

DISCLAIMER

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Dunedin City Council – Land Information Memorandum

Property Address: 48 Gladstone Road Dunedin

Prepared for: Sortehaug Residential No 2 Limited

Prepared on: 16-Jun-2026

Property Details:

Property ID	5013942
Address	48 Gladstone Road Dunedin
Parcels	LOT 3 DP 2925

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 16-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 holds 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

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 **21st January 1999**.

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

Drainage Reticulation Plans

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

Public Sewer Sheets

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

Dunedin City Council Private Drainage plans incomplete

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

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

Water Supply

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	2013942
Address	48 Gladstone Road Dunedin
Valuation Number	26780-31200
Latest Valuation Details	
Capital Value	\$720,000
Land Value	\$325,000
Value of Improvements	\$395,000
Area (Hectares)	0.0511HA
Units of Use	1

Current Rates

Current Rating Year Starting 01-Jul-2025
Dunedin City Council Rates \$3,620.64

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	-	
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-2019-1777](#) Building Consent - Extend and Alter Internal Layout of Dwelling, Erect Retaining

Wall along Driveway

Lodgement Date 29-Aug-2019
Decision Granted
Decision Date 27-Sep-2019
Current Status **CCC Issued**
Previous Number
(Applications before 2007)

[ABA-2020-1827](#) Building Consent - Amendment to ABA-2019-1777 - Alter Windows, Alter

Bracing and Demolish Entry Verandah of Dwelling

Lodgement Date 03-Sep-2020
Decision Granted
Decision Date 22-Sep-2020
Current Status **CCC Issued**
Previous Number
(Applications before 2007)

Certificate of Acceptance

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

[COA-2026-43](#) Certificate of Acceptance - Convert Outbuilding to Sleepout with Ensuite

Lodgement Date	29-Apr-2026
Decision	Granted
Decision Date	06-May-2026
Current Status	COA Issued

Building and Drainage Permits

[H-1942-24347](#) AAB19420025 647 - Add to Dwelling, (Baird). The permit was lodged on 19-Oct-1942.

[H-1944-25708](#) AAB19440096 2132 - Repair Dwelling, No Plan, (Shuttleworth). The permit was lodged on 01-Nov-1944.

[H-1951-37144](#) AAB19510271 11610 - Erect Carport, (Sinclair). The permit was lodged on 06-Sep-1951.

[H-1972-74323](#) AAB19720147 5656 - Add to Dwelling, (Wallis). The permit was lodged on 20-Mar-1972.

[H-1912-124518](#) AAD19121324 A530 - Plumbing, No Plan (Boyd). The permit was lodged on 17-Jun-1912.

[H-1912-124519](#) AAD19121325 A700 - Part Drainage, (Boyd). The permit was lodged on 02-Jul-1912.

[H-1932-149313](#) AAD19320422 C6887 - Plumbing for Tubs, No Plan (Adams). The permit was lodged on 27-Apr-1932.

[H-1932-149314](#) AAD19320423 C7233 - Plumbing and Sink Waste, No Plan, (Adams). The permit was lodged on 31-Aug-1932.

[H-1967-191355](#) AAD19670878 H2106 - Drainage Alterations, (Wallis). The permit was lodged on 20-Jan-1967.

[H-1968-192991](#) AAD19681128 H4919 - Boiler Tubes, No Plan, (Wallis). The permit was lodged on 29-Nov-1968.

[H-1969-194844](#) AAD19691121 H6064 - Boiler Tubes, No Plan, (Wallis). The permit was lodged on 08-Aug-1969.

[H-1972-200058](#) AAD19721051 J504 - Drainage and Plumbing Alterations, (Wallis). The permit was lodged on 10-May-1972.

[H-1913-126828](#) AAD19131275

A2566 - Drainage for Six Dwellings, No Plan (Campbell). The permit was lodged on 06-Mar-1913.

[H-1913-126843](#) AAD19131290

A2711 - Plumbing for Six Dwellings, No Plan (Campbell). The permit was lodged on 01-Apr-1913.

[H-1909-5618](#) AAD1909 5618 - Drainage Work, No Plan (Boyd). The permit was lodged on 30-Sep-1909.

Building Notices

No Building Notices.

Resource Consents

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

[LUC-2019-513](#) - Land Use Consent

Description	land use consent for large-scale earthworks and associated retaining walls
Lodgement Date	30-Sep-2019
Decision	Granted
Decision Date	24-Oct-2019
Current Status	Monitoring Commenced

LUC-2020-410 - Land Use Consent

Description	land use consent for a new verandah
Lodgement Date	27-Aug-2020
Decision	Granted
Decision Date	29-Sep-2020
Current Status	Completed

Consent Notices

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

Alcohol Licensing

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

Health Licensing

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

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

No information.

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

District Plan

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

SECOND GENERATION DISTRICT PLAN INFORMATION

Zoning

- General Residential 2 (refer Section 15, Residential)

Scheduled Items

- Nil

Overlay Zones

- Nil

Mapped Areas

- Gardens Mapped Area
- Stadium Noise Leaflet Drop Mapped Area (part)
- Wastewater Constraint Mapped Area
 - Name: North East Valley

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

District Plan Map

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

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

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

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

No information.

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

No information.

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

Building Information

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 48 Gladstone Road Dunedin

5013623 41 Gladstone Road Dunedin

LUC-2016-89 Land Use Consent authorise an onsite car-parking shortfall associated with a single residential unit and to reauthorise the existing residential activity on the site. The outcome was Granted on 07/04/2016.

5013626 45 Gladstone Road Dunedin

LUC-2019-123 Land Use Consent land use consent to establish a residential unit and retaining walls resulting in 9 habitable rooms overall.. The outcome was Granted on 13/12/2019.

RMA-2006-370697 Resource Management Act (Historical Data) LAND USE CONSENT TO CONSTRUCT A 4.8M X 4.2M X 2.4M STUDIO AND ATTACHED WORKSHOP. The outcome was Granted on 20/10/2006.

5013628 42A Ramsay Street Dunedin

LUC-2024-142 Land Use Consent Large scale earthworks; Earthworks over infrastructure and within setbacks; Soil disturbance of a HAIL site; Multi-unit development; New units contravening density, height, height in relation to boundary, and setbacks; Vehicle access with insufficient sight distances; Non-compliant outdoor living space for Lots 1 and 3 SUB-2024-51 (existing units and Unit 2). The outcome was Granted on 18/06/2024.

SUB-2024-51 Subdivision Consent four-lot subdivision of land subject to the NES-CS. The outcome was Granted on 18/06/2024.

5013635 20 Glencairn Street Dunedin

RMA-1995-357233 Resource Management Act (Historical Data) SUBDIVISION BOUNDARY ADJUSTMENT / App: OTAGO FOUNDATION BD (Non-Notified - Non Complying). The outcome was Granted on 17/05/1995.

5013636 16 Glencairn Street Dunedin

RMA-1995-357233 Resource Management Act (Historical Data) SUBDIVISION BOUNDARY ADJUSTMENT / App: OTAGO FOUNDATION BD (Non-Notified - Non Complying). The outcome was Granted on 17/05/1995.

5102867 44A Ramsay Street Dunedin

RMA-1995-359097 Resource Management Act (Historical Data) FLATS PLAN (Non-Notified - Non Complying). The outcome was Granted on 11/12/1995.

RMA-1995-359102 Resource Management Act (Historical Data) SUBDIVISION/LAND USE (Non-Notified - Non Complying). The outcome was Granted on 11/12/1995.

5102868 44 Ramsay Street Dunedin

RMA-1995-359097 Resource Management Act (Historical Data) FLATS PLAN (Non-Notified - Non Complying). The outcome was Granted on 11/12/1995.

RMA-1995-359102 Resource Management Act (Historical Data) SUBDIVISION/LAND USE (Non-Notified - Non Complying). The outcome was Granted on 11/12/1995.

5115115 42C Ramsay Street Dunedin

LUC-2024-142 Land Use Consent Large scale earthworks; Earthworks over infrastructure and within setbacks; Soil disturbance of a HAIL site; Multi-unit development; New units contravening density, height, height in relation to boundary, and setbacks; Vehicle access with insufficient sight distances; Non-compliant outdoor living space for Lots 1 and 3 SUB-2024-51 (existing units and Unit 2). The outcome was Granted on 18/06/2024.

[SUB-2024-51](#) Subdivision Consent four-lot subdivision of land subject to the NES-CS. The outcome was Granted on 18/06/2024.

[5143332 42B Ramsay Street Dunedin](#)

[LUC-2024-142](#) Land Use Consent Large scale earthworks; Earthworks over infrastructure and within setbacks; Soil disturbance of a HAIL site; Multi-unit development; New units contravening density, height, height in relation to boundary, and setbacks; Vehicle access with insufficient sight distances; Non-compliant outdoor living space for Lots 1 and 3 SUB-2024-51 (existing units and Unit 2). The outcome was Granted on 18/06/2024.

[SUB-2024-51](#) Subdivision Consent four-lot subdivision of land subject to the NES-CS. The outcome was Granted on 18/06/2024.

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

Accuracy of Boundaries

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

Access to Site

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

Heritage New Zealand Pouhere Taonga Act 2014

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

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

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

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

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

3 Waters

Information Regarding Watercourses

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

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

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

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

Transport

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

Non-compliant vehicle crossing – no stormwater run-off, property lower than road.

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

Private stormwater lateral.

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

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

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

Glossary of Terms and Abbreviations

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

Consent, Permit, Licence & Complaint types

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

Terms used in Permits & Consents

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

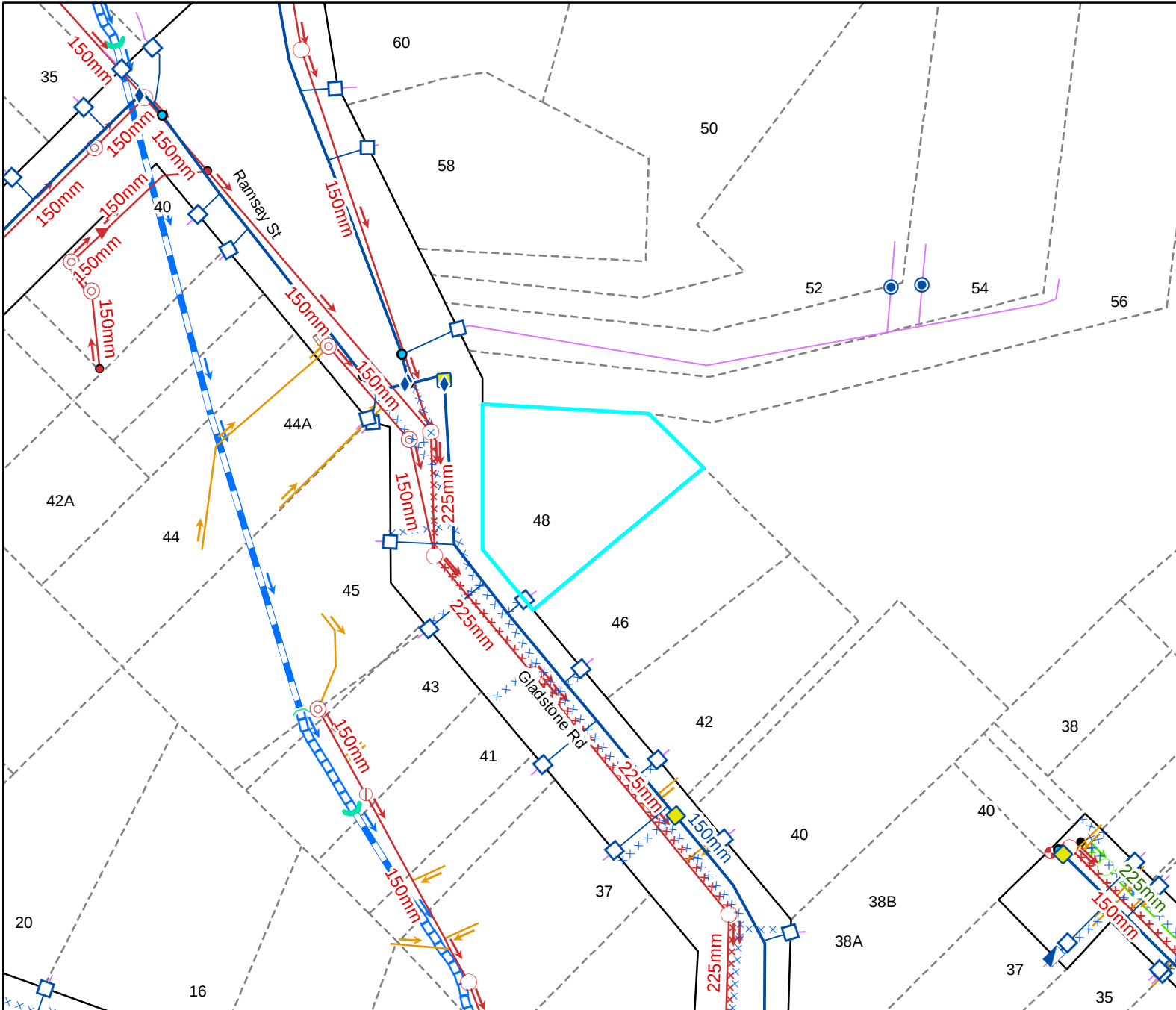
HEA	Heater
ICC	Interim Code Compliance
MH	Manhole
PL	Plumbing
PLB	Plumbing
PTE	Private
SIS	Sewer in section
WC	Water course
WT	Water table
SW	Stormwater

General terms

RDMS Records and Document Management System

Appendices





Legend

Water Supply

	Manifold Box		Water Non-Return Valve
	Water Meter		Water Pump Station
	Toby		Water Bore
	Meter without manifold box		Water Treatment Plant
	Retic Flow Meter		Water Storage Tank
	Combination Meter		Supply Main
	Manifold Box With Restrictor		Trunk Main
	Water Valve - Zone		Disused
	Non Return Valve		Reticulation
	Water Valve - Gate		Rider
	Water Valve - Sluice		Scour
	Water Hydrant		Water Service Lateral
	Water Backflow Preventor - RPZ		Water Fire Service Lateral
			Water Critical Service Lateral
			Water Zone Boundary
			Water Reservoir
			Redundant Water Main

NOTE: Private water services have the same symbols as those above, however they are coloured pink.

Foul Sewerage

	Standard Manhole		Pump Station
	Valve Chamber (pressurised)		Treatment Plant
	Boundary Kit		Vent
	Non-Return Valve		Foul Sewer Node
	Pump Station Domestic		Foul Drains in Common (public)
	Drop Manhole		Sewer
	Inspection Manhole		Trunk Sewer
	Inspection Opening		Vent Line
	Lamphole		Rising Main
	Outlet		Redundant Foul Sewer Pipe

NOTE: Private foul drains have the same symbols as those above, however they are coloured orange.

Stormwater

	SW Bubble-up Tank		Roading Bubble-Up Tank
	SW Drop Manhole		Roading Mudtank
	SW Insp Chamber and Grating Inlet		Stormwater Main
	SW Inspection Manhole		Stormwater Trunk Main
	SW Inspection Opening		DCC Open Channel
	SW Lamphole		Piped WC
	SW Mudtank Inlet		Open WC
	SW Outlet		Culvert
	SW Pipe Inlet		Stormwater Mudtank Pipe
	SW Pressure Manhole		Redundant Stormwater Main
	SW Standard Manhole		SW Sump
	SW Stormwater Node		SW Pump Station

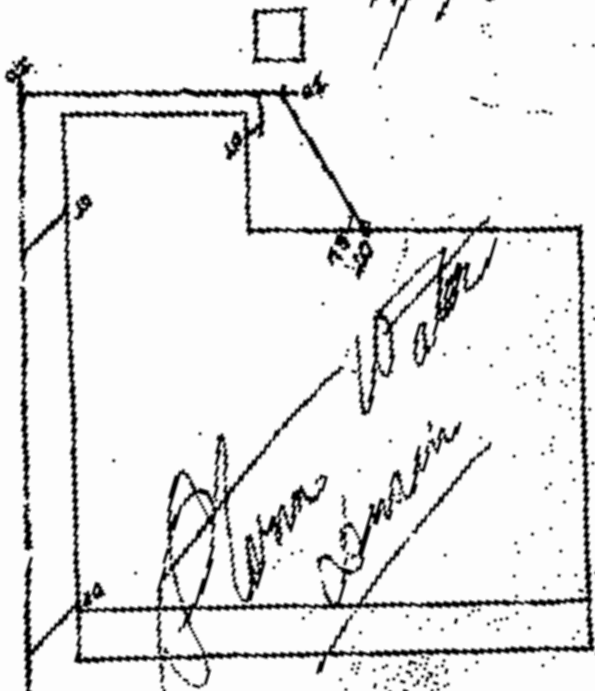
NOTE: Private stormwater drains have the same symbols as those above, however they are coloured light green.

General

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

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

A/700



W. D. Boyd
Section 5
Black. Fergusa. Box

Sta A/2566

APR 12

Existing Drains
Pond Drains
Stormwater Drains

map to

48 GLADSON RD.

CONCRETE FLOOR
TIMBER 3' High.
GLASS 2 sides.
FLAT ROOF

8'

5 1/2"

NEW PORCH
← 4'-6" →

5'

GLADSON RD.

657

PROPOSED CAR SHELTER.

48 GLADSTONE RD.

FOR
MR. M. SINCLAIR.

LOT 3 - PLAN 2925 - Pt. Sec. 1

DUNEDIN CITY CORPORATION
BY ENGINEER'S OFFICE

This plan, showing lot and level with respect to Street (N.E. VALLEY DIST.)

Approved. Line for entrance
to conform to level at back of footpath.

for Standard copper kab xing.

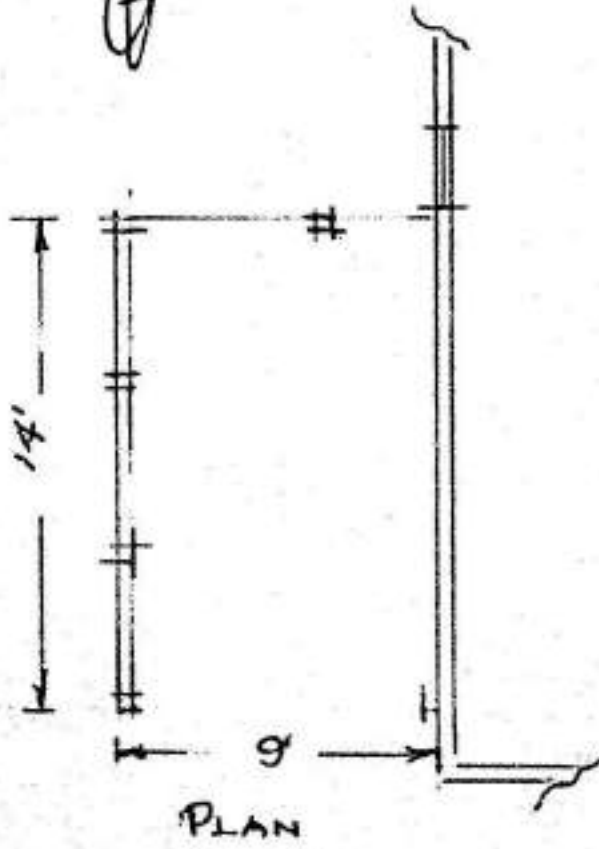
[Signature]

SIDE ELEVATION

7/9/57

FRONT ELEVATION

SCALE 8" = 1'.



4"x4" POSTS ON CONCRETE PILES
RAFTERS 4"x2" @ 20"
TRELLIS ON SIDE
& BACK.
SINKING & MALTHOLD
ON ROOF.

SCALE 16" = 1'.

DUNEDIN DRAINAGE
AND
SEWERAGE BOARD

6/9/55
[Signature]

GLADSTONE

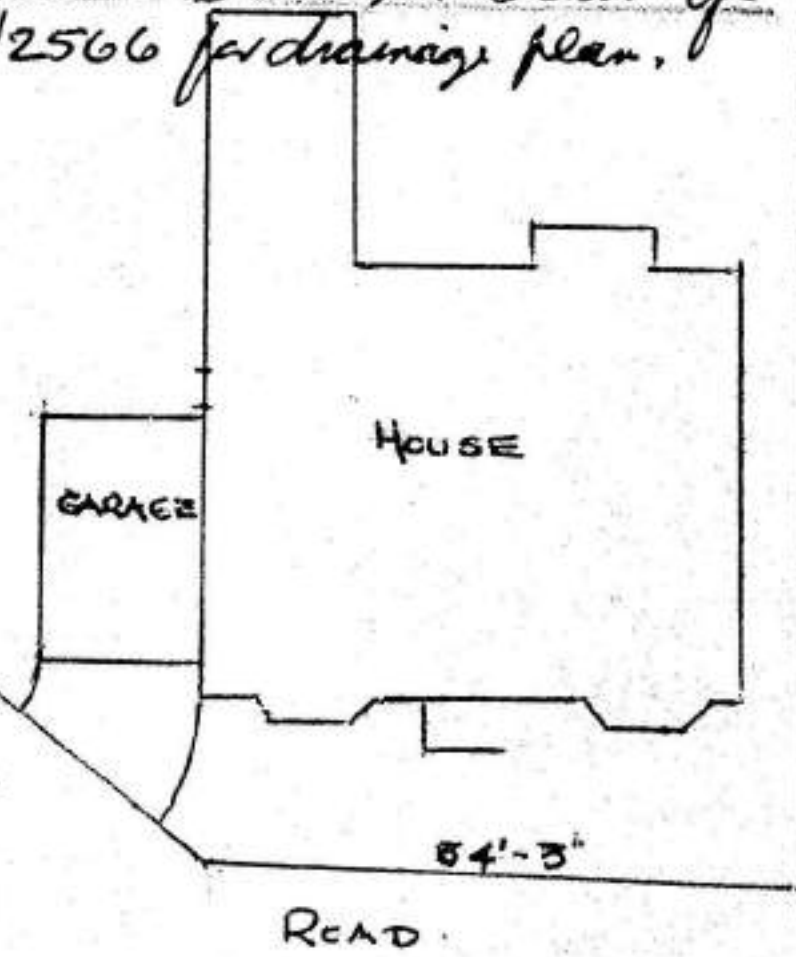
[Signature]

11610

OUTHOUSE

Street channel

Proposed car shelter will be clear of drains. See app A/2566 for drainage plan.

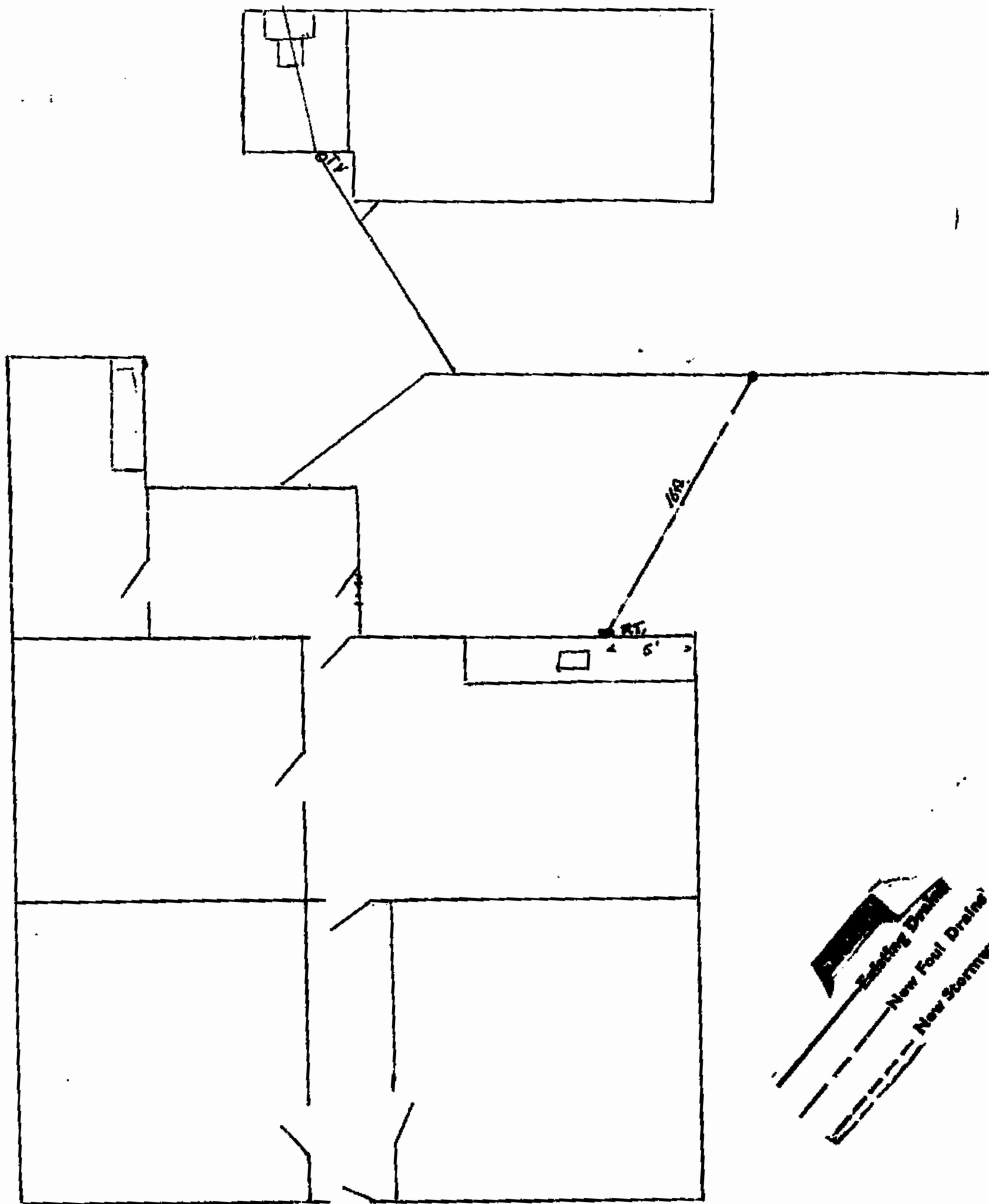


DUNEDIN DRAINAGE AND SEWERAGE BOARD
House Connection Plan

APPLICATION No. H2106
DATE 20th Jan 1967

SCALE (TO BE SHOWN)

NEW SEWERAGE DRAINS: RED : OLD DRAINS: FULL BLACK : STORMWATER: DOTTED BLACK 112



Owner WALLACE Street & Locality 48 GLADSTONE RD.
Block 175 Section 3 Allotment 3

A separate application to the Drainage Board for a permit for plumbing and/or drainage work is required. Such work to be executed by a Regd. Plumber or Licensed Drainer, respectively and shall comply fully with the Board's By-laws and the D. & P. Regs., 1959.

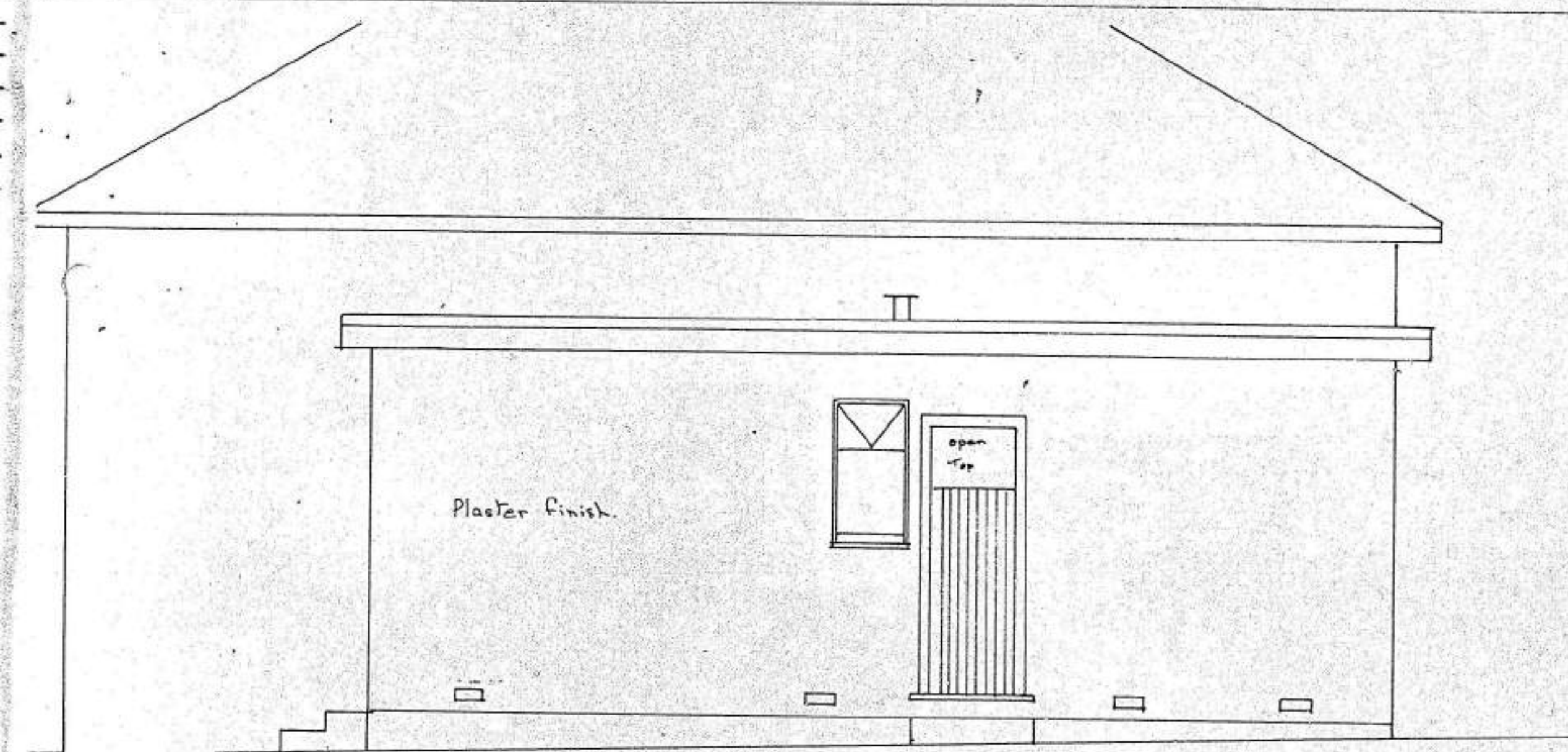
Stormwater to be discharged to extension of existing storm water drain

Foul sewage to be discharged to extension of existing foul drain

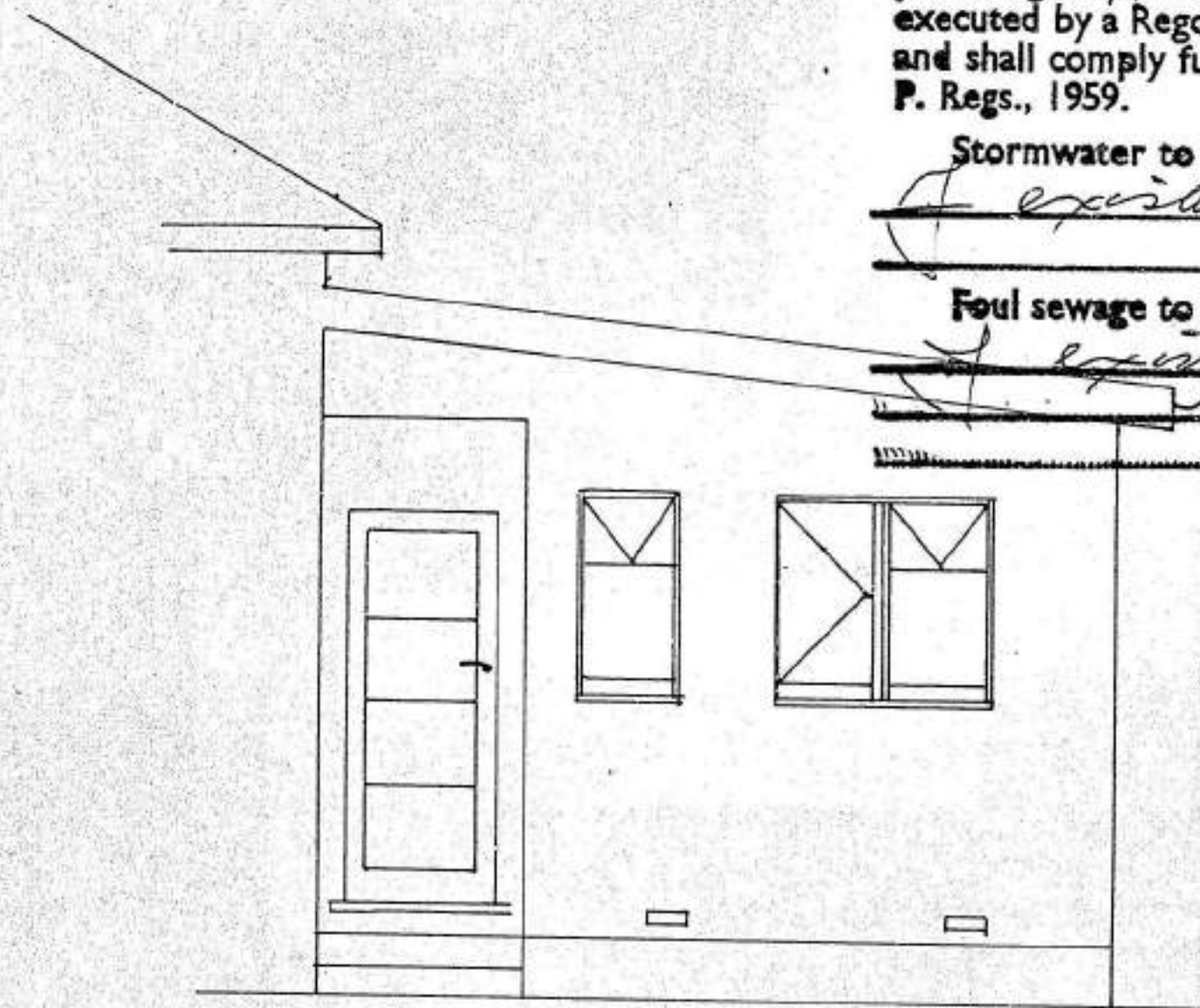
COPY OF APPROVED PLAN OR SPECIFICATION TO BE RETAINED ON WORKS AND PRODUCED ON REQUEST OF BUILDING INSPECTOR.

DATE 28.3.72

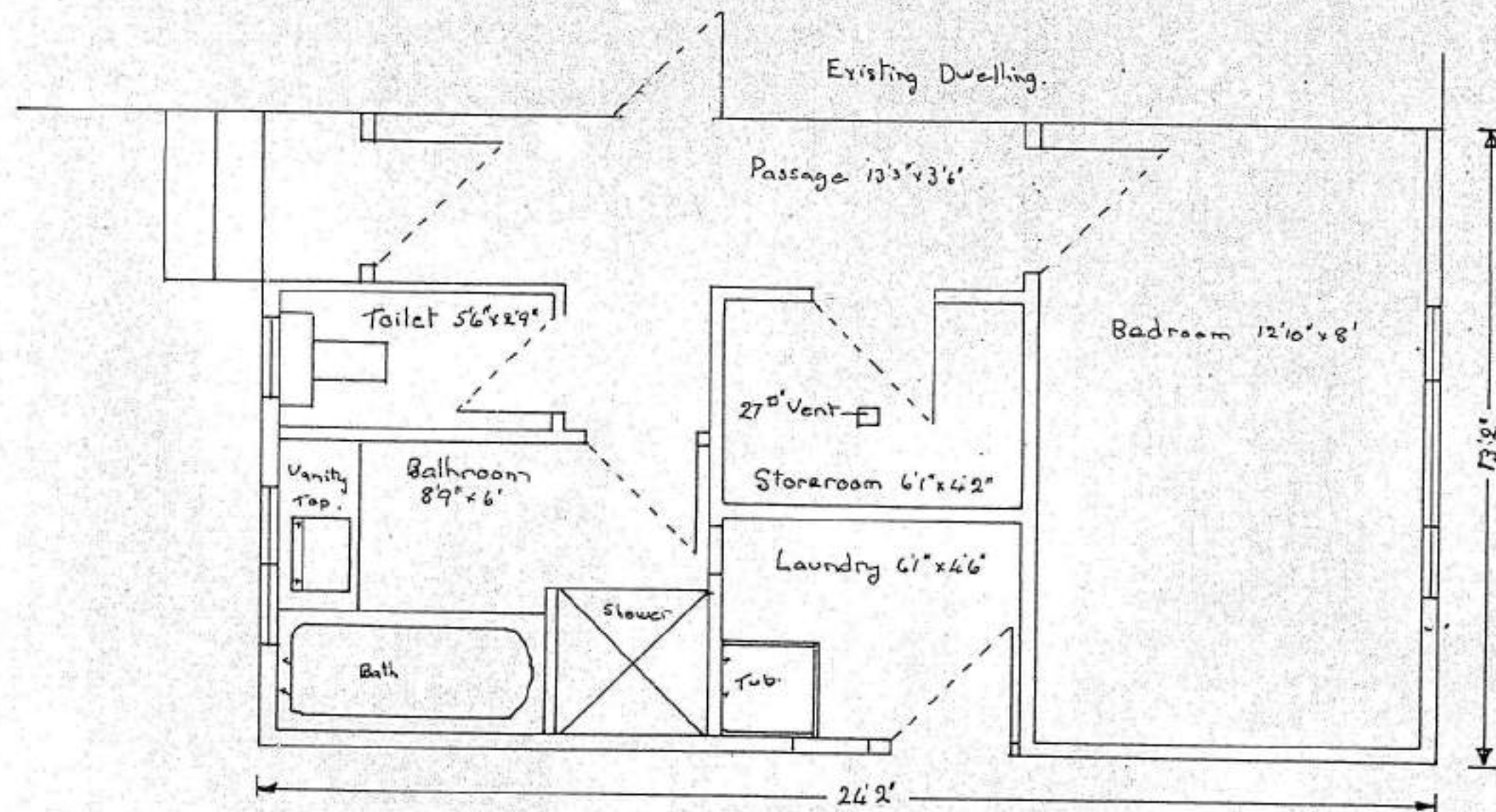
[Signature] CITY ENGINEER



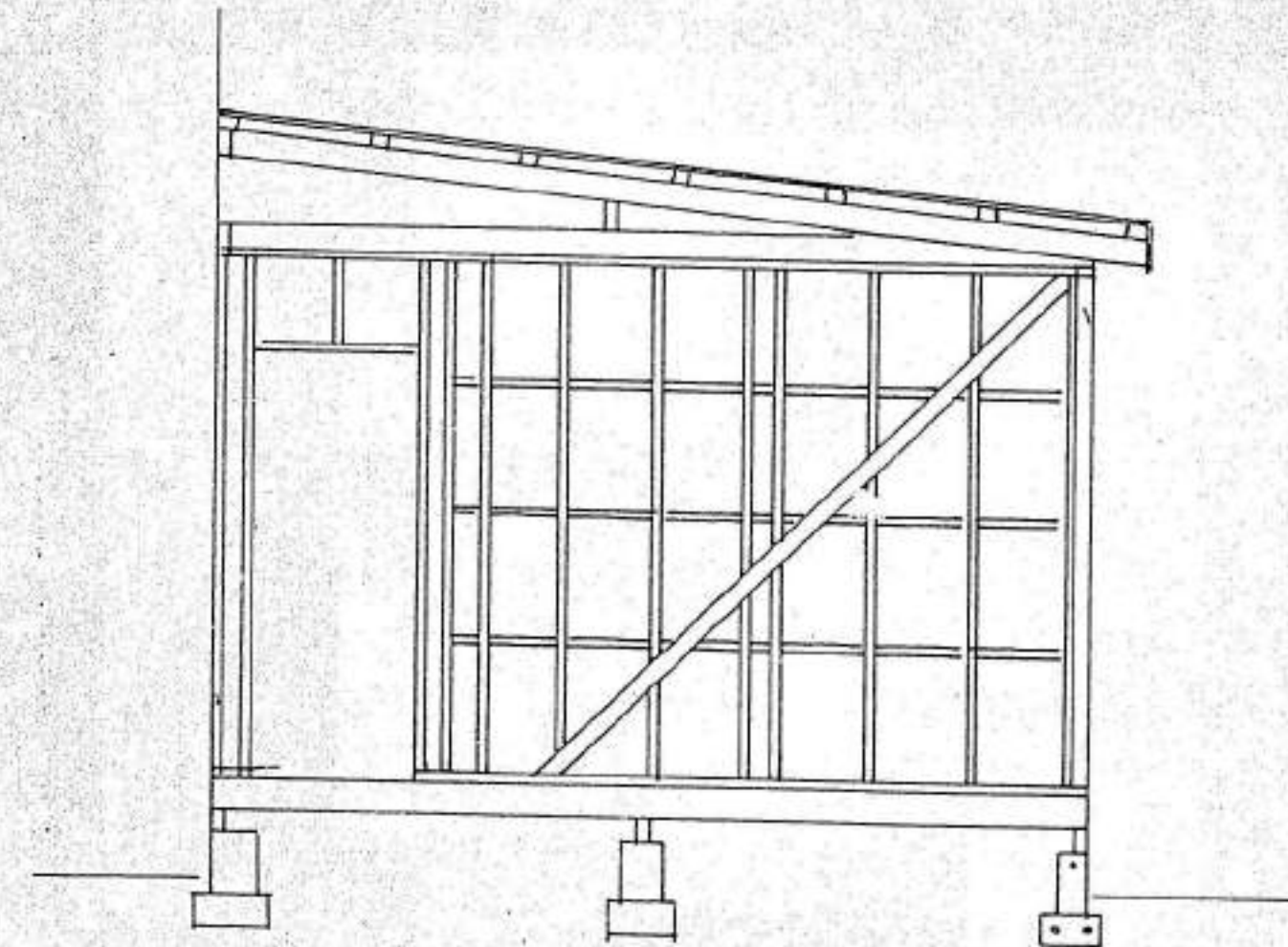
Rear Elevation



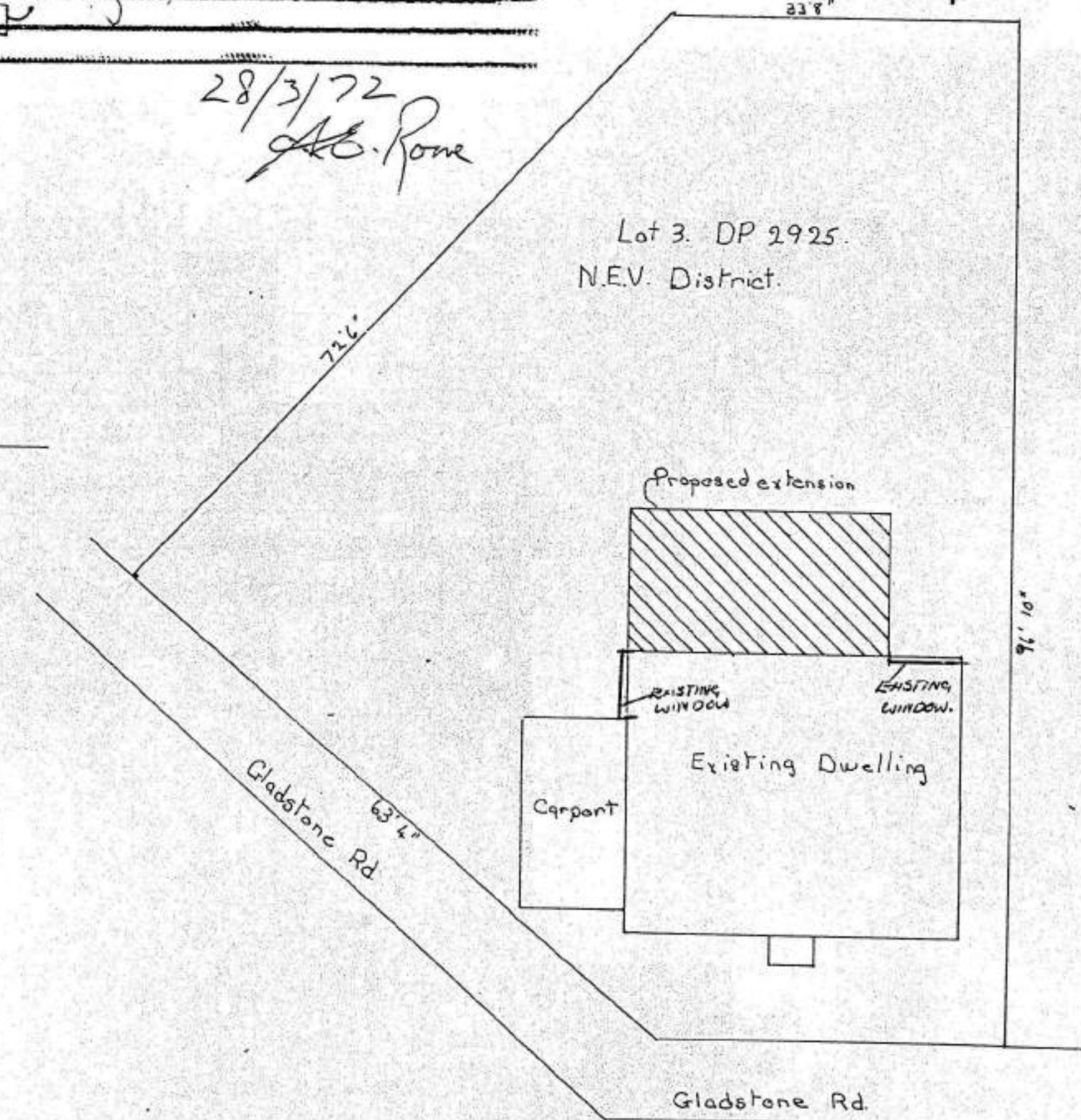
East Elevation



Plan



Section



Site Plan 1/16" = 1ft.

5656

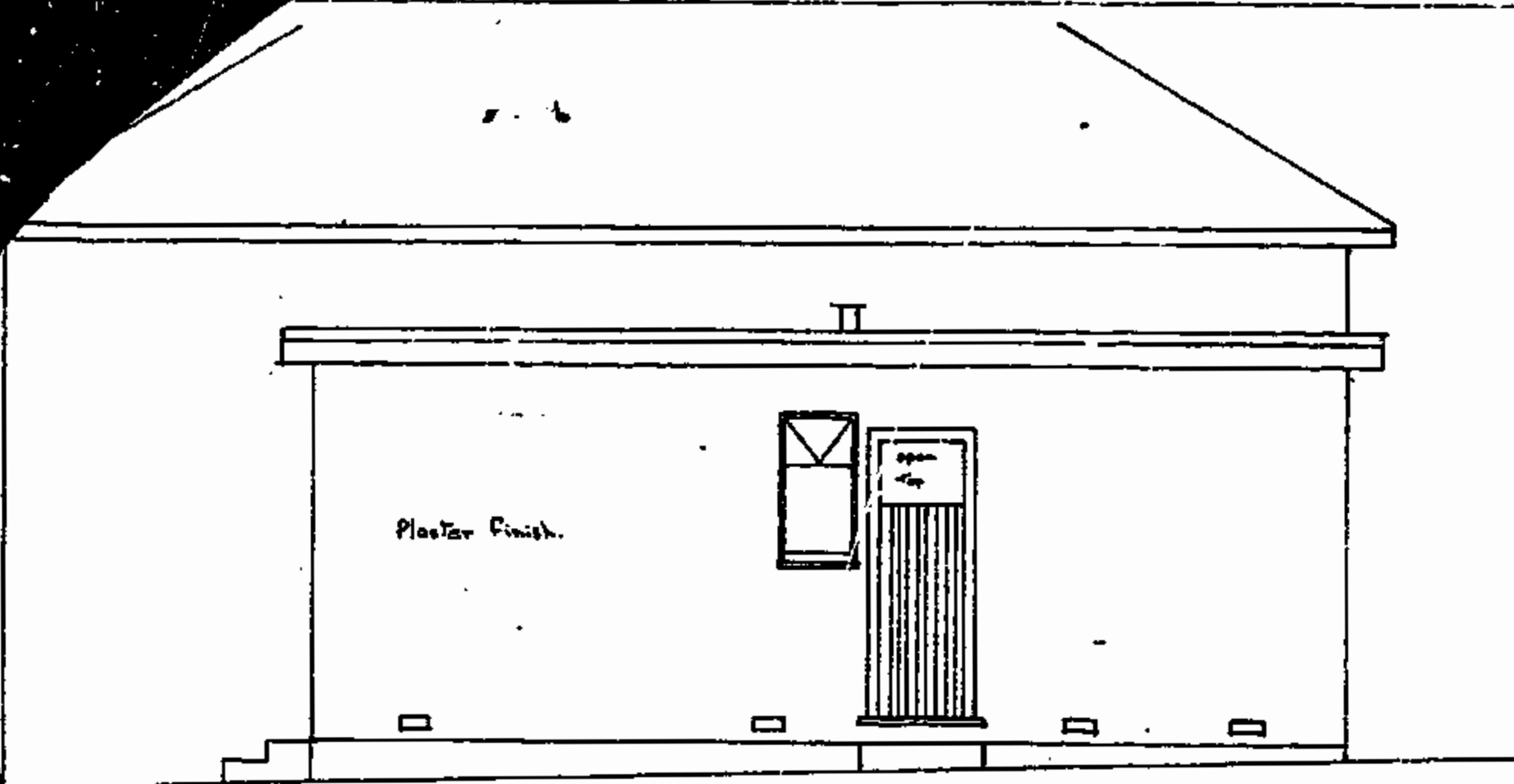
E GEARY
Builder
155 Scott St Waverley

Proposed Additions for Mr AT WALLIS. 48 Gladstone Road

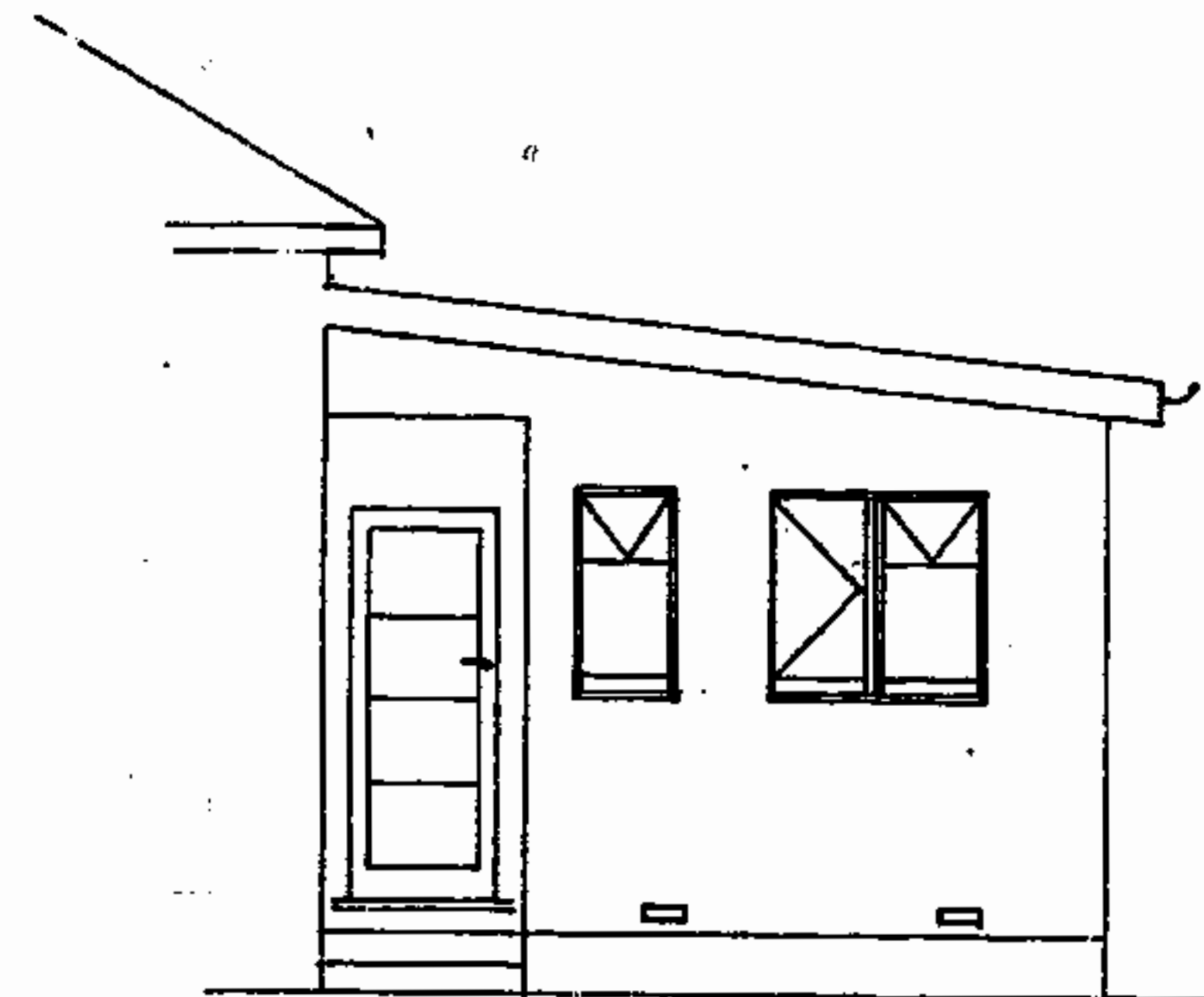
Scale 1/4" = 1ft

a.t. Wallis

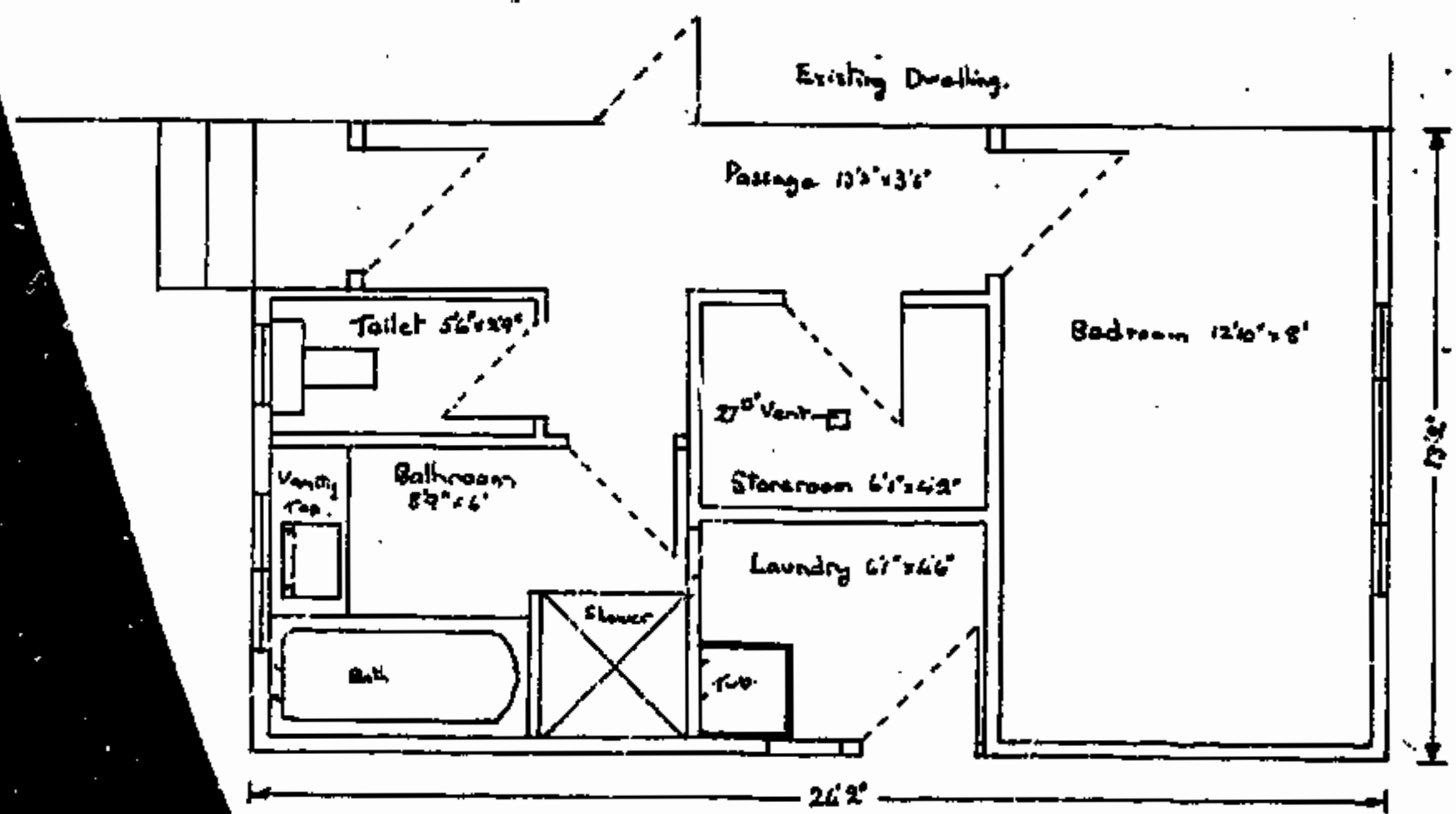
5/504
A.M.
18/5/72



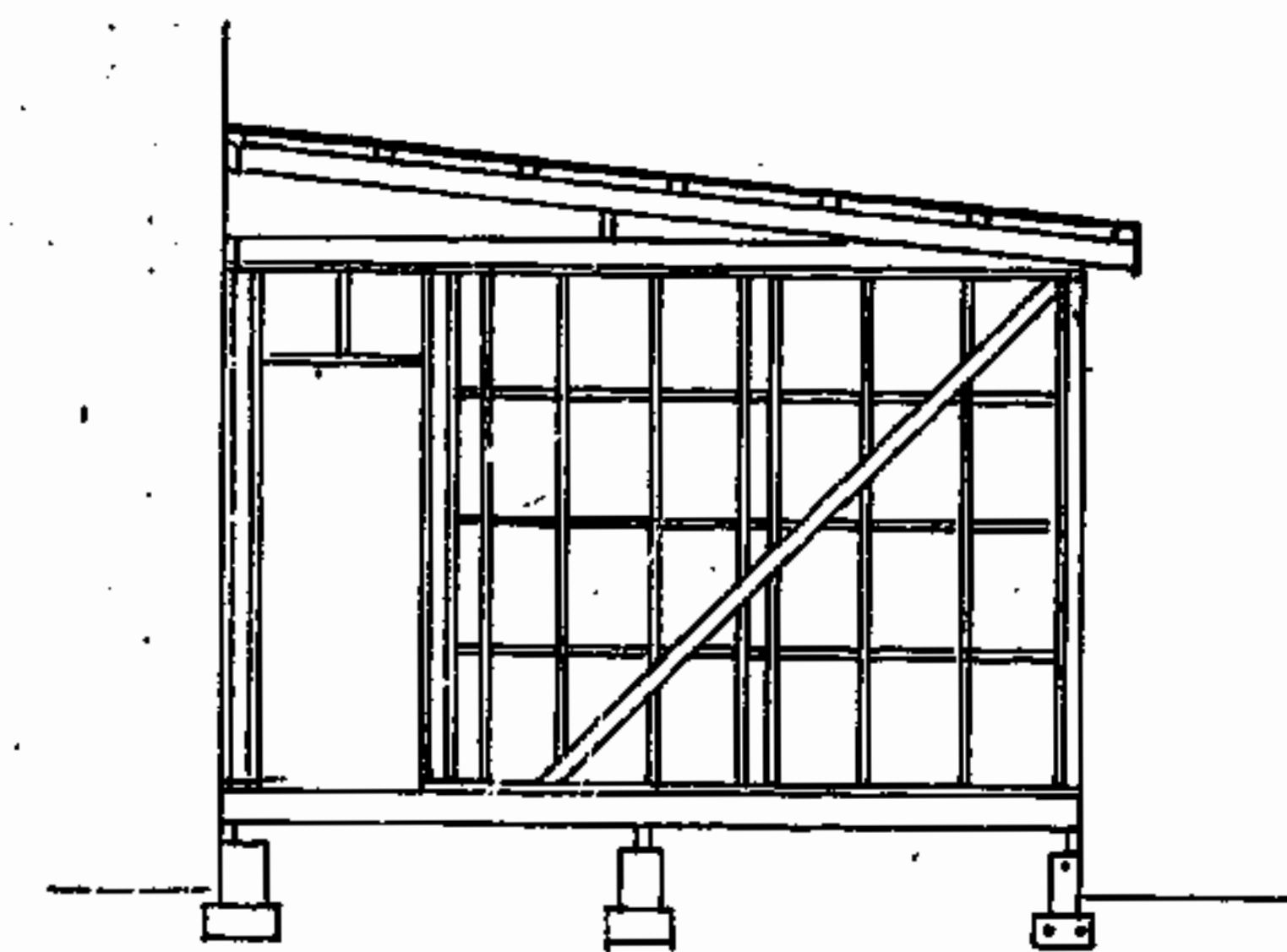
Rear Elevation



East Elevation

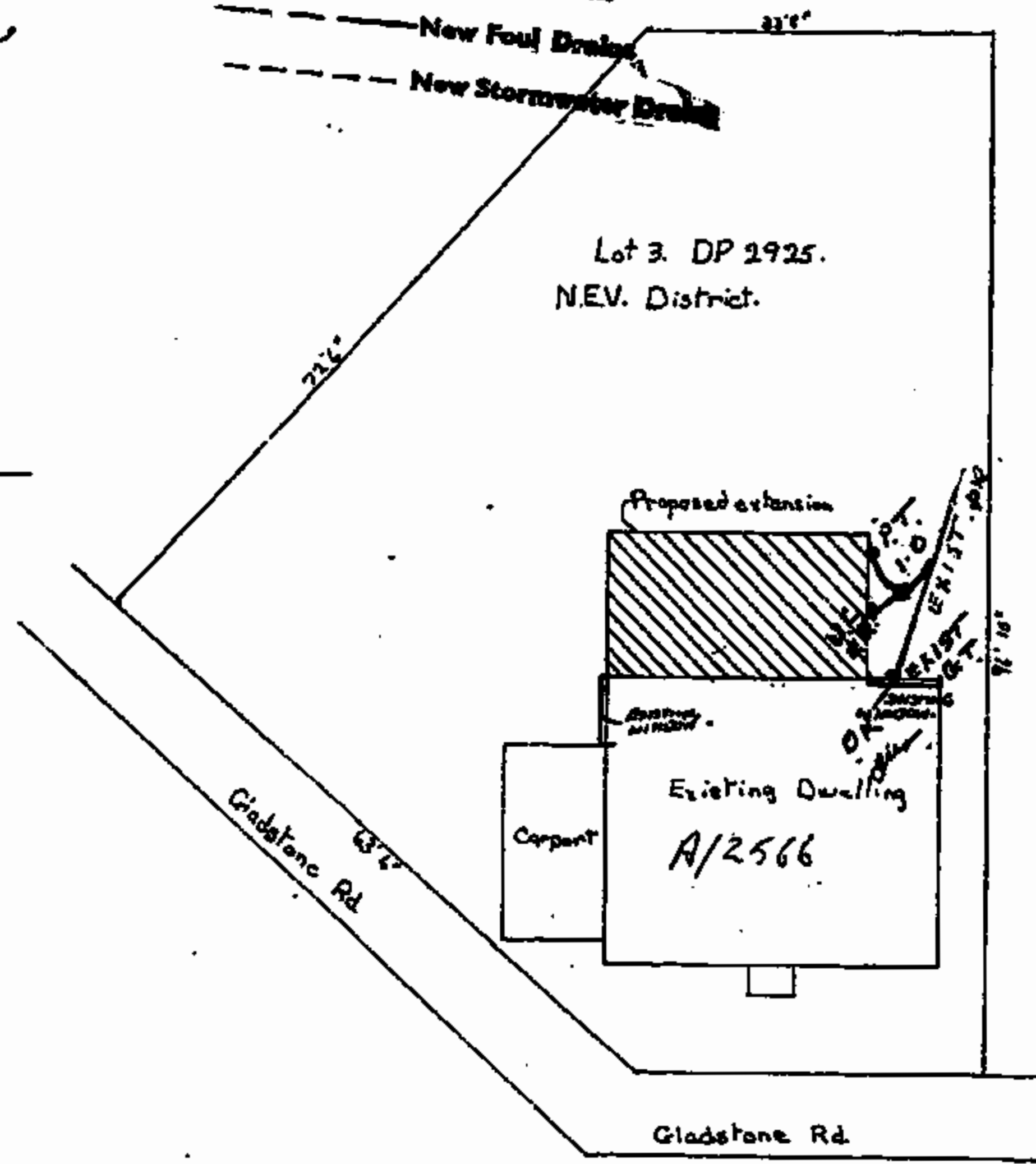


Plan



Section

- LEGEND
- Existing Drains
 - - - New Foul Drains
 - - - New Stormwater Drains



Site Plan $\frac{1}{16}'' = 1ft.$

Proposed Additions for Mr AT WALLIS 48 Gladstone Road

Scale $\frac{1}{2}'' = 1ft$

W.J. Wallis

Code Compliance Certificate Form 7
Section 95, Building Act 2004

Sortehaug Residential No 2 Limited
PO Box 7111
Mornington
Dunedin 9040

The building

Street address of building: 48 Gladstone Road Dunedin

Legal description of land where building is located: LOT 3 DP 2925

Building Name: N/A

Location of building within site/block number: N/A

Level/unit Number: N/A

Current, lawfully established, use: Housing

Number of occupants:

Year first constructed: 1940

The owner

Name of owner: Sortehaug Residential No 2 Limited

Contact person: Sortehaug Residential No 2 Limited

Mailing address: PO Box 7111, Mornington, Dunedin 9040

Street address/registered office:

Mobile: 027 362 9955

Landline:

Email address: scottb@metrorealty.co.nz

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

Building work

Building Consent Number:

ABA-2019-1777 - Extend and Alter Internal Layout of Dwelling, Erect Retaining Wall along Driveway

This CCC also applies to the following amended consents:

ABA-2020-1827 - Alter Windows, Alter Bracing and Demolish Entry Verandah of Dwelling

Issued by: Dunedin City Council

Code Compliance

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

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

Team Leader Inspections

On behalf of Dunedin City Council

Date: 25 January 2021

50 The Octagon | PO Box 5045 | Dunedin 9054, New Zealand | T 03 477 4000 | E dcc@dcc.govt.nz | www.dunedin.govt.nz

 DunedinCityCouncil  @DnCityCouncil

BUILDING CONSENT - ABA-2019-1777

(Section 51, Building Act 2004)
Form 5

The building

Street address of building: 48 Gladstone Road Dunedin

Legal description of land where building is located: LOT 3 DP 2925

Building Name: N/A

Location of building within site/block number:

Level/unit Number:

The owner

Name of owner: Sortehaug Residential No 2 Limited

Contact person: Sortehaug Residential No 2 Limited

Mailing address: PO Box 7111, Mornington, Dunedin 9040

Street address/registered office:

Mobile: 027 362 9955

Landline:

Email address: scottb@metrorealty.co.nz

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

Building work

The following building work is authorised by this building consent:

Extend and Alter Internal Layout of Dwelling, Erect Retaining Wall along Driveway

This building consent is issued under Section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

Compliance Schedule

A compliance schedule is not required for the building.

Attachments

Copies of the following documents are attached to this building consent:

Record of required site inspections (section 90(2) of the Building Act 2004)

Project Consideration PCON-2019-493

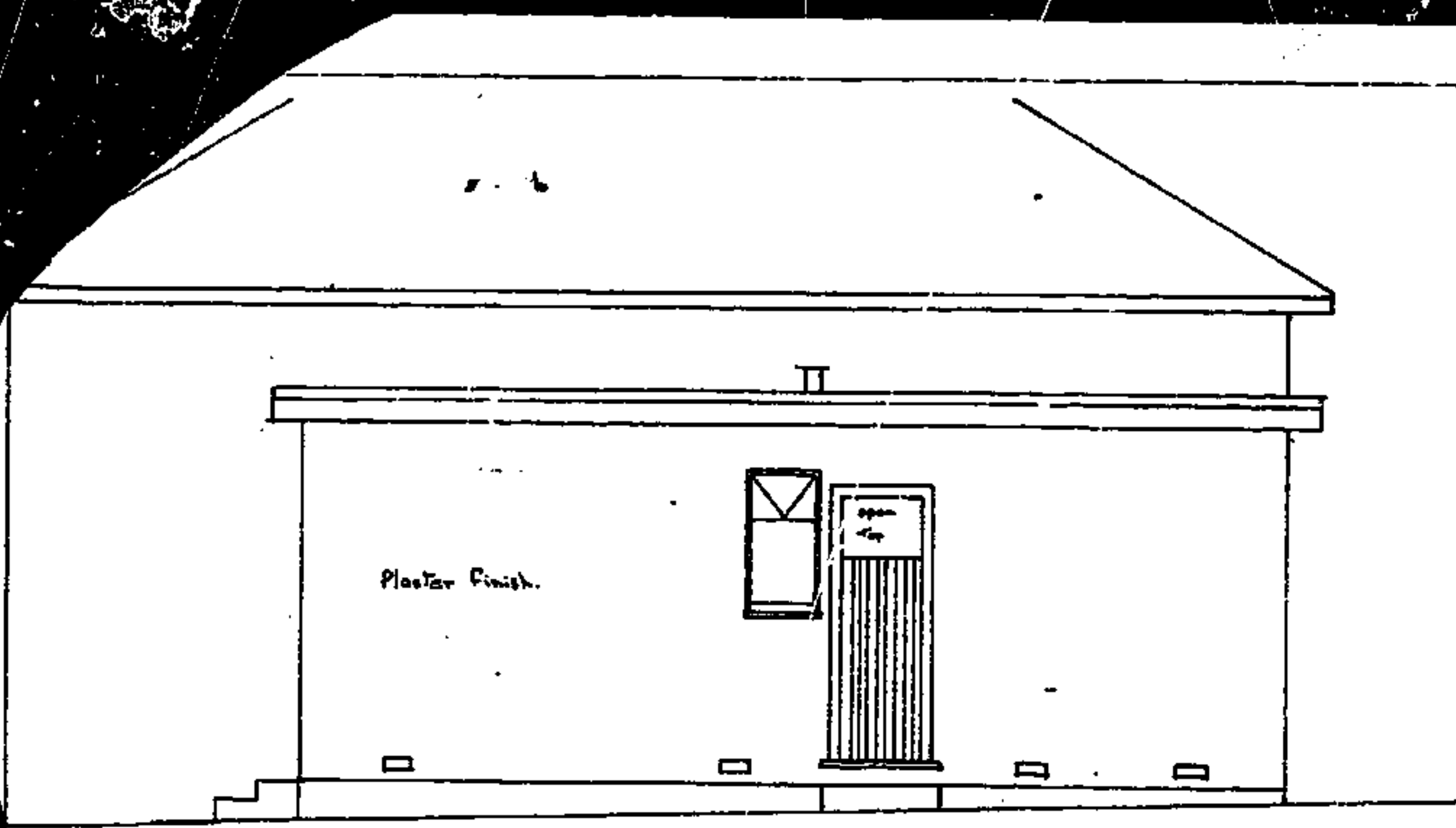
Form 4's Restriction on Commencement of Building Work



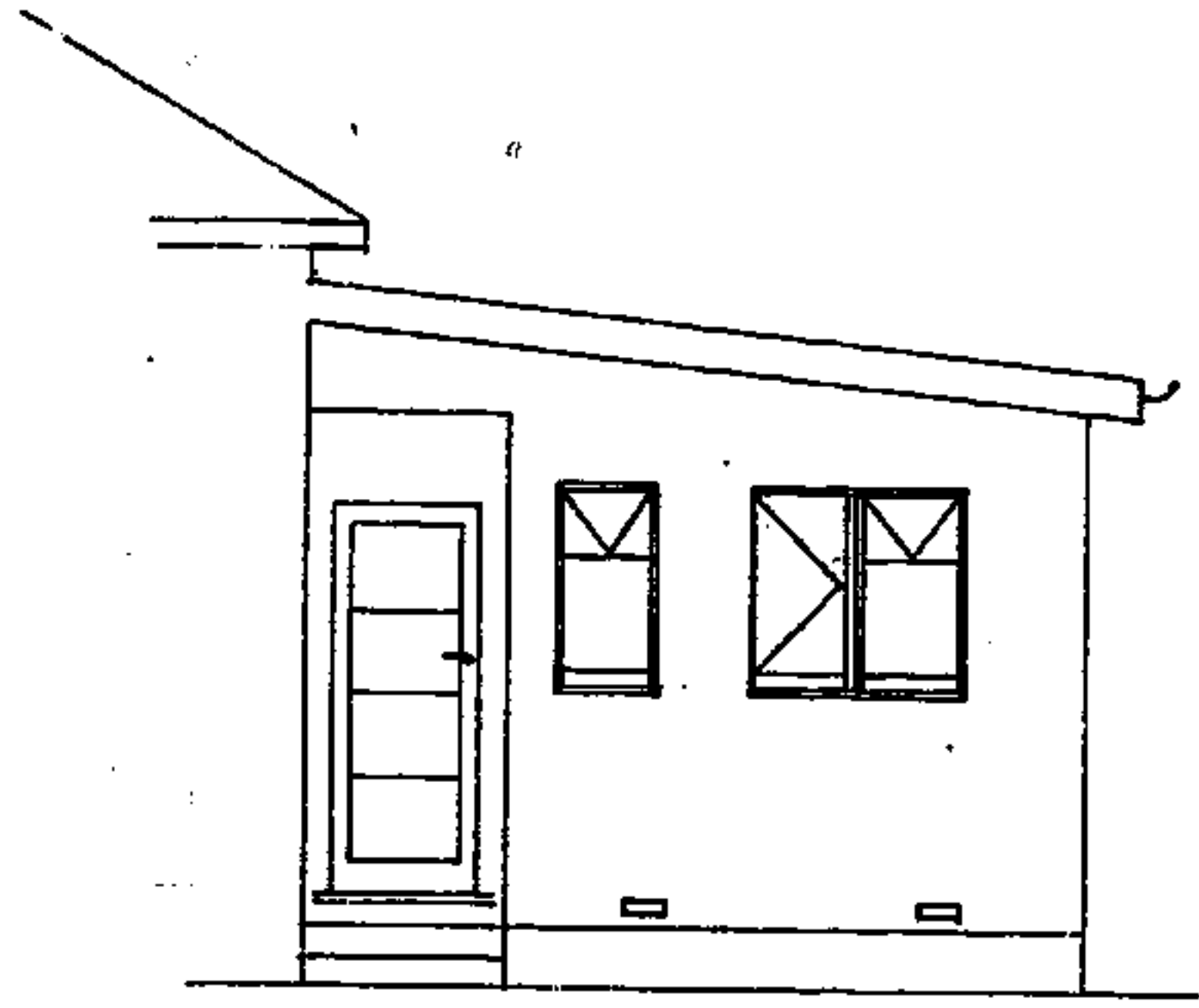
Grant Sutton
Authorised Officer
On behalf of Dunedin City Council

Date: 1 October 2019

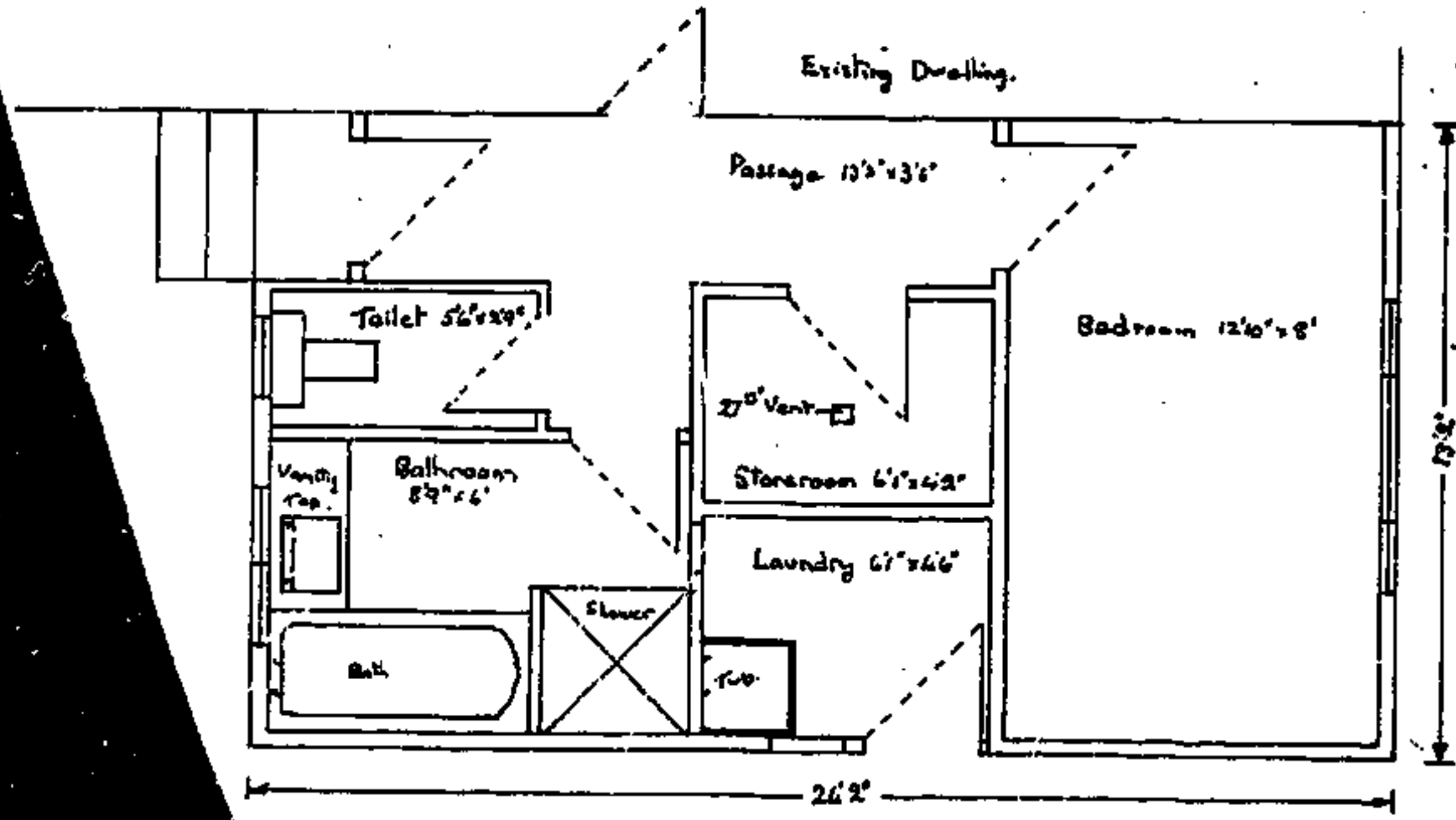
J/504
H.M.
18/5/72



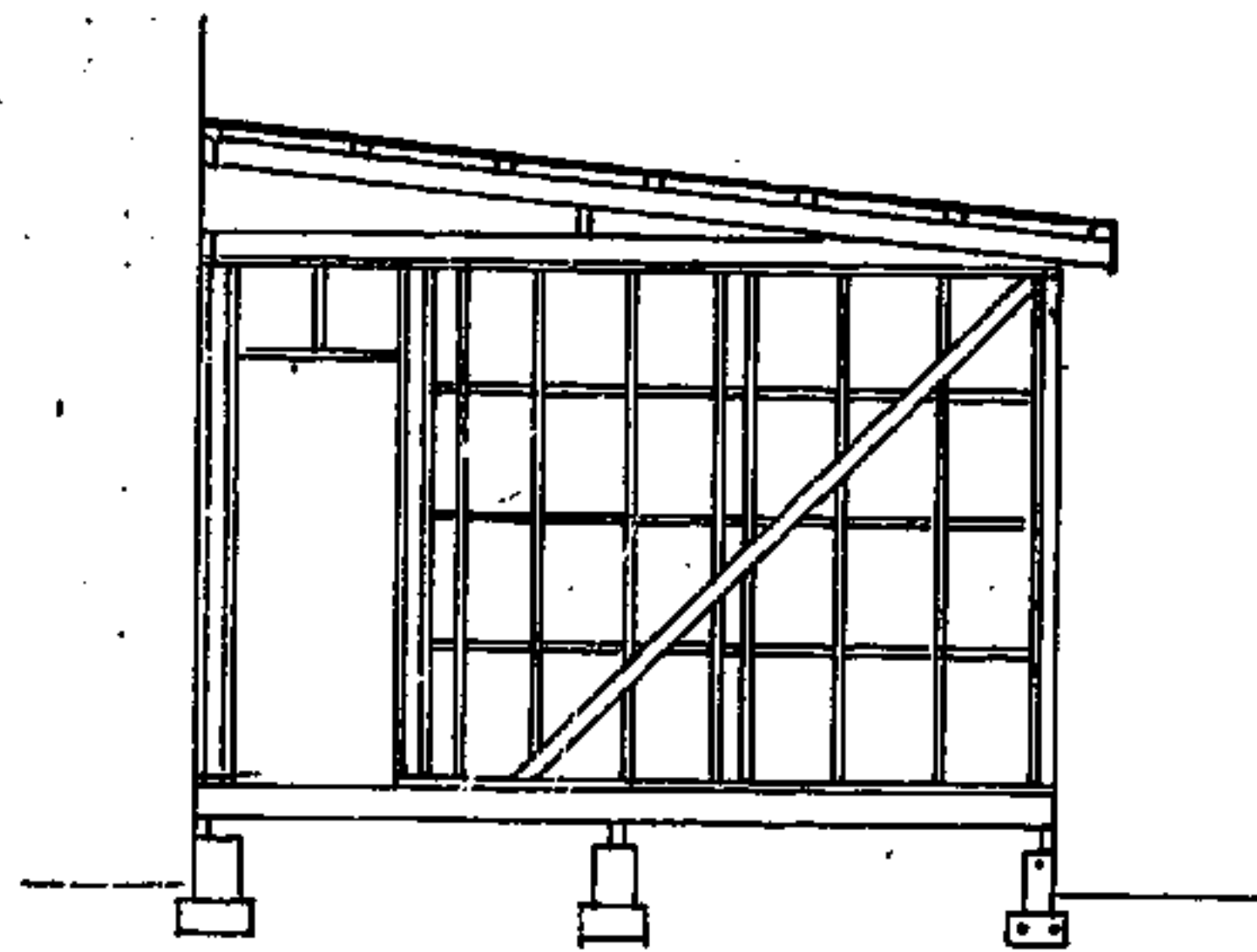
Rear Elevation



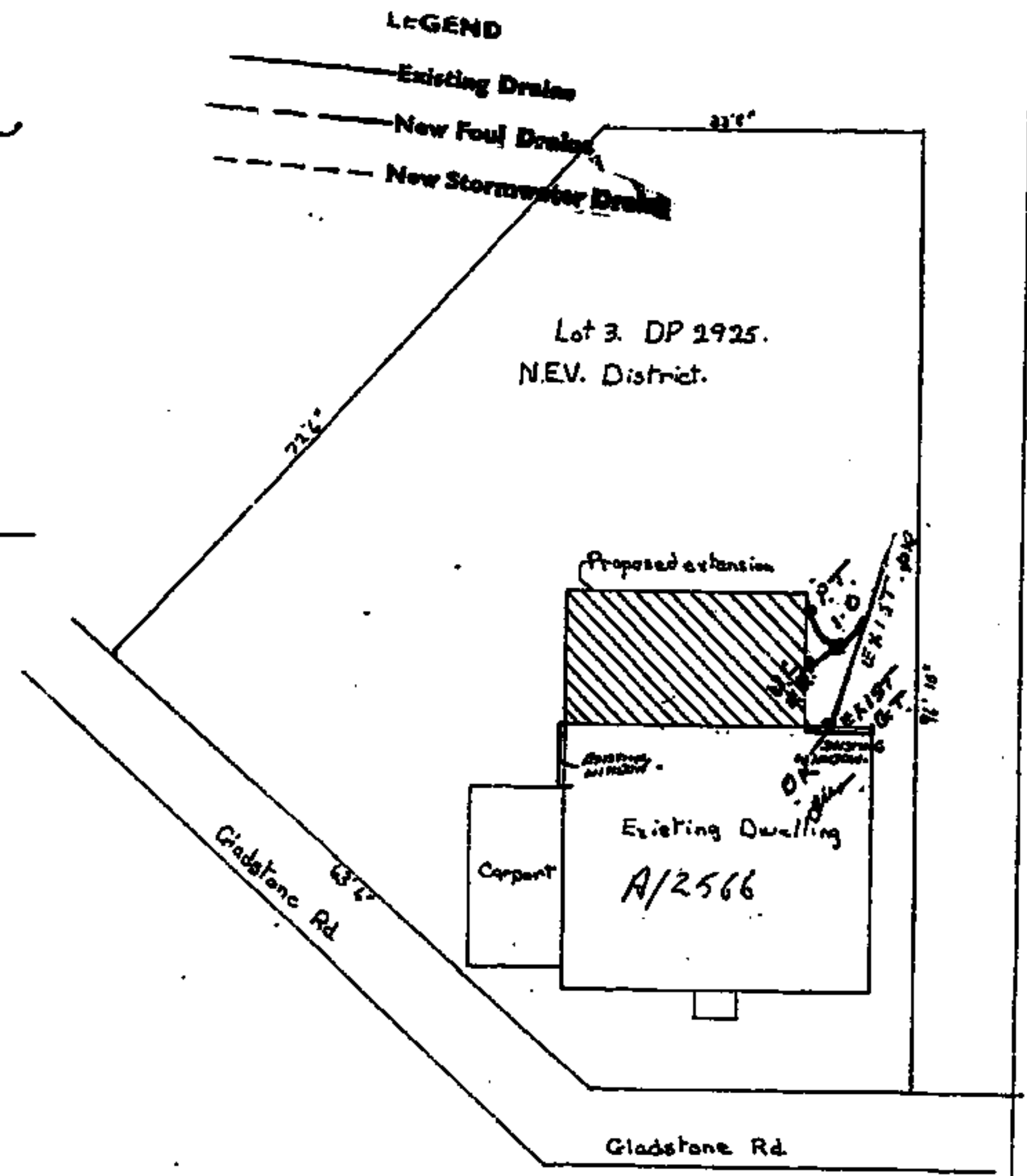
East Elevation



Plan



Section



Site Plan 1/16" = 1ft.

Proposed Additions for Mr AT WALLIS. 48 Gladstone Road.

Scale 1/2" = 1ft

W.J. Wallis

As built Plan
Showing change of
Position of washing Machine
and Vanity

As Built Plan

Received by: Ku

Date: 1-12-2020

ABA No: 2019-1333

NOTE: REFER TO ATTACHED
MANUFACTURERS INFORMATION
FOR CLADDING DETAILS

A
A10

BOUNDARY

INSTALL NEW ALUMINIUM
DOUBLE GLAZED WINDOW UNIT

NEW PROPRIETARY
KITCHEN UNIT

INSTALL NEW ALUMINIUM
DOUBLE GLAZED WINDOW UNIT
AND INFILL EXISTING OPENING

NEW IMPERVIOUS
FLOOR COVERING

INSTALL NEW GAS WATER HEATER (REFER
TO ATTACHED MANUFACTURERS
INFORMATION FOR INSTALLATION DETAILS)

INFILL DOOR OPENING WITH NEW
SELECTED CLADDING OVER 90x45mm
TIMBER FRAMING AT 600 CRS

INSTALL NEW WINDOW
UNIT IN EXISTING OPENING

VENTILATION	
V	INSTALL 150mm DIA. 25% PER SECOND VENTILATION SYSTEM. SWITCHED OFF LIGHT SWITCH WITH 10min DELAY. VENT THROUGH SOFFIT

WARNING SYSTEMS	
A	POL 50 SERIES SMOKE ALARM, DIRECT WIRED OR WITH 9V BATTERY (WITHIN 3m OF BEDROOM DOORWAYS)

LEGEND	
TYPICAL EXTERIOR WALL: SELECTED CLADDING (REFER TO ELEVATIONS) ON SELECTED CAVITY BATTEN SYSTEM ON BUILDING WRAP OVER 90x45mm TIMBER FRAMING AT 400 CRS LINE WITH SELECTED WALL LININGS	
TYPICAL INTERIOR WALL: 90x45mm TIMBER FRAMING LINED BOTH SIDES WITH SELECTED LININGS (FRAMING CENTERS TO BE DETERMINED BY HEIGHT)	
INTERNAL FRAMING CENTERS	
LOAD BEARING	
90x45mm AT 600 CRS	3.0m max
90x45mm AT 300 CRS	3.6m max
NON-LOAD BEARING	
90x45mm AT 600 CRS	3.0m max
90x45mm AT 400 CRS	3.2m max
90x45mm AT 300 CRS	3.6m max

NOTE: STUDS TO BE AT 400 CRS MIN. WHERE WALLS
WILL BE SUPPORTING SELECTED TILES

GLADSTONE ROAD

INSULATION

INSULATE ALL EXTERIOR WALLS BEING RE-LINED WITH
PINK BATTES ULTRA R2.8. WITH BUILDING WRAP BEHIND
INSULATE CEILINGS WITH PINK BATTES ULTRA (REFER TO
SPECIFICATION FOR SELECTIONS)

PROPOSED FLOOR PLAN

1:100

GLADSTONE ROAD



PROPOSED FLOOR PLAN

stevenson design limited
architectural design consultants

234 FORBURY ROAD, ST CLAIR
PO BOX 9008, DUNEDIN 9047
phone: (03) 4555440
mike@stevensondesign.co.nz

48 GLADSTONE ROAD
PROPOSED ALTERATIONS

AMENDED BC

REV
C

SCALE
As indicated @ A3
DATE
18-08-2020
PROJECT NO
2350

SHEET NO
A4
OF 14

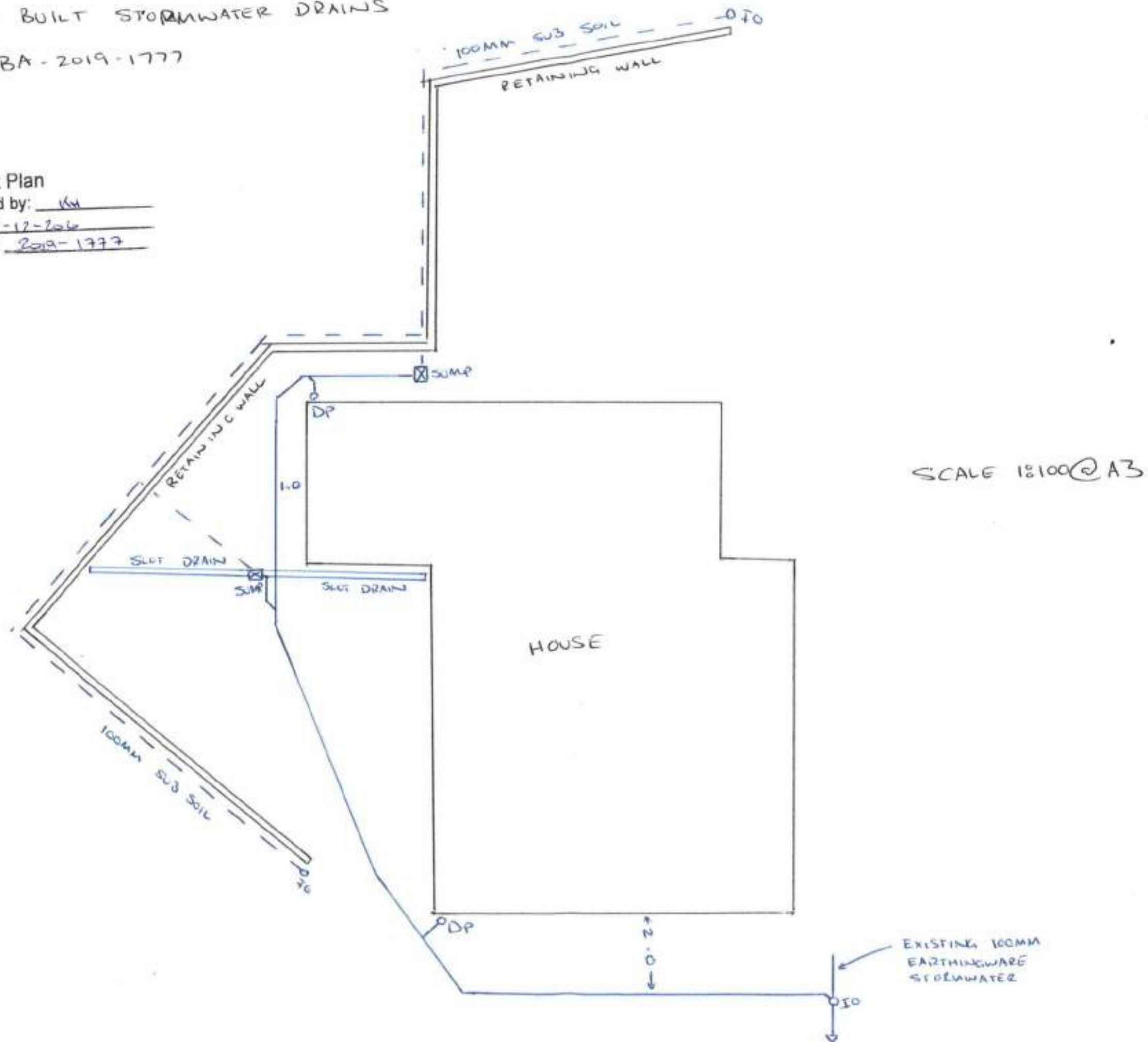
48 GLADSTONE RD, DUNEDIN
AS BUILT STORMWATER DRAINS
ABA-2019-1777

As Built Plan

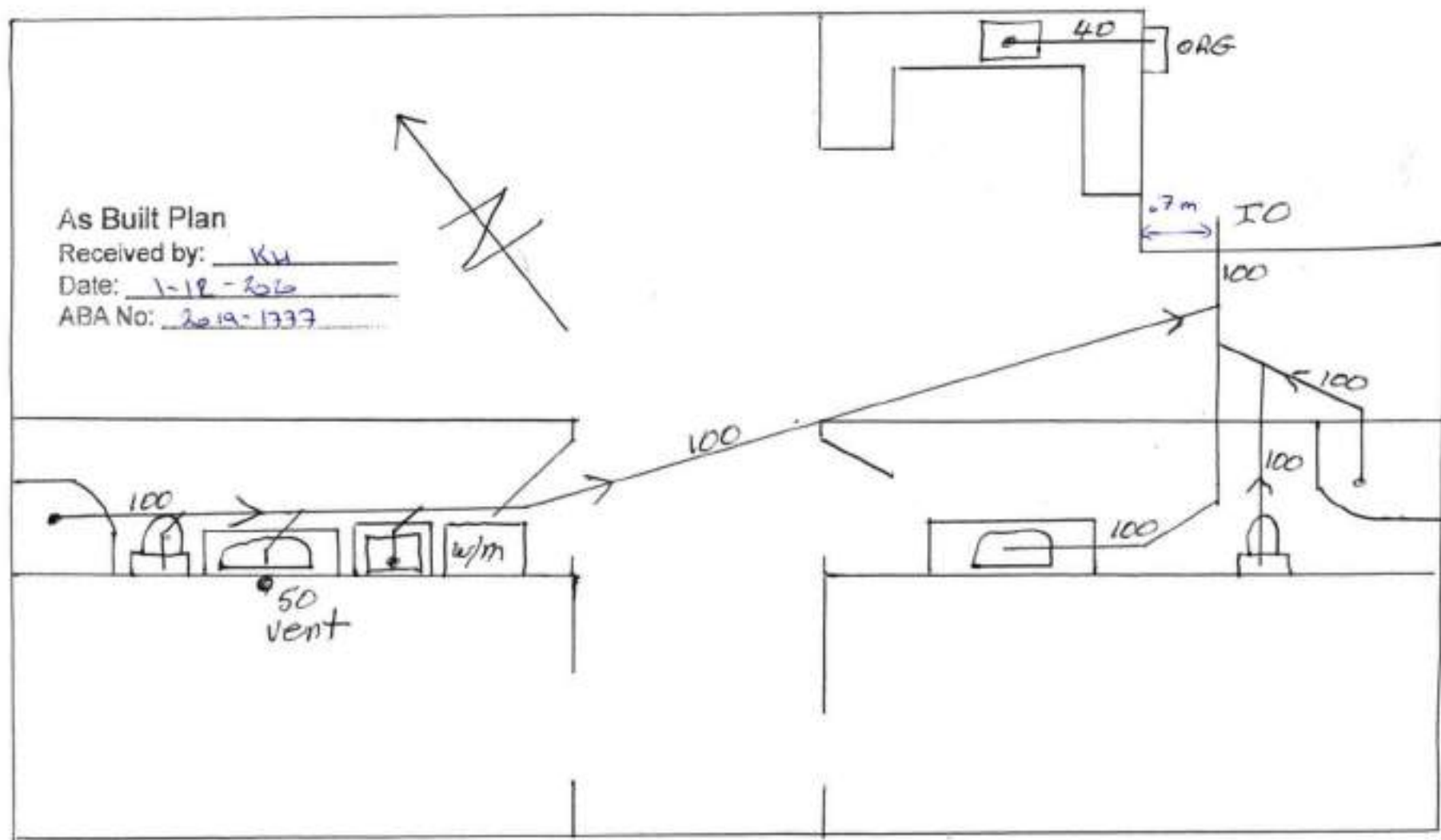
Received by: VM

Date: 1-12-2016

ABA No: 2019-1777



AS BUILT UNDERFLOOR 48 GLADSTONE RD - ABA 2019-1777



GLADSTONE RD

DCC CITY PLANNING
RESOURCE CONSENT REQUIRED
The plans for this development do not comply
with the District Plan

Signed: cmarner
Date: 27/09/2019

WARNING - FORM 4
Restrictions on commencing building work
under the Resource Management Act 1991
Construction not to commence until
Resource Consent is granted as required
by the attached Form 4 Certificate

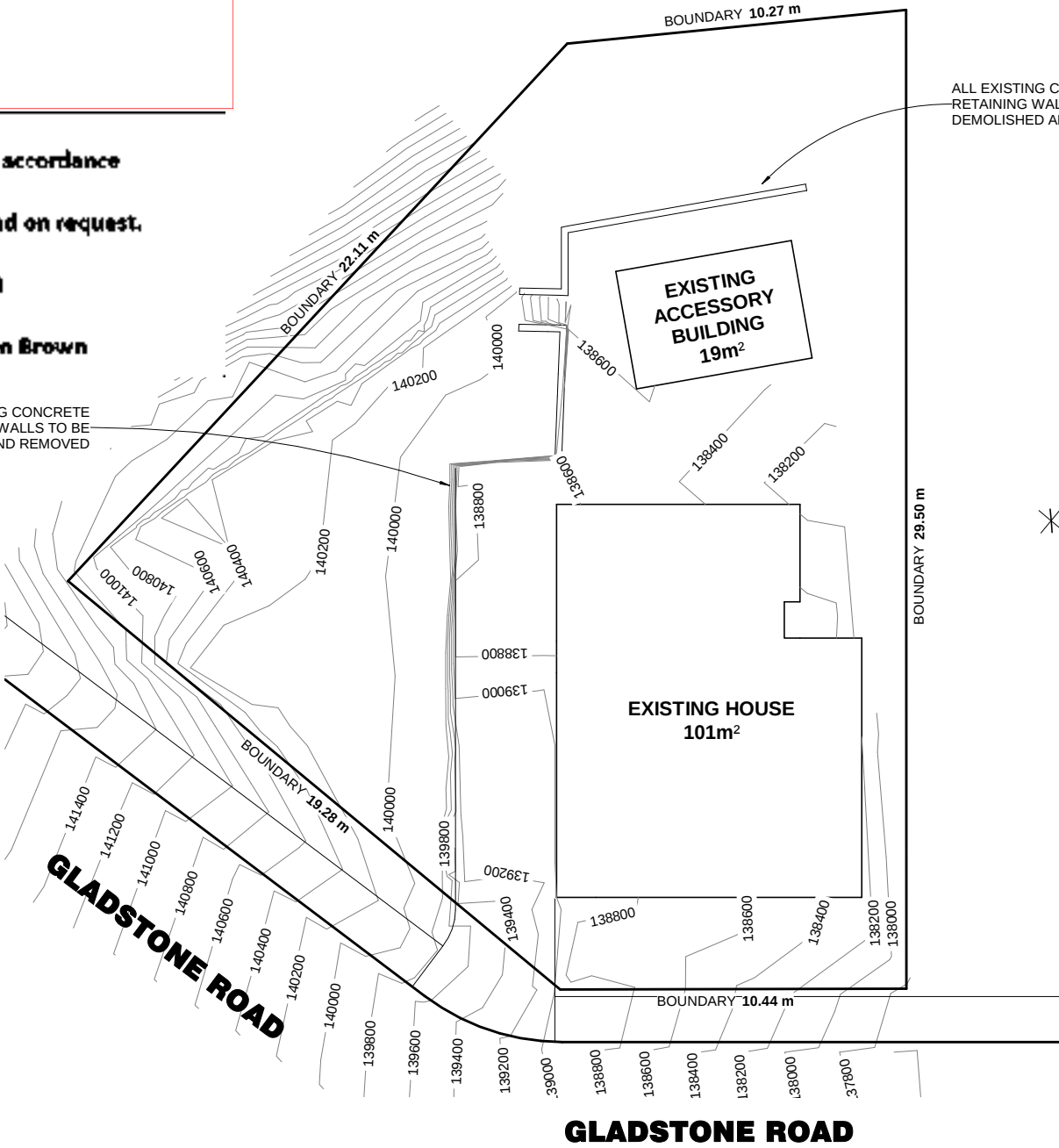
DUNEDIN CITY COUNCIL
Plans and Specifications approved in accordance
with the NZ Building Code.
To be retained on works and produced on request.

Date: 27/09/2019 Building: MJ Hart

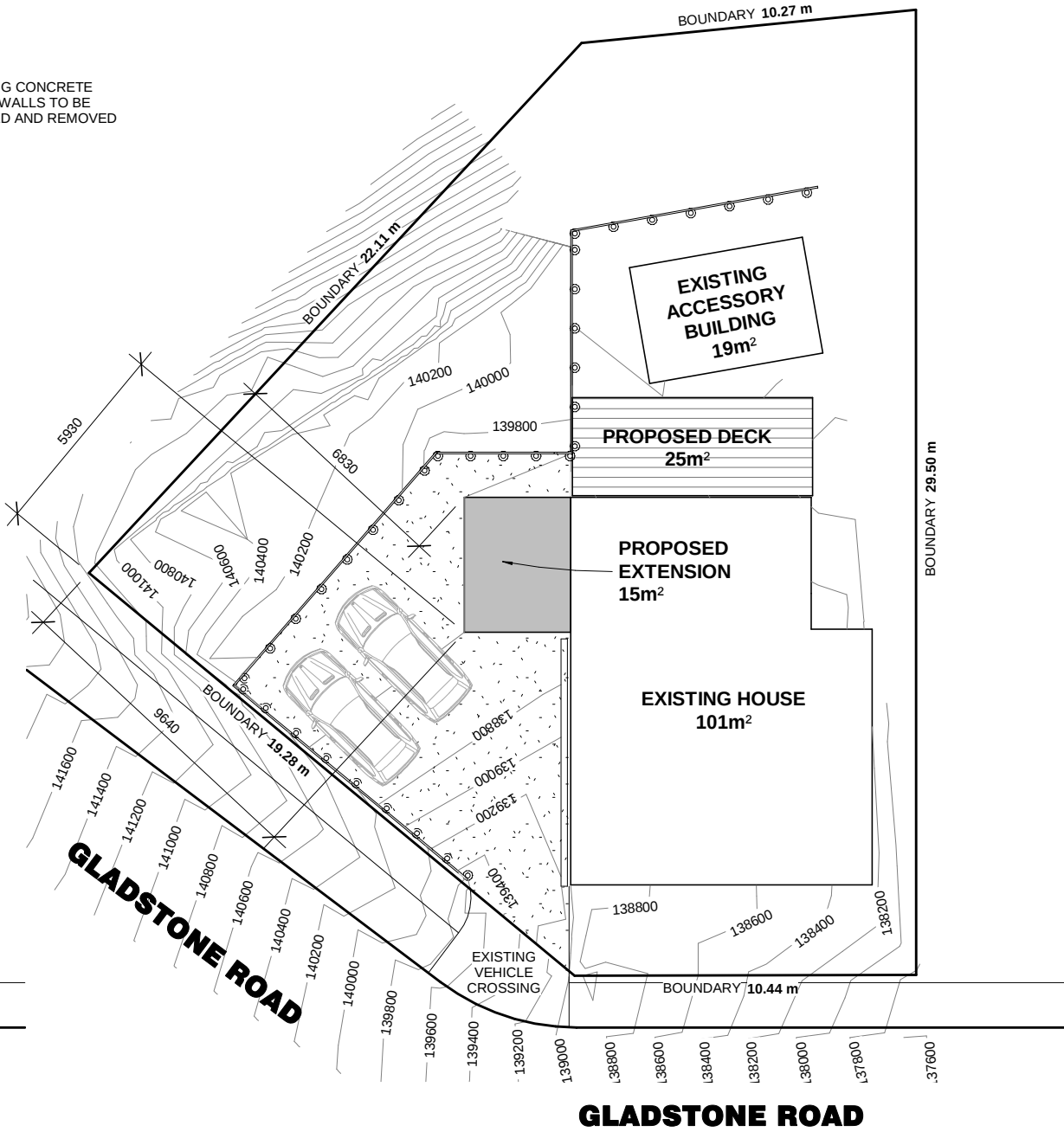
Date: 27/09/2019 Plumbing: Darren Brown

ALL EXISTING CONCRETE
RETAINING WALLS TO BE
DEMOLISHED AND REMOVED

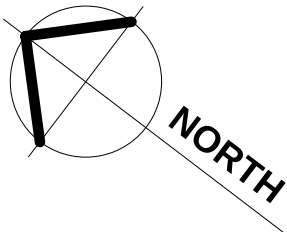
ALL EXISTING CONCRETE
RETAINING WALLS TO BE
DEMOLISHED AND REMOVED



SITE PLAN - EXISTING
1 : 200



SITE PLAN - PROPOSED
1 : 200



LEGAL DESCRIPTION
LOT 3 DP 2925

stevenson design limited
architectural design consultants

234 FORBURY ROAD, ST CLAIR
PO BOX 9008, DUNEDIN 9047
phone: (03) 4555440
mike@stevensonsondesign.co.nz

48 GLADSTONE ROAD
PROPOSED ALTERATIONS

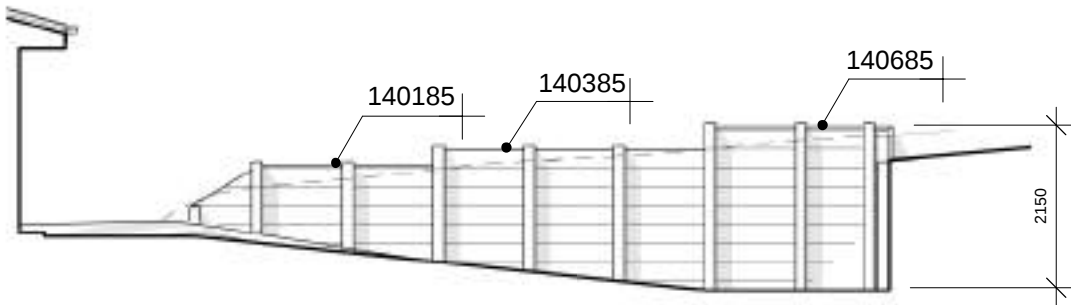
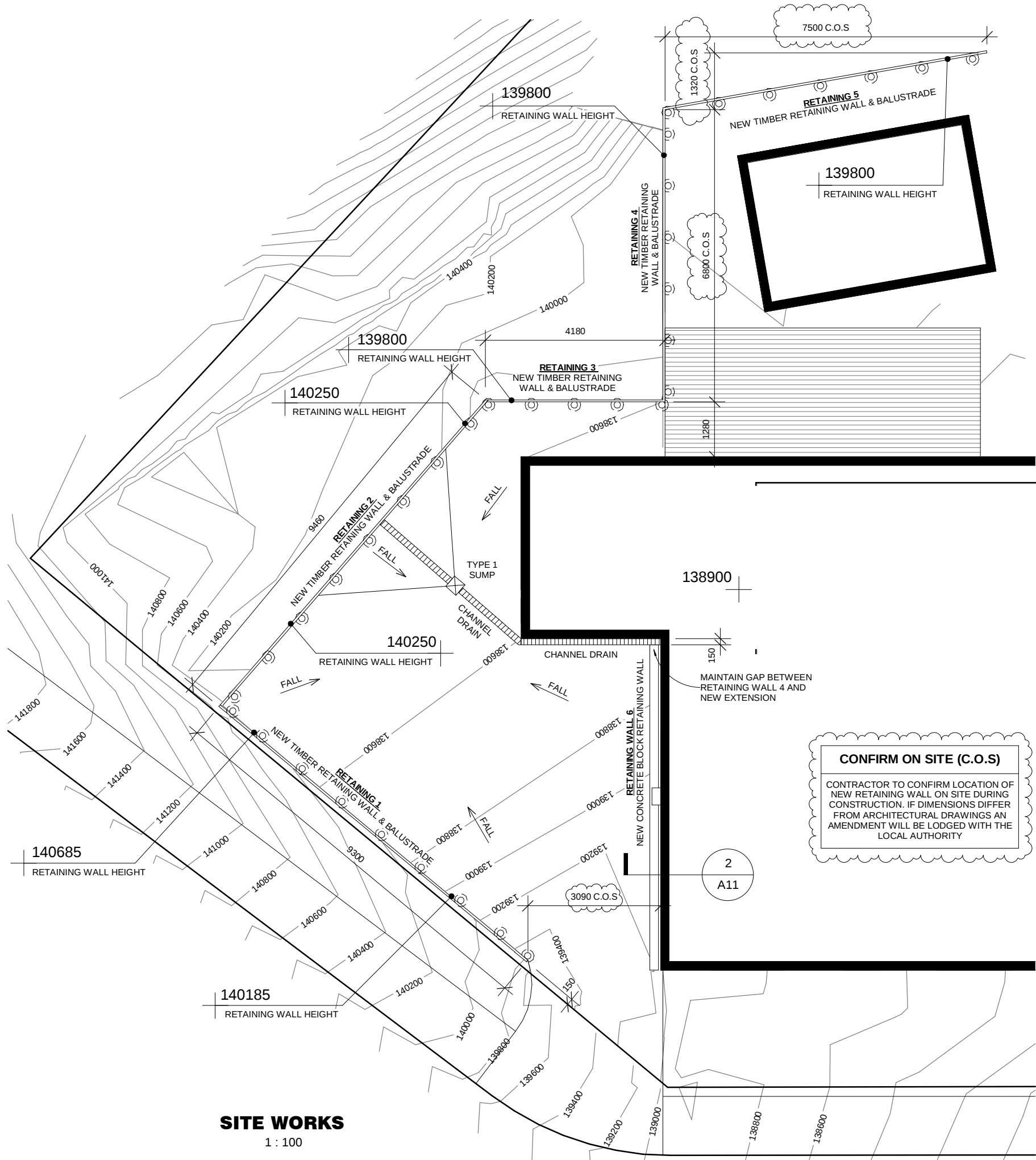
BC ISSUE - RFI
VETTING

REV
A

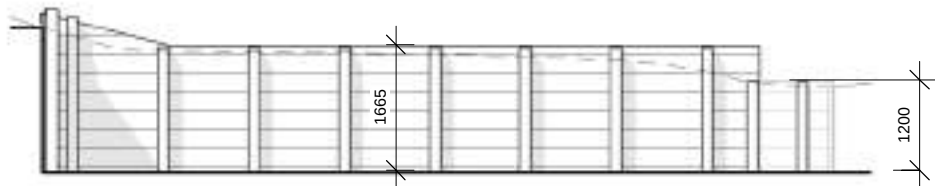
SCALE
1 : 200 @ A3
DATE
03-09-2019
PROJECT No
2350

SHEET No
A1
OF 12

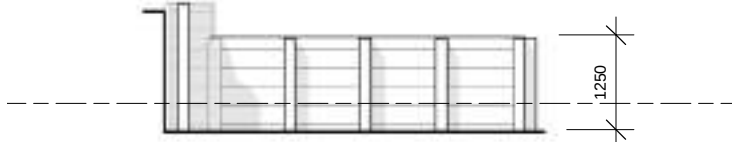
SITE PLAN



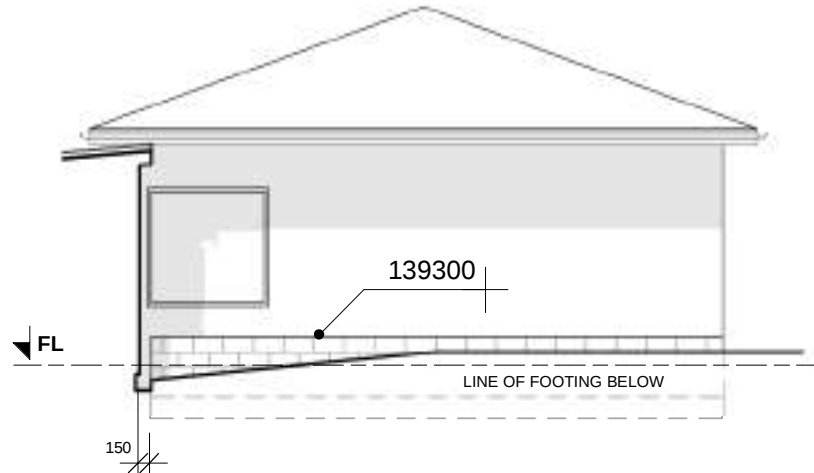
NEW DRIVEWAY RETAINING WALL 1
1 : 100



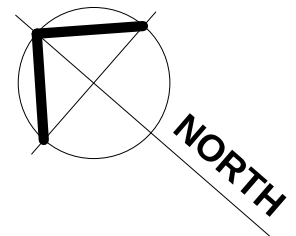
NEW DRIVEWAY RETAINING WALL 2
1 : 100



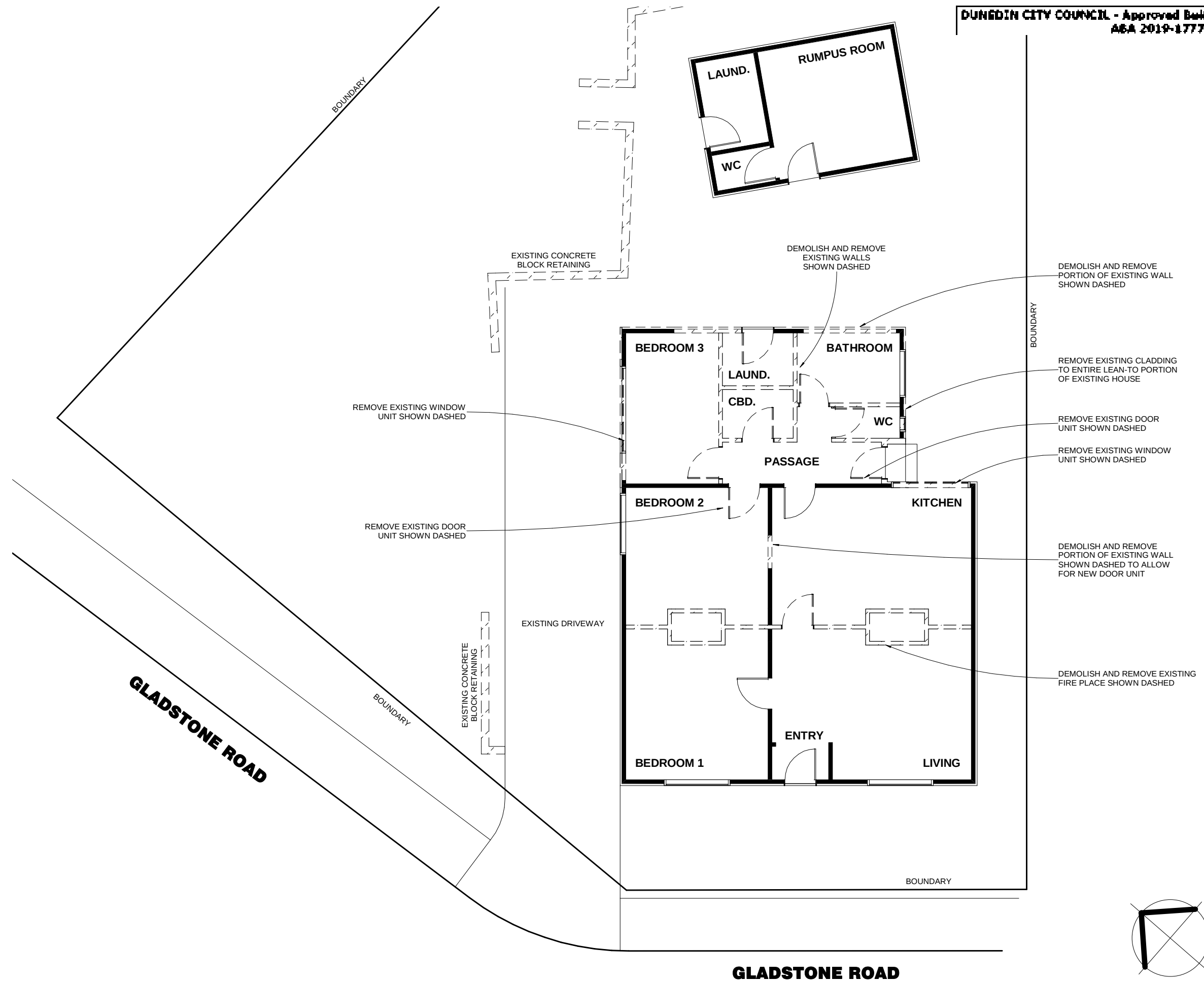
NEW DRIVEWAY RETAINING WALL 3
1 : 100



NEW DRIVEWAY RETAINING WALL 4
1 : 100

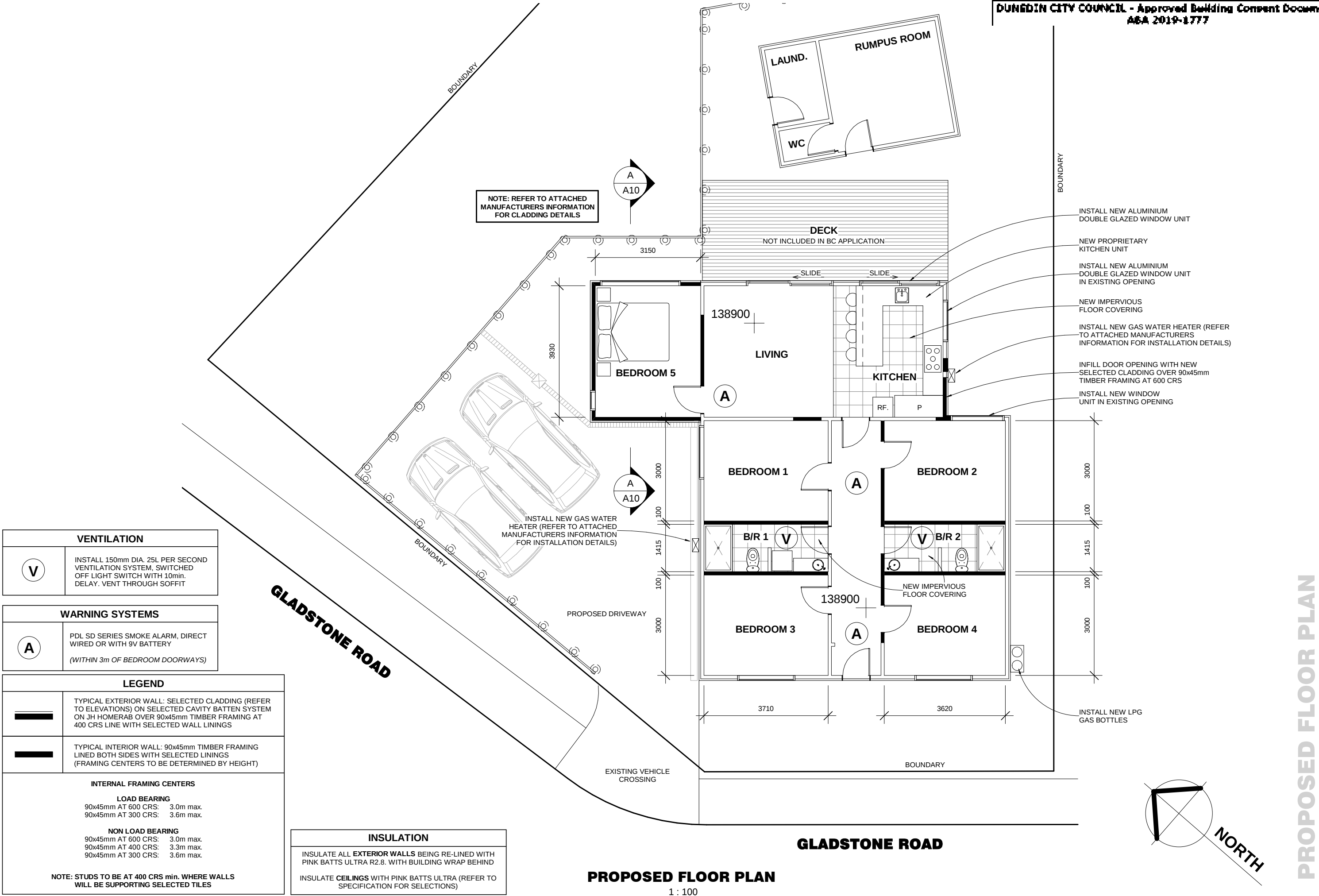


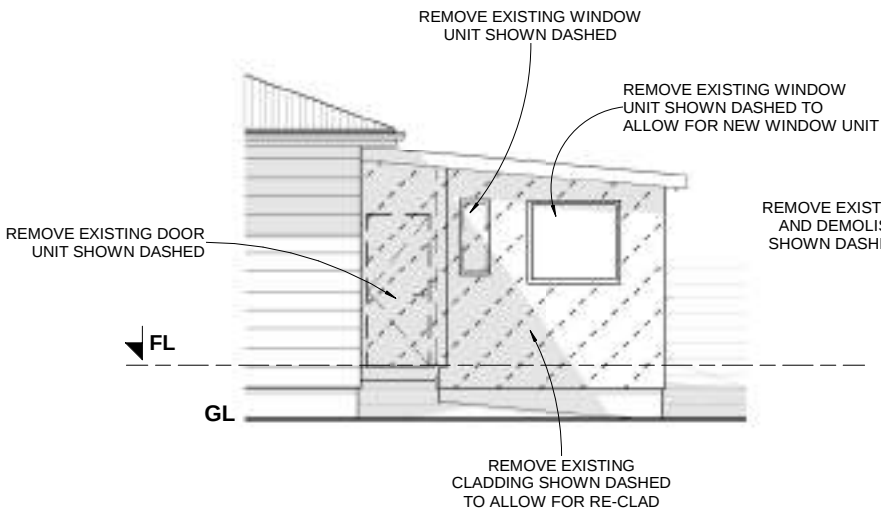
SITE WORKS PLAN



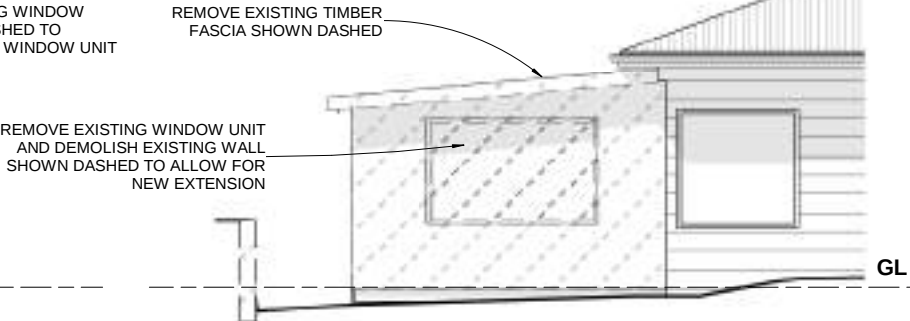
EXISTING FLOOR PLAN

EXISTING FLOOR PLAN

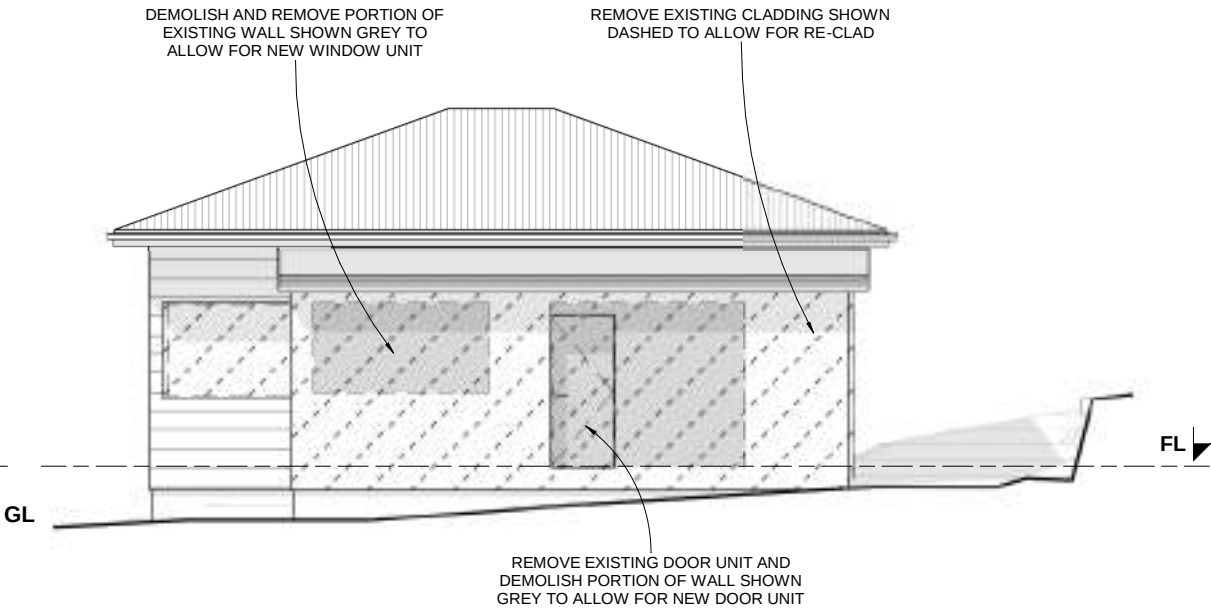




EXISTING SOUTH ELEVATION
1 : 100

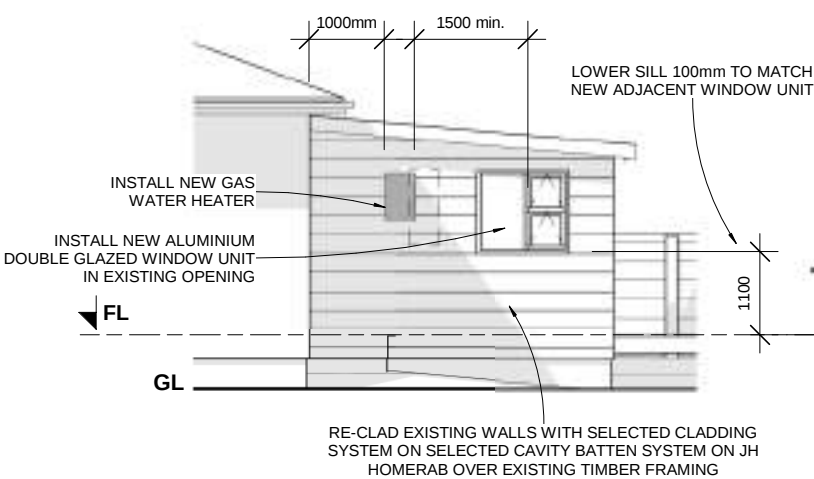


EXISTING NORTH ELEVATION
1 : 100

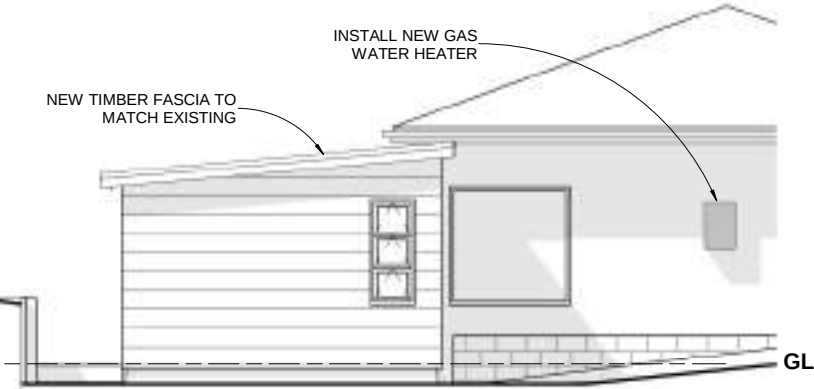


EXISTING EAST ELEVATION
1 : 100

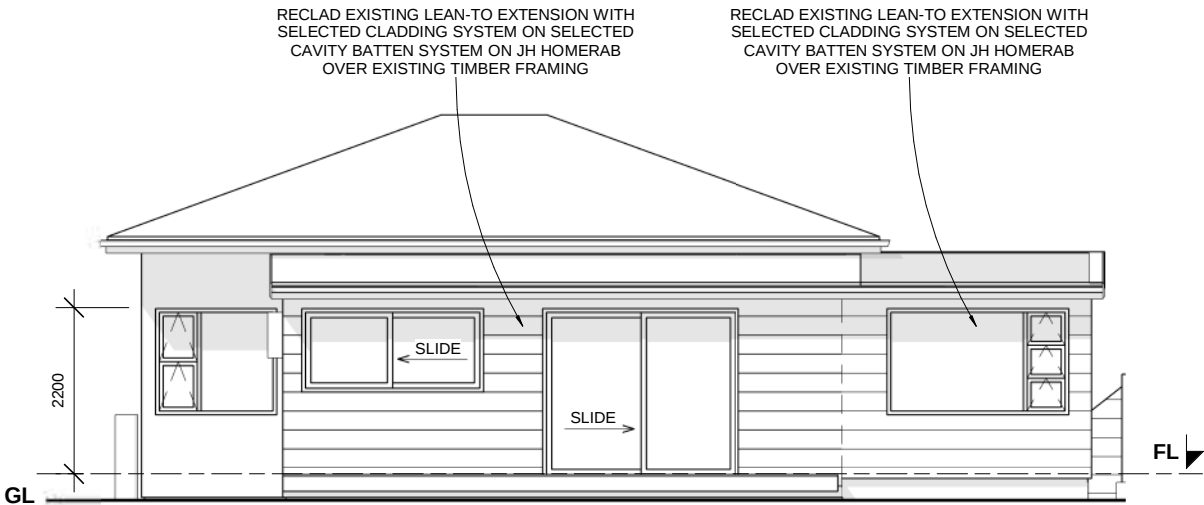
LEGEND	
	JH HORIZONTAL LINEAR OBLIQUE CLADDING SYSTEM ON H3.1 TIMBER CAVITY BATTENS ON JH HOMERAB
REFER TO ATTACHED JH LINEAR OBLIQUE INFORMATION FOR CLADDING DETAILS	



PROPOSED SOUTH ELEVATION
1 : 100

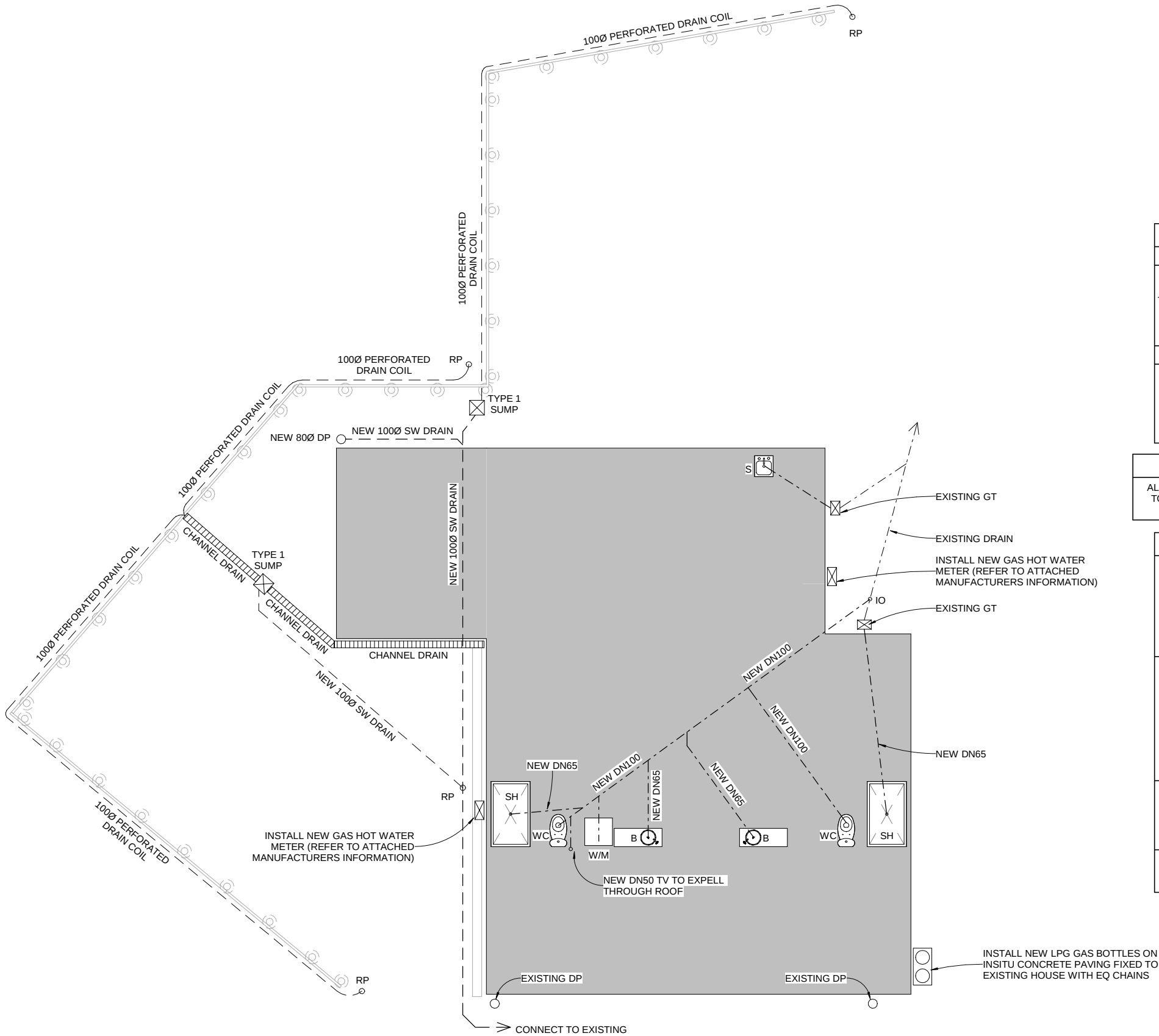


PROPOSED NORTH ELEVATION
1 : 100



PROPOSED EAST ELEVATION
1 : 100

EXISTING AND PROPOSED ELEVATIONS

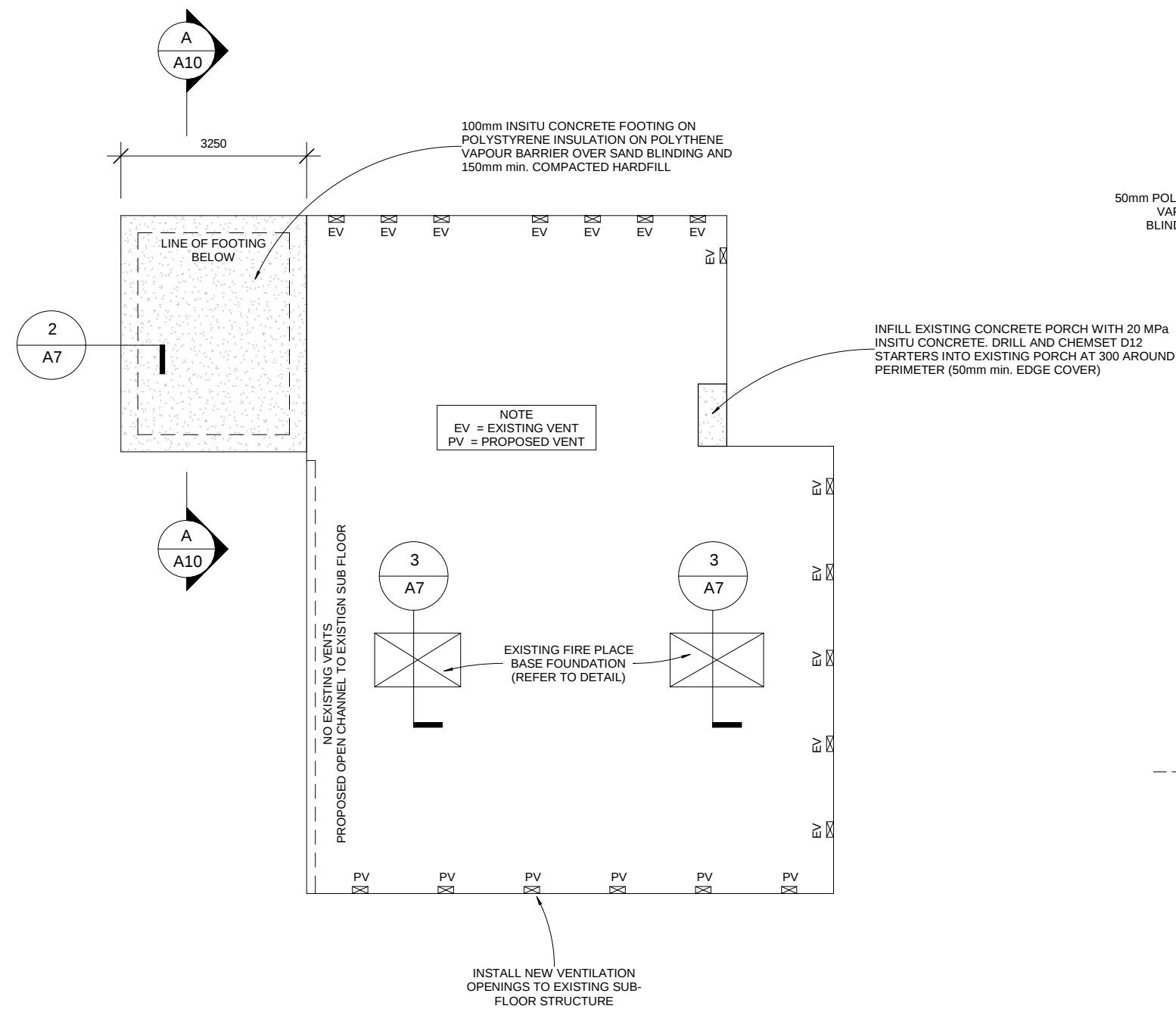


SUMPS
T1 SUMP
300x300x450mm TYPE 33 ACODRAIN GRATED PIT AND TYPE 33 RISER WITH STAINLESS STEEL GRATE (REDUCE TO GALV. STEEL GRATE WHERE SUMP IS HIDDEN FROM VIEW)
T2 SUMP
600x600x600mm TYPE 66 ACODRAIN GRATED PIT WITH STAINLESS STEEL GRATE (REDUCE TO GALV. STEEL GRATE WHERE SUMP IS HIDDEN FROM VIEW)

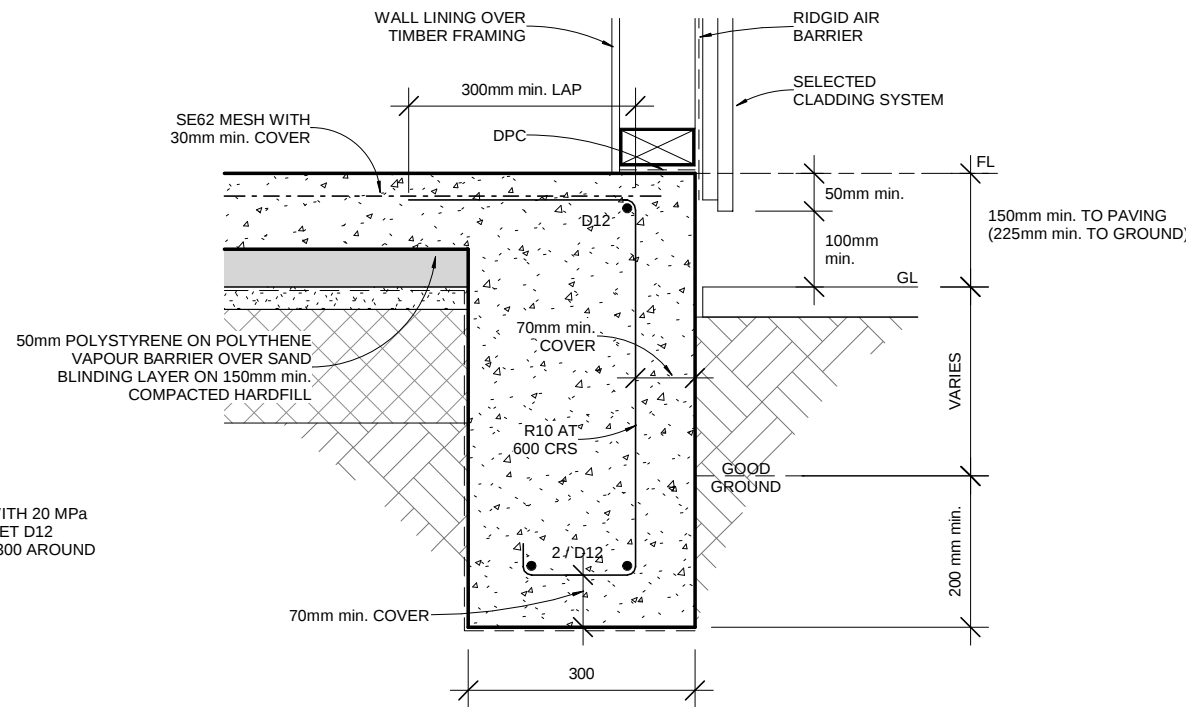
DRAINS UNDER SLAB
ALL DRAINS UNDER CONCRETE SLAB TO BE DN100 AT 1:60min. GRADIENT UNLESS STATED OTHERWISE

DRAINAGE
STORM WATER DRAIN
FOUL WATER DRAIN
IO INSPECTION OPENING DP DOWNPIPE TV TERMINAL VENT RP RODDING POINT
MINIMUM GRADES OF FW DRAINS & DISCHARGE PIPES
DN40 1 IN 40 DN50 1 IN 40 DN65 1 IN 40 DN80 1 IN 60 DN100 1 IN 60 DN150 1 IN 100
TO COMPLY WITH NZBC G13/AS1
MINIMUM GRADES SW DRAINS
85Ø 1 IN 90 100Ø 1 IN 120 150Ø 1 IN 200 225Ø 1 IN 350
ANY GRADES SPECIFIED ON DRAWINGS TAKE PRECEDENCE OVER THIS TABLE

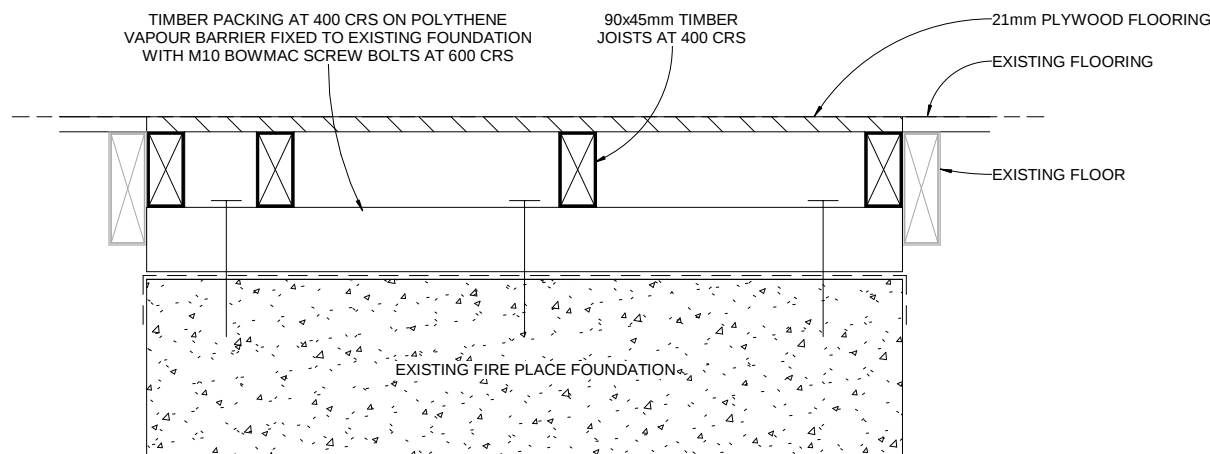
DRAINAGE PLAN
1 : 100



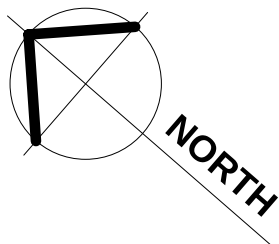
PROPOSED FOUNDATION PLAN
1 : 100



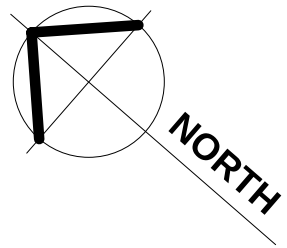
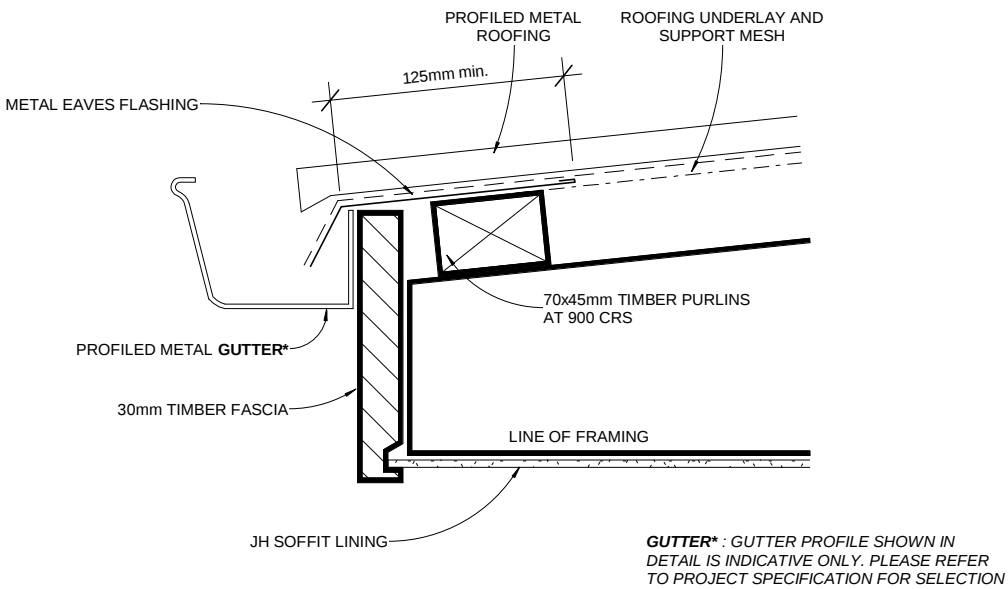
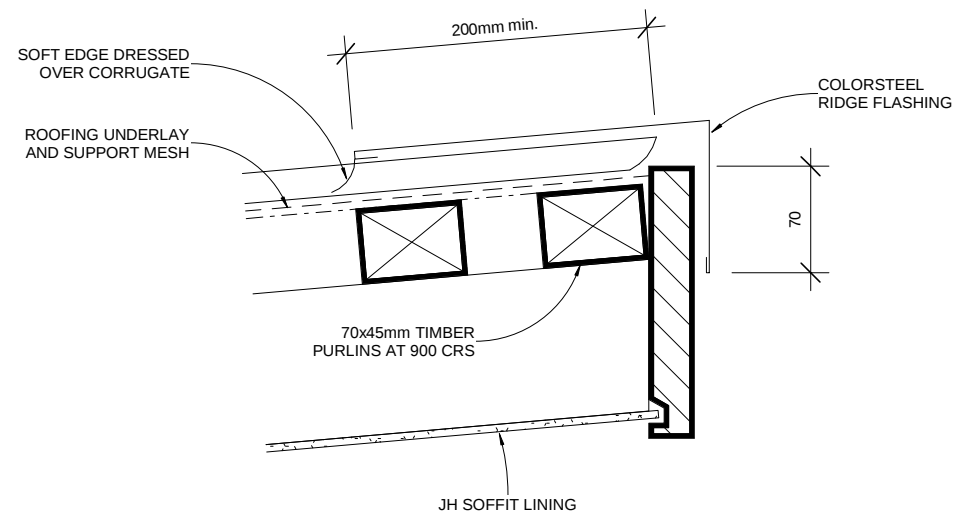
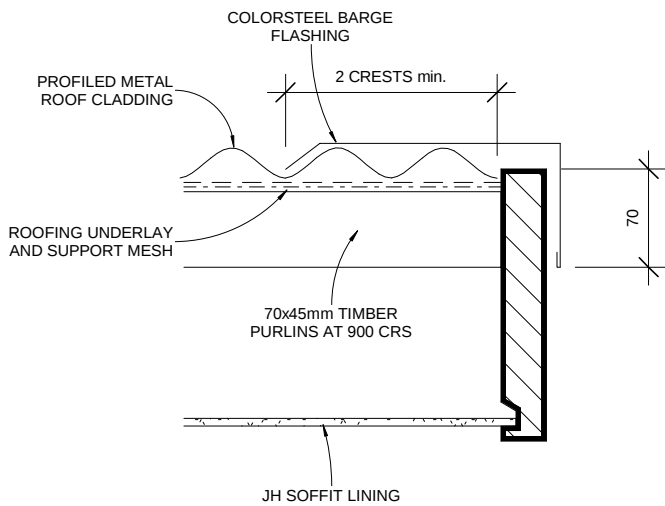
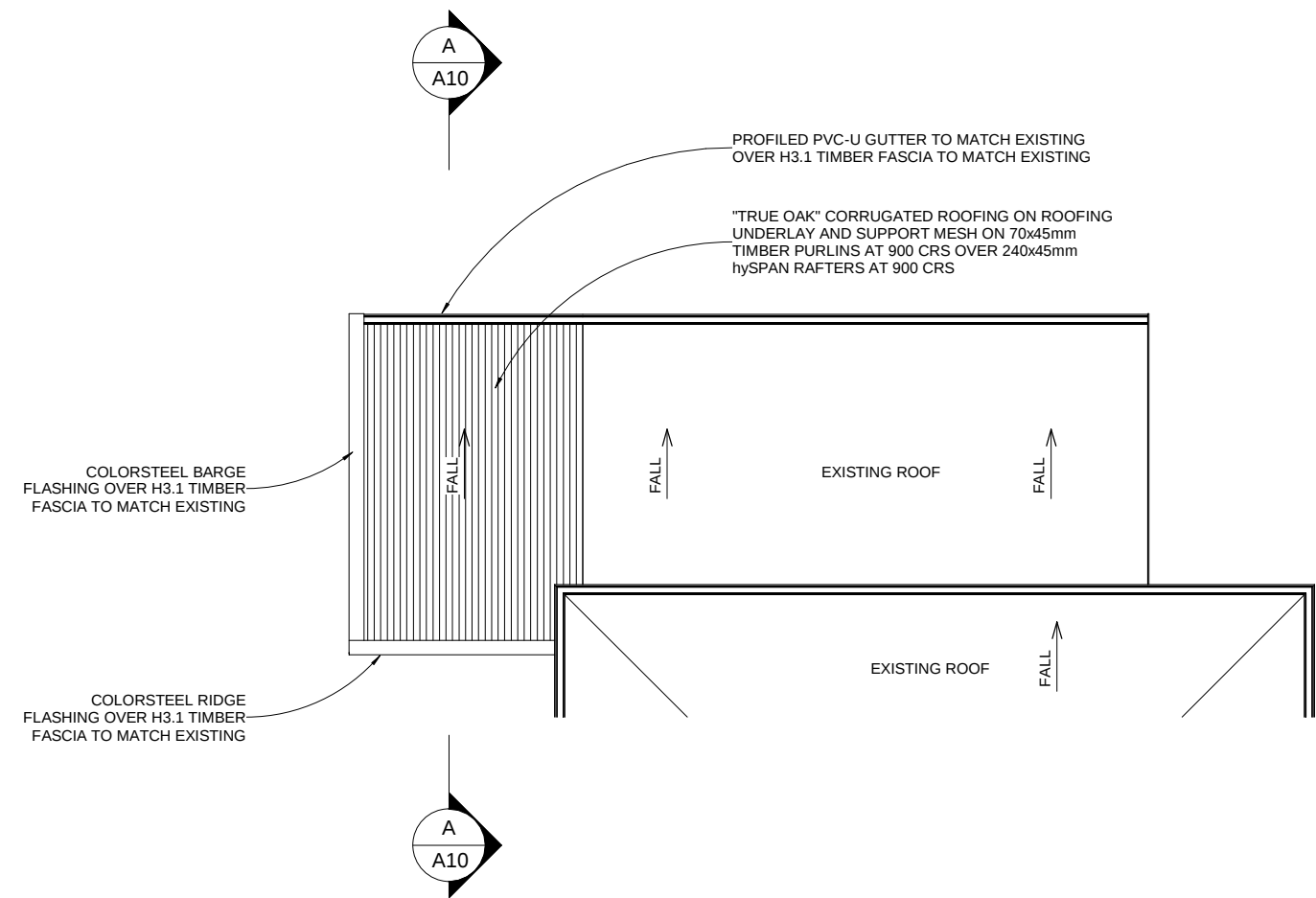
2 TYPICAL FOOTING DETAIL
1 : 10



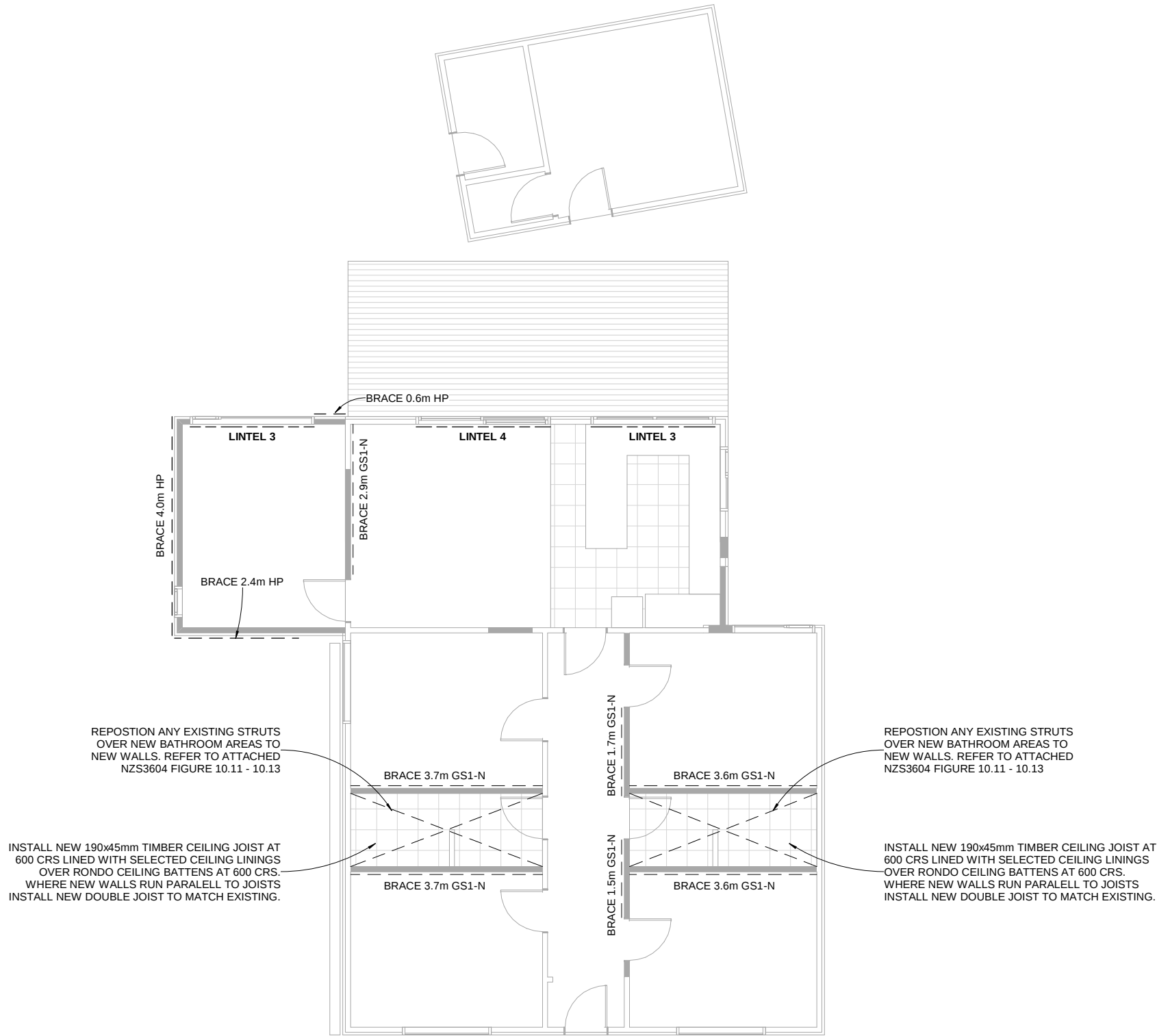
3 FIRE PLACE FLOOR INFILL DETAIL
1 : 10



PROPOSED FOUNDATION PLAN



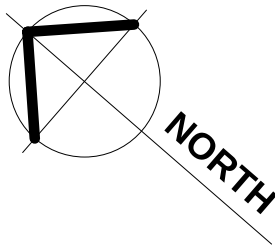
PROPOSED ROOF PLAN



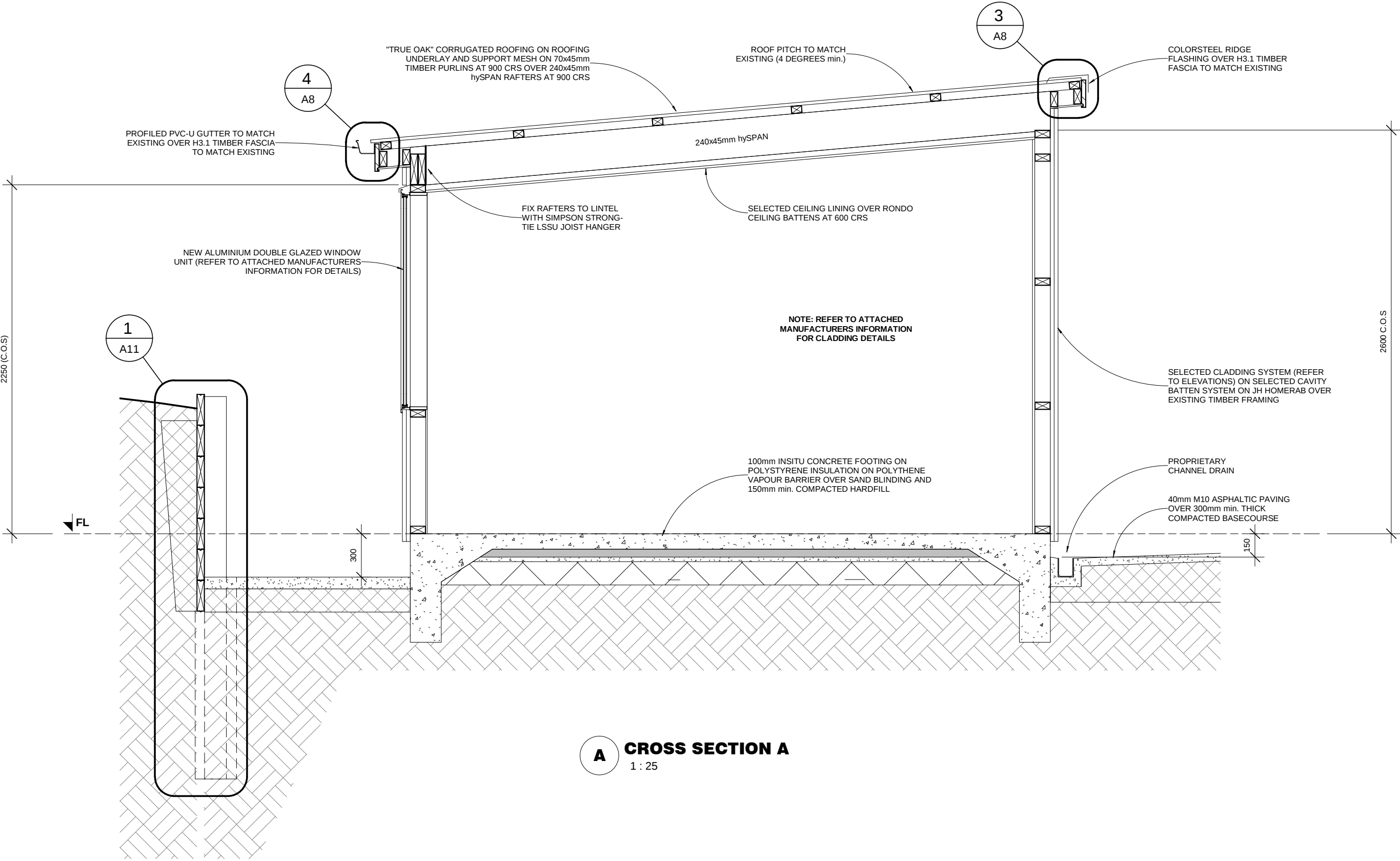
UPPER FLOOR LINTELS		
No.	MEMBER	SPAN max.
LINTEL 1	2 / 90 x 45	1.1m
LINTEL 2	2 / 140 x 45	1.8m
LINTEL 3	2 / 190 x 45	2.4m
LINTEL 4	2 / 240 x 45	3.1m
LINTEL 5	2 / 290 x 45	3.7m
<u>LINTEL SED</u> (... x ...)	REFER TO ATTACHED ENGINEERS PS1 & CALCS	
<u>MEMBER</u> (... x ...)	REFER TO ATTACHED DESIGN IT CERT.	
LINTELS ON THIS SHEET TAKE PRECEDENCE OVER TRUSS MANUFACTURERS DESIGN		
REFER TO LINTEL FIXING DETAIL SHEET FOR HOLD DOWN DETAILS		

BRACING SYSTEMS	
GS1-N (10/13mm)	10/13mm GIB STANDARD PLASTERBOARD FIXED ONE FACE HORIZONTAL OR VERTICAL
HP (4.5mm)	4.5mm HOMERAB PRE-CLADDING BRACING SYSTEM WITH GIB HANDIBRAC TO BOTH END STUDS
GIB BRACING SHALL BE INSTALLED IN ACCORDANCE WITH GIB EZYBRACE SPECIFICATION (INCLUDED IN PROJECT SPECIFICATION)	
JAMES HARDIE HOMERAB BOARD BRACING SHALL BE INSTALL IN ACCORDANCE WITH JAMES HARDIE BRACING SYSTEM - HOMERAB MANUAL (INCLUDED IN PROJECT SPECIFICATION)	

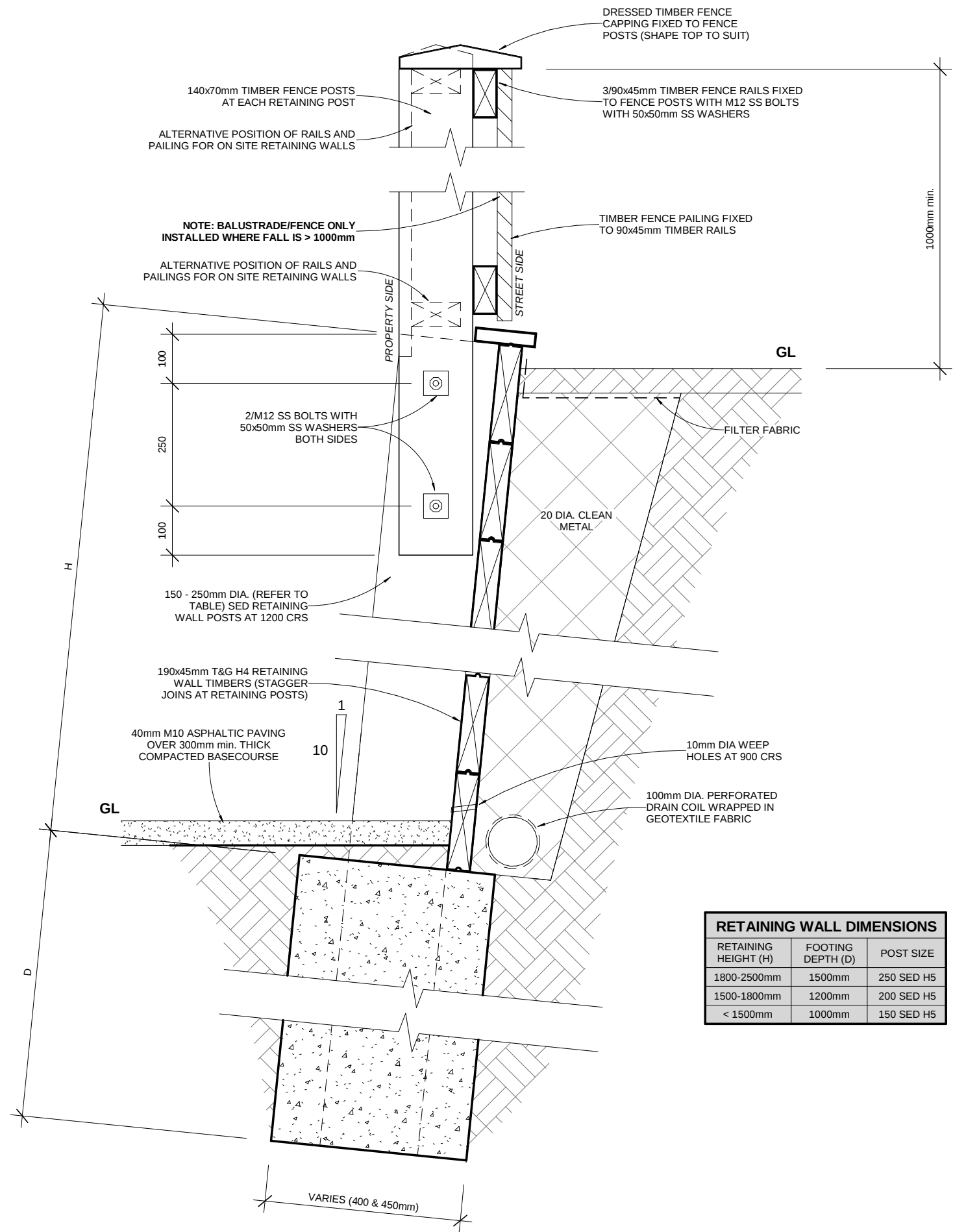
LINTEL & BRACING PLAN
1 : 100



LINTEL & BRACING PLAN



CROSS SECTION & DETAILS



RETAINING WALL DIMENSIONS		
RETAINING HEIGHT (H)	FOOTING DEPTH (D)	POST SIZE
1800-2500mm	1500mm	250 SED H5
1500-1800mm	1200mm	200 SED H5
< 1500mm	1000mm	150 SED H5

1

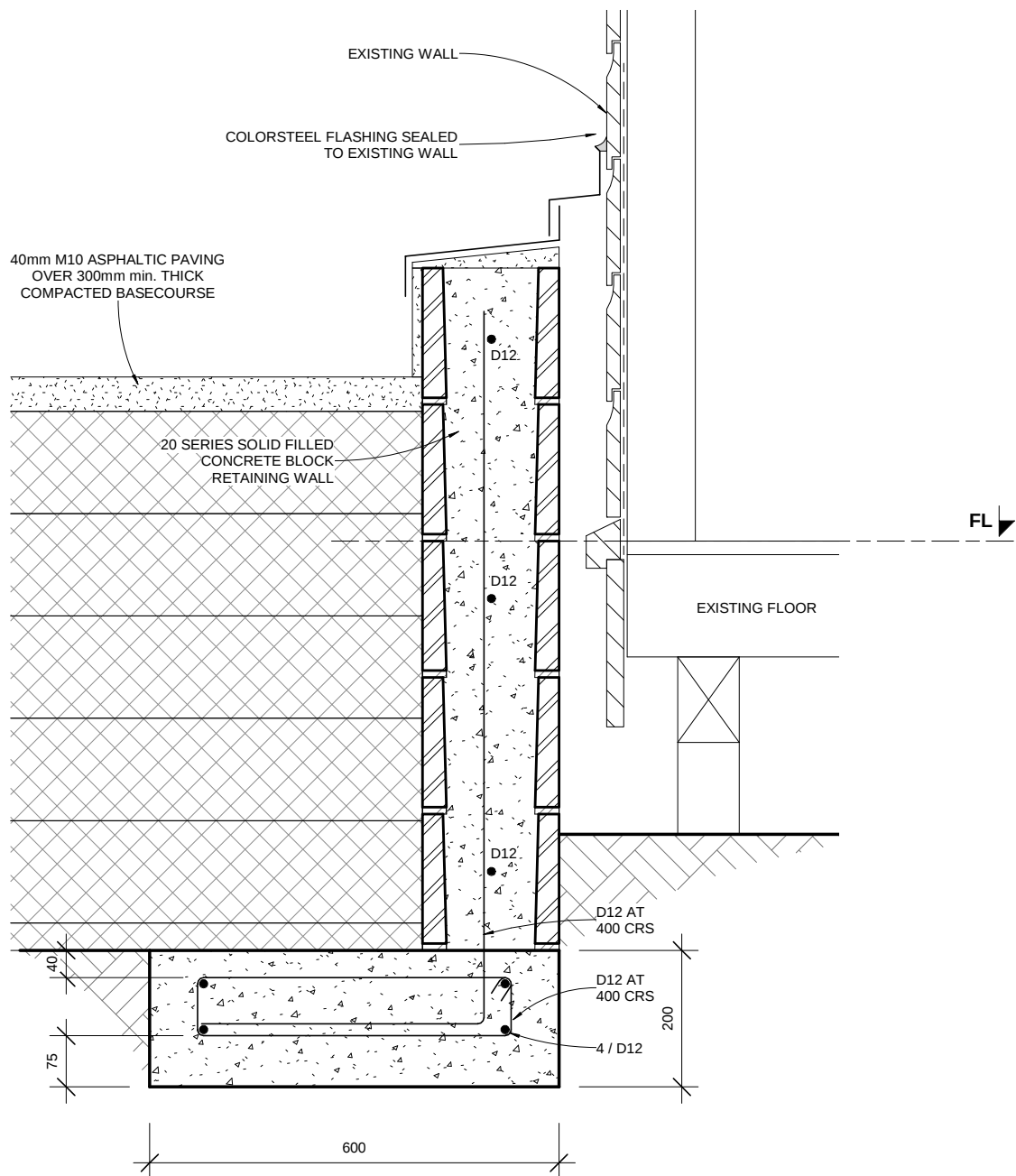
TIMBER RETAINING WALL 1-5 DETAIL

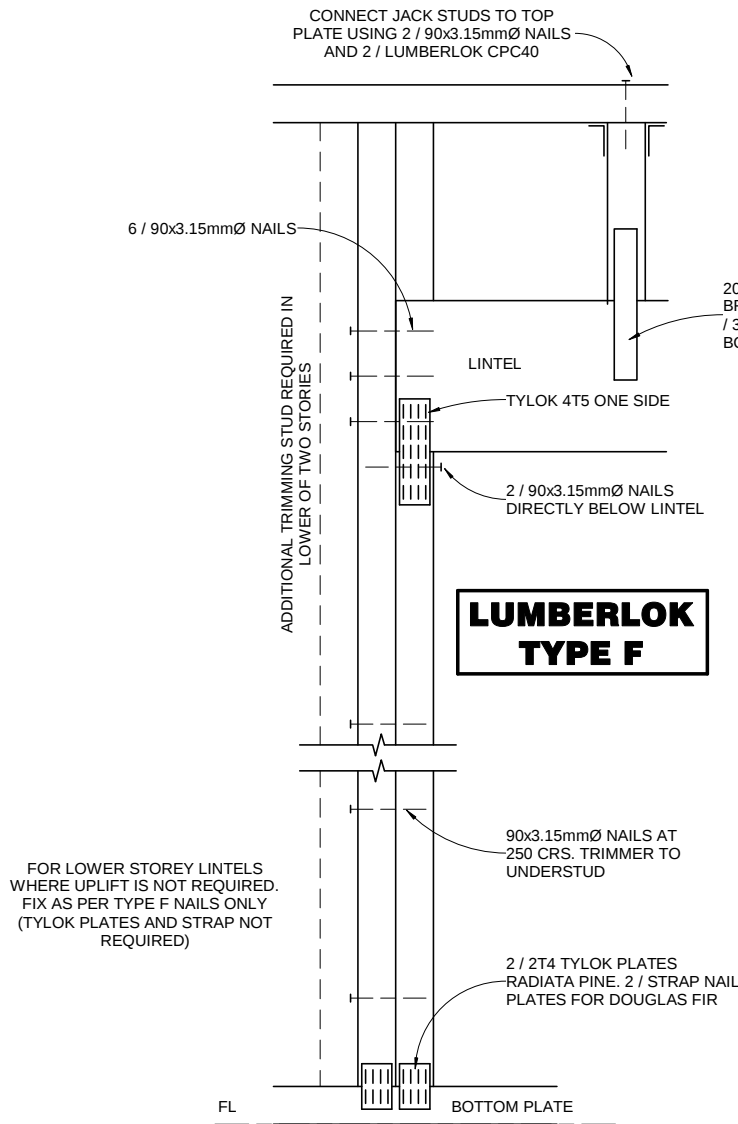
1 : 10

2

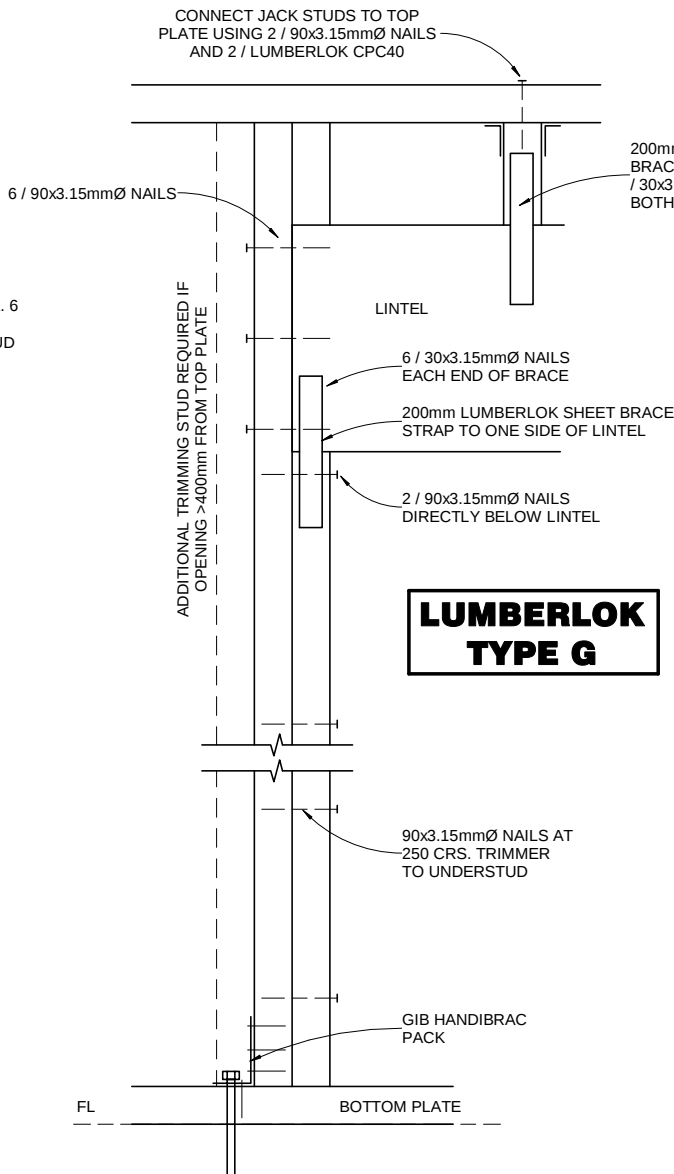
CONCRETE RETAINING WALL 6 DETAIL

1 : 10

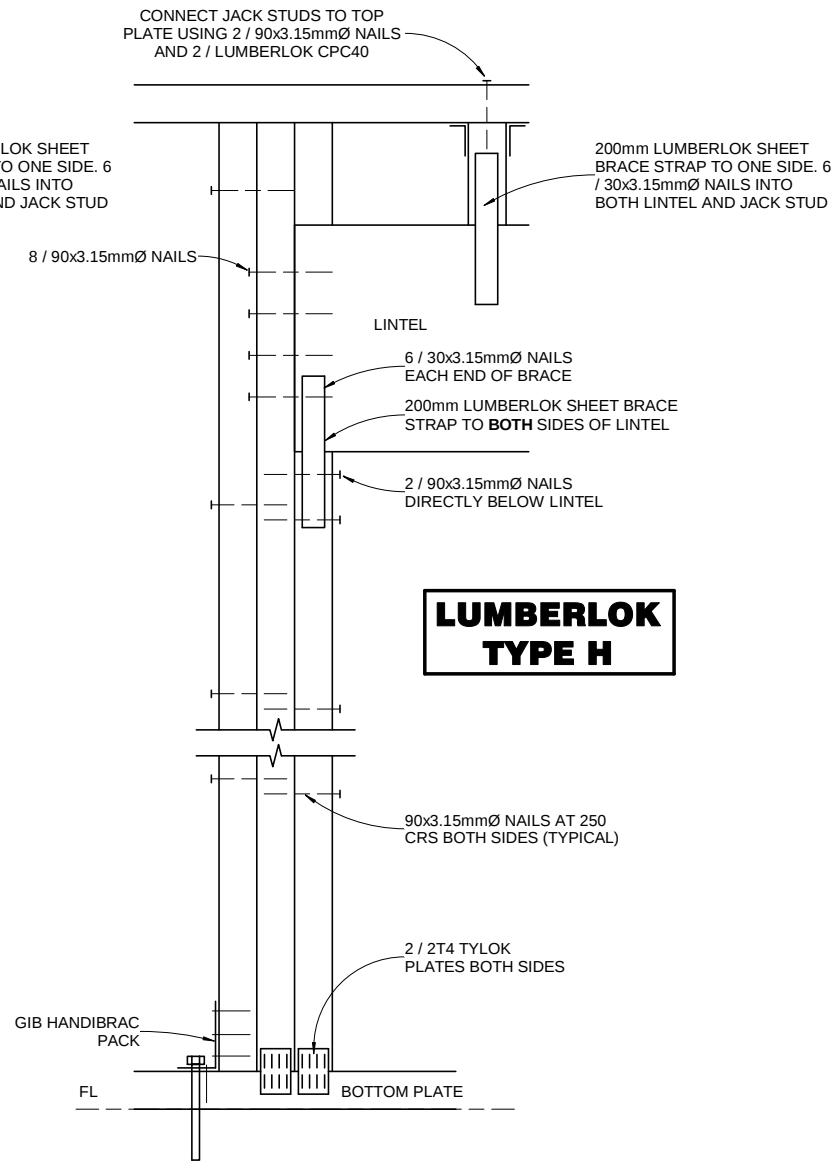




F LINTEL 1
1 : 10



G LINTEL 2 & 3
1 : 10



H LINTEL 4 & 5
1 : 10

FIXING SCHEDULE	
Fixings described in this table are for typical connections. If conflict with any architectural or structural detail occurs, Fixing shown on detail takes precedence over this table	
PURLIN TO RAFTERS	80mm x 10 GAUGE LUMBERLOK BLUE SCREW*
ROOF TRUSSES AND RAFTERS AT SUPPORTS	2 / 90x3.15mmØ SKEWED NAILS + 2 WIRE DOGS
TOP PLATE TO STUDS WITH BUILDING WRAP (EXTERIOR)	2 / 90x3.15mmØ PLAIN STEEL WIRE NAILS DRIVEN VERTICALLY + 2 LUMBERLOK CPC40 BRACKETS*
TOP PLATE TO STUDS WITH JH RIGID AIR BARRIER (EXTERIOR)	RIGID AIR BARRIER TO BE FIXED TO TOP PLATE & STUD AS PER MANUFACTURERS INFORMATION (INCLUDED IN PROJECT SPECIFICATION)
DOUBLING STUD TO LINTEL	REFER TO DETAILS
GIB HANDIBRAC	GIB HANDIBRAC FIXED WITH 8 / TEK SCREWS + BOWMAC SCREW BOLT*
TYPICAL BOTTOM PLATE FIXING (TIMBER & CONCRETE FLOORS)	M10x140mm BOWMAC SCREW BOLT WITH 50x50x3mm WASHERS AT 600 CRS**
* FIXINGS TO BE INSTALLED IN ACCORDANCE WITH LUMBERLOK SPECIFIERS' AND USERS' MANUAL	
** BOWMAC SCREW BOLT TO BE FIXED IN ACCORDANCE WITH MITEK MANUFACTURERS INSTALLATION DETAILS	

BUILDING CONSENT - ABA-2020-1827

(Section 51, Building Act 2004)
Form 5

The building

Street address of building: 48 Gladstone Road Dunedin

Legal description of land where building is located: LOT 3 DP 2925

Building Name: N/A

Location of building within site/block number:

Level/unit Number:

The owner

Name of owner: Sortehaug Residential No 2 Limited

Contact person: Sortehaug Residential No 2 Limited

Mailing address: PO Box 7111, Mornington, Dunedin 9040

Street address/registered office:

Mobile: 027 362 9955

Landline:

Email address: scottb@metrorealty.co.nz

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

Building work

The following building work is authorised by this building consent:

Amendment to ABA-2019-1777 - Alter Windows, Alter Bracing and Demolish Entry Verandah of Dwelling

This building consent is issued under Section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

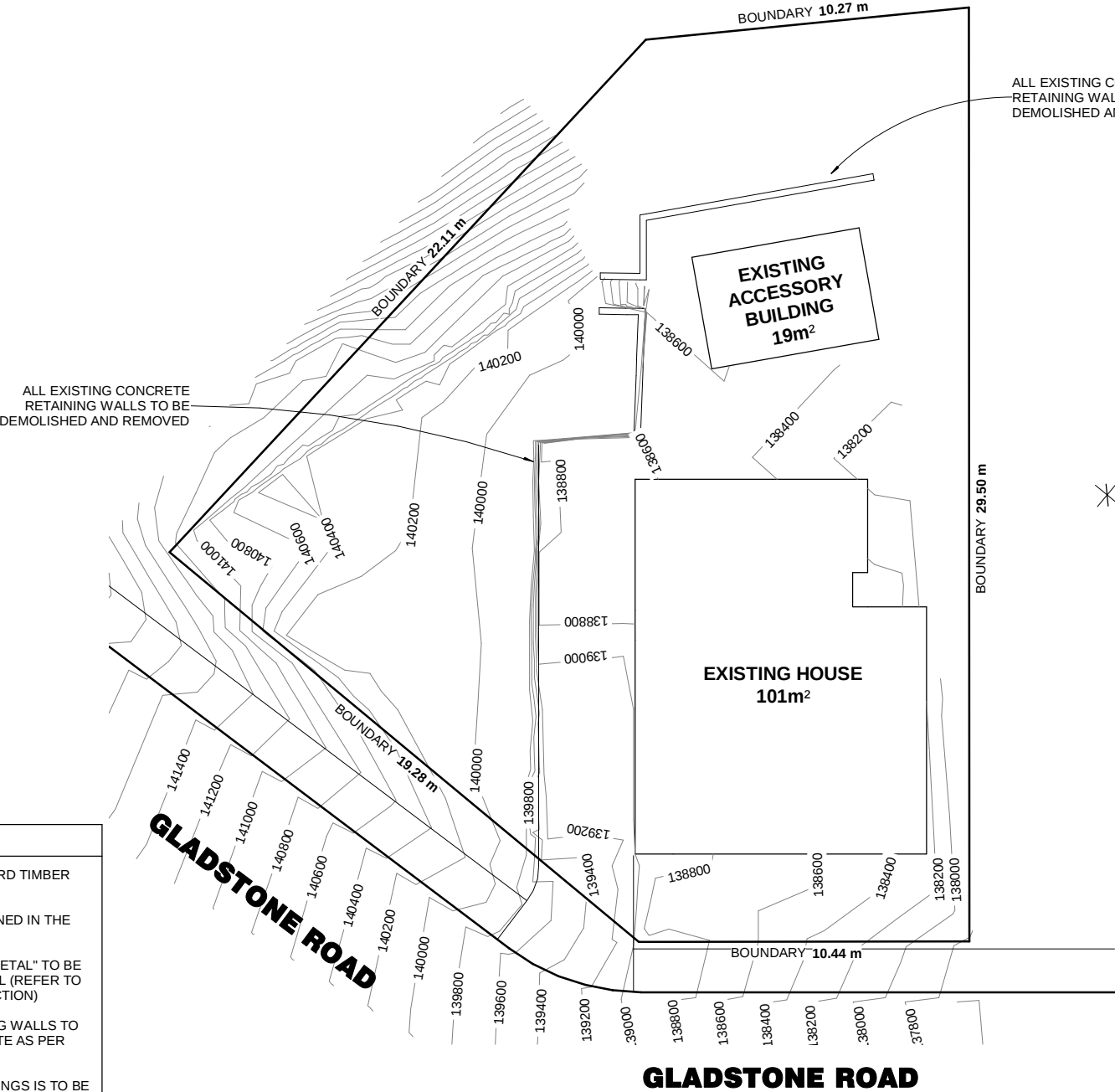
Compliance Schedule

A compliance schedule is not required for the building.

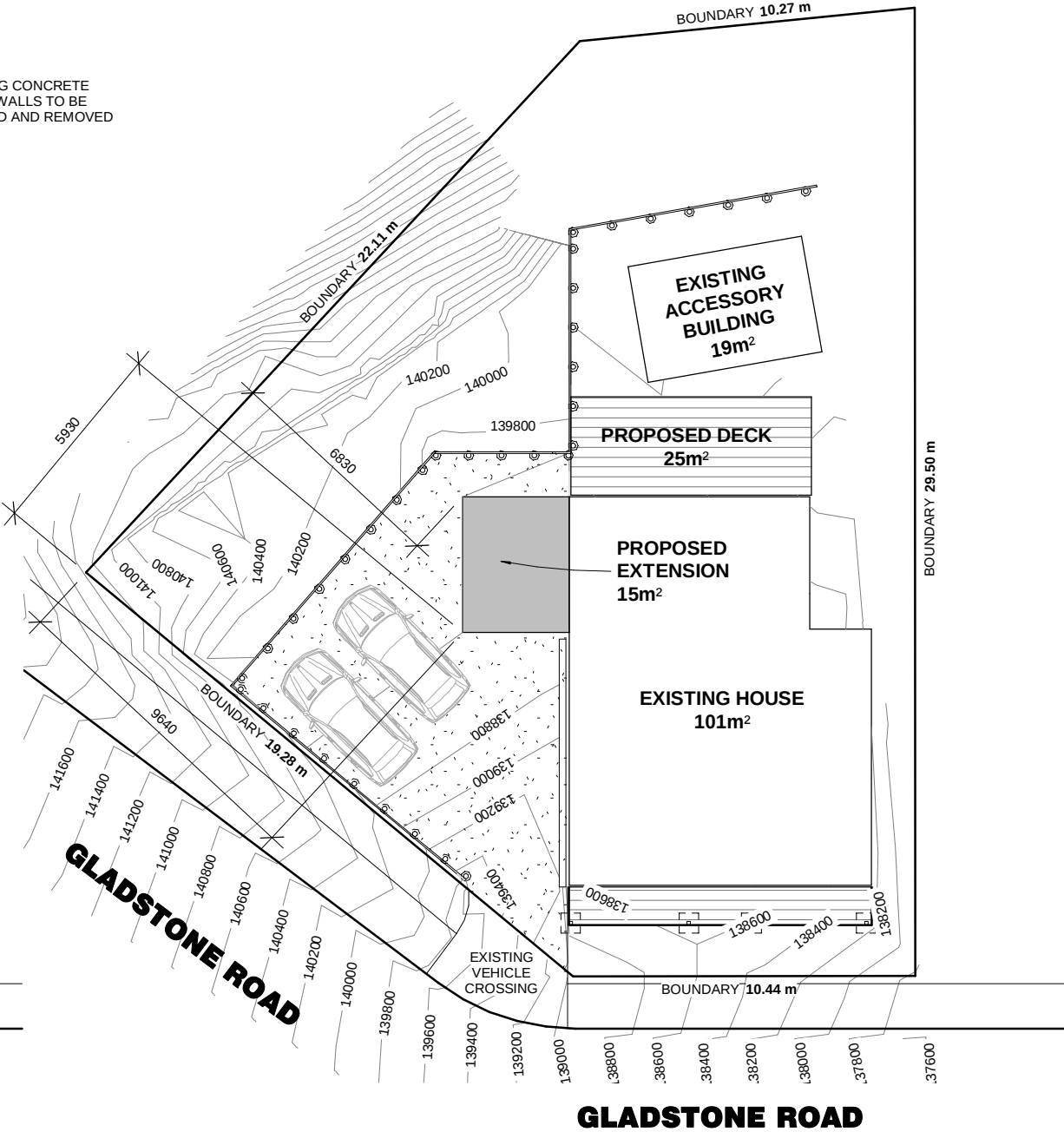


Grant Sutton
Authorised Officer
On behalf of Dunedin City Council

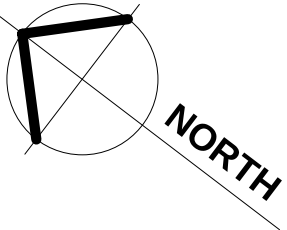
Date: 25 September 2020



SITE PLAN - EXISTING
1 : 200



SITE PLAN - PROPOSED
1 : 200



LEGAL DESCRIPTION
LOT 3 DP 2925

stevenson design limited
architectural design consultants

234 FORBURY ROAD, ST CLAIR
PO BOX 9008, DUNEDIN 9047
phone: (03) 4555440
mike@stevensonsondesign.co.nz

48 GLADSTONE ROAD
PROPOSED ALTERATIONS

AMENDED BC

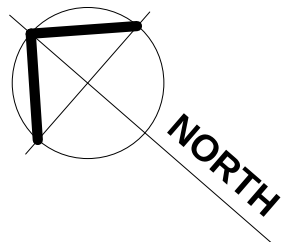
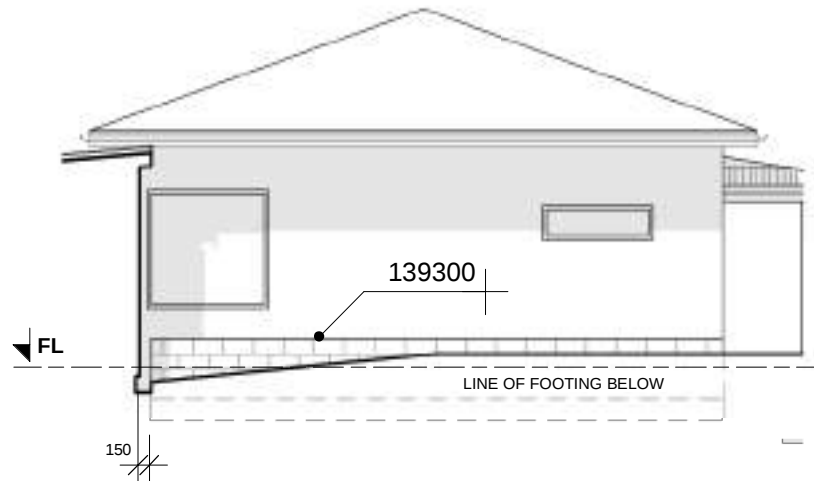
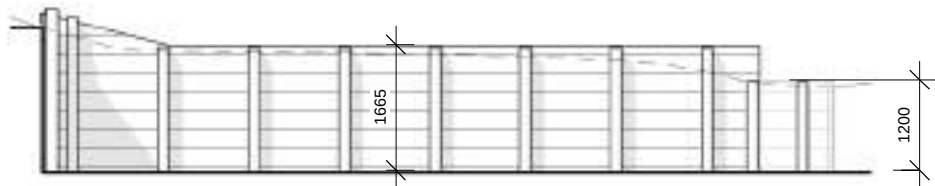
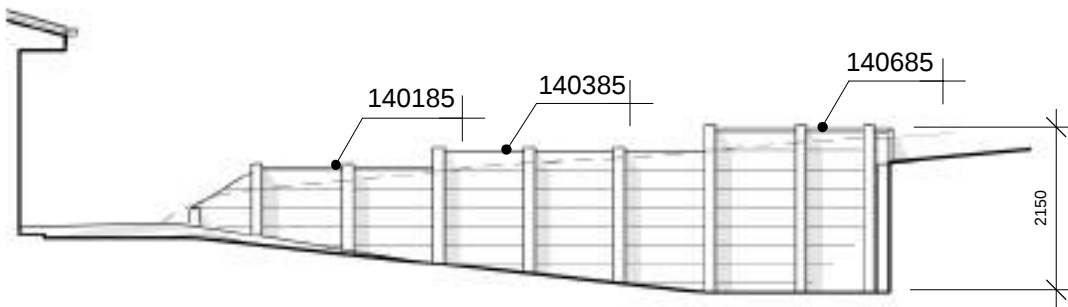
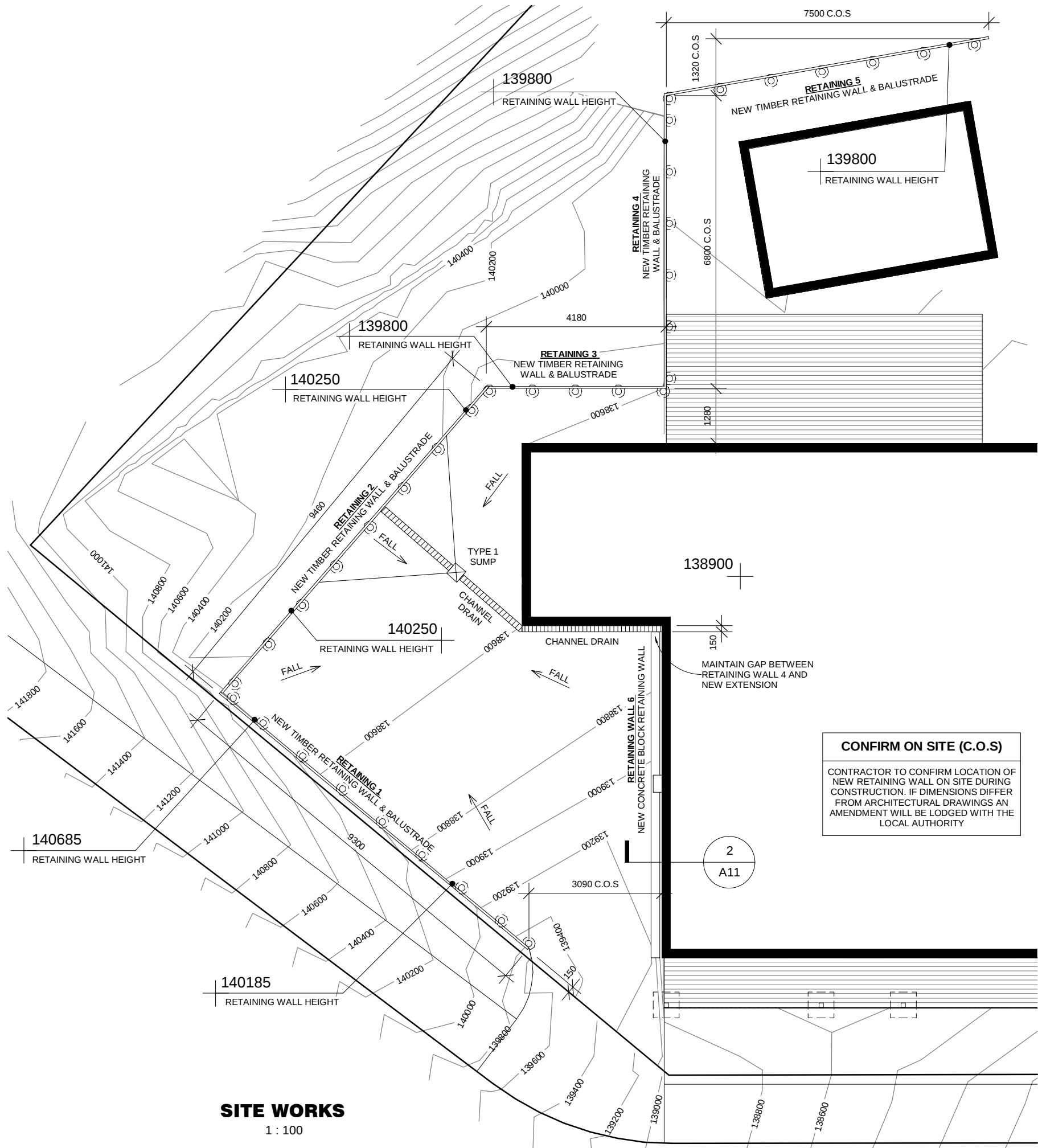
REV

SCALE 1 : 200 @ A3
DATE 18-08-2020
PROJECT No 2350

SHEET No

A1

OF 14



SITE WORKS PLAN

stevenson design limited
architectural design consultants

234 FORBURY ROAD, ST CLAIR
PO BOX 9008, DUNEDIN 9047
phone: (03) 4555440
mike@stevensonsondesign.co.nz

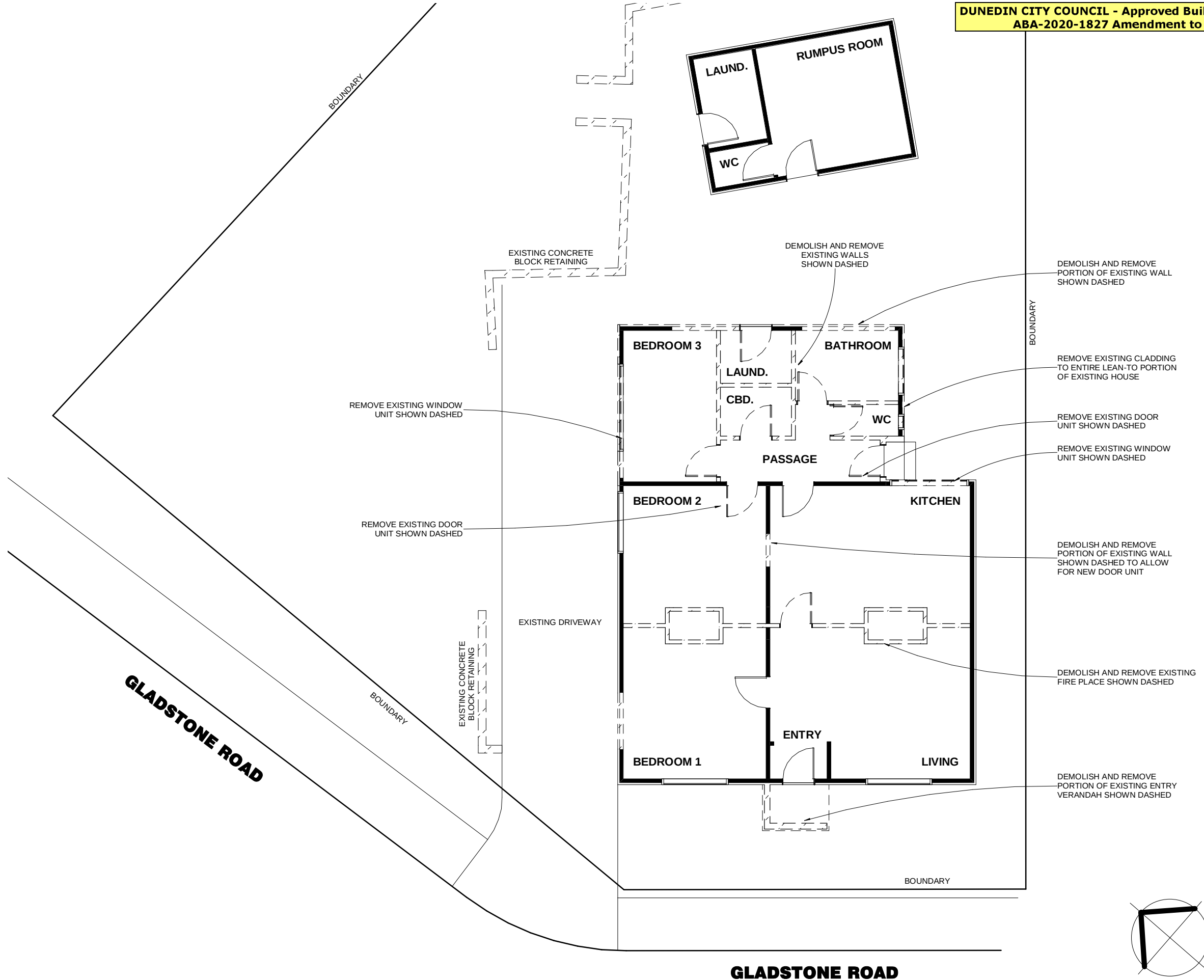
48 GLADSTONE ROAD
PROPOSED ALTERATIONS

AMENDED BC

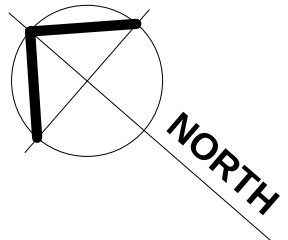
REV

SCALE 1 : 100 @ A3
DATE 18-08-2020
PROJECT No 2350

SHEET No A2
OF 14



EXISTING FLOOR PLAN



EXISTING FLOOR PLAN

stevenson design limited
architectural design consultants

234 FORBURY ROAD, ST CLAIR
PO BOX 9008, DUNEDIN 9047
phone: (03) 4555440
mike@stevensondesign.co.nz

48 GLADSTONE ROAD

PROPOSED ALTERATIONS

AMENDED BC

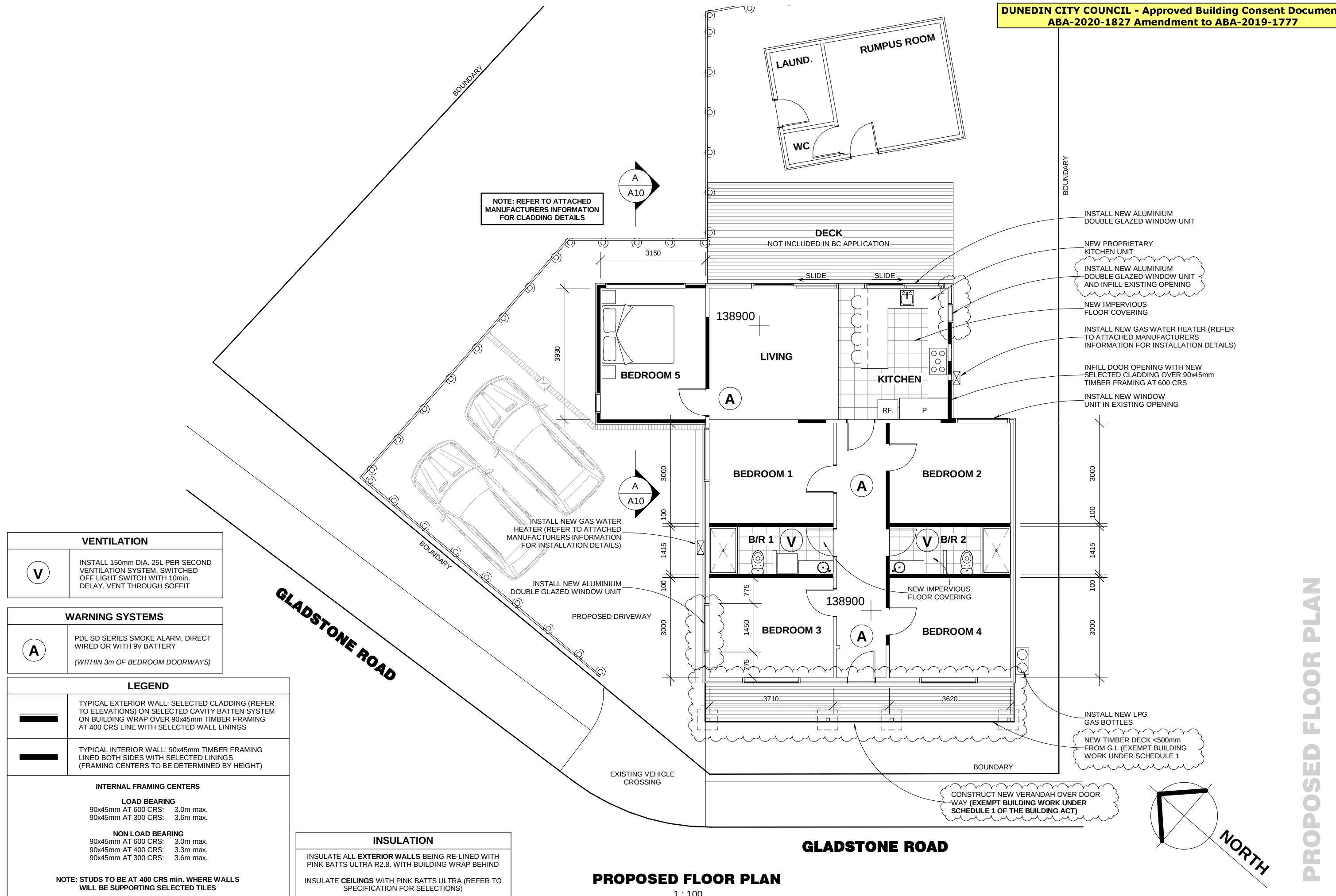
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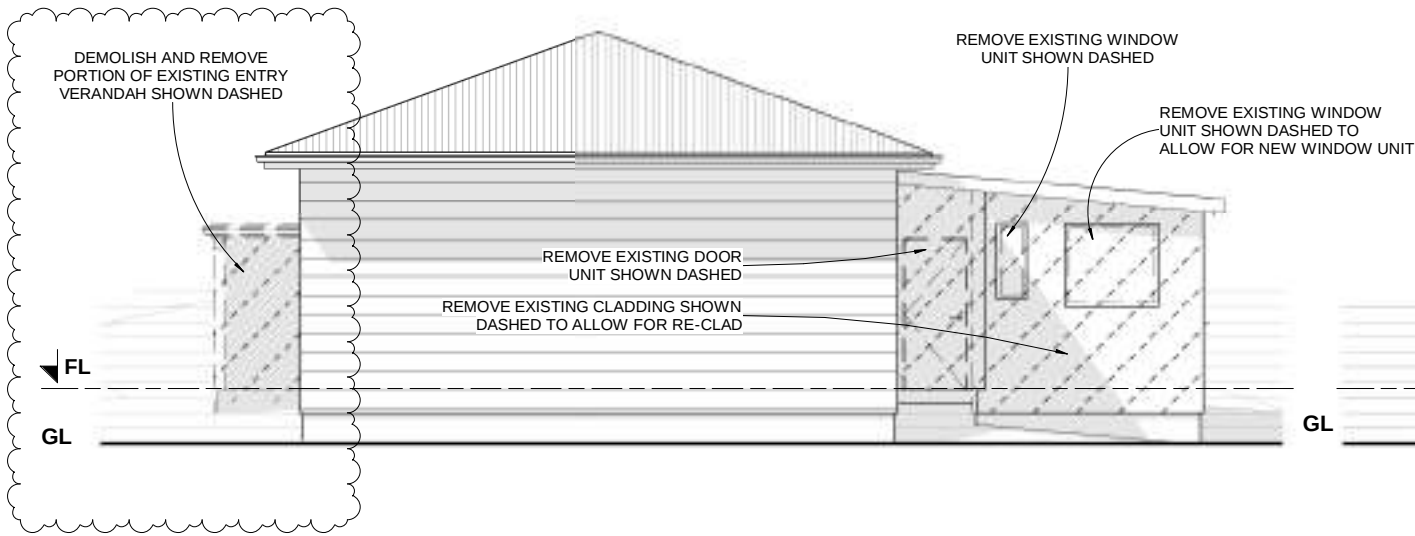
SCALE	1 : 100 @ A3
DATE	18-08-2020
PROJECT No	2350

HEET No

A3

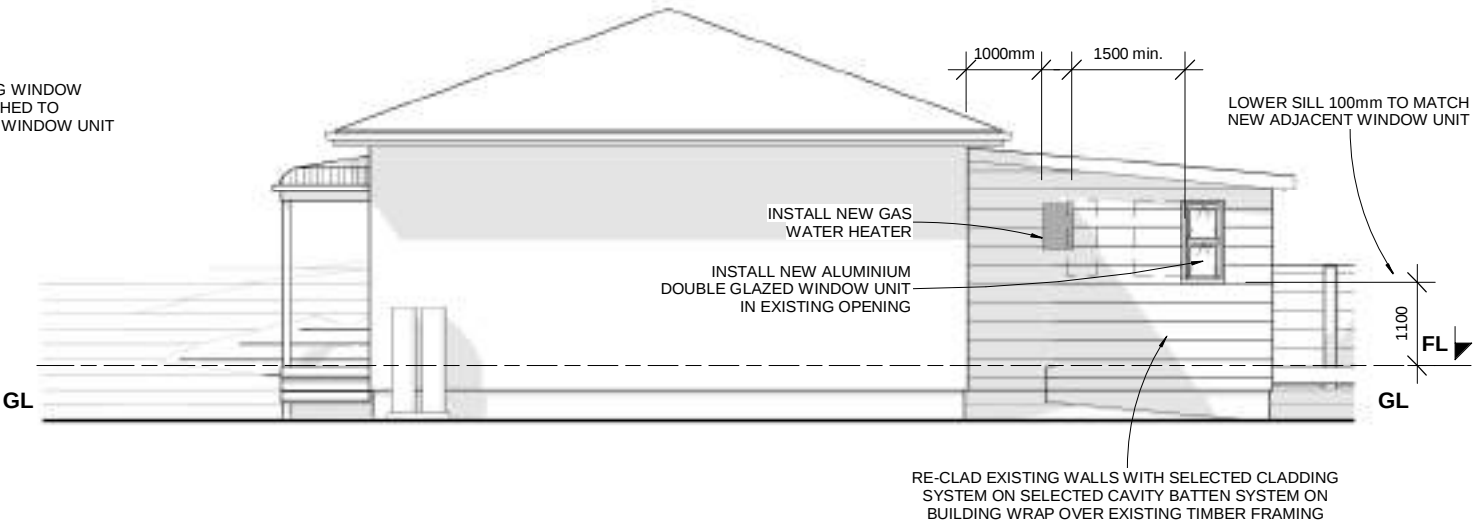
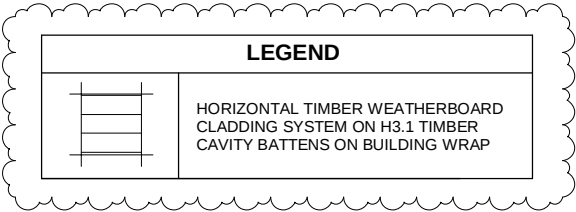
OF **14**





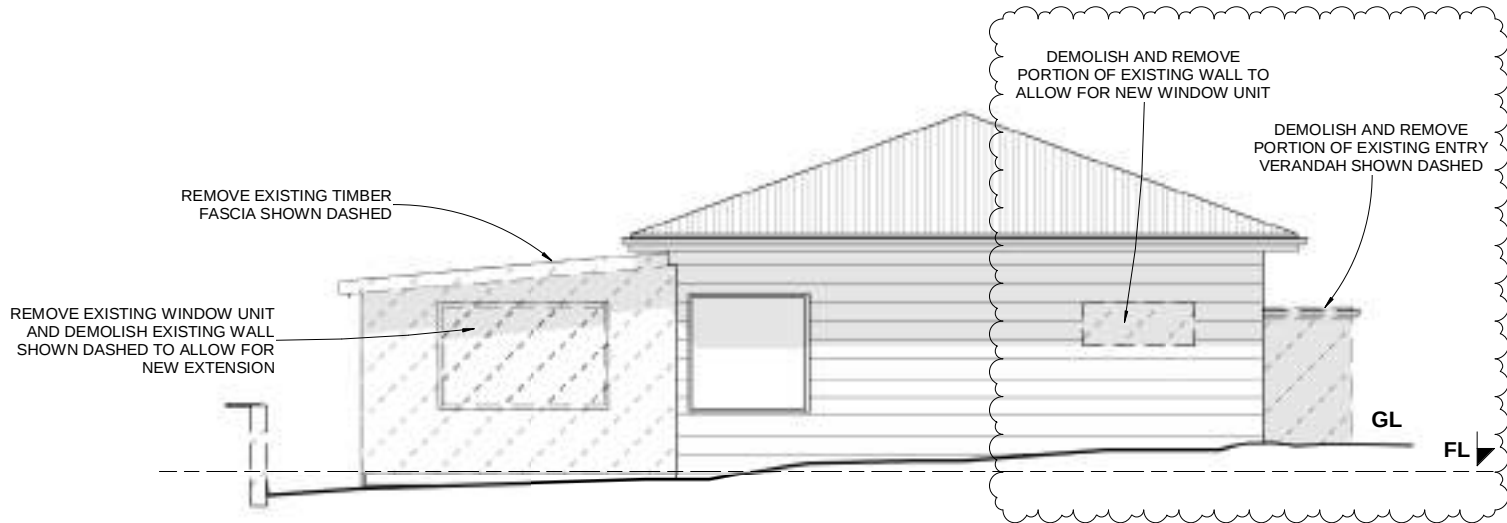
EXISTING SOUTH ELEVATION

1 : 100



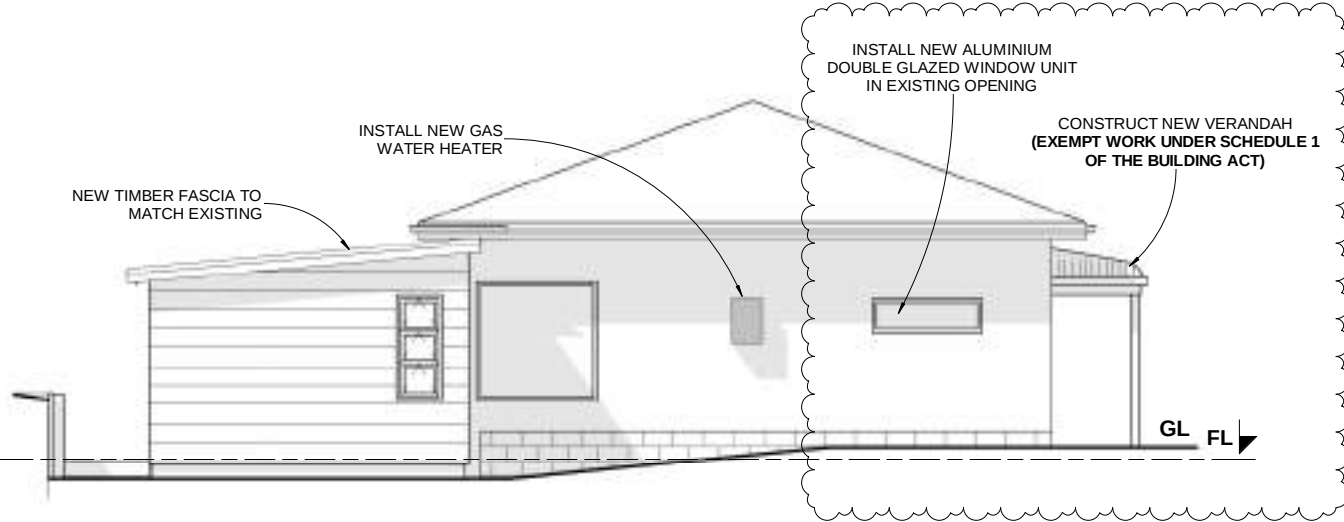
PROPOSED SOUTH ELEVATION

1 : 100



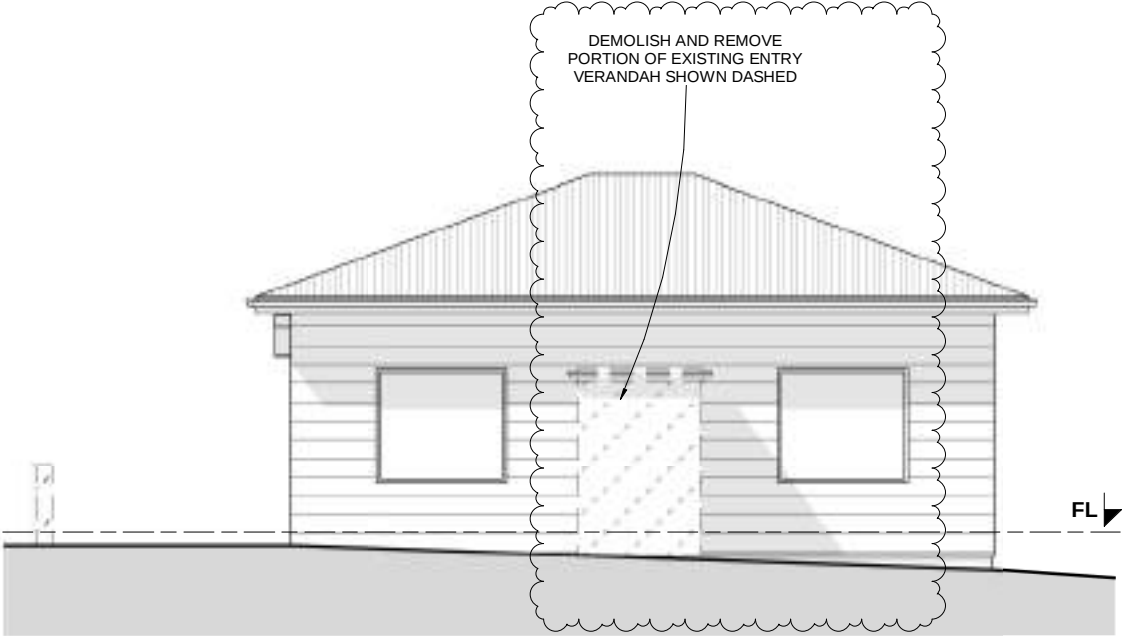
EXISTING NORTH ELEVATION

1 : 100

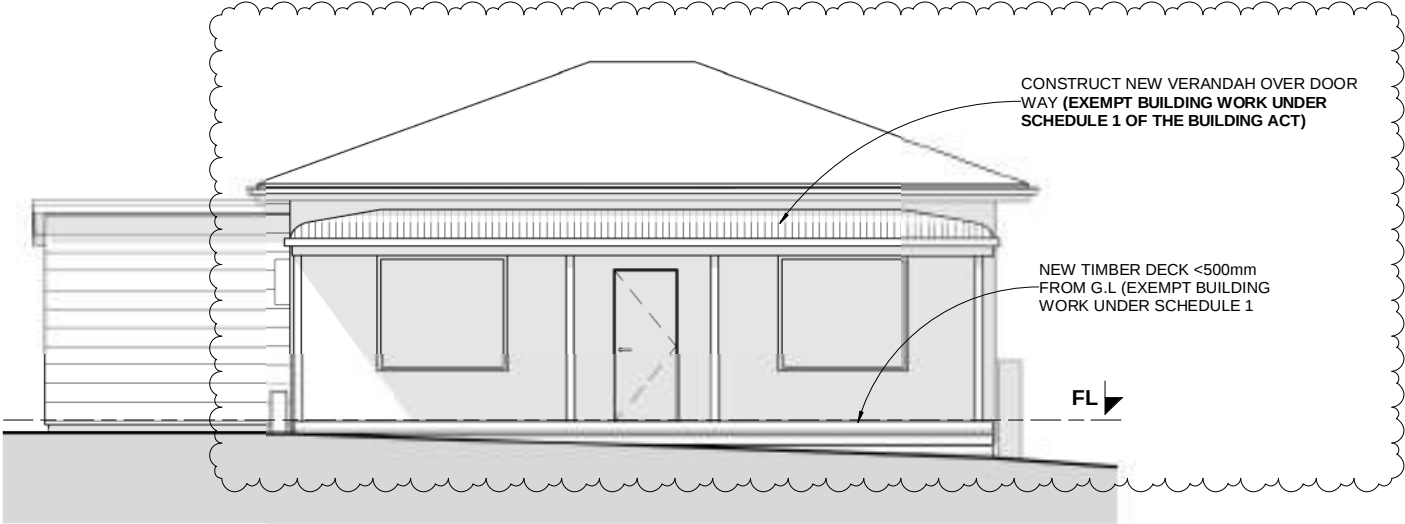


PROPOSED NORTH ELEVATION

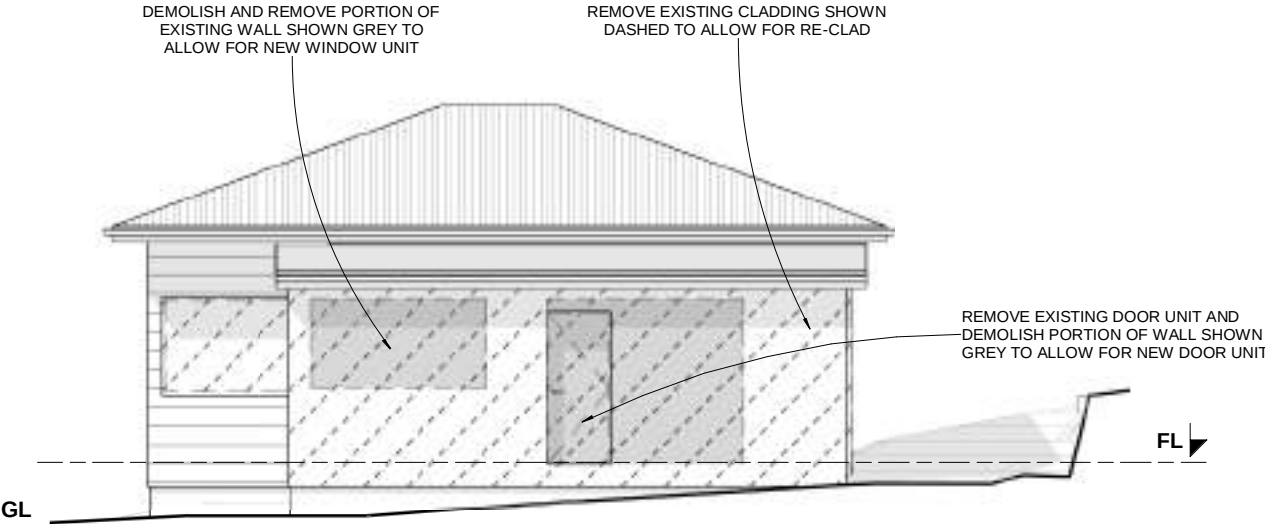
1 : 100



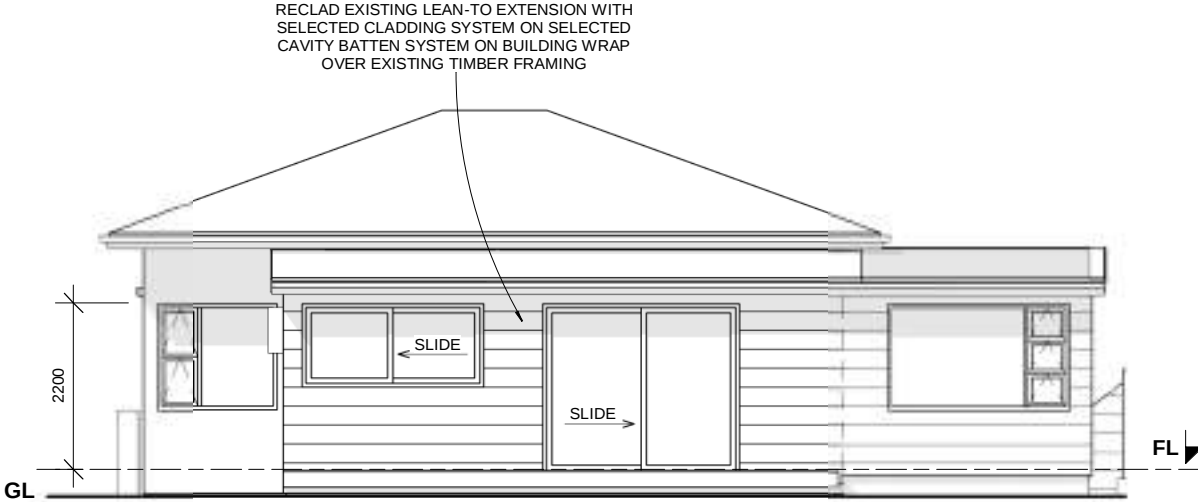
EXISTING WEST ELEVATION
1 : 100



PROPOSED WEST ELEVATION
1 : 100

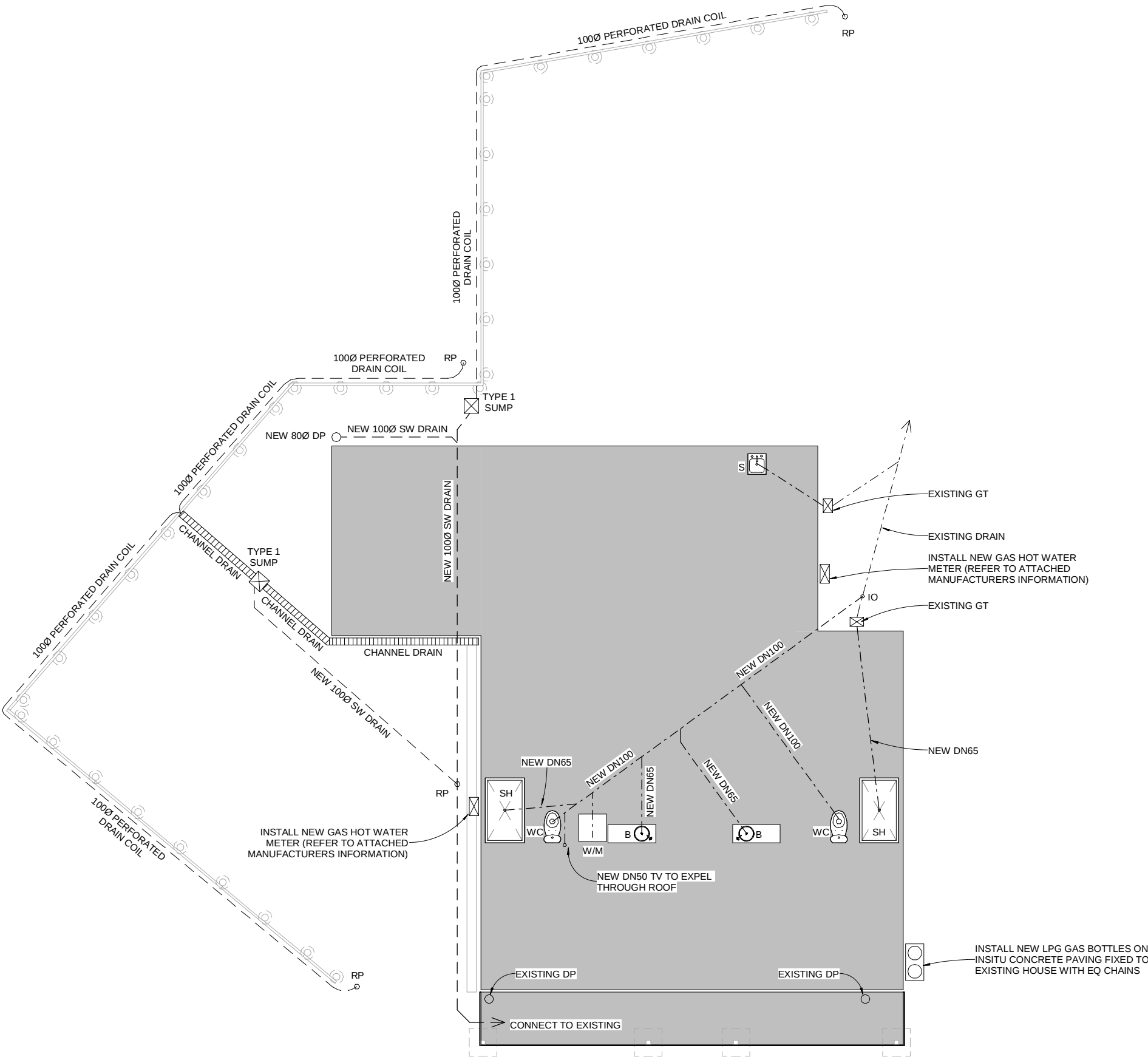


EXISTING EAST ELEVATION
1 : 100



PROPOSED EAST ELEVATION
1 : 100

EXISTING & PROPOSED ELEVATIONS

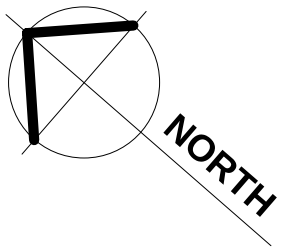


DRAINAGE PLAN
1 : 100

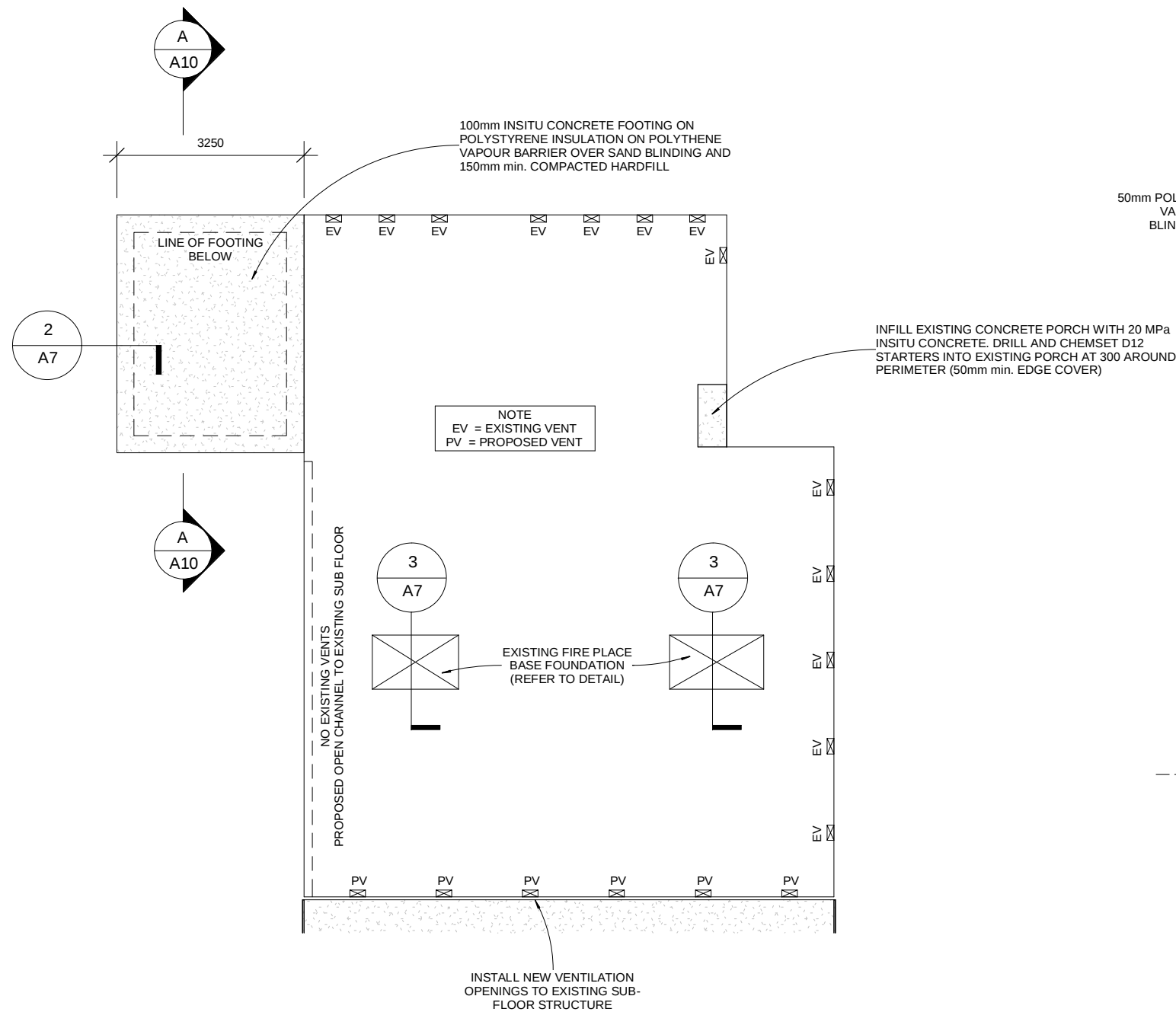
SUMPS
T1 SUMP
300x300x450mm TYPE 33 ACODRAIN GRATED PIT AND TYPE 33 RISER WITH STAINLESS STEEL GRATE (REDUCE TO GALV. STEEL GRATE WHERE SUMP IS HIDDEN FROM VIEW)
T2 SUMP
600x600x600mm TYPE 66 ACODRAIN GRATED PIT WITH STAINLESS STEEL GRATE (REDUCE TO GALV. STEEL GRATE WHERE SUMP IS HIDDEN FROM VIEW)

DRAINS UNDER SLAB
ALL DRAINS UNDER CONCRETE SLAB TO BE DN100 AT 1:60min. GRADIENT UNLESS STATED OTHERWISE

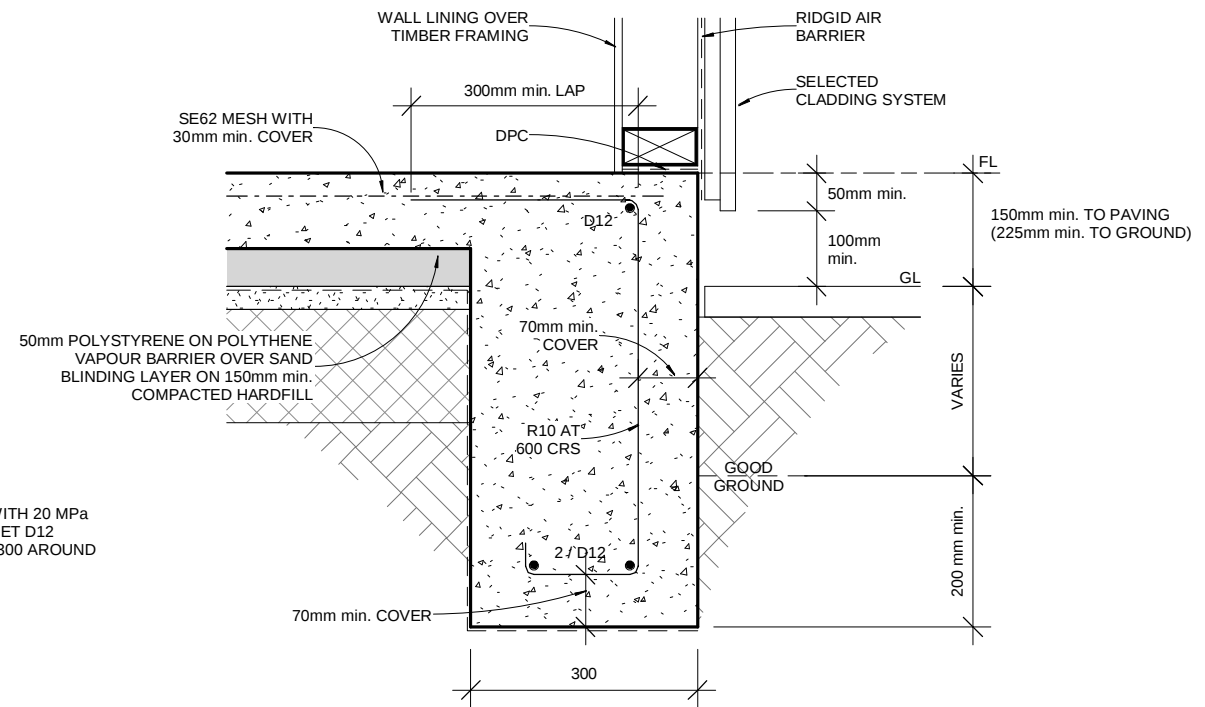
DRAINAGE
STORM WATER DRAIN
FOUL WATER DRAIN
IO INSPECTION OPENING
DP DOWNPIPE
TV TERMINAL VENT
RP RODDING POINT
MINIMUM GRADES OF FW DRAINS & DISCHARGE PIPES
DN40 1 IN 40
DN50 1 IN 40
DN65 1 IN 40
DN80 1 IN 60
DN100 1 IN 60
DN150 1 IN 100
TO COMPLY WITH NZBC G13/AS1
MINIMUM GRADES SW DRAINS
85Ø 1 IN 90
100Ø 1 IN 120
150Ø 1 IN 200
225Ø 1 IN 350
ANY GRADES SPECIFIED ON DRAWINGS TAKE PRECEDENCE OVER THIS TABLE



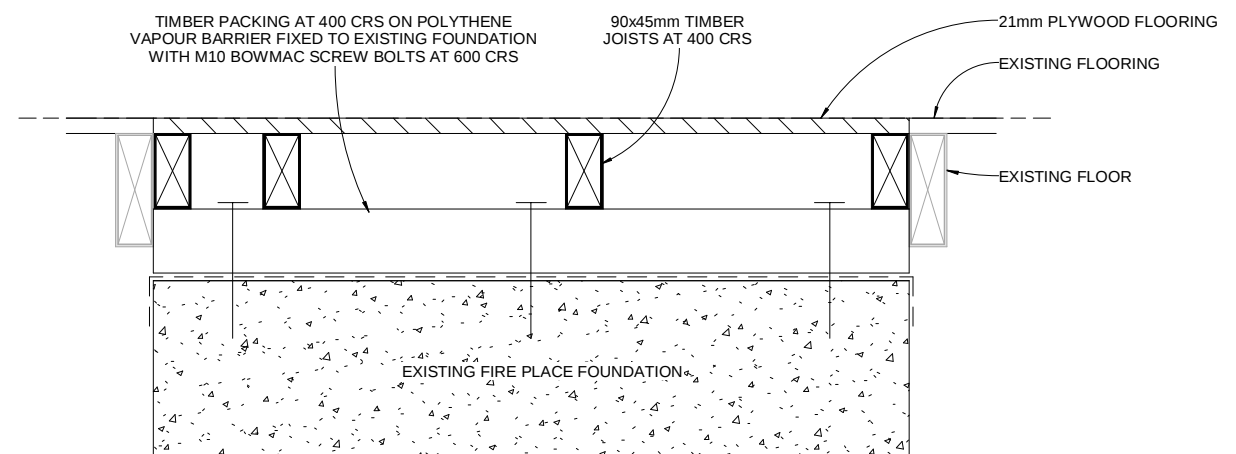
PROPOSED DRAINAGE PLAN



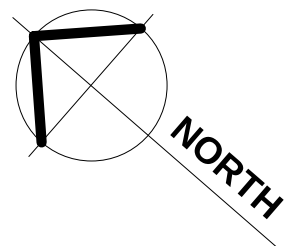
PROPOSED FOUNDATION PLAN
1 : 100



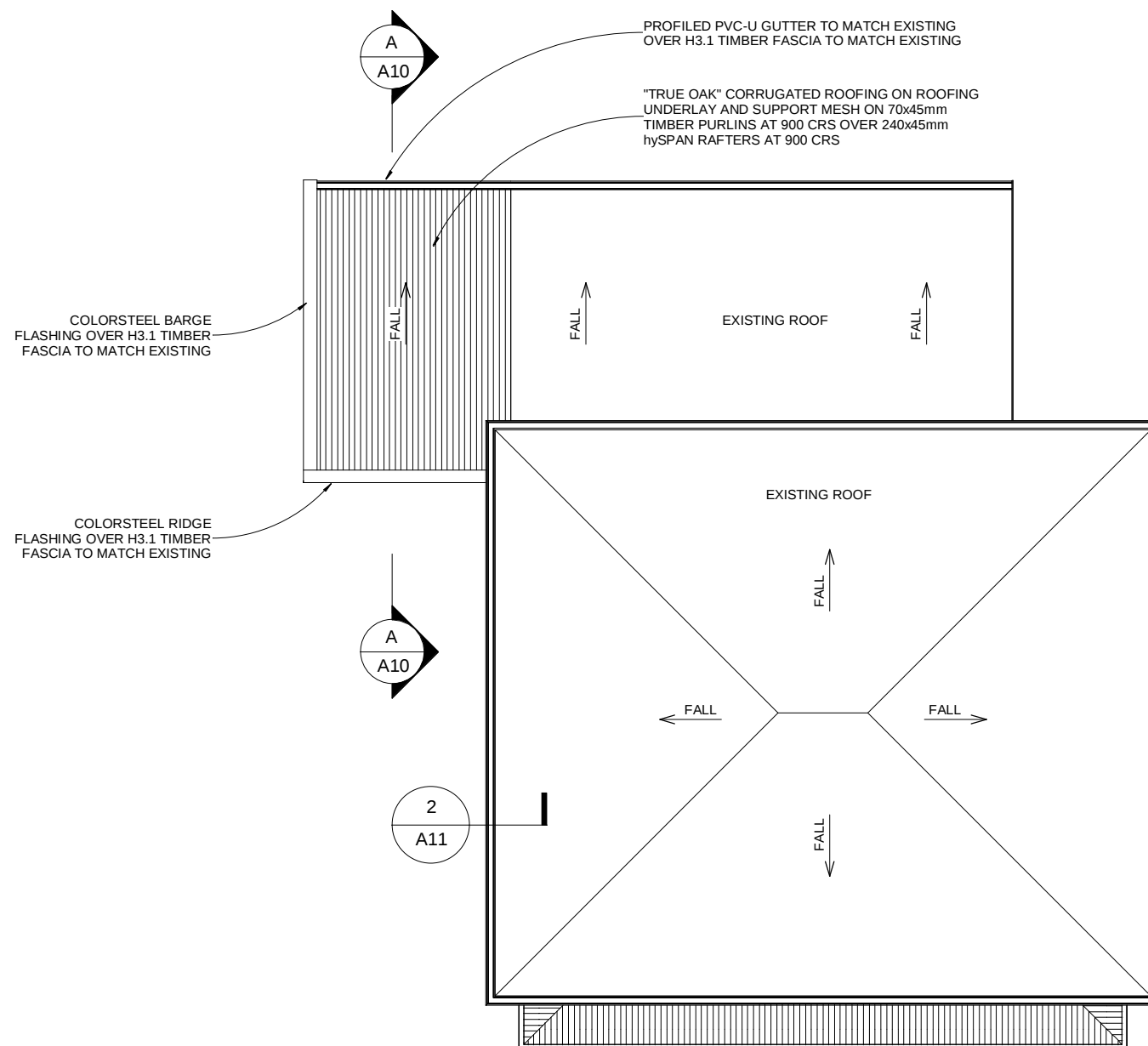
2 TYPICAL FOOTING DETAIL
1 : 10



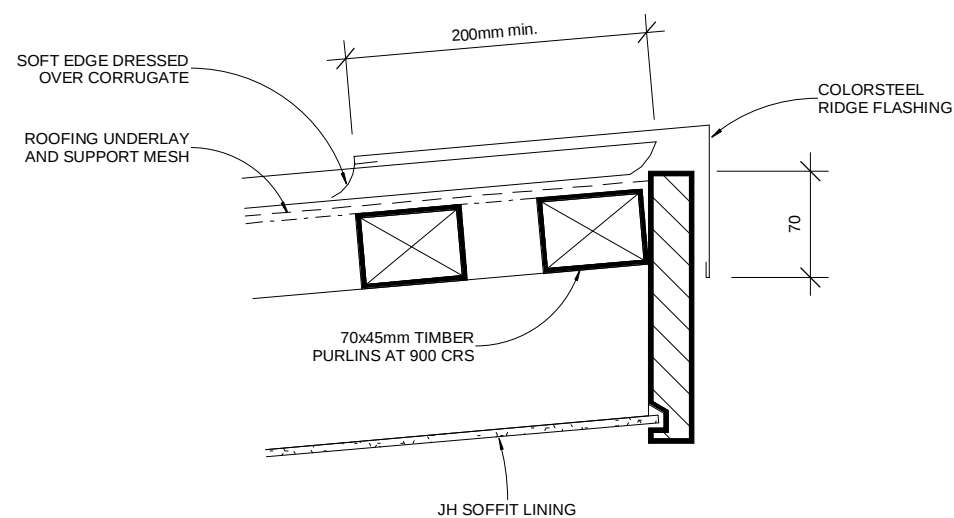
3 FIRE PLACE FLOOR INFILL DETAIL
1 : 10



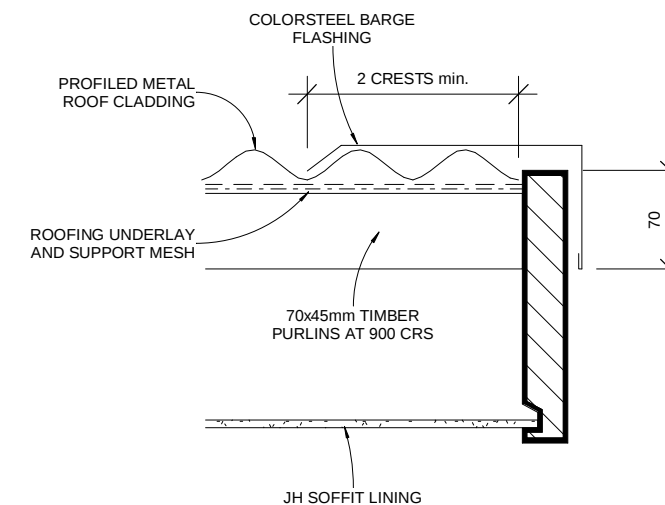
PROPOSED FOUNDATION PLAN



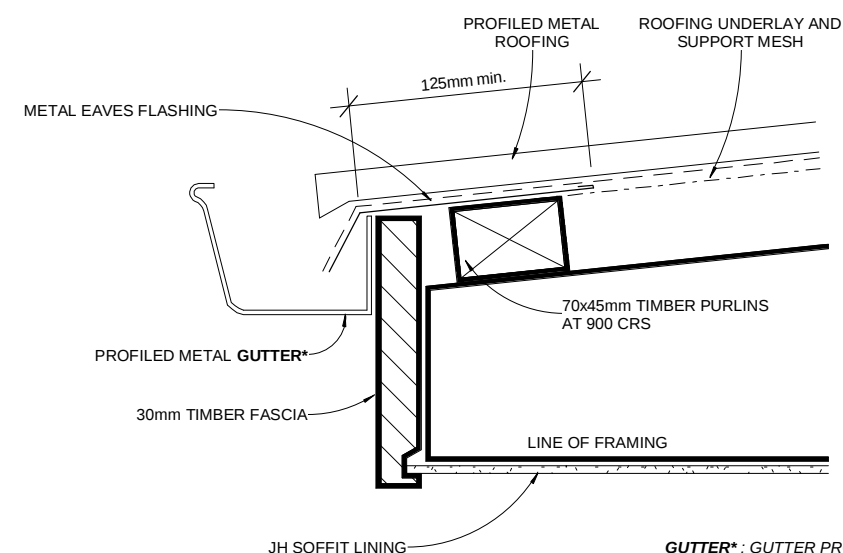
PROPOSED PART ROOF PLAN
1 : 100



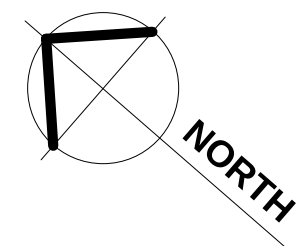
3 RIDGE DETAIL



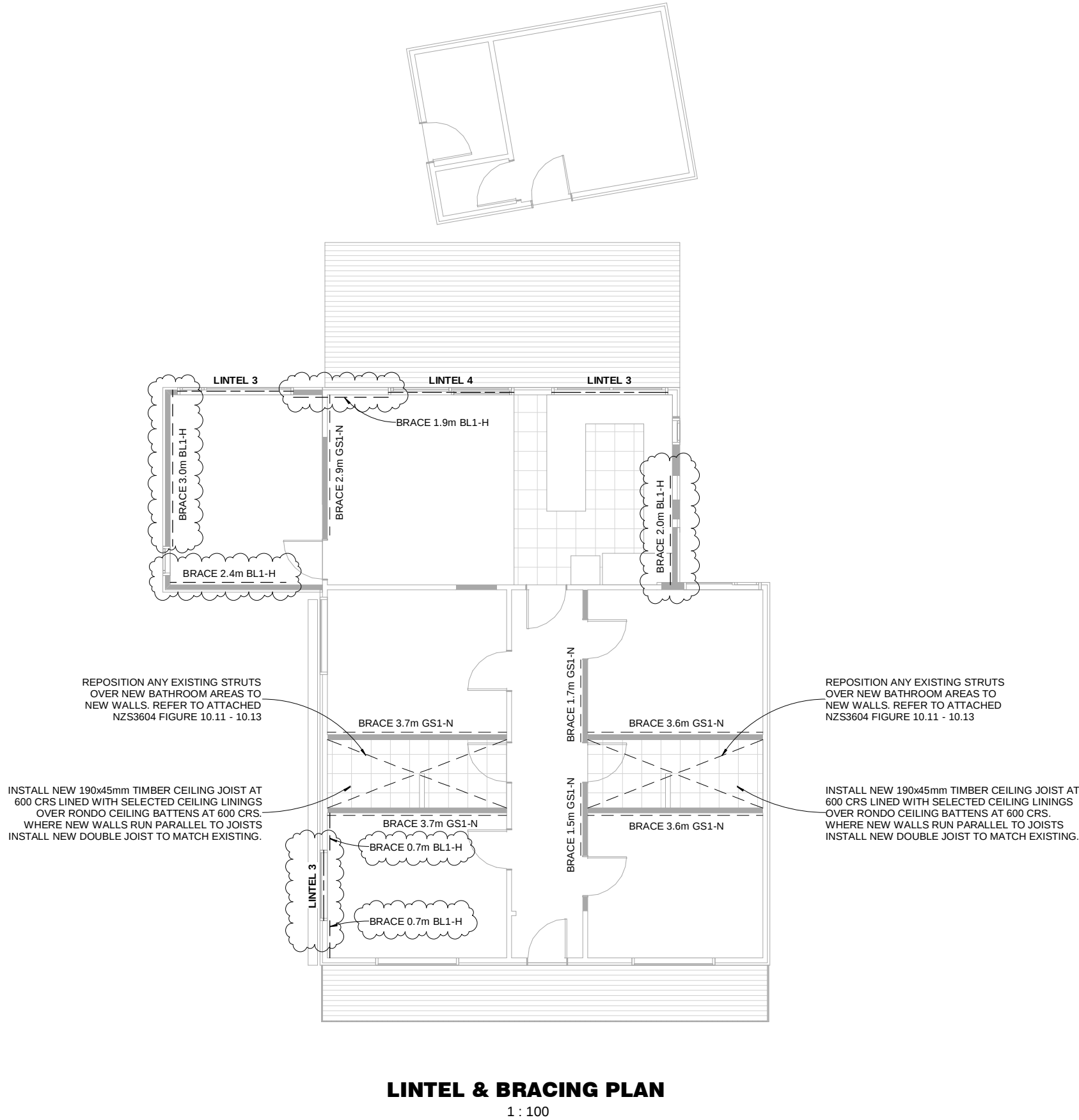
2 BARGE DETAIL
1:5



4 EAVES DETAIL

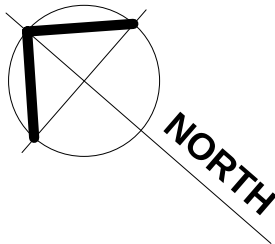


PROPOSED ROOF PLAN

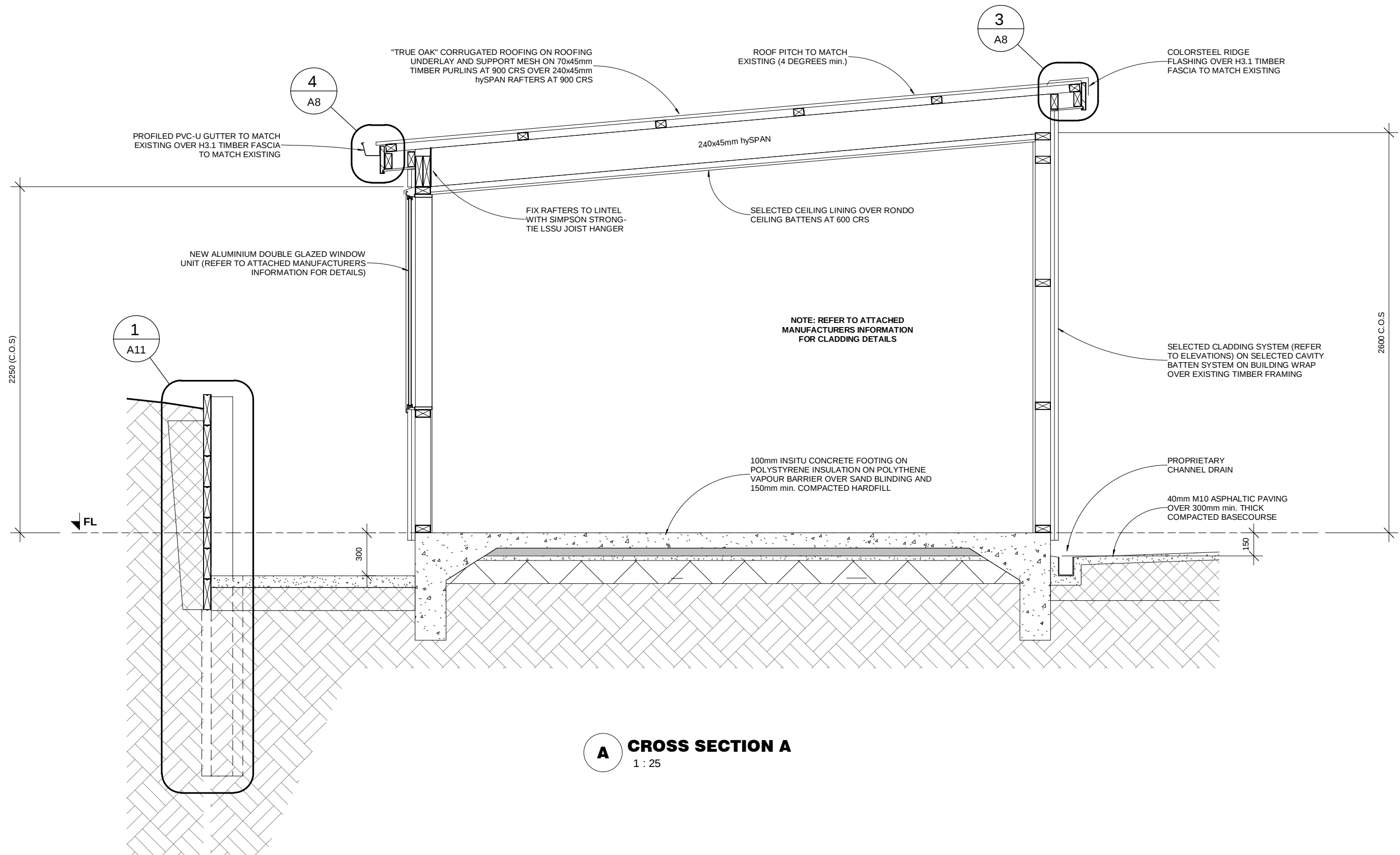


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LINTELS ON THIS SHEET TAKE PRECEDENCE OVER TRUSS MANUFACTURERS DESIGN		
REFER TO LINTEL FIXING DETAIL SHEET FOR HOLD DOWN DETAILS		

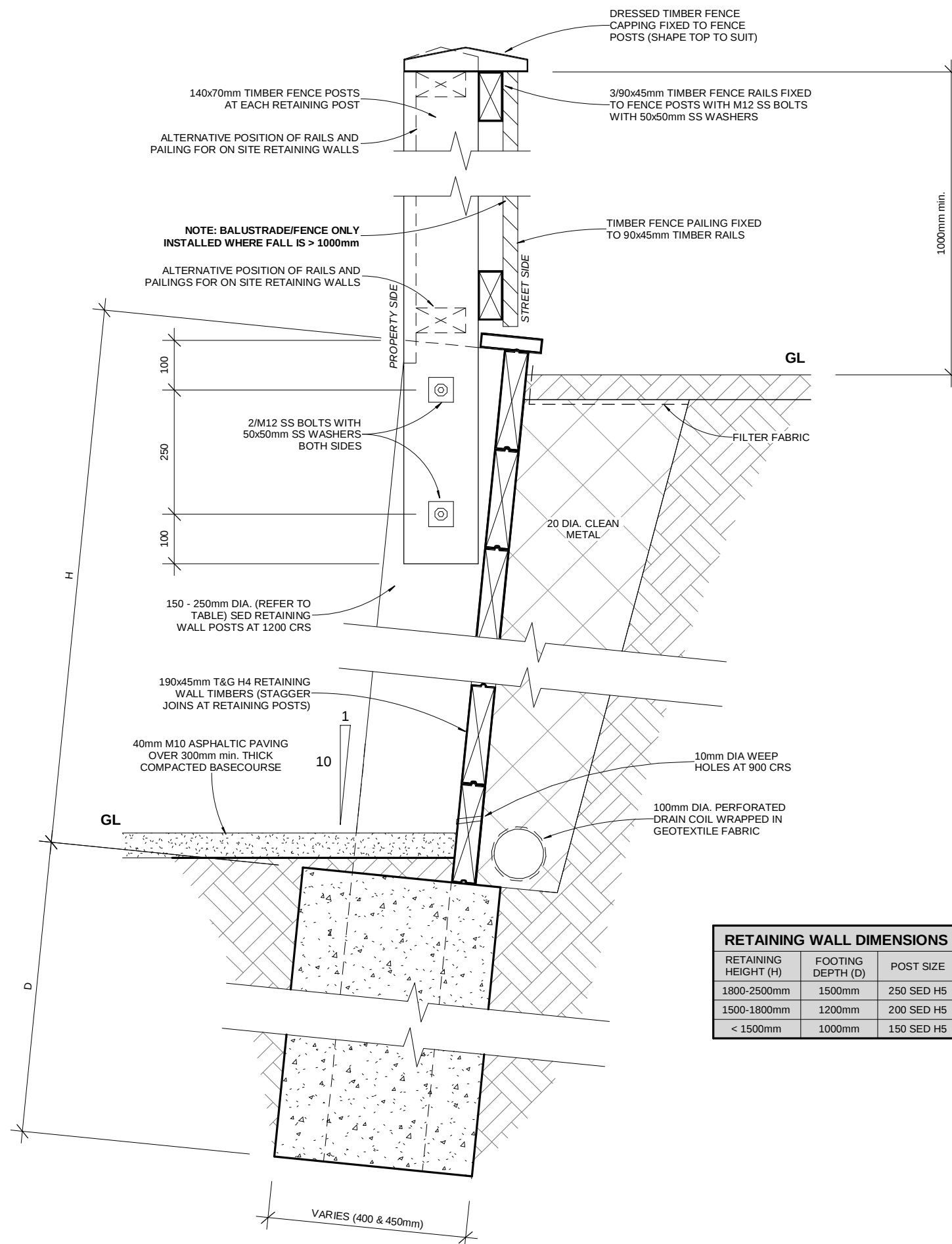
BRACING SYSTEMS	
GS1-N (10/13mm)	10/13mm GIB STANDARD PLASTERBOARD FIXED ONE FACE HORIZONTAL OR VERTICAL
HP (4.5mm)	4.5mm HOMERAB PRE-CLADDING BRACING SYSTEM WITH GIB HANDIBRAC TO BOTH END STUDS
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JAMES HARDIE HOMERAB BOARD BRACING SHALL BE INSTALL IN ACCORDANCE WITH JAMES HARDIE BRACING SYSTEM - HOMERAB MANUAL (INCLUDED IN PROJECT SPECIFICATION)	



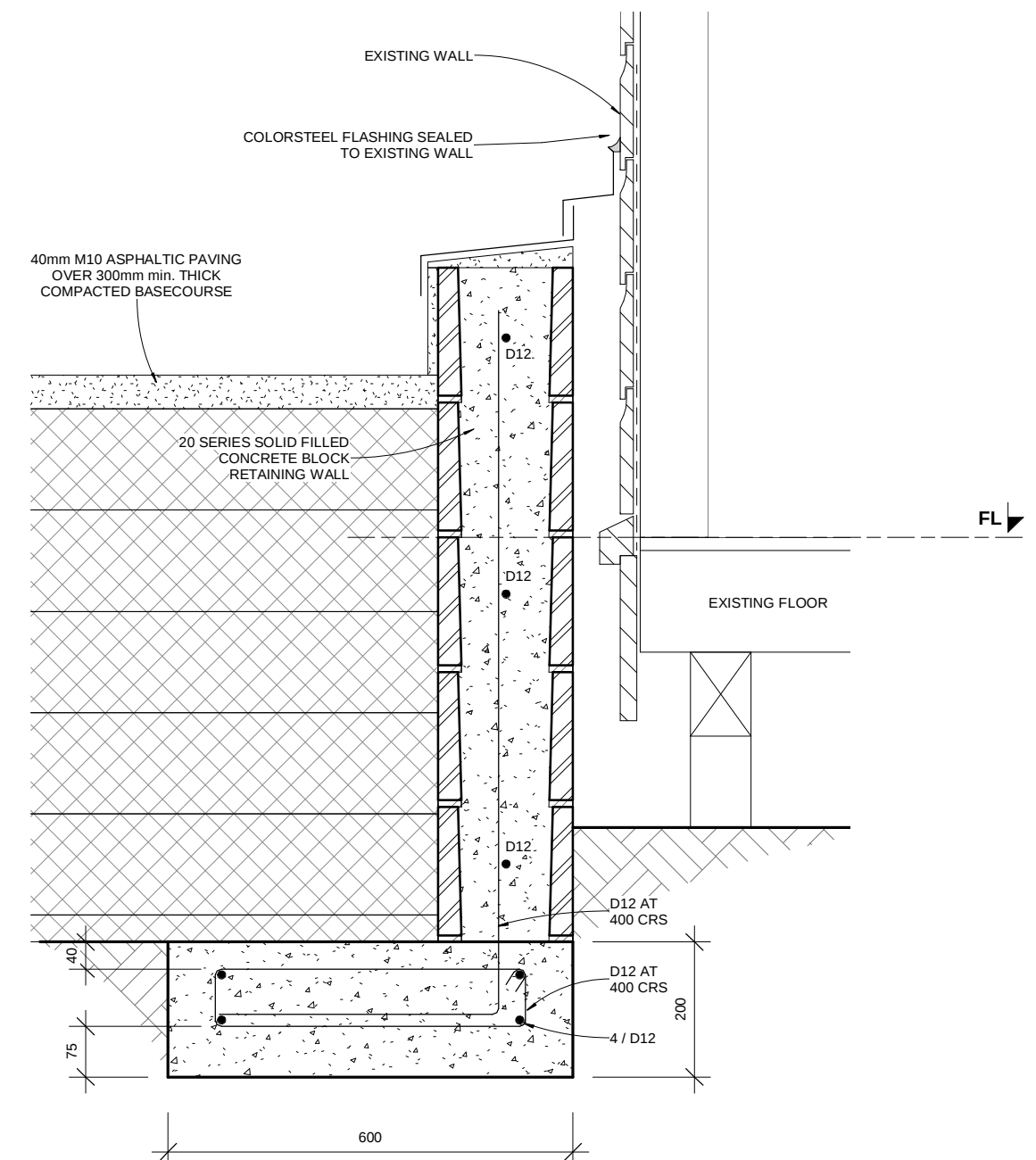
LINTEL & BRACING PLAN



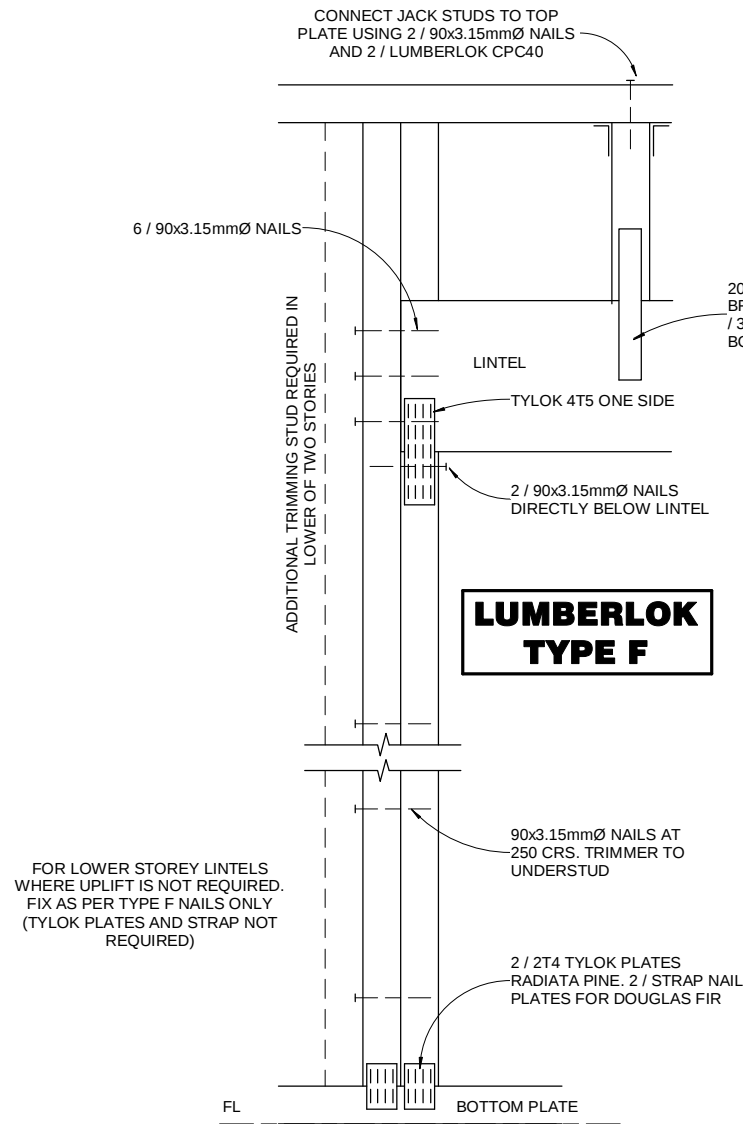
CROSS SECTION & DETAILS



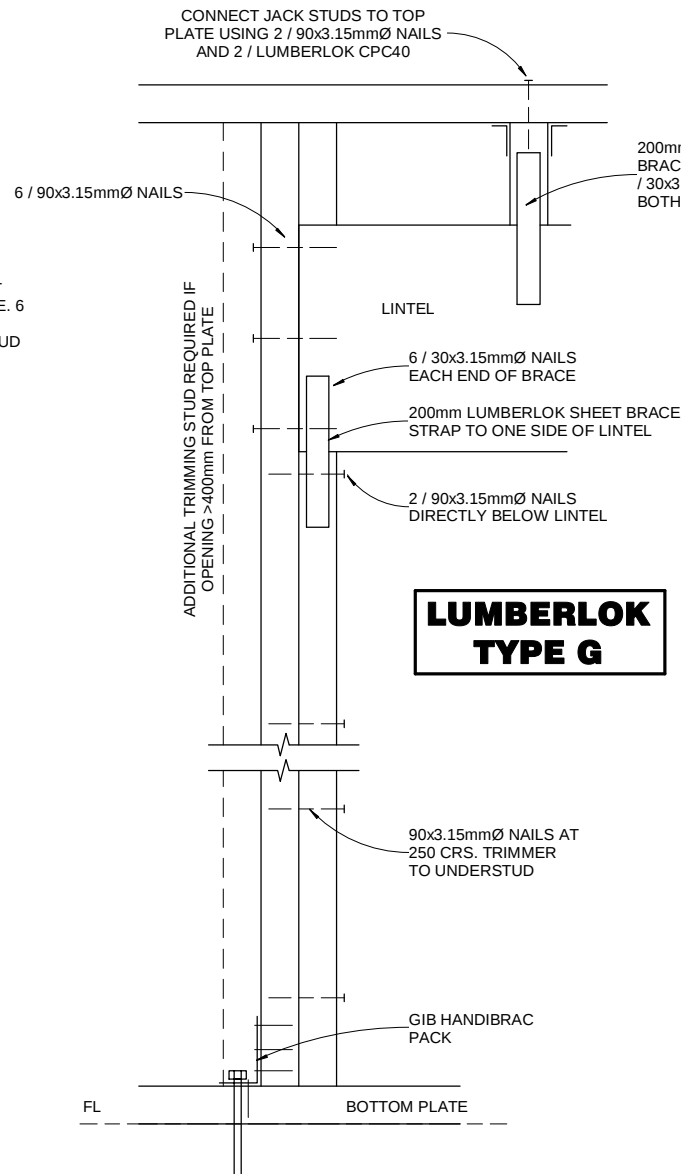
1 TIMBER RETAINING WALL 1-5 DETAIL



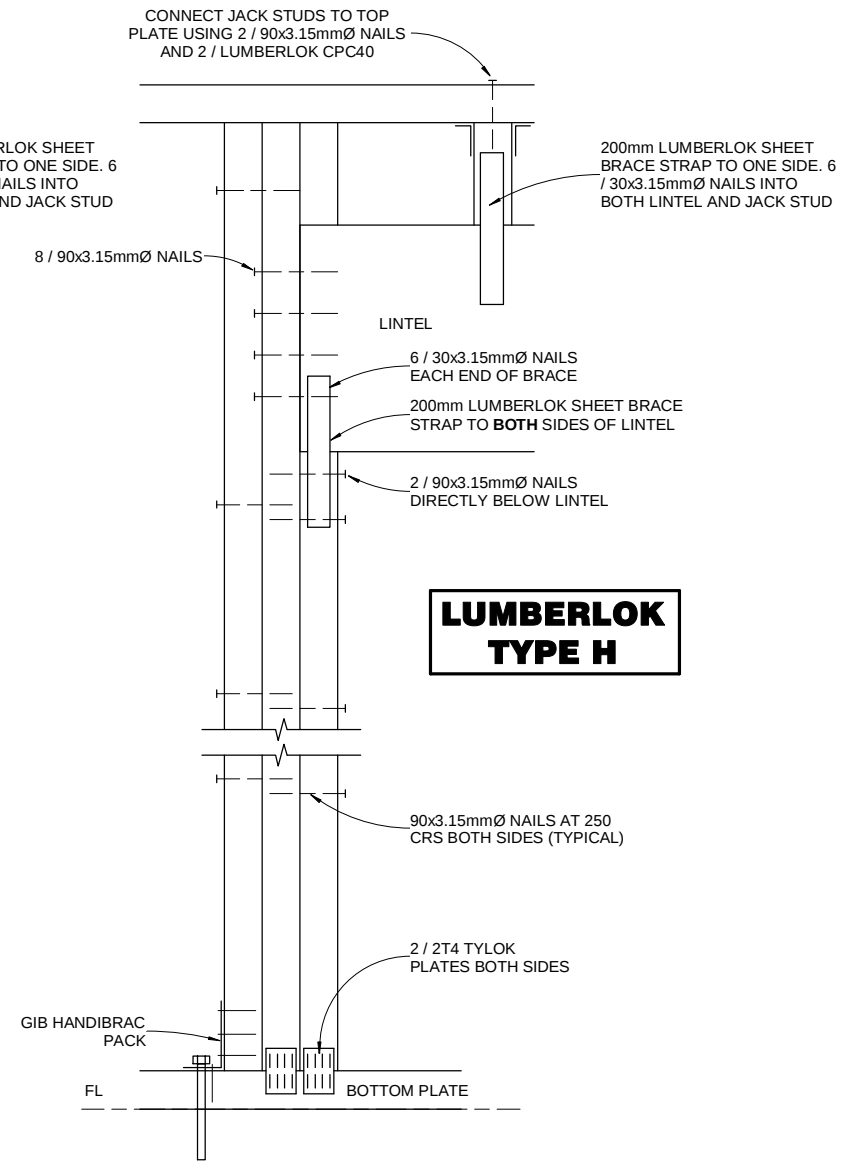
2 CONCRETE RETAINING WALL 6 DETAIL



F LINTEL 1
1 : 10



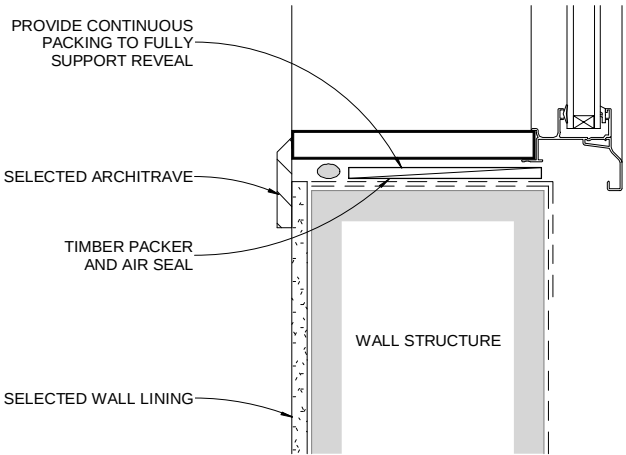
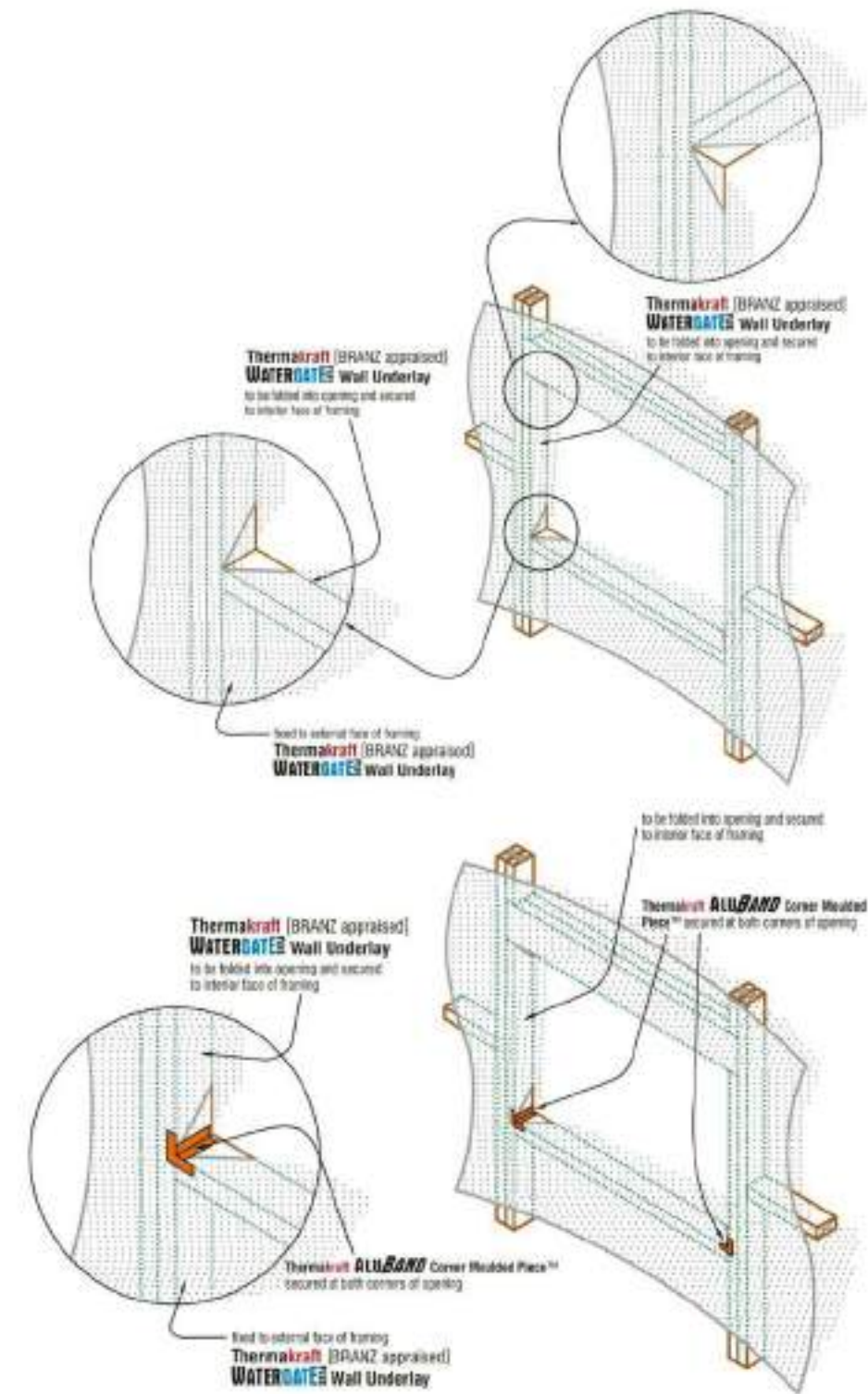
G LINTEL 2 & 3
1 : 10



H LINTEL 4 & 5
1 : 10

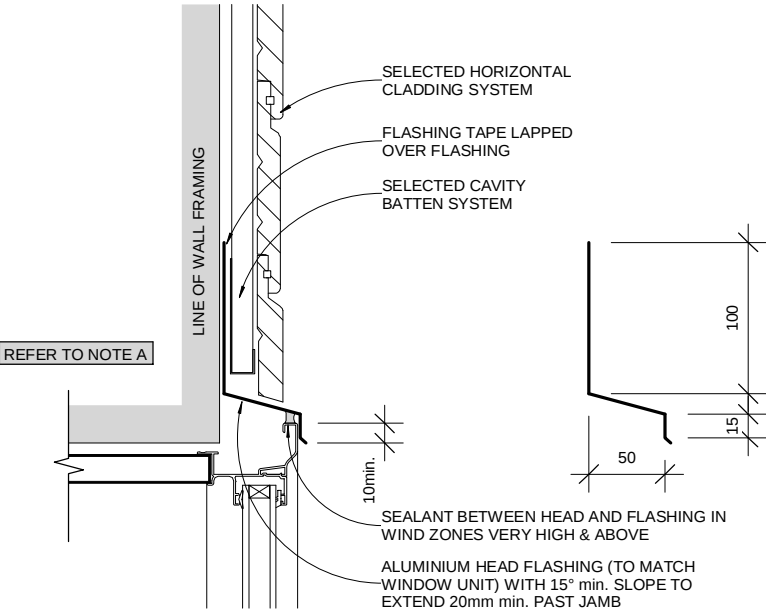
FIXING SCHEDULE	
Fixings described in this table are for typical connections. If conflict with any architectural or structural detail occurs, Fixing shown on detail takes precedence over this table	
PURLIN TO RAFTERS	80mm x 10 GAUGE LUMBERLOK BLUE SCREW*
ROOF TRUSSES AND RAFTERS AT SUPPORTS	2 / 90x3.15mmØ SKEWED NAILS + 2 WIRE DOGS
TOP PLATE TO STUDS WITH BUILDING WRAP (EXTERIOR)	2 / 90x3.15mmØ PLAIN STEEL WIRE NAILS DRIVEN VERTICALLY + 2 LUMBERLOK CPC40 BRACKETS*
TOP PLATE TO STUDS WITH JH RIGID AIR BARRIER (EXTERIOR)	RIGID AIR BARRIER TO BE FIXED TO TOP PLATE & STUD AS PER MANUFACTURERS INFORMATION (INCLUDED IN PROJECT SPECIFICATION)
DOUBLING STUD TO LINTEL	REFER TO DETAILS
GIB HANDIBRAC	GIB HANDIBRAC FIXED WITH 8 / TEK SCREWS + BOWMAC SCREW BOLT*
TYPICAL BOTTOM PLATE FIXING (TIMBER & CONCRETE FLOORS)	M10x140mm BOWMAC SCREW BOLT WITH 50x50x3mm WASHERS AT 600 CRS**
* FIXINGS TO BE INSTALLED IN ACCORDANCE WITH LUMBERLOK SPECIFIERS' AND USERS' MANUAL	
** BOWMAC SCREW BOLT TO BE FIXED IN ACCORDANCE WITH MITEK MANUFACTURERS INSTALLATION DETAILS	

4. Thermakraft **ALUBAND** Window Sealing System is applied prior to fitting windows.

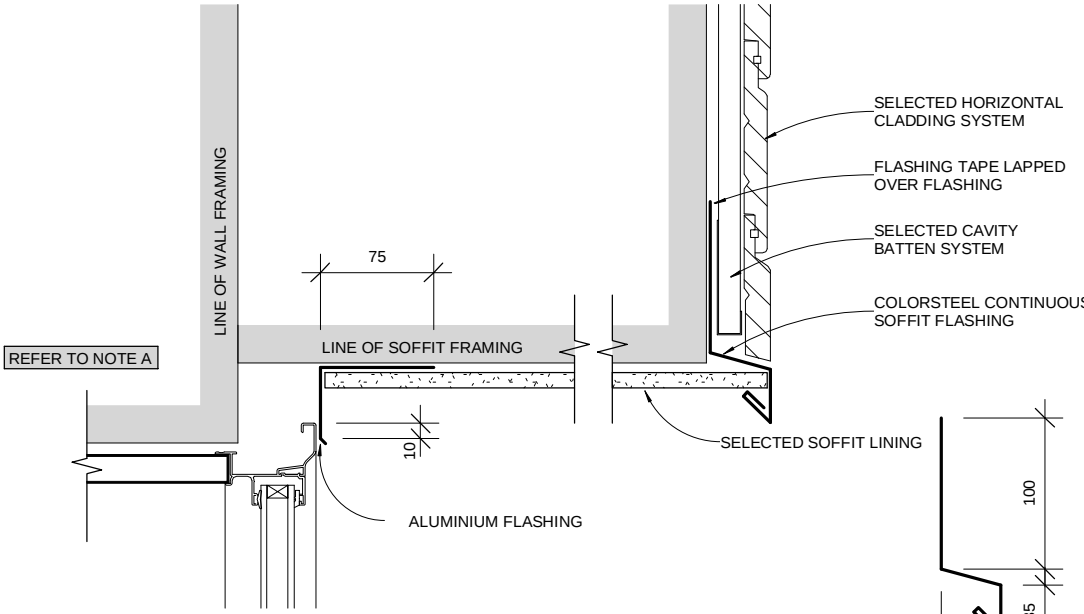


TYPICAL DRESSING OF ROUGH OPENING

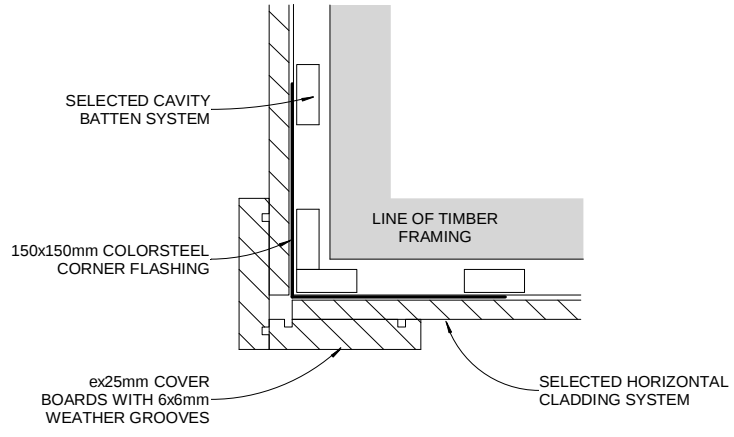
TYPICAL WINDOW INSTALLATION



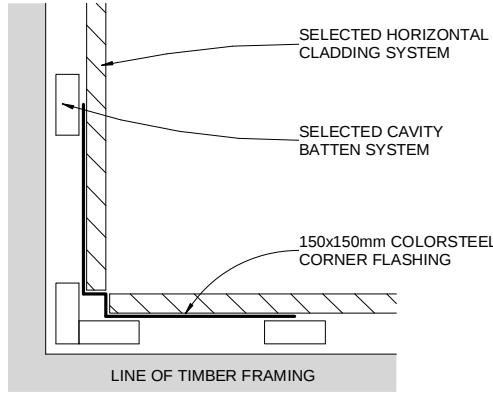
HEAD DETAIL



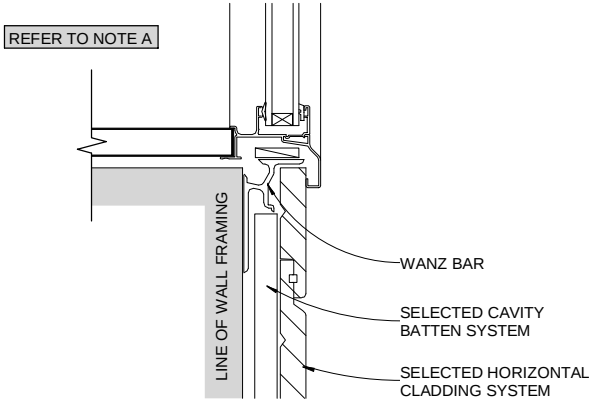
HEAD / SOFFIT DETAIL



EXTERNAL CORNER DETAIL

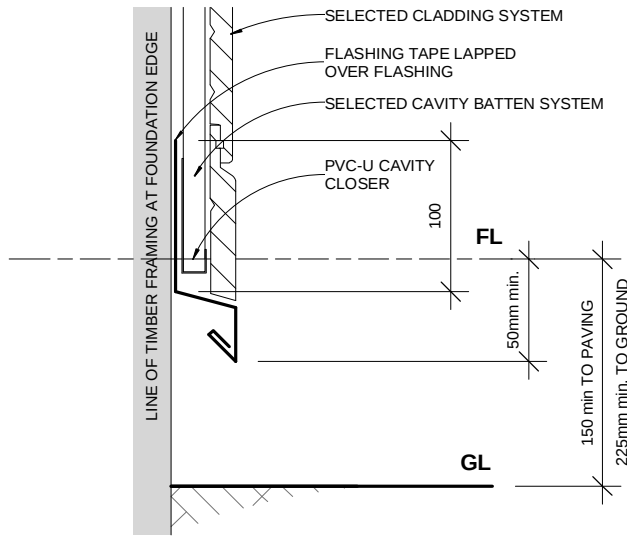


INTERNAL CORNER DETAIL

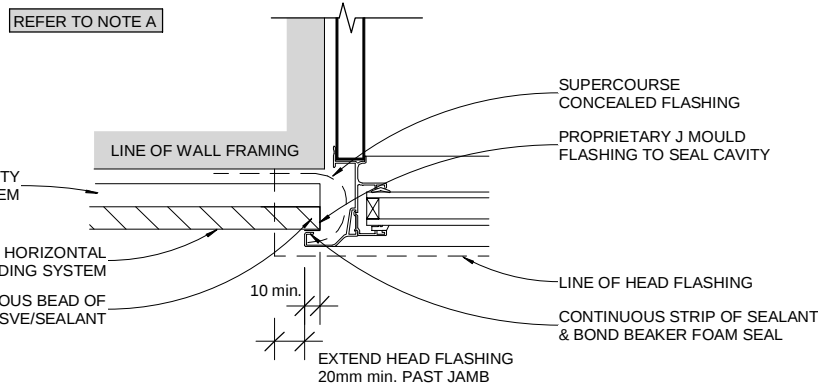


SILL DETAIL

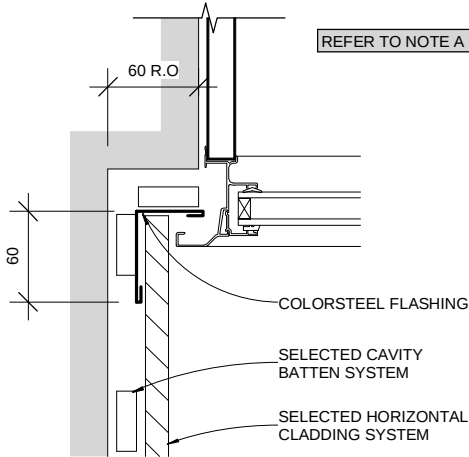
NOTE A
REFER TO TYPICAL RIGID AIR BARRIER SHEET FOR TAPE AND SELECTED ARCHITRAVE TYPE



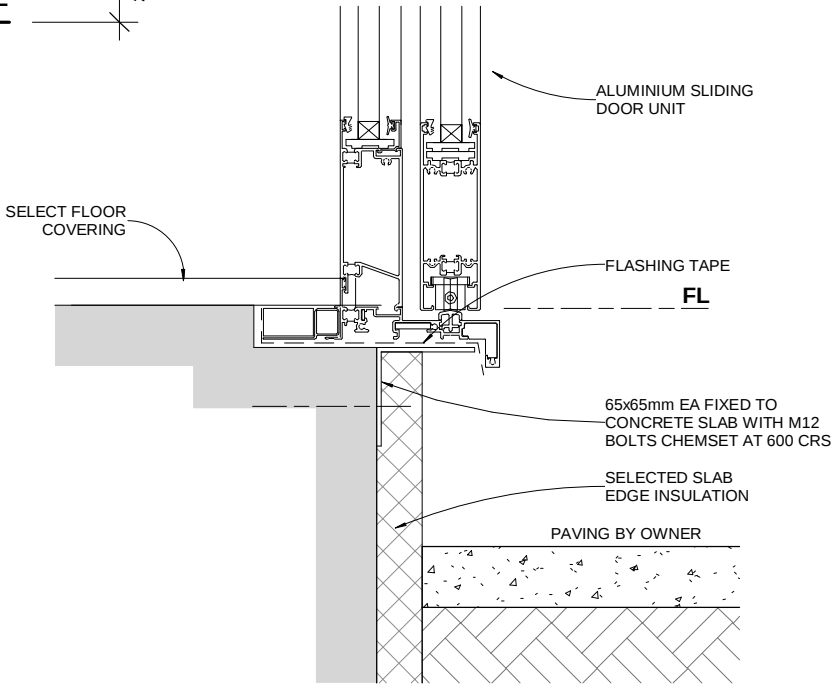
CLADDING BASE DETAIL



JAMB DETAIL



INTERNAL CORNER JAMB DETAIL



DOOR SILL DETAIL

CLADDING SYSTEM	
PROFILE	RUSTICATED H3.1 TIMBER WEATHERBOARDS
CAVITY	20mm H3.1 TIMBER CAVITY BATTENS

CERTIFICATE OF ACCEPTANCE

Section 99, Building Act 2004

Sortehaug Residential No 2 Limited
C/O Conarch Te Wai Pounamu Limited
24 Lochend Street
Musselburgh
Dunedin 9013

Location:	48 Gladstone Road Dunedin
Certification of Acceptance:	COA-2026-43
Legal Description:	LOT 3 DP 2925
Details:	Convert Outbuilding to Sleepout with Ensuite
Valuation Roll No:	26780-31200

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

- Smoke alarm.
- Ventilation.
- Impervious surfaces.
- Safety glazing.
- Water temperature 50°.
- Fixture location.
- Sub-floor installation.
- Safety glass.
- Overflow relief gully.
- Cladding penetrations sealed.

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

- Wall installation.
- Ceiling insulation.
- Building wrap.
- Internal wall framing.
- Hot and cold-water supply pipes.
- Water pipe insulation.
- Soil pipe.
- Foul drainage.

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



Team Leader Inspections

On behalf of Dunedin City Council

5 June 2026

50 The Octagon | PO Box 5045 | Dunedin 9054, New Zealand | T 03 477 4000 | E building@dcc.govt.nz

www.dunedin.govt.nz  [DunedinCityCouncil](https://www.facebook.com/DunedinCityCouncil)  [@DnCityCouncil](https://twitter.com/DnCityCouncil)

INDEPENDENT REPORT FOR A CERTIFICATE OF ACCEPTANCE



48 Gladstone Road, North East Valley, Dunedin 9010
13 April 2026

Re: APPLICATION FOR CERTIFICATE OF ACCEPTANCE (SECTION 96)

Property Address: 48 Gladstone Road, North East Valley, Dunedin 9010

Legal Description: LOT 3 DP 2925

Certificate of Title: OT5A/846

Valuation Number: 26780-31200

Building Consent Authority: Dunedin City Council

Owners: Scott Bremner (Sortehaug Residential No. 2 Limited)

Agent: Brett Hastie, Conarch Te Wai Pounamu Limited

1.0 EXECUTIVE SUMMARY

This report accompanies an application for a Certificate of Acceptance (CoA) for unconsented building, plumbing, and cladding works undertaken at the above address in approximately 2019.

The works involved the conversion of an existing outbuilding (previously noted as a rumpus room with a toilet and laundry) into a habitable sleepout with an ensuite. The unconsented sleepout conversion was undertaken concurrently with formal, consented internal alterations to the main dwelling's kitchen (Building Consent ABA-2018-1249, for which a Code Compliance Certificate was issued on 20 September 2019).

The original footprint of the outbuilding remains unchanged, as verified by historical DCC aerial photography. The 2019 renovations included recladding the exterior with timber weatherboards over a cavity system, installing double-glazed aluminium joinery, insulating and lining the interior, and upgrading the existing sanitary facilities to a full ensuite (removing the laundry).

This report submits that, supported by visual inspection, thermal imaging evidence of the insulation, and the high standard of the exterior envelope execution, the works demonstrate compliance with the New Zealand Building Code (NZBC).

2.0 SCOPE OF UNCONSENTED WORKS (c. 2019)

The specific works for which certification is sought are identified as follows:

- **Exterior Envelope:** Removal of previous cladding and installation of new timber weatherboards over a drained cavity system. Installation of new double-glazed aluminium windows and doors.
- **Internal Fit-out:** Installation of thermal insulation to walls and ceilings, followed by plasterboard lining and stopping.
- **Sanitary Plumbing:** Reconfiguration of the existing toilet/laundry area into an ensuite. The laundry facilities were removed and replaced with a shower enclosure, toilet, and vanity. This resulted in no net increase in the number of sanitary fixtures connecting to the network.
- **Flooring:** The original subfloor and floor framing were retained. The ensuite floor was finished with ceramic tiles.

3.0 BUILDING CODE COMPLIANCE ASSESSMENT

The following assessment verifies compliance with the relevant clauses of the NZ Building Code based on visual inspection, thermal imaging, and performance history.

3.1 Clause B1: Structure

- **Requirement:** Buildings, building elements, and sitework shall have a low probability of rupturing, becoming unstable, losing equilibrium, or collapsing.

- **Assessment:** The primary structure, including the floor and subfloor framing, is original and its footprint is historically verified. The 2019 alterations were largely cosmetic and envelope-related, with no major structural load paths altered.
- **Materials:** Standard timber framing for any minor trimming around new joinery.
- **Compliance:** The building structure remains sound, plumb, and complies with B1 requirements.

3.2 Clause B2: Durability

- **Requirement:** Building materials, components, and construction methods shall be sufficiently durable to ensure that the building satisfies the other functional requirements of this code for the life of the building.
- **Assessment:** The recladding, joinery, and plumbing works were completed in 2019 alongside the consented kitchen works and have performed without issue for approximately 7 years, practically verifying their durability.
- **Materials:** Timber weatherboards, aluminium joinery, ceramic tiles, and standard PVC sanitary fixtures.
- **Compliance:** The materials used meet the 15-year and 5-year durability requirements respectively, verified by their ongoing performance and standard trade application.

3.3 Clause E2: External Moisture

- **Requirement:** Buildings must be constructed to provide adequate resistance to penetration by, and the accumulation of, moisture from the outside.
- **Assessment:** The exterior has been reclad using a timber weatherboard system installed over a drained cavity. The double-glazed aluminium joinery is fitted with appropriate facings and scribes.
- **Materials:** Timber weatherboards, cavity battens, and aluminium joinery.
- **Compliance:** The installation provides a robust weathertight envelope. There is no visual evidence of moisture ingress.

3.4 Clause E3: Internal Moisture

- **Requirement:** Surfaces must be impervious, easily cleaned, and prevent water penetration into the building structure.
- **Assessment:** The ensuite features a fully enclosed acrylic shower unit, providing excellent moisture containment. The floor is finished with ceramic tiles, creating an impervious and easily cleanable wet area surface.
- **Materials:** Ceramic floor tiles, sealed grout, and a proprietary acrylic shower enclosure.
- **Compliance:** The installation satisfies the moisture containment requirements of E3, effectively protecting the underlying original floor structure.

3.5 Clause F2: Hazardous Building Materials

- **Requirement:** Glass likely to be broken by human impact must be Grade A Safety Glass.
- **Assessment:** The shower enclosure incorporates safety glazing.
- **Materials:** Toughened safety glass.
- **Compliance:** The glazing meets the requirements of NZS 4223 for human impact safety in wet areas.

3.6 Clause G4: Ventilation

- **Requirement:** Spaces within buildings shall have means of ventilation with outdoor air that will provide an adequate number of air changes to maintain air purity.
- **Assessment:** The ensuite is fitted with a mechanical extractor fan that vents directly to the exterior, effectively removing steam and moisture-laden air. The main sleepout area benefits from natural ventilation via opening double-glazed windows.
- **Materials:** Mechanical extractor fan and operable aluminium sashes.

- **Compliance:** The ventilation provisions satisfy G4 requirements for both habitable and wet areas.

3.7 Clause G13: Foul Water

- **Requirement:** Sanitary fixtures must be trapped and connected to an approved disposal system.
- **Assessment:** The new shower, toilet, and vanity utilize the pre-existing drainage connections originally serving the rumpus room's toilet and laundry. There is no net increase in fixtures connecting to the network.
- **Materials:** Standard PVC sanitary pipework and compliant waste traps.
- **Compliance:** Visual inspection confirms the drains discharge correctly without blockage or foul odours, indicating proper venting, fall, and installation.

3.8 Clause H1: Energy Efficiency

- **Requirement:** Buildings must be constructed to achieve an adequate degree of energy efficiency when that energy is used for modifying temperature.
- **Assessment:** Non-invasive thermal imaging (FLIR) previously confirmed the presence of thermal insulation within the wall and ceiling cavities. Additionally, new double-glazed aluminium joinery has been installed throughout.
- **Materials:** Wall/ceiling insulation and double-glazed insulated Glass Units (IGUs).
- **Compliance:** The thermal envelope upgrades satisfy the requirements for habitable sleepout spaces.

3.9 Clause F7: Warning Systems

- **Requirement:** Buildings must be provided with appropriate means of warning occupants of fire.
- **Assessment:** A compliant long-life photoelectric smoke alarm has been visually confirmed as installed within the sleepout.
- **Compliance:** Because this sleepout is a completely standalone structure, physically separate from the primary dwelling, the requirement under NZS 4514:2021 for interconnected smoke alarms across the entire property does not apply to this specific building. The installed standalone smoke detector satisfies the requirements of F7/AS1 for a detached sleepout.

4.0 CONCLUSION

The conversion of the existing outbuilding to a sleepout at 48 Gladstone Road has been executed to a high standard. The structural footprint remains unchanged from its historical 1990 configuration. The timing of the sleepout conversion aligns with the consented internal alterations (ABA-2018-1249) completed on the main dwelling in 2019. The 2019 upgrades to the sleepout—including the cavity-system weatherboard reclad, thermal insulation, double glazing, and ensuite modernization—have significantly improved the building's performance, weathertightness, and energy efficiency.

We request the Dunedin City Council issue a Certificate of Acceptance to formalize these works.

DISCLAIMER: *The information in this report only relates to the specific areas detailed and does not relate to any other areas of the property not detailed in this report. This report does not attempt to report on the condition of Plumbing & Drainage or Electrical systems, which are largely hidden from view in a non-invasive inspection.*



Brett Hastie. NZCD-Arch, LBP 137855

brett@conarchtwp.nz

conarchtwp.nz

Phone: 0273835418



Converted shed

Certificate of Acceptance
COA-2026-43



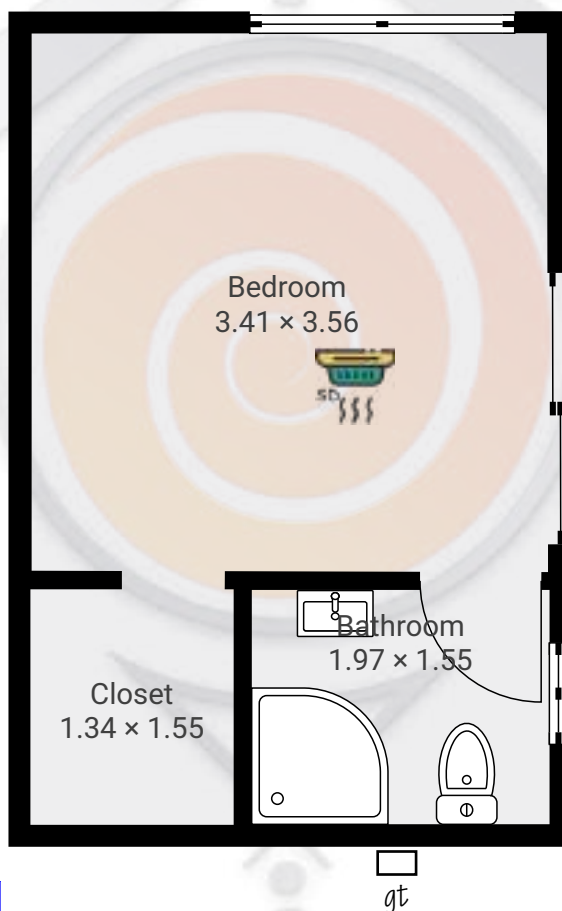
48 Gladstone Road, 9010 Dunedin, Otago Region, NZ
FLOORS: 1

SUBMITTED BY Brett Hastie
brett@conarchtwp.nz • 0273835418

▼ Ground Floor

This certificate of acceptance is qualified and limited to only the parts of the building work that were capable of being inspected and as listed on the COA.
In respect of the parts of the building work that were capable of being inspected the DCC is satisfied that these particular building works comply with the Building Code.
Please note, that the council has not reviewed, and makes no statement as to, whether any other building work (other than those for which a building consent is granted or a code compliance certificate issued) either existing or proposed, referred to or shown on the application, plan, diagram or specification, comply with the Building Code or has been legally established.

DUNEDIN CITY COUNCIL
CERTIFICATE OF ACCEPTANCE
Documents to be retained on site and
produced on request.
Please phone 477 4000 for inspection
bookings



= smoke detector

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

Signed: leboyle
Date: 04/05/2026

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ACURACCY. Conarch Te Wai Pounamu Limited DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS. CHECK ALL DIMENSIONS ON SITE.

0.0 0.5 1.0 1.5 2.0m
1:50

Page 1/1



Property Report

Date: Sunday 12 April 2026

Address: 48 Gladstone Road, North East Valley, Dunedin

Parcel ID: 3029894

Appellation: Lot 3 DP 2925

Location: North East Valley

TLA: Dunedin City



Scale: 1:503

Climate Zone: 5

Earthquake Zone: Zone 1

Exposure Zone: Zone C

Lee Zone: No

Rainfall Range: 30 - 40

Wind Region: A

Wind Zone: Medium

BRANZ does not recommend using BRANZ Maps as the primary source of wind zone data for making bracing calculations or preparing building consent application documents if other more reliable data (such as an up-to-date council map) is available.



30/03/2026, 1:51:27 pm

- Rate Assessment

Property

Land Parcels

DCC Boundary

Cadastral

Natural
- Land Parcel Boundaries

Parcel

Road / Rail

Hydro

Strata

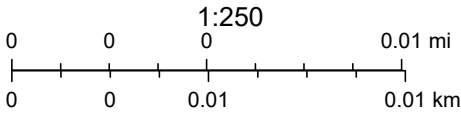
Roading Information
- Road Names

Railway Centreline

Track

Tunnel

Addresses



DCC GIS, DCC/LINZ. CC BY 4.0

DCC CITY PLANNING
RESOURCE CONSENT REQUIRED
The plans for this development do not comply
with the District Plan

Signed: cmanner
Date: 27/09/2019

WARNING - FORM 4
Restrictions on commencing building work
under the Resource Management Act 1991
Construction not to commence until
Resource Consent is granted as required
by the attached Form 4 Certificate

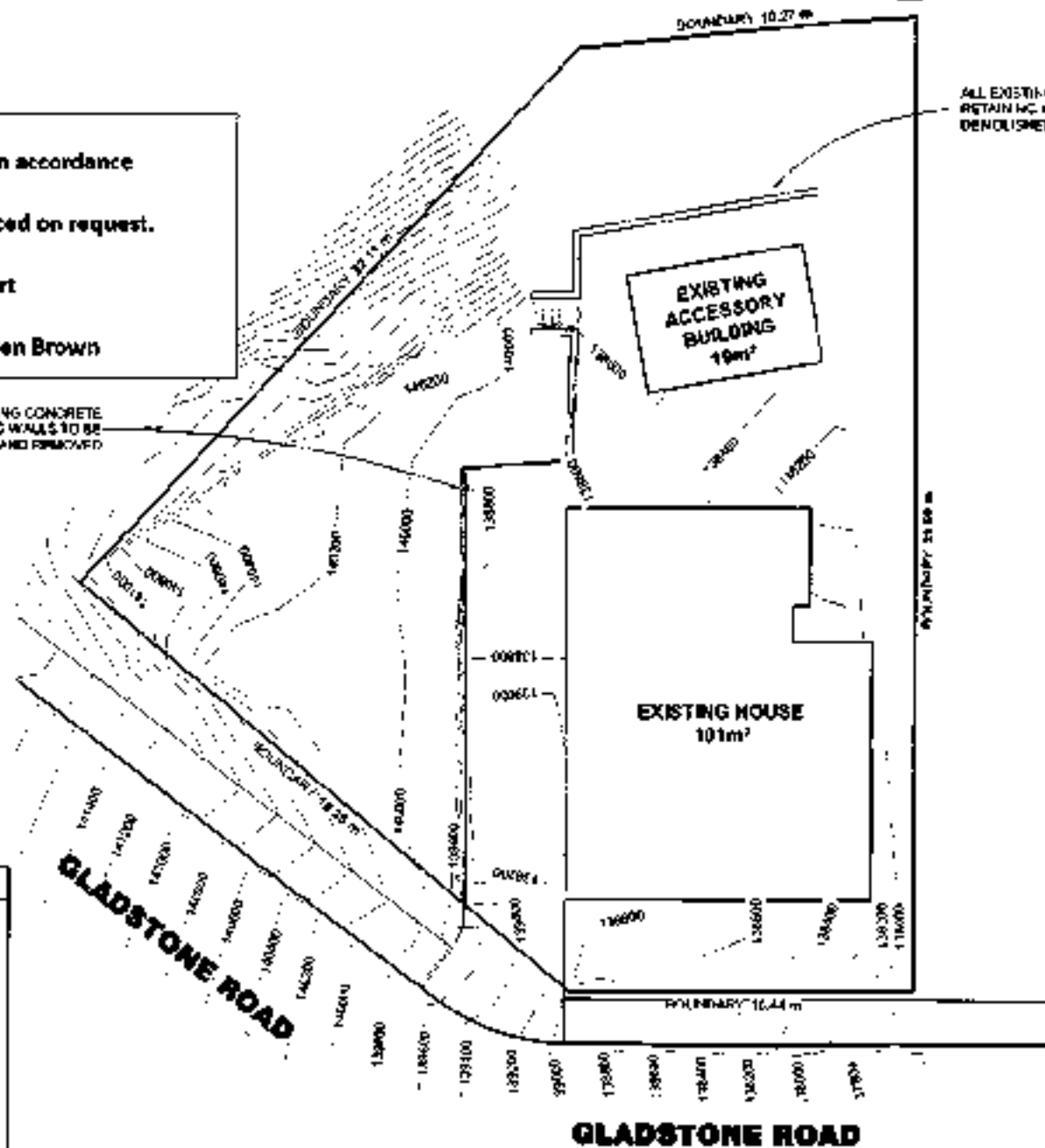
DUNEDIN CITY COUNCIL
Plans and Specifications approved in accordance
with the NZ Building Code.
To be retained on works and produced on request.

Date: 27/09/2019 Building: MJ Hart

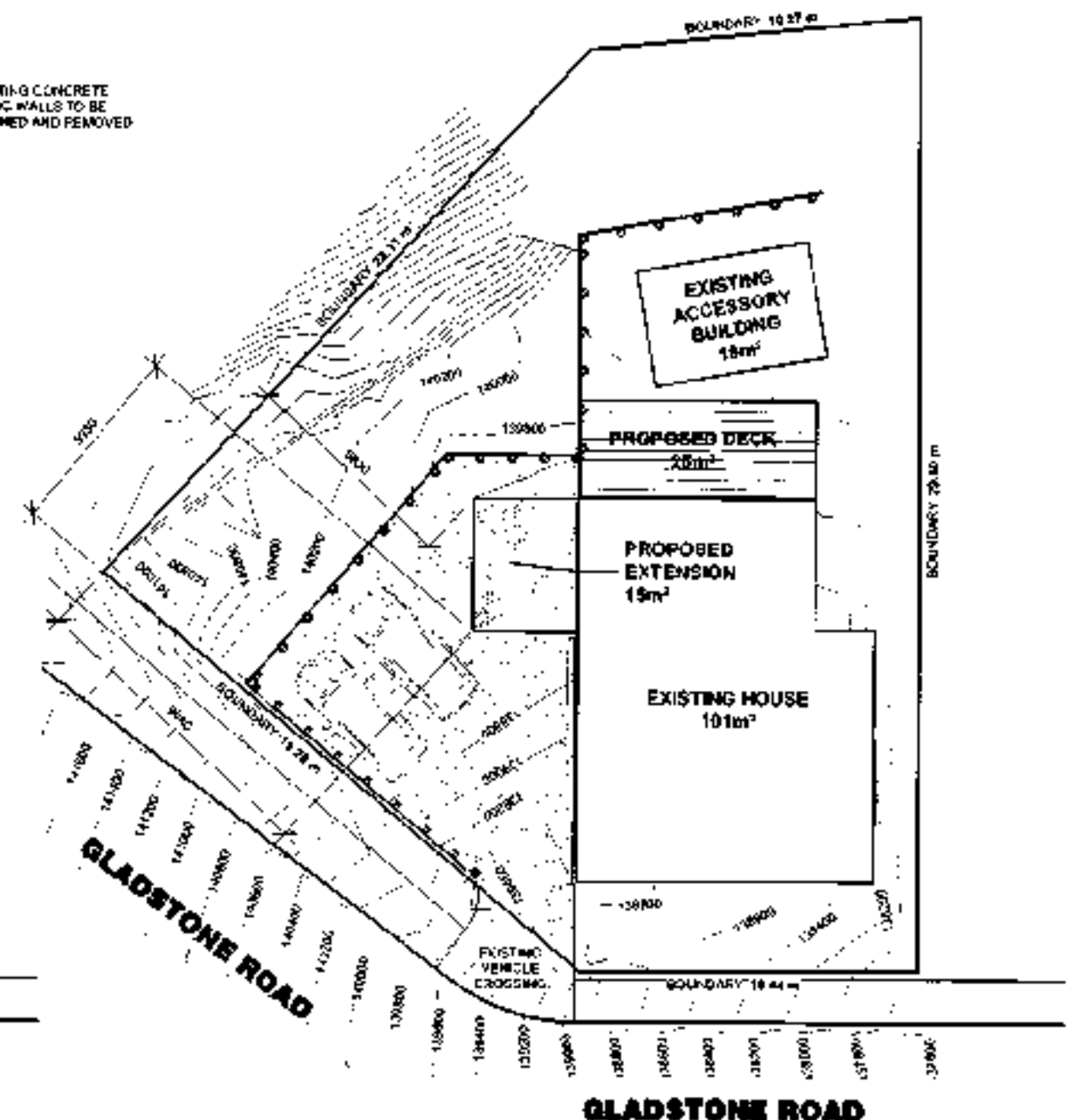
Date: 27/09/2019 Plumbing: Darren Brown

ALL EXISTING CONCRETE
RETAINING WALLS TO BE
DEMOLISHED AND REMOVED

ALL EXISTING CONCRETE
RETAINING WALLS TO BE
DEMOLISHED AND REMOVED



SITE PLAN - EXISTING
1:200



SITE PLAN - PROPOSED
1:200



LEGAL DESCRIPTION
LOT 13 OF 2025

NOTE TO BCA

UNLESS STATED OTHERWISE ALL STANDARD TIMBER
MENTIONED IS TO BE SGS

ALL TREATMENT OF TIMBER IS AS MENTIONED IN THE
PROJECT SPECIFICATION

ALL FLASHINGS AND ROOFING NOTED AS 'METAL' TO BE
PRE-FINISHED COLORSTEEL OR COLORSTEEL (REFER TO
SPECIFICATION FOR MATERIAL SELECTION)

UNLESS STATED OTHERWISE LOAD BEARING WALLS TO
HAVE THICKNESS SINGLE TIMBER TOP PLATE AS PER
NZS3604

GAS CEILING SYSTEM MENTIONED ON DRAWINGS IS TO BE
RONDOL CEILING SYSTEMS AT 600 CHS (REFER TO PROJECT
SPECIFICATION FOR ADDITIONAL INFORMATION)

ELECTRICAL WORK IS NOT MENTIONED IN THE PC.
APPLICATION ALL ELECTRICAL WORK IS TO COMPLY WITH
THE RELEVANT BUILDING CODE REQUIREMENTS INCLUDING NO
PROVIDING MINIMUM LUX LEVELS TO GRASS

ALL SPECIFIC TIMBER TO TIMBER CONNECTIONS ARE AS
MENTIONED IN THE FIXING SCHEDULE. CONTRACTOR TO
SELECT ALL OTHER GENERIC FIXINGS FROM NZS3604

ALL DOWNPIPE SIZES HAVE BEEN CALCULATED TO AN
ADEQUATE SIZE AS PER E-WAS

ENTRANCES TO BUILDING SHOWN AS NOT INCLUDED IN BC
APPLICATION ARE TO BE CONSTRUCTED UNDER SCHEDULE
7 OF THE BUILDING ACT AND WILL COMPLY WITH ALL
RELEVANT BUILDING CODE REQUIREMENTS (INCLUDING
DRAINAGE)

ALL OPENING WINDOWS WHERE THE FALL IS GREATER
THAN 1 METER TO HAVE RESTRICTORS FITTED

stevenson design limited
architectural design consultants

234 FORBURY ROAD, ST CLAIR
PO BOX 8004, DUNEDIN 9047
phone: (03) 4555440
meka@stevenson-design.co.nz

48 GLADSTONE ROAD

**BC ISSUE - RFI
VETTING**

REV
A

SCALE
1:200 @ A3
DATE
02-09-2019
PROJECT
2330

REV
A1
PAGE
12



Sleep out



Main interior of the sleep out



Ensuite



Safety glazing stamp to shower glazing



Acrylic shower enclosure



Extractor in the ensuite



Ceramic tile floor in the ensuite



Toilet sealed to the floor



Closet in the sleep out



Gully trap and plumbing outside the ensuite



Terminal vent and downpipe outside the ensuite



Original flooring and floor framing below the sleepout



Vented cavity visible



Vented cavity and building wrap visible



All flashings to windows and doors appear to be installed correctly



RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy



R. W. Muir
Registrar-General
of Land

Identifier **OT5A/846**

Land Registration District **Otago**

Date Issued 24 August 1972

Prior References

OT190/134

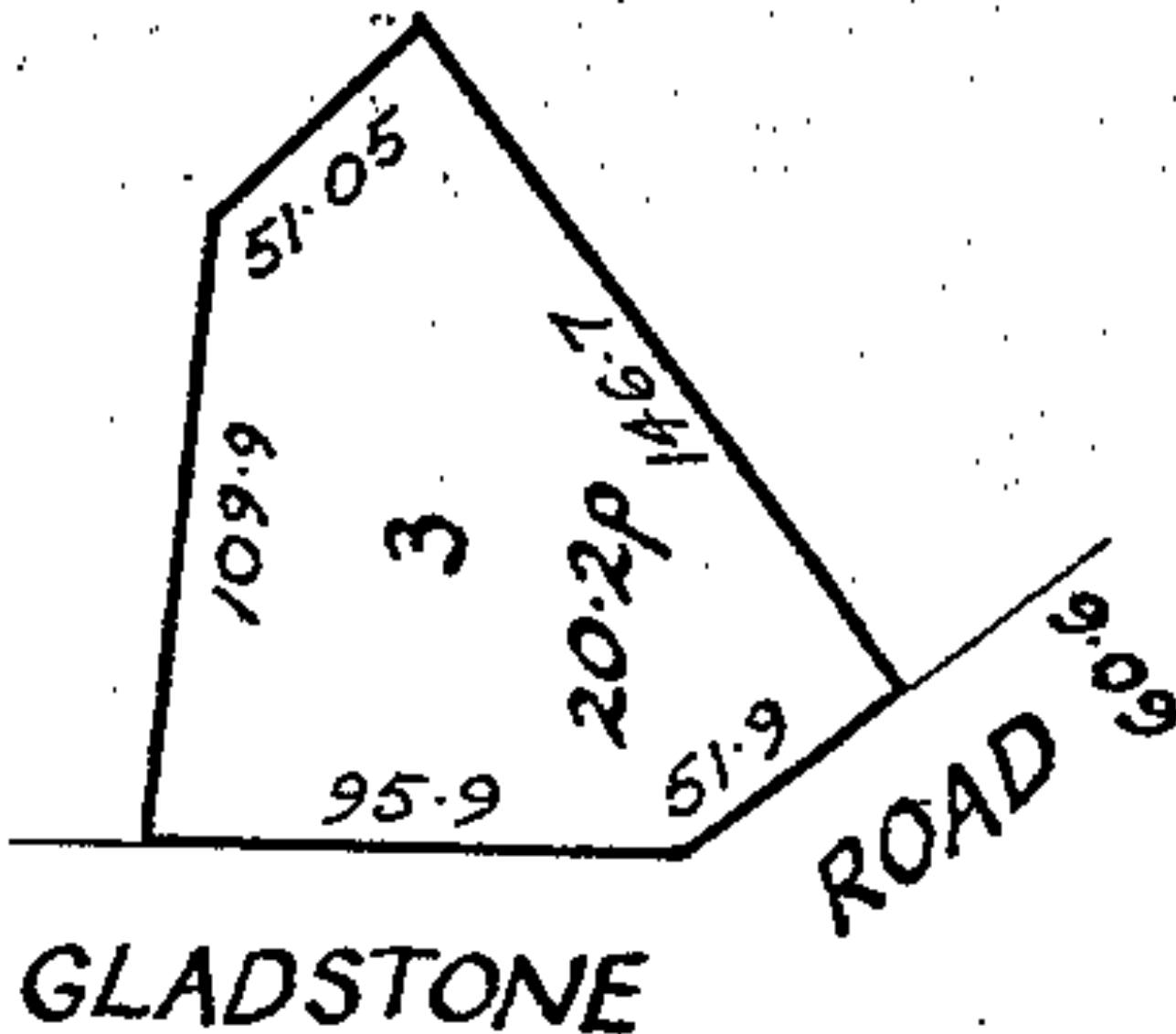
Estate Fee Simple
Area 506 square metres more or less
Legal Description Lot 3 Deposited Plan 2925

Registered Owners

Sortehaug Residential No 2 Limited

Interests

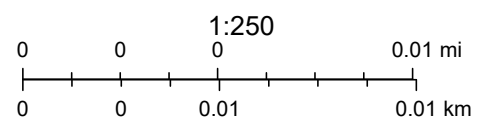
13333487.17 Mortgage to Kiwibank Limited - 30.6.2025 at 11:16 am



Services Map



30/03/2026, 2:31:40 pm



- | 2m contours (NZVD2016) | | Foul Sewer Pipe Label Simple | | 262 - Foul Sewer Redundant Vent | |
|------------------------|---------------------------------|------------------------------|---|---------------------------------|---|
| | Waste Water Scheme Boundary | | Foul Drain Node | | 261 - Foul Sewer Redundant Outlet |
| | Foul Sewer Misc Pipe | | Standard Manhole (Private) | | 259 - Foul Sewer Redundant Lamphole |
| | 204 - Redundant Foul Sewer Pipe | | Inspection Opening (Private) | | 258 - Foul Sewer Redundant Inspection Opening |
| | 236 - Foul Sewer Pipe Renewals | | Lamphole (Private) | | 251 - Foul Sewer Redundant Standard Manhole |
| | Foul Drain Pipe | | Pole Vent (Private) | | Foul Sewer Repair Line |
| | Foul Sewer Pipe | | Unspecified Asset (Private) | | Foul Sewer Repair |
| | 201 - Sewer | | Pump Station (Private) | | Foul Sewer Node |
| | 209 - Trunk Sewer | | FS Node (Private) | | Standard Manhole |
| | 219 - Virtual Pipe | | Foul Sewer Misc Node | | Valve Chamber (pressurised) |
| | 220 - Trunk Rising Main | | 307 - Foul Sewer Redundant Node; Redundant, 307 - Foul Sewer Node | | Overflow Monitoring Site |
| | 222 - Vent Line | | 289 - Foul Sewer Redundant Treatment Plant | | Flushing Point |
| | 224 - Rising Main | | 280 - Foul Sewer Redundant Pump Station | | Boundary Kit |
| | 230 - Overflow Pipe | | 268 - Foul Sewer Redundant Unspecified | | Non-Return Valve |

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24 October 2019

Sortehaug Residential No 2 Limited
C/- Anderson & Co Limited
PO Box 5933
Dunedin 9054

Via email: conrad.a@xtra.co.nz

Dear Mr Anderson

RESOURCE CONSENT APPLICATION:

**LUC-2019-513
48 GLADSTONE ROAD
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 24 October 2019.

The Council has granted consent to the application 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 certificate is attached to the rear of this letter.

The consent certificate outlines 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. Given the nature of your intended works/activity, this consent will require one inspection. The fee for your scheduled inspection will be included in the invoice for your application. If additional inspections are required beyond those scheduled, then you will be invoiced at that time in accordance with the Council's fees schedule.

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

Yours faithfully

A handwritten signature in dark ink, appearing to read 'Adam Mercieca', with a stylized flourish extending to the right.

Adam Mercieca
Consultant Planner

APPLICATION LUC-2019-513: 48 GLADSTONE ROAD, DUNEDIN

Department: Resource Consents

DESCRIPTION OF ACTIVITY

The applicant has applied to undertake earthworks at the site located at 48 Gladstone Road, Dunedin. The applicant proposes to cut into the hill slope to the west, north and east of the existing dwelling onsite. The works will require retaining walls a maximum of 2.150m in height to stabilise the proposed cuts and involve approximately 75 cubic metres (m³) of excavation.

Two retaining walls are proposed. The main timber retaining wall will be approximately 38m long and will be constructed from the western boundary adjoining Gladstone Road, across the northern boundary adjoining a right-of-way, to the eastern boundary. This retaining wall will be set into the hill slope and enable the creation of a flat surface for hard paving and the establishment of a new deck and small extension to the existing dwelling. A second concrete block retaining wall is proposed on the eastern elevation of the dwelling to assist in the stabilisation between the hard surfacing and the existing dwelling. Building Consent has been sought and obtained for the proposed dwelling alteration and retaining walls (ABA-2019-1777). The resource consent plans match those for which building consent was obtained.

The site is currently occupied by a single residential dwelling and small auxiliary structure to the east. The subject site is legally described as Lot 3 DP 2925 (held in Record of Title OT5A/846).

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 2GP”). Until the Proposed 2GP 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.

Operative District Plan

The subject site is zoned **Residential 1** in the Operative District Plan. Gladstone Road is classified as a Local Road in the Plan’s Roading Hierarchy.

Proposed 2GP

The subject site is zoned **General Residential 2** and is subject to Gardens, Stadium Noise and Infrastructure Constraint overlays.

The Proposed 2GP was notified on 26 September 2015, and some Proposed 2GP 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.

The proposal falls under the definition of the following city-wide activity:

Earthworks - large scale

The activity is considered large scale earthworks due to non-compliances with the performance standards of earthworks – small scale thresholds. In this case the operative plan rules are deemed to be inoperative as there are no relevant appeals. As a result, only the City-wide Activities rules in the Proposed 2GP need consideration.

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.

A HAIL search (HAIL-2019-143) has been completed by council. The outcomes of this search consider more likely than not, that no activities have been undertaken on the site that appear on the HAIL. As such, the soil contamination 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 rules all have the same activity status. The proposal is therefore 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. This is because the environmental effects of the proposal are internalised within the site boundaries.

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.

This is the permitted baseline. In this situation it comprises small scale earthworks including a maximum change in ground level of 1.5m and a combined cut and fill volume of 30m³ per 100m² (equating to 153m³ for the site)

It is considered that this is the appropriate baseline against which the activity should be considered. As a result, it is the effects arising from the proposal, beyond the permitted baseline, that are the crucial elements for consideration.

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 and the existing residential dwelling .

For adjacent land, the existing and reasonably foreseeable receiving environment comprises Gladstone Road to the west, a residential right of way to the north and a residential zoned land to the east and south.

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 2GP, 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. Effects on Stability and Sedimentation Effects

The application has been assessed by the Council's Consultant Engineer, Stantec, who considers while potential temporary instabilities exist, consent conditions can mitigate potential adverse effects.

Stantec notes the following:

- Proposed cuts are removing the toe of some 20-26 degree slopes; and
- Typically for earthworks in slopes steeper than 20 degrees within the underlying geology, Stantec would require that the stability of the site be specifically assessed as suitably stable and will not cause or exacerbate any existing instabilities for adjacent lots.

To mitigate potential adverse stability effects, Stantec recommends the following consent conditions. I recommend these conditions are generally adopted in full, with minor clarifications:

- Prior to undertaking the work, a suitably qualified individual must assess the potential for instability on adjacent properties, as a result of the works;
- All temporary slopes shall be inspected and signed off by a suitably qualified individual;
- All walls retaining over 1.5m, or supporting a surcharge / slope, including terracing, require design, specification and supervision by suitably qualified individual;
- Where the long-term stability of other's land or structures may rely upon the continued stability of retaining works, the designer of those retaining works must confirm that the retaining structure can be safely demolished following a complete design life without creating hazards for neighbouring properties;
- Slopes may not be cut steeper than 1:1 (45°) without specific engineering design and construction;
- Slopes may not be filled steeper than 2h:1v (27°) without specific engineering design and construction;
- As-built records of the final extent and thickness of any un-engineered fill should be recorded (i.e. landscaping); and
- Any modifications to stormwater flow or new culverts shall be designed by suitably qualified individual and ensure that overland stormwater flows are not interrupted and not increase any adverse effects from local ponding during storm rainfall events.

Based on the assessment above and assuming compliance with the conditions of consent, I consider that the earthworks will have a no more than minor effect on site stability nor will result in sedimentation beyond the property boundary.

2. *Design and engineering of retaining structures and earthworks and the effect on the stability of land and buildings*

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.

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).*

There are no hazards shown on the Hazards Register for this site. Council's consulting engineer, Stantec New Zealand Ltd, has no record of hazards affecting this land. It is considered that there are no significant risks from natural hazards that need addressing as part of this application and that the earthworks will not exacerbate any existing situation.

3. *Effects on Neighbours*

The proposed earthworks are associated with residential activity and are, therefore, anticipated to some extent within this zone. The earthworks will be contained within the subject site. The earthworks will result in cuts rather than elevated ground levels, thereby, reducing the effect of the development on the neighbours rather than increasing the impact.

It is expected that there will be noise effects associated with the construction of any development. In regard to the proposed construction activity, an advice notes are recommended to be included regarding compliance with the construction noise standard and advising there is a duty for all persons to avoid unreasonable noise, and to avoid, remedy or mitigate any adverse effect created from an activity they undertake.

The discharge of dust can create a nuisance if not well managed. An advice note is however recommended instructing the developer to dampen any loose soil to prevent dust escaping from the property boundary. In regard to vibration, the applicant is advised to inform his neighbours of the timing and scale of the proposed works, prior to any works being undertaken.

Overall, I consider that the development of the site is associated with residential activity and is to be expected within this zone. Provided conditions of consent are adhered to and advice notes followed, I consider that the effects on the neighbours will be no more than minor. In addition, it is my opinion that the design and appearance of the activity will not affect the general scale or character of the area and will not have an adverse effect on the neighbourhood.

4. *Effects on Visual Amenity and Landscape*

The earthworks will result in cuts rather than elevated ground levels. In addition, the existing dwelling located on the site will partially screen the cut and associated retaining walls from the wider residential environment and thereby, reducing potential adverse visual amenity effects of the development on the wider residential environment.

5. *Effects on Archaeological and Cultural Sites*

There is no indication that the site has any archaeological and cultural significance. That said it is considered prudent to attach an accidental discovery advice note to the consent to ensure that should an item of interest be uncovered during the works; proper protocol will be followed.

6. *Effects on the Transportation Network*

The proposed earthworks are to be contained within the site. While there will be a number of truck movements associated with the earthworks, these are to be expected with any building project and given the scale and duration of the earthworks, it is unlikely to have a more than minor effect on the transportation network.

NOTIFICATION ASSESSMENT

Public Notification

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; a restricted discretionary or discretionary subdivision; a restricted discretionary or discretionary residential activity; a boundary activity; nor, an activity prescribed in regulations as being precluded from public notification. 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 that is not a subdivision; nor an activity prescribed in regulations as being precluded from limited notification.

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

- The application does not involve: a boundary activity; nor, an activity prescribed in regulations that prescribe who is an affected person.
- There are no persons where the activity's adverse effects on the person are minor or more than minor (but are not less 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 Proposed 2GP were taken into account when assessing the application.

Proposed 2GP

The proposal is considered to be consistent with the following Proposed 2GP objectives and policies:

- **Objective 8A.2 and Policies 8A.2.1.1, 8A.2.1.2 and 8A.2.1.3 (Earthworks Section)**
These seek to require earthworks and retaining structures to avoid or mitigate adverse effects on stability, visual amenity, sedimentation on both subject sites and surrounding properties/neighbours.

Objectives and Policies Assessment

Appeals against the earthwork's provisions in the Proposed 2GP do not affect the proposed activity and thus the earthworks rules are considered to have superseded the relevant provisions of the Operative District Plan. Consequently, an examination of the objectives and policies of the Operative District Plan serves no purpose, and full weighting has therefore been given in this report to the objectives and policies of the Proposed 2GP.

Other Matters

Having regard to section 104(1)(c) of the Resource Management Act 1991, no other matters are considered relevant.

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 and 104C of the Resource Management Act 1991.



Adam Mercieca
Consultant Planner
Date: 24 October 2019

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:

*Pursuant to Part 2 and sections 34A(1), 104 and 104C of the Resource Management Act 1991, and the provisions of the Proposed Second Generation Dunedin City District Plan, the Dunedin City Council **grants** consent to a **restricted discretionary activity** being Large-scale earthworks and associated retaining walls on the site at 48 Gladstone Road, Dunedin, legally described as Lot 3 DP 2925 (Record of Title OT5A/846), subject to the conditions imposed under section 108 of the Act, as shown on the attached certificate.*



John Sule
Senior Planner
Date: 24 October 2019

Consent Type: Land Use Consent

Consent Number: LUC-2019-513

Purpose: Large-scale earthworks and associated retaining walls.

Location of Activity: 48 Gladstone Road, Dunedin.

Legal Description: Lot 3 DP 2925 (Record of Title OT5A/846).

Lapse Date: 24 October 2024, 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 attached to this certificate as Appendix One, and the information provided with the resource consent application received by the Council on 30 September 2019, except where modified by the following conditions.*

Conditions to be met prior to any site works or construction commencing

2. *Prior to undertaking the work, a professional must assess the potential for instability on adjacent properties, as a result of the works.*
3. *The consent holder must provide notice to the Resource Consent Monitoring team by email to rcmonitoring@dcc.govt.nz of the start date of the works. This notice must be provided at least five (5) working days before the works are to commence.*
4. *Earthworks may not commence until a building consent has been issued.*

Conditions to be met at commencement of, or during, site works or construction

5. *The consent holder must establish a construction phase vehicle access point to the site and ensure it is used by construction vehicles. The access is to be stabilised by using a geotextile fabric and either topped with crushed rock or aggregate. The access is to be designed to prevent runoff.*
6. *The earthworks and construction work is to be under the control of a nominated and suitably qualified person (civil/environmental engineer or technician).*
7. *All walls retaining over 1.5m, or supporting a surcharge / slope, including terracing, require design, specification and supervision by appropriately qualified person/s.*
8. *Slopes may not be cut steeper than 1:1 (45°) without specific engineering design and construction.*
9. *Slopes may not be filled steeper than 2h:1v (27°) without specific engineering design and construction.*

10. *Where the long-term stability of other's land or structures may rely upon the continued stability of retaining works, the designer must confirm that the retaining structure can be safely demolished following a complete design life without creating hazards for neighbouring properties.*
11. *Any earth fill 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. If cut material is used on site for fill purposes then moisture controls may be required to meet this standard.*
12. *If fill is to be reused on the site it is to be deposited in accordance with best practice and keyed into any slopes.*
13. *Any change in ground levels is not to cause a ponding or drainage nuisance to neighbouring properties.*
14. *Any fill material to be introduced to the site must comprise clean fill only.*
15. *The consent holder's engineer must be engaged to determine any temporary shoring requirements at the site during earthworks construction and the consent holder must install any temporary shoring recommended by the engineer.*
16. *The earthworks must be undertaken with the principles of industry best practice applied at all stages of site development including site stability, stormwater management, traffic management, along with dust and noise controls at the sites.*
17. *To ensure effective management of erosion and sedimentation on the site during earthworks and as the site is developed, measures are to be taken and devices are to be installed, where necessary, to:*
 - a) *divert clean runoff away from disturbed ground;*
 - b) *control and contain stormwater run-off;*
 - c) *avoid sediment laden run-off from the site'; and*
 - d) *protect existing drainage infrastructure sumps and drains from sediment run-off.*
18. *All loading and unloading of trucks with excavation or fill material is to be carried out within the subject site.*
19. *Surplus of unsuitable material is to be disposed of away from the site to a Council approved destination.*
20. *The consent holder must:*
 - a) *be responsible for all contracted operations relating to the exercise of this consent; and*
 - b) *ensure that all personnel (contractors) working on the site are made aware of the conditions of this consent, have access to the contents of consent documents and to all associated erosion and sediment control plans and methodology; and*
 - c) *ensure compliance with land use consent conditions.*

21. *Should the consent holder cease, abandon, or stop work on site for a period longer than 6 weeks, the consent holder must first take adequate preventative and remedial measures to control sediment discharge/run-off and dust emissions, and must thereafter maintain these measures for so long as necessary to prevent sediment discharge or dust emission from the site. All such measures must be of a type and to a standard which are to the satisfaction of the Resource Consent Manager.*
22. *If at the completion of the earthworks operations, any public road, footpath, landscaped areas or service structures that have been affected/damaged by contractor(s), consent holder, developer, person involved with earthworks or building works, and/or vehicles and machineries used in relation to earthworks and construction works, must be reinstated to the satisfaction of Council at the expense of the consent holder.*
23. *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.

Conditions to be met following the conclusion of site works or construction

24. *At the end of each main earthwork stage the affected areas must be immediately adequately top-soiled and vegetated (e.g. hydro-seeded) as soon as possible to limit sediment mobilisation.*

25. *Any areas of certified or uncertified fill must be identified on a plan, and the plan and certificates submitted to Council to be recorded against the property file.*

Advice Notes:

Earthworks

1. Neighbouring property owners should be advised of the proposed works at least seven days prior to the works commencing.
2. All measures (including dampening) should be undertaken to ensure that dust, resulting from the proposed earthworks, does not escape the property boundary.
3. Where there is a risk that sediment may enter a watercourse at any stage during the earthworks, it is advised that the Otago Regional Council be consulted before works commence, to determine if the discharge of sediment will enter any watercourse and what level of treatment and/or discharge permit, if any, may be required.
4. All construction noise should comply with the following noise limits as per New Zealand Standard NZS 6803:1999.

Heritage

5. 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 their proposal with Heritage New Zealand.

General

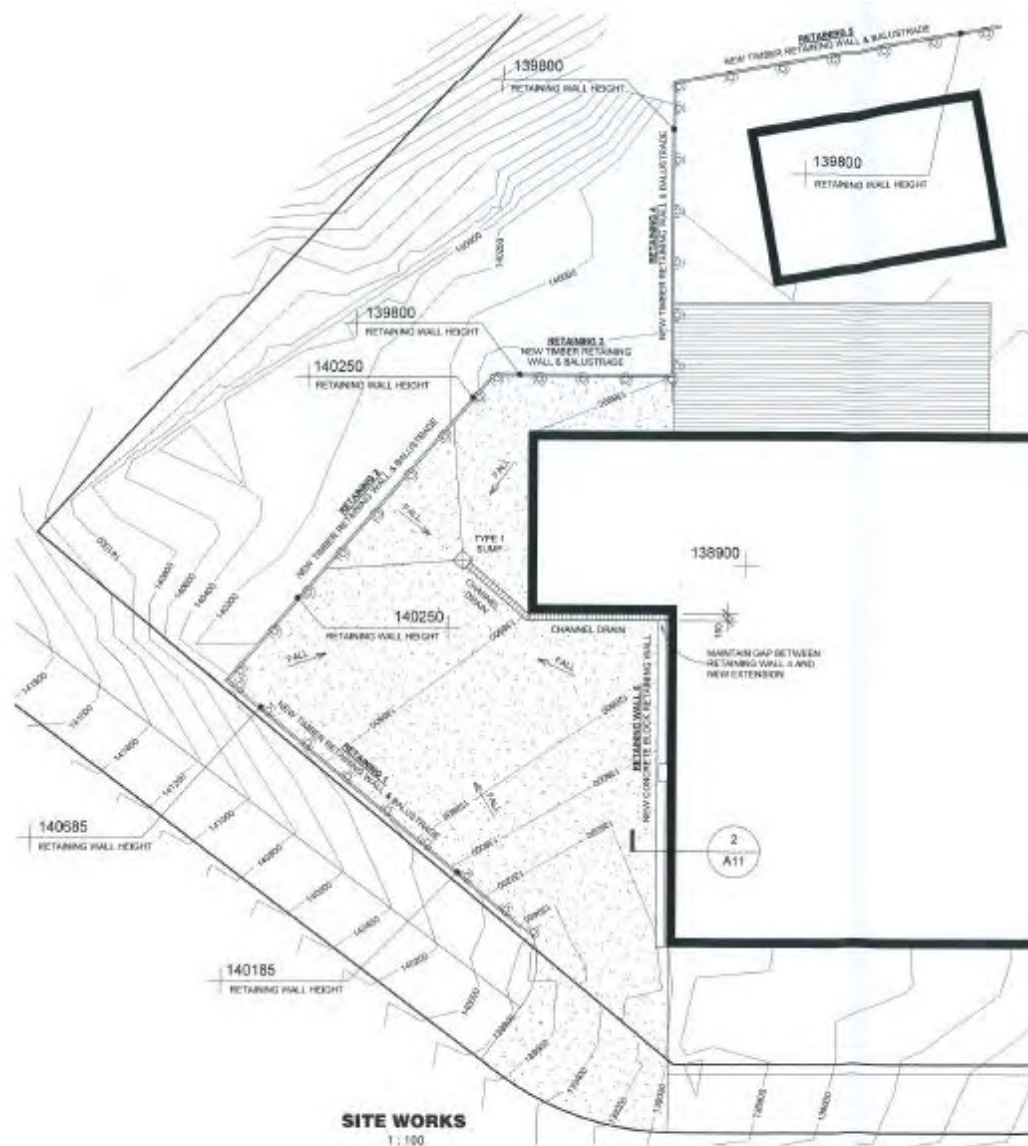
6. In addition to the conditions of a resource consent, the Resource Management Act 1991 establishes through sections 16 and 17 a duty for all persons to avoid unreasonable noise, and to avoid, remedy or mitigate any adverse effect created from an activity they undertake.
7. Resource consents are not personal property. The ability to exercise this consent is not restricted to the party who applied and/or paid for the consent application.
8. 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.
9. The lapse period specified above may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991.
10. 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 24 October 2019

A handwritten signature in dark ink, appearing to read 'Adam Mercieca', with a stylized flourish extending to the right.

Adam Mercieca
Consultant Planner

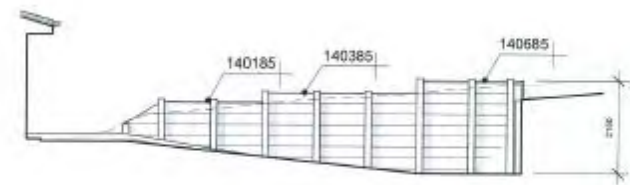




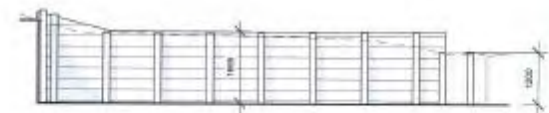
stevenson design limited
architectural design consultants

234 FORBURY ROAD, ST CLAIR
PO BOX 9608, DUNEDIN 9047
phone: (03) 4554440
mike@stevensondesign.co.nz

48 GLADSTONE ROAD
PROPOSED ALTERATIONS



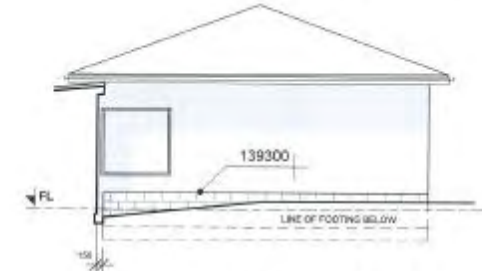
NEW DRIVEWAY RETAINING WALL 1
1 : 100



NEW DRIVEWAY RETAINING WALL 2
1 : 100



NEW DRIVEWAY RETAINING WALL 3
1 : 100



NEW DRIVEWAY RETAINING WALL 4
1 : 100



SITE WORKS PLAN

BC ISSUE	REV	SCALE	SHEET NO.
		1 : 100 @ A3	A2
		DATE	
		29-08-2019	
		PROJECT NO.	
		2350	OF 12

29 September 2020

Sortehaug Residential No 2 Limited
c/- Conrad Anderson
PO Box 5933
Dunedin 9058

Via email: conrad_a@xtra.co.nz

Dear Conrad,

RESOURCE CONSENT APPLICATION:

**LUC-2020-410
48 GLADSTONE ROAD
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 29 September 2020

The Council has granted consent to the application with a condition. The assessment of the application, including the reasons for the decision, is set out in the report attached to this letter. The consent certificate is attached to the rear of this letter.

The consent certificate outlines 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, appearing to be 'CP Smith', written in a cursive style.

Chris Pearse-Smith
Consultant Planner

APPLICATION LUC-2020-410: 48 GLADSTONE ROAD, DUNEDIN

Department: Resource Consents

BACKGROUND

Resource consent was granted for the undertaking of earthworks and installation of retaining walls at the subject site in 2019 (LUC-2019-513). Building consent was also obtained for the retaining walls and alterations to the existing dwelling which this application relates to (ABA-2019-1777).

DESCRIPTION OF ACTIVITY

Land use consent is sought to construct a replacement veranda along the street frontage elevation of the existing dwelling at 48 Gladstone Road, Dunedin.

The subject site is approximately 511m² in size and is located within the General Residential 2 Zone under the Proposed 2GP. The site is an irregular shape and slopes downwards in a north to south direction.

The site includes an existing single storey residential dwelling which is located as close as approximately 2.75m from the Gladstone Road boundary. There is an existing access to the site off Gladstone Road.

The surrounding environment is comprised of residential activity with steeper sloping sites to the north. Gladstone Road is elevated on the north side of North Road and is situated above the Gardens commercial centre.

The applicant is proposing to remove the existing porch over the front door, and install a new larger veranda which extends along the full southwest elevation of the dwelling fronting Gladstone Road. The veranda will be constructed within the road boundary setback and will be as close as 1.5m to the Gladstone Road boundary. The veranda will extend across the full length of the southwest elevation (approximately 9m wide) with a maximum height of 2.5m and will sit below the dwelling eaves. The depth of the veranda (extending from the dwelling to the road boundary) will be approximately 1m. The proposal also includes the replacement of a window on the west elevation and close to the front of the house.

The veranda design is shown in the approved plans attached in Appendix 1.

No other alterations to the existing dwelling are sought as part of this application.

The subject site is legally described as Lot 3 Deposited Plan 2925 (held in Record of Title OT5A/846).

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 2GP"). Until the Proposed 2GP 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.

Operative District Plan

The subject site is zoned **Residential 1** in the Operative District Plan. Gladstone Road is classified as a Local Road in the Plan's Roading Hierarchy.

Proposed 2GP

The subject site is zoned **General Residential 2** under the Proposed 2GP and is subject to the Gardens Mapped Area, Infrastructure Constraint Mapped Area, and Stadium Noise Leaflet Drop Mapped Area.

The Proposed 2GP was notified on 26 September 2015, and some Proposed 2GP 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.

Many of the rules in the Proposed 2GP can now be considered to be operative, in accordance with section 86F of the Act, which states that a rule in a proposed plan must be treated as operative (and any previous rule as inoperative) if the time for making lodging appeals on the rule has expired and no appeals have been lodged in relation to the rule. In this case, no appeals have been lodged in relation to the relevant setback rule in the 2GP, and it is deemed operative.

The proposal falls under the definition of a Residential Activity. Under the Proposed 2GP, activities have both a land use activity and a development activity component.

Land Use Activity

There are no land use activity components of this application.

Development Activity

The application requires resource consent pursuant to Rule 15.6.13.1(a)(ii) relating to boundary setbacks. In the General Residential 2 Zone and Gardens Mapped Area a 3m setback from the road boundary is required. The proposed veranda will be setback only approximately 1.5m from the Gladstone Road boundary at its closest point, resulting in a setback breach of 1.5m.

Activities that contravene Rule 15.6.13.1 are **restricted discretionary** activities. Council's discretion is restricted to:

- Effects on surrounding sites' residential amenity; and
- Effects on neighbourhood residential character and amenity

Guidance on the assessment of resource consents relating to boundary setbacks are also outlined in 15.10.4 and are considered in the assessment below.

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.

A HAIL search (HAIL-2019-143) has been completed by council. The outcomes of this search consider more likely than not, that no activities have been undertaken on the site that appear on the HAIL. As such, the soil contamination 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, there is only one rule involved. The proposal is therefore 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. This is because the environmental effects of the proposal are internalised within the site boundaries and are limited to effects on parties that are less than minor.

The proposed veranda will replace the existing porch facing the street frontage of Gladstone Road. The veranda is considered to be generally sympathetic with the existing dwelling and surrounding environment and will be consistent with the general design, and bulk and location of existing dwellings along Gladstone Road.

Council's Urban Designer has reviewed the application and has noted that overall, "the proposal would provide a positive restoration typical of early wooden cottages within the city" and will "be consistent with the existing streetscape character". Further assessment of the effects of the proposed veranda is outlined below.

For the purposes of this affected persons assessment, the adverse effects on the environment are considered to be less than minor and no persons are considered to be affected by this proposal.

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.

This is the permitted baseline. In this situation it comprises new buildings or structures being setback 3m from any road boundary when located in the General Residential 2 Zone and Gardens Mapped Area.

It is considered that this is the appropriate baseline against which the activity should be considered. As a result, it is the effects arising from the proposal, beyond the permitted baseline, that are the crucial elements for consideration.

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 and adjacent land, the existing and reasonably foreseeable receiving environment comprises general residential activity. Being located in the Gardens Mapped area, it is reasonably foreseeable that reduced road boundary setbacks for dwellings will be observed within the existing and receiving environment.

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 2GP, 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. Effects on surrounding sites' residential amenity and effects on neighbourhood residential character and amenity

The proposed veranda will replace the existing porch and will be visible from the Gladstone Road streetscape.

The application was forward to Council's Urban Designer for comment. The Urban Designer noted that:

"The character of the street is derived from its compact built form and narrow and winding street that links The Gardens and Pinehill. Small timber houses (circa 1900/20) provide the dominant built character. Historic marginal setbacks are common along the street and are central to the street's positive streetscape. This section of the street has a high proportion of early cottages and small villas and is somewhat discreet from the nearby centre. Gladstone Road manages to uphold a pleasant inner-city residential character due to its heritage values and pedestrian scale, despite being close to major roads and the centre.

Overall, the proposal would provide a positive restoration typical of early wooden cottages within the city. While there would be further front yard encroachment, it would be consistent with both the historic and existing streetscape character. For these reasons, I believe the proposed works would have positive effects on streetscape values."

Given the review by Council's Urban Designer, the proposed veranda is considered to generally enhance the dwelling and create a greater consistency with similar features of surrounding dwellings on Gladstone Road. Furthermore, the new veranda will be sympathetic to the character of the surrounding residential environment given the nature of residential structures and their marginal setbacks along the road boundary. It is further noted that the Gardens Mapped Area overlay anticipates new buildings and structures being located closer to road boundaries by reducing the required road boundary setback from 4.5m to 3m.

When considering the adverse effects on surrounding sites' residential amenity and effects on neighbourhood character and amenity values, Section 15.10.4 of the Proposed 2GP outlines a number of potential circumstances that may support a consent application. These include:

- Residential buildings on neighbouring sites receive adequate natural light and privacy.*

- ii. *The reduced setback will mirror the setback of the adjacent residential building, both in minimum distance from the boundary, and the maximum extent to which the encroachment occurs along the boundary (including length and height).*
- iii. *There are no windows from living or sleeping areas proposed along the wall of the new building or existing along the wall of any adjacent parallel residential building.*

The proposed veranda is favourable with these circumstances as it will not reduce natural light or privacy to neighbouring sites (also in accordance with Policy 15.2.3.1), will reflect the level of road boundary setbacks observed with surrounding dwellings, and will not result in new windows that would create adverse privacy effects.

Overall, the proposal will result in positive effects on streetscape values and any adverse effects on surrounding sites' residential amenity and effects on neighbourhood residential character and amenity will be less than minor as a result of this proposal.

NOTIFICATION ASSESSMENT

Public Notification

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 is for a restricted discretionary residential activity. As a result, public notification is precluded under Step 2.

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

- Step 3 does not apply because public notification is precluded under Step 2.

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 that is not a subdivision; nor an activity prescribed in regulations as being precluded from limited notification.

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

- The application does not involve: a boundary activity; nor, an activity prescribed in regulations that prescribe who is an affected person.
- There are no persons where the activity's adverse effects on the person are minor or more than minor (but are not less 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 2GP 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 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.

Proposed 2GP

The proposal is considered to be consistent with the following Proposed 2GP objectives and policies:

- **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.

Objectives and Policies Assessment

There are no appeals to the relevant objectives and policies of the Proposed 2GP. Therefore, the Proposed 2GP is considered to have more weight than the Operative District Plan. In any case, the proposal will be consistent with the objectives and policies of both the Operative District Plan and the Proposed 2GP and both support the granting of the consent.

Other Matters

Having regard to section 104(1)(c) of the Resource Management Act 1991, no other matters are considered relevant.

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 and 104C of the Resource Management Act 1991.



Chris Pearse-Smith
Consultant Planner

Date: 29 September 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:

*Pursuant to Part 2 and sections 34A(1), 104 and 104C of the Resource Management Act 1991, and the provisions of the Proposed Second Generation Dunedin City District Plan, the Dunedin City Council **grants** consent to a **restricted discretionary activity** being the erection of a new veranda within the road boundary setback on the site at 48 Gladstone Road, Dunedin, legally described as Lot 3 Deposited Plan 2925 (Record of Title OT5A/846), subject to the condition imposed under section 108 of the Act, as shown on the attached certificate.*

Phil Marshall

Phil Marshall
Senior Planner

Date: 29 September 2020

Consent Type: Land Use Consent

Consent Number: LUC-2020-410

Purpose: The erection of a new veranda within the road boundary setback.

Location of Activity: 48 Gladstone Road, Dunedin.

Legal Description: Lot 3 Deposited Plan 2925 (Record of Title OT5A/846).

Lapse Date: 29 September 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 attached to this certificate as Appendix One, and the information provided with the resource consent application received by the Council on 27 August 2020.*

Advice Notes:

General

1. In addition to the conditions of a resource consent, the Resource Management Act 1991 establishes through sections 16 and 17 a duty for all persons to avoid unreasonable noise, and to avoid, remedy or mitigate any adverse effect created from an activity they undertake.
2. Resource consents are not personal property. The ability to exercise this consent is not restricted to the party who applied and/or paid for the consent application.
3. 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.
4. The lapse period specified above may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991.
5. This is a resource consent. Please contact the Council's Building Services Department, about the building consent requirements for the work.

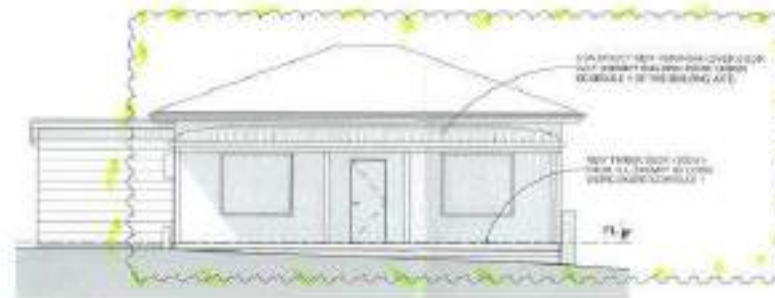
Issued at Dunedin on 29 September 2020

A handwritten signature in dark ink, appearing to be 'CP Smith', with a stylized flourish at the end.

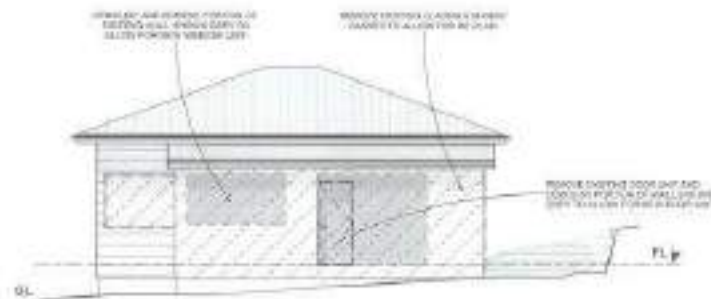
Chris Pearce-Smith
Consultant Planner



EXISTING WEST ELEVATION
1:100



PROPOSED WEST ELEVATION
1:100



EXISTING EAST ELEVATION
1:100



PROPOSED EAST ELEVATION
1:100

EXISTING & PROPOSED ELEVATIONS

stevenson design limited
architectural design consultants

216 HORTON ROAD, ST CLAIR
VIC 3044, AUSTRALIA
PHONE (03) 9539 4400
info@stevensondesign.com.au

48 GLADSTONE ROAD
PROPOSED ALTERATIONS

AMENDED BC

C

SCALE
1:100 @ A3
DATE 18-04-2019
PROJECT 3280

A5A

- 14

14 October 2019

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-2019-143
48 Gladstone Road Dunedin

Please find attached the results of your Hazardous Activities and Industries List (HAIL) search lodged on 26 September 2019.

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: 14/10/2019

1 PROPERTY INFORMATION

Current Owner:	Sortehaug Residential No 2 Limited
Address:	48 Gladstone Road Dunedin
Legal Description(s):	Lot 3 Deposited Plan 2925
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
- Photograph dated 1860s
- Aerial photo dated 1947
- Aerial photo dated 1957
- Aerial photo dated 1967
- Aerial photo dated 1978
- Aerial photo dated 1979 (from https://files.interpret.co.nz/Retrolens/Imagery/SN5392/Crown_5392_B_1/High.jpg)
- 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
- Building consent H-1942-24347 plan for addition to dwelling
- Building consent H-1951-37144 plan to erect garage/carport
- Building consent H-1972-74323 plan for addition to dwelling

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: Chris Scott
Sent: Monday, 14 October 2019 12:07 p.m.
To: Peter Webb
Cc: Campbell Thomson; Lily Burrows
Subject: RE: HAIL-2019-143, 48 Gladstone Road Dunedin, HAIL Site Contamination Search Application
Attachments: 48 Gladstone 1860s.jpg; 48 Gladstone 1947.jpg; 48 Gladstone 1957.jpg; 48 Gladstone 1967.jpg; 48 Gladstone 1978.jpg; 48 Gladstone 1990.jpg; 48 Gladstone 2000.jpg

Hi,
I have examined the available archival documents relating to this address, and can find no evidence of HAIL activity taking place there. The site appears to have been occupied since the late 1860s, as is evident in the attached photo. The area appears to have been utilised for agriculture and latterly for residential purposes. The usual aerial photos are attached; if you require anything further, please let me know.

Regards,

Chris Scott
Archivist, Digital Services
Business Information Services
Dunedin City Council
50 The Octagon, Dunedin; PO Box 5045, Moray Place, Dunedin 9058, New Zealand
Telephone: 03 477 4000; Fax: 03 474 3694
Email: <mailto:chris.scott@dcc.govt.nz>; <http://www.dunedin.govt.nz>

Please take time to fill out our Documentary Heritage Survey - thanks

Visit DCC Archives photo collection at www.flickr.com/photos/dccarchives/ Please consider the environment before printing this e-mail

-----Original Message-----

From: Peter Webb
Sent: Monday, 14 October 2019 10:17 a.m.
To: Chris Scott <Chris.Scott@dcc.govt.nz>
Subject: FW: HAIL-2019-143, 48 Gladstone Road Dunedin, HAIL Site Contamination Search Application

Hi Chris

This is the most urgent HAIL search that I currently have.

Are you please able to give me an indication of when your part might be completed by?

Thanks
Peter

-----Original Message-----

From: Laura Mulder <Laura.Mulder@dcc.govt.nz>
Sent: Friday, 27 September 2019 3:40 p.m.
To: Campbell Thomson <Campbell.Thomson@dcc.govt.nz>; Peter Webb <Peter.Webb@dcc.govt.nz>
Subject: HAIL-2019-143, 48 Gladstone Road Dunedin, HAIL Site Contamination Search Application

has been lodged. The information is on it's way to you/can be viewed in ECM

Additional Info:

Attachment links to HAIL-2019-143, 48 Gladstone Road Dunedin

1860s



1947



1957



1967



1978



1979



1990



2000

RAMSAY STREET

44A

45

43

41

48

46

42

52

GLADSTONE ROAD



2007



2009



2013



2018/19



**Consent Record for 48 Gladstone Road Dunedin
(Property Number: 5013942)**

Building Applications:

Building Application	Status	Description	Lodge Date	Applicant
<u>ABA-2019-1777</u>	BC Issued	Extend and Alter Internal Layout of Dwelling, Erect Retaining Wall along Driveway	29/08/2019	<u>248897</u> Sortehaug Residential No 2 Limited
<u>PCON-2019-493</u>	Completed	Extend and Alter Internal Layout of Dwelling, Erect Retaining Wall along Driveway	29/08/2019	<u>248897</u> Sortehaug Residential No 2 Limited
<u>H-1972-200058</u> GEMS ID AAD19721051	Historical Record	AAD19721051 J504 - Drainage and Plumbing Alterations, (Wallis)	10/05/1972	
<u>H-1972-74323</u> GEMS ID AAB19720147	Historical Record	AAB19720147 5656 - Add to Dwelling, (Wallis)	20/03/1972	
<u>H-1969-194844</u> GEMS ID AAD19691121	Historical Record	AAD19691121 H6064 - Boiler Tubes, No Plan, (Wallis)	08/08/1969	
<u>H-1968-192991</u> GEMS ID AAD19681128	Historical Record	AAD19681128 H4919 - Boiler Tubes, No Plan, (Wallis)	29/11/1968	
<u>H-1967-191355</u> GEMS ID AAD19670878	Historical Record	AAD19670878 H2106 - Drainage Alterations, (Wallis)	20/01/1967	
<u>H-1951-37144</u> GEMS ID AAB19510271	Historical Record	AAB19510271 11610 - Erect Carport, (Sinclair)	06/09/1951	
<u>H-1944-25708</u> GEMS ID AAB19440096	Historical Record	AAB19440096 2132 - Repair Dwelling, No Plan, (Shuttleworth)	01/11/1944	
<u>H-1942-24347</u> GEMS ID AAB19420025	Historical Record	AAB19420025 647 - Add to Dwelling, (Baird)	19/10/1942	
<u>H-1932-149314</u> GEMS ID AAD19320423	Historical Record	AAD19320423 C7233 - Plumbing and Sink Waste, No Plan, (Adams)	31/08/1932	
<u>H-1932-149313</u> GEMS ID AAD19320422	Historical Record	AAD19320422 C6887 - Plumbing for Tubs, No Plan (Adams)	27/04/1932	
<u>H-1913-126843</u> GEMS ID AAD19131290	Historical Record	AAD19131290 A2711 - Plumbing Six Dwellings, No Plan (Campbell)	01/04/1913	
<u>H-1913-126828</u> GEMS ID AAD19131275	Historical Record	AAD19131275 A2566 - Drainage For Six Dwellings, (Campbell)	06/03/1913	
<u>H-1912-124519</u> GEMS ID AAD19121325	Historical Record	AAD19121325 A700 - Part Drainage, (Boyd)	02/07/1912	

Building Application	Status	Description	Lodge Date	Applicant
<u>H-1912-124518</u> GEMS ID AAD19121324	Historical Record	AAD19121324 A530 - Plumbing, (Boyd)	17/06/1912	
<u>H-1909-5618</u>	Historical Record	AAD1909 5618 - Drainage Work, No Plan (Boyd)	30/09/1909	

Planning Applications:

Planning Application	Status	Description	Lodge Date	Applicant
<u>LUC-2019-513</u> GEMS ID	Processing	land use consent for earthworks and retaining walls	30/09/2019	<u>248897</u> Sortehaug Residential No 2 Limited
<u>HAIL-2019-143</u> GEMS ID	HAIL request lodged	48 Gladstone Road Dunedin	26/09/2019	<u>605982</u> Anderson and Co (Otago) Limited

48 GLADSON RD.

CONCRETE FLOOR
TIMBER 3' High.
GLASS 2 sides.
FLAT ROOF

8'

5 1/2'

NEW PORCH
← 4' 6" →

5'

GLADSON RD.

657

48 GLADSTONE RD.

FOR
MR. M. SINCLAIR.

LOT 3 - PLAN 2925 - Pt. Sec. 1

N. E. VALLEY DIST.

DUNEDIN CITY CORPORATION
CITY ENGINEER'S OFFICE

This plan, showing the level with respect to Street

Proposed car shelter

Proposed car shelter

Proposed car shelter

Proposed car shelter

Proposed car shelter

Proposed car shelter

Proposed car shelter

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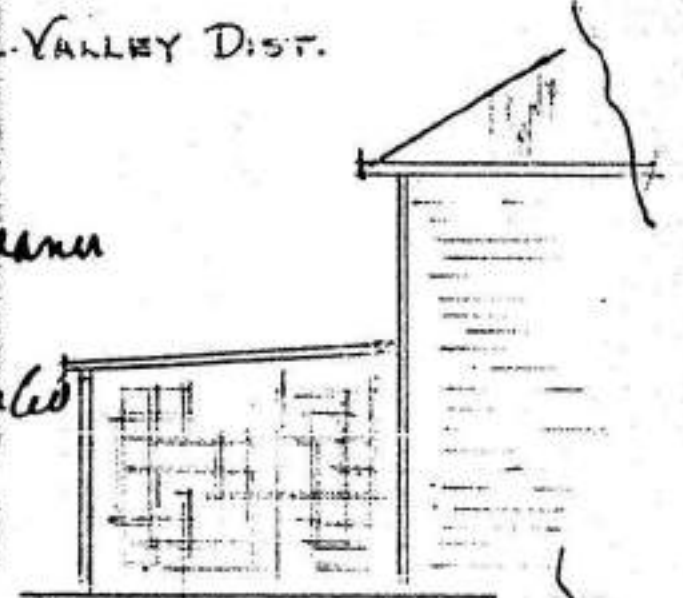
Approved. Leave for entrance
to entrance to back of footpath.
to be repaired

for standard copper tank

[Signature]

SIDE ELEVATION

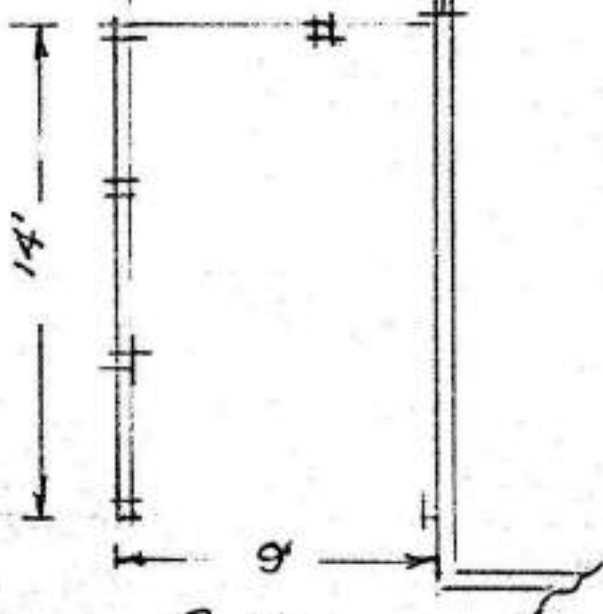
7/9/51



FRONT ELEVATION

SCALE 8" = 1"

33' 8"



PLAN

Refer to the Drainage Board for a permit for
banking and drainage work to be done. Such work to be
done in accordance with the Rules, Chapter 10, of the
Municipal Council, Dunedin, respectively.
Sewage to be discharged to the street channel.

OUTHOUSE

Street channel

Foul sewage to be discharged to

Proposed car shelter will be clear of
drains. See app A/2566 for drainage plan.

4" x 4" POSTS ON CONCRETE PILES
RAFTERS 4" x 2" @ 20"
TRELLIS ON SIDE
& BACK.
SINKING & MALTIFOLD
ON ROOF.

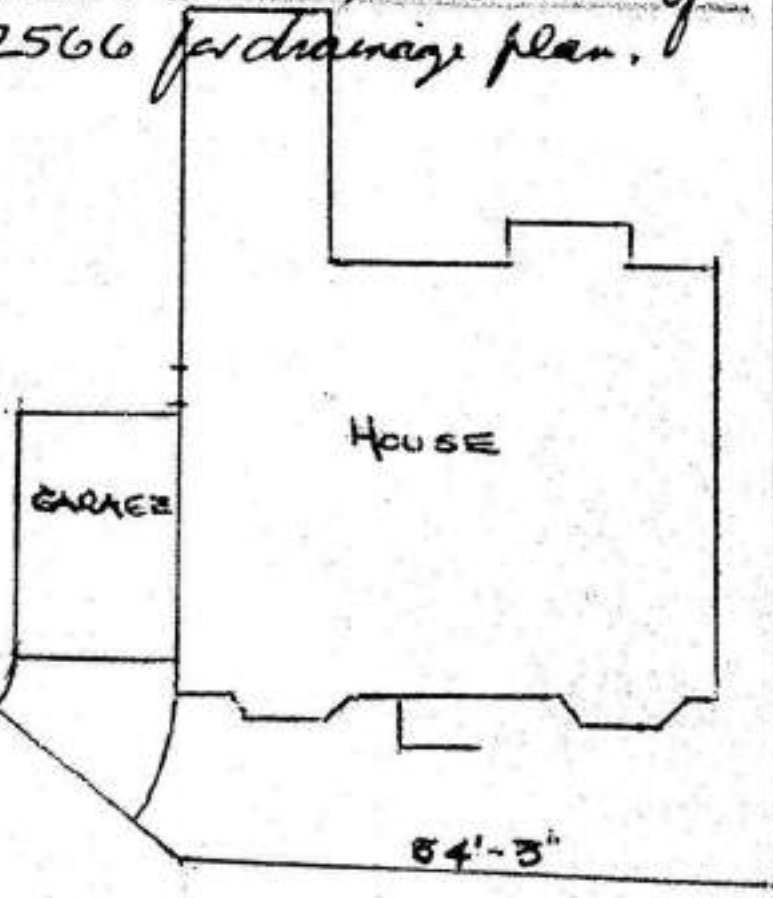
SCALE 16" = 1"

DUNEDIN DRAINAGE
AND
SEWERAGE BOARD

6/9/51

[Signature]

GLADSTONE



HOUSE

GARAGE

84' 3"

ROAD

[Signature]

11610

H-1972-74323

DUNEDIN DRAINAGE & SEWERAGE BOARD

A separate application to the Drainage Board for a permit for plumbing and/or drainage work is required. Such work to be executed by a Regd. Plumber or Licensed Drainer, respectively and shall comply fully with the Board's By-laws and the D. & P. Regs., 1959.

Stormwater to be discharged to extension
of existing storm water drain

Foul sewage to be discharged to extension
of existing foul drain

DUNEDIN CITY CORPORATION

COPY OF APPROVED PLAN
OR SPECIFICATION
TO BE RETAINED ON WORKS
AND PRODUCED ON REQUEST
OF BUILDING INSPECTOR.

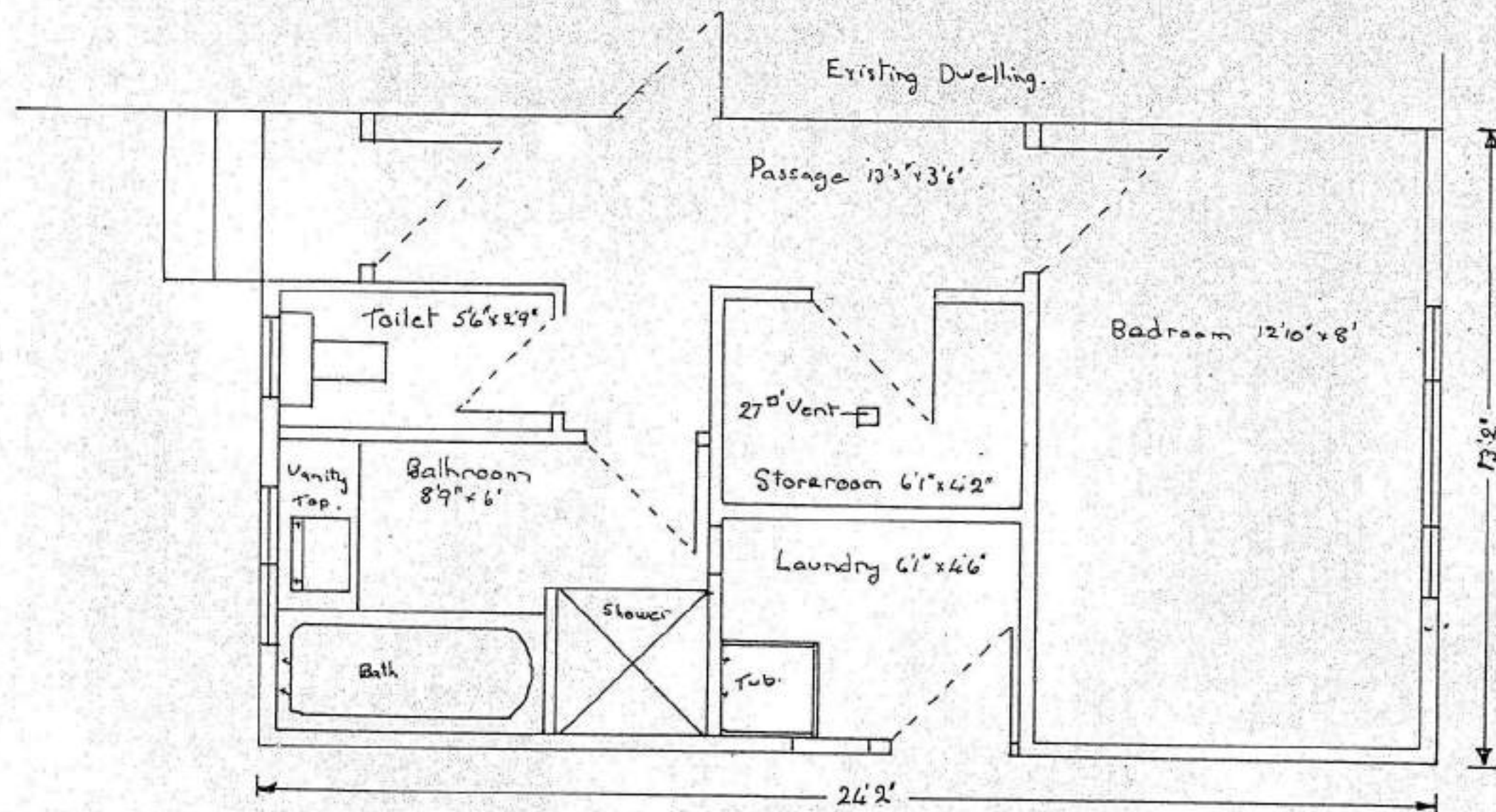
DATE 28.3.72

[Signature] CITY ENGINEER

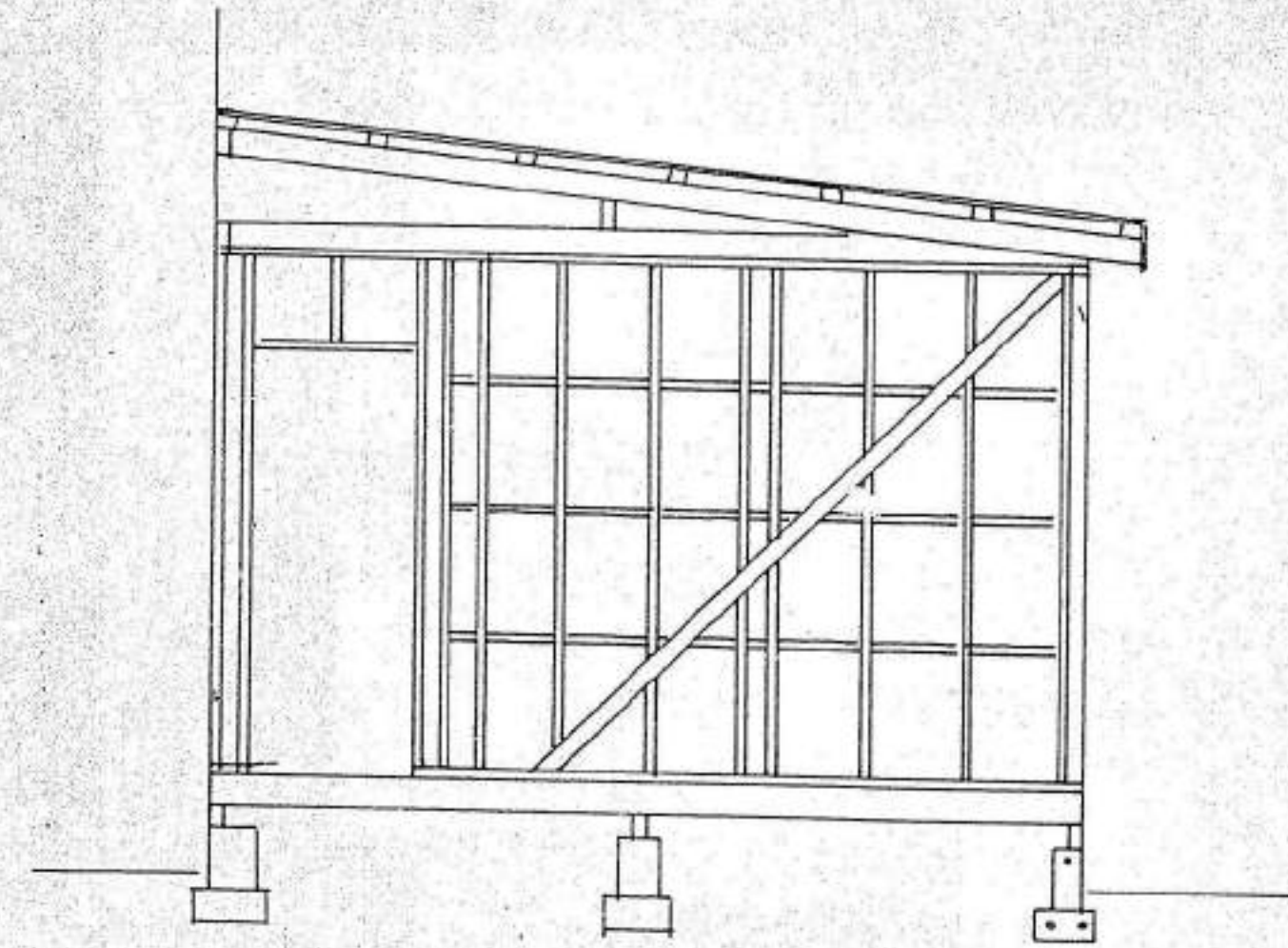
Plaster finish.

Rear Elevation

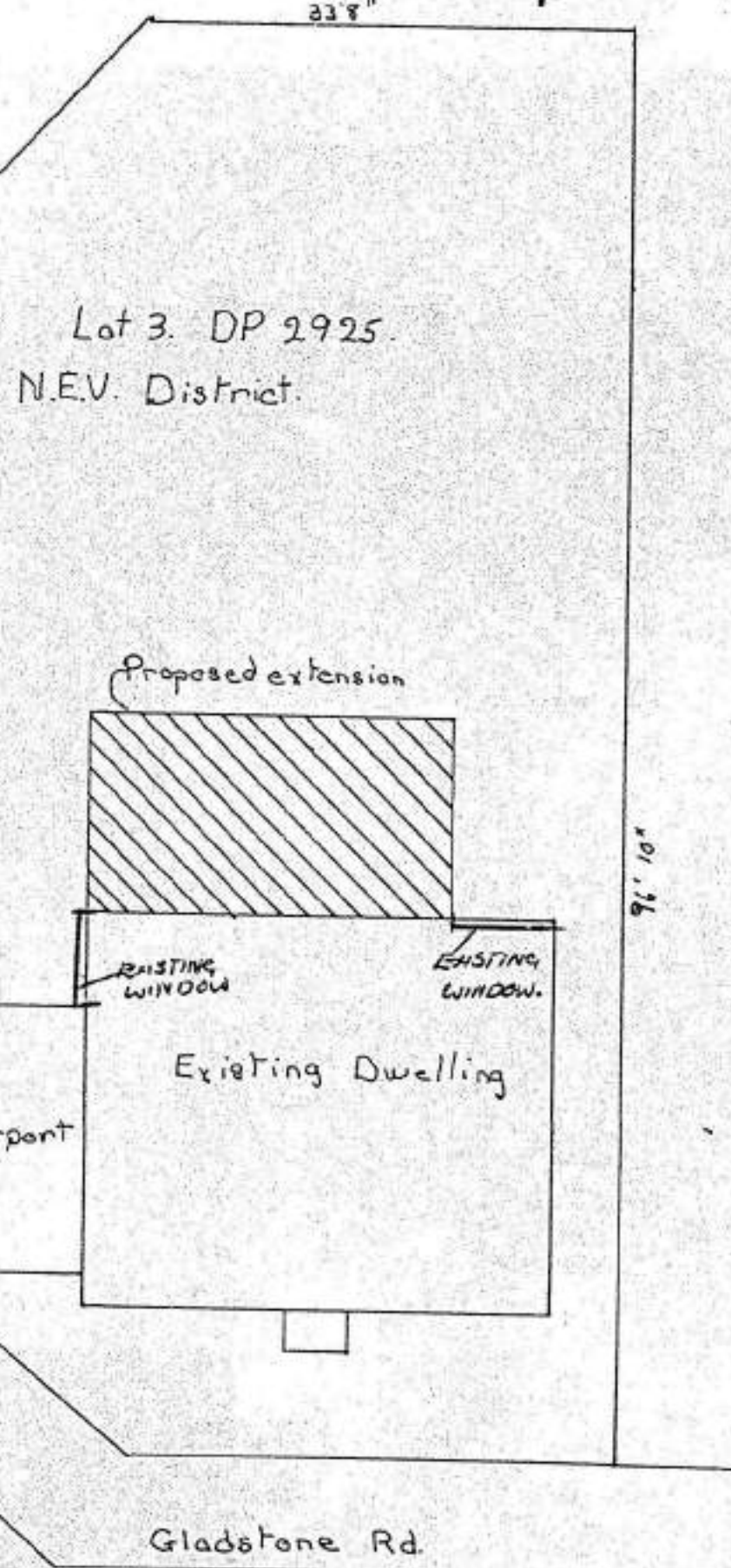
East Elevation



Plan



Section



Site Plan $\frac{1}{16}'' = 1\text{ft.}$

5656

E GEARY
Builder
155 Scott St Waverley

Proposed Additions for Mr AT WALLIS. 48 Gladstone Road.

Scale $\frac{1}{4}'' = 1\text{ft.}$

a.t. Wallis