

DISCLAIMER

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Dunedin City Council – Land Information Memorandum

Property Address: 116 Sidey Street Dunedin

Prepared for: Diane Eggers Hirebet and Christopher Eric Payne

Prepared on: 23-Jun-2026

Property Details:

Property ID	5113112
Address	116 Sidey Street Dunedin
Parcels	LOT 1 DP 387603

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 23-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

No information.

Land Stability Hazards

No information.

Coastal Hazards

No information.

Seismic Hazards

No information.

Other Natural Hazards

No information.

Otago Regional Council Hazard Information

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

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

Contaminated Site, Hazardous Substances and Dangerous Goods

Contaminated Site Information

No information.

Historic Dangerous Goods Licence(s)

No information.

Hazardous Substances

No information.

WARNING – Change in legislation and management of hazardous substances

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

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

The Council was advised by the EPA in 2016 that Worksafe had taken over responsibility for managing Location Test certificates under the Hazardous Substances and New Organisms Act 1996.

The EPA no longer hold any information in relation to Location Test Certificates. If you have any questions, please contact Worksafe.

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

Drainage

Drainage plans on file are indicative only.

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

Foul Sewer and Waste Water

Drainage Reticulation Plans

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

Stormwater/Sewer Separation - Compliant

The Dunedin City Council requires the foul sewer and storm water being discharged from a property to be directed to the separate foul sewer and storm water networks, respectively. This property is in an area where inspections have been undertaken to ensure compliance with this requirement. This property was certified as complying with Council's requirements for storm water separation at the time of inspection on **17th December 1999**.

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

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.

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	4020765
Address	116 Sidey Street Dunedin
Valuation Number	27370-05102

Latest Valuation Details

Capital Value	\$510,000
Land Value	\$230,000
Value of Improvements	\$280,000
Area (Hectares)	0.0773HA
Units of Use	1

Current Rates

Current Rating Year Starting	01-Jul-2025
Dunedin City Council Rates	\$3,651.41

Rates Outstanding for Year \$0.00

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

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

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

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

Building and Drainage Consents

The following consents are recorded for this property:

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

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

[ABA-2005-308712](#) Building Consent - Relocate Bedrooms, Add Deck & Install Heater Logaire

Pegasus

Lodgement Date	01-Jul-2005
Decision	Granted
Decision Date	25-Jul-2005
Current Status	CCC Issued
Previous Number	ABA52114
<i>(Applications before 2007)</i>	

[ABA-1998-343311](#) Building Consent - Install Heater - Logaire Pegasus, (Bresanello)

Lodgement Date	01-May-1998
Decision	Granted
Decision Date	05-May-1998
Current Status	CCC Issued
Previous Number	ABA981209

(Applications before 2007)

[ABA-1992-317314](#) Building Consent - PERMIT - Plumbing Alteration - Gully Trap, No Plan

Lodgement Date	15-Oct-1992
Decision	Granted
Decision Date	16-Oct-1992
Current Status	Historical Record
Previous Number	ABA922179

(Applications before 2007)

[ABA-1992-317146](#) Building Consent - PERMIT - Add to Laundry, (Bresanello)

Lodgement Date	06-Oct-1992
Decision	Granted
Decision Date	13-Oct-1992
Current Status	Historical Record
Previous Number	ABA922010

(Applications before 2007)

Building and Drainage Permits

[H-1951-38249](#) AAB19511379

10774 - Add Sun room (Lyons). The permit was lodged on 10-Apr-1951.

[H-1950-166319](#) AAD19500183

E7976 - Repair drainage, no plan (Lyons). The permit was lodged on 20-Oct-1950.

[H-1943-159070](#) AAD19430084

D8654 - Install toilet, no plan (Atkinson). The permit was lodged on 14-Jan-1943.

[H-1942-158489](#) AAD19420110

D8566 - Drainage (Atkinson). The permit was lodged on 13-Nov-1942.

[H-1925-141837](#) AAD19251379

B6276 - Plumbing and drainage (Atkinson). The permit was lodged on 26-Feb-1925.

[H-1924-8885](#) AAB19240153

7390 - Erect dwelling (Atkinson). The permit was lodged on 03-Sep-1924.

Building Notices

No Building Notices

Resource Consents

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

SUB-2007-100 - Subdivision Consent

Description	2-lot subdivision (Residential 1)
Lodgement Date	29-May-2007
Decision	Granted
Decision Date	03-Jul-2007
Current Status	s224c Issued

Earthworks Permit

The following Earthworks Permits are recorded for this property:

Parcel Description	LOT 1 DP 387603
Permit Date	29-Sep-1992
Reference	E598
Description	Excavate new driveway

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

This property is subject to the Operative Dunedin City Second Generation District Plan 2026 (2GP), which became fully operative on 17 June 2026. The 2GP, including planning maps, is available on the Dunedin City Council website <https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan> and at all Dunedin City Council service centres and libraries.

SECOND GENERATION DISTRICT PLAN INFORMATION

Zoning

- General Residential 1 (refer Section 15, Residential)

Scheduled Items

- Nil

Overlay Zones

- Nil

Mapped Areas

- Nil

District Plan Map

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

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

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

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

No information.

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

No information.

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

Building Information

Drainage

Form 5 (building consent) copy

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

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

Minimum Floor Levels

Clause E1.3.2 of the New Zealand Building Code requires that surface water, resulting from an event having a 2% probability of occurring annually, shall not enter buildings. This requirement applies to Housing, Communal Housing, Communal Residential and Communal non-residential buildings. For guidance when establishing minimum floor levels please refer to : <https://www.dunedin.govt.nz/services/building-services/minimum-floor-levels> and for links to specific areas:

<https://www.dunedin.govt.nz/services/building-services/minimum-floor-levels/mfl-guidance>

For further explanation on the current status of any 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 116 Sidey Street Dunedin

RESOURCE CONSENTS WITHIN 50 METRES OF 116 SIDEY STREET DUNEDIN

5036807 46 Corstorphine Road Dunedin

RMA-1995-359234 Resource Management Act (Historical Data) ERECT GARAGE/STUDY (Non-Notified - Restricted Discretionary). The outcome was Granted on 11/01/1996.

5036848 118 Sidey Street Dunedin

RMA-2004-367649 Resource Management Act (Historical Data) CERTIFICATION OF EXISTING LOTS UNDER SECTION 226 OF THE RMA (Other). The outcome was Granted on 26/04/2004.

5036956 1 Cuba Street Dunedin

RMA-1994-358156 Resource Management Act (Historical Data) Subdivision Boundary Adjustment Ownr:PETTINGER R.W.& T.L. 89 Riselaw Road (Non-Notified - Non Complying). The outcome was Granted on 21/07/1994.

RMA-1994-356512 Resource Management Act (Historical Data) Ownr:RICHARD PETTINGER / App: RICHARD PETTINGER (Non-Notified - Non Complying). The outcome was Granted on 03/06/1994.

5113113 114 Sidey Street Dunedin

SUB-2007-100 Subdivision Consent 2-lot subdivision (Residential 1). The outcome was Granted on 03/07/2007.

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 it 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:

Shared vehicle access

It appears that the vehicle access to this property is via a shared driveway. Please consult with your Lawyer to find out if this is registered under your property title and/or there is a formal agreement in place between the owners/users of all private accesses in order, to clarify maintenance responsibilities and access permission for the owners/users.

Encroachment

On the property's frontage there are various trees that appear to be located on road reserve. These may remain at the pleasure of Council. Council accepts this situation but accepts no liability. Maintenance is the responsibility of the property owner. The Council may require this to be addressed in the future.

Private stormwater lateral.

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

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

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

Glossary of Terms and Abbreviations

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

Consent, Permit, Licence & Complaint types

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

Terms used in Permits & Consents

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

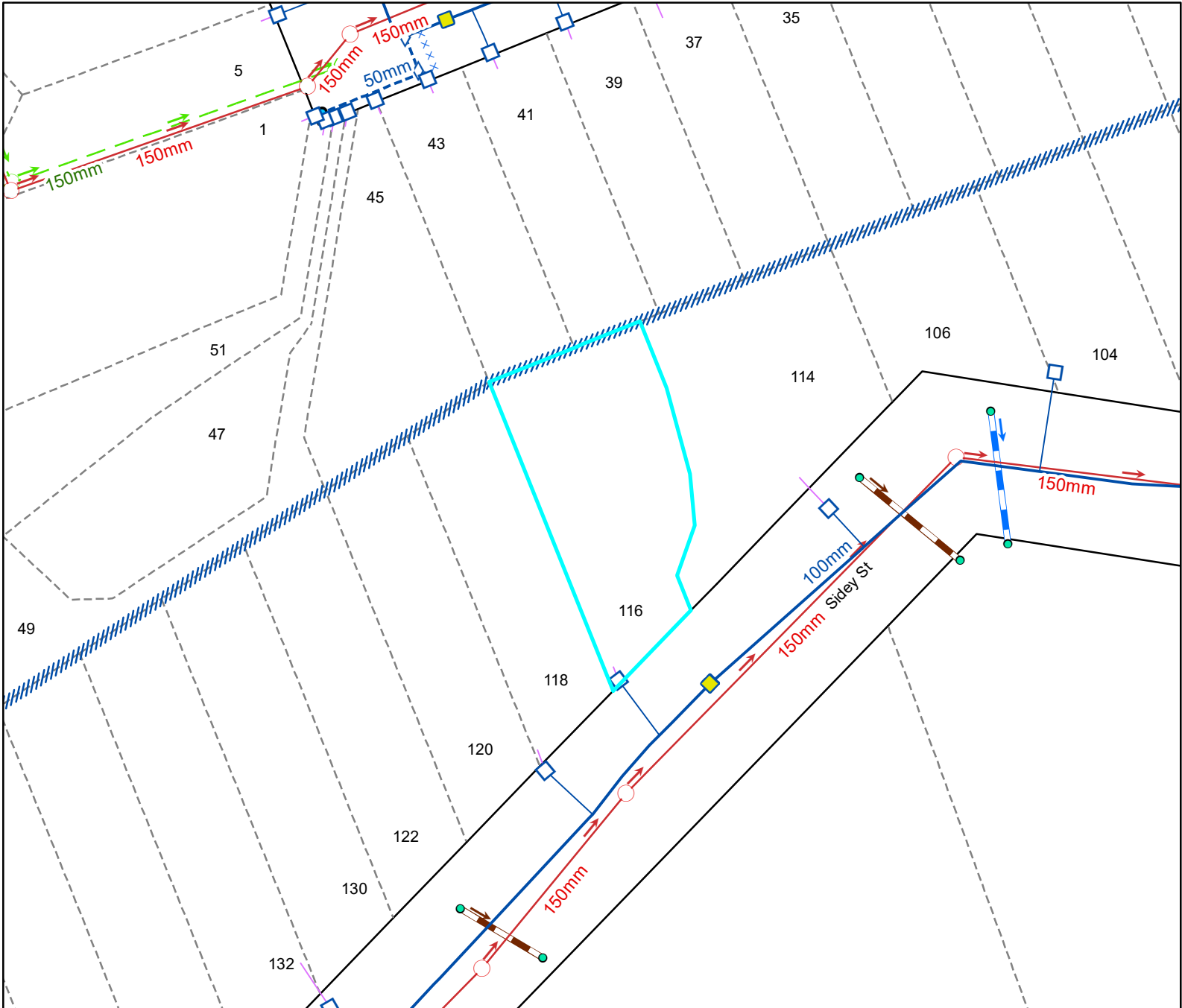
MH	Manhole
PL	Plumbing
PLB	Plumbing
PTE	Private
SIS	Sewer in section
WC	Water course
WT	Water table
SW	Stormwater

General terms

RDMS Records and Document Management System

Appendices





Legend

Water Supply		NR	Water Non-Return Valve
	Manifold Box		Water Pump Station
	Water Meter		Water Bore
	Toby		Water Treatment Plant
	Meter without manifold box		Water Storage Tank
	Retic Flow Meter		Supply Main
	Combination Meter		Trunk Main
	Manifold Box With Restrictor		Disused
	Water Valve - Zone		Reticulation
NR	Non Return Valve		Rider
	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
NR	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		Cadastral	
	DCC Water & Waste Structure		Parcel
	Railway Centrelime		Hydro
			Motorway Parcels
			Strata
			Easment (where recorded)

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



Council Water & Drainage Services

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

Scale at A4:
1:750
17/06/2026
8:03:58 PM



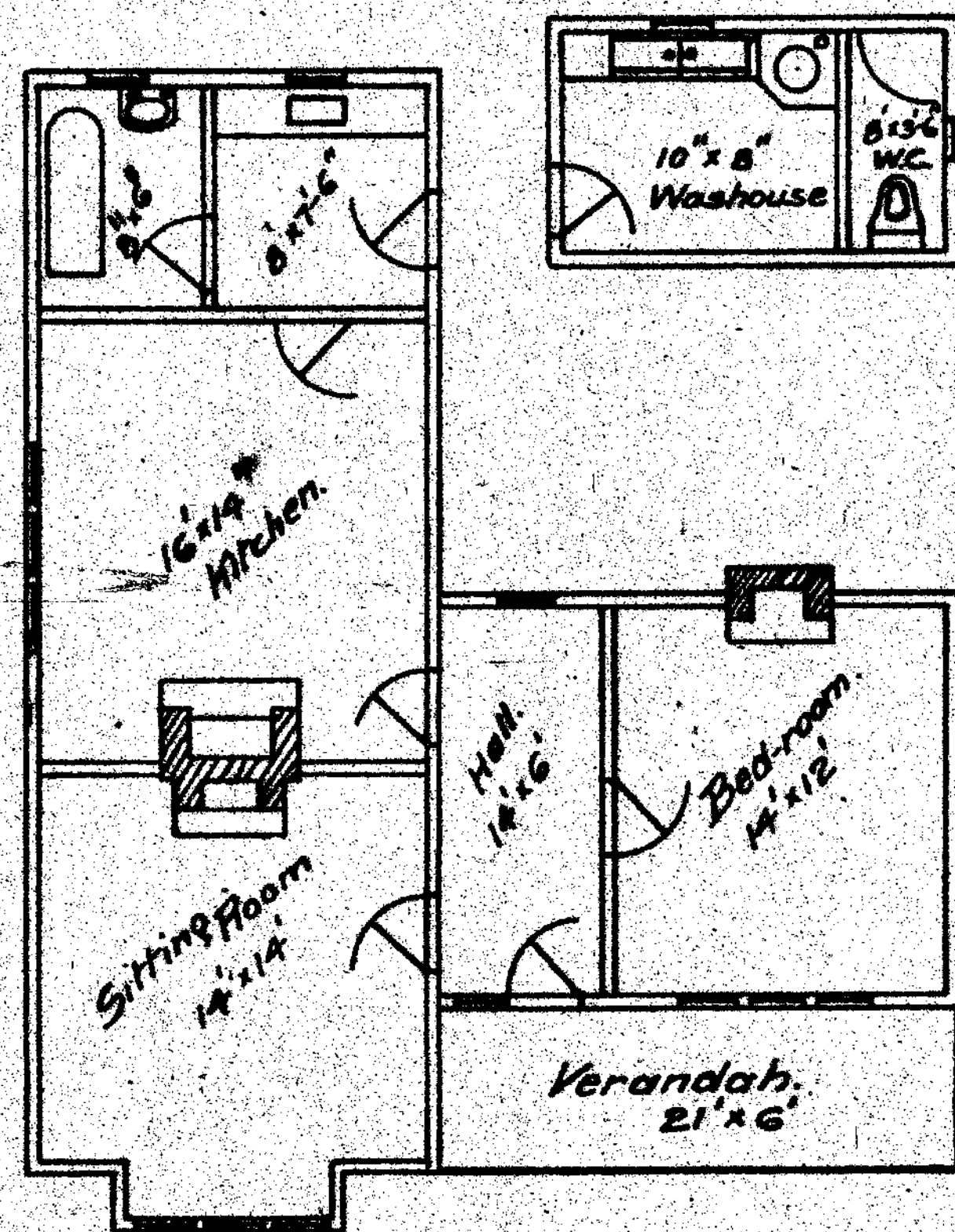
PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES
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PROPOSED 3 ROOMED BUNGALOW.

For Mr. Atkinson.

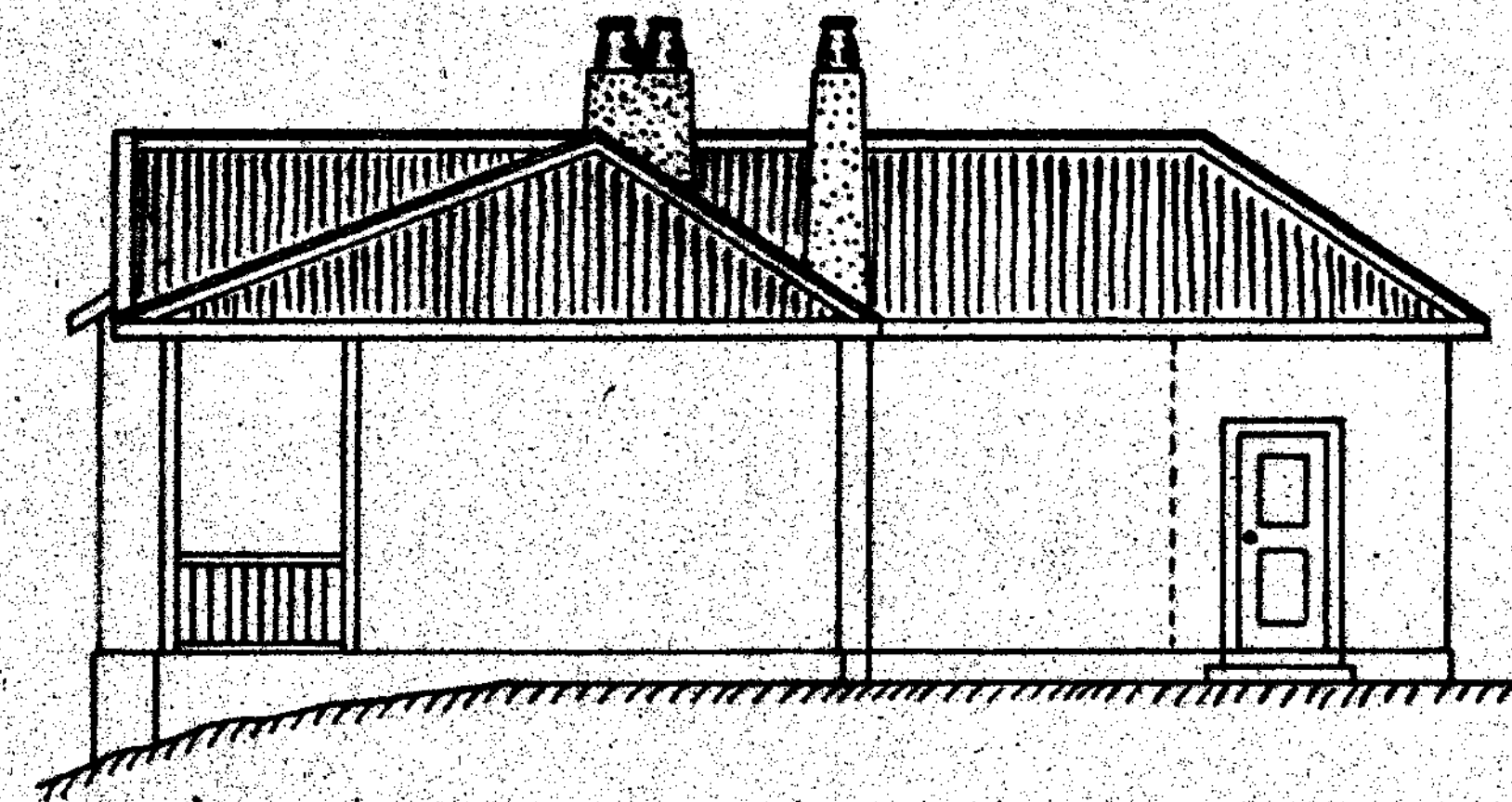
Scale 1/8 inch = 1 Foot.



Plan.



ELEVATION.



SIDE VIEW.

*R. Walker A.M.I.M.E.
Architect.*

DUNEDIN DRAINAGE AND SEWERAGE BOARD

HOUSE CONNECTION PLAN.

APPLICATION No. **B 6276**
DATE 26/2/20

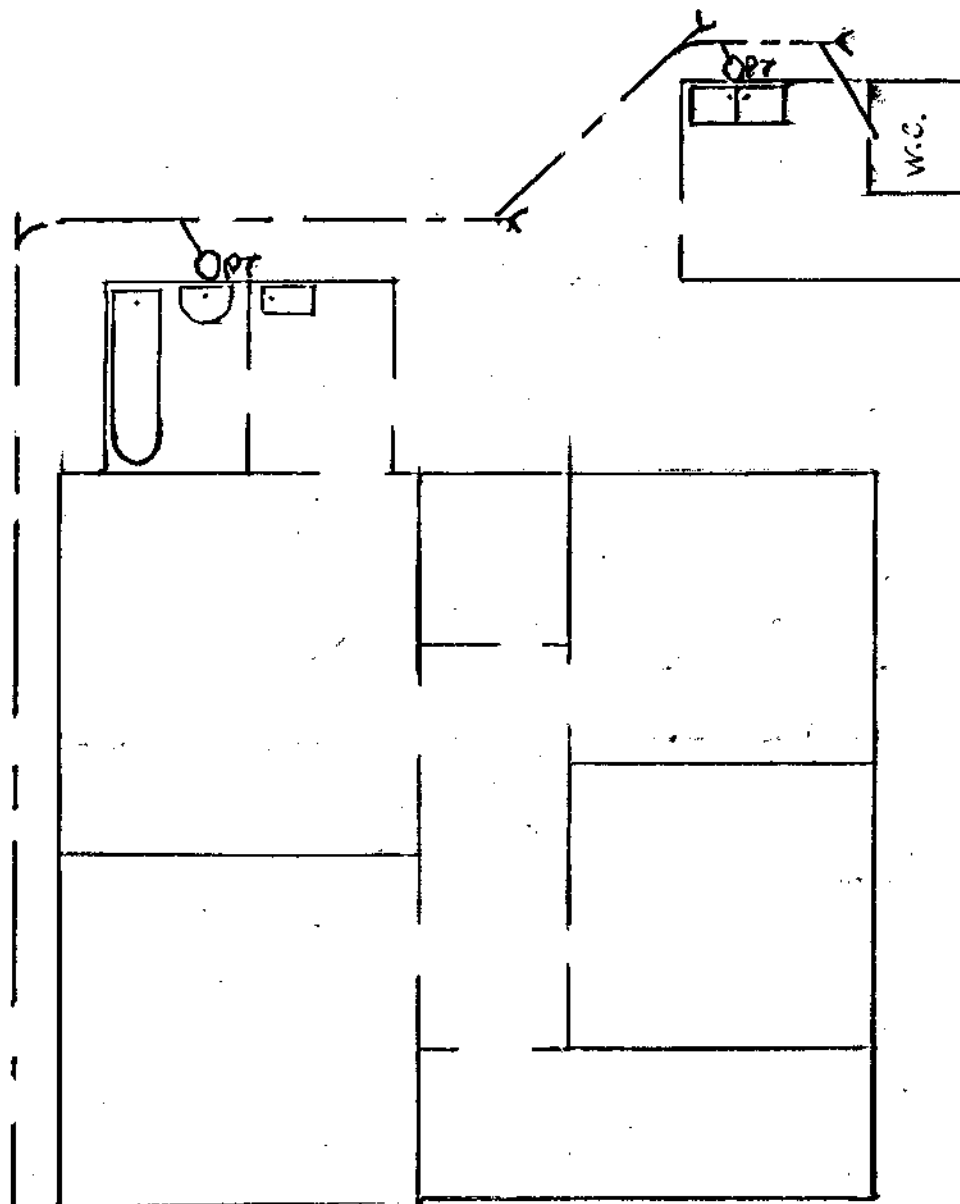
SCALE: $\frac{1}{8}$ in. to a Foot.

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

Binding Margin to be left blank

*Wastes to ground
at owner's risk
and D.P.B.
Connect to sewer when
laid MB*

*Tested
This connection*



LEGEND

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

Owner Mr. Atkinson
Street Ledy
Locality Saversham

Block Calton Hill
Section 29. 30. 31
Allotment

Signature of Drainer R. G. Procter

DUNEDIN CITY COUNCIL



DPB003909

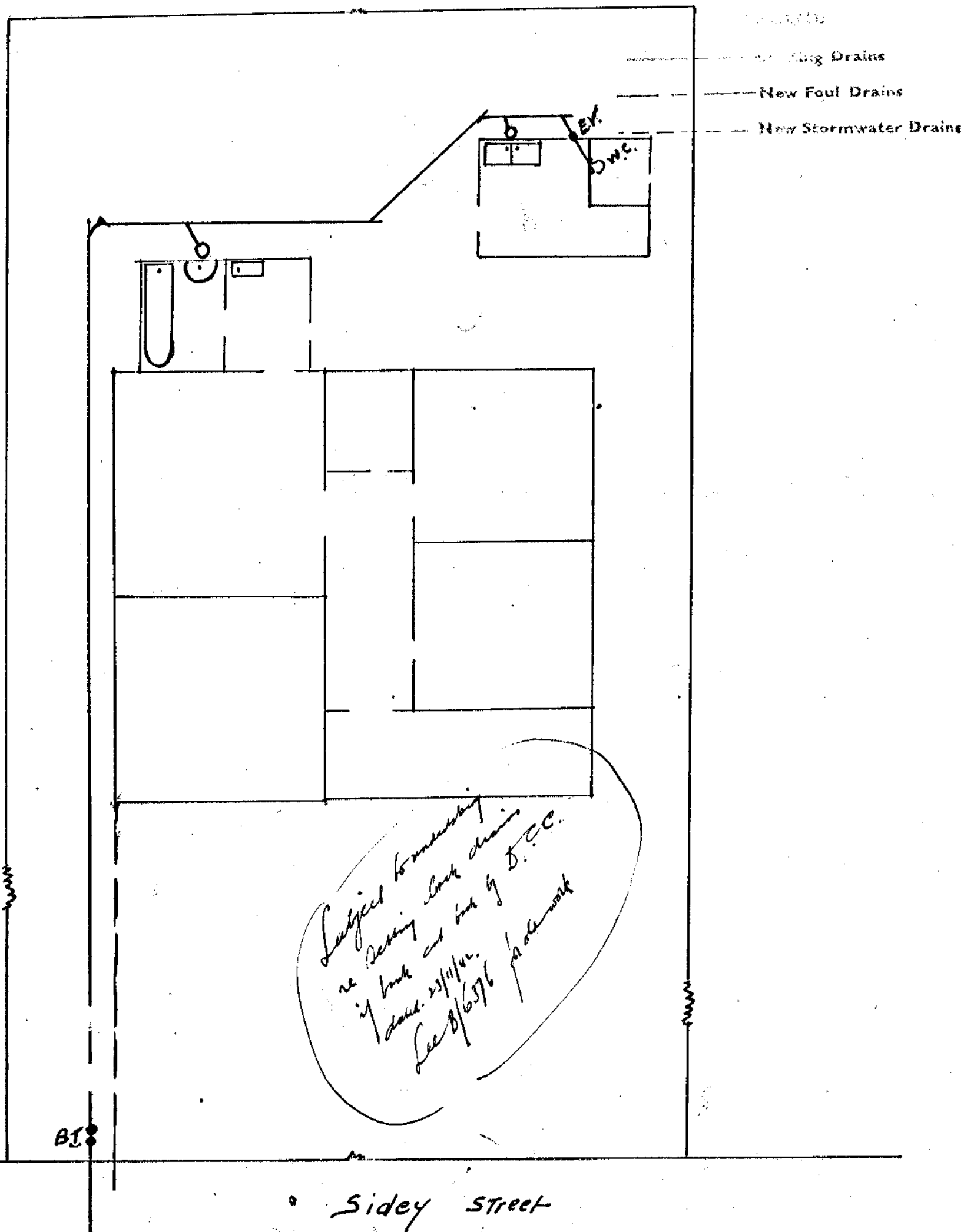
DUNEDIN DRAINAGE AND SEWERAGE BOARD

House Connection Plan

APPLICATION NO. **D/8566**
 DATE 13/11/42
 SCALE $\frac{1}{8}$ in. to a foot

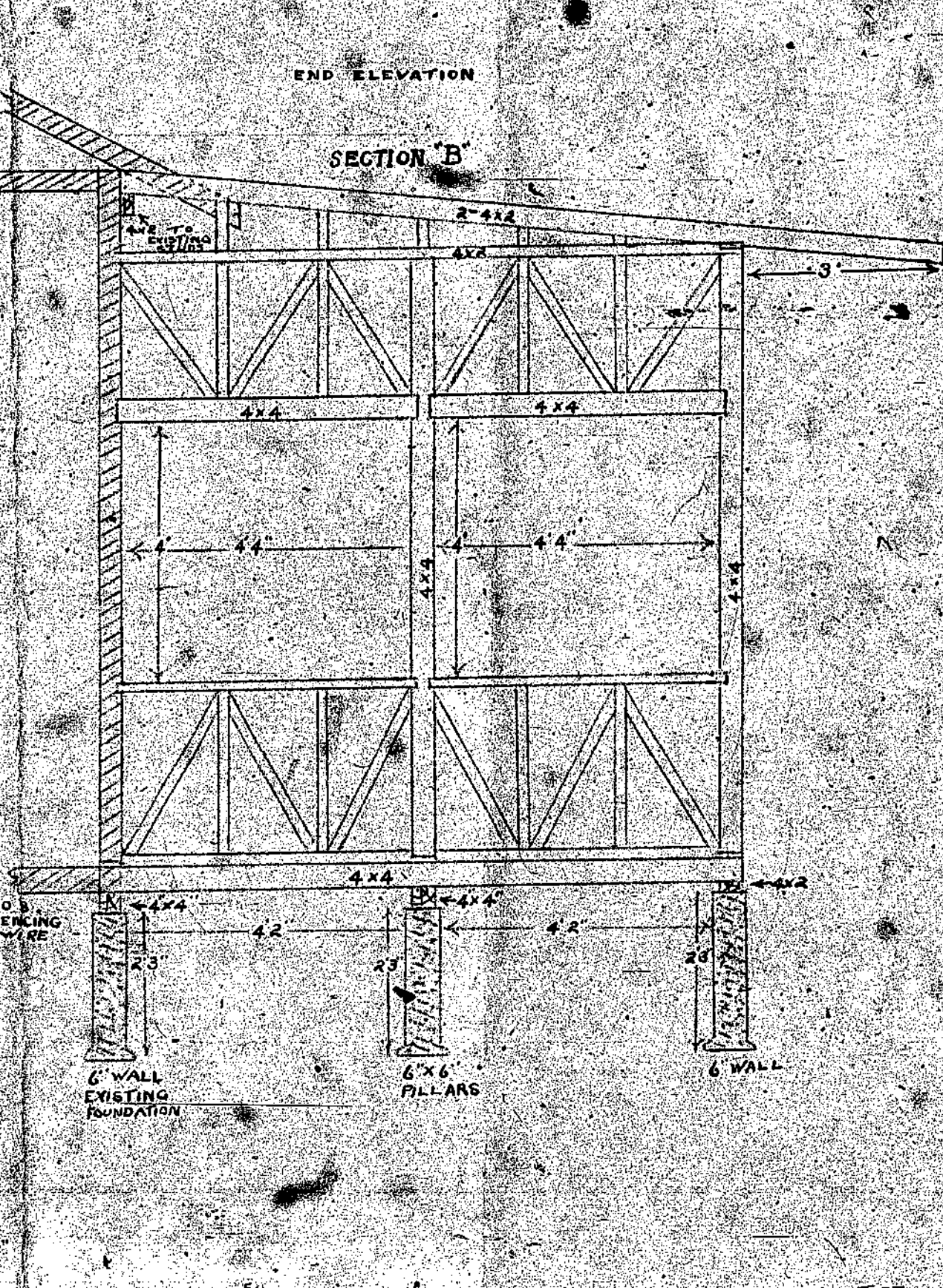
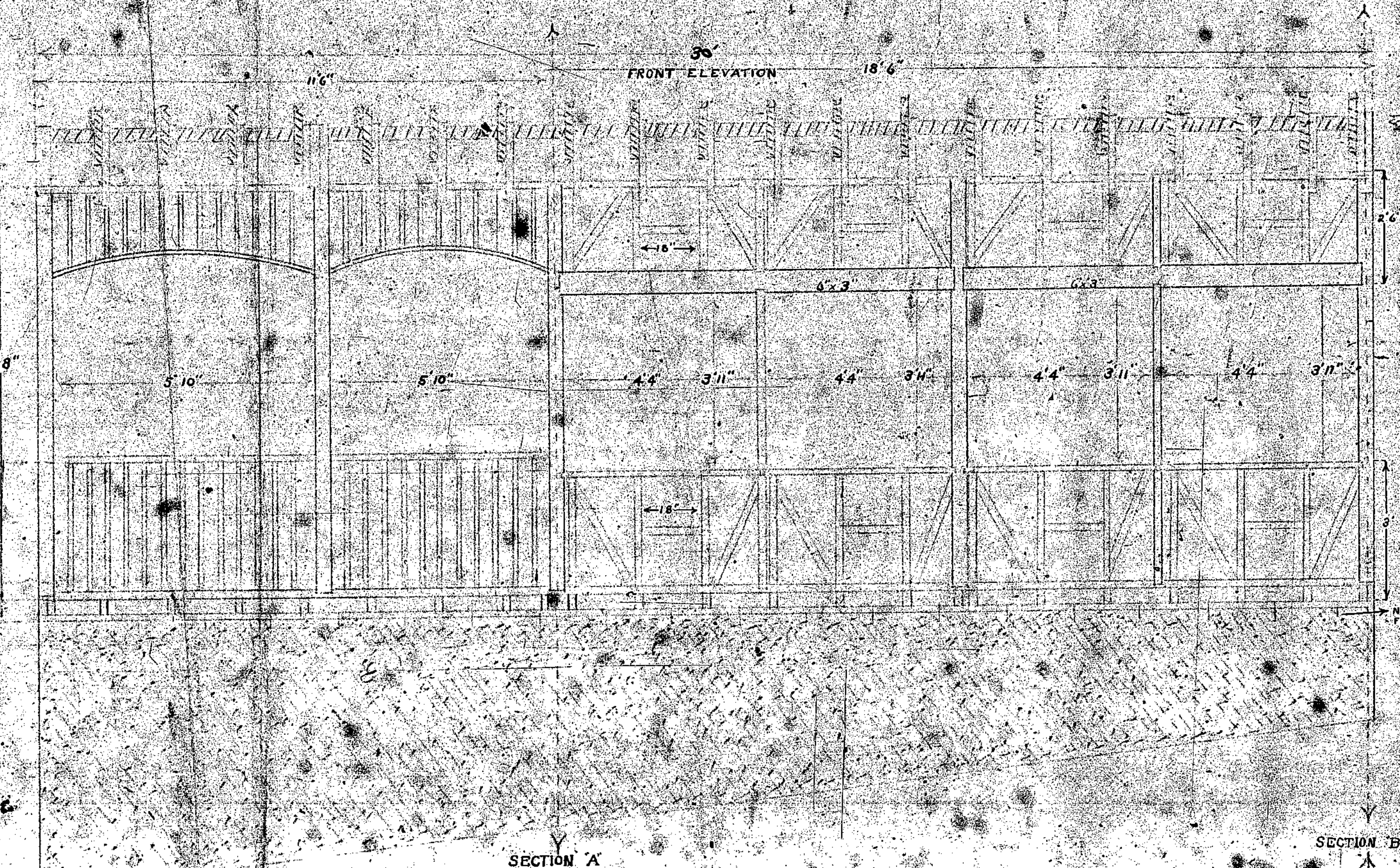
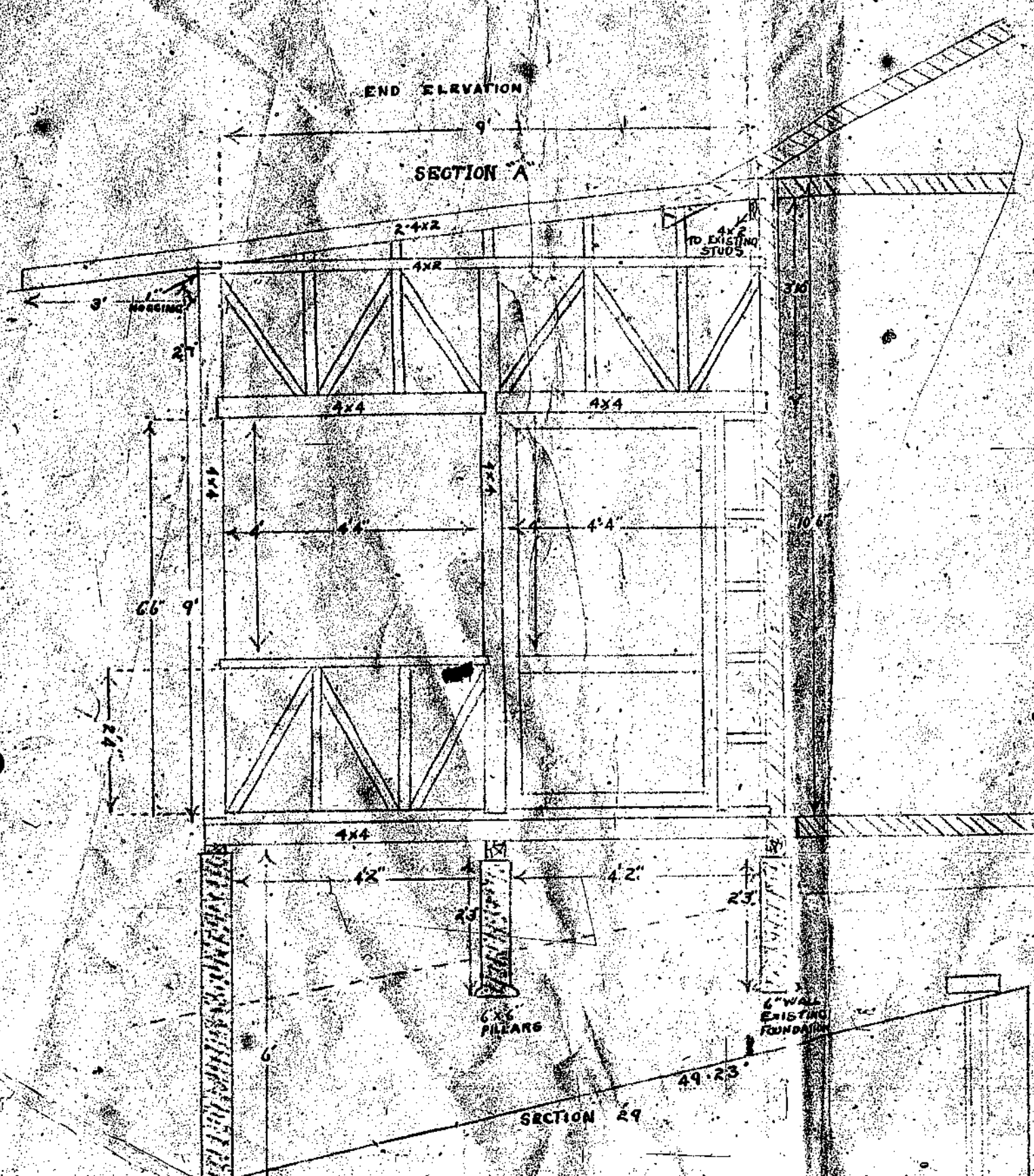
NEW SEWERAGE DRAINS: RED
 STORMWATER: DOTTED BLACK
 OLD DRAINS: FULL BLACK

Binding Margin to be left Blank

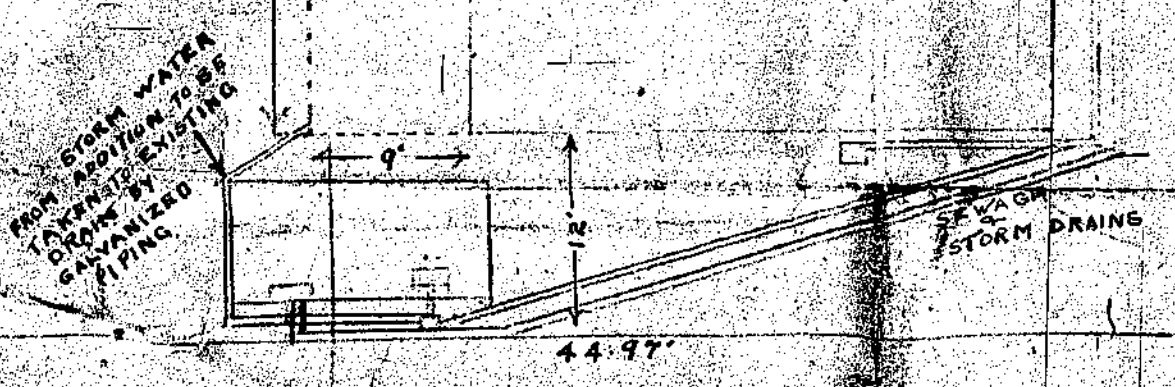


Owner H. J. Atkinson Block I Balton Hill
 Street Sidey St. Section 29
 Locality Barusham Allotment _____
 Signature of Drainer G. Scott

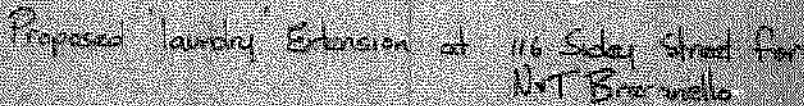
SUNROOM ADDITION SCALE: 1/24

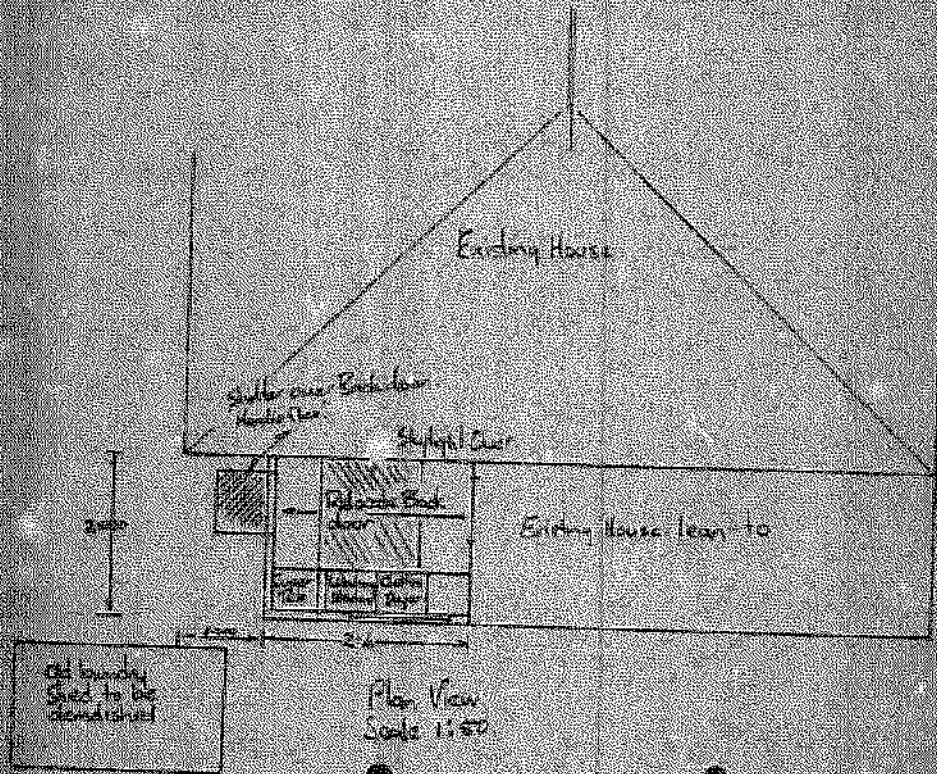


CONCRETE REINFORCING: 3 ROD 4X8-RED PINE, 4X4-OREGON PINE, FLOORING: 1" KAVAI, 4X4-RED PINE
ROOFING: GALVANIZED IRON



DUNSMUIR CITY OFFICE
Copy of Approved Plan
and/or Specification
TO BE RETAINED ON FILE
AND PRODUCED ON REQUEST
OF BUILDING INSPECTOR.





CODE COMPLIANCE CERTIFICATE

Section 43(3), Building Act 1991

ISSUED BY:



DUNEDIN CITY COUNCIL

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

Telephone No:	477-4000	CCC No:	ABA 981209	Reference No:	5036847
---------------	----------	---------	------------	---------------	---------

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

PROJECT LOCATION	PROJECT
Name and Mailing Address: BRESANELLO, NORMAN STEPHEN P O BOX 343 WANAKA 9192	All ☒ Stage No of an intended stages New Building ☐ Alteration ☒
LEGAL DESCRIPTION Property Number: 5036847 Valuation Roll No: 27370 05100 Street Address: 116 SIDEY STREET, DUNEDIN 9001 Legal Description: LOT 29 Blk I DP 2162	Intended Use(s) in detail: HEATER-LOGAIRE PEGASUS Intended Life: Indefinite, not less than 50 years ☐ Specified as years ☒ Demolition ☐

Notes:

- ☒ 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:

Position: AUTHORISED OFFICER

Date: 30/09/1998

BUILDING CONSENT



Section 35, Building Act 1991

ISSUED BY:

DUNEDIN CITY COUNCIL

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

Telephone No:	477-4000	Consent No:	ABA 981209	Reference No:	5036847
---------------	----------	-------------	------------	---------------	---------

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

APPLICANT		PROJECT	
Name: BRESANELLO, NORMAN STEPHEN  Mailing Address:  BOX 343, WANAKA 9192		All ☒ Stage No of an intended stages	
PROJECT LOCATION		New Building ☐ Alteration ☒	
Street Address: 116 SIDEY STREET, DUNEDIN 9001		Intended Use(s) in detail: HEATER-LOGAIRE PEGASUS	
LEGAL DESCRIPTION		Intended Life:	
Property Number: 5036847 Valuation Roll No: 27370 05100 Legal Description: LOT 29 Blk I DP 2162		Indefinite, not less than 50 years ☐ Specified as 5 years ☐ Demolition ☐ Estimated Value: \$2000	
COUNCIL CHARGES		Signed for and on behalf of the Council:	
The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are:		Name: 	
Total: \$		Position: AUTHORISED OFFICER	
ALL FEES ARE GST INCLUSIVE		Date: 05/05/1998	

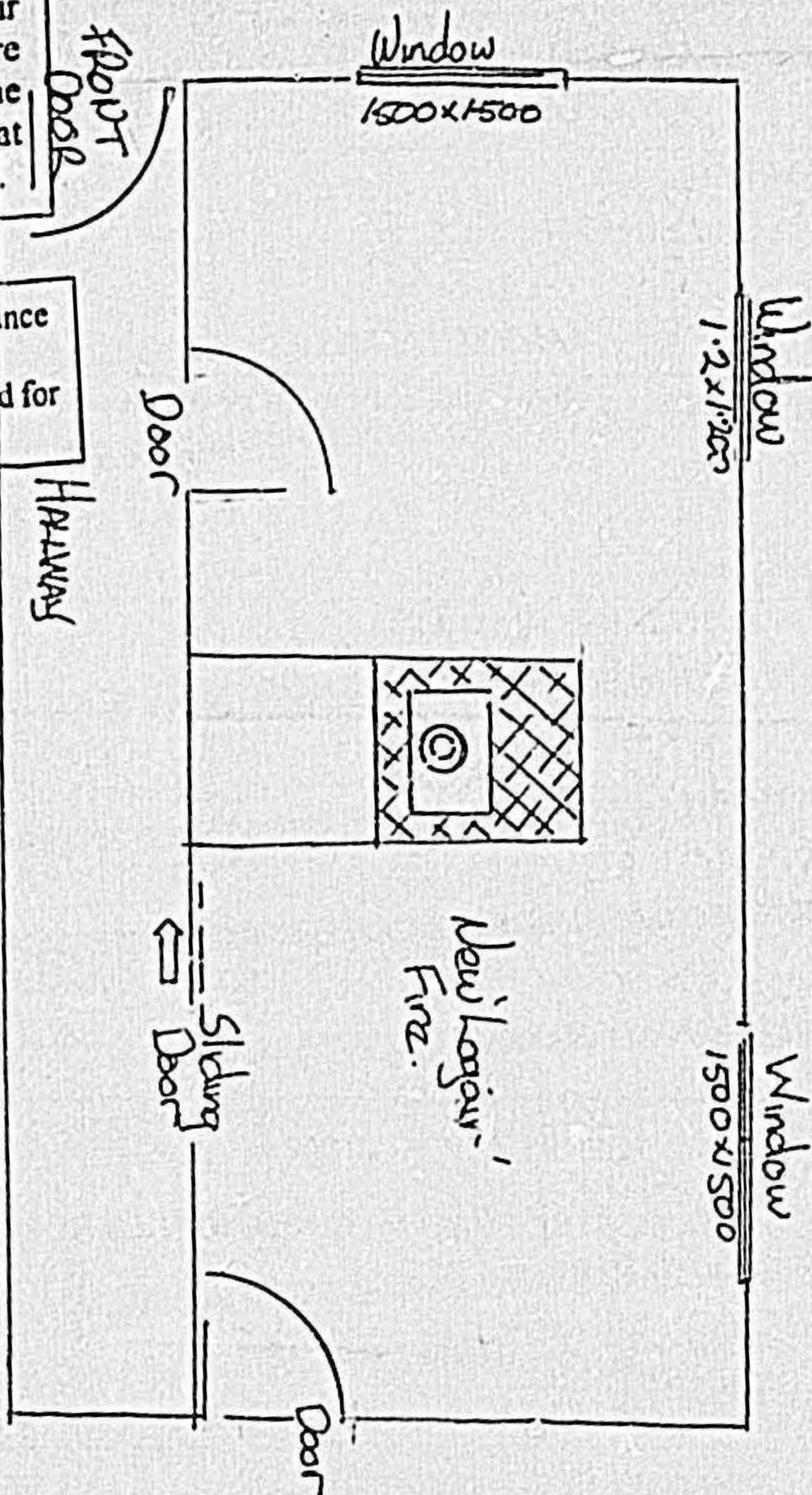
This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other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

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

1. Draw a plan accurately locating the heater within the building and the adjacent walls, windows and doors.
2. Show the location of the existing water cylinder if a wetback/hot water booster is to be fitted.

For the final inspection of your heating appliance please ensure that access is available to the ceiling space if required and that the ceiling plates left unattached.

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



Plan of proposed solid fuel heater at:

... 116 SIDEY STREET ...
... LAVERSHAM DUNEDIN ...

Project No:

Approving Officer: *[Signature]*

Date: ...

4/5/98



DUNEDIN CITY COUNCIL

Kaunihera-a-rohe o Otepoti

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

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

Email: dcc@dcc.govt.nz

www.CityofDunedin.com

CODE COMPLIANCE CERTIFICATE

Section 95, Building Act 2004

CCC No:	ABA52114	Telephone No:	03 477 4000
APPLICANT		PROJECT	
Sidey Development Limited PO Box 7111 Mornington Dunedin 9030		Work Type: Additions & Alterations	
PROJECT LOCATION		Intended Use/Description of Work:	
1 16 Sidey Street Dunedin		Relocate Rooms/Add Deck/Heater - Logaire Pegasus	
LEGAL DESCRIPTION		Intended Life:	
Legal Description: LOT 29 BLK I DP 2162, LOT 30 BLK I DP 2162 Valuation Roll No: 27370-05100 Building Name: N/A		Indefinite, not less than 50 years.	

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

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

☐ Compliance Schedule attached

Signed for and on behalf of the Council:

Name: _____

Position: AUTHORISED OFFICER

Date: 19 October 2007

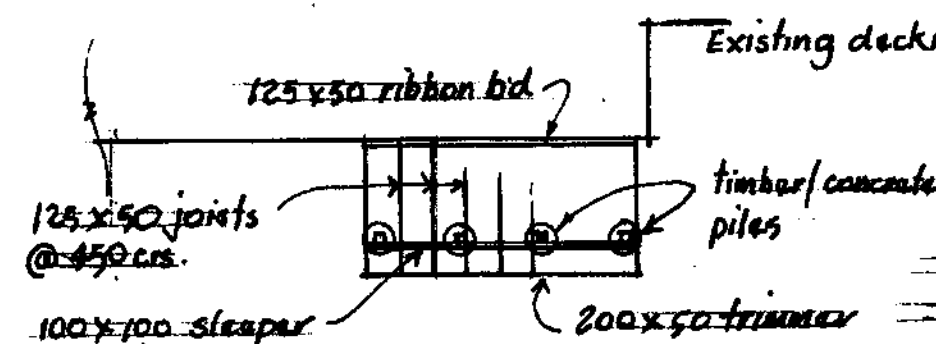


DUNEDIN CITY COUNCIL

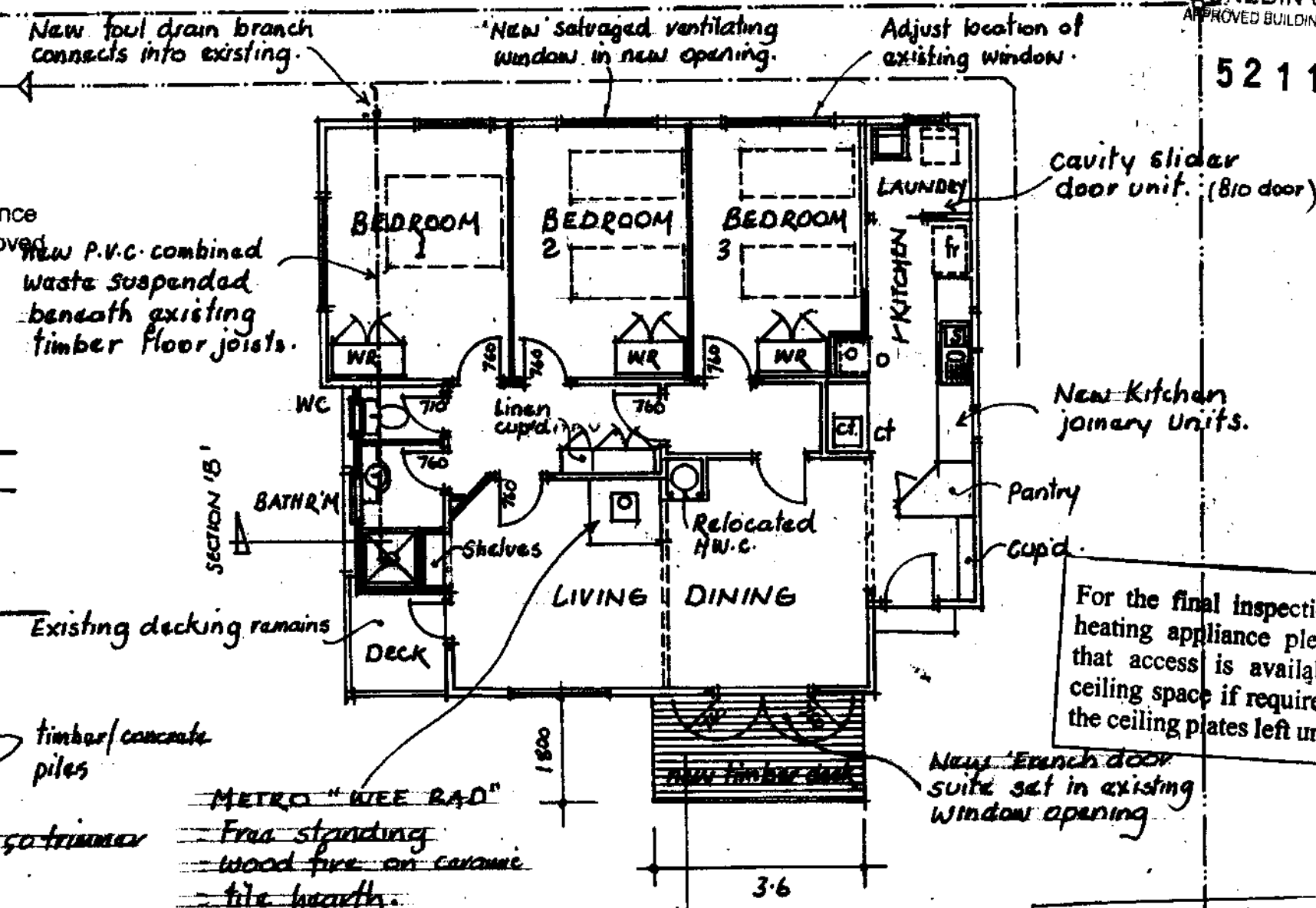
Plans and Specifications Approved in accordance
with The New Zealand Building Code and Approved
Documents. To be retained on works
and produced on request

Building	BT	Date	23.7.05
Drainage	MLC	Date	18.7.5
Health		Date	

NOTE

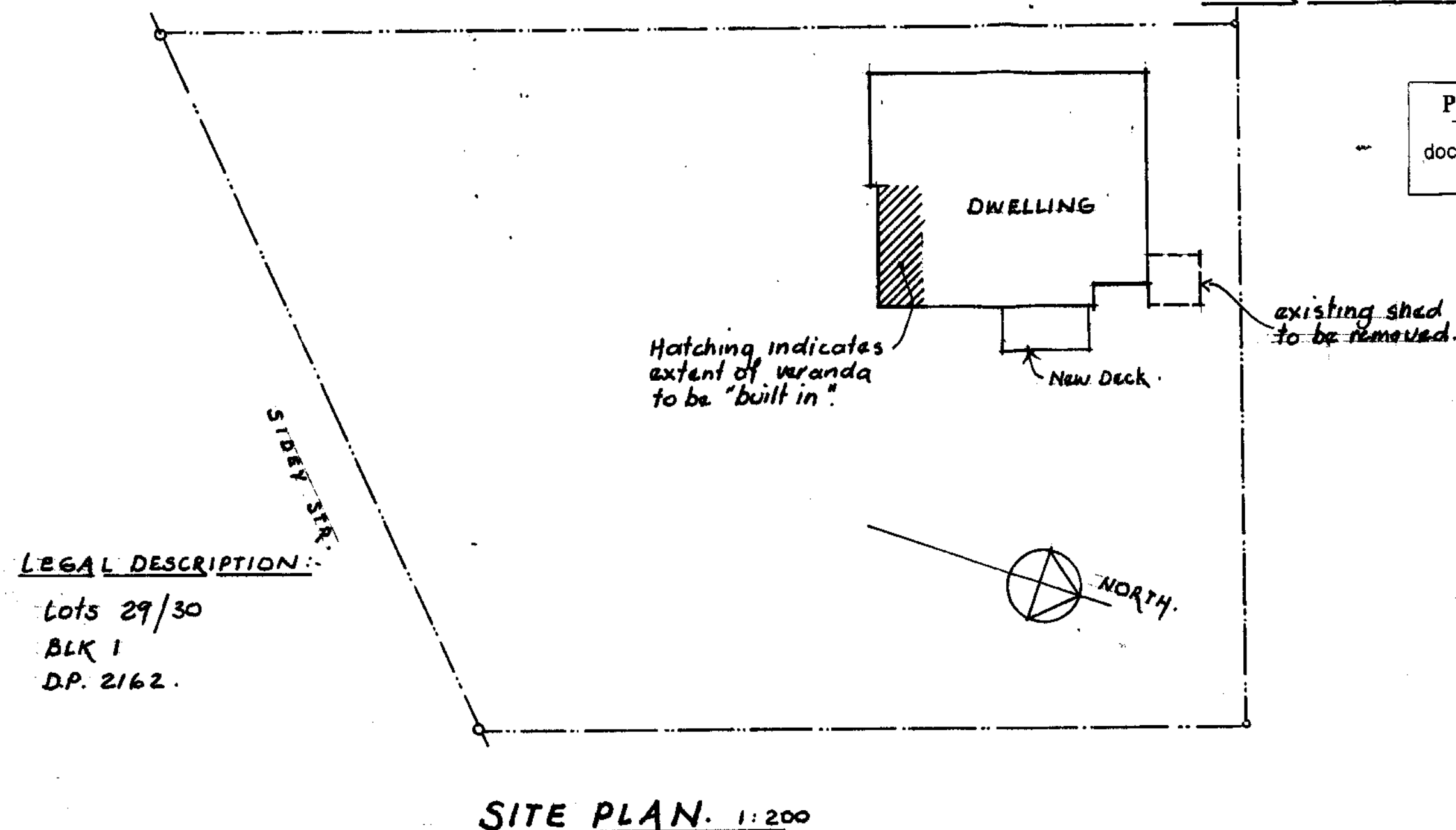


DECK STRUCTURE. 1:100



PROPOSED FLOOR PLAN 1:100

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

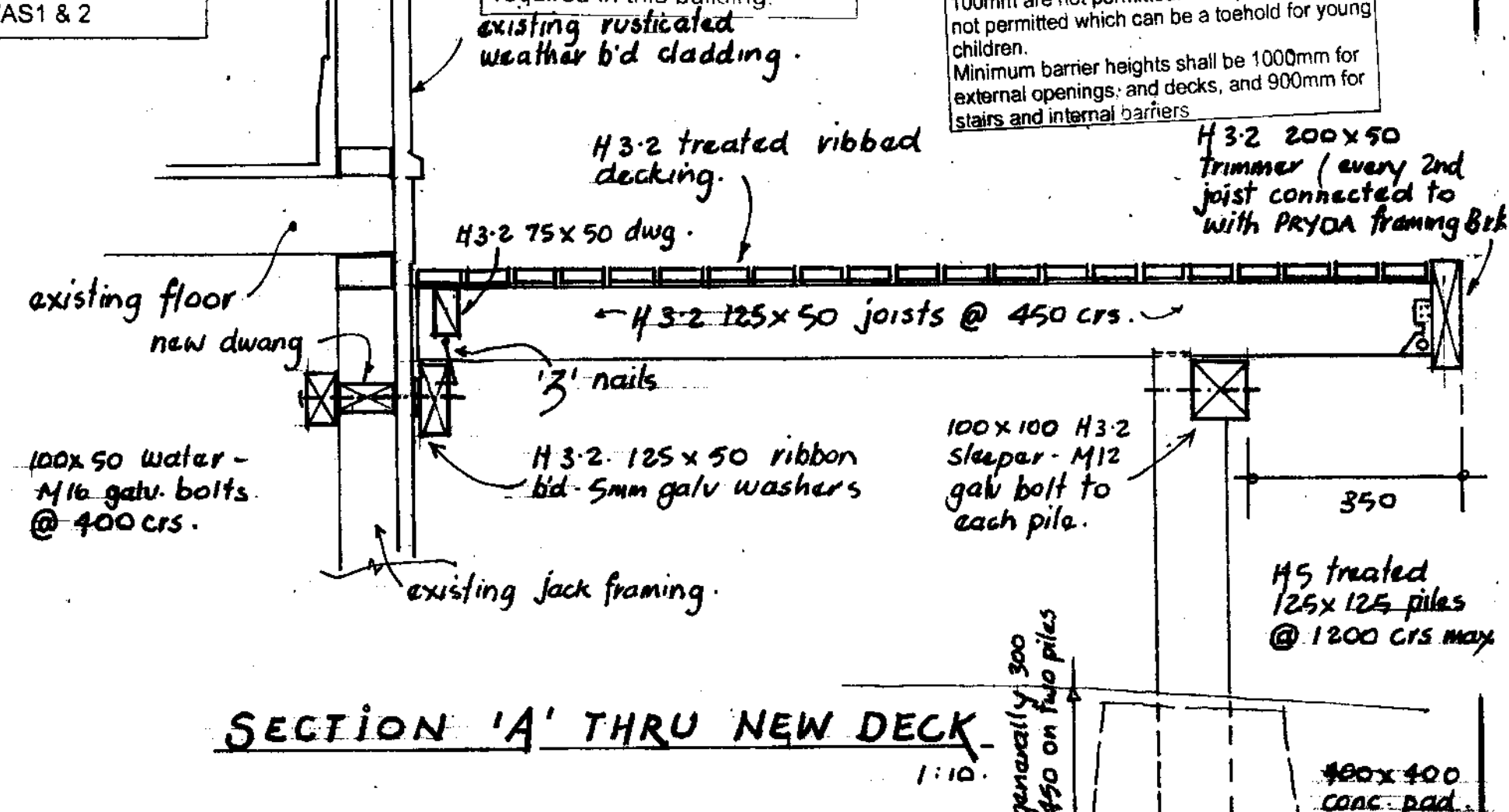


SITE PLAN. 1:200

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

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

Barriers to all decks and stairs where persons may fall 1m or more shall comply with NZBC-B1/AS2 and F4/AS1. Openings larger than 100mm are not permitted. Components are not permitted which can be a toe-hold for young children.
Minimum barrier heights shall be 1000mm for external openings; and decks, and 900mm for stairs and internal barriers



SECTION 'A' THRU NEW DECK

PROPOSED ALTERATIONS to EXISTING
DWELLING 116 SIDEY STREET CAVERSHAM.

- SITE PLAN •
- FLOOR PLANS •
- DECK DETAILS •

DRAWN <i>N. J. [Signature]</i>	CHECKED	SCALES	SERIES OF
TRACED	DATE <i>APRIL 2005</i>	<i>As Indicated</i>	REF

SPECIFICATION 52114

SCOPE OF WORK:- Includes for the alteration to the existing dwelling is indicated on the drawings and as specified hereunder.
Note:- all work to be carried out is within the extent of the existing dwelling.

BUILDING REGULATIONS:- 1) New work shall generally comply with the requirements of The N.Z. Building Code
ii) The Building owner will procure Building Consent and pay all fees.

TIMBER SCHEDULE:- The following timber shall be used for different aspects of the work:-

- 1) Piles under deck H5 pmus radiata
- 2) Deck structure H3.2 pmus r.
- 3) Wall framing H1.2 pmus r.
- 4) Weather Bd H3.2 pmus r.

INSULATION:- 1) Under the new flooring to the Bathroom and WC put place perforated reflective foil. 2) To the new exterior walls constructed (Bathroom & WC) and to any areas of existing exterior walls disturbed install new 100mm fibre glass insulation batts 3) To the ceiling of new N.C. and Bathroom - put in new 140mm batts.

CARPENTRY WORK:- 1) Demolish existing unwanted shed. Demolish incidental sections of unwanted partitions as indicated. Adjust location of existing window at Bedrm 3. Remove existing window at Dining and refit in new opening at Bedroom 2

2) Construct new timber deck adjacent Dining Room.
3) Construct new WC and bath room with the area of the existing Veranda

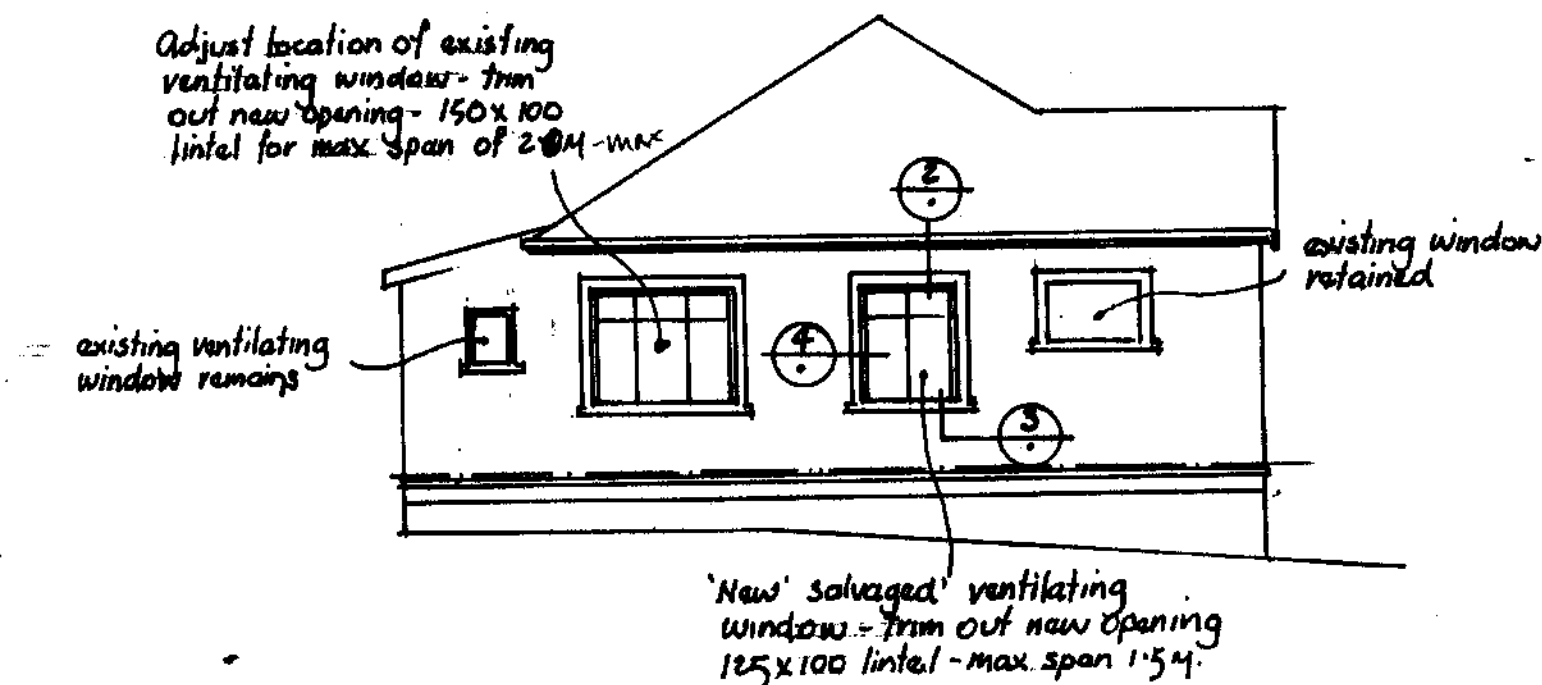
4) Remove existing kitchen units and put in new kitchen joinery as indicated.

5) Construct new partitions to form Bedrooms 1, 2 & 3. Line with 10mm gip b'd and stop up ready for paint finish.

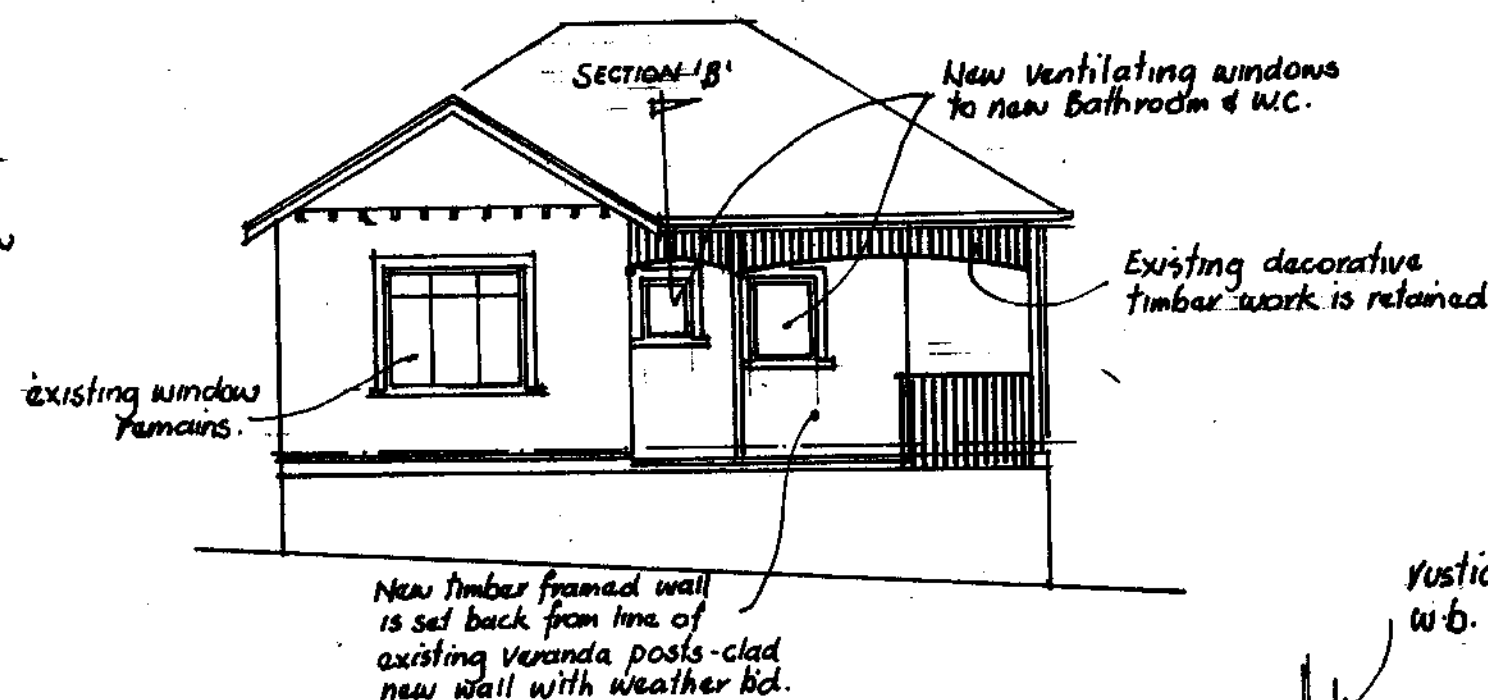
6) Bathroom walls Aquagline paint vinyl floor covering
PLUMBING:- 1) **SCOPE OF WORK:-** Relocate laundry; Relocate W.C.; Relocate Bathrm (shower not bath). Reinstall Kitchen sink. Relocate HWC.

2) Standards:- New plumbing work generally to comply with AS/NZS 3500:2.2 VM1 & VM2.

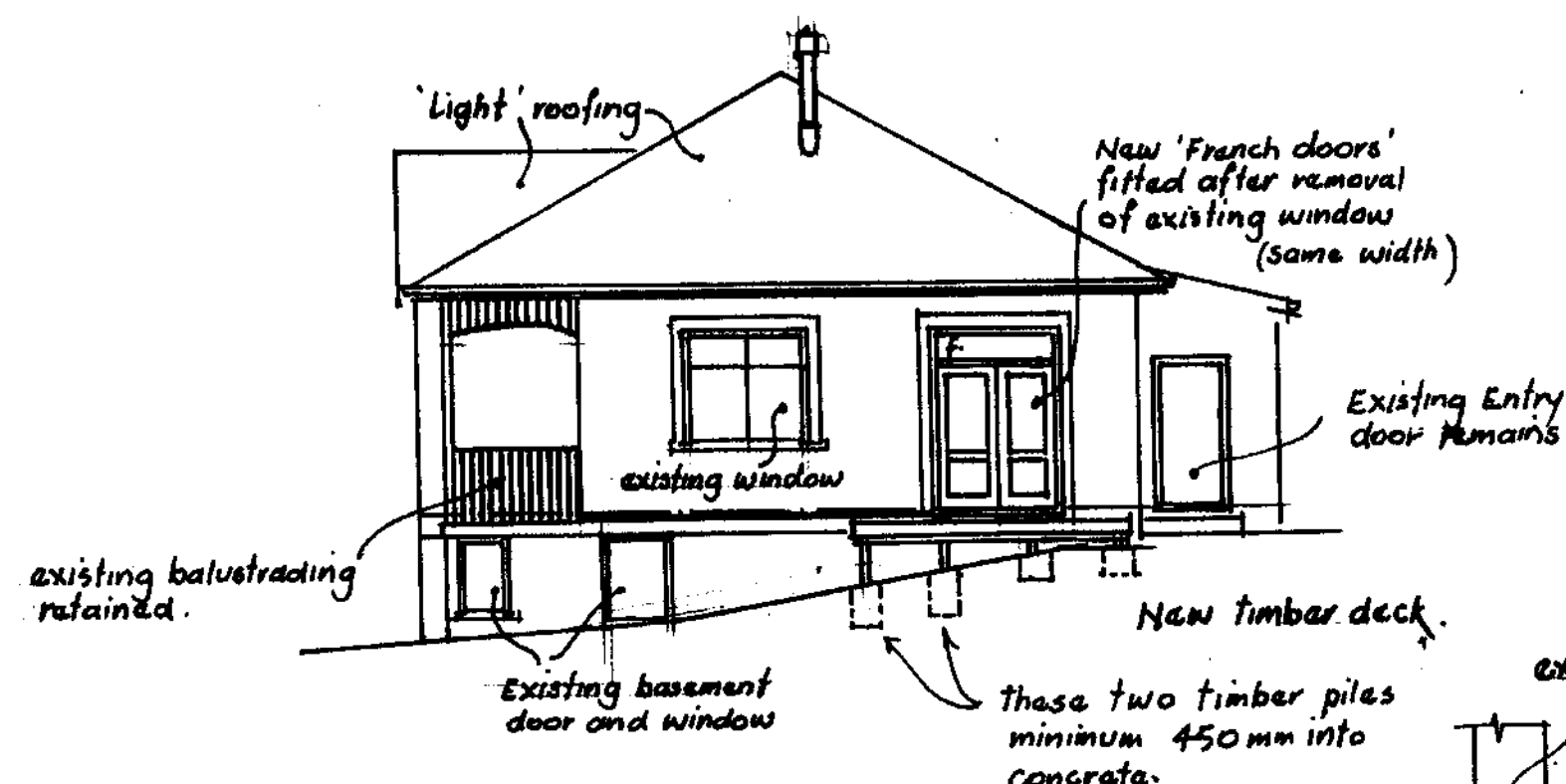
NEW SOLID FUEL BURNER:- will be a 'METRO' WE RAD wood burner installed as per manufacturers requirements (attached)



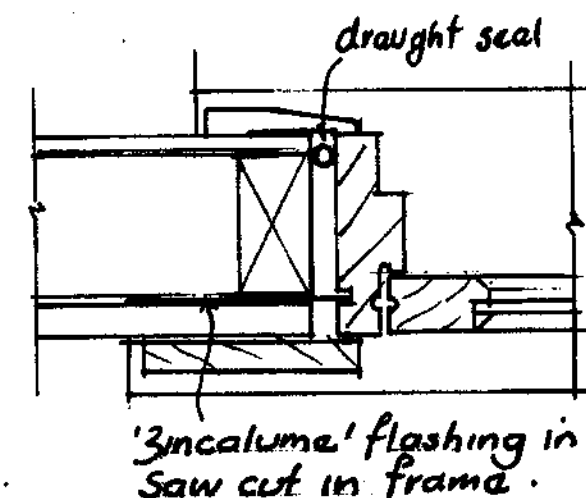
WEST ELEVATION 1:100



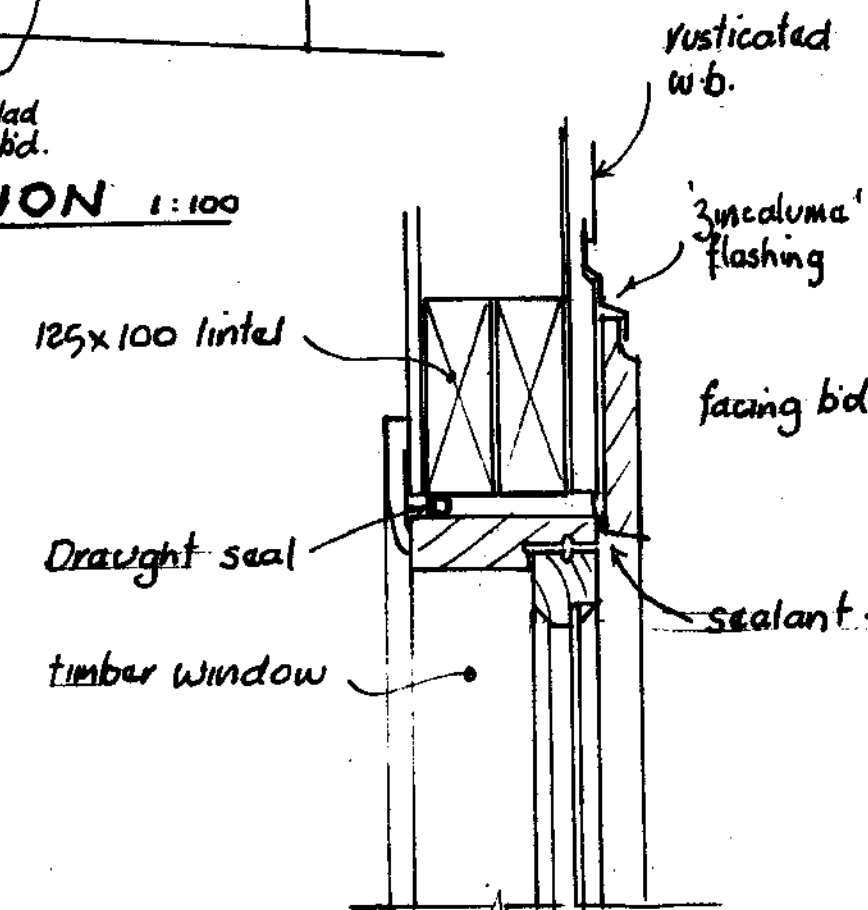
SOUTH ELEVATION 1:100



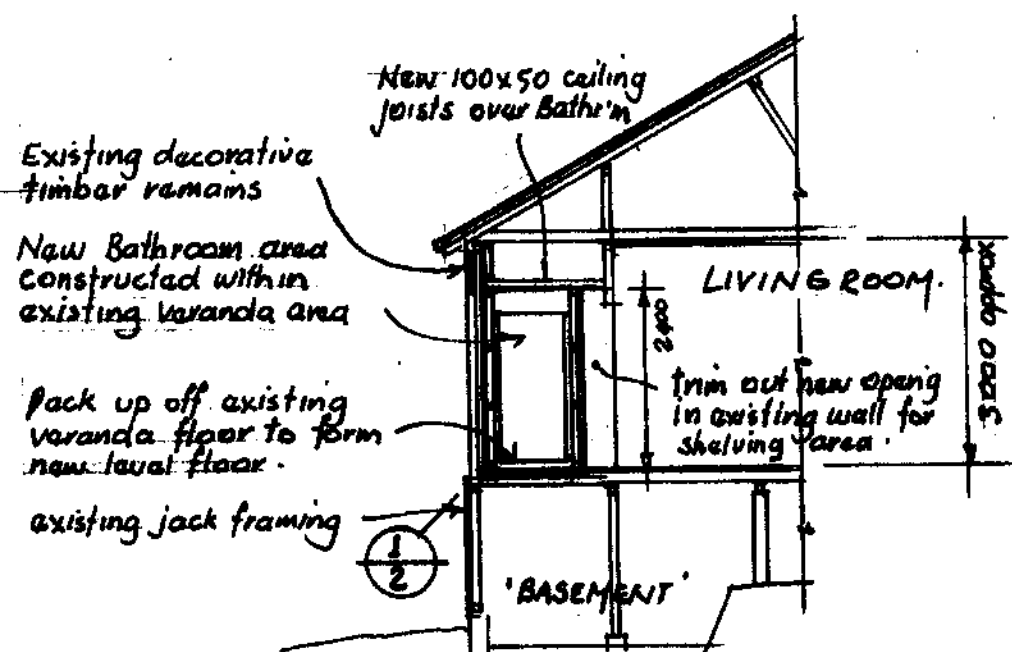
EAST ELEVATION 1:100



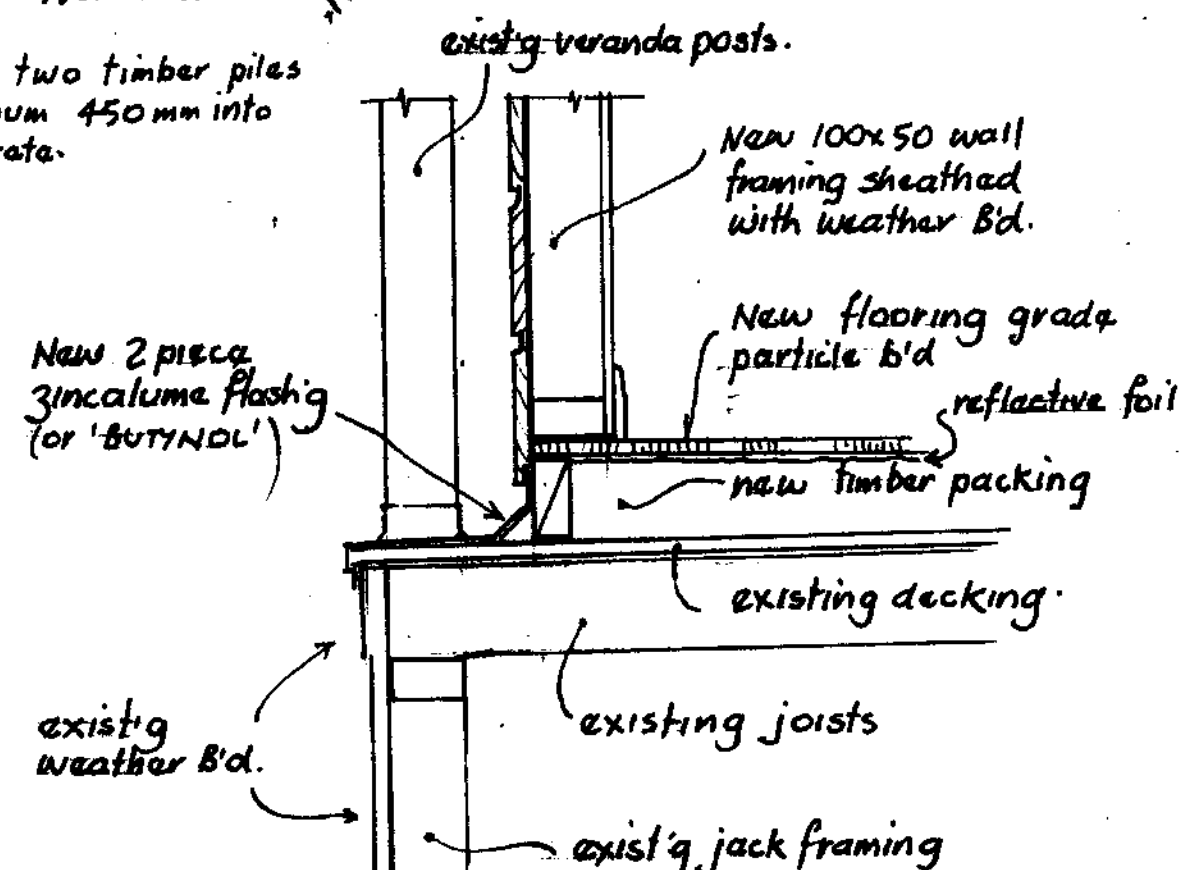
4. WINDOW JAMB



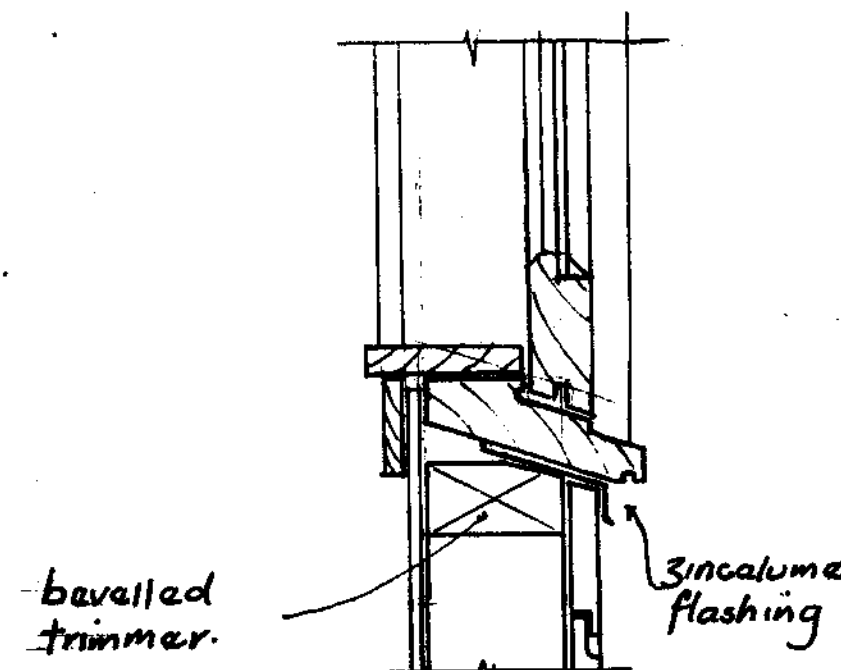
2. WINDOW HEAD 1:5



SECTION 'B' 1:100



1. DETAIL @ BATHRM FLOOR 1:10



3. WINDOW SILL

ASHBY BUILDING DESIGN
BRACKEN COURT 480 MORAY PLACE
P.O. BOX 1274 DUNEDIN
ph. 4773 734 fax 4773 704.

PROPOSED ALTERATIONS TO EXISTING
DWELLING 116 SIDEY STREET CAVERSHAM.

ELEVATIONS SPECIFICATION

DRAWN N. Ashby CHECKED DATE APRIL 2005 SCALES As Indicated. SERIES OF 2

2.

03 July 2007

Sidey Development Ltd
C/ TL Survey Services Ltd
PO Box 901
DUNEDIN

Attn: John Willems

RESOURCE CONSENT APPLICATION:

**SUB2007-100
114 SIDEY STREET
DUNEDIN**

Your application for resource consent to subdivide the land at 114 and 116 Sidey Street, Dunedin, was processed on a non-notified basis in accordance with sections 93 and 94 of the Resource Management Act 1991 (the Act). The application was considered under delegated authority by Council's Senior Planner on 29 June 2007.

I advise that the Council has **granted** consent to the application. In accordance with section 125 of the Resource Management Act 1991, this consent must be given effect to within five years from the date of this decision.

DESCRIPTION OF ACTIVITY

Resource consent is sought for subdivision to create two lots from the property located at 114 and 116 Sidey Street, Dunedin.

The proposed subdivision will result in the following two allotments:

Proposed Lot 1 – This Lot will comprise 759m² and will comprise an existing dwelling with off-street parking available in front of the dwelling. Vehicular access will be via the existing driveway to be contained within new Lot 2 by way of Right of Way Easement 'A'. A small portion of the driveway will still be contained within this Lot and will be subject to Right of Way easement in favour of new Lot 2.

Proposed Lot 2 – This Lot will comprise 837m², and will contain a partially constructed dwelling subject of building consent ABA2006-313308. Access will be via the existing driveway serving the existing dwelling at 116 Sidey Street via reciprocal Rights of Way 'A' and 'B' as noted above.

The subject site is legally described as *Lots 29-31 Block I Deposited Plan 2162*, comprising a total of 1632m² and held within Computer Freehold Registers OT6D/922 and OT6D/923. The site is downward sloping from north to south with medium density residential activity occurring on surrounding sites.

REASONS FOR APPLICATION

The subject site is in the **Residential 1** zone in the District Plan.

Within this zone, subdivision is a discretionary activity (restricted) where the application complies with Rules 18.5.3 – 18.5.6, 18.5.9 and 18.5.10 and each resulting 'site' complies with the minimum area and frontage required by the conditions attached to permitted

activities for the zone in which the activity is located. In this case the proposed subdivision complies with the Rules referred to above. For this reason the subdivision is considered to be a **discretionary activity (restricted)**.

ASSESSMENT OF EFFECTS

Affected persons

No affected person written approvals have been submitted with the application. No parties are considered to be adversely affected for the reasons set out in the 'Effects on the Environment' section below.

Effects on the Environment

The following assessment of effects on the environment has been carried out in accordance with section 104(3) of the Resource Management Act 1991. It addresses those assessment matters listed under section 8.13 and 18.6.1 of the District Plan considered relevant to the proposed activity, and is carried out on the basis that the environment is characterised by medium density residential development.

Any actual or potential adverse effects on the environment of allowing the activity are considered to be no more than minor for the following reasons:

1. The proposal is for a residential subdivision in an area that is zoned for residential purposes under the *Dunedin City District Plan*, and complies with the overall density requirements of the Plan. The proposed Lots in this case will simply define separate sites for two dwellings (one already established and one currently under construction). In this regard, the proposal is considered to be consistent with the intention of the District Plan for residential purposes, and the effects of the future development on the proposed Lots have been anticipated by the zoning of the site.
2. Council's discretion is restricted to the matters contained in section 18.6.1 of the District Plan. These have been considered in assessing this application and as the proposal fully complies with the relevant requirements for subdivision activities under the District Plan, the effects generated by the proposal have been anticipated by the Plan and assessed as being no more than minor. On this basis no parties are considered to be potentially adversely affected by the proposal.
3. Council's Transportation Planner has assessed the application and provided comments. It is noted that both the new Lots will be afforded adequate off-street parking and on-site manoeuvring. Notwithstanding the existing provision of on-site manoeuvring, it is noted that no on-site manoeuvring is required for either Lot as Sidey Street is classified as a 'Local' Road in the District Plan Road Hierarchy. The Transportation Planner notes that the access must be formed, hard-surfaced and adequately drained from the edge of the seal on Sidey Street for a minimum length of 5.0 metres inside the property boundary. The applicant is alerted to this requirement by way of a condition attached to the decision below.

In addition, the area between the property boundary and the Sidey Street carriageway is over road reserve and is therefore required to be built in accordance with the Dunedin City Council Vehicle Entrance Specification. I also note that with any shared access there is the potential for disputes to arise regarding the maintenance of the access. It is therefore recommended that a legal agreement be prepared outlining the responsibilities of those that are party to the rights of way. These matters are addressed through advice notes attached to the below decision.

There are no further issues regarding transportation matters.

4. The consents Officer from Water and Waste Services Business Unit has viewed the application and provided comments. It is noted that the subject site is within a restricted water supply area of the City. The existing dwelling on new Lot 1 is currently fully serviced for foul, stormwater and water supply. Likewise, the dwelling under construction appears to have completed the necessary works for drainage and water supply as required by ABA2006-313308. An easement will be required regarding the foul drain serving this dwelling running through new Lot 1. The existing private drains running through new Lot 2 will require the creation of a new easement, shown on the plans as easement 'C'. It is noted that parts 4 and 5 of the Dunedin City Council's Code of Subdivision shall be complied with.

There are no further issues regarding the provision of water and disposal of stormwater and wastewater.

5. The matters relating to lot size and dimensions contained within assessment matter 18.6.1(q) have been considered, and no cause for concern has been identified.
6. The extent to which the allotments created by this subdivision have physical limitations which render them unsuitable for future use, have been considered as part of this assessment. The subject site is not identified as being potentially affected by hazards in the Dunedin City Hazards Register. I also note that no potential hazards were identified through ABA2006-313308 regarding the construction of the new dwelling within new Lot 2. No issues are therefore considered to be apparent with regard to physical limitations of the site.
7. Overall, the proposed new Lots are considered to be capable of providing for residential activity permitted by the District Plan. Further, no adverse effects are considered likely to arise as a result of the proposed subdivision that are considered more than minor.

CONSENT DECISION

*That pursuant to sections 34A(1) and 104C and after having regard to section 104 of the Resource Management Act 1991, the Dunedin City Council **grants** consent for a **discretionary activity (restricted)**, being the subdivision of the property at 114 and 116 Sidey Street, Dunedin, legally described as Lots 29-31 Block I Deposited Plan 2162 (Computer Freehold Registers OT6D/922 and OT6D/923), subject to the conditions shown on the attached certificate imposed pursuant section 108 and 220 of the Act:*

RESOLUTION

That pursuant to Section 37(1)(a) of the Resource Management Act 1991 (the Act), the Council waives the failure to comply with the requirement outlined by Section 115(b)(i) of the Act regarding the time period in which notification of a decision must be given after the date the application was first lodged with Council.

LAPSING OF CONSENT

This consent shall lapse after a period of 5 years from the date of this decision unless the consent has been given effect to during this time. This period may be extended on application to the Council pursuant to Section 125 of the Resource Management Act 1991.

REASONS

Effects

In accordance with section 104(1)(a) of the Resource Management Act 1991, the actual and potential adverse effects associated with the proposed activity have been assessed, within the limits to which Council have reserved its discretion, and are outlined above. It is considered that the environmental effects of the proposed activity will be no more than minor.

District Plan – Objectives and Policies

In accordance with section 104(1)(b) of the Resource Management Act 1991, the Objectives and Policies of the District Plan (relevant to the matters over which Council have reserved its discretion), were taken into account in assessing the application. The proposal has been assessed against the relevant provisions identified through Section 18.6.1 of the District Plan.

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

Sustainability and Transportation Sections

- **Objective 4.2.1 and Policies 4.3.1 and 4.3.10** seek to maintain and enhance amenity values and ensure development is considered in a holistic manner.
- **Objective 20.2.2 and Policy 20.3.4** seek to ensure that land use activities are undertaken in a manner, which avoids, remedies, or mitigates adverse effects on the transportation network.

Subdivision Section

- **Objective 18.2.1** seeks to ensure that subdivision takes place in a coordinated and sustainable manner.
- **Objective 18.2.6** seeks to ensure that any adverse effects from subdivision and subsequent land use activities are avoided, remedied or mitigated.
- **Objective 18.2.7 and Policy 18.3.7** aim to ensure that sub-dividers provide the necessary infrastructure within subdivisions to avoid, remedy, or mitigate adverse effects of the land use at no cost to the community.

The proposal is consistent with the intensity of development anticipated by these objectives and policies for the reasons outlined in the section of this report titled Assessment of Environmental Effects.

The proposal is also assessed as meeting the anticipated environmental results of sections 4.5, and 18.7 of the District Plan.

COMPLIANCE WITH CONDITIONS

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

RIGHTS OF APPEAL

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

The Chief Executive
Dunedin City Council
P O Box 5045
DUNEDIN

Attn: Senior Planner – Enquiries 1st Floor

Yours Faithfully

Doug Spittle
PLANNER

Application Type: Subdivision

Application Number: SUB-2007-100

That pursuant to sections 34A(1) and 104C and after having regard to section 104 of the Resource Management Act 1991, the Dunedin City Council **grants** consent for a **discretionary activity (restricted)**, being the subdivision of the property at 114 and 116 Sidey Street, Dunedin, legally described as Lots 29-31 Block I Deposited Plan 2162 (Computer Freehold Registers OT6D/922 and OT6D/923), subject to the following conditions imposed pursuant section 108 and 220 of the Act:

Location of Activity: 114 and 116 Sidey Street, Dunedin

Legal Description: Lots 29-31 Block I Deposited Plan 2162 (Computer Freehold Registers OT6D/922 and OT6D/923),

Lapse Date: 29 June 2012, unless the consent has been given effect to before this date.

Conditions:

1. *That the proposed activity shall be given effect to generally in accordance with the plans prepared by TL Survey Services titled 'Proposed Subdivision of 114 – 116 Sidey Street' and the information submitted as part of resource consent application SUB 2007-100 received by Council on 29 May 2007, except where modified by the following conditions:*
2. *That prior to certification pursuant to section 223 of the Resource Management Act 1991, the applicant shall ensure the following:*
 - (a) *If a requirement for any easements for services is incurred during the survey then these easements shall be granted or reserved and included in the Memorandum of Easements. This includes all easements for private drainage.*
 - (b) *Rights of Way easements 'A' and 'B' shall be duly granted or reserved by way of inclusion in a Memorandum of Easements.*
3. *Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the applicant shall complete the following:*
 - (a) *The vehicle access shall be formed, hard –surfaced and adequately drained from the edge of the seal on Sidey Street for a minimum length of 5.0 metres inside the property boundary.*

Advice Notes:

1. In addition to the conditions of a resource consent, the Resource Management Act establishes through sections 16 and 17 a duty for all persons to avoid unreasonable noise, and to avoid, remedy or mitigate any adverse effect created

from an activity they undertake. A similar responsibility exists under the Health Act 1956.

2. It is advised that vehicle access from the carriageway to the property boundary over the road reserve is required to be built/widened in accordance with the Dunedin City Council Vehicle Entrance Specification.
3. A formal agreement should be drawn up between the owners of Lots 1 and 2, to clarify their responsibilities regarding the maintenance of the Rights of Way.
4. Note that during any site disturbance stages associated with this proposal, it is advised that appropriate measures are to be put in place in order to control and contain stormwater run-off from the site.

Issued at Dunedin this 03 July 2007

Doug Spittle
PLANNER