (i) as tree "(a)" and as a "Tree to be retained") may mean that some excavation or change in ground level will occur within the crown spread, and in this respect the consent holder shall use its best endeavours to avoid any damage to the root structure of the tree. The trees identified as "Trees to be retained" shall be retained and shall also be protected during construction by temporary fencing erected as near as practicable around the base of each tree, at the drip line of the crown.*
 - ee) *A landscape management plan for Stage 2 shall be prepared in consultation with Council's Landscape Architect prior to construction commencing. The landscape management plan shall show areas of construction, retaining walls, paths, driveway and parking areas, the assigned amenity open space for each unit, those trees to be retained, and proposed amenity planting.*
 - ff) *The subdividing owner shall provide to Council 'as-built' plans and information detailing all engineering works completed in relation to, or in association with, this development.*
4. *In accordance with section 128 and 129 of the Resource Management Act 1991, at yearly intervals from the date of granting resource consent, the Council may serve notice on the Body Corporate of its intention to review conditions 3 (m), (q), (r), (s), (t), (w), (x), and (y) regarding the formation and operation of the accesses and parking areas.*

Land use LUC-2009-350

*That pursuant to section 34A(1) and 104C and after having regard to Part II matters and section 104 of the Resource Management Act 1991, the Dunedin City Council **grants** consent to a **restricted discretionary** activity being residential activity with technical breaches of the permitted activity standards resulting from the unit title subdivision SUB-2009-89, and matters of parking, maximum height, minimum access width, and amenity open space at 61 North Road, and 41 to 73 Buccleugh Street, Dunedin, being the land legally described as Lot 2 DP 393888 (CFR 423235), subject to one condition imposed under section 108 of the Act, as follows:*

5. *The proposal shall be given effect to generally in accordance with the plan prepared by the Otago Surveying Company Limited entitled 'Proposed Unit Title Subdivision in Substitution of Units on Lot 2 DP 393888 61 North Road', and the accompanying information submitted as part of LUC-2009-350 received by Council on 24 August 2009, except where modified by the following:*
- a) *That refuse shall be securely managed on-site with each residential unit providing a 'wheelie bin' and recycling bin. The consent holder shall arrange for the removal of refuse from the site by a private contractor.*
 - b) *Architectural concept drawings for the proposed units shall be provided to Council for approval by the Resource Consents Manager*

- c) *Colours for the buildings shall be provided to Council for approval by the Resource Consents Manager.*
- d) *That any debris carried onto the road during construction shall be removed immediately at the expense of the consent holder.*
- e) *That any damage to any part of the footpath or road formation as a result of the construction works shall be reinstated at the expense of the consent holder.*
- f) *A 1.8m wooden paling fence is to be constructed along the southeast boundary of the subject site, between the North Road driveway and the Duddingstone steps. This fence shall be constructed before the commencement of the earthworks for this development. Its construction shall be fully at the expense of the consent holder.*
- g) *Light spillage shall not be greater than 8 lux of light onto any other site used for residential purposes during night time hours, measured at the windows of any such residentially occupied building.*
- h) *Any mailboxes erected at the North Road or Buccleugh Street frontages shall be clear of the driveways so as not to cause an obstruction to traffic entering or existing the site.*
- i) *It is required that service areas, such as rubbish receptacle storage areas, be located on the site in a position such that they do not cause obstruction to the safe and efficient use of the vehicle access and parking.*

Advice Notes:

1. In addition to the conditions of a resource consent, the Resource Management Act establishes through sections 16 and 17 a duty for all persons to avoid unreasonable noise, and to avoid, remedy or mitigate any adverse effect created from an activity they undertake. A similar responsibility exists under the Health Act 1956.
2. The lapse period specified above may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991.
3. It is the consent holder's responsibility to comply with any conditions imposed on their resource consent prior to and during (as applicable) exercising the resource consent. Failure to comply with the conditions may result in prosecution, the penalties for which are outlined in section 339 of the Resource Management Act 1991.
4. This is resource consent. Please contact the Building Control Office, Development Services, about the need for building consent for the work.
5. The Water and Waste Services Business Unit require that the installation and connection of new water reticulation to the existing public water system shall be carried out after the consent holder has completed and submitted an 'Application for Water Supply' form to the Council and following the consent holder's acceptance of the quote for the required work (as per the Dunedin City Council's Terms and Conditions for the Supply of Water and the Dunedin City Council Code of Subdivision (Part 4)). A quote for the required work can be obtained from either the Dunedin City Council (DCC) or an approved water supply connection installer (AWSCI).
6. The requirements of Parts 4 and 5 (Drainage and Water Supply) of the Dunedin City Council's 'Code of Subdivision' shall be complied with.
7. It is advised that any drainage issues and requirements (including the necessary works) will be addressed via the building consent process.

8. Certain requirements for building on this land may be stipulated via the building consent process, and are likely to include the following points:
 - For sites level with or above the road, the finished floor level of any building is to be a minimum of 150mm above the crown of the road.
 - For sites below the road, the finished floor level is to be no less than 150mm above the lowest point on the site boundary. Surface water is not to create a nuisance on any adjoining properties.
 - For secondary flow paths, the finished floor level shall be set at the height of the secondary flow plus an allowance for free board.
 - As required by the New Zealand Building Code E1.3.2, surface water resulting from an event having a 2% probability of occurring annually, shall not enter buildings. The finished floor level shall be set accordingly.
9. Vehicle accesses from the carriageway to the property boundaries are located over road reserve and are therefore required to be constructed in accordance with the Dunedin City Council Vehicle Entrance Specification (available from Transportation Operations).
10. The following documents are recommended as best practice guidelines for managing erosion and sediment-laden run-off and for the design and construction of erosion and sediment control measures:
 - ARC Technical Publication No. 90 Erosion and Sediment Control Guidelines for Land Disturbing Activities in the Auckland Region, March 1999.
 - Environment Canterbury, 2007 "Erosion and Sediment Control Guidelines for the Canterbury Region" Report No. CRCR06/23.
 - Environment Canterbury, 2007 "Erosion and Sediment Control Guidelines for Small Sites".
11. Should there be a requirement to fell trees as part of the proposal, it is recommended that the felling of trees shall be limited to the times set out below, and shall comply with the following noise limits (dBA):

	L10	L95	Lmax
Monday to Friday 7.30 a.m. – 6.00 p.m.	75	60	90
Saturdays 8.30 a.m. – 5.00 p.m.	75	60	90

12. All construction work on the site shall be designed and conducted to ensure that construction noise does not exceed the noise limits in the following table.

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

Sound levels shall be measured and assessed in accordance with the provisions of NZS 6803: 1999 Acoustics – Construction noise.

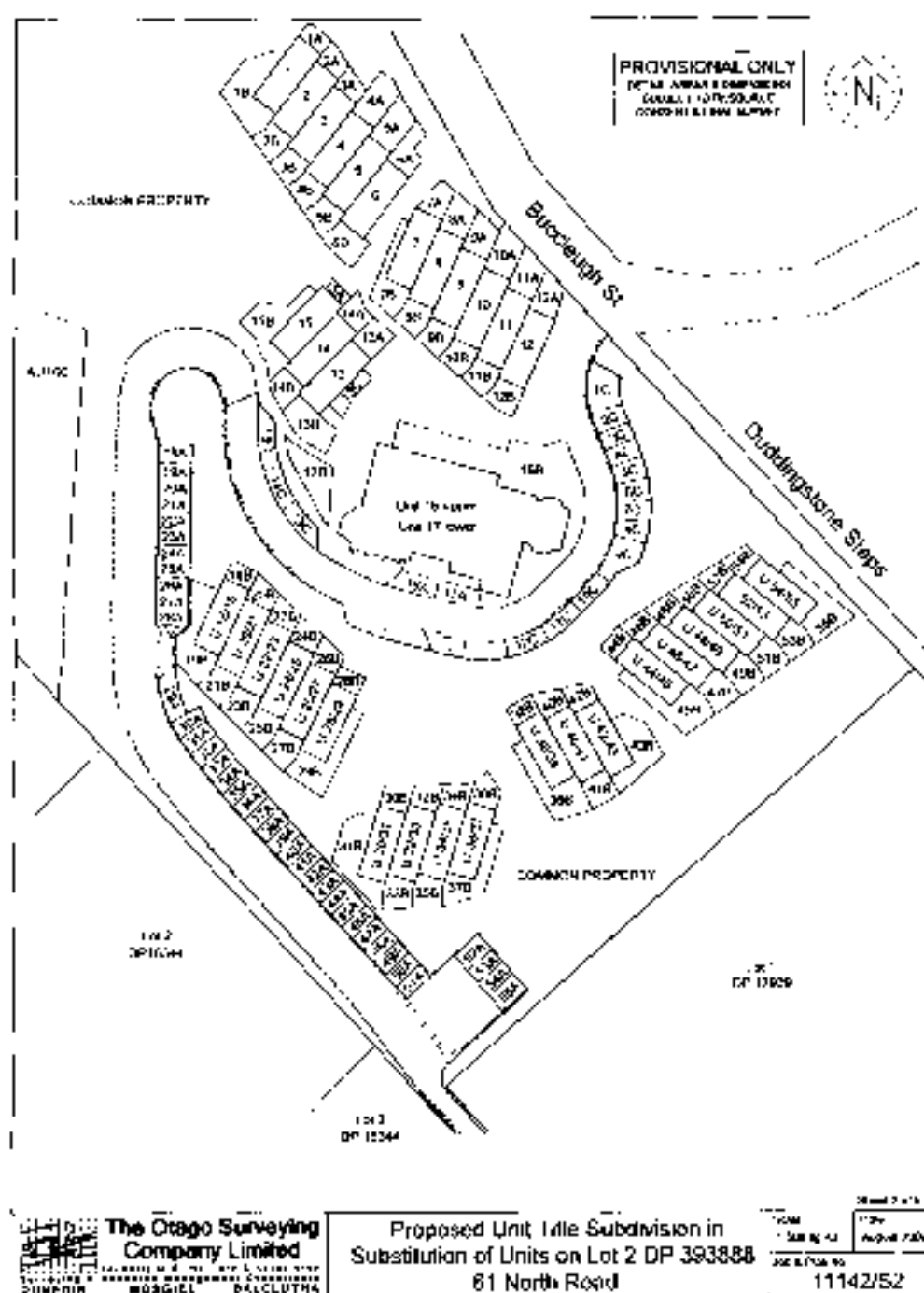
13. The residential units should be constructed in a manner intending to achieve the following World Health Organisation recommendations of the following noise limits for the maintenance of amenity and sleep protection for the occupants of the proposed apartments.

Environment	Critical Health Effect	Sound level dB(A)*	Time hours
Outdoor living areas	Annoyance	50 - 55	16
Indoor dwellings	Speech intelligibility	35	16
Bedrooms	Sleep disturbance	30	8

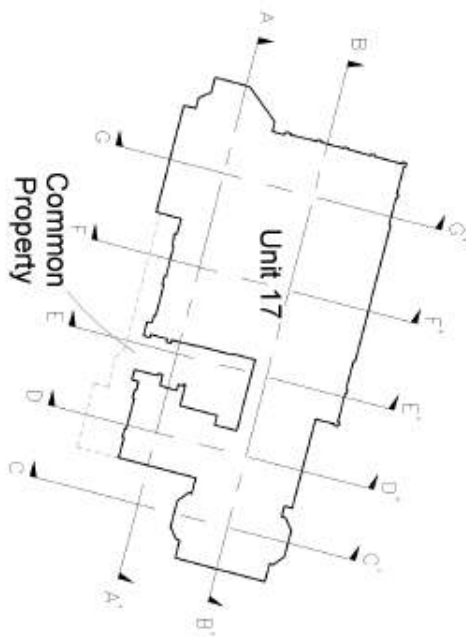
14. Construction of the buildings is to comply with the New Zealand Building Code.
15. The residents of the lower units, most notably Units 18-37, are advised that the group of sequoia trees alongside the lower driveway are a protected group of trees, and as such, may not be felled or pruned without Council approval. These trees are capable of growing to a height of 30m.
16. The development should comply with fire-fighting requirements in accordance with the New Zealand Fire Service Code of Practice for Fire Fighting Water Supplies.
17. Residential activities are required to comply with the Environmental Issues rules of Section 21.5 of the District Plan.

Issued at Dunedin this 23 November 2009

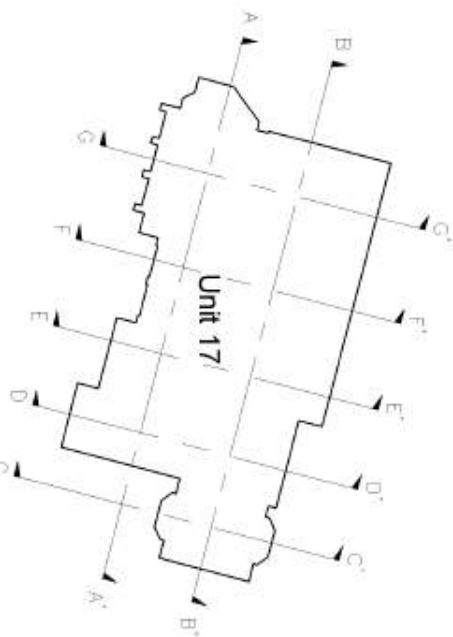
Lianne Darby
Planner



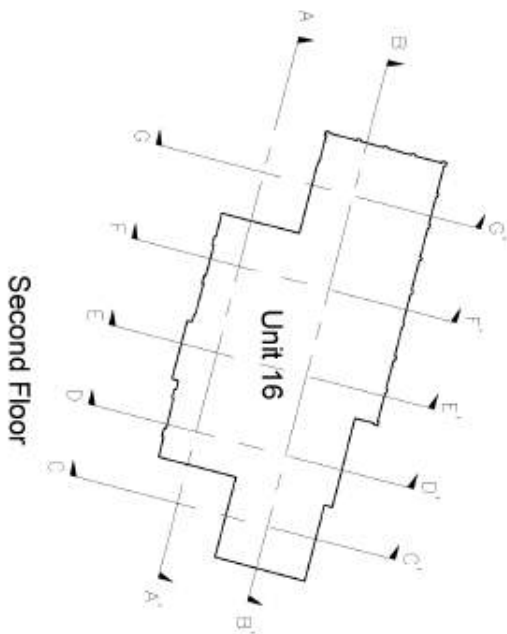
PROVISIONAL ONLY
 DETAIL, AREAS & DIMENSIONS
 SUBJECT TO RESOURCE
 CONSENT & FINAL SURVEY



First Floor



Ground Floor



Second Floor

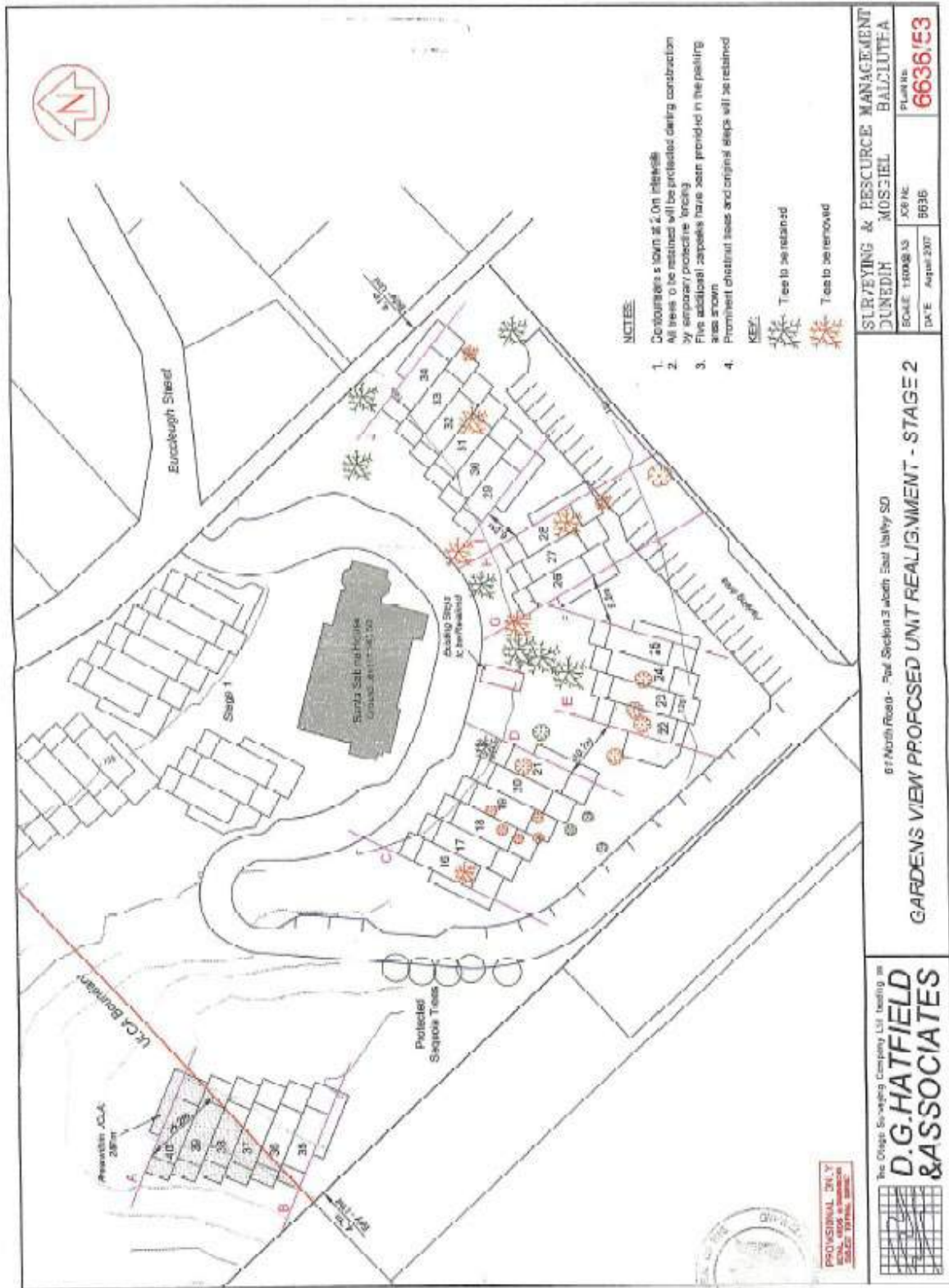
Height Datum: Otago Metric Datum
 Origin of Levels: 12 ST61, RL122.88

**The Otago Surveying
 Company Limited**
 formerly D. D. Hatfield & Associates
 Surveying & Resource Management Consultants
 DUNEDIN MOSGIEL BALCLUTHA

**Proposed Unit Title Subdivision in Substitution
 of Units on Lot 2 DP 393888
 61 North Road**

Scale: 1:300 @ A3
 Date: Sept 2009
 Job & Plan No: 11142/S6

Sheet 6 of 7





View Instrument Details

Instrument No.	8991462.13
Status	Registered
Date & Time Lodged	08 Mar 2012 17:20
Lodged By	Guest, Samuel Michael Dexter
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991

Toitu te
Land whenua
Information
New Zealand



Affected Computer Registers	Land District

423235	Otago
549580	Otago

Annexure Schedule: Contains 2 Pages.

Signature

Signed by Samuel Michael Dexter Guest as Territorial Authority Representative on 08/03/2012 12:28 PM

*** End of Report ***

CONSENT NOTICE PURSUANT TO SECTION 221

RESOURCE MANAGEMENT ACT 1991

DP 406606

IN THE MATTER of Redevelopment of Units on Lot 2 DP 393888 in certificate of title 423235

and

IN THE MATTER of Subdivision Consent SUB-2010-106 pursuant to Sections 105, 220 & 221 of the Resource Management Act 1991

Pursuant to Section 221 of the Resource Management Act 1991 the Dunedin City Council by resolution passed under delegated authority on the 15th day of November 2010 imposed the following conditions of subdivision consent on the Common Property on DP 406066 and Unit 16 (certificate of title 549580) on DP 406066

- (a) The registered proprietor shall not further subdivide the property beyond that anticipated by SUB-2010-109. However this consent notice shall not prevent minor boundary adjustments, amalgamations of titles or variations to the Unit Title Plan adjusting the boundary of existing sites or the creation of accessory units.

Dated at Dunedin this 18th day of January 2012


.....
Authorised Officer
DUNEDIN CITY COUNCIL

DUNEDIN CITY COUNCIL
CONSENT NOTICE PURSUANT TO SECTION
RESOURCE MANAGEMENT ACT 1991
DP 406606

Nb 9

CONO

IN THE MATTER of Redevelopment of Units on Lot 2 DP 393888 in certificate of title 423235

and

IN THE MATTER of Subdivision Consent SUB-2010-106 pursuant to Sections 105, 220 & 221 of the Resource Management Act 1991

Pursuant to Section 221 of the Resource Management Act 1991 the Dunedin City Council by resolution passed under delegated authority on the 15th day of November 2010 imposed the following conditions of subdivision consent on the Common Property on DP 406066

- (a) The registered proprietor shall not erect any structure or remove any bush without the prior consent of the Dunedin City Council in respect of the area subject to the Urban Landscape Conservation Area overlay in the Dunedin District Plan as at 30 August 2007 subject to the exception that the area (now part of AU16C) previously identified by ENV-2006-CHC-346 as needing to be cleared to allow construction of the previously consented Stage 3 units, but only if further resource consent is obtained for development in this area and only when any further units are to be constructed.

Dated at *Dunedin* this *18th* day of *January* 2012

..... M.C. Dorley
Authorised Officer
DUNEDIN CITY COUNCIL



View Instrument Details

Instrument No.	8991462.14
Status	Registered
Date & Time Lodged	08 Mar 2012 17:20
Lodged By	Guest, Samuel Michael Dexter
Instrument Type	Consent Notice under s221(4)(a) Resource Management Act 1991

Toitu te
Land whenua
Information
New Zealand



Affected Computer Registers	Land District
423235	Otago

Annexure Schedule: Contains 1 Page.

Signature

Signed by Samuel Michael Dexter Guest as Territorial Authority Representative on 01/02/2012 11:48 AM

*** End of Report ***

DUNEDIN CITY COUNCIL
CONSENT NOTICE PURSUANT TO SECTION 221
RESOURCE MANAGEMENT ACT 1991
DP 406606

IN THE MATTER of Redevelopment of Units on Lot 2 DP 393888 in certificate of title 423235

and

IN THE MATTER of Subdivision Consent SUB-2010-106 pursuant to Sections 105, 220 & 221 of the Resource Management Act 1991

Pursuant to Section 221 of the Resource Management Act 1991 the Dunedin City Council by resolution passed under delegated authority on the 15th day of November 2010 imposed the following conditions of subdivision consent on the Common Property on DP 406066

- (a) The registered proprietor shall not erect any structure or remove any bush without the prior consent of the Dunedin City Council in respect of the area subject to the Urban Landscape Conservation Area overlay in the Dunedin District Plan as at 30 August 2007 subject to the exception that the area (now part of AU16C) previously identified by ENV-2006-CHC-346 as needing to be cleared to allow construction of the previously consented Stage 3 units, but only if further resource consent is obtained for development in this area and only when any further units are to be constructed.

Dated at Dunedin this 18th day of January 2012

.....
M.C. Dorley
Authorised Officer
DUNEDIN CITY COUNCIL