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Dunedin City Council – Land Information Memorandum

Property Address: 56 Ascot Street Dunedin

Prepared for: Wasan Waleed Salih and Waseem Maan Ibrahim Alzاهر

Prepared on: 04-Jun-2026

Property Details:

Property ID	5059423
Address	56 Ascot Street Dunedin
Parcels	LOT 26 BLK XXI DP 705

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 04-Jun-2026

The Dunedin City Council has not carried out an inspection of the land and/or buildings for the purposes of preparing this LIM. The Dunedin City Council records may not show illegal or unauthorised buildings or works on the land. Accordingly this report may not necessarily reflect the current status of the property. Examples of situations which affect the property but are not recorded in this report include: unauthorised work not known to Council and breaches of Consents or Licences that are not the subject of a formal Requisition or Notice. The applicant is solely responsible for ensuring that the land or any building or works on the land is suitable for a particular purpose. The applicant should check the Certificate(s) of Title as this report may not include information that is registered on the Certificate(s) of title. The Certificate(s) of title may record further information or obligations relating to the land.

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

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

District Plan Hazard Information

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

Other Natural Hazard Information

Flood Hazards

OVERLAND FLOW PATH

Flood plus other natural hazards

Description: The property is identified within the report “The Natural Hazards of South Dunedin”, which may describe special features or characteristics of the land concerned, including but not limited to potential erosion, avulsion, falling debris, subsidence, slippage, alluvion or inundation. 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.

Goldsmith, M., & Hornblow, S. (2016). *The natural hazards of South Dunedin*. Otago Regional Council.

<https://www.orc.govt.nz/media/2217/the-natural-hazards-of-south-dunedin-report-july-2016.pdf>

Commissioned by: Otago Regional Council

Purpose: The purpose of this report is to summarise the natural hazards that affect South Dunedin and to provide information that can be used by the Otago Regional Council, Dunedin City Council and the community to better understand the hazardscape and to inform future planning and management.

Scope of report: South Dunedin, including the low-lying coastal plain between St Clair in the south and the Dunedin harbour in the north, bounded by Caversham Valley to the west and the Otago Peninsula to the east.

Reference Number: 12075

OVERLAND FLOW PATH

Description: South Dunedin Natural Hazards Qualitative Risk Assessment - Applying the Otago RPS and NPS-NH risk frameworks

Van Woerden, T. (2026). *Applying the NPS-NH risk framework: South Dunedin natural hazards qualitative risk assessment*. Otago Regional Council.

Commissioned by: Otago Regional Council

Purpose: To consider the natural hazard risk in South Dunedin under both the NPS-NH and pORPS frameworks to support DCC in determining whether the current plan is fit for purpose.

Scope of report: The same as the focus area for the South Dunedin Future adaptation programme and the SDF risk assessment by Kia Rōpine... an area including the South Dunedin, St. Kilda North and St. Kilda South, and parts of St. Clair, Caversham, Tainui, and Musselburgh.

Reference Number: 14119

Land Stability Hazards

No information.

Coastal Hazards

SEA LEVEL RISE

Sea Level Rise Prediction Study of Harbourside and South City

Description: The study area considered by a report commissioned by the Dunedin City Council entitled 'Assessment of Options for Protecting Harbourside and South City from Direct Impacts of Sea Level Rise

Beca Ltd. (2014). *Assessment of options for protecting Harbourside and South City from direct impacts of sea level rise*. Beca Ltd.

https://www.dunedin.govt.nz/_data/assets/pdf_file/0008/1071773/Assessment-of-Options-for-Protecting-Harbourside-and-South-City-from-Direct-Impacts-of-Sea-Level-Rise.pdf

Commissioned by: Dunedin City Council

Purpose: The purpose of this report is to assess options for protecting the Harbourside and South City areas of Dunedin from the direct impacts of sea level rise.

Scope of report: Harbourside and South City areas of Dunedin

Reference Number: 11454

SEA LEVEL RISE

Groundwater

Description: The property is identified in the "Dunedin Groundwater Monitoring and Spatial Observations" report published by GNS Science 2020 (doi: 10.21420/AVAJ-EE81), which describes characteristics of groundwater (either observed or interpolated) within the land concerned. The Institute of Geological and Nuclear Sciences Limited (GNS Science) and its funders give no warranties of any kind concerning the accuracy, completeness, timeliness or fitness for purpose of the data. GNS Science accepts no responsibility for any actions taken based on, or reliance placed on the data and GNS Science and its funders exclude to the full extent permitted by law liability for any loss, damage or expense, direct or indirect, and however caused, whether through negligence or otherwise, resulting from any person's or organisation's use of, or reliance on, the data. Although the report is known to the Dunedin City Council, the council has also not assessed the report for correctness. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose including development.

Cox, S., Glassey, P., Ettema, M., Hornblow, S., Mager, S. & Yeo, S.. (2020). *Dunedin groundwater monitoring and spatial observations*. GNS Science.

<https://www.orc.govt.nz/media/16153/dunedin-groundwater-monitoring-spatial-observations-and-forecast-conditions-under-sea-level-rise-dec-2023.pdf>

Commissioned by: Otago Regional Council

Purpose: The purpose of this report is to investigate the groundwater responses in Dunedin under a scenario of rising sea levels

Scope of report: Coastal Dunedin, especially South Dunedin, Harbourside, and parts of the Taieri Plain.

Reference Number: 12083

SEA LEVEL RISE

Groundwater

Description: Dunedin groundwater monitoring, spatial observations and forecast conditions under sea-level rise. Refer to the ORCs 'Groundwater table changes and sea level rise - South Dunedin and Harbourside' page for further information.

Cox, S. C., Ettema, M. H. J., Chambers, L. A., Easterbrook-Clark, L. H., & Stevenson, N. I. (2023). *Dunedin groundwater monitoring, spatial observations and forecast conditions under sea level rise*. GNS Science.
<https://www.orc.govt.nz/media/16153/dunedin-groundwater-monitoring-spatial-observations-and-forecast-conditions-under-sea-level-rise-dec-2023.pdf>

Commissioned by: Otago Regional Council

Purpose: The purpose of this study is to characterise current groundwater levels across South Dunedin, establish baseline monitoring, and forecast groundwater behaviour under scenarios of future sea-level rise.

Scope of report: The geographic scope of the assessment covers the South Dunedin area, including the reclaimed flat and surrounding low-lying suburbs.

Reference Number: 12118

SEA LEVEL RISE

Sea Level Rise

Description: The report on the potential adaptation futures outlines a range of options available for managing and mitigating the risks faced by South Dunedin (as identified in the South Dunedin Risk Assessment). The report (background report and micro-business cases document together describe the key characteristics of each potential adaption future, explores the pros and cons, and provides high-level costs and visualisations of what South Dunedin could look like in 75 years' time (in 2100).

WSP. (2025). *Risk Assessment 202503 South Dunedin*. WSP.

<https://www.dunedin.govt.nz/do-it-online/pay-online/request-lim/hazard-information>

Commissioned by: Dunedin City Council

Purpose: The purpose of this report is to assess the risks associated with hazards in South Dunedin, including physical risks to infrastructure, environment, and community, to support spatial adaptation planning and inform decision-making.

Scope of report: South Dunedin

Reference Number: 12124

Seismic Hazards

INTENSIFIED SHAKING

Earthquake Likely Amplification 1:25000 Map

Description: This area has been identified as lying within a zone susceptible to amplified shaking in an earthquake and the area of likely amplification of earthquake intensity by 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

LIQUEFACTION

Domain C

Description: Ground predominantly underlain by poorly consolidated marine or estuarine sediments with shallow groundwater, with a moderate to high likelihood of liquefaction-susceptible materials being present

Barrell, D. J. A., Glassey, P. J., Cox, S. C., & Smith Lyttle, B. (2014). *Assessment of liquefaction hazards in the Dunedin City district*. GNS Science.

https://www.dunedin.govt.nz/_data/assets/pdf_file/0011/476084/Assessment-of-liquefaction-hazards-in-the-Dunedin-City-District.pdf

Commissioned by: Otago Regional Council

Purpose: The Otago Regional Council (ORC) contracted GNS Science to assess liquefaction hazards in the Dunedin City territorial authority area (Dunedin district), and delineate areas that may be susceptible to ground damage as a result of liquefaction, and the closely allied phenomenon of lateral spreading. This report presents the results of that assessment.

Scope of report: Dunedin City district

Reference Number: 11407

Other Natural Hazards

No information.

Otago Regional Council Hazard Information

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

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

Contaminated Site, Hazardous Substances and Dangerous Goods

Contaminated Site Information

No information.

Historic Dangerous Goods Licence(s)

No information.

Hazardous Substances

No information.

WARNING – Change in legislation and management of hazardous substances

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

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

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

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

Drainage

Drainage plans on file are indicative only.

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

Foul Sewer and Waste Water

Urban Stormwater Catchment

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

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

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

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

Drainage Reticulation Plans

A copy of the Dunedin City Council's drainage infrastructure in the vicinity of the subject property is attached. Public foul sewers are shown in red and stormwater sewers in green.

All public drainage services are available to receive connections from the property and limited flows of stormwater may also be discharged to the street channel or an approved outfall.

Stormwater/Sewer Separation - Compliant

The Dunedin City Council requires the foul sewer and storm water being discharged from a property to be directed to the separate foul sewer and storm water networks, respectively. This property is in an area where inspections have been undertaken to ensure compliance with this requirement. This property was certified as complying with Council's requirements for storm water separation at the time of inspection on **29th April 2002**.

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

Public Sewer Sheets

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

Dunedin City Council Private Drainage plans incomplete

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

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

Water Supply

Urban water supply area – Connected

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

Terms and conditions of supply

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

Water pressure

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

Water reticulation maps

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

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

Rates Details

Rates Assessment Details

Rate Account	2059423
Address	56 Ascot Street Dunedin
Valuation Number	27500-51700
Latest Valuation Details	
Capital Value	\$590,000
Land Value	\$415,000
Value of Improvements	\$175,000
Area (Hectares)	0.0596HA
Units of Use	3
Current Rates	
Current Rating Year Starting	01-Jul-2025
Dunedin City Council Rates	\$8,031.08
Rates Outstanding for Year	\$200.79

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

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

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

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

Building and Drainage Consents

The following consents are recorded for this property:

Status Key:	BC	-	Building Consent Issued
	CCC	-	Code Compliance Certificate Issued
	Archived /CCC	-	In accordance with section 93(2)(b) of the Building Act, the consent was reviewed for code compliance after two years. Compliance with the Building Code could not be established and therefore the Code Compliance Certificate has been refused.
	Refused	-	Work has not commenced and no extension of time applied for within 12 months of date of consent issue. Consent is of no further effect
	Lapsed	-	Work has not commenced and no extension of time applied for within 12 months of date of consent issue. Consent is of no further effect

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

[ABA-2002-296948](#) Building Consent - Alter Kitchen/Bathroom - Gas Heater

Lodgement Date	07-Jun-2002
Decision	Granted
Decision Date	24-Jun-2002
Current Status	CCC Issued
Previous Number	ABA21462

(Applications before 2007)

[ABA-1992-316496](#) Building Consent - ABA921353 - PERMIT - 1353 - Convert Building to Granny Flat, (Midson)

Lodgement Date	28-Aug-1992
Decision	Granted
Decision Date	22-Sep-1992
Current Status	Historical Record
Previous Number	ABA921353

(Applications before 2007)

Building and Drainage Permits

[H-1912-125568](#) AAD19122514 A1612 - Plumbing and Drainage, (Scurr). The permit was lodged on 21-Oct-1912.

[H-1971-199060](#) AAD19711744 H8909 - Plumbing, (Carrick). The permit was lodged on 19-Apr-1971.

[H-1991-233697](#) AAD19914882 L8663 - Plumbing and Drainage, No Plan, (Midson). The permit was lodged on 25-Feb-1991.

[H-1970-247378](#) AAK19700052 39926 - Alter Dwelling into 2 Units, (Carrick). The permit was lodged on 31-Jul-1970.

[H-1962-246338](#) AAK19620024 36655 - Erect Concrete Block Wall, No Plan (Stephen). The permit was lodged on 01-May-1962.

[H-1971-247498](#) AAK19710077 5343 - Roughcast Dwelling, No Plan, (Carrick). The permit was lodged on 29-Nov-1971.

[H-1971-247499](#) AAK19710078 5333 - Erect Garage/Storeroom, (Carrick). The permit was lodged on 14-Oct-1971.

Earthquake Prone Building

The following information is recorded for this property:

Earthquake Prone Status	Not yet profiled
Assessment Due Date	
Extension Granted	
Extension Description	
Assessment Status	
Assessment Result (%)	
Earthquake Rating Category	
EPB Notice Issued	

If Earthquake Prone status is set to EPB Methodology, it has been assessed under the Building Amendment Act 2016. This status will remain in place under the Building Amendment Act 2016.

Otherwise, the building was identified as potentially earthquake prone under the Dunedin City Council Earthquake prone buildings policy.

This work predates the Building (earthquake-prone buildings) Amendment Act 2016. New or additional information may be requested to establish whether or not the building is deemed earthquake prone under the current legislation.

Information regarding managing earthquake-prone buildings is available on the Ministry of Business, Innovation and Employment's web site <https://www.building.govt.nz/managing-buildings/managing-earthquake-prone-buildings/>

For further information refer to the Dunedin City Council Earthquake Prone Buildings information on the website: <https://www.dunedin.govt.nz/services/building-services/earthquake-prone-buildings>

Building Notices

No Building Notices

Resource Consents

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

[SUB-2020-170](#) - Subdivision Consent

Description	two-lot fee-simple subdivision
Lodgement Date	16-Oct-2020
Decision	Granted
Decision Date	13-Nov-2020
Current Status	s223 Monitoring Commenced

[LUC-2020-502](#) - Land Use Consent

Description	residential activity with non-compliant access width and distance between shared driveway and unit, non-compliant eaves, and buildings over 2.0m high built in setbacks next to new boundary of SUB-2020-170
Lodgement Date	16-Oct-2020
Decision	Granted
Decision Date	13-Nov-2020
Current Status	Consent Issued

Consent Notices

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

Alcohol Licensing

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

Health Licensing

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

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

No information.

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

District Plan

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

SECOND GENERATION DISTRICT PLAN INFORMATION

Zoning

- General Residential 2 (refer Section 15, Residential)

Scheduled Items

- Nil

Overlay Zones

- Hazard 3 (coastal) Overlay Zone

Mapped Areas

- South Dunedin Mapped Area

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

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 56 Ascot Street Dunedin

[5059367 57 Ascot Street Dunedin](#)

[RMA-1995-352853](#) Resource Management Act (Historical Data) DISPENSATION 1374 FOR GARAGE (Non-Notified - Non Complying). The outcome was Granted on 29/06/1990.

[5059407 85 Queens Drive St Kilda](#)

[LUC-2010-34](#) Land Use Consent build a new double garage to replace a previous garage that was damaged by fire. The outcome was Granted on 12/02/2010.

[5059408 83 Queens Drive St Kilda](#)

[RMA-2005-369018](#) Resource Management Act (Historical Data) 2 LOT SUBDIVISION - NON COMPLYING FRONTAGE FOR PROPOSED LOT 2 (Non-Notified - Non Complying). The outcome was Granted on 17/06/2005.

[5059410 79 Queens Drive St Kilda](#)

[RMA-1997-361263](#) Resource Management Act (Historical Data) TWO UNIT UNIT-TITLE SUBDIVISION Hazards Comments: (Non-Notified - Non Complying). The outcome was Granted on 29/09/1997.

[RMA-1996-359594](#) Resource Management Act (Historical Data) ERECT TWO OWNERSHIP UNITS (Non-Notified - Non Complying). The outcome was Granted on 23/05/1996.

[5059412 77 Queens Drive St Kilda](#)

[RMA-2004-367986](#) Resource Management Act (Historical Data) VERANDAH ADDITION IN SIDE YARD AND HEIGHT PLANE (Non-Notified - Restricted Discretionary). The outcome was Granted on 29/06/2004.

[5059418 4 Marlow Street Dunedin](#)

[LUC-2025-289](#) Land Use Consent A duplex contravening setback and building length performance standards; soil disturbance under the NES-CS; and earthworks in proximity to infrastructure. The outcome was Granted on 25/02/2026.

[SUB-2025-146](#) Subdivision Consent a 2-Lot residential subdivision of a duplex contravening the shape standard on a HAIL site. The outcome was Granted on 25/02/2026.

[5059421 52 Ascot Street Dunedin](#)

[LUC-2010-348](#) Land Use Consent dwelling alterations resulting in a minor breach of the height plane angle. The outcome was Granted on 13/08/2010.

[5059427 62 Ascot Street Dunedin](#)

[RMA-2005-368663](#) Resource Management Act (Historical Data) NEW GARAGE (Non-Notified - Restricted Discretionary). The outcome was Granted on 19/01/2005.

[5103389 79A Queens Drive St Kilda](#)

[RMA-1997-361263](#) Resource Management Act (Historical Data) TWO UNIT UNIT-TITLE SUBDIVISION Hazards Comments: (Non-Notified - Non Complying). The outcome was Granted on 29/09/1997.

[RMA-1996-359594](#) Resource Management Act (Historical Data) ERECT TWO OWNERSHIP UNITS (Non-Notified - Non Complying). The outcome was Granted on 23/05/1996.

[5103574 79B Queens Drive St Kilda](#)

[RMA-1997-361263](#) Resource Management Act (Historical Data) TWO UNIT UNIT-TITLE SUBDIVISION Hazards Comments: (Non-Notified - Non Complying). The outcome was Granted on 29/09/1997.

[RMA-1996-359594](#) Resource Management Act (Historical Data) ERECT TWO OWNERSHIP UNITS (Non-Notified - Non Complying). The outcome was Granted on 23/05/1996.

[5111880 83A Queens Drive St Kilda](#)

[RMA-2005-369018](#) Resource Management Act (Historical Data) 2 LOT SUBDIVISION - NON COMPLYING FRONTAGE FOR PROPOSED LOT 2 (Non-Notified - Non Complying). The outcome was Granted on 17/06/2005.

[5130918 12B Marlow Street Dunedin](#)

[SUB-2019-87](#) Subdivision Consent subdivision consent for a fee-simple subdivision into two lots. The outcome was Granted on 29/08/2019.

[LUC-2019-408](#) Land Use Consent land use for two residential units with outdoor living, boundary setback, site coverage and transportation breaches; consequential to SUB-2019-87. The outcome was Granted on 29/08/2019.

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:

Encroachment on road reserve – privately owned vegetation over footpath

It appears that the vegetation at this property's frontage on 56 Ascot Street is encroaching on the footpath. Private vegetation is required to be maintained so that it does not interfere with footpath users or extend over your property boundary. Council accepts this situation but accepts no liability. Maintenance is the responsibility of the property owner. The Council may require this to be addressed in the future.

Non-compliant vehicle crossing - metal plates.

The vehicle crossing at the property has not been constructed in accordance with DCC Transport's Vehicle Entrance Specifications. Under the provisions of the Local Government Act 1974, section 335, and the DCC Roding Bylaw 2020, section 11, if you wish to access the property by vehicle you are required to have a properly constructed vehicle crossing, vehicles cannot access the property by placing metal plates over the kerb and channel to drive over the footpath to gain access to the property. To meet current Council standards, metal plates are no longer accepted and the vehicle crossing needs to be constructed fit for purpose. Written approval must be given by DCC Transport for the construction of any vehicle crossing and before any physical work can start. Work must also be completed by a DCC approved vehicle crossing contractor.

Non-compliant vehicle crossing – no stormwater run-off and not sealed for the first 5 metres.

To meet current Council standards the vehicle crossing would be required to be hard surfaced from the edge of the carriageway to 5m inside the property boundary. This requirement is to prevent debris migrating from inside the property out onto the footpath and/or carriageway. The stormwater run-off would be required to be captured at the boundary and managed in a way where it does not cause a nuisance to neighbouring properties, including the road corridor. For example: a strip drain with sump or a sump and piped to the kerb and channel. Council accepts this situation but accepts no liability and points out that maintenance is the responsibility of the property owner. The Council may require this to be addressed in the future.

Private stormwater lateral.

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

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

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

Glossary of Terms and Abbreviations

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

Consent, Permit, Licence & Complaint types

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

Terms used in Permits & Consents

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

MH Manhole
PL Plumbing
PLB Plumbing
PTE Private
SIS Sewer in section
WC Water course
WT Water table
SW Stormwater

General terms

RDMS Records and Document Management System

Appendices



QUEENS DRIVE

ASCOT STREET



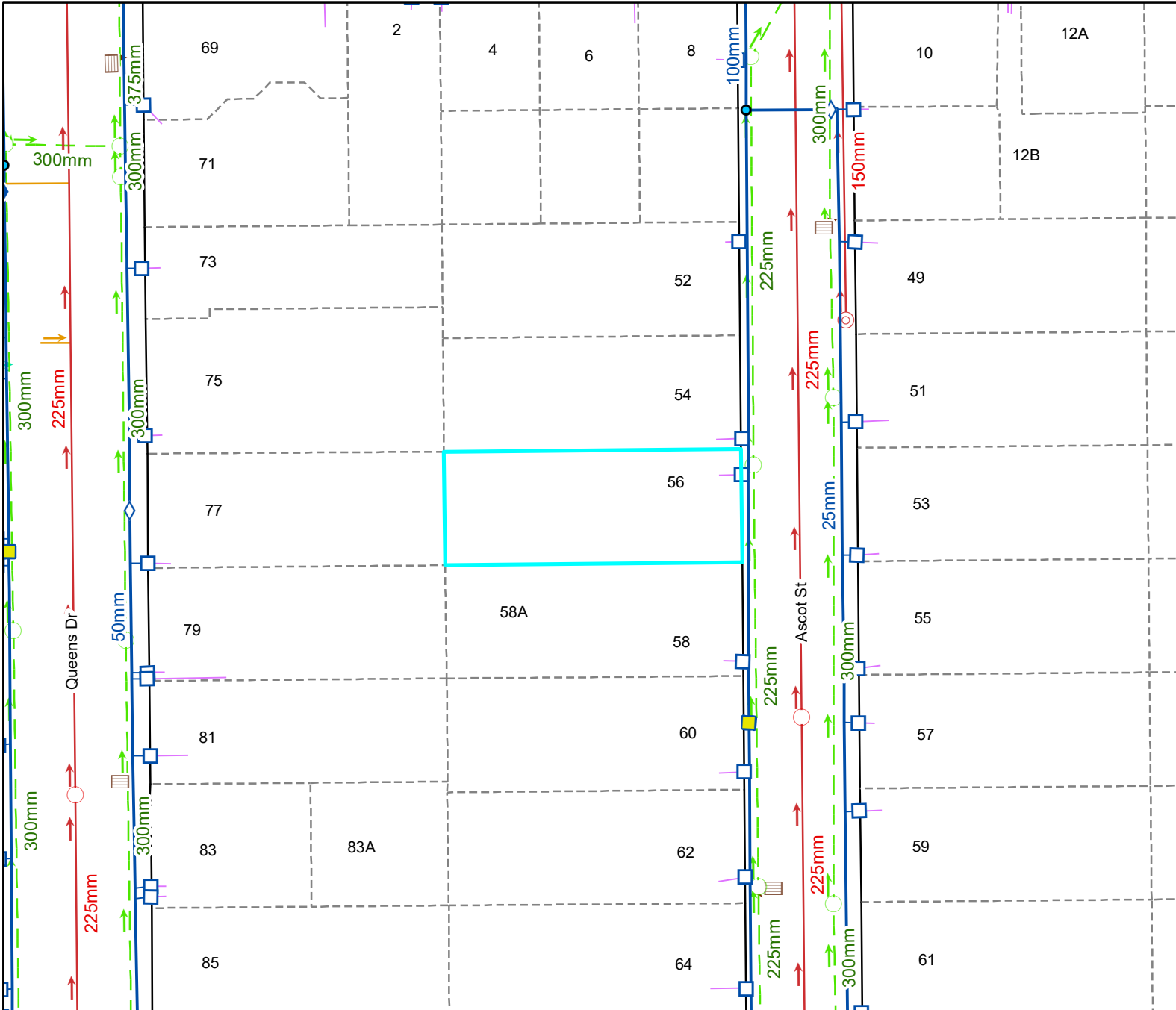
Photographic Map

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

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



Legend

Water Supply

	Manifold Box		Water 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		Scour
	Water Valve - Sluice		Water Service Lateral
	Water Hydrant		Water Fire Service Lateral
	Water Backflow Preventor - RPZ		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		Road/Rail
	Railway Centreline		Hydro		Motorway Parcels
			Strata		Easment (where recorded)

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



Council Water & Drainage Services

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

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

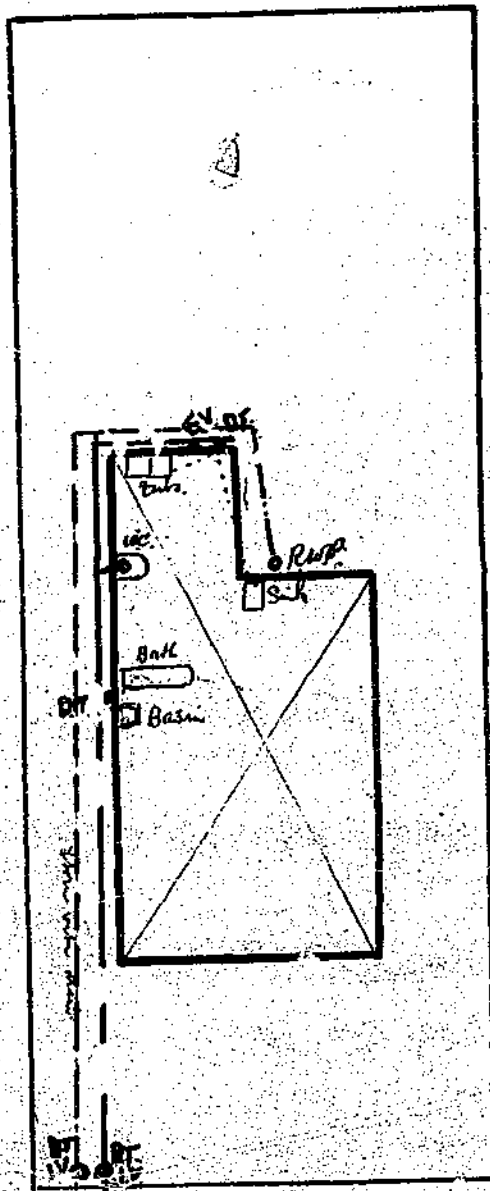
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2013 Urban and rural photography Jan/Feb 2013. Copyright DCC. CC BY 3.0 NZ.
2006/2007 Urban photography March 2007, copyright NZAM. Rural photography March 2006, copyright Terralink International Ltd.

A/1612

Owner Mr. D. Scarr,
 1056 Bruce St.
 Missellough
 Sect 24 Blk 21
 118 ft soil clean to sewer
 present ^{day} for storm water to
 be trapped & treated

- 1 ft.
- 1 bath
- 1 sink
- 1 tub
- 1 basin
- 1 connection.

Scale 1/16" to 1 ft.

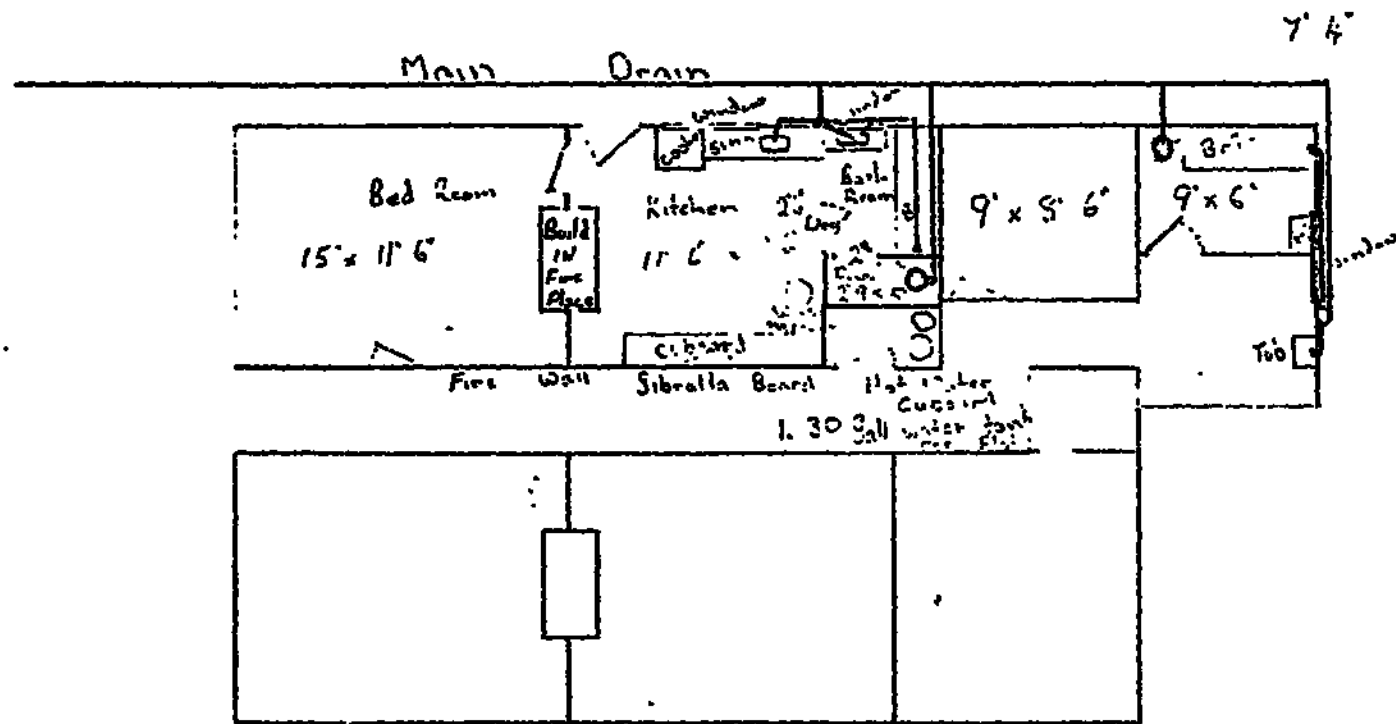


LEGEND

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

56 Ascot St.

Shaw.



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 _____

Foul sewage to be discharged to _____

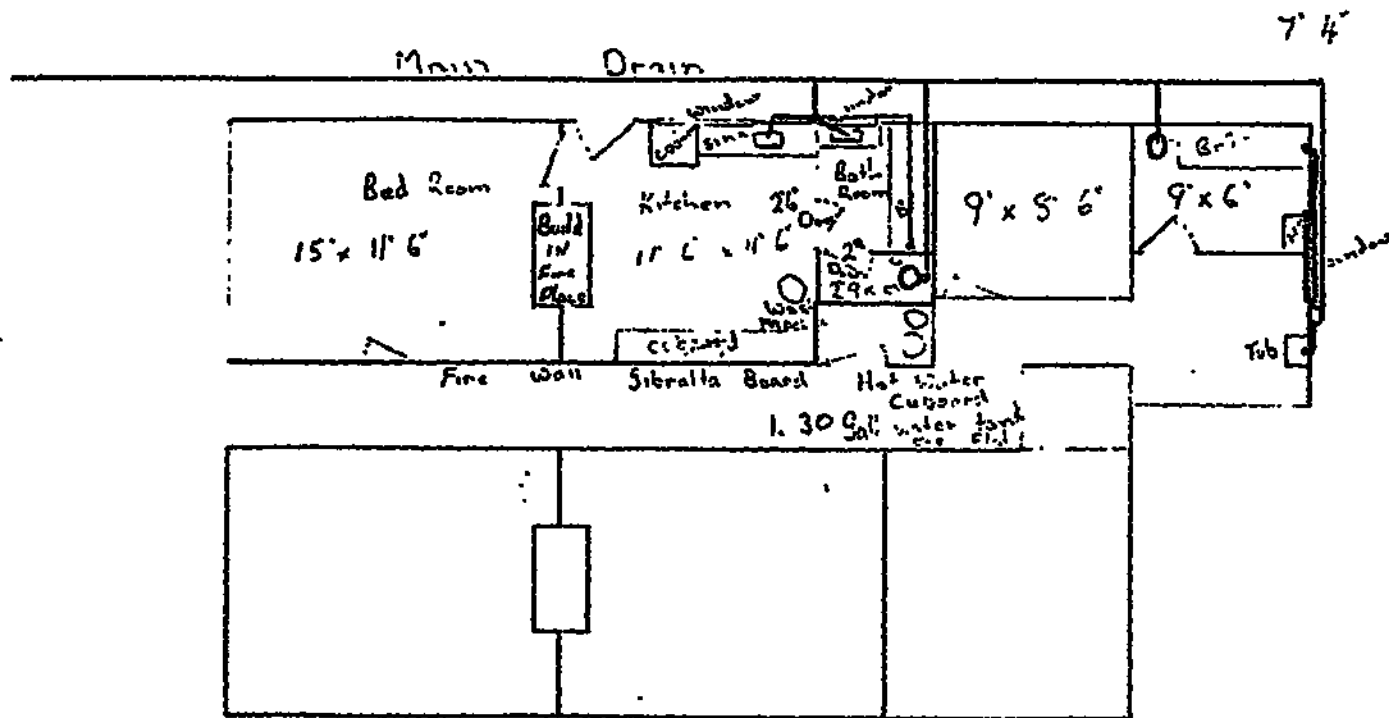
*Extension of
existing foul drain
to have permanently ventilated skylight
over.*

Proposed Flat to be Built on to existing House
St. Kilda to Dunedin. For Mr. B. R. CARRICOTT

56 ADCOT

31/7/70

A. B. Rose



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 _____

Foul sewage to be discharged to _____

extension of existing foul drain - internal pipe to have permanently ventilated skylight

56 ASCOT

31/7/70

A. B. Row

Proposed Flat to be Built into existing House
 S1, Kilda Dunedin For BR OFFICE

H 8989

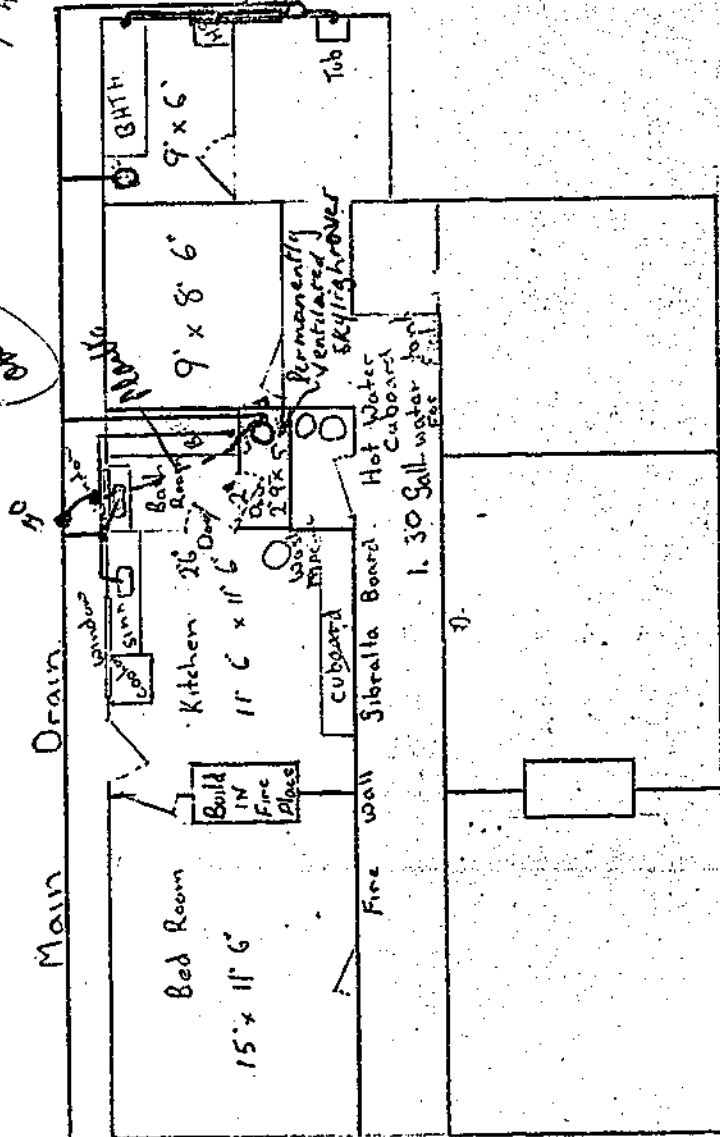
S.V.

29/6/71

House to
Boundary

7' 4" From
Side

(circled)
MADO



56 ASCOT

House
B R
CARRICK

to be
Built into
existing

Flat
to be
Built into
existing

Flat
to be
Built into
existing

Flat
to be
Built into
existing

Proposed Flat
to be Built into
existing House
St, Kilda
Dunedin.

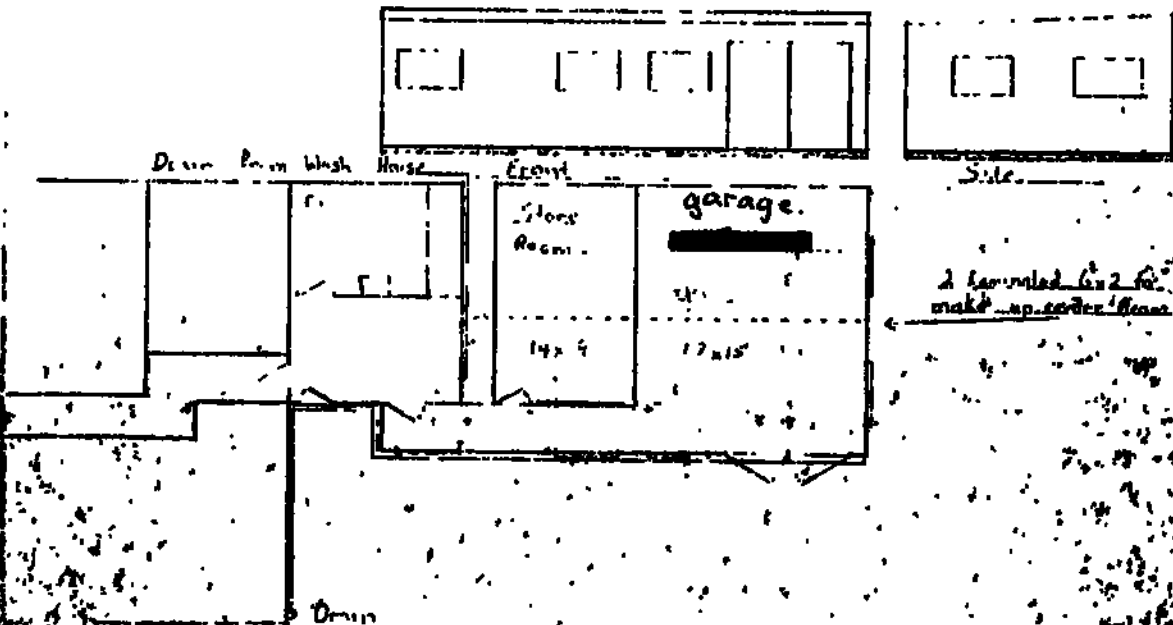
DUNEDIN DRAINAGE & SEWERAGE BOARD

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 existing stormwater drain

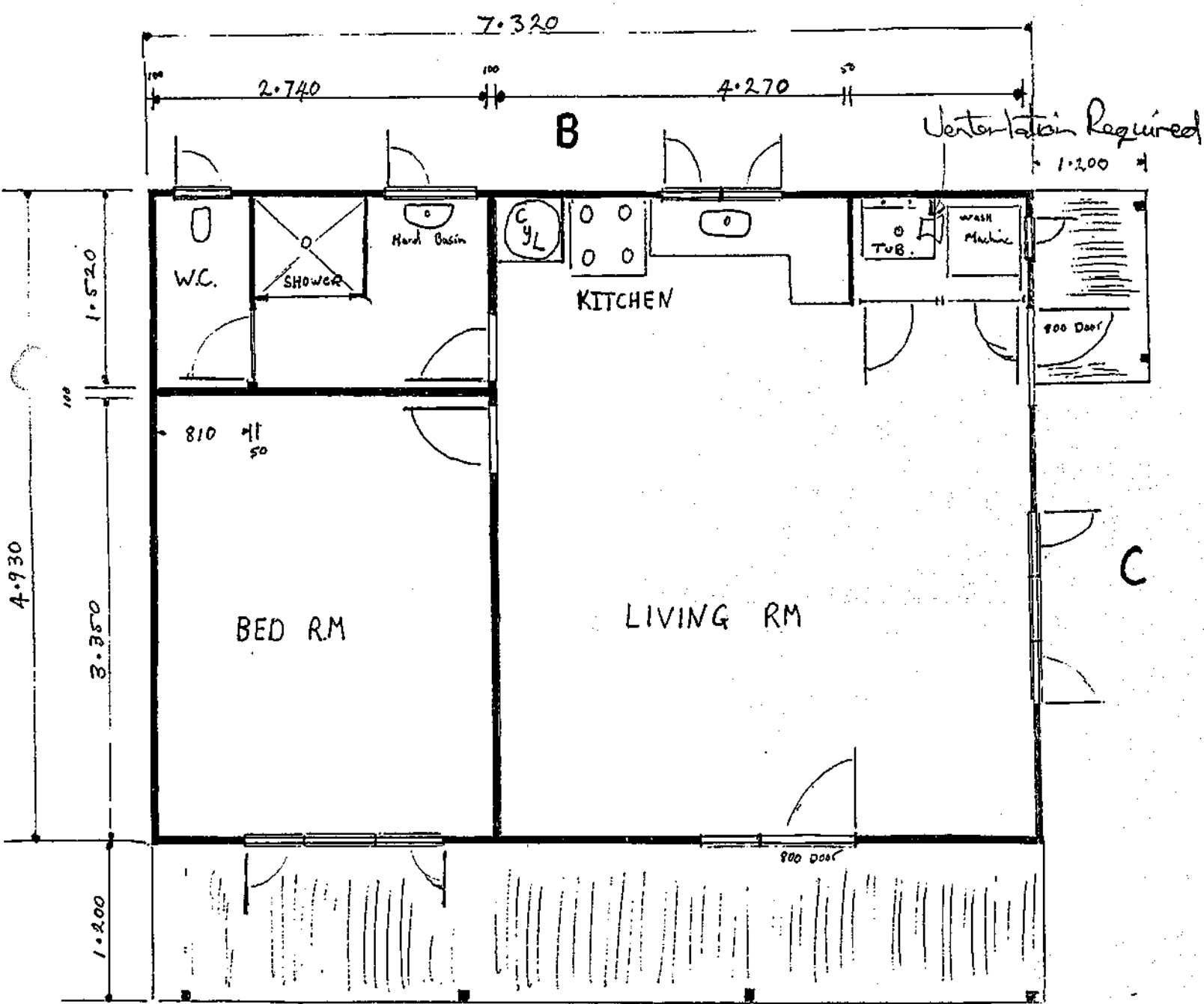
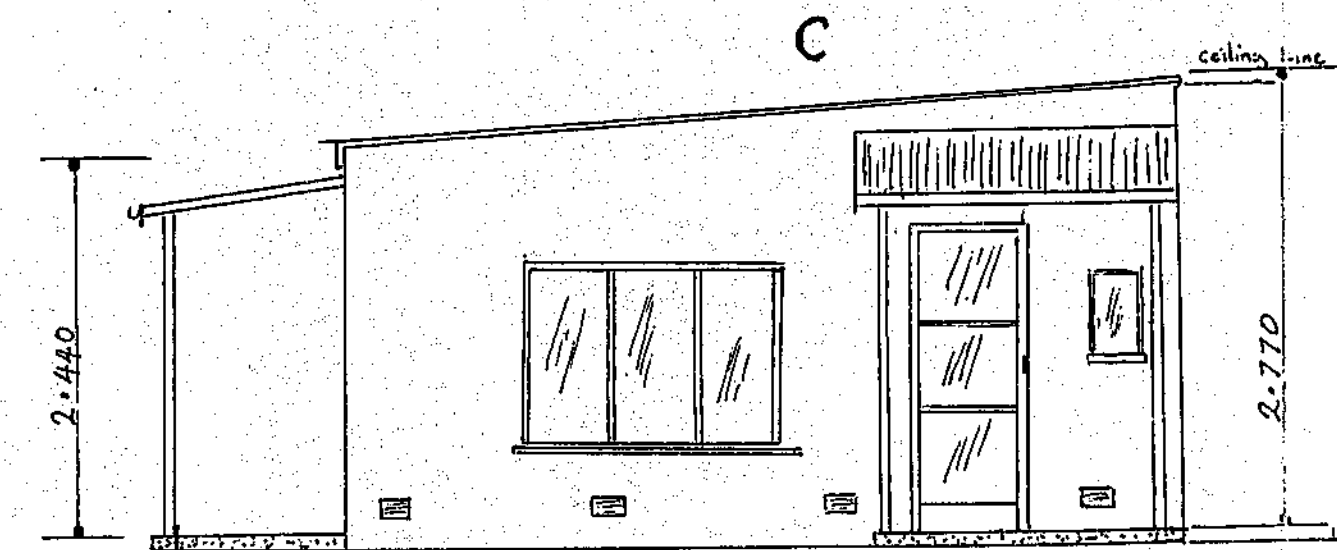
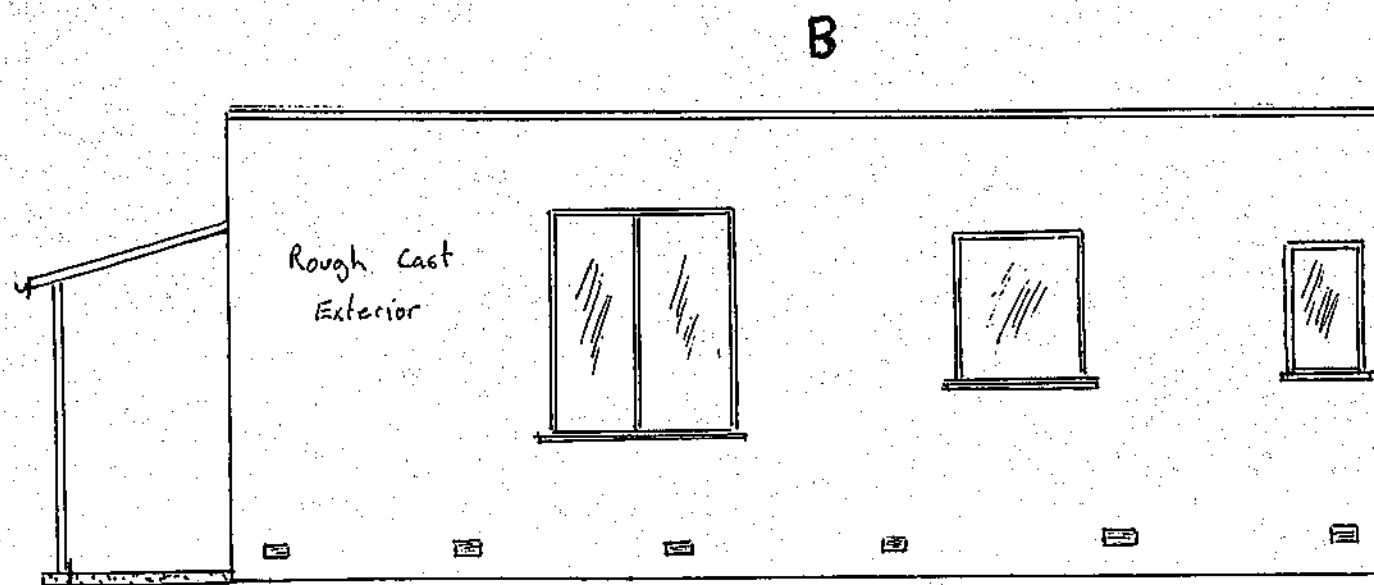
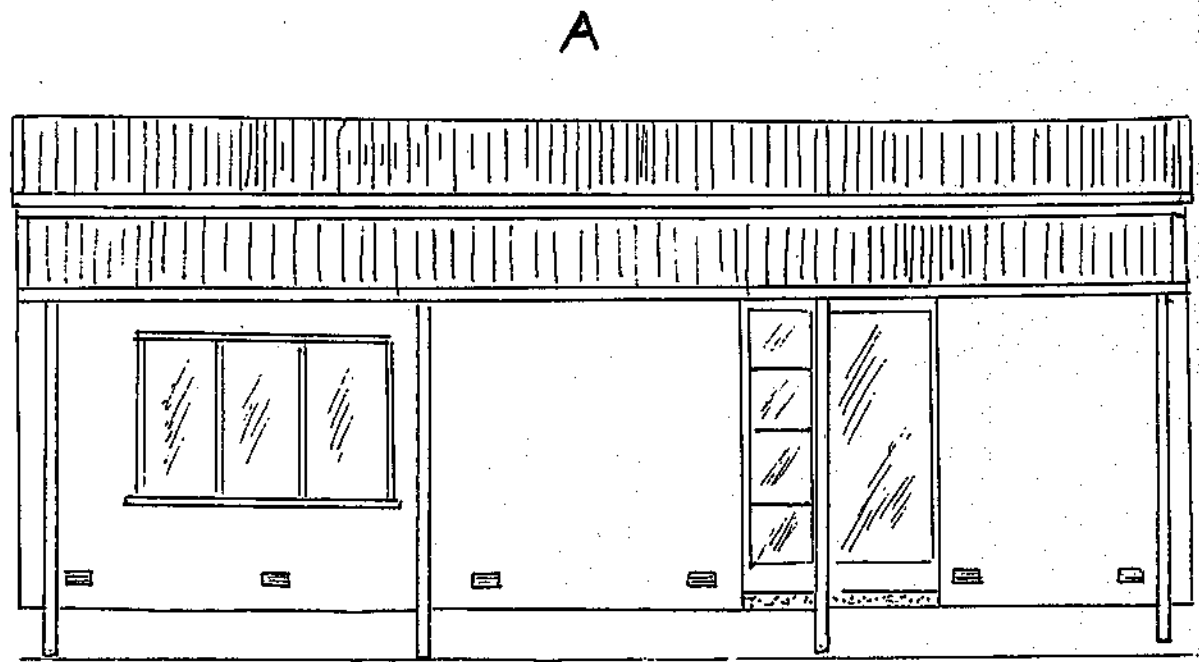
Foul sewage to be discharged to 14/10/71 St. James

garage



PROPOSED CONVERSION OF EXISTING BUILDING INTO GRANNY FLAT.

AT 56 ASCOT STREET ST. KILDA.



FLOOR PLAN

Scale $\frac{6}{7}'' = 305 \text{ mm}$
 $\frac{1}{4}'' = 1 \text{ ft.}$

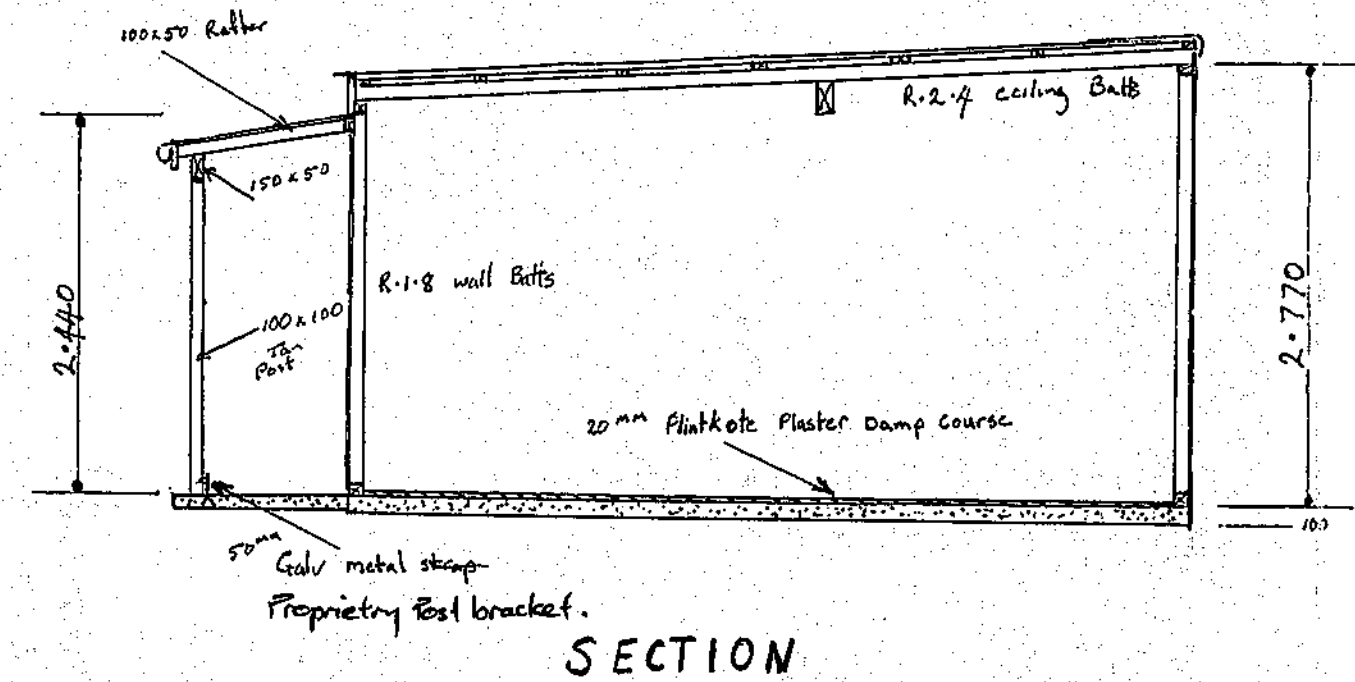
A separate application to the Dunedin City Council for plumbing and drainage work is required. Such work shall comply fully with the Plumbers, Gasfitters and Drainlayers Act, 1976, Plumbers, Gasfitters and Drainlayers Regulations 1977, Drainage and Plumbing Regulations, 1978.

Sanitary water to existing stormwater facilities
 New sanitary and soil fittings to extension
 existing building
 Inspector: [Signature] Centre 7.9.92

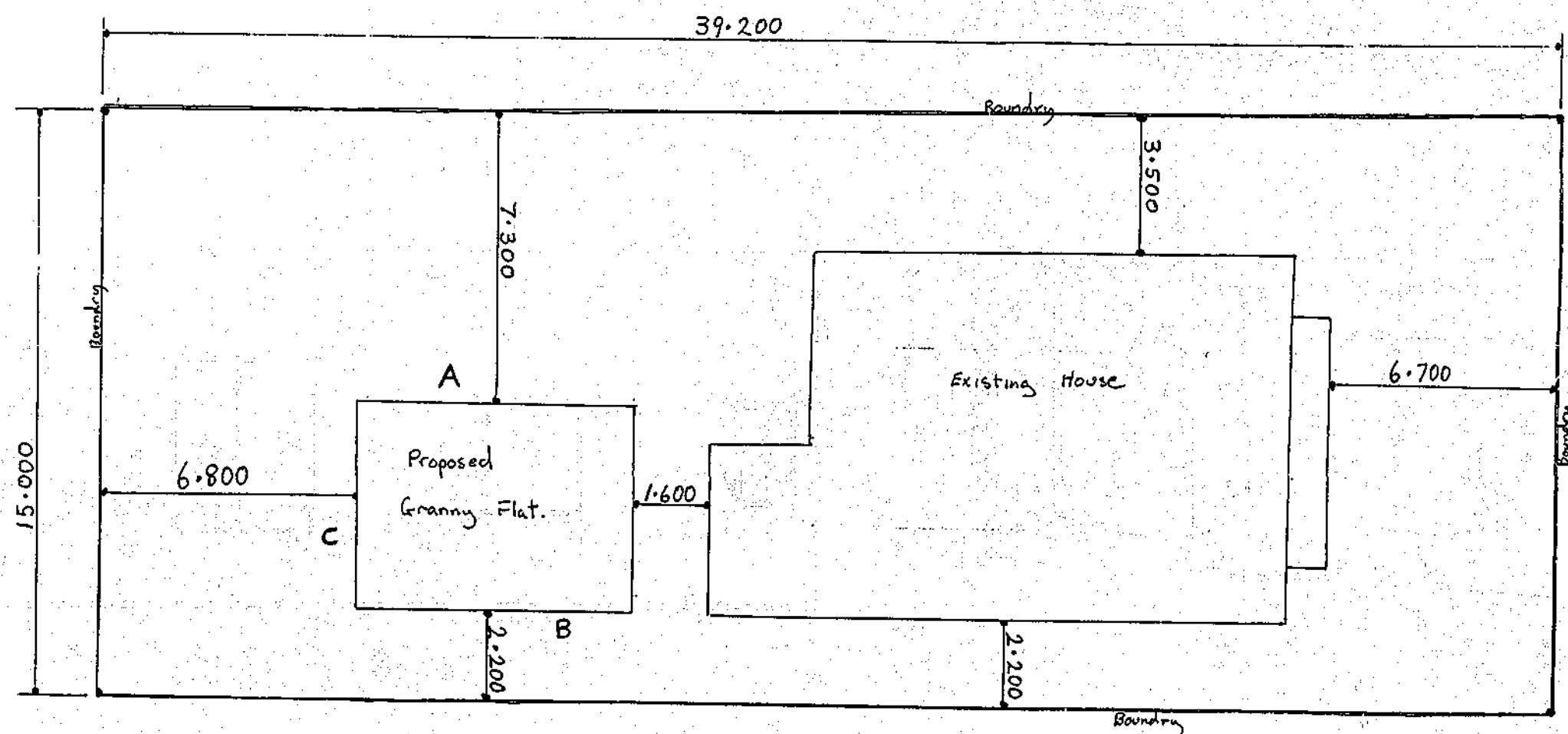
DUNEDIN CITY COUNCIL
 Copy of Approved Plan
 and/or Specification
 TO BE RETAINED ON WORKS
 AND PRODUCED ON REQUEST
 OF BUILDING INSPECTOR.
 DATE 2-9-92
 BUILDING INSPECTOR

DUNEDIN CITY COUNCIL
 Pursuant to the provisions of the District Scheme, these plans and specifications are approved, provided that no change shall be made to the details shown hereon, and contained in the specification attached hereto, and subject to

RES A (ST KILDA) Signed [Signature] 22/7/92



SECTION



SITE PLAN

Scale $\frac{6}{7}'' = 1 \text{ METRE}$

92/1353

ASCOT STREET

CODE COMPLIANCE CERTIFICATE

Section 43(3), Building Act 1991

ISSUED BY:



Telephone No:	477-4000	CCC No:	ABA 21462	Reference No:	5059423
---------------	----------	---------	-----------	---------------	---------

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

PROJECT LOCATION	PROJECT
<p>Name and Mailing Address:</p> <p>MCKAY, KIRK RAYMOND P O BOX 5162 DUNEDIN 9031</p>	<p>All <input checked="" type="checkbox"/></p> <p>Stage Noof an intendedstages</p> <p>New Building <input type="checkbox"/></p> <p>Alteration <input checked="" type="checkbox"/></p>
LEGAL DESCRIPTION	<p>Intended Use(s) in detail: ALTER DWG-KITCHEN/BATHROOM</p> <p>Intended Life:</p> <p>Indefinite, not less than 50 years <input checked="" type="checkbox"/></p> <p>Specified as years</p> <p>Demolition <input type="checkbox"/></p>
<p>Property Number: 5059423 Valuation Roll No: 27500 51700</p> <p>Street Address: 56 ASCOT STREET, ST KILDA, DUNEDIN 9001</p> <p>Legal Description: LOT 26 BLK XXI DP 705</p>	

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

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

Signed for and on behalf of the Council:
Name:.....*[Signature]*.....

Position: AUTHORISED OFFICER Date: 27/05/2003

BUILDING CONSENT

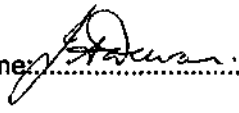
Section 35, Building Act 1991

ISSUED BY:



Telephone No:	477-4000	Consent No:	ABA 21462	Reference No:	5059423
---------------	----------	-------------	-----------	---------------	---------

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

APPLICANT	PROJECT
Name: MCKAY, KIRK RAYMOND P O BOX 5162 DUNEDIN 9031	All <input checked="" type="checkbox"/> Stage No of an intendedstages
PROJECT LOCATION	New Building <input type="checkbox"/> Alteration <input checked="" type="checkbox"/>
Street Address: 56 ASCOT STREET, ST KILDA, DUNEDIN 9001	Intended Use(s) in detail: ALTER DWG-KITCHEN/BATHROOM
LEGAL DESCRIPTION	Intended Life:
Property Number: 5059423 Valuation Roll No: 27500 51700 Legal Description: LOT 26 BLK XXI DP 705	Indefinite, not less than 50 years <input checked="" type="checkbox"/> Specified as years Demolition <input type="checkbox"/>
COUNCIL CHARGES	Signed for and on behalf of the Council:
The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are: Total: \$ ALL FEES ARE GST INCLUSIVE	Name:  Position: AUTHORISED OFFICER Date: 24/06/2002

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

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

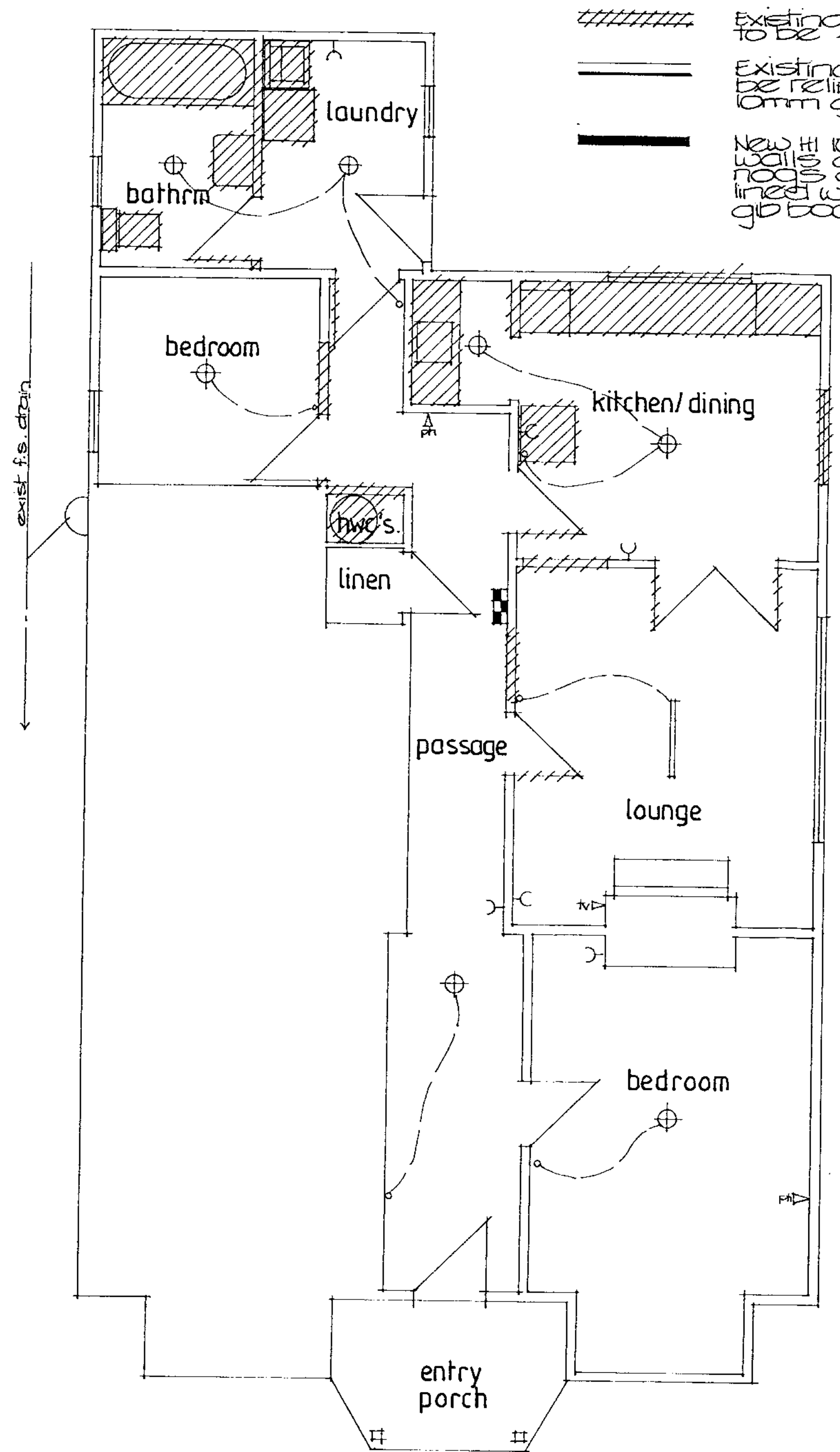
GENERAL NOTES

All work shall comply with the NZBC and associated, applicable and approved documents, including NZS 3604:1999. Contractor shall check and confirm all dimensions on site prior to construction. Any discrepancies shall be brought to the attention of the Architectural Designer.

DUNEDIN CITY COUNCIL
 Pursuant to the provisions of the District Scheme, these plans and specifications are approved, provided that no change is made to the details shown hereon, and contained in the specification attached hereto, and subject to:
 Zone RESA / RES 1
 Proposed Date: 19/1/02

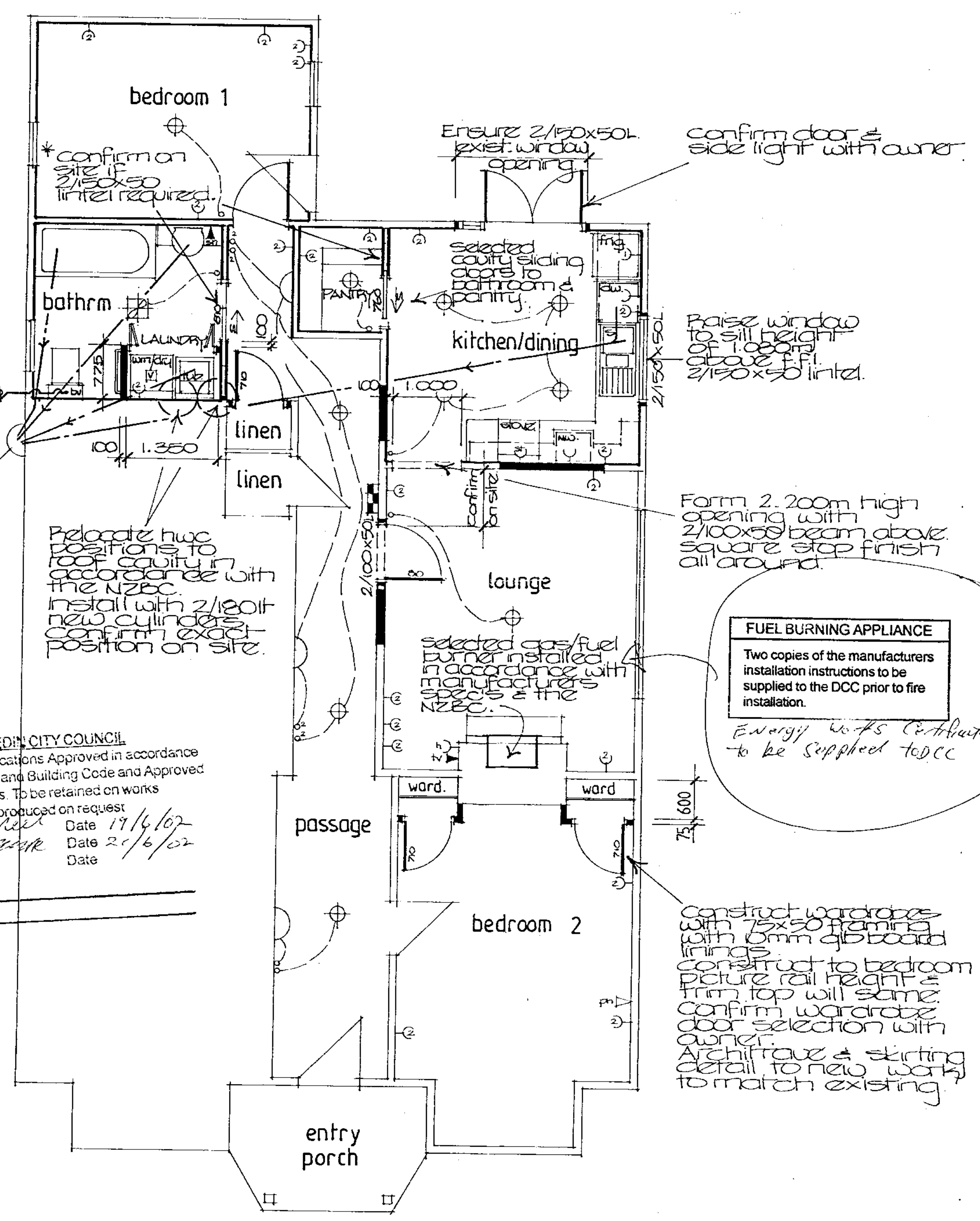
NOTES

- CEILINGS**
 Bedroom 1/Bathroom/Kitchen
 10mm gib board with level 5 finish on 75 x 40 battens at 450 c/s maximum.
 Provide 50mm gib cove to Kitchen and Bedroom 1. Provide 18 x 18 pine cornice to bathroom.
- FLOORS**
 Inspect floor in rear of property prior to tendering. Allow to level floor in accordance with NZS 3604:1999 in bedroom 1 and affected passage area as directed by owner. Due to the extent of work in this area allow a provisional sum in tender price to make good floor.
 Remove vinyl flooring in proposed kitchen/pantry area and bathroom. Prepare floor surfaces for vinyl application. Vinyl by owner.
- WALLS**
 10mm gib board with level 5 finish to new 100 x 50 HI stud framed walls at 600 c/s max, nogs at 800 c/s max. Provide selected Hardiglas/Seritone linings to extent of bath walls. Confirm detailing on site with owner.
- SKIRTING & ARCHITRAVE**
 General
 Reuse existing skirting and architrave where possible in new and affected areas. Provide and install new skirting and architrave to match existing profile or similar approved unless directed otherwise by owner. All trim shall be paint quality finish.
 Bathroom
 40 x 18 pine skirting located 100mm above floor level to underside of skirting.
- FIXTURES & FITTINGS**
 To owner's choice. Confirm fittings to be supplied by owner and installed by contractor prior to tendering.
- KITCHEN JOINERY**
 Kitchen joinery by owner and installed by contractor.
- ELECTRICAL**
 Confirm extent of electrical requirements with owner. Refer to floor plans for extent of new work. Allow to install 2 x new 180 litre hot water cylinders in roof cavity. Install in accordance with the NZBC.
- LAUNDRY**
 Install light activated ceiling fan in laundry cupboard and vent to exterior.
 Vent dryer to exterior.
 Confirm selected bi-fold laundry cupboard doors and hardware with owner.
- DOORS & WINDOWS**
 All exterior timber window and door glazing shall comply with NZS 4223:Part 3 1999.
 Install joinery complete with timber facings, trim, sills etc match existing. Flash all windows watertight.
 All internal window trim/sills etc to match existing. Hardware to owner's choice.
 Relocate and hang existing doors as indicated on plan. Reuse existing hardware where possible.
- EXTERIOR CLADDING**
 Make good existing plaster cladding as required for watertight finish where exterior joinery installed.
 Confirm extent of work on site.
- PAINTING**
 By owner. Prime essential timbers during construction only.
- EXTERIOR LANDSCAPING**
 Refer to site plan for extent of new fencing and courtyard paving.



existing floor plan
1:50

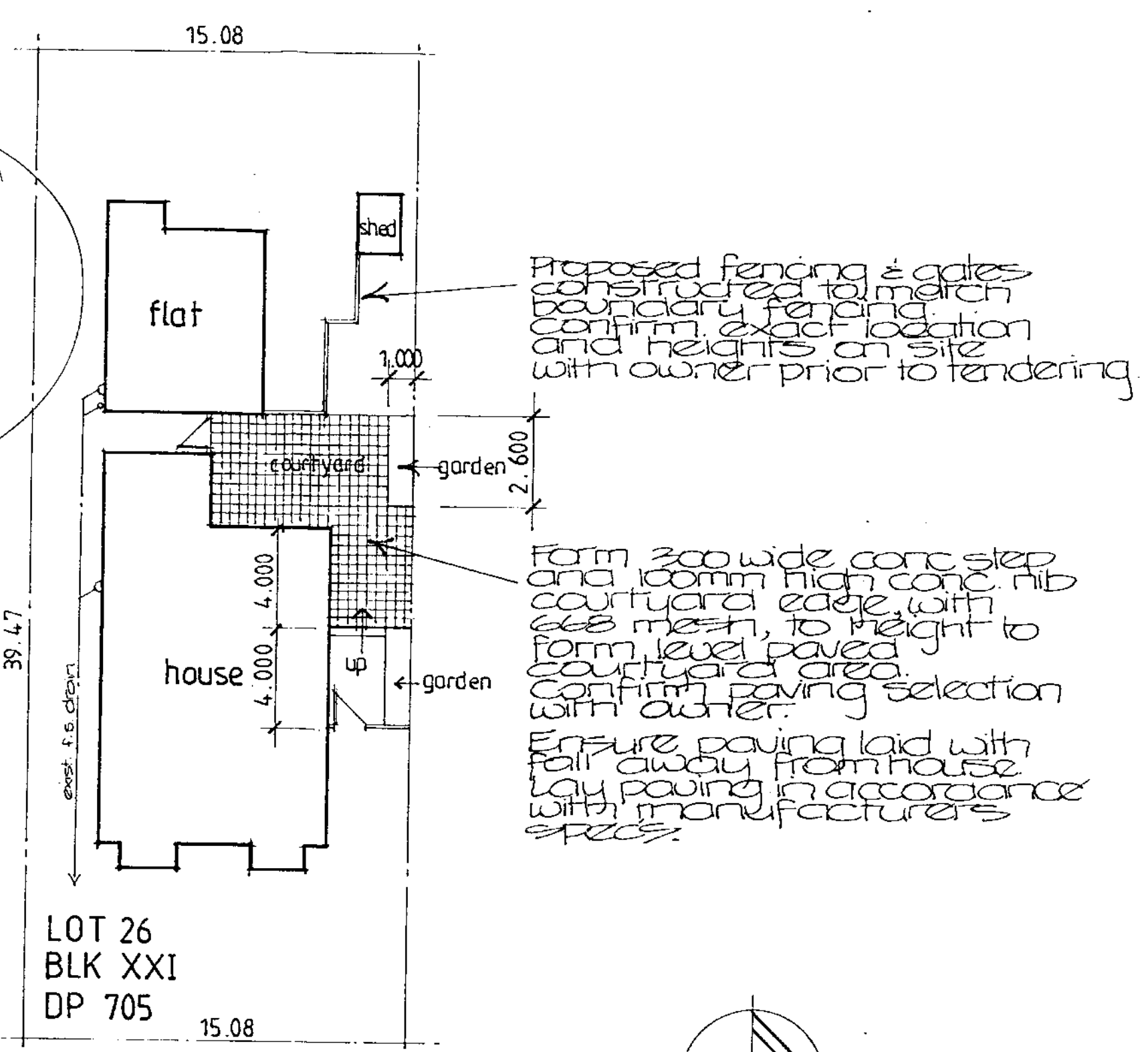
Existing walls to be removed.
 Existing walls to be retained with 10mm gib board.
 New HI 100x50 stud walls at 600 c/s nogs at 800 c/s lined with 10mm gib board.



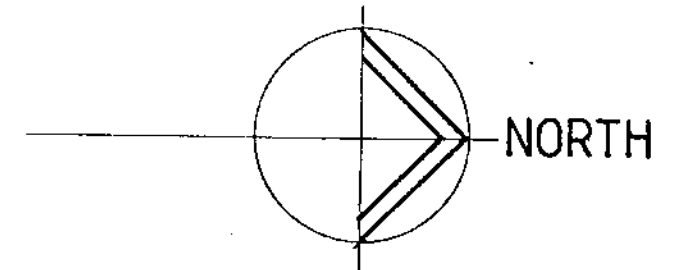
proposed floor plan
1:50

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 Date 19/1/02
 Drainage Date 20/1/02
 Health Date
 NOTE

FUEL BURNING APPLIANCE
 Two copies of the manufacturers installation instructions to be supplied to the DCC prior to fire installation.
 Energy Works Certificate to be supplied to DCC



site plan
1:200



21462

13 November 2020

GFR Development Ltd
C/- Conrad Anderson
Anderson and Co
PO Box 5933
Dunedin 9054

Via email: conrad_a@xtra.co.nz

Dear Conrad

RESOURCE CONSENT APPLICATION:

SUBDIVISION: SUB-2020-170
LAND USE: LUC-2020-502
56 ASCOT STREET
DUNEDIN

Your application for resource consent was processed on a non-notified basis in accordance with sections 95A to 95G of the Resource Management Act 1991. The application was considered by a Senior Planner, under delegated authority, on 13 November 2020.

The Council has granted subdivision consent and land use consent with conditions. The assessment of the application, including the reasons for the decision, is set out in the report attached to this letter. The consent certificates are attached to the rear of this letter.

The consent certificates outline the conditions that apply to your proposal. Please ensure that you have read and understand all of the consent conditions.

You may object to this decision or any condition within 15 working days of the decision being received, by applying in writing to the Dunedin City Council at the following address:

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

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

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

You will be contacted in due course if you are due a partial refund or you have to pay additional costs for the processing of your application.

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

Yours faithfully

A handwritten signature in black ink that reads "Lianne Darby". The signature is written in a cursive style with a small underline at the end of the name.

Lianne Darby
Planner

APPLICATION SUB-2020-170 & LUC-2020-502: 56 ASCOT STREET, DUNEDIN

Department: Resource Consents

DESCRIPTION OF ACTIVITY

The applicant seeks to redevelop the site of 56 Ascot Street, Dunedin, into two residential units and fee-simple subdivide each unit onto its own site.

The subject site is a residential property in South Dunedin. The site is rectangular and more or less level, with an existing dwelling situated more or less centrally with the property. The dwelling was altered into two units by AAK19700052 in 1970, and a granny flat was approved by ABA921353 in 1992, making three established residential units on this site. The subject site is legally described as Allotment 26 Block XXI Deposited Plan 705, held in Record of Title OT131/81, and has an area of 596m².

All existing buildings on-site are to be removed and two new residential units are to be constructed, one behind the other. Each unit will have three habitable rooms and on-site parking. Access will be via a shared driveway along the northern (side) boundary.

The rear unit will be subdivided onto proposed Lot 1, a site of 284m² having access to Ascot Street via right of way over Lot 2. Proposed Lot 2 will be the front site, containing the front unit on a site of 312m². It is to have right of way over part of Lot 1 in order for vehicles to be able to manoeuvre in and out of the garaging.

REASONS FOR APPLICATION

Dunedin currently has two district plans: the Operative Dunedin City District Plan 2006 (the “Operative District Plan”, and the Proposed Second Generation Dunedin City District Plan (the “Proposed Plan”). Until the Proposed Plan is made fully operative, both district plans need to be considered in determining the activity status and deciding what aspects of the activity require resource consent.

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

The Proposed Plan was notified on 26 September 2015, and some Proposed Plan rules had immediate legal effect from this date. Some rules became fully operative following the close of submissions, where no submissions were received. Additional rules came into legal effect upon the release of decisions. Those additional rules become fully operative if no appeals are lodged or once any appeals have been resolved.

In this case, the application was lodged on 16 October 2020 when the Proposed Plan rules were already in effect. The relevant zone and rules of the Proposed Plan are mostly beyond challenge. Accordingly, the relevant rules of the Operative District Plan are considered to have been superseded, or where a Proposed Plan rule has been appealed (e.g. Rule 15.7.6.2), there is no equivalent rule in the Operative District Plan to consider. The exception is Rule 6.6.3.9, regarding the minimum legal width for an access, which has been appealed and the Operative District Plan rules must be considered.

Proposed Plan

The subject site is zoned **General Residential 2** in the Proposed Plan. It is also subject to the **South Dunedin Mapped Area** and the **Hazard 3 (Coastal) Overlay Zone**. The Hazard 3 (Coastal) overlay zone is under appeal.

Subdivision

Rule 15.3.5.2 lists general subdivision as being a restricted discretionary activity in the residential zones subject to performance standards. In this instance, the proposal will fail to comply with the following subdivision performance standards:

- Rule 15.7.4.1(b)(1), which states that the minimum site sizes for new resultant sites is 300m² in the General Residential 2 Zone not in an infrastructure constraint mapped area. In this instance, proposed Lot 1 will be undersized by 16m².
- Rule 15.7.4.2 states that subdivisions which contravene the minimum site size are non-complying activities except where one resultant site is below minimum site size but not less than 75% of minimum site size, the average site size is compliant for minimum site size, and the larger site cannot be re-subdivided. The smaller site must be large enough to contain a building platform of 7.0m by 10.0m while meeting the performance standards of the Proposed Plan. The proposed subdivision cannot comply with these requirements as there is less than 600m² within the subject site.

In accordance with Rule 15.7.4.2, the proposed subdivision is a **non-complying** activity.

The proposal will also fail to comply with the following:

- Rule 6.6.3.8 specifies a minimum distance between a dwelling and a shared driveway of 1.0m. There will be 0.75m between the front unit and the driveway, therefore contravening this rule by 0.25m.

In accordance with Rule 6.6.3.8(b), activities that contravene this performance standard are considered to be a **restricted discretionary** activity.

- Rule 15.7.1 requires subdivisions to comply with Rule 6.8.1, which requires each new site to have a legal accessway which, when there is a minimum car parking requirement, must be in the form of a driveway. The standards for driveways apply.
- Rule 6.6.3.9(a)(i) specifies a minimum legal width of 4.0m for a driveway serving one to six residential units. The access will have a legal width of 3.5m, therefore being under-width by 0.5m. This rule is under appeal.

In accordance with Rule 6.6.3.9(b), activities that contravene this performance standard are considered to be **restricted discretionary** activities.

Land-Use

The proposal falls under the definition of *standard residential activity*. Under the Proposed Plan, activities have both a land-use activity and a development activity component.

Land-Use Activity

Rule 15.3.3.3 of the Proposed Plan states that standard residential activity is a permitted activity provided that it complies with the relevant performance standards. Rule 15.5.2.(d) specifies a maximum development potential of one habitable room per 60m² for residential activity in the General Residential 2 zone within the South Dunedin Mapped Area. Both the new units will comply with this density, both before and after subdivision, and are considered to be a **permitted** activity.

Rule 15.5.8 specifies the minimum car parking requirements, with Note 5.5.8A requiring parking to comply with the standards of Section 6.6. As noted above, the proposal will fail to comply with the following:

- Rule 6.6.3.8 specifies a minimum distance between a dwelling and a shared driveway of 1.0m. There will be 0.75m between the front unit and the driveway, therefore contravening this rule by 0.25m.

In accordance with Rule 6.6.3.8(b), activities that contravene this performance standard are considered to be a **restricted discretionary** activity.

- Rule 6.6.3.9(a)(i) specifies a minimum legal width of 4.0m for a driveway serving one to six residential units. The access to proposed Lot 2 will be only 3.5m wide, therefore being under-width. This rule is under appeal.

In accordance with Rule 6.6.3.9(b), activities that contravene this performance standard are considered to be restricted discretionary activities.

- Rule 15.5.11.3(a)(iii) requires outdoor living areas to have dimensions no smaller than 3.0m. the outdoor living area of the rear unit has a dimension of 2.3m by 10.8m, therefore being 0.7m too narrow along the northern wall of the unit.

Activities which contravene this rule are considered to be a **restricted discretionary** activity pursuant to Rule 5.5.11.3(d).

Development Activity

Rule 15.3.4.4 lists buildings as being a permitted activity in the residential zones subject to compliance with the performance standards. The proposal will fail to comply with the following:

- Rule 15.6.13.1(a)(iii) states that in the General Residential 2 Zone South Dunedin Mapped Area, the setback from any road boundary is 3m, and side and rear boundaries is 1.0m. This rule applies to new development only. The new units will be built 1.1m from the south boundary, with eaves encroaching into the setback by 100mm.
- Rule 15.6.13.1(a)(viii)(6) provides for eaves in a setback provided they are less than 3.0m above ground level. The eaves are expected to be 3.3m above ground level.

Activities which contravene this rule are considered to be a **restricted discretionary** activity pursuant to Rule 15.6.13.1(b).

- Rule 15.6.6.2(a)(iii) specifies that new buildings within setbacks from boundaries must not exceed a maximum height of 2.0m. The new units will be built to the new boundary and be over 2.0m height.

Activities which contravene this rule is considered to be a **restricted discretionary** activity pursuant to Rule 15.6.6.2(c). However, if the development precedes subdivision, this rule will not be applicable and there will be no corresponding contravention of the rule.

Rule 15.3.4.31 states that parking, loading and access development activities are permitted provided that they comply with the relevant performance standards. As noted above, the proposed access will contravene minimum distance from a dwelling. The access is a **restricted discretionary** activity pursuant to Rules 6.6.3.8(b). If development follows subdivision, then the minimum legal width of a driveway will also be contravened and the activity a **restricted discretionary** activity pursuant to Rule 6.6.3.9(b).

Summary

Overall, the residential activity, regardless of whether it is developed before or after subdivision, is considered to be a **restricted discretionary** activity.

Operative District Plan

Most of the relevant rules of the Proposed Plan for this zone and site have not been appealed and so the majority of the rules of the Operative Plan have been superseded. They do not need to be considered as part of this subdivision application.

The exception is Rule 6.6.3.9(a)(i) which is appealed in respect of the minimum legal width for a driveway serving one to six residential units. The Operative District Plan rules must be considered. Rule 20.5.7(v)(b) specifies that a driveway serving one to three residential units is to have a minimum legal width of 3.5m. The driveway will be compliant with this requirement and consent is not required under the Operative District Plan.

National Environmental Standards

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 came into effect on 1 January 2012. The National Environmental Standard applies to any piece of land on which an activity or industry described in the current edition of the Hazardous Activities and Industries List (HAIL) is being undertaken, has been undertaken or is more likely than not to have been undertaken. Activities on HAIL sites may need to comply with permitted activity conditions specified in the National Environmental Standard and/or might require resource consent.

The applicant's agent has had a search of Council records undertaken (HAIL-2020-147). The applicant's agent comments:

'The DCC HAIL Report (HAIL-2020-147) does not identify any HAIL activities having been undertaken on the site. This result was anticipated due to the historical residential use of the site.'

It is therefore considered, more likely than not, that no activities have been undertaken on the site that appear on the HAIL. As such, the National Environmental Standard is not applicable to the proposal.

There are no other National Environmental Standards relevant to this application.

Overall Status

Where an activity requires resource consent under more than one rule, and the effects of the activity are inextricably linked, the general principle from case law is that the different components should be bundled and the most restrictive activity classification applied to the whole proposal.

In this case, the proposal is for separate, unlinked activities that do not overlap. As a result, each component has its own activity status, and must be considered separately in terms of the notification decision and also in terms of the substantive decision on whether consent should be granted.

The subdivision activity status is determined by the Proposed Plan and is a **non-complying** activity. The land use activity status is also determined by the Proposed Plan and is a **restricted discretionary** activity.

WRITTEN APPROVALS AND EFFECTS ASSESSMENT

Affected Persons

No affected persons forms were submitted with the application. No person or party is considered to be adversely affected by the activity for the reasons discussed below in the section on the Effects on the Environment.

The contravention of the setback rule in respect of the south boundary could have implications for the neighbouring properties of 58 and 58A Ascot Street. However, it is noted that the contravention is minor when compared to the building that could be constructed on this land as a fully permitted activity in terms of setbacks and height in relation to boundary requirements. If the 100mm of eaves were to be removed from the building, or the eaves be 0.3m lower on-site, the development would not contravene the setback rule. The contravention is considered to be *de minimus*, as discussed below in the section on 'height in relation to boundary', and as such, the neighbours are not considered to be affected.

Effects on the Environment

Permitted Baseline

Under sections 95D(b) and 104(2) of the Resource Management Act 1991, the Council may disregard an adverse effect of the activity on the environment if the district plan or a national environmental standard permits an activity with that effect.

Neither the District Plan nor the Proposed Plan allows any subdivision to occur as of right. All subdivisions are either restricted discretionary activities where the proposal meets all District Plan requirements or restricted discretionary or non-complying activities where the proposal does not. Council rarely declines consent for proposals that create new sites meeting the minimum lot size, access, servicing and other requirements of the District Plan. In such cases, the subdivision consent is a means of ensuring to Council's satisfaction that all necessary subdivision matters, e.g. infrastructure, are adequately addressed, and is not an indication that the proposal is deficient in some way.

Residential development (including one family flat) at a maximum density of one habitable room per 60m² of site area is a permitted activity for this zone.

New buildings smaller than 300m² are permitted in this zone. Accessory buildings and fencing are also part of the permitted baseline.

A certain volume of earthworks is permitted, the amount depending on the slope of the ground.

Permitted development for this subject site is two residential units with a total of ten habitable rooms.

Receiving Environment

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

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

For the subject site, the existing and reasonably foreseeable receiving environment comprises residential activity.

For adjacent land, the existing and reasonably foreseeable receiving environment comprises medium density residential development with mature gardens.

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

Assessment Matters/Rules

Consideration is required of the relevant assessment matters in the Operative District Plan and the relevant assessment rules in the Proposed Plan, along with the matters in any relevant national environmental standard. This assessment is limited to the matters to which the Council's discretion has been restricted. No regard has been given to any trade competition or any effects of trade competition.

1. *Lot Size and Dimensions and Physical Limitations (Operative Plan 18.6.1(q) & 18.6.1(k); Proposed Plan 15.13.5.5)*

The proposed subdivision will create two lots. Proposed Lot 1 will be a rear site of 284m². It will obtain access via rights of way over Lot 2 to Ascot Street. This site will be approximately 16m² smaller than minimum site size but large enough to accommodate the three habitable rooms of the new unit under the density rules.

Proposed Lot 2 will be a front site of 312m². This will also be large enough to accommodate the three habitable rooms of the new unit under the density rules.

While the Proposed Plan provides some flexibility in site sizing, it does expect that the average area will be compliant for minimum site size. In this case, the subject site is approximately 4.0m² too small. This is a shortfall of less than 1% for two lots and, if laid out on the ground, equates to a strip of land approximately 0.1m wide along the side boundary. This is considered to be insignificant, particularly as the two proposed units could be built as a permitted activity without subdivision. The subdivision merely places the two units on their own fee-simple site. As such, the shortfall in area is considered to be acceptable.

The applicant has submitted a development proposal for two units, one each for Lots 1 and 2. There are no known geotechnical issues affecting this land which are expected to compromise the building potential of the sites. Accordingly, there is no expectation that the proposed subdivision will create any site having physical limitations rendering it unsuitable for future use.

2. *Easements (Operative Plan 18.6.1(i))*

There are no easements registered on the title of the subject site.

Two new rights of way are shown on the application plan, both over the shared driveway, giving both units access and manoeuvring space. The legal width of the right of way will be 3.5m, therefore being 0.5m narrower than required by the Proposed Plan. The right of way over Lot 2 in favour of Lot 1 will also serve as a services easement for Lot 1, thereby ensuring that full access to services in Ascot Street will be available for the rear unit.

3. *Infrastructure (Operative Plan 18.6.2(d), (e), (i), (j), (n), (o), & (p); Proposed Plan 15.11.4.1(c))*

The Development Support Officer, Three Waters, has considered the application. She notes that a review of the Council's GIS records shows a 100mm diameter water supply pipe, a 225mm diameter wastewater pipe and a 225mm diameter stormwater pipe in Ascot Street.

Density assessment

General Residential 2 zone rules in the Dunedin District Plan set a minimum site size of 300m². This development is in total 596m² and is therefore 4m² undersized. Given the minimum site size rule contravention is relatively small, Three Waters does not oppose the application.

Infrastructure Requirements

Dunedin Code of Subdivision and Development 2010

All aspects of this development shall be undertaken in accordance with the requirements of the Dunedin Code of Subdivision and Development 2010.

Water services

The Dunedin City Council Water Bylaw 2011 sets out the requirements for connections to the water supply network.

Each lot must be serviced from an individual Point of Supply. There is an existing water connection to the property which can be retained for one lot. A new water connection is required for the other lot. For a new water connection or any change to an existing water connection, an "Application for Water Supply" is required. The Proposed Plan Rule 9.3.7 requires that all services be laid at least 600mm into resultant sites; therefore, when the new connection is established, the water supply pipe must be laid at least 600mm into the lot.

Firefighting requirements

All aspects relating to the availability of water for firefighting should be in accordance with SNZ PAS 4509:2008, being the Fire Service Code of Practice for Fire Fighting Water Supplies. There are multiple fire hydrants within 135m of the development entrance. Based on SNZ PAS 4509:2008 a FW2 (25l/s) zone requires a fire hydrant within 135m and a second within 270m. The proposed development will be compliant with these requirements.

Stormwater services

Three Waters advises that, in order to allow adequate pervious area for natural stormwater drainage, the maximum site coverage specified in the District Plan must be complied with when the sites are developed. Please note that there are new site coverage rules in the Proposed Plan for both building coverage and maximum site imperviousness, and any contravention of these rules will require additional resource consent.

Easements

Service easements will be required where any private water supply, wastewater or stormwater pipes cross property boundaries in favour of the property they service.

Erosion and Sediment Control

It is important that erosion and sediment control measures are utilised to control and contain sediment-laden stormwater run-off into neighbouring properties and the Council stormwater network from the site during any stages of site disturbance associated with this development. This could include diversion drains, sediment fencing, erosion control blankets etc. This is provided for as an advice notice.

Private Drainage

Council's Technical Support Officer, Seepage Control Unit, has considered the application. He notes that there are Council-owned foul and stormwater drains available for connection in Ascot Street.

Both units can discharge foul sewage to the Council-owned foul sewer in Ascot Street. Stormwater can discharge to the Council-owned stormwater sewer in Ascot Street or to the Ascot Street kerb and channel. The two units are to have independent services. The laterals are to be installed at least 600mm into the sites at the time of subdivision.

Summary

The proposal is acceptable to Three Waters and the Seepage Control Unit subject to conditions consistent with the above matters.

4. Transportation (Operative Plan 18.6.1(c); Proposed Plan 15.10.4.12 & 15.11.4.1(d))

The Council's Planner – Transport has assessed the proposal. Ascot Street is a Local Road in the Proposed Plan roading hierarchy.

Access:

The Planner – Transport notes that Access to both sites will be via an existing vehicle crossing located at the site's north-eastern corner. Lot 2 will own most of the access, with right of way created in favour of Lot 1. Part of the access will be over Lot 1, with a right of way in favour of Lot 2 to assist with on-site manoeuvring. The access will be only 0.75m from the proposed dwelling on Lot 2 while a minimum of 1.0m is required where the driveway serves more than one residential unit. Furthermore, the legal width of the rights of way will be only 3.5m, while 4.0m is required. Collectively, the Planner – Transport considers these breaches will have no noticeable effects on the safe and efficient operation of the vehicle access. The 4.0m legal width requirement is under appeal the proposed 3.5m legal width is in accordance with the Operative District Plan. Furthermore, a breach of 0.25m for the separation distance between the access and the dwelling is considered to be relatively minor.

Each right of way must be a minimum 3.0m formed width, hard surfaced from the edge of Ascot Street for its full duration, and be adequately drained. It is also recommended that a formal agreement be drawn up between the owners/users of all private accesses in order to clarify their maintenance responsibilities.

The current vehicle crossing comprises steel plates. This standard of vehicle crossing is not recognised by DCC Transport, and the vehicle crossing will therefore need to be upgraded in accordance with Council's vehicle entrance specification. Approval may also be needed from the utility operator of the nearby utility pole for any excavation in its proximity.

Parking and manoeuvring:

One car parking space will be provided on each site via attached garages. These will be positioned such that vehicles will enter/exit them from the right of way at an angle of 90°. The applicant states that 5.8m of aisle width is available for manoeuvring and the Planner – Transport notes that splays will be included in the design to assist with the swept-path into and out of each garage. This is acceptable.

Conclusion

Transport considers the effects of the proposed development on the transportation network to be less than minor, subject to conditions of consent regarding the vehicle crossing and the formation requirements.

5. Hazards (Operative Plan 18.6.1(t); Proposed Plan 15.11.4.1(b) & 11.4.2.6)

Section 6(h) of the Resource Management Act 1991 requires the Council to recognise and provide for the management of significant risks from natural hazards, as a matter of national importance. In

addition, under section 106 of the Resource Management Act 1991, the Council may decline the subdivision consent, or it may grant the subdivision consent subject to conditions, if there is a significant risk from natural hazards.

The assessment of the risk from natural hazards requires a combined assessment of:

- (a) *the likelihood of natural hazards occurring (whether individually or in combination); and*
- (b) *the material damage to land in respect of which the consent is sought, other land, or structures that would result from natural hazards; and*
- (c) *any likely subsequent use of the land in respect of which the consent is sought that would accelerate, worsen, or result in material damage of the kind referred to in paragraph (b).*

Council's Consulting Engineer, Stantec, has reviewed the application in relation to the Hazards Register, street files and available aerial photography.

The Hazards Register identifies this land as being subject to:

- Hazard ID 10111 – Intensified shaking, Earthquake Likely Amplification
- Hazard ID 11407 – Liquefaction Domain B.
- Hazard ID 11454 – Coastal Inundation – Projected Sea Level Rise
- Hazard ID 12075 - Flood – Overland Flow Path (flood plus other natural hazards)
- Hazard ID 11083 – Coastal Inundation Projected Sea Level Rise (groundwater).

The underlying geology of the subject site consists of alluvial material/dune sand. The site is in liquefaction Domain C. The ground is predominantly underlain by poorly consolidated marine or estuarine sediments with a shallow groundwater table. There is considered to be a moderate to high likelihood of liquefaction-susceptible materials being present in some parts of the areas classified as Domain C. There are engineering considerations associated with the sites regarding liquefaction risk, but foundations can be designed to accommodate this for building consent.

Stantec recommends that the application not be declined on the grounds of known natural hazards. There are no general potential instabilities of concern, and the proposal will not create or exacerbate instabilities in this or adjacent properties.

It is Stantec's usual practise to recommend that a minimum floor level be confirmed in order to ensure that any future development meets the Building Act 2004 requirements to avoid potential inundation (including flooding, overland flow, storm surge, tidal effects, and ponding) on the land on which the building work is to be carried out or adjacent landowners' property. The floor level should address the potential for egress of water from the property via secondary flow paths, ensure that construction is not proposed in low-lying areas and that the path of storm water is not displaced from ephemeral flow paths into neighbouring properties. Normal building requirements exist to ensure that overland stormwater flows are not interrupted and the dwelling should be situated to avoid any adverse effects from local ponding during storm rainfall events.

The Proposed Plan Rule 11.3.3.1 requires the proposed house to be 'relocatable' because it is in a hazard 3 (coastal) mapped area although it is some 600m from the closest coastal marine area. The Proposed Plan has imposed this layer over the entire South Dunedin residential area. The relevant rule and assessment matter of the Proposed Plan are under appeal but there is no equivalent Operative District Plan rule to consider. The relevant Proposed Plan assessment matter directs that, in the Hazard 3 (coastal) overlay, buildings with residential activity on the ground floor are to be relocatable '*... unless site constraints mean this is not practicable.*' In this case, the proposed units are both to be relocatable although it could be argued that the rear unit cannot be removed unless the front unit is first. Nevertheless, it is understood that the design of both the new units is compliant with this rule.

Stantec notes that the site lies in an area where underlying soils have been identified as having potential for amplified movement and liquefaction during a significant seismic event. Stantec notes, generally speaking:

- The cases for seismic loading are normally addressed at building control stage.
- The Dunedin City Council Building Control Authority will ask for verification that the site is 'good ground' in accordance with NZS3604, Section 3.1.
- Further to this, it is recommended that specific engineering design be required to address recognised potential liquefaction hazards.
- Specific Engineering Design, or exclusion of liquefaction risk may require investigation testing to 10m depth to quantify the potential for liquefaction for each dwelling.

There are no natural hazards affecting this land which will compromise the development potential of this land, subject to appropriate design of the proposed building. Stantec recommends a number of general conditions regarding development which are more appropriately attached to the consent as advice notices.

6. Earthworks (Section 8A)

The subject site is more or less level, and while the application does not detail the amount of earthworks requirement, it is unlikely that volumes or changes in ground level will require resource consent. This consent does not authorise any earthworks associated with the development of the access or new building platform. Should future earthworks contravene any performance standards of Section 8A of the Proposed Plan, additional resource consent will be required.

7. Setbacks (Proposed Plan 15.10.4.1)

The eaves along the southern wall of the buildings will encroach 100mm into the setback at a height of approximately 3.3m above ground level. Eaves are permitted to extend into the setbacks by up to 25% of the setback but not at a height greater than 3.0m. As such, the eaves will be 0.3m too high to comply.

No elevations of the new units have been provided but the application states that the units are expected to comply with the height in relation to boundary requirements (a plane rising at an angle of 55° measured from a point 3.0m above ground level at the boundary). If not, further resource consent will be required, and the effects will be assessed at the time. For now, the proposal is understood to comply which means that the only non-compliance is 100mm of eaves. The difference in angle between 100mm of eaves 3.0m and 3.3m above ground level as measured from existing ground level at the boundary is 74° versus 76°. If measured from a point 3.0m above the ground level, the eaves will be at an angle of approximately 20° (compared to the permitted 55° for the height plane angle). The effects of the encroachment in terms of the eaves is therefore considered to have effects which are less than minor when compared to a fully complying structure.

8. Amenity Values and Character (Operative Plan 8.13.5; Proposed Plan 15.11.4.1(a)) & Outdoor Living Area (Proposed Plan 15.10.3.10).

One means by which the District Plan maintains the amenity values of an area is through the density provisions of the various zones. In this zone, the Proposed Plan calculates density on a habitable-rooms basis, and the two residential units are acceptable as a development overall or if considered separately on their new lots. The under-sized Lot 1 is not considered to introduce any density contraventions.

The unit on Lot 1 will have its outdoor living area situated along its northern wall which is only 2.3m from the boundary. As such, the dimensions of the outdoor living area do not meet the minimum requirement of 3.0m. However, it is noted that the space available along the western wall of the

unit is 3.6m wide and a complying dimension of outdoor living area can be obtained in this location which is also adjacent to the living area. For whatever reason, however, the applicant has identified the outdoor living area of Lot 1 as being in contravention of the rule. Because of the availability of complying space along the western side of the unit, the narrow section of outdoor living area on the northern side of the house is not considered unacceptable.

The outdoor living area for Lot 2 will be situated on the eastern side of the unit, next to the front boundary. This will have dimensions of 3.5m by 7.4m and is acceptable.

The proposed development is considered to maintain the amenity values of the zone and surrounding area.

NOTIFICATION ASSESSMENT

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

Step 1: Mandatory public notification in certain circumstances

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

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

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

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

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

Step 4: Public notification in special circumstances

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

Limited Notification

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

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

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

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

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

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

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

Step 4: Further notification in special circumstances

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

SUBSTANTIVE DECISION ASSESSMENT

Effects

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

Offsetting or Compensation Measures

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

Objectives and Policies

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

Operative District Plan

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

- **Objective 4.2.1 and Policy 4.3.1 (Sustainability Section)**
These seek to enhance and maintain the amenity values of the Dunedin area.
- **Objective 8.2.1 and Policy 8.3.1 (Residential Section)**
These seek to ensure that the adverse effects on the amenity values and character of residential areas are avoided remedied or mitigated.
- **Objective 18.2.1 and Policy 18.3.1 (Subdivision Section)**
These seek to ensure that subdivision activity takes place in a coordinated and sustainable manner.
- **Objective 18.2.2 and Policy 18.3.5 (Subdivision Section)**
These seek to ensure that physical limitations are identified and taken into account at the time of subdivision activity.
- **Objective 18.2.7, Policy 18.3.7 and Policy 18.3.8 (Subdivision Section)**
These seek to ensure that provision is made at the time of subdivision activity for appropriate infrastructure, including management of associated effects.
- **Objective 20.2.2 and Policy 20.3.5 (Transportation Section)**
These seek to ensure that activities are undertaken in a manner which avoids, remedies or mitigates adverse effects on the transportation network.

Proposed Plan

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

- **Objective 6.2.3 and Policies 6.2.3.3, 6.2.3.4 and 6.2.3.9 (Transportation Section)**
These seek to ensure that land use, development and subdivision activities maintain the safety and efficiency of the transport network for all travel methods.
- **Objective 15.2.2 and Policy 15.2.2.1 (Residential Zones)**
These seek to ensure that residential activities, development, and subdivision activities provide high quality on-site amenity for residents.
- **Objective 15.2.3 and Policy 15.2.3.1 (Residential Zones)**
These seek to ensure that activities in residential zones maintain a good level of amenity on surrounding residential properties and public spaces.
- **Objective 15.2.4 and Policy 15.2.4.2 (Residential Zones)**
These seek to ensure that subdivision activities and development maintain or enhance the amenity of the streetscape and reflect the current of intended future character of the neighbourhood.
- **Policy 11.2.1.13 (Hazards)**
This seeks to only allow subdivision where the risk from natural hazards, including any future development, will be avoided or no more than low.
- **Policy 11.2.1.8 (Hazards)**
This seeks to have relocatable building in the Hazard 3 (coastal) overlay unless site constraints mean this is not practicable.

Objectives and Policies Assessment

The provision of the Proposed Plan for this site and proposal are largely beyond challenge. Consequently, the objectives and policies of the Proposed Plan have been given greater weight during this assessment. Nevertheless, the objectives and policies of both Plans support the granting of consent.

Other Matters

Section 104(1)(c) of the Resource Management Act 1991 requires the Council to have regard to any other matters considered relevant and reasonably necessary to determine the application. The matters of precedent and Plan integrity are considered relevant here. These issues have been addressed by the Environment Court (starting with *Russell v Dunedin City Council* C092/03) and case law now directs the Council to consider whether approval of a non-complying activity will create an undesirable precedent. Where a plan's integrity is at risk by virtue of such a precedent, the Council is required to apply the 'true exception test'. This is particularly relevant where the proposed activity is contrary to the objectives and policies of the district plan and/or the proposed district plan.

In this case, the proposal is non-complying because there is insufficient land for two lots complying with minimum site size and proposed Lot 1 will be undersized. The proposed development, however, is compliant for density and the subdivision of two new units onto their own fee-simple sites is not expected to create any challenge for the Proposed Plan rules. Furthermore, the subject site is only 4m² or so short of the required area which is less than 1% of the minimum requirement and is not considered to be significant. Given the methodology of the Proposed Plan for calculating density in the General Residential 2 zone and the new units fully compliant with density, the proposal is not expected to compromise the integrity of the Proposed Plan.

Section 104D

Section 104D of the Resource Management Act 1991 specifies that resource consent for a non-complying activity must not be granted unless the proposal can meet at least one of two limbs. The limbs of section 104D require that the adverse effects on the environment will be no more than minor, or that the proposal will not be contrary to the objectives and policies of both the district plan and the proposed district plan. It is considered that the proposal meets both limbs as any adverse effects arising from this proposed activity will be no more than minor, and the activity will not be contrary to the objectives and policies of both the

Operative District Plan and the Proposed Plan. Therefore, the Council can exercise its discretion under section 104D to grant consent.

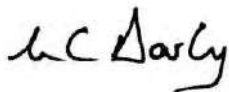
Part 2

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

RECOMMENDATION

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

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



Lianne Darby
Planner

Date: 13 November 2020

DECISION

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

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

Subdivision SUB-2020-107

*Pursuant to Part 2 and sections 34A(1), 104, 104B and 104D of the Resource Management Act 1991, and the Proposed Second Generation Dunedin City District Plan, the Dunedin City Council **grants** consent to a **non-complying** activity being the subdivision of the land legally described as Allotment 26 Block XXI DP 705 (RT OT131/81) at 56 Ascot Street, Dunedin, into two residential lots with a non-compliant right of way, subject to conditions imposed under sections 108 and 220 of the Act, as shown on the attached certificate.*

Land Use LUC-2020-502

That pursuant to section 34A(1) and 104C of the Resource Management Act 1991, and after having regard to Part 2 matters and section 104 of the Act, and the provisions of the Proposed Plan, the Dunedin City Council grants consent to a restricted discretionary activity being:

- *Eaves over 3.0m high in the southern boundary setback;*
- *Under-width shared access;*
- *Insufficient distance between unit and shared access;*

- *Units over 2.0m high built within the setback of the new boundary;*

at 56 Ascot Street, Dunedin, subject to conditions imposed under sections 108 and 220 of the Act, as shown on the attached certificate.

Phil Marshall

Phil Marshall
Senior Planner

Date: 13 November 2020

Consent Type: Subdivision Consent

Consent Number: SUB-2020-170

Purpose: Two-lot fee-simple subdivision.

Location of Activity: 56 Ascot Street, Dunedin.

Legal Description: Allotment 26 Block XXI DP 705 (RT OT131/81).

Lapse Date: 13 November 2025 unless the consent has been given effect to before this date.

Conditions:

1. *The proposed activity must be undertaken in general accordance with the approved plans prepared by GJ Gardner Homes entitled, 'Proposed Townhouse Development,' dated October 2020, attached to this certificate as Appendix One, and the information provided with the resource consent application SUB-2020-170 received by the Council on 16 October 2020, except where modified by the following conditions:*
2. *Prior to certification of the survey plan, pursuant to section 223 of the Resource Management Act 1991, the subdivider must ensure the following:*
 - a) *If a requirement for any easements for services, including private drainage, is incurred during the survey then those easements must be granted or reserved and included in a Memorandum of Easements on the cadastral dataset.*
 - b) *Service easements must be duly created or reserved over Lot 2 in favour of Lot 1, and must be shown on the survey plan in a Memorandum of Easements.*
 - c) *That a right of way over Lot 2 in favour of Lot 1 must be duly created or reserved and be shown on the survey plan in a Memorandum of Easements. The legal width of the right of way must be at least 3.5m wide.*
 - d) *That a right of way over Lot 1 in favour of Lot 2 to provide for manoeuvring space must be duly created or reserved and be shown on the survey plan in a Memorandum of Easements. The legal width of the right of way must be at least 3.5m wide.*
3. *Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the subdivider must complete the following:*

Infrastructure

- a) *An "application for Water Supply - New Service" must be submitted to the Three Waters Group for approval to establish new water connection to the unserviced lot. Details of how the lot is to be serviced for water must accompany the application.*
- b) *Upon approval by the Three Waters Group, the water service connection must be installed in accordance with the requirements of Section 6.6.2 of the Dunedin Code of*

Subdivision and Development 2010. The water supply pipe from the newly installed water connections must be laid at least 600mm into the new lot.

- c) *Separate foul and stormwater laterals for each unit must be installed at least 600mm inside the boundaries of the new lots.*

Transport

- d) *The rights of way must be formed to a minimum width of 3.0m, and be hard surfaced from the edge of the carriageway of Ascot Street for their full length, and be adequately drained.*
- e) *The vehicle crossing must be upgraded in accordance with the Council's vehicle entrance specification.*

Advice Notes:

Transportation

1. It is recommended that the owners and users of the shared driveway enter into a formal agreement to clarify the responsibilities for maintenance.
2. It is advised that the vehicle crossing between the road carriageway and the property boundary is within legal road and therefore will require a separate vehicle entrance approval from DCC Transport to ensure that the vehicle crossing is constructed in accordance with the Council's Vehicle Entrance Specification (note: this approval is not included as part of the resource consent process).
3. The consent holder will require a traffic management plan (TMP), prepared by a suitably qualified person, if the proposed works will affect the normal operating conditions of the transportation network. The TMP will need to be approved by Transport prior to any works commencing.
4. Any work within road reserve will require a Corridor Access Request, submitted and approved by Council prior to work commencing on-site.
5. Any damage to any part of the footpath or road formation as a result of the works of this consent or any future development and associated vehicle movements will need to be reinstated to the satisfaction of DCC Transport, at the developer's cost.

Earthworks

6. This consent does not address any earthworks for this subdivision. Should future earthworks within the new lots breach the performance standards of Rule 8A of the Proposed Plan, further consent will be required. Land use consent will also be required for any structures, such as retaining walls supporting fill or surcharge, near to boundaries.
7. When undertaking future earthworks, the developer is advised that:
 - Any earth fill over 0.6m thick supporting foundations must be specified and supervised by a suitably qualified person in accordance with NZS 4431-1989 Code of Practice for Earthfill for Residential Development.

- Slopes may not be filled steeper than 2h:1v (27°) without specific engineering design and construction
 - Any modifications to stormwater flow or new culverts shall be designed by appropriately qualified person/s and ensure that overland stormwater flows are not interrupted and not increase any adverse effects from local ponding during storm rainfall events.
8. Buildings built before 1900 or sites which were in use before that time are considered archaeological sites under the Heritage New Zealand Pouhere Taonga Act 2014. Before disturbing an archaeological site, or to check whether a site is an archaeological site, the consent holder is advised to discuss any development or earthworks proposal with Heritage New Zealand.
9. If the consent holder:
- a) discovers koiwi tangata (human skeletal remains), waahi taoka (resources of importance), waahi tapu (places or features of special significance) or other Maori artefact material, the consent holder must without delay:
 - i) notify the Consent Authority, Tangata whenua and Heritage New Zealand and in the case of skeletal remains, the New Zealand Police.
 - ii) stop work within the immediate vicinity of the discovery to allow a site inspection by Heritage New Zealand and the appropriate runanga and their advisors, who must determine whether the discovery is likely to be extensive, if a thorough site investigation is required, and whether an Archaeological Authority is required.

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

- b) discovers any feature or archaeological material that predates 1900, or heritage material, or disturbs a previously unidentified archaeological or heritage site, the consent holder must without delay:
 - i) stop work within the immediate vicinity of the discovery or disturbance; and
 - ii) advise the Consent Authority, Heritage New Zealand, and in the case of Maori features or materials, the Tangata whenua, and if required, must make an application for an Archaeological Authority pursuant to Heritage New Zealand Pouhere Taonga Act 2014; and
 - iii) arrange for a suitably qualified archaeologist to undertake a survey of the site.

Site work may recommence following consultation with the Consent Authority.

Infrastructure

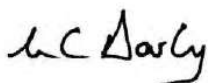
10. To reduce water consumption and therefore the volume of wastewater generated, the consent holder will be required to install in new dwellings water saving devices, including but not limited to, low-flow shower heads, 6/3 dual flush toilets and aerated sink mixers.

11. All aspects of this development shall be compliant with Parts 4, 5 and 6 of the Dunedin Code of Subdivision and Development 2010.
12. Detail of the water supply application process can be found at <http://www.dunedin.govt.nz/services/water-supply/new-water-connections>.
13. All aspects relating to the availability of water for fire-fighting should be in accordance with SNZ PAS 4509:2008, being the Fire Service Code of Practice for Fire Fighting Water Supplies, unless otherwise approved by the New Zealand Fire Service.
14. The following documents are recommended as best practice guidelines for managing erosion and sediment-laden run-off:
 - Environment Canterbury, 2007 "Erosion and Sediment Control Guideline 2007" Report No. R06/23.
 - Dunedin City Council "Silt and Sediment Control for Smaller Sites" (information brochure).

General

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

Issued at Dunedin on 13 November 2020.



Lianne Darby
Planner

Consent Type: Land Use Consent

Consent Number: LUC-2020-502

Purpose: Residential activity with non-compliant access width and distance between shared driveway and unit, non-compliant eaves, and buildings over 2.0m high built in setbacks next to new boundary of SUB-2020-170.

Location of Activity: 56 Ascot Street, Dunedin

Legal Description: Lots 1 and 2 SUB-2020-170, currently part of Allotment 26 Block XXI DP 705 (RT OT131/81).

Lapse Date: LUC-2020-502 lapse five years from the date that the s223 certificate for SUB-2020-170 is issued, unless given effect to prior to this date.

Conditions:

1. *The proposed activity must be undertaken in general accordance with the approved plans prepared by GJ Gardner Homes entitled, 'Proposed Townhouse Development,' dated October 2020, attached to this certificate as Appendix One, and the information provided with the resource consent application LUC-2020-502 received by the Council on 16 October 2020, except where modified by the following conditions:*

Infrastructure:

2. *An "application for Water Supply - New Service" must be submitted to the Three Waters Group for approval to establish new water connection to the unserviced unit. Details of how the unit is to be serviced for water must accompany the application.*
3. *Upon approval by Three Waters Group, the water service connection must be installed in accordance with the requirements of Section 6.6.2 of the Dunedin Code of Subdivision and Development 2010.*
4. *The two units must have separate foul and stormwater drains.*
5. *The new units must have water saving devices installed, including but not limited to, low-flow shower heads, 6/3 dual flush toilets and aerated sink mixers in order to reduce water consumption and therefore the volume of wastewater generated wastewater discharges.*

Transport

6. *The shared driveway must be formed to a minimum width of 3.0m from the edge of the carriageway of Ascot Street, and must be hard surfaced wherever serving two units, and be adequately drained for its duration.*
7. *The vehicle crossing must be upgraded in accordance with the Council's vehicle entrance specification.*

Advice Notes:

Transportation

1. It is recommended that the owners and users of the shared driveway enter into a formal agreement to clarify the responsibilities for maintenance.
2. The vehicle crossing, between the road carriageway and the property boundary, is within legal road and will therefore require a separate Vehicle Entrance Approval from DCC Transport to ensure that the vehicle crossing is constructed/upgraded in accordance with the Dunedin City Council Vehicle Entrance Specification (note: this approval is not included as part of the resource consent process).
3. The consent holder will require a traffic management plan (TMP), prepared by a suitably qualified person, if the proposed works will affect the normal operating conditions of the transportation network. The TMP will need to be approved by Transport prior to any works commencing.
4. Any work within road reserve will require a Corridor Access Request, submitted and approved by Council prior to work commencing on-site.
5. Any damage to any part of the footpath or road formation as a result of the works of this consent or any future development and associated vehicle movements will need to be reinstated to the satisfaction of DCC Transport, at the developer's cost.

Earthworks

6. This consent does not address any earthworks for this development. Should future earthworks within the new lots breach the performance standards of Rule 8A of the Proposed Plan, further consent will be required. Land use consent will also be required for any structures, such as retaining walls supporting fill or surcharge, near to boundaries.
7. When undertaking future earthworks, the developer is advised that:
 - Any earth fill over 0.6m thick supporting foundations must be specified and supervised by a suitably qualified person in accordance with NZS 4431-1989 Code of Practice for Earthfill for Residential Development.
 - Slopes may not be filled steeper than 2h:1v (27°) without specific engineering design and construction
 - Any modifications to stormwater flow or new culverts shall be designed by appropriately qualified person/s and ensure that overland stormwater flows are not interrupted and not increase any adverse effects from local ponding during storm rainfall events.
8. Buildings built before 1900 or sites which were in use before that time are considered archaeological sites under the Heritage New Zealand Pouhere Taonga Act 2014. Before disturbing an archaeological site, or to check whether a site is an archaeological site, the consent holder is advised to discuss any development or earthworks proposal with Heritage New Zealand.

Development

9. This land use consent provides for the two-unit development of 56 Ascot Street to proceed independently of subdivision SUB-2020-170 with development occurring before subdivision. However, should development follow subdivision, the conditions of LUC-2020-502 will still apply.
10. When developing this land:
 - The cases for seismic loading are normally addressed at building control stage.
 - The Dunedin City Council Building Control Authority will ask for verification that the site is 'good ground' in accordance with NZS3604, Section 3.1.
 - Further to this, it is recommended that specific engineering design be required to address recognised potential liquefaction hazards.
 - Specific Engineering Design, or exclusion of liquefaction risk may require investigation testing to 10m depth to quantify the potential for liquefaction for each dwelling.
11. At the time of building the new units, the developer will be required to determine a minimum floor level that ensures the development will meet the Building Act 2004 requirements regarding the avoidance of inundation (including flooding, overland flow, and ponding) on the land where the building work is to be carried out. The floor level must address the potential for egress of water from the property via secondary flow paths, ensure that construction takes into account low-lying areas and that the path of stormwater is not displaced from ephemeral flow paths into neighbouring properties. Normal building requirements exist to ensure that overland stormwater flows are not interrupted and that dwelling should be situated to avoid any adverse effects from local ponding during storm rainfall events.
12. It is advised that:
 - Storm water from driveways, sealed areas and drain coils is not to cause nuisance on and adjoining properties.
 - For secondary flow paths, the finished floor level shall be set at the height of the secondary flow plus an allowance for free board.
 - As required by the New Zealand Building Code E1.3.2 surface water resulting from an event having a 2% probability of occurring annually, shall not enter dwellings, The finished floor level shall be set accordingly.
13. As a guide to suitable floor levels for residential development, Council has a data map at:
<https://dunedin.maps.arcgis.com/apps/webappviewer/index.html?id=56b2956ed47f4e94b39f54eecaed0a8c>

Infrastructure

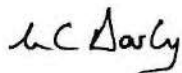
7. All aspects of this development shall be compliant with Parts 4, 5 and 6 of the Dunedin Code of Subdivision and Development 2010.
8. Detail of the water supply application process can be found at <http://www.dunedin.govt.nz/services/water-supply/new-water-connections>.

9. All aspects relating to the availability of water for fire-fighting should be in accordance with SNZ PAS 4509:2008, being the Fire Service Code of Practice for Fire Fighting Water Supplies, unless otherwise approved by the New Zealand Fire Service.
10. The following documents are recommended as best practice guidelines for managing erosion and sediment-laden run-off:
 - Environment Canterbury, 2007 "Erosion and Sediment Control Guideline 2007" Report No. R06/23.
 - Dunedin City Council "Silt and Sediment Control for Smaller Sites" (information brochure).

General

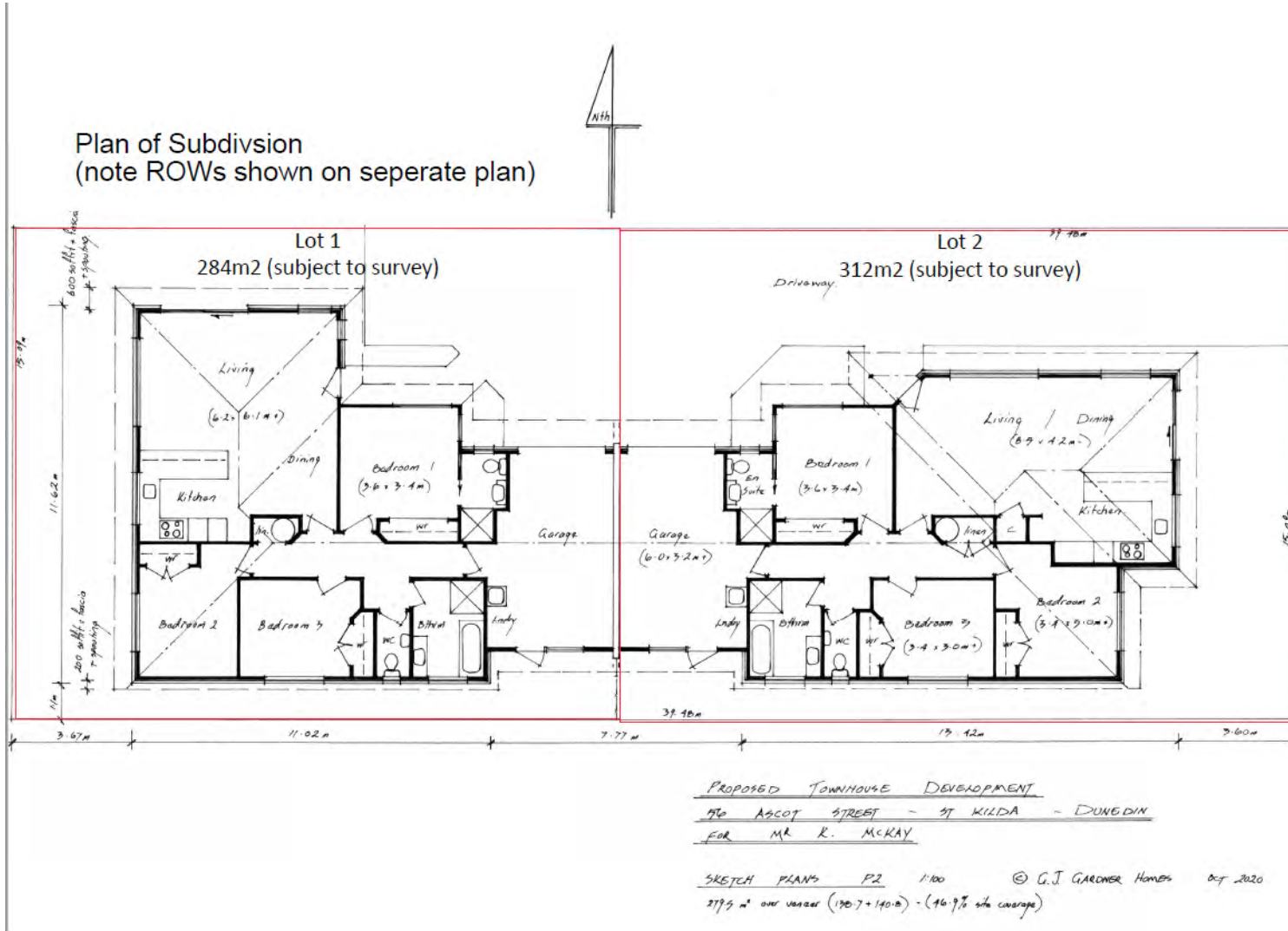
11. In addition to the conditions of a resource consent, the Resource Management Act 1991 establishes through sections 16 and 17 a duty for all persons to avoid unreasonable noise, and to avoid, remedy or mitigate any adverse effect created from an activity they undertake.
12. Resource consents are not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

Issued at Dunedin on 13 November 2020.



Lianne Darby
Planner

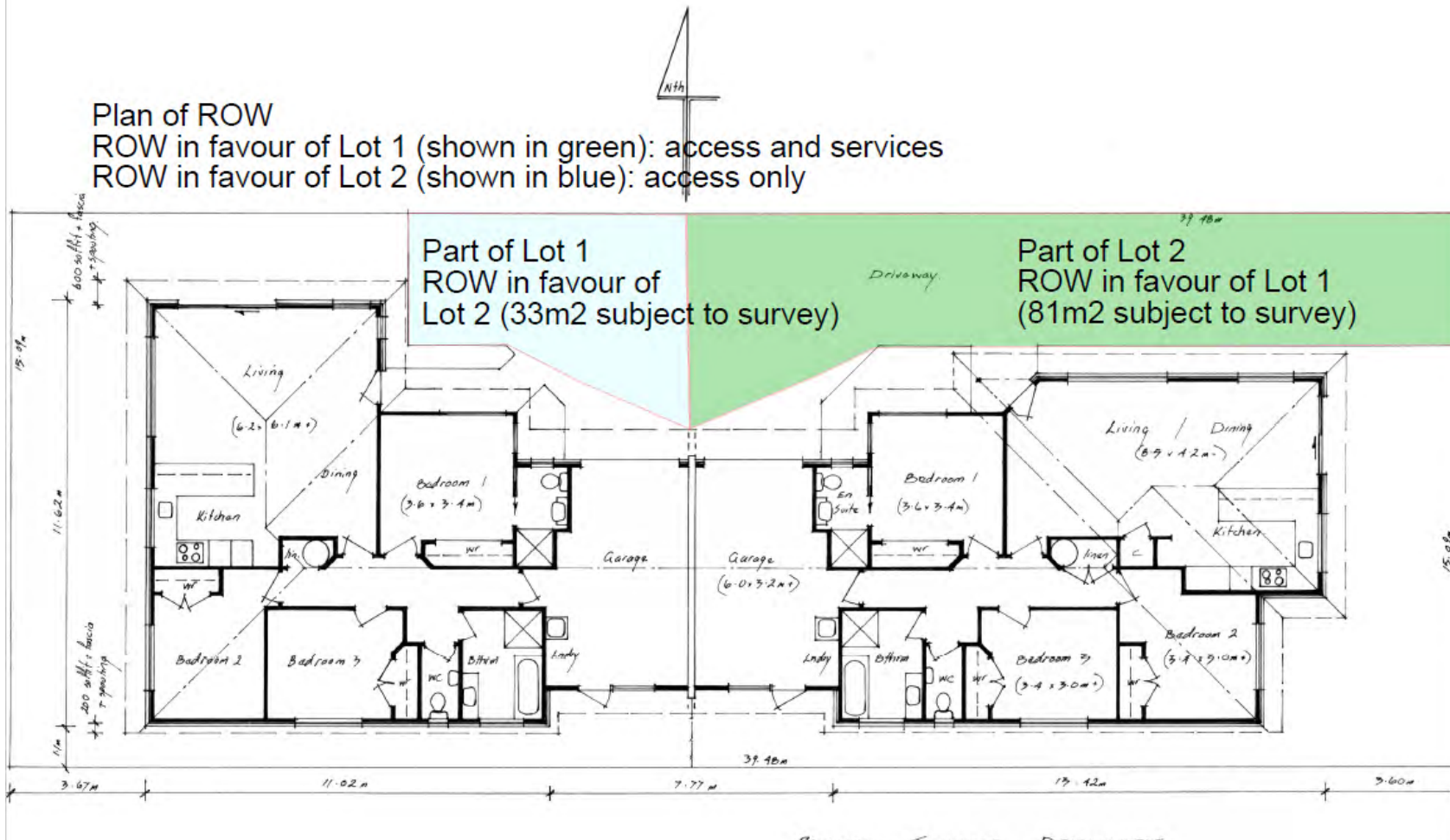
Appendix One: Approved Plans for SUB-2020-170 & LUC-2020-502 (scanned images, not to scale)



Plan of ROW

ROW in favour of Lot 1 (shown in green): access and services

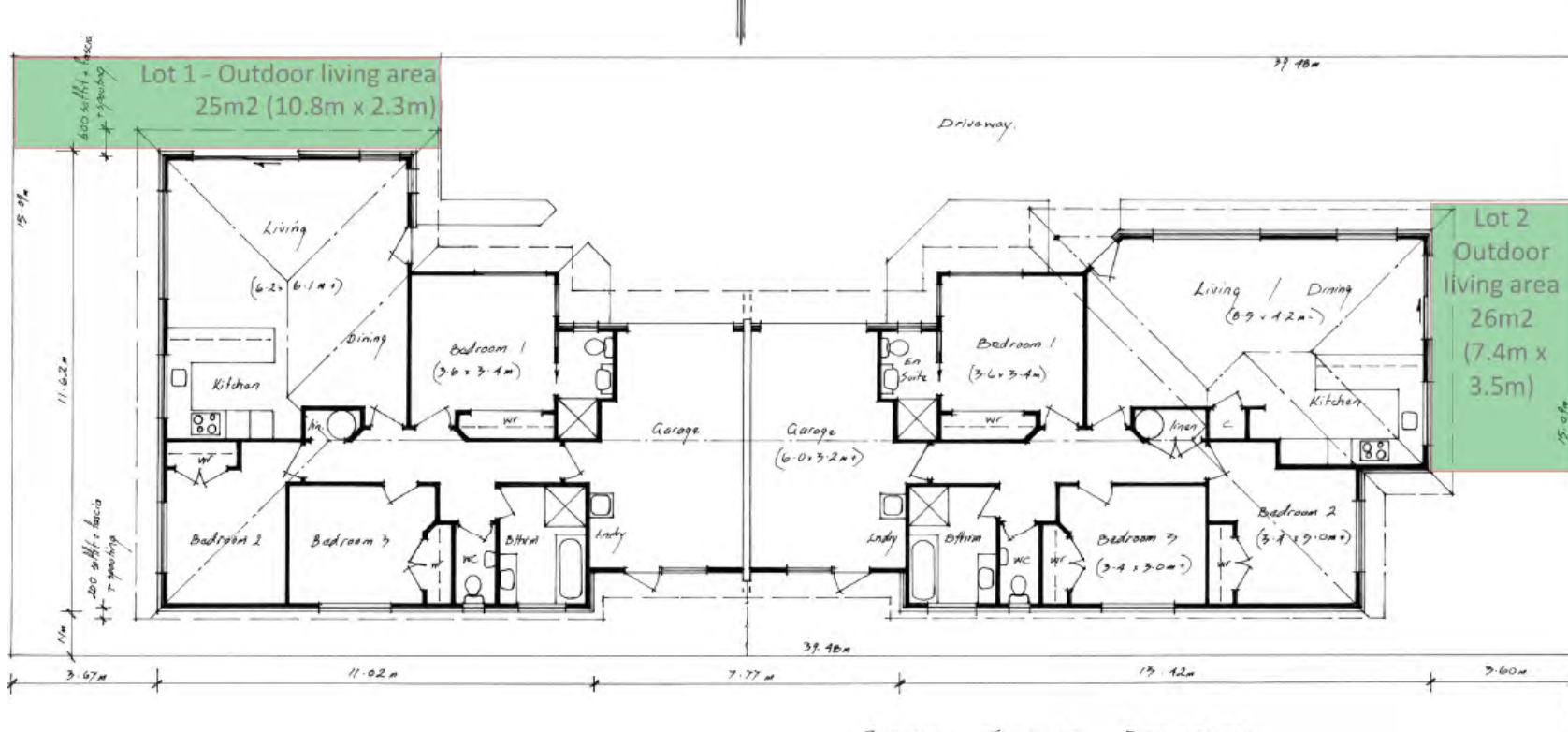
ROW in favour of Lot 2 (shown in blue): access only



PROPOSED TOWNHOUSE DEVELOPMENT
470 ASCOT STREET - ST KILDA - DUNEDIN
FOR MR R. MCKAY

SKETCH PLANS P2 1:100 © G.J GARDNER Homes Oct 2020
 2795 m² over variance (190.7 + 140.8) - (16.9% site coverage)

Plan of Outdoor Living Areas



PROPOSED TOWNHOUSE DEVELOPMENT
 176 ASCOT STREET - ST KILDA - DUNEDIN
 FOR MR K. MCKAY

SKETCH PLANS P2 1:100 © G.J GARDNER HOMES OCT 2020
 2775 m² over vanes (130.7 + 140.8) - (16.9% site coverage)

3 September 2020

Conrad Anderson
Anderson and Co (Otago) Limited
PO Box 5933
Dunedin 9054

Via email: conrad_a@xtra.co.nz

Dear Conrad

HAIL PROPERTY SEARCH

HAIL-2020-147
56 Ascot Street Dunedin

Please find attached the results of your Hazardous Activities and Industries List (HAIL) search lodged on 28 August 2020.

Please note:

- The attached documentation only includes information that is available on the Council's records and the Council does not necessarily hold comprehensive records of the historic land use of this site.
- Additional HAIL activities beyond any identified in the results may have occurred on the site or may be occurring without the Council's knowledge.
- It is recommended that further investigation of the historic land use be undertaken through other means, including consulting with any former land owners and checking with the Otago Regional Council.
- This information does not constitute a Preliminary Site Investigation in terms of the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.

Yours sincerely



Peter Webb
Planner

HAIL Search Summary

Collated by: Peter Webb, Dunedin City Council

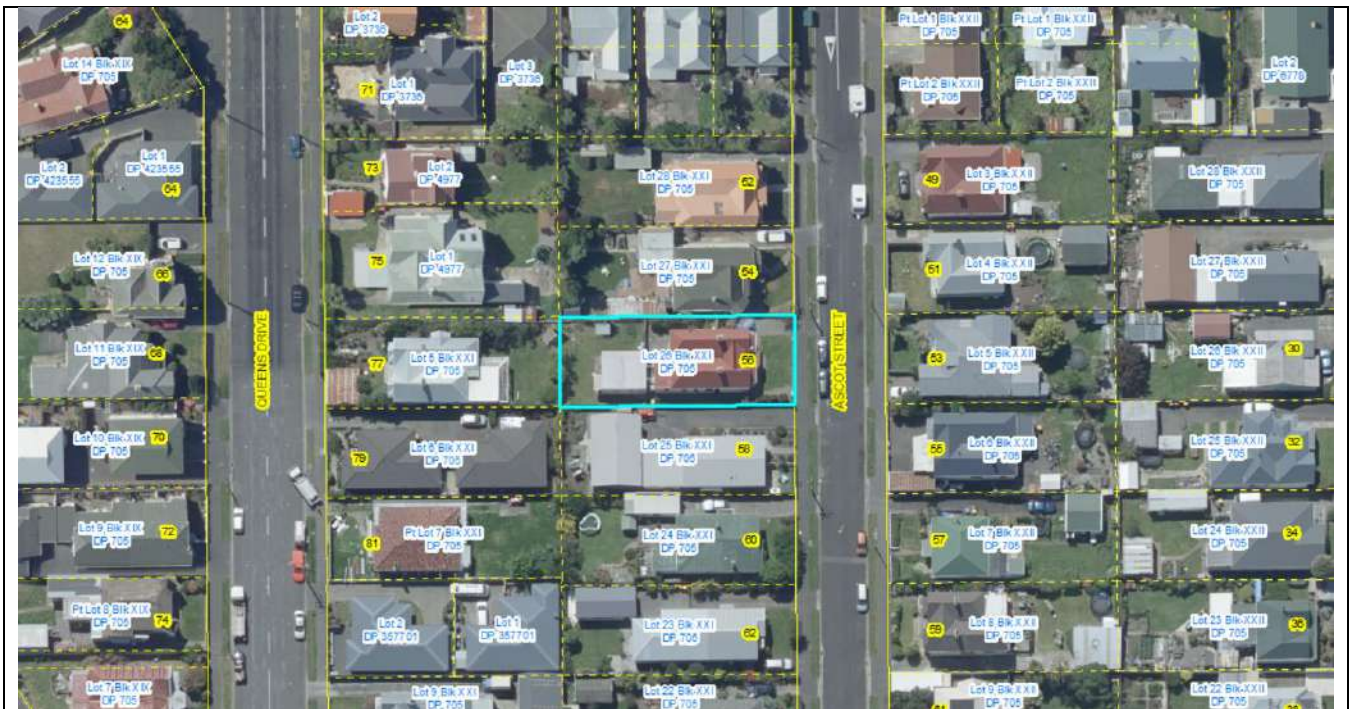
Date Collated: 3/09/2020

1 PROPERTY INFORMATION

Current Owner:	G F R Development Limited
Address:	56 Ascot Street Dunedin (with 56A Ascot Street being an auxiliary address)
Legal Description(s):	Allotment 26 Block XXI Deposited Plan 705
Territorial Authority:	Dunedin City Council

2 SEARCH EXTENT

Site plan showing search area:



3 HAIL INFORMATION

3.1 Supporting documents regarding land use history

List of supporting documents about land use history. e.g. historic aerial photographs, resource or building consent documents, street-view photographs etc. Any documents showing possible or actual HAIL activity are specifically noted.

- Email from Council's Archivist, outlining results of archival search
- Aerial photo dated 1942 (from https://files.interpret.co.nz/Retrolens/Imagery/SN223/Crown_223_513_33/High.jpg)
- Aerial photo dated 1947
- Aerial photo dated 1957
- Aerial photo dated 1967
- Aerial photo dated 1978
- Aerial photo dated 1990
- Aerial photo dated 2000
- Aerial photo dated 2007
- Aerial photo dated 2009
- Aerial photo dated 2013
- Aerial photo dated 2018/19
- Consents record
- Drainage permit H-1912-125568 application and plan
- Building consent H-1970-247378 application and plan for conversion of dwelling into two flats
- Building consent H-1971-247499 application and plan for store room and garage
- Resource consent application from July 1992 and supporting information to convert building into one bedroom flat for use as rental dwelling (note: no further documentation on file; activity appears to have been permitted under district plan)
- Building consent ABA-1992-316496 application and plan to convert building into one bedroom flat for use as rental dwelling
- Building consent ABA-2002-296948 plan for alterations and additions to flat

3.2 HAIL land uses

Land uses (from HAIL):

- Nil identified

3.3 Spatial extent of HAIL activity

Not Applicable

Part of Property

Whole Property

4 CONCLUSION

No explicit information found regarding HAIL activity

Possible HAIL site

Confirmed HAIL site

Peter Webb

From: Prue Milbank
Sent: Tuesday, 1 September 2020 03:36 p.m.
To: Peter Webb; Campbell Thomson; Lily Burrows
Subject: HAIL Archives Search - 56 Ascot Street, 2020-147
Attachments: 56 Ascot Street 1947.jpg; 56 Ascot Street 1967.jpg; 56 Ascot Street 1957.jpg; 56 Ascot Street 1990.jpg; 56 Ascot Street 1978.jpg

HAIL 2020-#147

Property Address: 56 Ascot Street, Lot 26 Blk XXI DP 705 (Section 24 Block 21 Musselburgh)

We have examined the relevant archival records relating to this site.

Records searched: St Kilda Borough Council (StKBC) Ratesbooks 1888-1978 (many gaps in these records), STKBC Dangerous Goods listings 1923-24, City Engineers correspondence 1947-1996, Inward Mail Correspondence 1989-2000, Landfills listings, STKBC Property file, StKBC Sanitary Roll 1902-3, Dangerous Good lists 1891-1907, 1920-1950s.

No information on the property was found in these records.

For the subject site, the land use history according to the information in archives can be summarised as:

In 1902-03, a House is listed on sections 7/10, 23, 24, 21 & 22 of Block 21 Musselburgh Ward. It is unclear if this references the current house on the property, however the current house was built prior to 1912.

The available aerial photos for this locality are attached.

Thank you,

Prue Milbank

ARCHIVIST

Business Information Services

Visit DCC Archives photo collection at www.flickr.com/photos/dccarchives

DCC Archives <http://www.dunedin.govt.nz/services/archives>

P 03 477 4000 | **DD** 03 474 3553 | **E** prue.milbank@dcc.govt.nz

Dunedin City Council, 50 The Octagon, Dunedin

PO Box 5045, Dunedin 9054

New Zealand

www.dunedin.govt.nz

 Please consider the environment before printing this e-mail



1947



1957



D R I V E

M A R

1967



1978



1990



2000

ASCOT STREET





2007

ASCOT STREET

2009

ASCOT STREET





2013

ASCOT STREET

2018/19

ASCOT STREET



**Consent Record for 56 Ascot Street Dunedin
(Property Number: 5059423)**

Building Applications:

Building Application	Status	Description	Lodge Date	Applicant
<u>ABA-2002-296948</u> GEMS ID ABA21462	CCC Issued	ALTER KITCHEN/BATHROOM- GAS HEATER	07/06/2002	<u>211218</u> K R McKay
<u>ABA-1992-316496</u> GEMS ID ABA921353	BC Issued	ABA921353 (DWX) 1353 - Convert building to granny flat (Midson)	28/08/1992	<u>103447</u> J E Midson
<u>H-1991-233697</u> GEMS ID AAD19914882	Historical Record	AAD19914882 (DWX) L8663 - Plumbing and drainage (Midson)	25/02/1991	
<u>H-1971-247498</u> GEMS ID AAK19710077	Historical Record	AAK19710077 (DWX) 5343 - ROUGHCAST DWG (CARRICK)	29/11/1971	
<u>H-1971-247499</u> GEMS ID AAK19710078	Historical Record	AAK19710078 (DWX) 5333 - ERECT GARAGE/STOREROOM (CARRICK)	14/10/1971	
<u>H-1971-199060</u> GEMS ID AAD19711744	Historical Record	AAD19711744 (DWX) H8909 - PLUMBING (CARRICK)	19/04/1971	<u>189736</u> Historic Person - Old Consents (Bldg, Land Use, Sub)
<u>H-1970-247378</u> GEMS ID AAK19700052	Historical Record	AAK19700052 (DWX) 39926 - ALT DWG INTO 2 UNITS (CARRICK)	31/07/1970	
<u>H-1962-246338</u> GEMS ID AAK19620024	Historical Record	AAK19620024 (DWX) 36655 - ERECT CONCRETE BLOCK WALL (STEPHEN)	01/05/1962	
<u>H-1912-125568</u> GEMS ID AAD19122514	Historical Record	AAD19122514 (DWX) A1612 - PLUMBING AND DRAINAGE (SCURR)	21/10/1912	<u>189736</u> Historic Person - Old Consents (Bldg, Land Use, Sub)

Planning Applications:

Planning Application	Status	Description	Lodge Date	Applicant
<u>HAIL-2020-147</u> GEMS ID	HAIL request lodged	56 Ascot Street, Dunedin	28/08/2020	<u>252885</u> Paterson Pitts Resource Management Limited

A/1612

The Dunedin Drainage and Sewerage Board.

NOTICE UNDER SECTION 34 OF BY-LAW No. 2, 1910.

I HEREBY GIVE NOTICE that Messrs Geo. Dyer & Co. intend to

(Here state shortly the nature of the works with the particulars specified in Section 34.)

- 2/6 118 ft soil drain to sewer
- present drain for storm water to be hopped & covered
- 1/- 1 w.c.
- 1/- 1 Bath
- 1/- 1 Sinks
- 1/- 1 Tubs
- 1/- 1 Basin
- 3/- 1 Connection

10/6

Chas Ad
10/6
21/10/12

AM
25/10/12

on the premises owned by D. Scarr

and being Section 24 Block 21

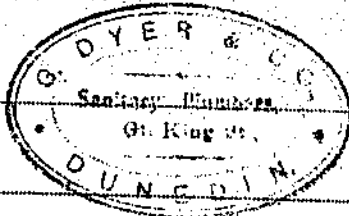
Munelburgh (Here state name of City, Township, or Subdivision.)

No. 56 Princes Street, as per block plan herewith.

Dated this 21st day of Oct. 1912

Persons signing here to state whether owner, builder, plumber, or drainer.

Owner	Name	
Builder		
Plumber	Address	
Drainer	Description	<u>Plumber & Drainer</u>



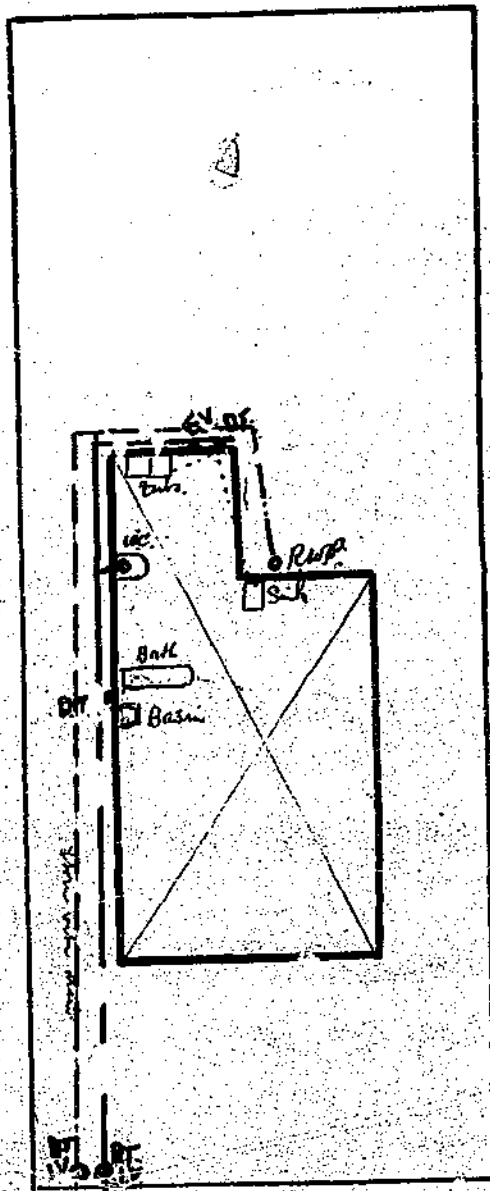
NOTE.—Further notification on a printed form will require to be given stating date when work has been commenced.

A/1612

Owner Mr. D. Scarr,
 1056 Bruce St.
 Missellough
 Sect 24 Blk 21
 118 ft soil clean to sewer
 present ^{day} for storm water to
 be trapped & treated

- 1 ft.
- 1 bath
- 1 sink
- 1 tub
- 1 basin
- 1 connection.

Scale 1/16" to 1 ft.



LEGEND

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

56 Ascot St.

Shaw

BOROUGH OF ST. KILDA

APPLICATION FOR BUILDING PERMIT

Permit No.: 39926

The Town Clerk, P.O. Box 4001, ST. KILDA.

Dear Sir,

I hereby apply for a permit to carry out Building Work as detailed hereunder and certify that the information herein and in the plan and specifications herewith is correct in every respect.

1. A BRIEF DESCRIPTION of the work proposed to be carried out is:-
.....RE-DEVELOP Existing house into two separate flats.....

2. OWNERSHIP:

Name and Address of registered owner of the Land:-

Name B. R. GARRICK

Address 56 ASCOT ST

ST. KILDA

3. ERECTION OF WORK:-

Builder.....Address.....

4. PARTICULARS OF LAND:-

(a) Situation (House No. & Street) 56 ASCOT ST

(b) Description of Land - Lot 26 DP 705 Block 21 Sec.....
Township MUSSELBACH Val No 2750/157

(c) Dimensions of site:-

Frontage.....Depth.....Area.....

5. COST OR VALUE OF WORK (Whichever is higher)

Building		This is } an Estimate a Quotation the Contract price.
Alterations etc.	\$200 : 00	
Plumbing	\$360 : -	

\$ 560 : 00

6. PARTICULARS OF BUILDING:-

Foundations.....Walls.....Roof.....

Foundations (Concrete) Width.....Height.....

Footings - Width.....Depth.....

Size of Plates-Bearer.....Sleeper.....Wall.....

Studs-size.....Centers.....Height.....

Floor Joists-Size.....Centers.....Span.....

Ceiling Joists-Size.....Centers.....

Rafters-Size.....Centers.....

Area of Ground Floor.....is old material to be used Yes, ..

Minimum distance of external walls from Boundaries of

adjoining sections.....

Signed B. R. Garrick Builders, Owner

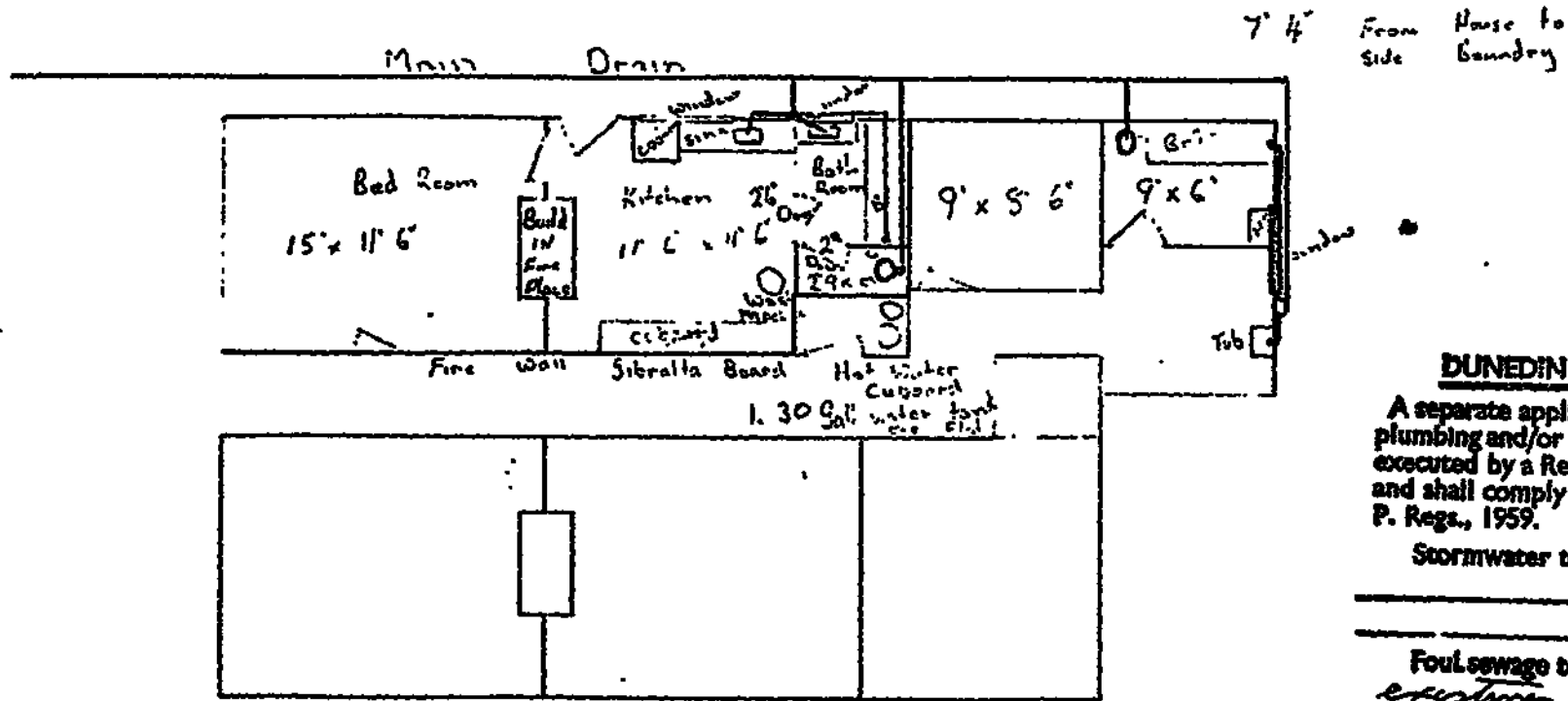
Address 56 ASCOT ST

ST. KILDA

Date 31.7.70

NOTE: NO WORK IS TO BE COMMENCED UNTIL plans and specifications have been lodged as provided for in the Borough By-laws and until a Building permit and other necessary permits have been issued for the work, and the FEES therefore duly paid.

Permit No. 39926



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 _____

Foul sewage to be discharged to _____

extension of existing foul drain - internal pipe to have permanently ventilated skylight

56 ASCOT

31/7/70

A.B. Row

Proposed Flat to be Built into existing House
 S1, Kilda Dunedin, Flat BR 1/1/1/1

BOROUGH OF ST. KILDA

APPLICATION FOR BUILDING PERMIT

Permit No 5333

THE TOWN CLERK, P.O. Box 4001, St. Kilda

Dear Sir,

I hereby apply for a permit to carry out building work as detailed hereunder and certify that the information herein and in the plan and specifications herewith is correct in every respect.

1. A BRIEF DESCRIPTION of the work proposed to be carried out is:-

... THE Building on op. a store room and garage to Existing house

2. OWNERSHIP: Name and Address of registered owner of the land:-

Name: .. B.R. CARRICK Address: .. 56 ASCOT ST

3. ERECTION OF WORK:

Builder: Self Address .. 56 ASCOT St

4. PARTICULARS OF LAND:

(a) Situation (House No. & Street)..... 56 ASCOT ST

(b) Description of Land: Lot .. 26 D.P. .. 705 Block
Sec Val No. .. 275 P/517 ..

(c) Dimensions of Site: Frontage .. 4.9 Depth .. 12.8 Area

5. COST OR VALUE OF WORK: (Which ever is higher)

Building Alterations etc	\$ 400	This is } An Estimate A Quotation Contract Price
Plumbing	\$ 10	
	<u>\$ 410</u>	

6. PARTICULARS OF BUILDING:

Foundations: .. Concrete Walls .. Flexibond Roof .. Iron

Foundations (Concrete) Width Height

Footings - Width .. 9" Depth .. 12"

Size of Plates-Bearer .. 4x2 Sleeper Wall

Studs-size .. 4x2 Centres .. 16" Height .. 8'

Floor Joists-size Centres Span

Ceiling Joists size .. ~~4x2~~ Centres

Rafters-size .. 4x2 Centres .. 18"

Area of Ground Floor .. 40.8 Is old material to be used YES/NO

Minimum distance of extornam walls from Boundaries of adjoining sections 7' 6"

SIGNED B.R. Carrick

Builders or Owner

Date: 197

P.T.O.

5333

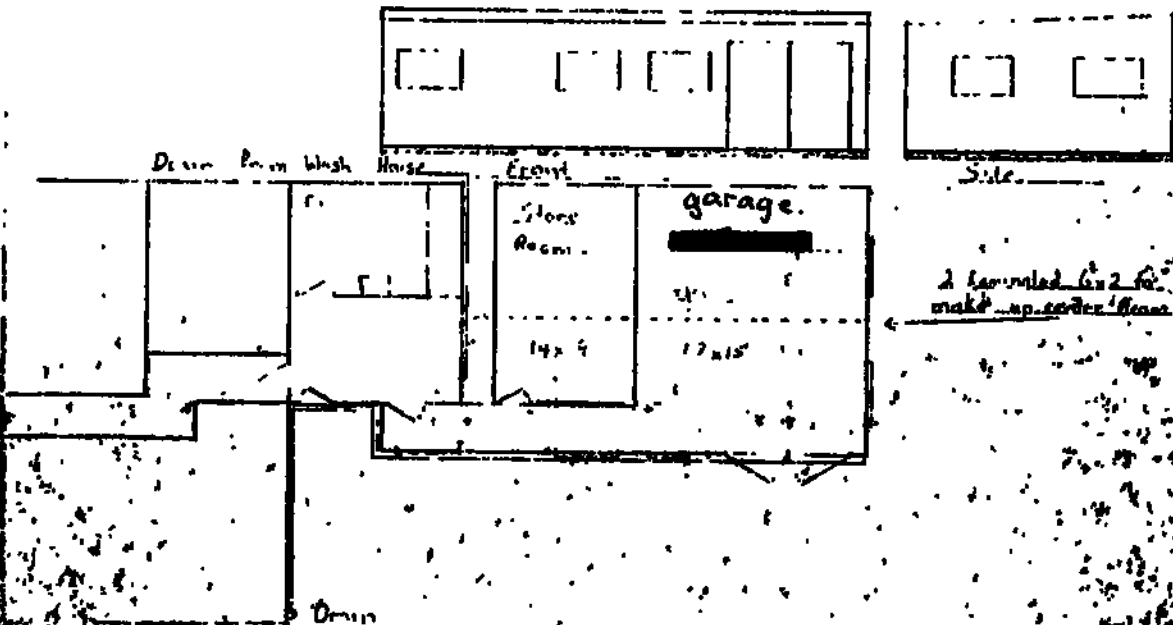
DUNEDIN DRAINAGE & SEWERAGE BOARD

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 existing stormwater drain

Foul sewage to be discharged to 14/10/77 St. Lawrence

garage





Application For Resource Consent
Under Section 88 Of The Resource Management Act 1991

To The Dunedin City Council
P O Box 5045
DUNEDIN

92444

John Edward MIDSON of 14 Orr street Concord
(name) (address)

apply for resource consent(s) described below:

1. The names and addresses of the owner and occupier (other than the applicant) of any land to which the application relates are as follows:

MAUREEN ANNE MIDSON 14 Orr street Concord
(name) (address)

(name) (address)

2. The location to which this application relates

Address: 56 Ascot. st. St Kilda.

Legal Description: LOT 26 BLK 21 DP 705

Valuation Number: 27500 517

Other Relevant Information which identifies location: _____

3. The type of resource consent(s) sought is/are: _____

4. A description of the activity to which the application relates is: _____

To be used as a one Bed RM.
rental Dwelling.

5. The following additional resource consents are required in relation to this proposal and (have/have not) been applied for: _____

6. I attach an assessment of any effects that the proposed activity may have on the environment in accordance with the Fourth Schedule to the Act. **(This does not apply to a controlled activity unless otherwise specified)**
7. I attach other information (if any), required to be included in the application by the district or regional plan or regulations.

J.E. Midson

(signature of applicant)

(date)

Address for Service of Applicant;

14 ORR street Concord,
Green Island, Dunedin.

Telephone No.: 4876878

Fax No.: _____

Annexures:

1. An assessment of effects on the environment in accordance with the Fourth Schedule to the Act *(If Required)*;
2. Any other information required by the district plan or regional plan or Act or regulation to be included.

FORM FOR AFFECTED PERSONS

Building work or development not strictly in compliance with the provisions of the Transitional District Plan is planned for a property near you. By now the person responsible for this project should have explained the proposal to you. He/She should have advised you that your written consent is needed before the Council can consider granting a Resource Consent to allow work to start. It is for you to decide whether or not the proposed work has any adverse effects upon your property or upon yourself.

Should you feel satisfied that there would be no detrimental effects upon your property you may give your consent to a relaxation of the controls by completing this form.

You should note that once your consent has been given, and if the Resource Consent is then granted by the Council, there is no way open to you or the Council to retrieve the situation later. You are therefore asked to weigh up the various aspects carefully.

If you wish to give your consent subject to conditions, these should be taken up directly with the applicant, and a satisfactory conclusion reached before your consent is given. **The Council will not enter into any negotiations on the subject.**

IF YOU HAVE NO OPPOSITION to the proposal please complete this form, **SIGN THE APPLICANT'S PLAN**, and hand both documents back to the person who approached you.

Check the following carefully

Please go through this checklist which will help you to safeguard your interests.

1. A PLAN of the proposed works must be attached to this form BEFORE you consider granting consent. Do you fully understand the plan and how the work will be carried out?
2. Has the applicant told you CLEARLY how the proposal might affect you or your property?
3. Do you know why a Resource Consent is being sought?
4. If you feel you need more information on this matter please telephone the Development Services Section on 474 3713, 474 3714, or 474 3739 BEFORE you complete this form.
5. If you consider that the work will not be detrimental to your property please PRINT in the details below and sign this form. NOTE THAT ALL AFFECTED PERSONS SIGNATURES FOR EACH ADDRESS ARE REQUIRED.

I/We JAMES RICHARD DONALDSON
(Please print full name/s)

being the owner/s or occupier/s of 54 ASCOT ST
(address)

hereby consent to the proposal as described on Form 5 and detailed on the attached plans which I/We have also signed.

Dated at Dunedin on this 30 day of June 1992

Signature/s James R. Donaldson

Phone No 455 2343

FORM FOR AFFECTED PERSONS

Building work or development not strictly in compliance with the provisions of the Transitional District Plan is planned for a property near you. By now the person responsible for this project should have explained the proposal to you. He/She should have advised you that your written consent is needed before the Council can consider granting a Resource Consent to allow work to start. It is for you to decide whether or not the proposed work has any adverse effects upon your property or upon yourself.

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5. If you consider that the work will not be detrimental to your property please PRINT in the details below and sign this form. NOTE THAT ALL AFFECTED PERSONS SIGNATURES FOR EACH ADDRESS ARE REQUIRED.

I/We Francis Gordon and Judith Anne Kelly
(Please print full name/s)

being the owner/s or occupier/s of
77 Queens Drive St. Kilda Dunedin
(address)

hereby consent to the proposal as described on Form 5 and detailed on the attached plans which I/We have also signed.

Dated at Dunedin on this 30th day of June 1992

Signature/s [Handwritten Signature]

Phone No 4556381

FORM FOR AFFECTED PERSONS

Building work or development not strictly in compliance with the provisions of the Transitional District Plan is planned for a property near you. By now the person responsible for this project should have explained the proposal to you. He/She should have advised you that your written consent is needed before the Council can consider granting a Resource Consent to allow work to start. It is for you to decide whether or not the proposed work has any adverse effects upon your property or upon yourself.

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Check the following carefully

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3. Do you know why a Resource Consent is being sought?
4. If you feel you need more information on this matter please telephone the Development Services Section on 474 3713, 474 3714, or 474 3739 BEFORE you complete this form.
5. If you consider that the work will not be detrimental to your property please PRINT in the details below and sign this form. NOTE THAT ALL AFFECTED PERSONS SIGNATURES FOR EACH ADDRESS ARE REQUIRED.

I/We Roxene Josephine Williams
.....
(Please print full name/s)

being the owner/s or occupier/s of 58A ASCOT ST St Kilda
.....
(address)

hereby consent to the proposal as described on Form 5 and detailed on the attached plans which I/We have also signed.

Dated at Dunedin on this.....1.....day of July.....19..92 .

Signature/s.....R. J. Williams

Phone No 455 3808.....



56 ASCOT STREET . ST. KILDA



PHOTO ①

① showing Area for Proposed Parking
Existing concrete will be replaced with new concrete
to a size of 6.100×4.600 . storm water to be
channeled into Existing storm water sump.



PHoto ②

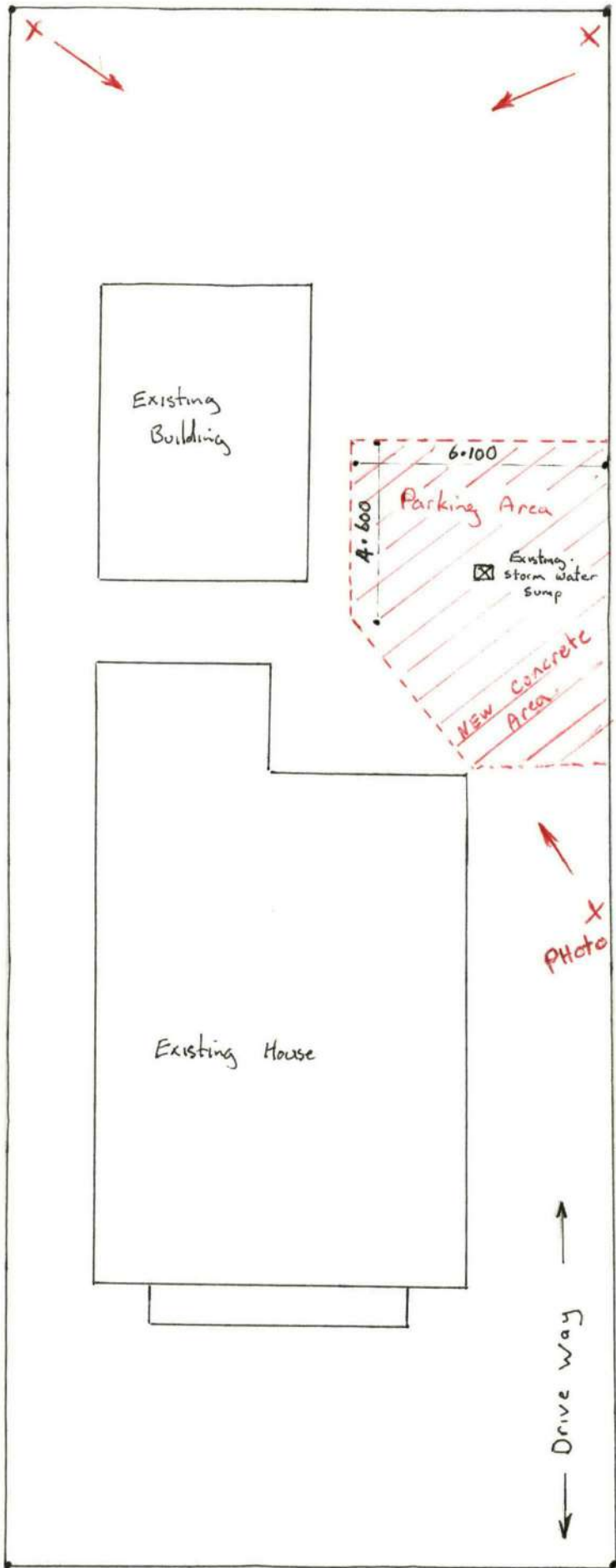
Photo ②③ showing Area at rear of
Section for two new Clothes lines.
Existing garden will be grassed over and
landscaped.

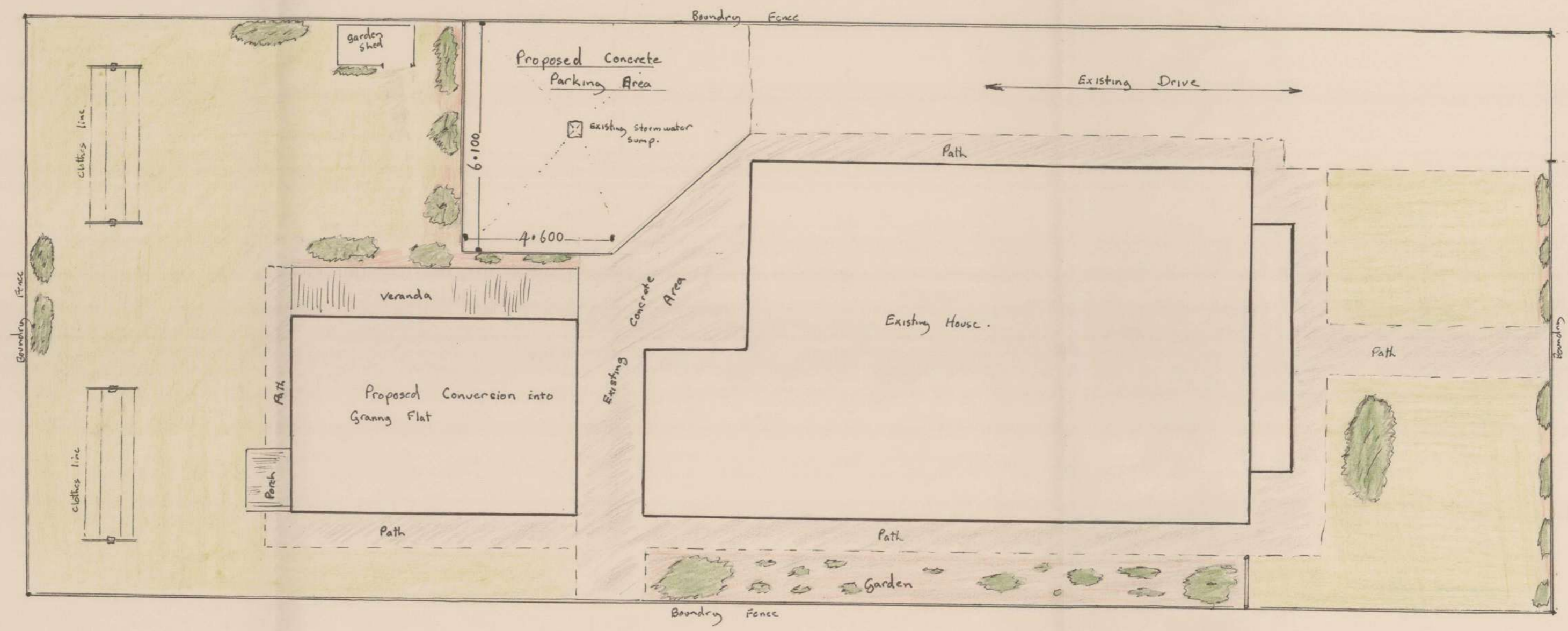
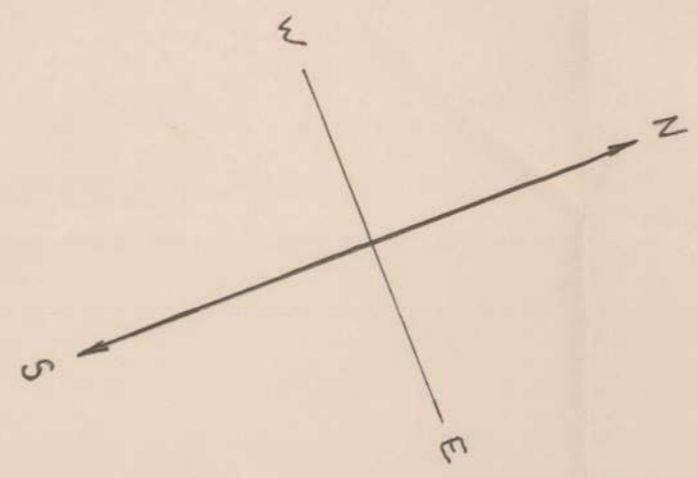
PHOTO (3)



PHOTO ③

PHOTO ②





ASCOT STREET

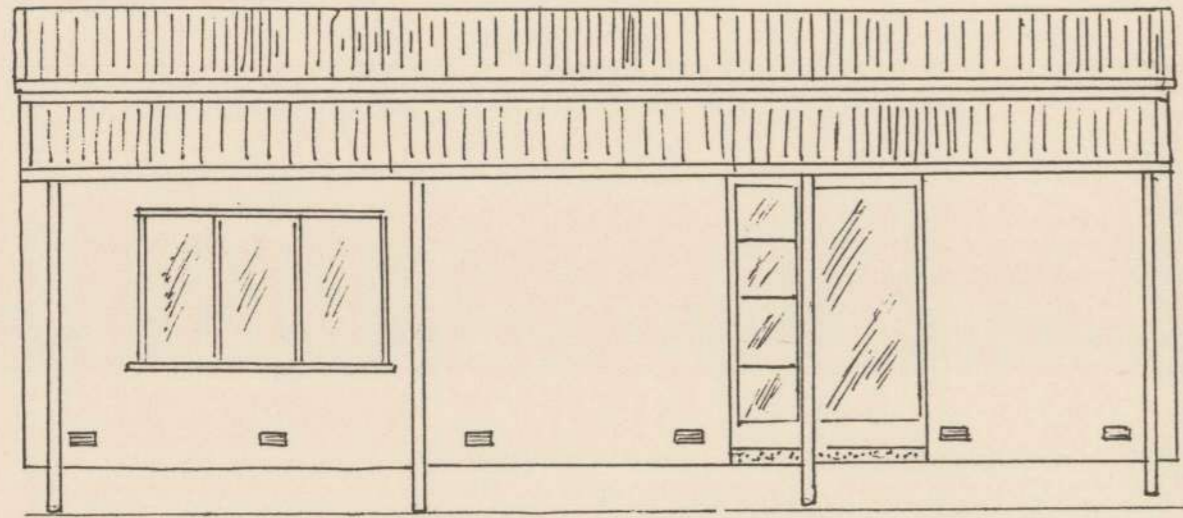
Scale 9mm = 1 Metre
 " 3/8" " "

APPLICANT. J.E. MIDSON 14 Orr Street Concord

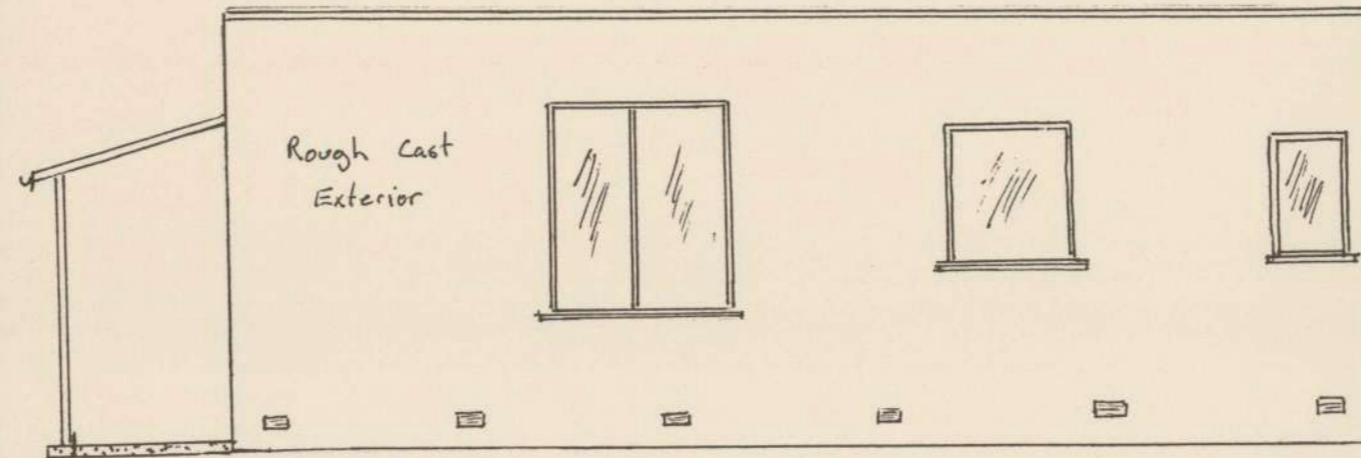
PROPOSED CONVERSION OF EXISTING BUILDING INTO GRANNY FLAT.

AT 56 ASCOT STREET ST. KILDA.

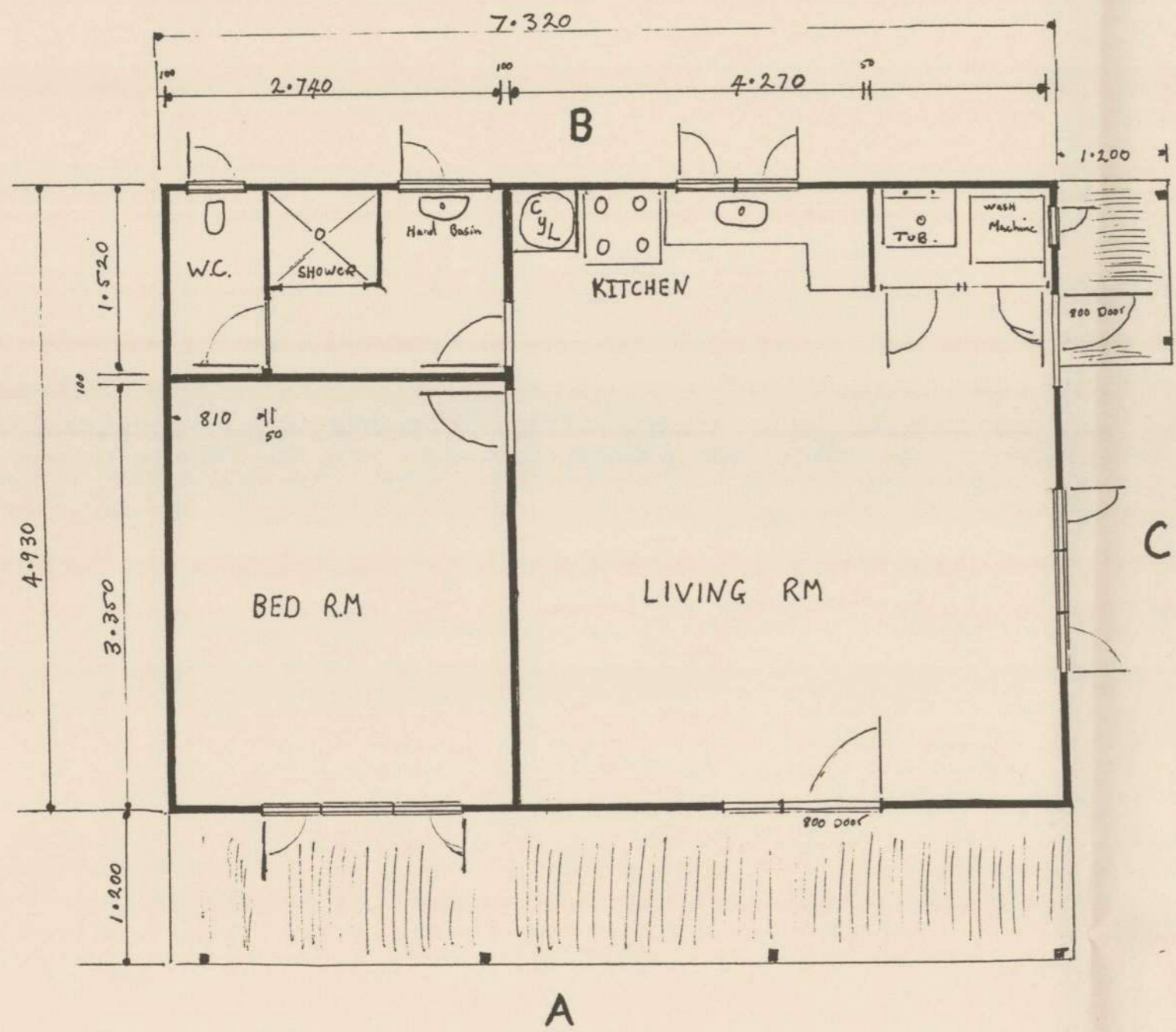
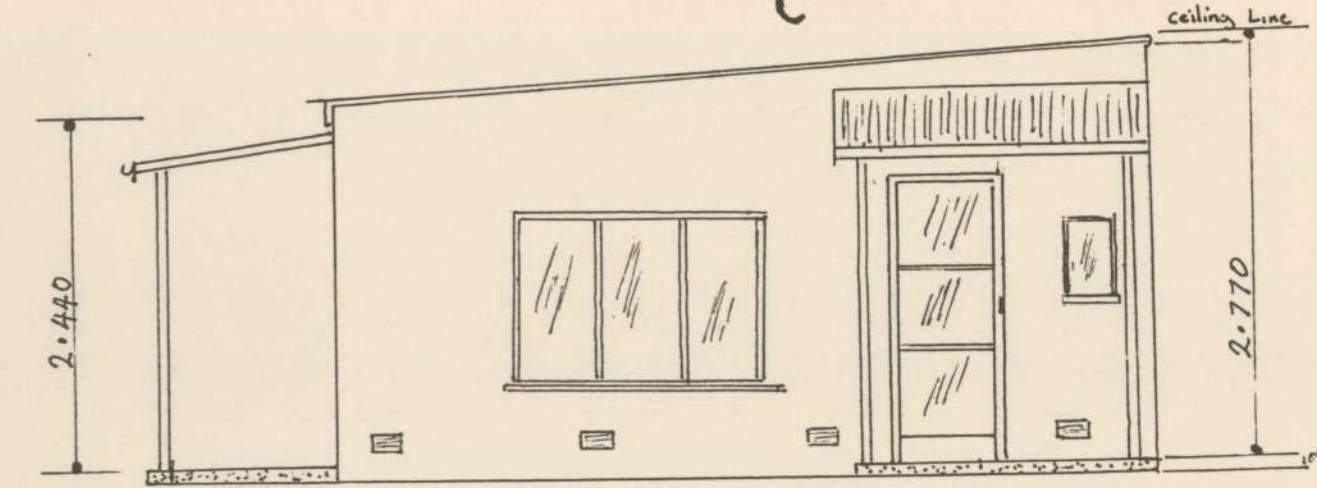
A



B

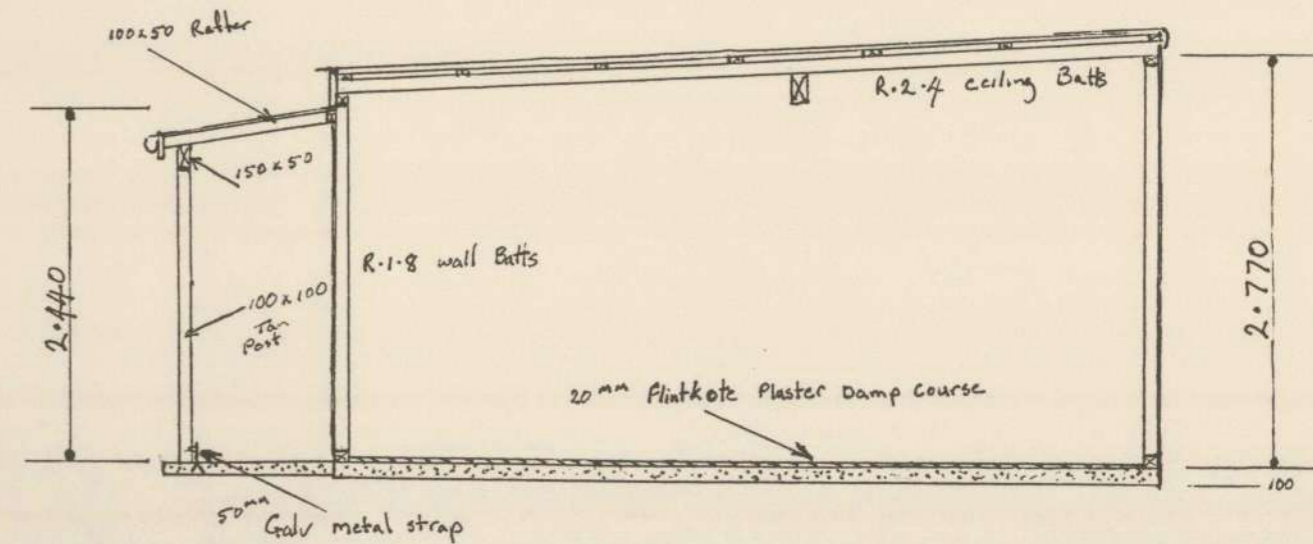


C

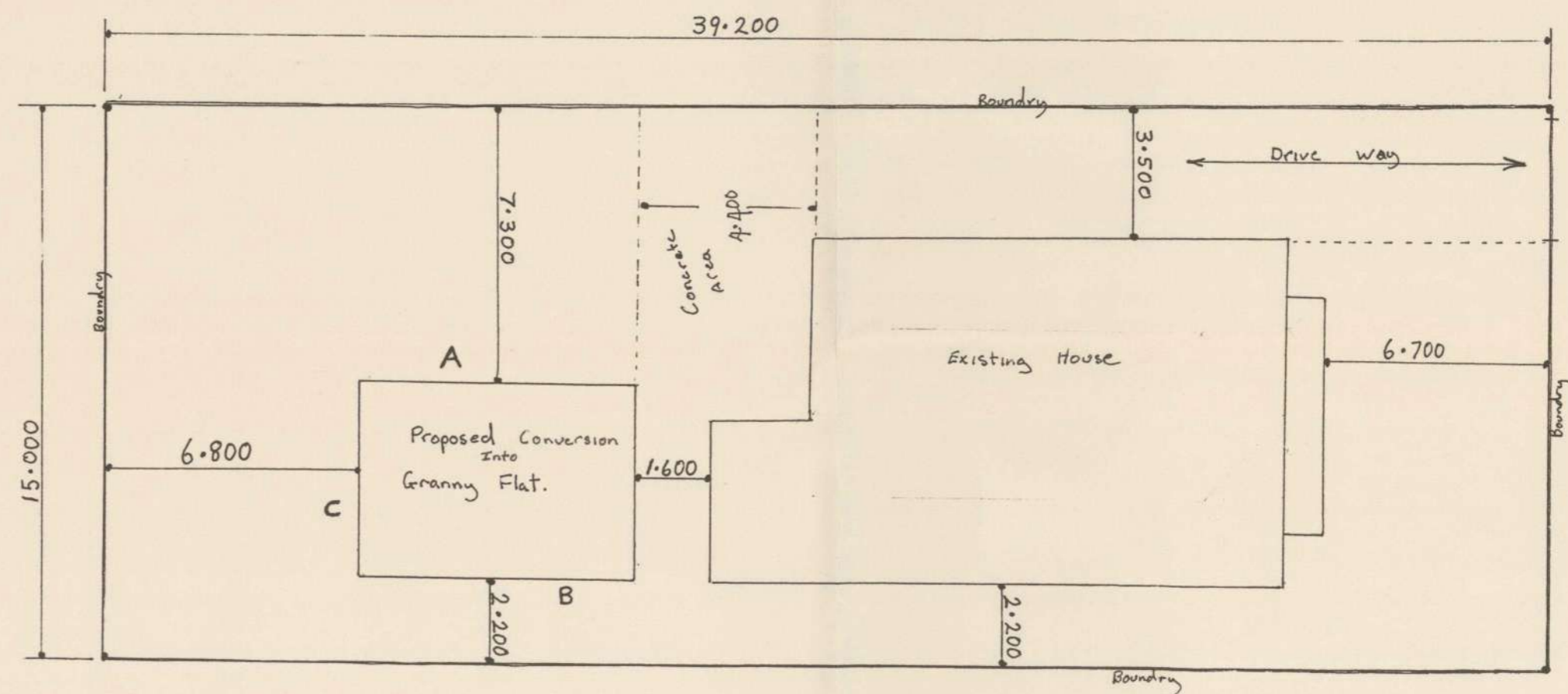


FLOOR PLAN

scale $\frac{6}{4}'' = 305 \text{ cm}$
 $\frac{1}{4}'' = 1 \text{ ft.}$



SECTION



SITE PLAN

Scale $\frac{6}{4}'' = 1 \text{ METRE}$

J. R. Donaldson R. J. Williams

APPLICANT. J. E. MIDSON 14 Orr Street Concord

Done

DUNEDIN CITY COUNCIL

BUILDING PERMIT APPLICATION (including chimney, fireplaces and fire appliances)

22587
A280805

Permit No. *02/1252* Date Permit Issued *22/19*

OWNER

Name J. E. MIDSON

Mailing Address 14 Orr Street
Concord

Phone No. 4876878

BUILDER

Name J. E. MIDSON

Mailing Address 14 Orr Street
Concord

Phone No. 4876878

PROPERTY ON WHICH BUILDING IS TO BE ERECTED/DEMOLISHED

SITE

Street No. 56

Street Name Ascot Street
St. Kilda

LEGAL DESCRIPTION

Valuation P.I. No. 27500 / 5.7 /

Lot 26 / D.P. 705 /

Section _____ Block 21 /

Survey District St Kilda

DESCRIPTION OF PROPOSED WORK AND MAIN PURPOSE OF USE

Conversion of Existing Building into one Bed Rm Flat
To be used for a Rental Dwelling

FLOOR AREA Whole Sq. metres _____

DWELLING UNITS Number Erected _____

COST OR VALUE OF WORK (WHICHEVER IS HIGHER)

Building \$ 8,000

Plumbing and Drainage \$ 660

Total \$ 8,660

SCOPE OF APPLICATION (TICK BOX)

Complete Project

Partial Project Describe _____

(e.g. Stage 1 etc.) _____

NAME OF PRINCIPAL CONSULTANT

Name _____

Mailing Address _____

Phone No. _____

APPLICANT

Name JOHN EDWARD MIDSON

Signature J.E. Midson

Mailing Address 14 Orr Street
Concord

Phone No. 4876878

Acting Capacity Builder (owner, builder etc.)

NATURE OF PERMIT (TICK BOX)

NEW BUILDING
— exclude domestic garages and domestic outbuildings

FOUNDATIONS ONLY

ALTERED, REPAIRED, EXTENDED
— include conversions and resited buildings

NEW CONSTRUCTION
OTHER THAN BUILDINGS — (include demolition)

DOMESTIC GARAGES
AND DOMESTIC OUTBUILDINGS

SMALL CHIMNEYS, APPLIANCES
AND FIREPLACE

STREET DAMAGE DEPOSIT SCHEME (TICK BOX)

If member of Master Builders Footpath Indemnity Scheme

Name _____

Signature _____

DOCUMENTS ATTACHED (TICK BOX)

Drawings — Sets

Specifications — Two Copies

Form No. 2 — Structural Design
Features Summary Part A and Part B

Form No. 3 — Fire and Egress
Features Summary

Building Authority

Estimated Starting Date _____

Estimated Completion Date _____

PERMIT SENT TO

Name J. E. MIDSON

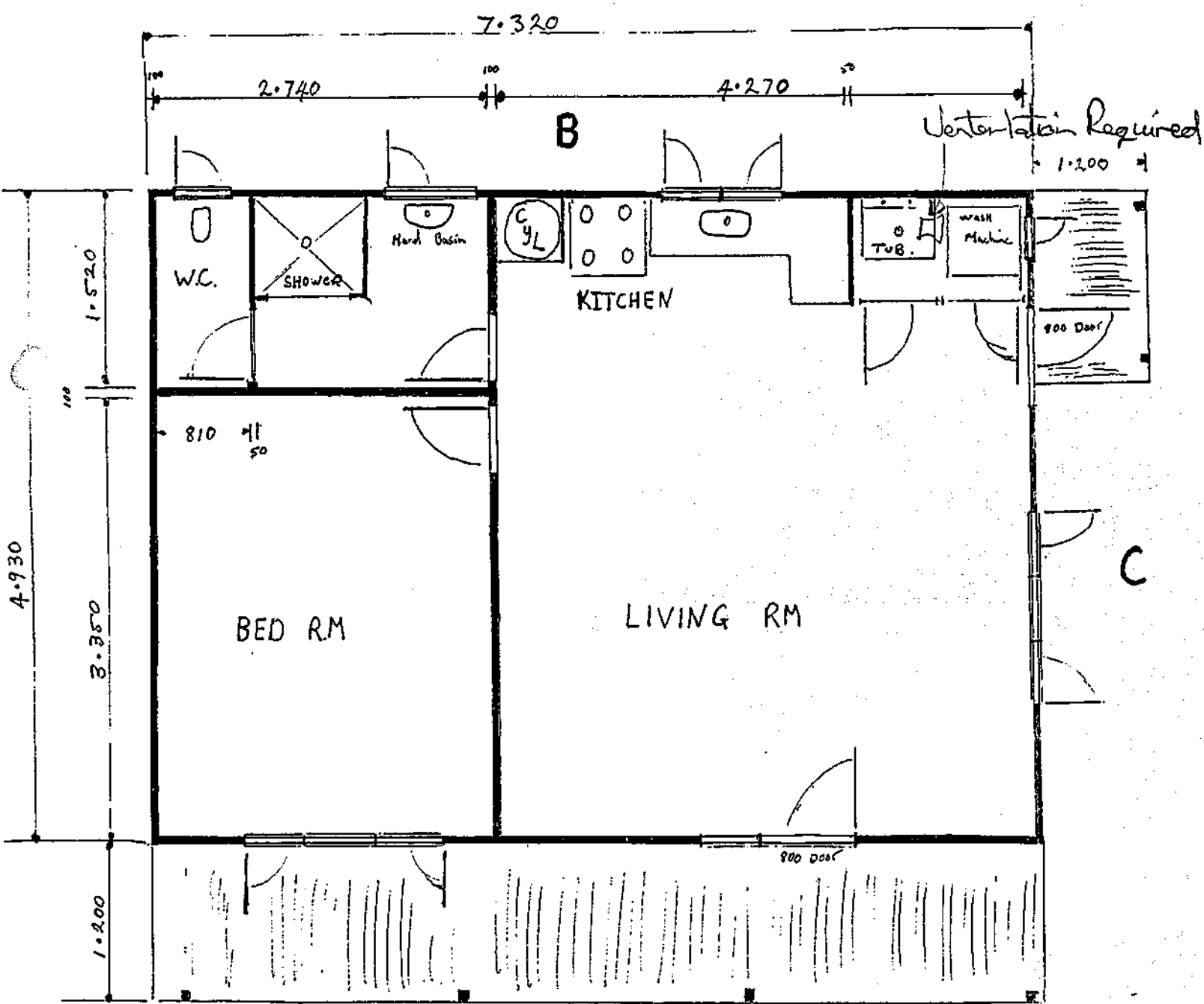
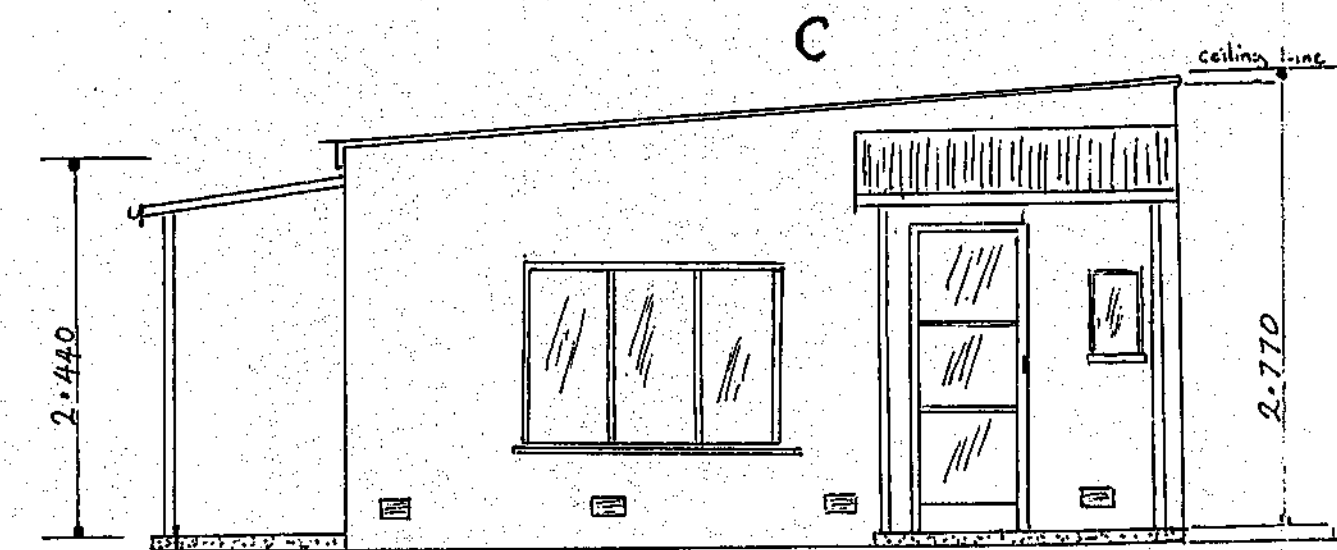
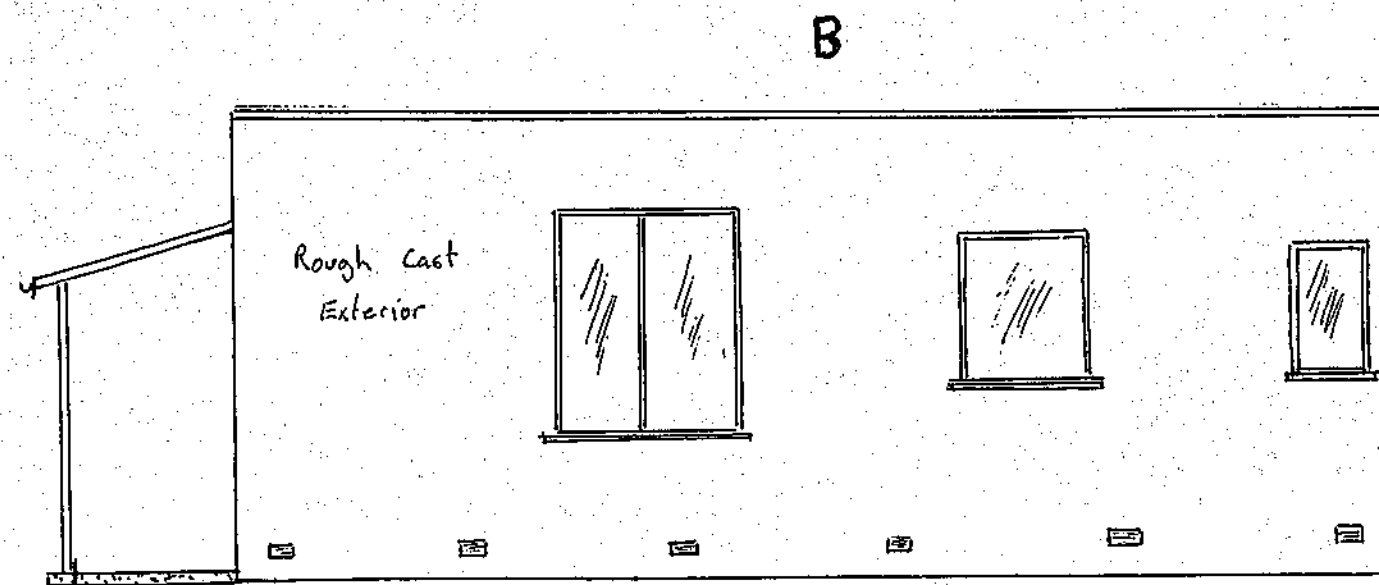
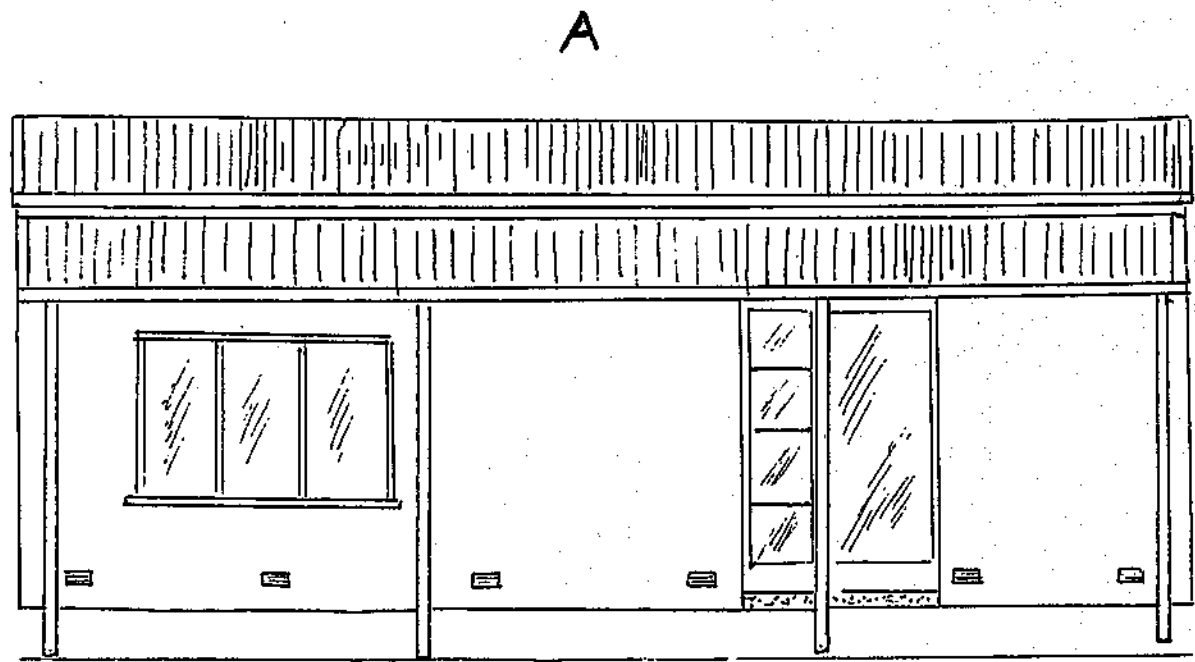
Mailing Address 14 Orr Street
Concord

Phone No. 4876878

Per

PROPOSED CONVERSION OF EXISTING BUILDING INTO GRANNY FLAT.

AT 56 ASCOT STREET ST. KILDA.



FLOOR PLAN

Scale $\frac{6}{7}'' = 305 \text{ mm}$
 $\frac{1}{4}'' = 1 \text{ ft.}$

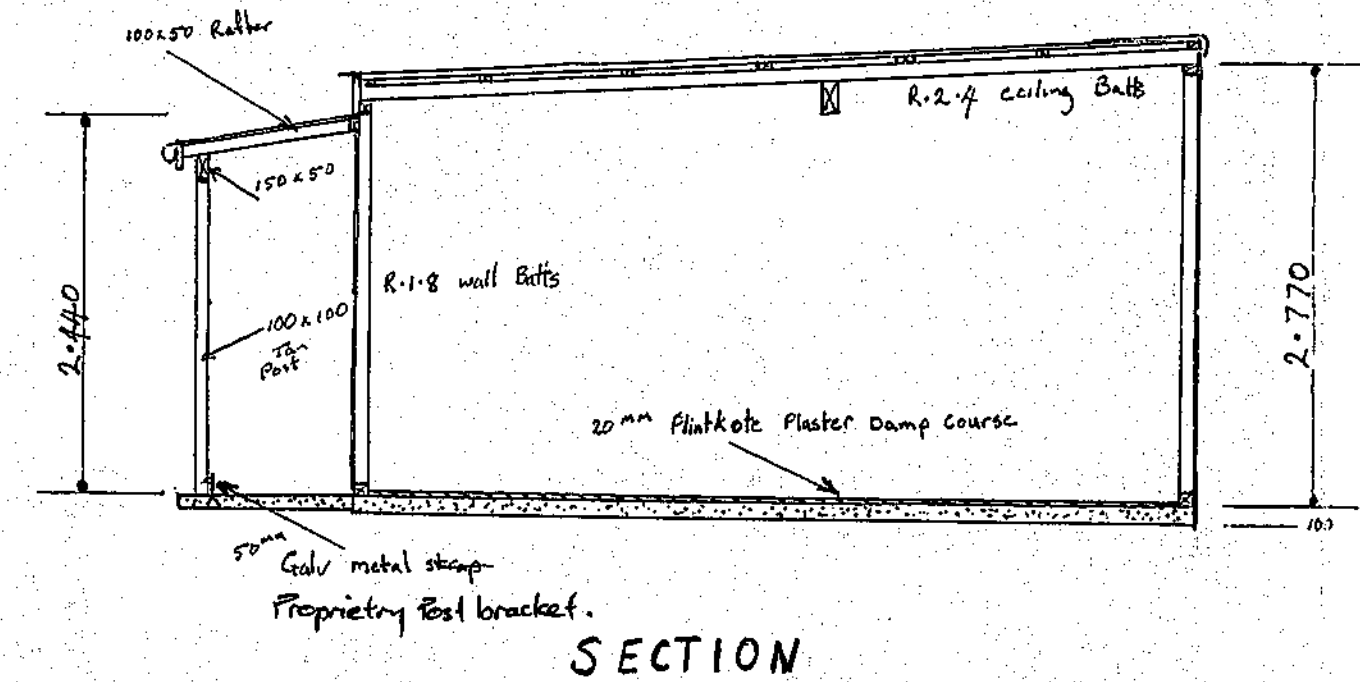
A separate application to the Dunedin City Council for plumbing and drainage work is required. Such work shall comply fully with the Plumbers, Gasfitters and Drainlayers act, 1976, Plumbers, Gasfitters and Drainlayers Regulations 1977, Drainage and Plumbing Regulations, 1978.

Sanitary to existing stormwater facilities
 New sanitary and soil fittings to extension
 existing building
 Inspector: [Signature] Centre 7.9.92

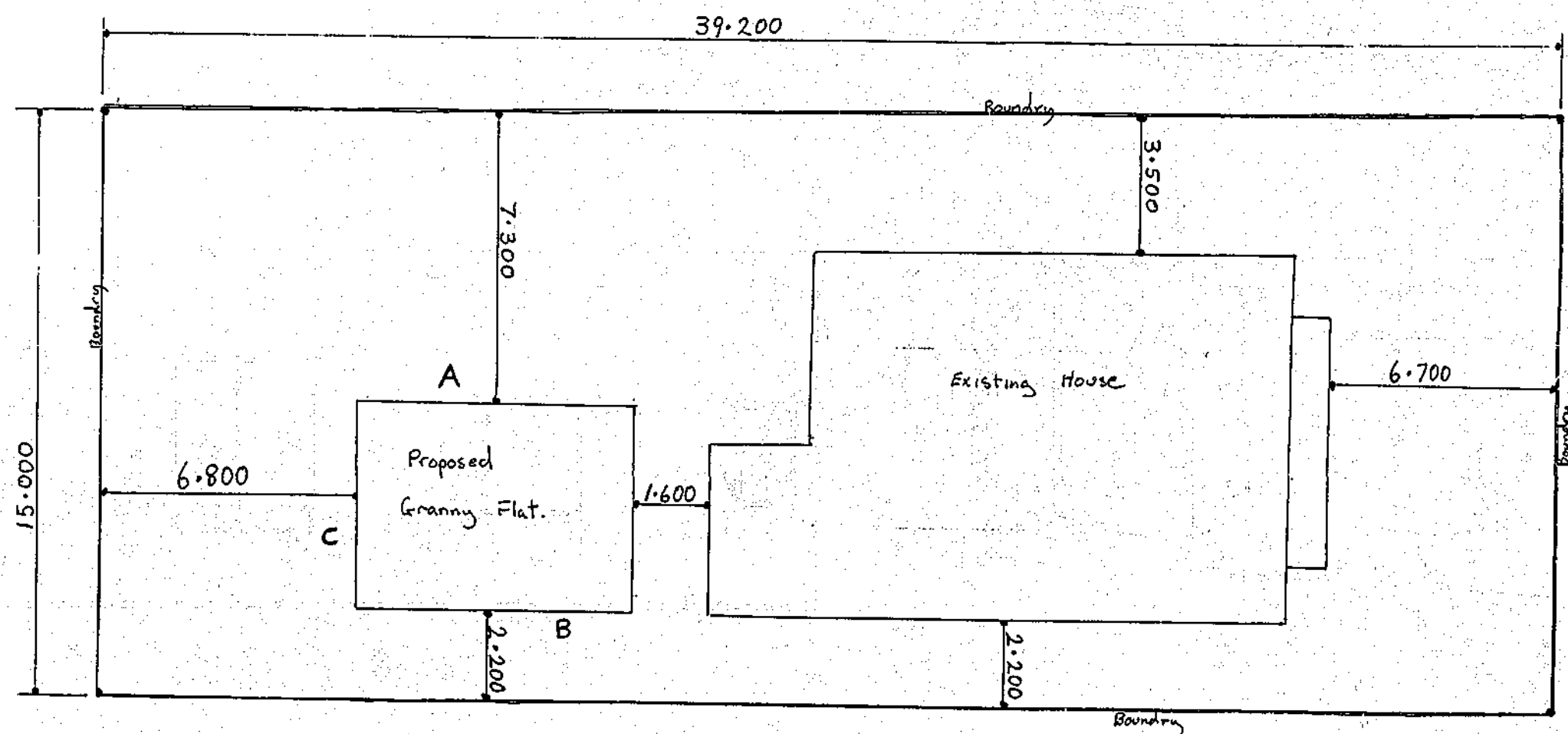
DUNEDIN CITY COUNCIL
 Copy of Approved Plan
 and/or Specification
 TO BE RETAINED ON WORKS
 AND PRODUCED ON REQUEST
 OF BUILDING INSPECTOR.
 DATE 2-9-92
 BUILDING INSPECTOR

DUNEDIN CITY COUNCIL
 Pursuant to the provisions of the District Scheme, these plans and specifications are approved, provided that no change shall be made to the details shown hereon, and contained in the specification attached hereto, and subject to

RES A (ST KILDA) Signed [Signature] 22/7/92



SECTION



SITE PLAN

Scale $\frac{6}{7}'' = 1 \text{ METRE}$

92/1353

GENERAL NOTES

All work shall comply with the NZBC and associated, applicable and approved documents, including NZS 3604:1999. Contractor shall check and confirm all dimensions on site prior to construction. Any discrepancies shall be brought to the attention of the Architectural Designer.

DUNEDIN CITY COUNCIL
 Pursuant to the provisions of the District Scheme, these plans and specifications are approved, provided that no change is made to the details shown hereon, and contained in the specification attached hereto, and subject to:
 Date RESA/WES 1
 Signed: [Signature]
 Date: 19/1/02

NOTES

CEILING

Bedroom 1/Bathroom/Kitchen
 10mm gib board with level 5 finish on 75 x 40 battens at 450 c/s maximum.
 Provide 50mm gib cove to Kitchen and Bedroom 1. Provide 18 x 18 pine cornice to bathroom.

FLOORS

Inspect floor in rear of property prior to tendering. Allow to level floor in accordance with NZS 3604:1999 in bedroom 1 and affected passage area as directed by owner. Due to the extent of work in this area allow a provisional sum in tender price to make good floor.

Remove vinyl flooring in proposed kitchen/pantry area and bathroom. Prepare floor surfaces for vinyl application. Vinyl by owner.

WALLS

10mm gib board with level 5 finish to new 100 x 50 HI stud framed walls at 600 c/s max, nogs at 800 c/s max. Provide selected Hardiglas/Seritone linings to extent of bath walls. Confirm detailing on site with owner.

SKIRTING & ARCHITRAVE

General
 Reuse existing skirting and architrave where possible in new and affected areas. Provide and install new skirting and architrave to match existing profile or similar approved unless directed otherwise by owner. All trim shall be paint quality finish.

Bathroom
 40 x 18 pine skirting located 100mm above floor level to underside of skirting.

FIXTURES & FITTINGS

To owner's choice. Confirm fittings to be supplied by owner and installed by contractor prior to tendering.

KITCHEN JOINERY

Kitchen joinery by owner and installed by contractor.

ELECTRICAL

Confirm extent of electrical requirements with owner. Refer to floor plans for extent of new work. Allow to install 2 x new 180 litre hot water cylinders in roof cavity. Install in accordance with the NZBC.

LAUNDRY

Install light activated ceiling fan in laundry cupboard and vent to exterior.
 Vent dryer to exterior.
 Confirm selected bi-fold laundry cupboard doors and hardware with owner.

DOORS & WINDOWS

All exterior timber window and door glazing shall comply with NZS 4223:Part 3 1999. Install joinery complete with timber facings, trim, sills etc match existing. Flash all windows watertight. All internal window trim/sills etc to match existing. Hardware to owner's choice. Relocate and hang existing doors as indicated on plan. Reuse existing hardware where possible.

EXTERIOR CLADDING

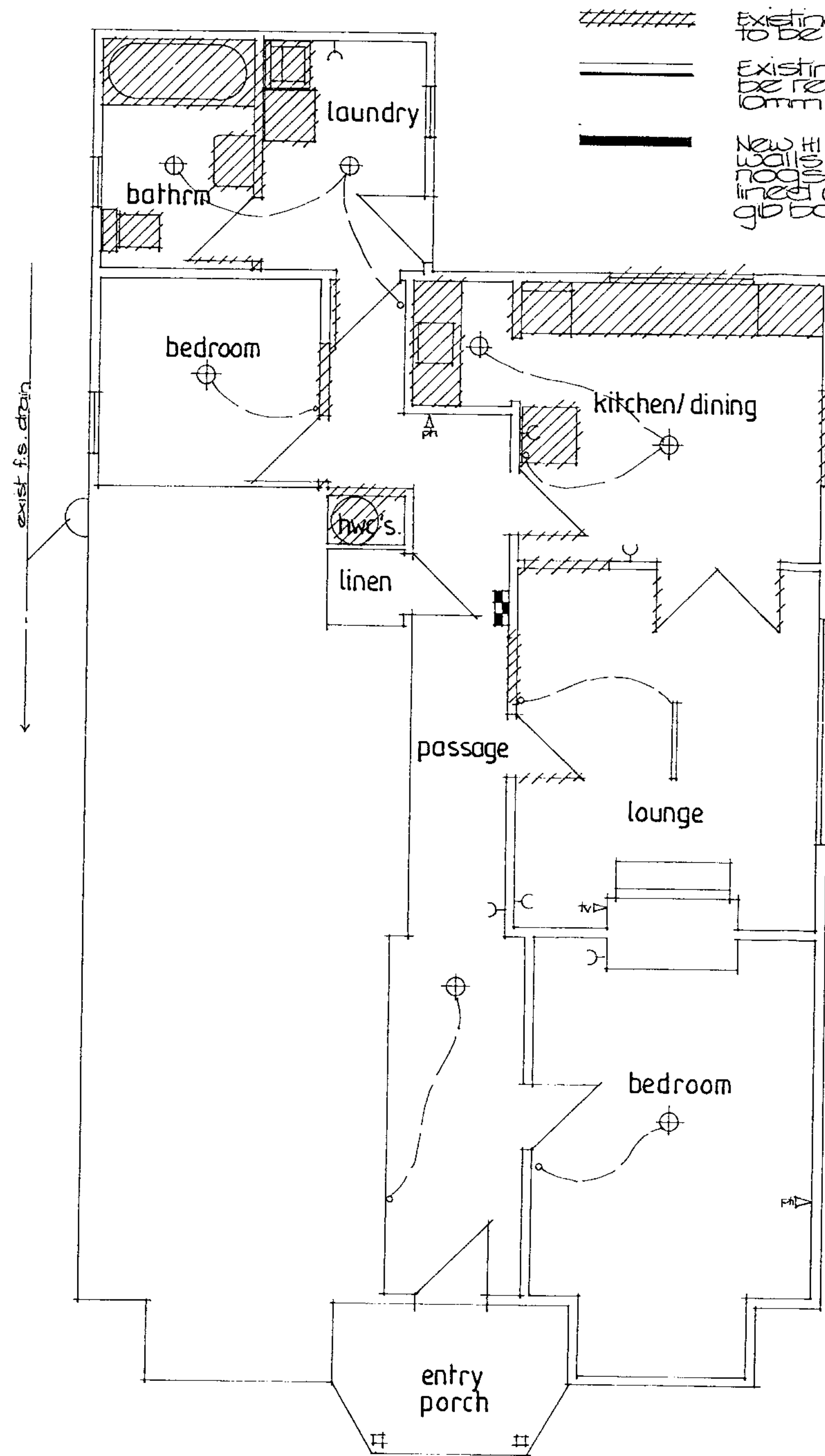
Make good existing plaster cladding as required for watertight finish where exterior joinery installed. Confirm extent of work on site.

PAINTING

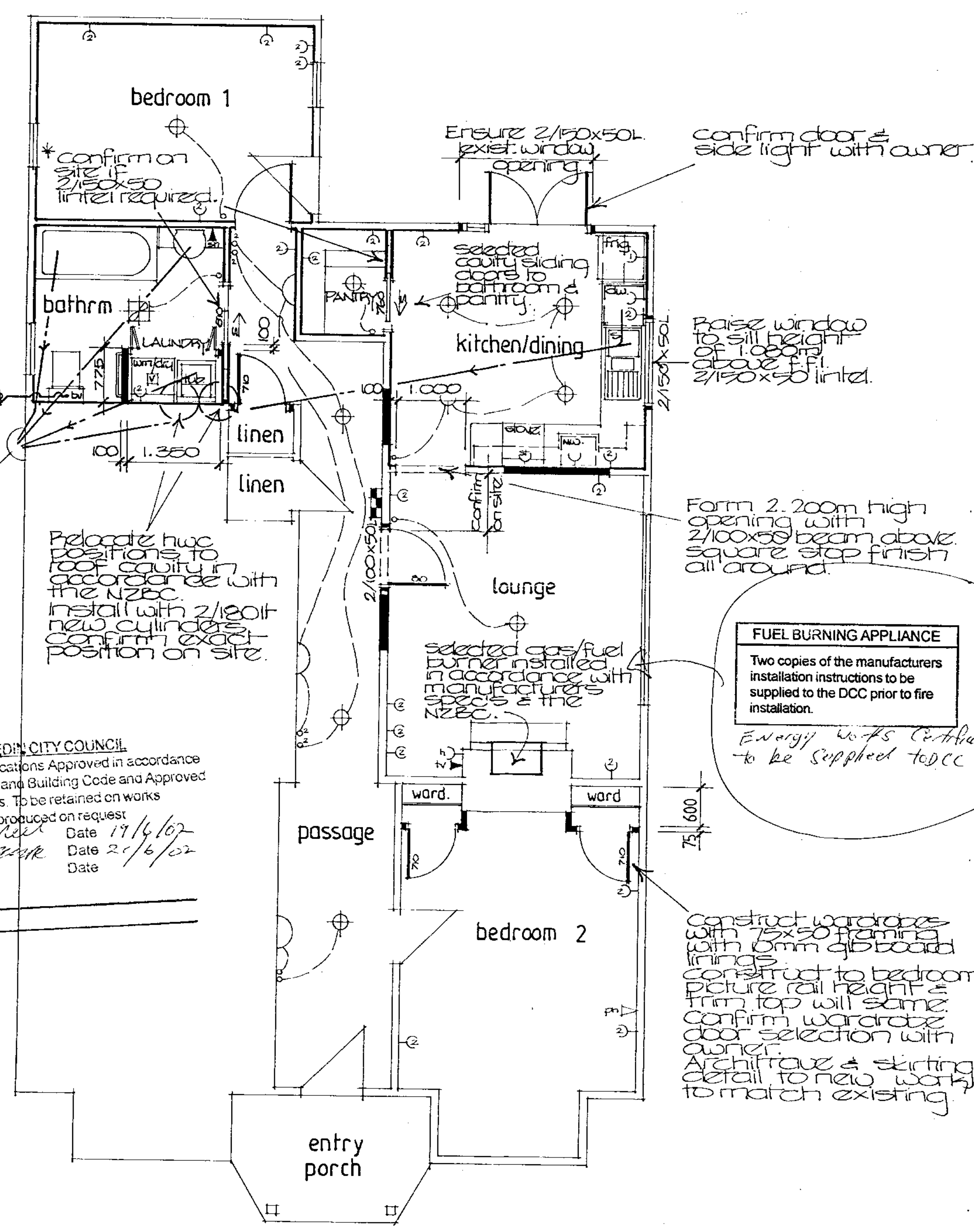
By owner. Prime essential timbers during construction only.

EXTERIOR LANDSCAPING

Refer to site plan for extent of new fencing and courtyard paving.

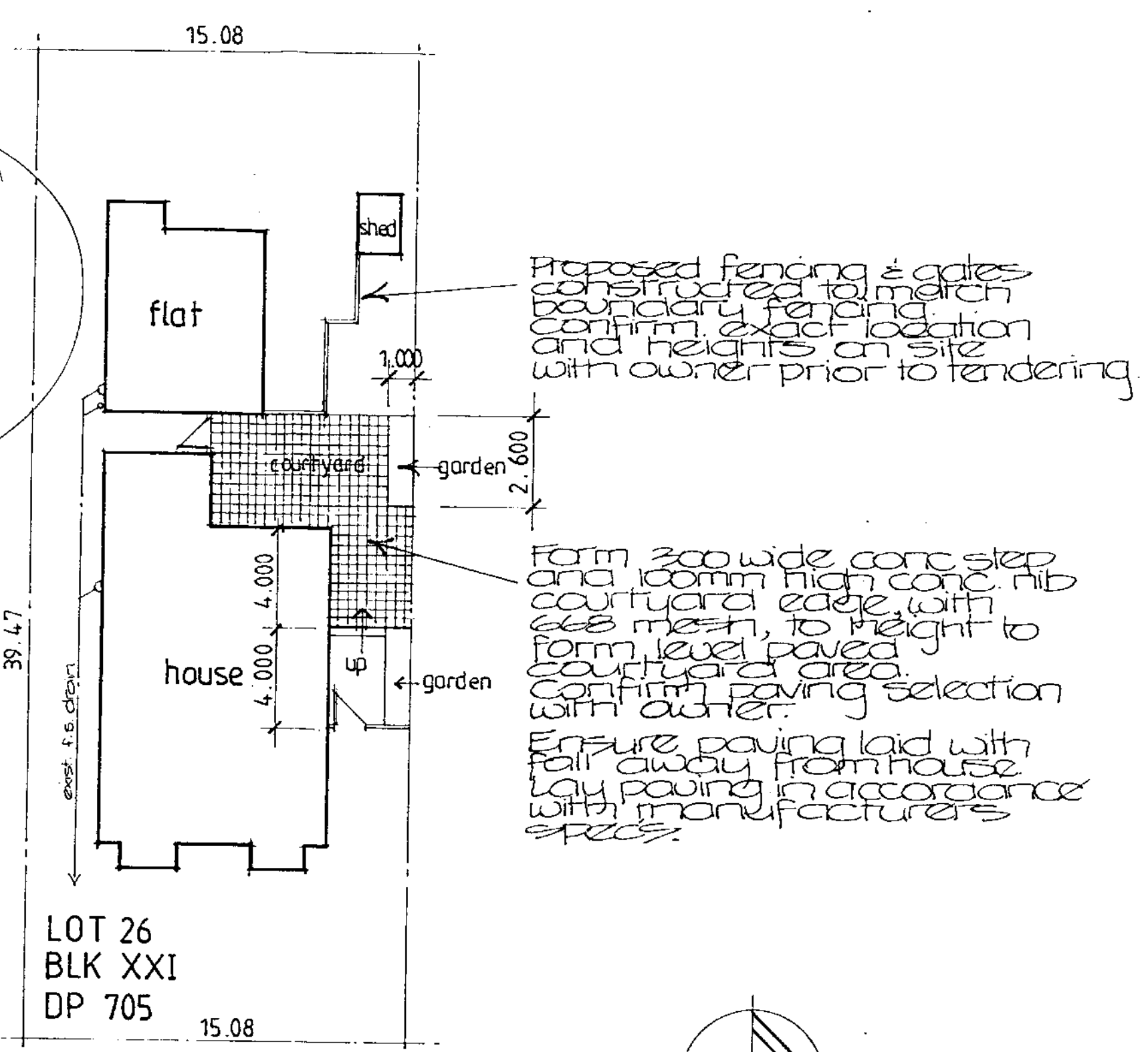


Existing walls to be removed.
 Existing walls to be retained with 10mm gib board.
 New HI 100x50 stud walls at 600 c/s nogs at 800 c/s lined with 10mm gib board.



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 Date 19/1/02
 Drainage Date 20/1/02
 Health Date
 NOTE

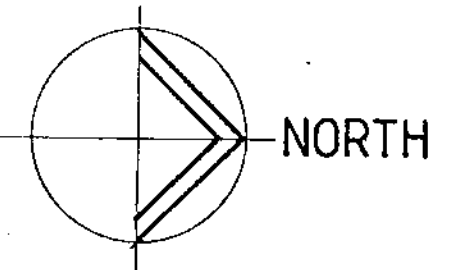
FUEL BURNING APPLIANCE
 Two copies of the manufacturers installation instructions to be supplied to the DCC prior to fire installation.
 Energy Works Certificate to be supplied to DCC



LOT 26
 BLK XXI
 DP 705

ASCOT STREET

site plan
 1:200



21462

existing floor plan
 1:50

proposed floor plan
 1:50