

DISCLAIMER

Statement of Passing Over: This information has been supplied by the vendor or the vendor's agents and TRG Dunedin (powered by ownly Ltd licensed REAA 208) is merely passing over this information as supplied to us. We cannot guarantee its accuracy as we have not checked, audited, or reviewed the information and all intending purchasers are advised to conduct their own due diligence investigation into this information. Where you have been supplied with a Council Property File or a LIM Report, please note there may be matters relating to pre-1992 consents or permits in this file which may need further investigation in order to determine their relevance. To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.



Dunedin City Council – Land Information Memorandum

Property Address: 65 Bayfield Road Dunedin

Prepared for: Jacobus Christiaan Kok and Loame Kok

Prepared on: 10-Sep-2026

Property Details:

Property ID	5032791
Address	65 Bayfield Road Dunedin
Parcels	LOT 2 DP 7125

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 10-Sep-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.

Contents

Dunedin City Council – Land Information Memorandum	1
Property Address: 65 Bayfield Road Dunedin	1
Prepared for: Jacobus Christiaan Kok and Loame Kok	1
Prepared on: 10-Sep-2026.....	1
Property Details:.....	1
Disclaimer:	1
s44A(2)(a) Information identifying any special feature or characteristics of the land	4
District Plan Hazard Information	4
Other Natural Hazard Information	4
Flood Hazards	4
Land Stability Hazards	4
Coastal Hazards	4
Seismic Hazards	4
Other Natural Hazards.....	4
Otago Regional Council Hazard Information.....	4
Contaminated Site, Hazardous Substances and Dangerous Goods	4
Contaminated Site Information.....	4
Historic Dangerous Goods Licence(s)	4
Hazardous Substances.....	4
s44A(2)(b) Information on private and public stormwater and sewerage drains.....	5
Drainage	5
Foul Sewer and Waste Water	5
Public Sewer Sheets.....	6
Dunedin City Council Private Drainage plans incomplete	6
s44A(2)(bb) Information Council holds regarding drinking water supply to the land	6
Water Supply	6
s44A(2)(c) Information relating to any rates owing in relation to the land	6
Rates Details	6
Rates Assessment Details	6
s44A(2)(d) Consents, Certificates, Notices, Orders or Requisitions affecting the land or any buildings on the land	7
(da) the information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004:s44A and.....	7
(2)(e) Information concerning any Certificate issued by a Building Certifier pursuant to the Building Act 1991 or the Building Act 2004	7
Building and Drainage Consents.....	7
Building and Drainage Permits	8
Non-consented Small Stand-alone Dwellings.....	8
Building Notices.....	8
Resource Consents	8
Consent Notices.....	8
Alcohol Licensing	8
Health Licensing.....	8
s44A(2)(ea) Information notified under Section 124 of the Weathertight Homes Resolution Services Act 2006	9
s44A (2)(f) Information relating to the use to which the land may be put and any conditions attached to that use	9

District Plan	9
District Plan Map	9
s44A(2)(g) Information regarding the land which has been notified to Council by another statutory organisation.....	9
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	9
Section 44A(3) Information concerning the land as the authority considers, at its discretion, to be relevant.....	10
Building Information.....	10
Drainage	10
Foul Sewer and Waste Water.....	10
Minimum Floor Levels	10
Planning.....	10
Resource Consents within 50m of 65 Bayfield Road Dunedin	10
3 Waters	13
Information Regarding Watercourses	13
Transport	13
Glossary of Terms and Abbreviations.....	14
Consent, Permit, Licence & Complaint types	14
Terms used in Permits & Consents.....	14
General terms.....	15
Appendices	16

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

District Plan Hazard Information

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

Other Natural Hazard Information

Flood Hazards

No information.

Land Stability Hazards

No information.

Coastal Hazards

No information.

Seismic Hazards

No information.

Other Natural Hazards

No information.

Otago Regional Council Hazard Information

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

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

Contaminated Site, Hazardous Substances and Dangerous Goods

Contaminated Site Information

No information.

Historic Dangerous Goods Licence(s)

No information.

Hazardous Substances

No information.

WARNING – Change in legislation and management of hazardous substances

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

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

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

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

Drainage

Drainage plans on file are indicative only.

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

Foul Sewer and Waste Water

Drainage Reticulation Plans

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

Stormwater/Sewer Separation - Compliant

The Dunedin City Council requires the foul sewer and storm water being discharged from a property to be directed to the separate foul sewer and storm water networks, respectively. This property is in an area where inspections have been undertaken to ensure compliance with this requirement. This property was certified as complying with Council's requirements for storm water separation at the time of inspection on **21st October 2002**.

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

Urban Stormwater Catchment

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

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

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

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

Public Sewer Sheets

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

Dunedin City Council Private Drainage plans incomplete

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

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

Water Supply

Urban water supply area – Connected

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

Terms and conditions of supply

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

Water pressure

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

Water reticulation maps

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

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

Rates Details

Rates Assessment Details

Rate Account	2032791
Address	65 Bayfield Road Dunedin
Valuation Number	27270-22901

Latest Valuation Details

Capital Value	\$540,000
Land Value	\$305,000
Value of Improvements	\$235,000
Area (Hectares)	0.0506HA
Units of Use	1

Current Rates

Current Rating Year Starting	01-Jul-2026
Dunedin City Council Rates	\$4,027.04

Rates Outstanding for Year	\$3,020.29
-----------------------------------	-------------------

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-2012-1760](#) Building Consent - Alter Dwelling - Remove Wall between Dining & Lounge, Install Beams, Alter Kitchen Layout, Alter Bathroom Layout to Include Laundry, Install Fire - Woodsman ECR Mk III

Lodgement Date	12-Sep-2012
Decision	Granted
Decision Date	13-Nov-2012
Current Status	CCC Issued
Previous Number	
<i>(Applications before 2007)</i>	

Building and Drainage Permits

[H-1950-35635](#) AAB19500918

9819 - Erect Dwelling (Samson Brothers). The permit was lodged on 23-Aug-1950.

[H-1963-60255](#) AAB19630901

9230 - Erect Carport (Rush). The permit was lodged on 22-Mar-1963.

[H-1991-110268](#) AAB19911181

1300 - Alter Dwelling (Taylor). The permit was lodged on 05-Mar-1991.

[H-1991-110269](#) AAB19911182

2553 - Install Heater. The permit was lodged on 26-Jun-1991.

[H-1948-164720](#) AAD19481078

E4387 - Repair Drainage, No Plan (Samson Brothers). The permit was lodged on 09-Apr-1948.

[H-1947-163496](#) AAD19471102

E3337 - Stormwater Drainage, No Plan (Samson Brothers). The permit was lodged on 25-Jun-1947.

[H-1950-167162](#) AAD19501112

E7946 - Drainage (Samson Brothers). The permit was lodged on 12-Oct-1950.

[H-1951-168481](#) AAD19511124

E8285 - Plumbing, No Plan (Samson Brothers). The permit was lodged on 17-Jan-1951.

Non-consented Small Stand-alone Dwellings

There are no SSD applications for this property.

Building Notices

No Building Notices

Resource Consents

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

[LUC-2017-454](#) - Land Use Consent

Description	land use consent to undertake earthworks
Lodgement Date	08-Sep-2017
Decision	Granted
Decision Date	06-Oct-2017
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

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

SECOND GENERATION DISTRICT PLAN INFORMATION

Zoning

- General Residential 1 (refer Section 15, Residential)

Scheduled Items

- Nil

Overlay Zones

- Nil

Mapped Areas

- Nil

District Plan Map

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

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

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

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

No information.

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

No information.

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

Building Information

Drainage

Form 5 (building consent) copy

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

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

Seepage

A seepage incident has been lodged on this property.

Seepage Incident 54800 – 17/02/2005 – Completed

Seepage Incident 55302 – 05/04/2006 – Completed

Seepage Incident 55340 – 28/04/2006 – Completed

Contact Building Compliance Team for further details.

Foul Sewer and Waste Water

Knowledge of Watercourses

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

Minimum Floor Levels

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

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

For further explanation on the current status of any building consent, or to enquire about information referred to in this section, please contact Building Services Staff between 8:30am and 5:00pm weekdays at the enquiries counter on the Ground floor of the Civic Centre, 50 The Octagon, Dunedin, or by phoning 477 4000.

Planning

Resource Consents within 50m of 65 Bayfield Road Dunedin

5032790 67 Bayfield Road Dunedin

LUC-2017-454 Land Use Consent land use consent to undertake earthworks. The outcome was Granted on 06/10/2017.

[RMA-1988-352390](#) Resource Management Act (Historical Data) DWG ADDN Ownr:KANE (Non-Notified - Non Complying). The outcome was Granted on 14/10/1988.

[5032793 57 Bayfield Road Dunedin](#)

[RMA-2003-367176](#) Resource Management Act (Historical Data) TEMPORARY SIGN FOR SCHOOL GARAGE SALE FOR ST BRIGIDS SCHOOL (Non-Notified - Non Complying). The outcome was Granted on 24/10/2003.

[RMA-1998-362563](#) Resource Management Act (Historical Data) REFURBISHMENT OF FORMER COVENT BUILDING TO PROVIDE TEACHING/ADMINISTRATION SPACE FOR ST BRIGIDS SCHOOL (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 03/02/1999.

[5032932 62 Bayfield Road Dunedin](#)

[RMA-2002-365441](#) Resource Management Act (Historical Data) PROPOSED TIMBER DECK & FENCE (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 19/02/2002.

[5032934 66 Bayfield Road Dunedin](#)

[LUC-2021-116](#) Land Use Consent remove a dead tree and leave stump from a Significant tree. The outcome was Granted on 08/04/2021.

[LUC-2016-171](#) Land Use Consent tree maintenance or emergency works on a significant tree - T183 Nothofagus fusca (Red Beech). The outcome was Granted on 12/05/2016.

[5104608 59 Bayfield Road Dunedin](#)

[LUC-2018-410](#) Land Use Consent to undertake earthworks on the site. The outcome was Granted on 21/08/2018.

[RMA-1998-362563](#) Resource Management Act (Historical Data) REFURBISHMENT OF FORMER COVENT BUILDING TO PROVIDE TEACHING/ADMINISTRATION SPACE FOR ST BRIGIDS SCHOOL (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 03/02/1999.

[5134162 77 Bayfield Road Dunedin](#)

[SUB-2021-5](#) Subdivision Consent the subdivision of land into two new lots. The outcome was Granted on 19/02/2021.

[5134163 38 Spottiswoode Street Dunedin](#)

[LUC-2025-523](#) Land Use Consent To establish a dwelling breaching quality of outdoor living space and site coverage, and garage breaching road boundary setback.. The outcome was Granted on 23/01/2026.

[SUB-2021-5](#) Subdivision Consent the subdivision of land into two new lots. The outcome was Granted on 19/02/2021.

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

Accuracy of Boundaries

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

Access to Site

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

Heritage New Zealand Pouhere Taonga Act 2014

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

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

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

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

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

3 Waters

Information Regarding Watercourses

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

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

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

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

Transport

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

Encroachment on road reserve – privately owned concrete path.

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

Private stormwater lateral.

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

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

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

Glossary of Terms and Abbreviations

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

Consent, Permit, Licence & Complaint types

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

Terms used in Permits & Consents

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

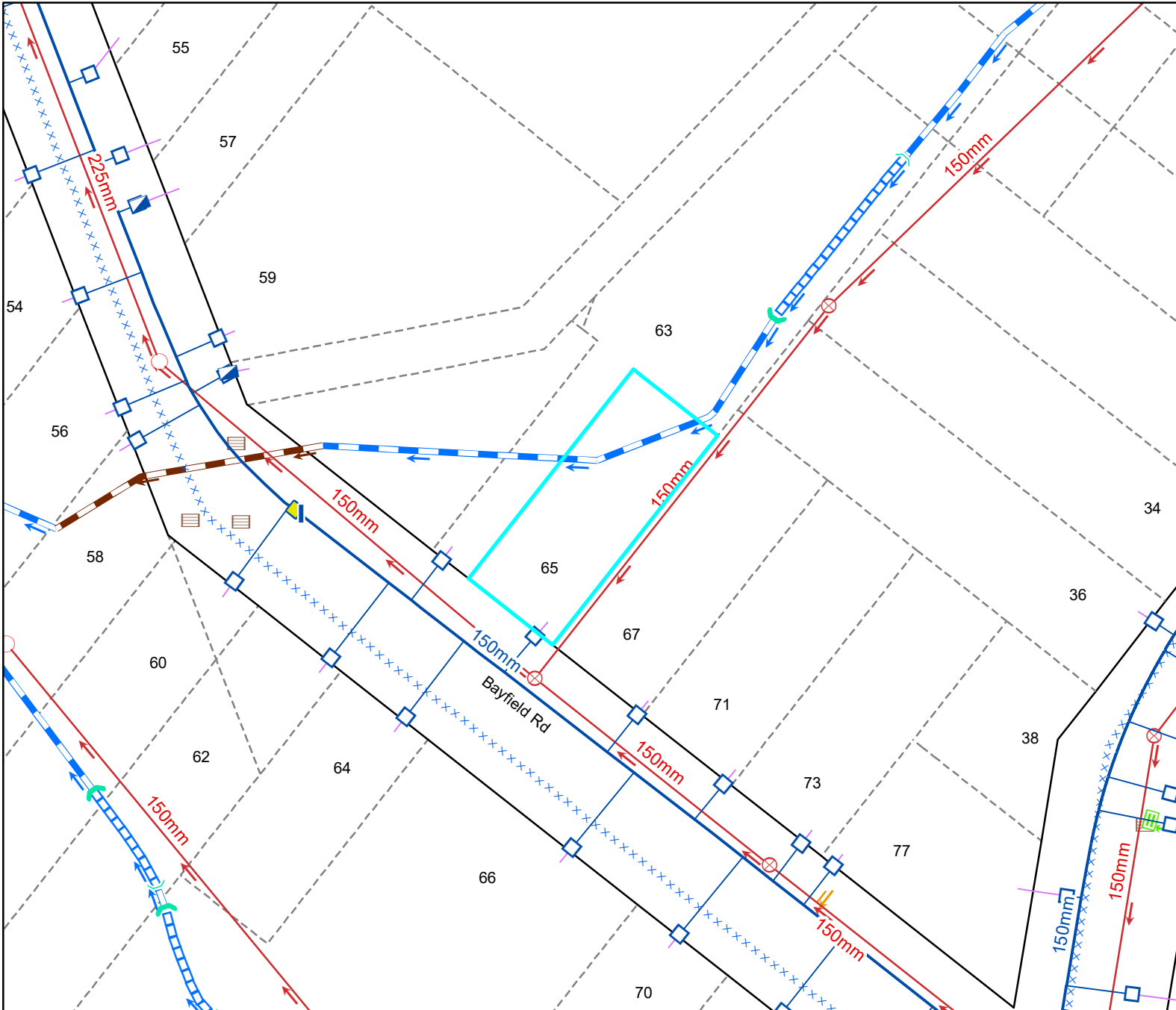
MH	Manhole
PL	Plumbing
PLB	Plumbing
PTE	Private
SIS	Sewer in section
WC	Water course
WT	Water table
SW	Stormwater

General terms

RDMS Records and Document Management System

Appendices





Legend

Water Supply

	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		Road/Rail
	Railway Centreline		Hydro		Motorway Parcels
			Strata		Easment (where recorded)

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

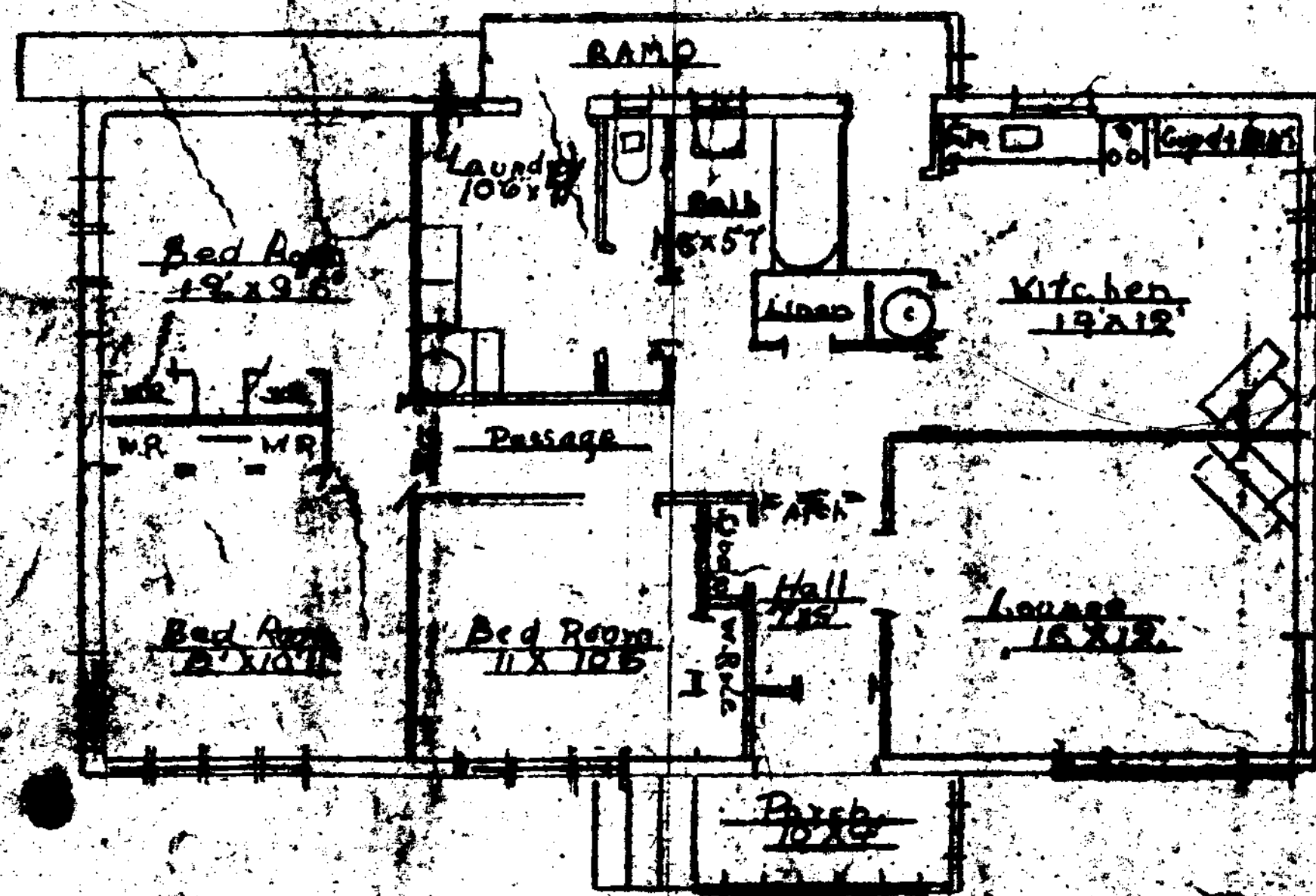
70-03

176.00

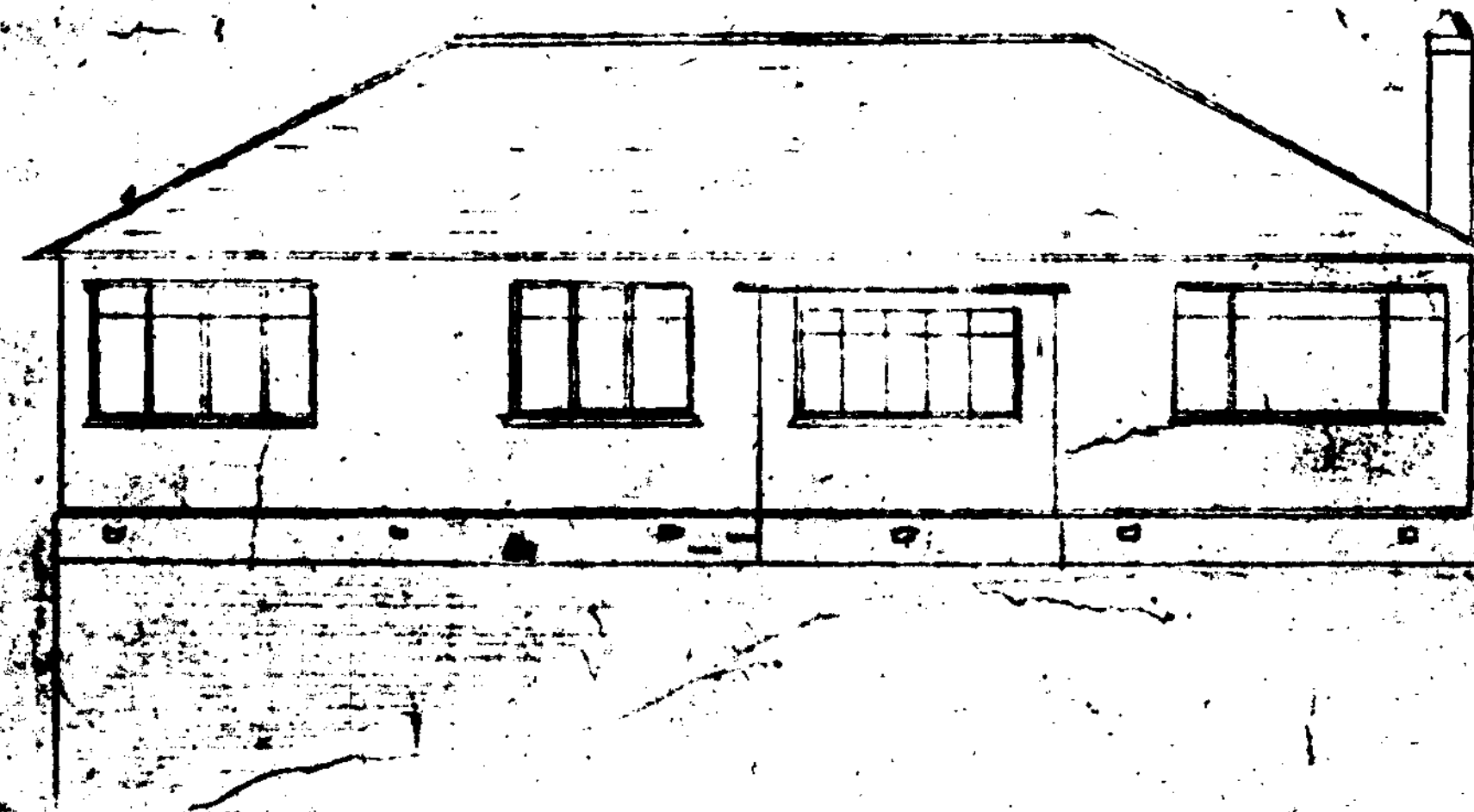
LOT 2

P.O. 111

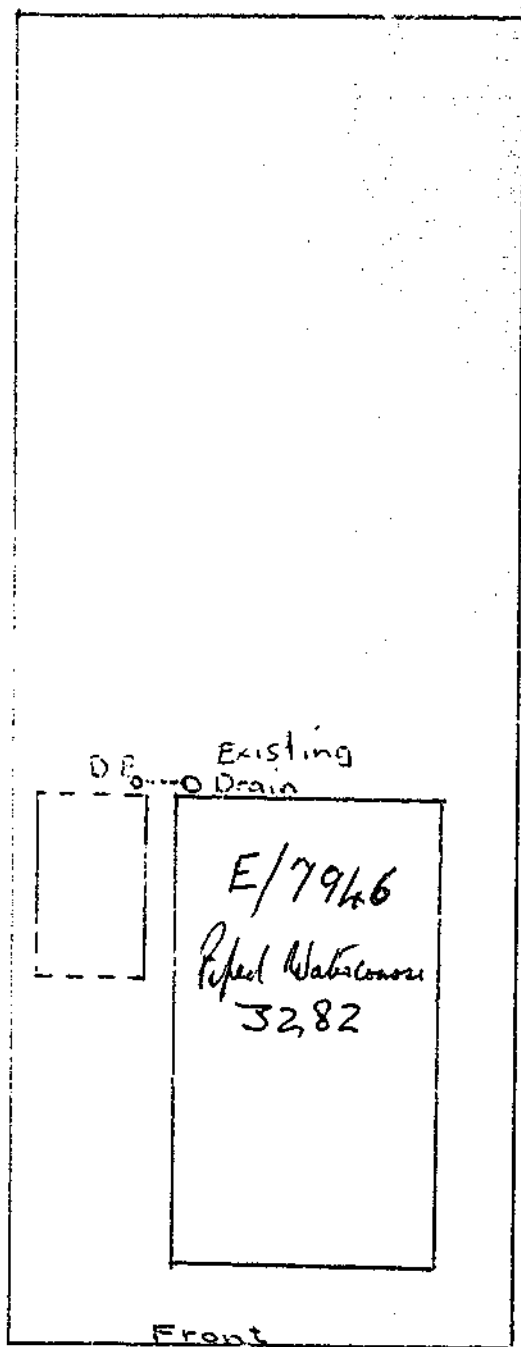
PROPOSED BUILDING
FOR SAMSON PROS
BAYFIELD ROAD
LOT 2



END ELEVATION



ELEVATION



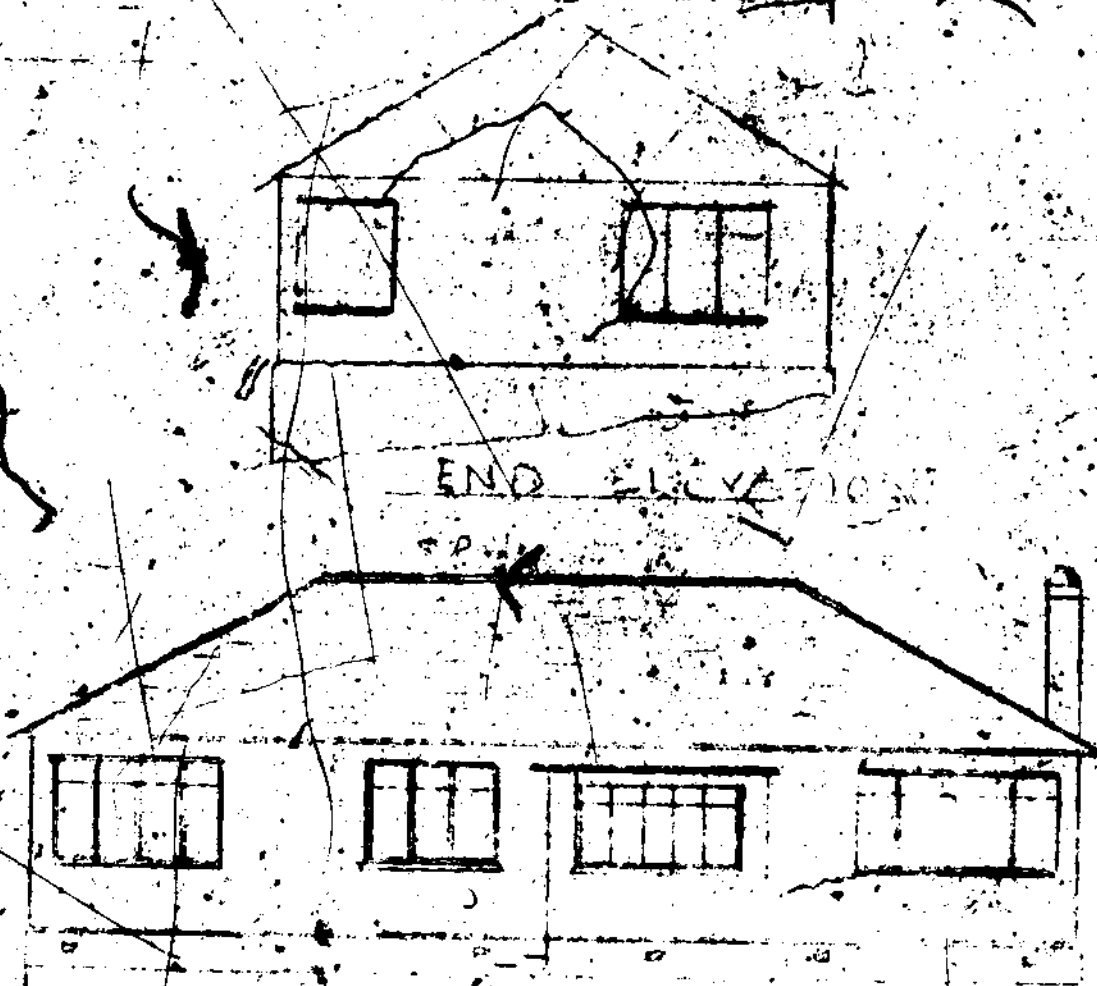
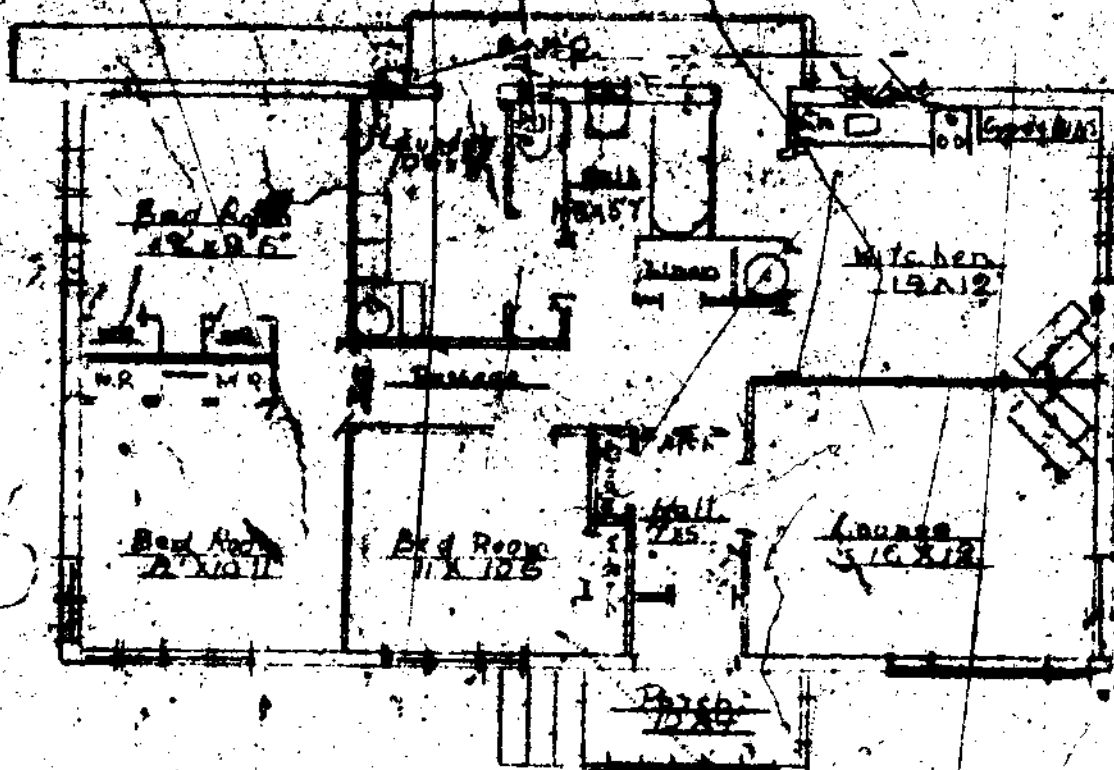
Front
Scale $\frac{1}{16}$ " = 1'

Road.

L.A.R. 11

PROXIMATE
RAVEFIELD ROAD
LOT 2

Section Four



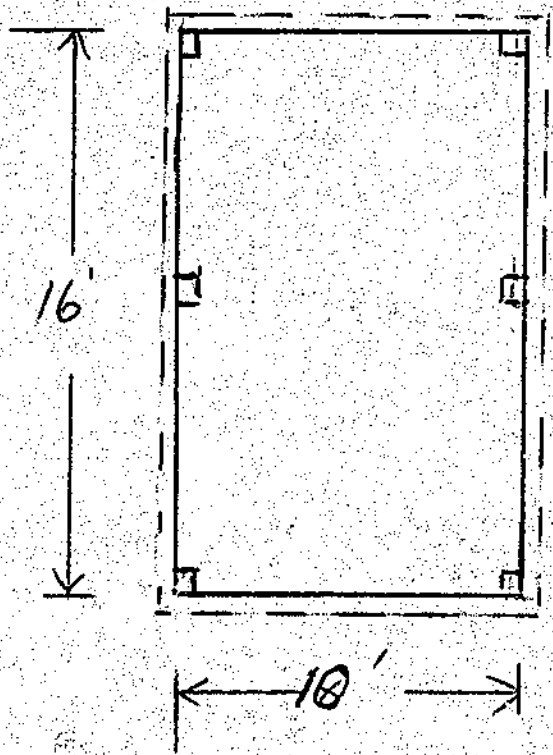
~~END ELEVATION~~

2A-1000000

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

Stormwater to be discharged to existing storm water drain

Foul sewage to be discharged to _____



4" Concrete floor

4x4 R. Pine Posts

6x2 Beam on top of posts

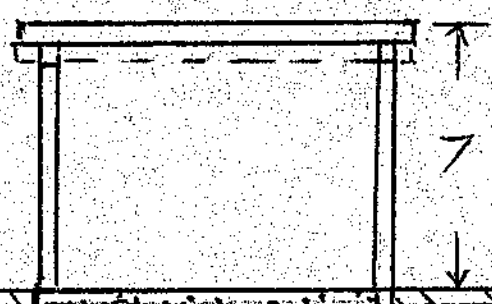
6x2 Rafters @ 3'0" CRS.

6x2 Purlins @ 2'6" CRS.

26 Gauge C.G. Iron

3x3 L 3ft long

18" into concrete



DUNEDIN CITY CORPORATION
CITY ENGINEER'S OFFICE

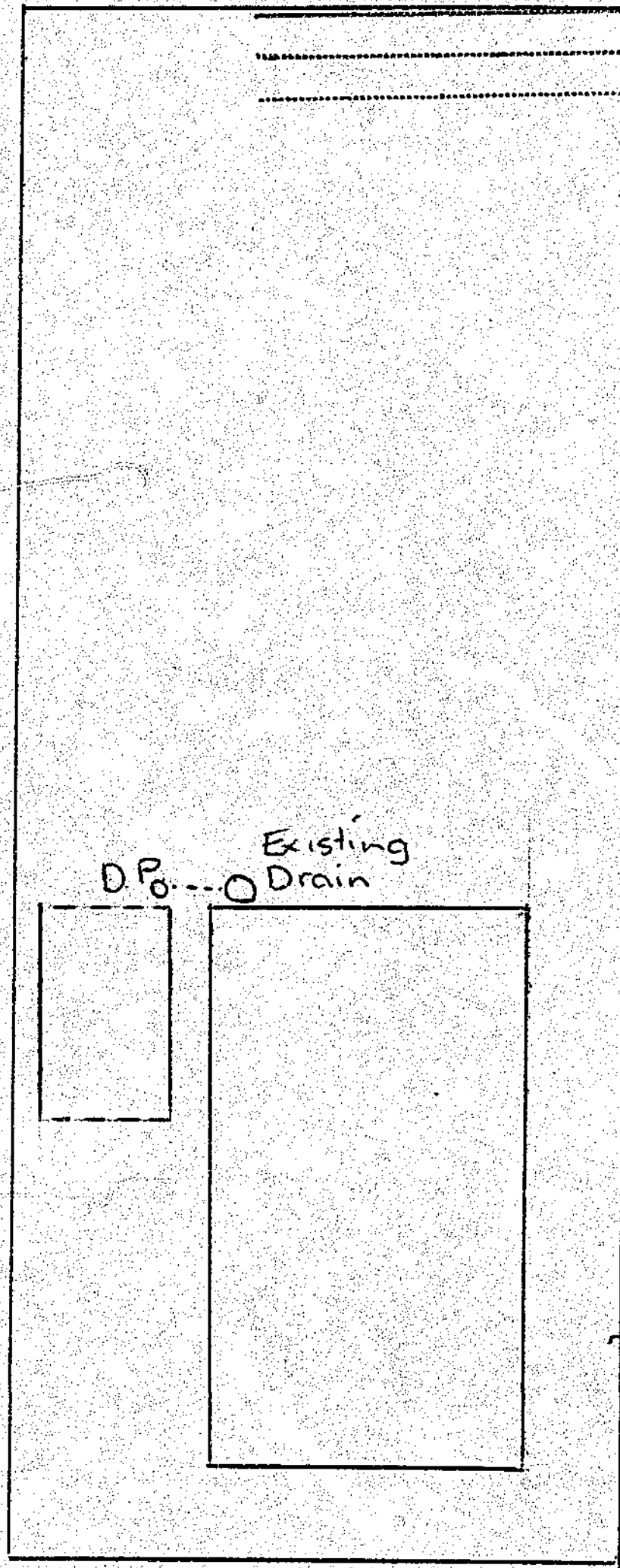
At the Street boundary the approved level with respect to street for —

Pedestrian Entrance	Vehicular Entrance	Garage
Work	Fence	is <u>here</u> to conform to back of gate

Arrangements made for Crossing are Standard by exist
for City Engineer Date 20/2/63

NOTE — This Certificate is not valid unless Certified to by the Officer authorised in that behalf.

C.R. Rush Esq. 65 Bayfield Rd.



18/3/63
A.E. Rowe

9230

DUNEDIN CITY CORPORATION
COPY OF APPROVED PLAN
OR SPECIFICATION
TO BE RETAINED ON WORK
AND PRODUCED ON REQUEST
OF BUILDING INSPECTOR.
DATE 22.3.63
CITY ENGINEER

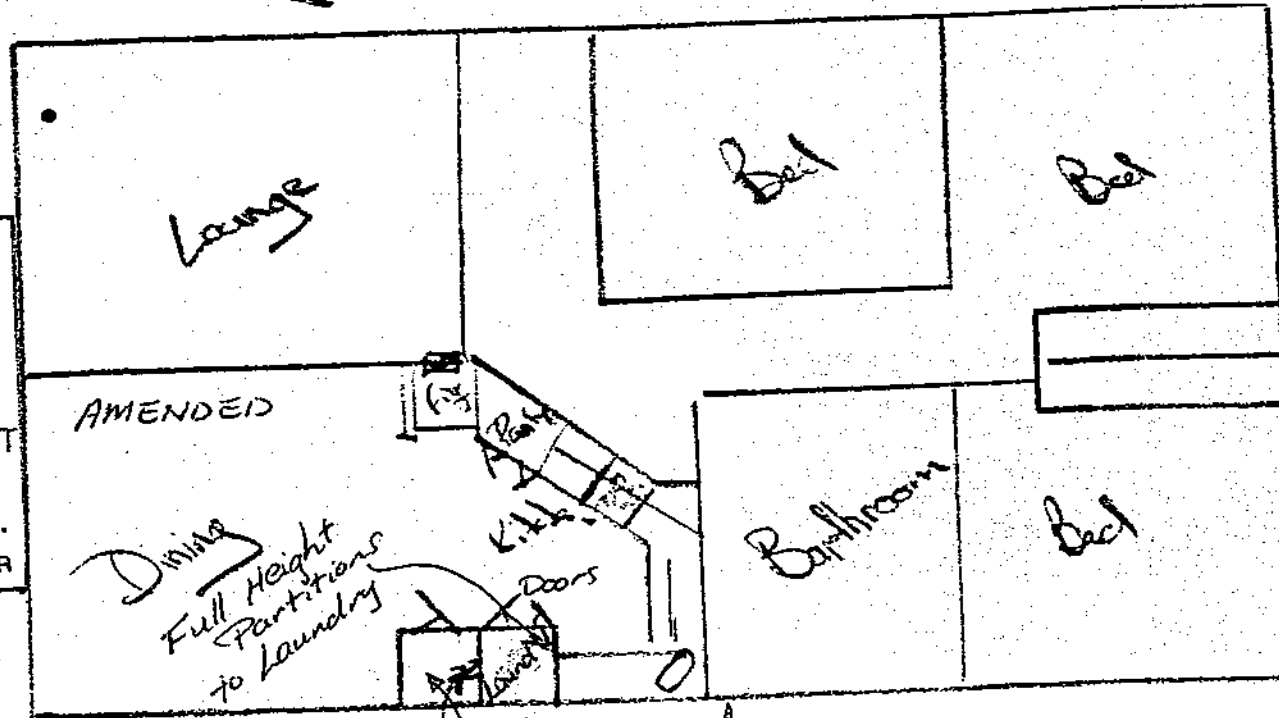
Scale 1/16" = 1 ft.

C.R. Rush

Contact: Kenneth Clarke
Phon 4761 591.

Proposed New Kitchen
65 Bayfield Rd
Wairua Taylor

DUNEDIN CITY COUNCIL
Copy of Approved Plan
and/or Specification
TO BE RETAINED ON WORKS
AND PRODUCED ON REQUEST
OF BUILDING INSPECTOR.
DATE 5.3.91
D.B. Marr BUILDING INSPECTOR



Wash House to be 1.400 m² N.E. side
and Vented to out side
Door to Close off Washing Area

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

New or moved sanitary fittings to existing four Drains

1300

Shedden Centre 27.2.91

A hand-drawn floor plan of a house. The layout includes a central hallway labeled 'Hall' with a door leading to a small room containing a toilet. To the left of the hall are two bedrooms, each labeled 'Bed'. Above the hall is a bathroom labeled 'Bath'. To the right of the hall is a kitchen labeled 'Kitchen' and a large lounge area labeled 'Lounge'. The plan shows various doors, windows, and a central staircase area. The word 'OLD' is written at the top and bottom of the drawing.

१५५५

New

Hand-drawn floor plan of a house. The layout includes:

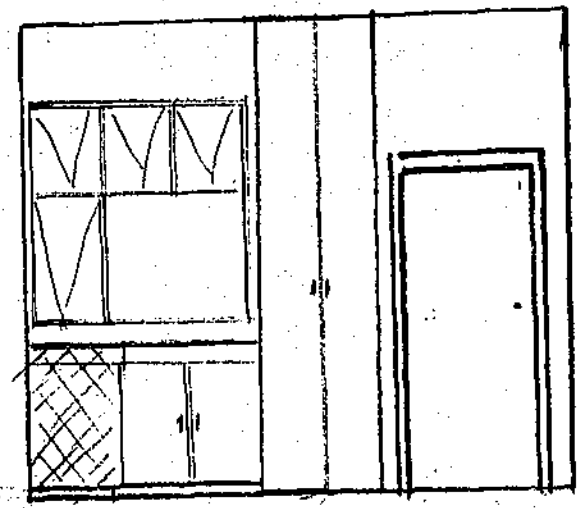
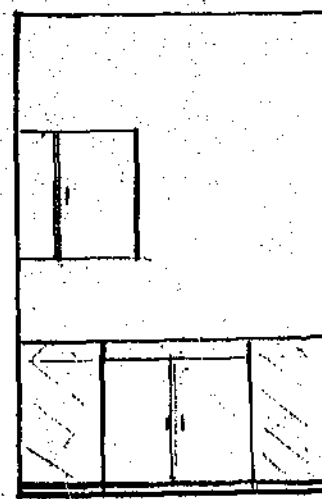
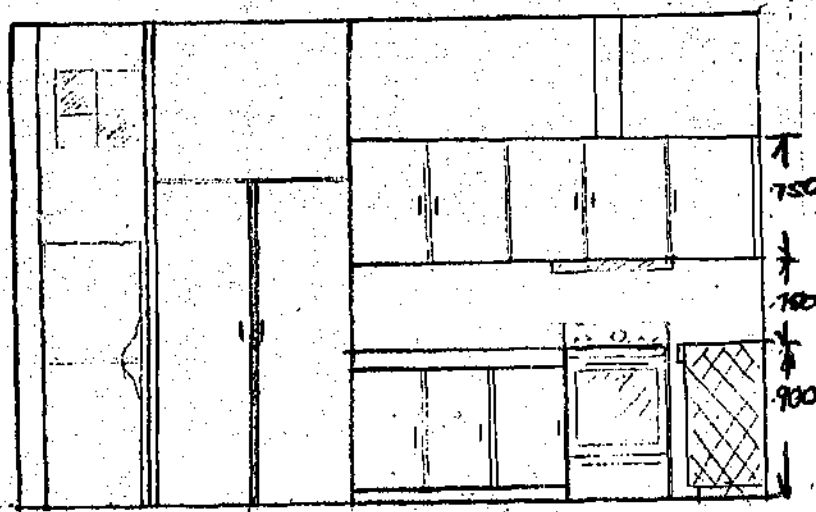
- Top Left:** A room labeled "Bed".
- Top Center:** A room labeled "Bathroom" with a "Porch" attached to its top right side.
- Top Right:** A room labeled "Dining".
- Bottom Left:** A room labeled "Bed".
- Bottom Center:** A room labeled "Bed".
- Bottom Right:** A room labeled "Lounge".
- Central Area:** A narrow passage or area labeled "Boring wall" with a door leading into the "Lounge".
- Other Features:** A "Fridge" is located near the "Dining" room. There are several doors and windows indicated by lines and small rectangles.

DUNEDIN CITY COUNCIL
Pursuant to the provisions of the District Scheme, these

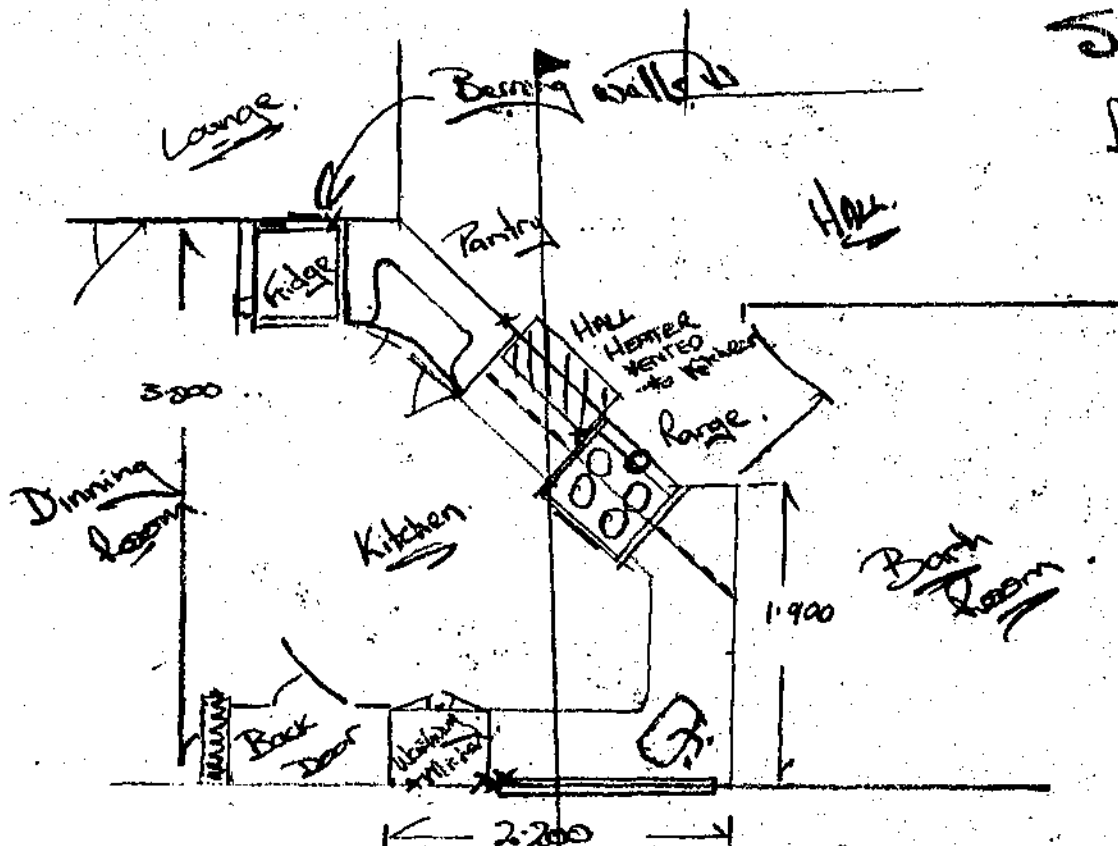
DUNEDIN CITY COUNCIL.
Pursuant to the provisions of the District Scheme, these plans and specifications are approved, provided that no change shall be made to the details shown hereon, and contained in the specification attached hereto, and subject to

Res A

Signed D. S. Kerr
Dated 5.3.91



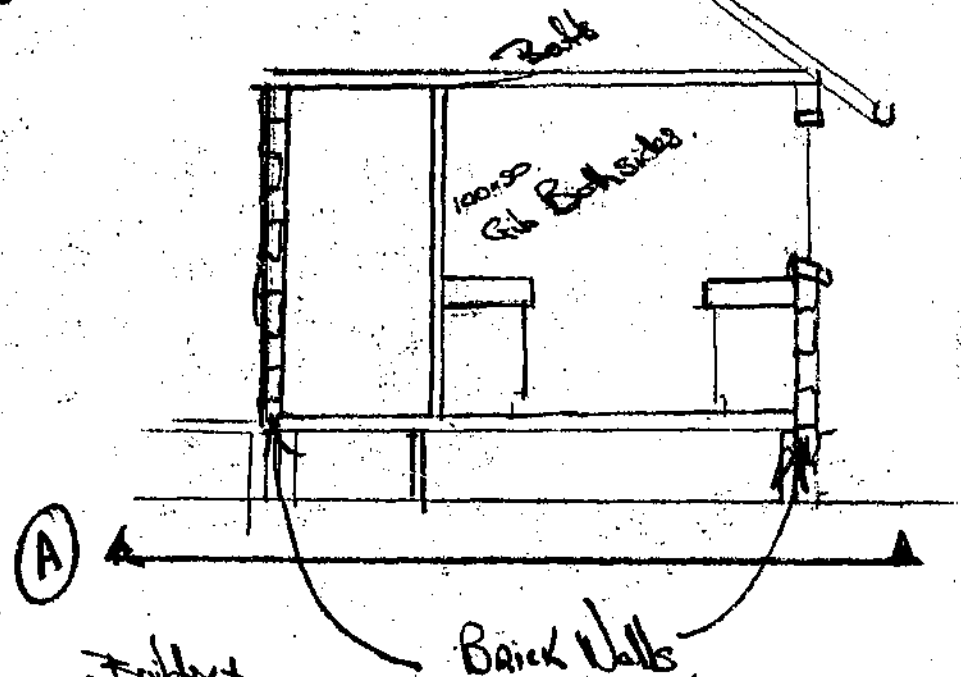
Specs as per Building Code!
Re: Modeling Kitchen



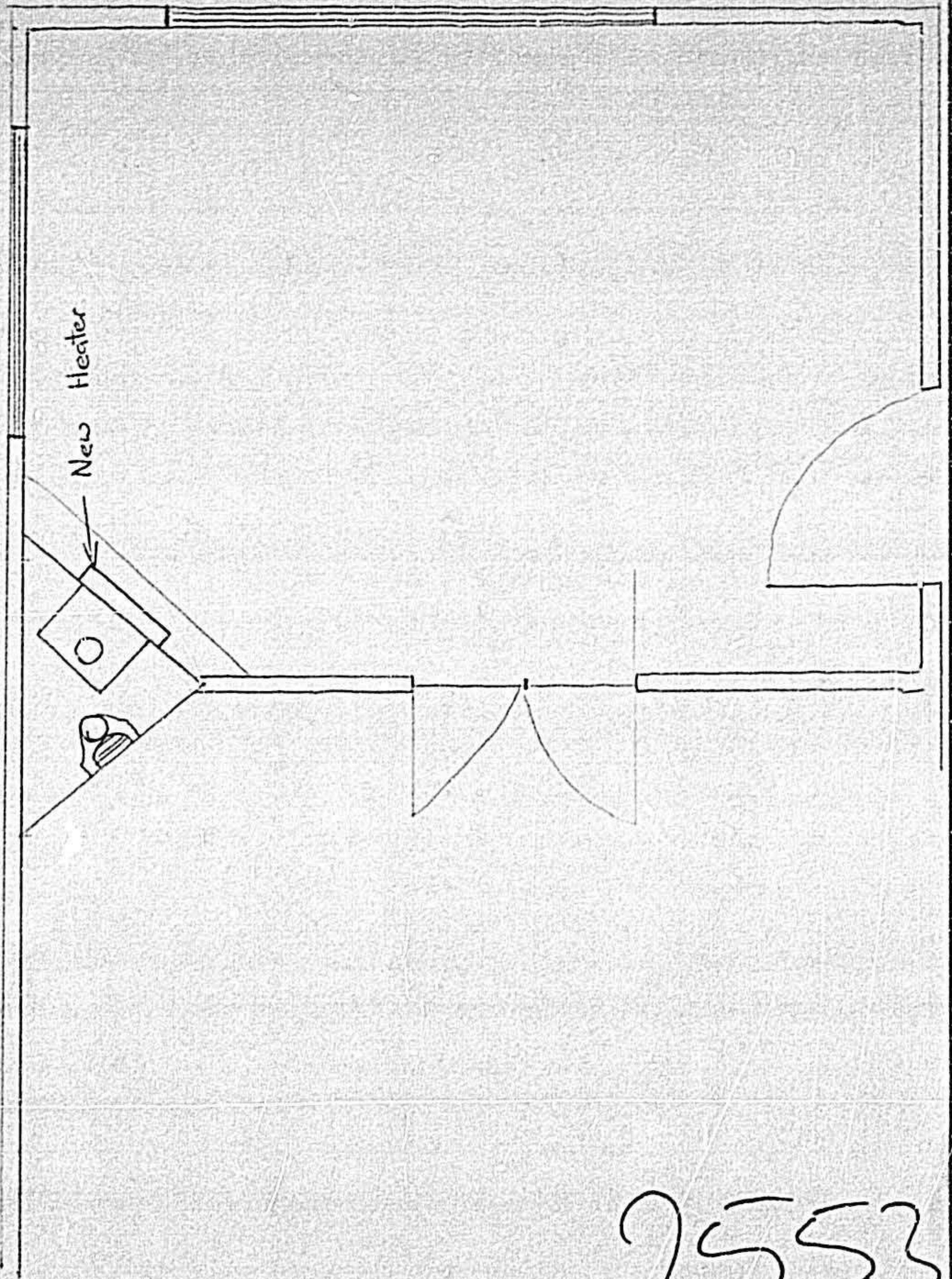
Scale: 1/8" = 1'-0"

owner: Wendy Taylor
 65 Bayfield Rd.
 Dunedin

P.D. 7125
 Lot 2
 Section 4



Back Wall
 Contact: Richard Moore 4761 591.
 Block 111 Andersons Bay District.



2553
65 Bayfield Road.



PUNCA

(OCTOBER 1987)

INSTALLATION INSTRUCTIONS MULTI FUEL INBUILT

COMPLIES WITH NZS 7421 1985

- A. Manufacturer recommends all installation be carried out by competent trades persons e.g. (Space Heater Installer) to obtain maximum performance and maintenance free heating.
- B. A permit is ~~normally~~ required and we suggest you check with your local building inspectors as by-laws can vary from place to place. Also notify your Insurance Company that a space heater has been installed.
- C. Hearth —
1. Must extend at least 300mm in front of heater.
 2. Must extend at least 150mm on each side of heater.
 3. Must be constructed of non combustible materials giving heat resistance equal to concrete or brick at least 50mm thick.
- D. Mantel — May get hot. Refer to local building inspectors for details of insulation requirements.
- E. Flue Kit —
1. Combined burner in New Zealand consists of 3.6m 150mm stainless steel flue.
 2. 1 x Weather cap and cowl.
- F. NOTE:
1. All joints must be sealed with flue sealing compound and screwed together.
 2. Weather cowl must be screwed to chimney with masonry screws.
 3. **IMPORTANT** Pack Kao Wool or similar around firebox and base, also seal between fascia and fireplace.

DUNEDIN CITY COUNCIL

Copy of Approved Plan
and/or Specification

TO BE RETAINED ON WORKS
AND PRODUCED ON REQUEST
OF BUILDING INSPECTOR

DATE 25.6.88

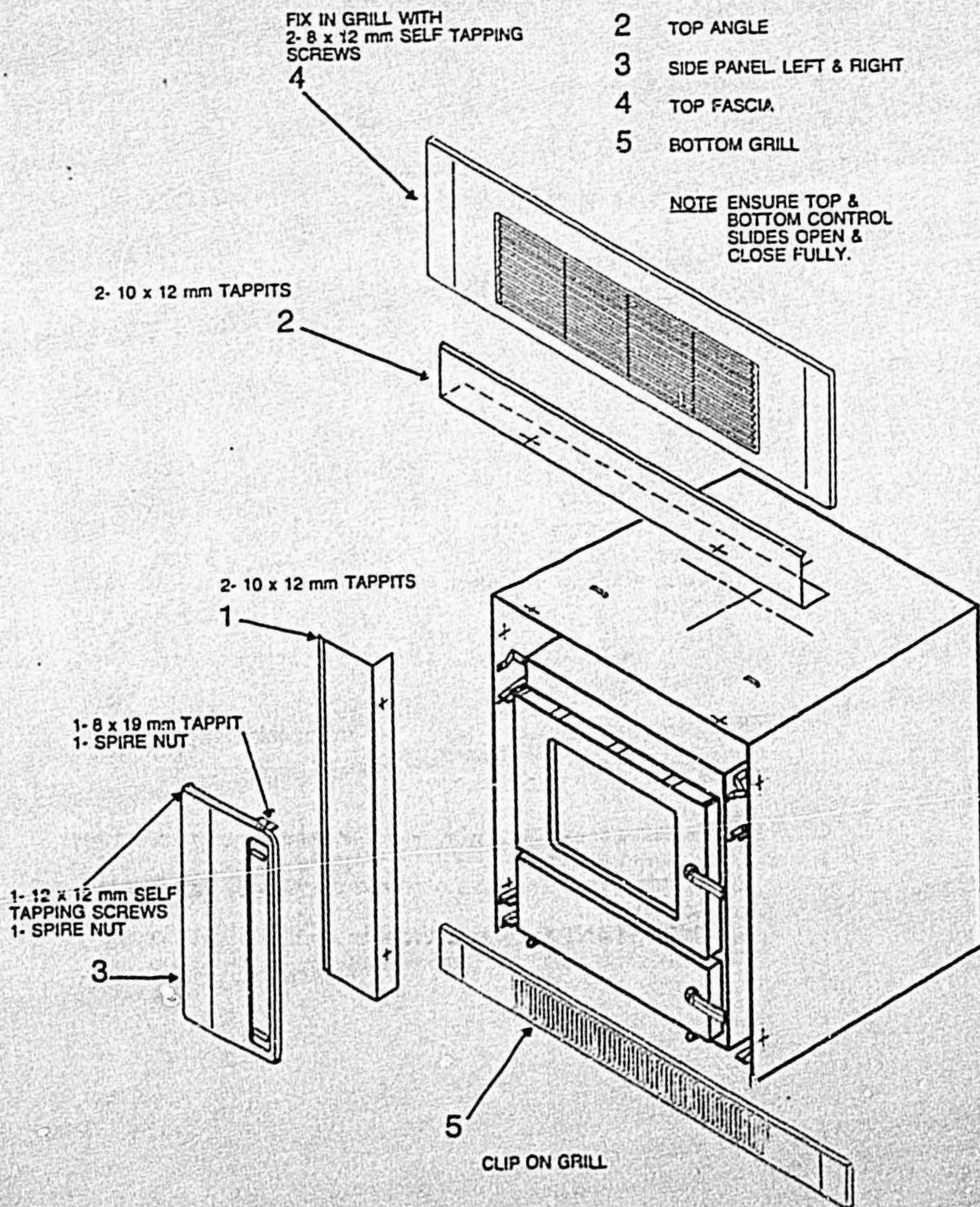
BUILDING INSPECTOR

ASSEMBLY DETAILS

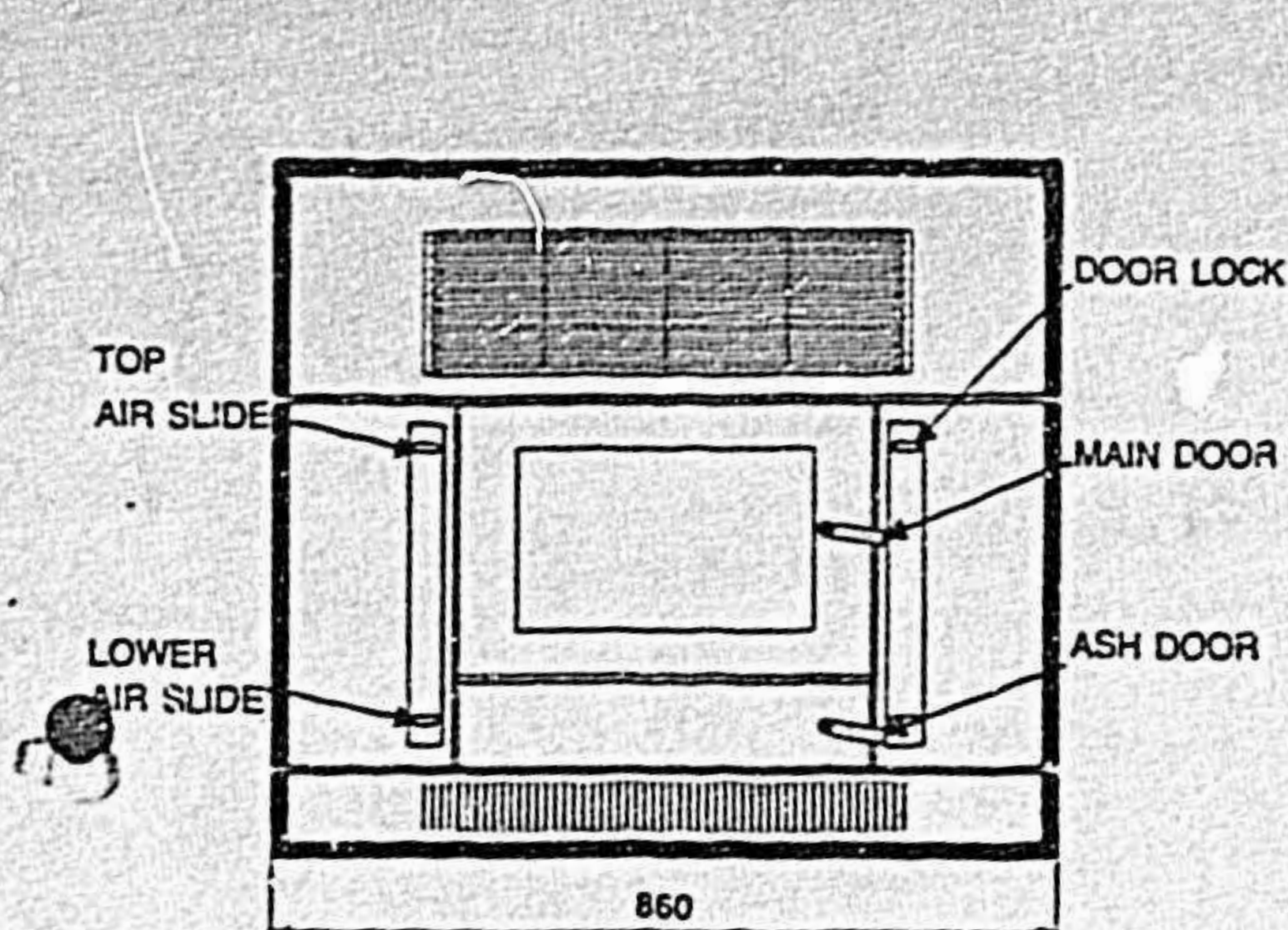
FIXING SEQUENCE

- 1 SIDE ANGLE, LEFT & RIGHT
- 2 TOP ANGLE
- 3 SIDE PANEL LEFT & RIGHT
- 4 TOP FASCIA
- 5 BOTTOM GRILL

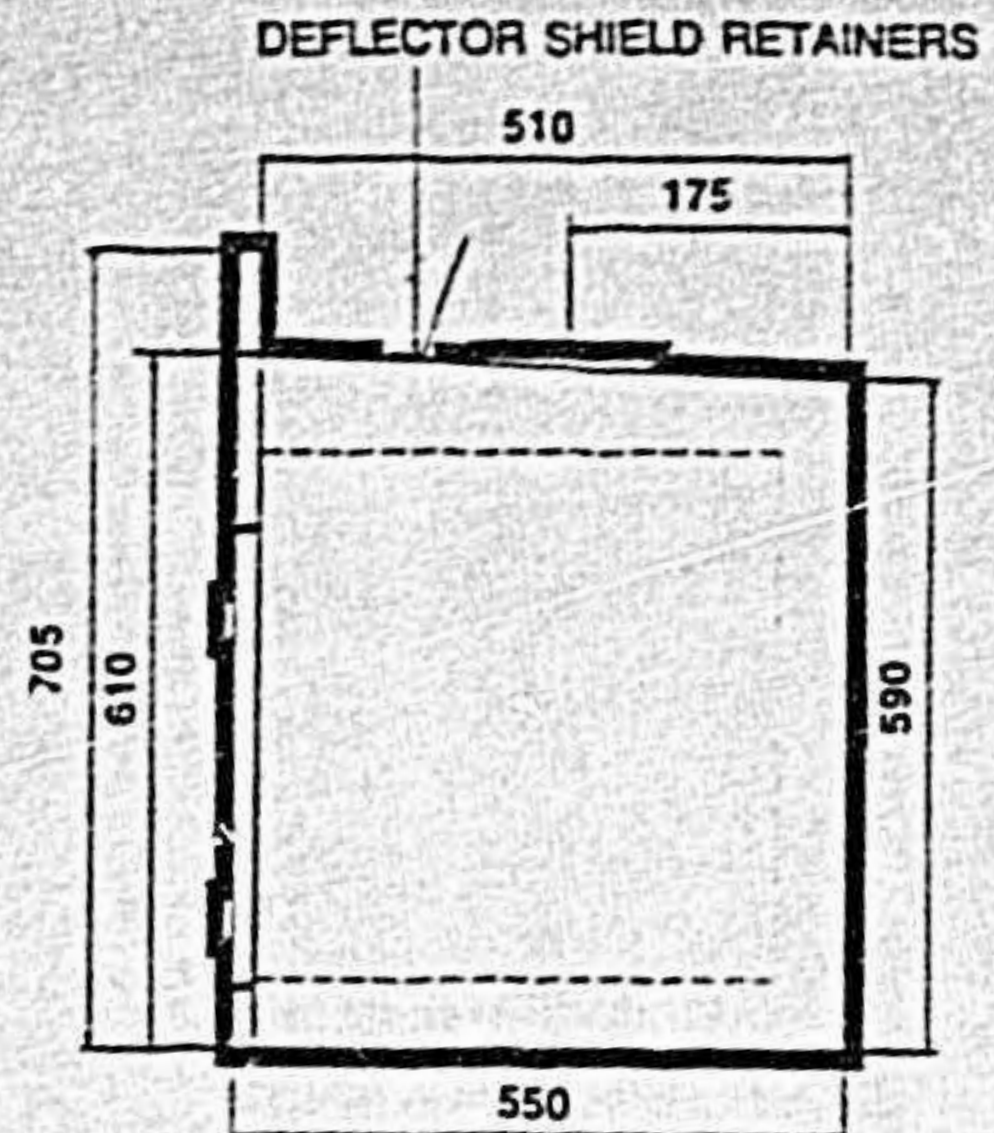
NOTE ENSURE TOP & BOTTOM CONTROL SLIDES OPEN & CLOSE FULLY.



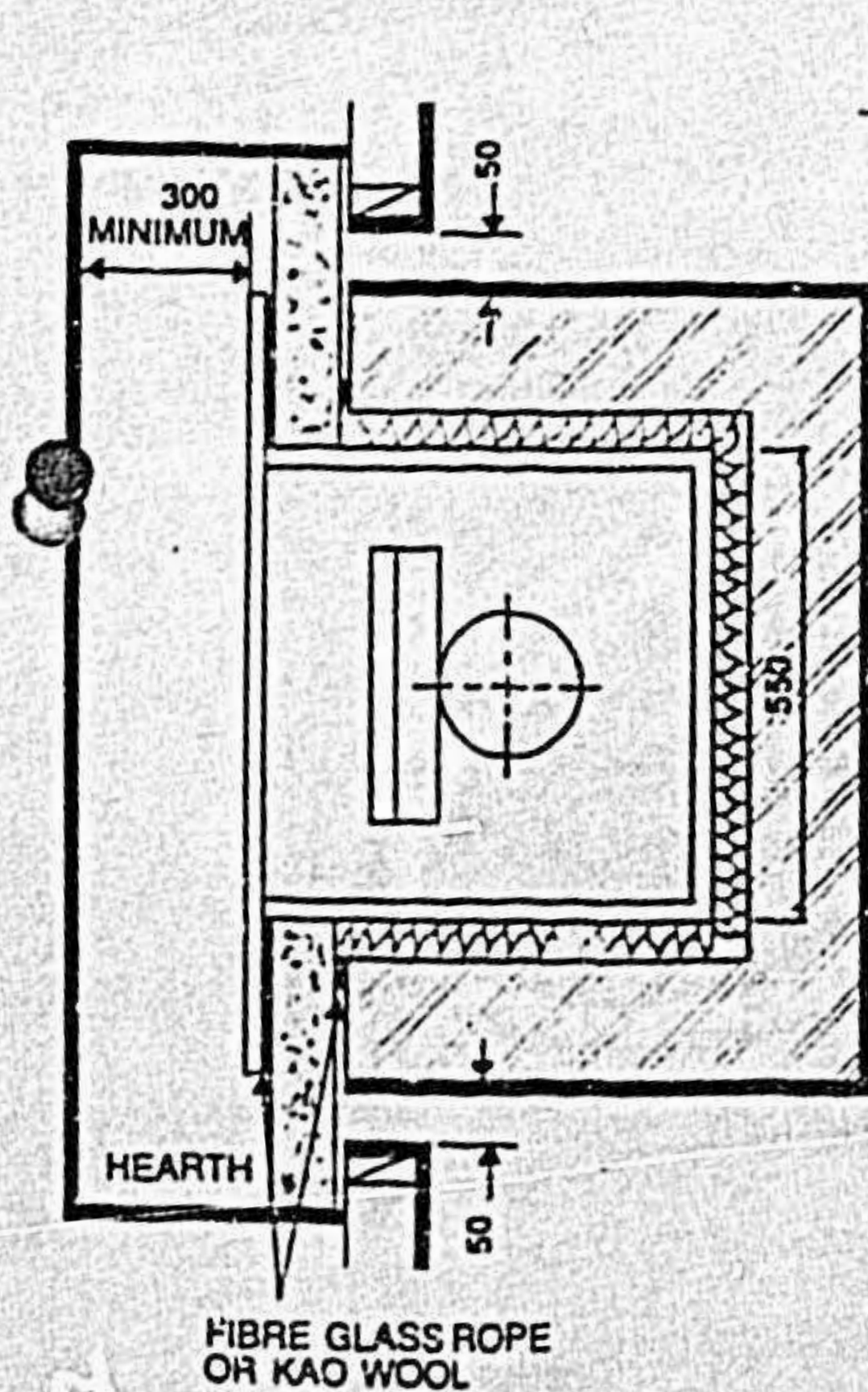
FIREPLACE APPLIANCE



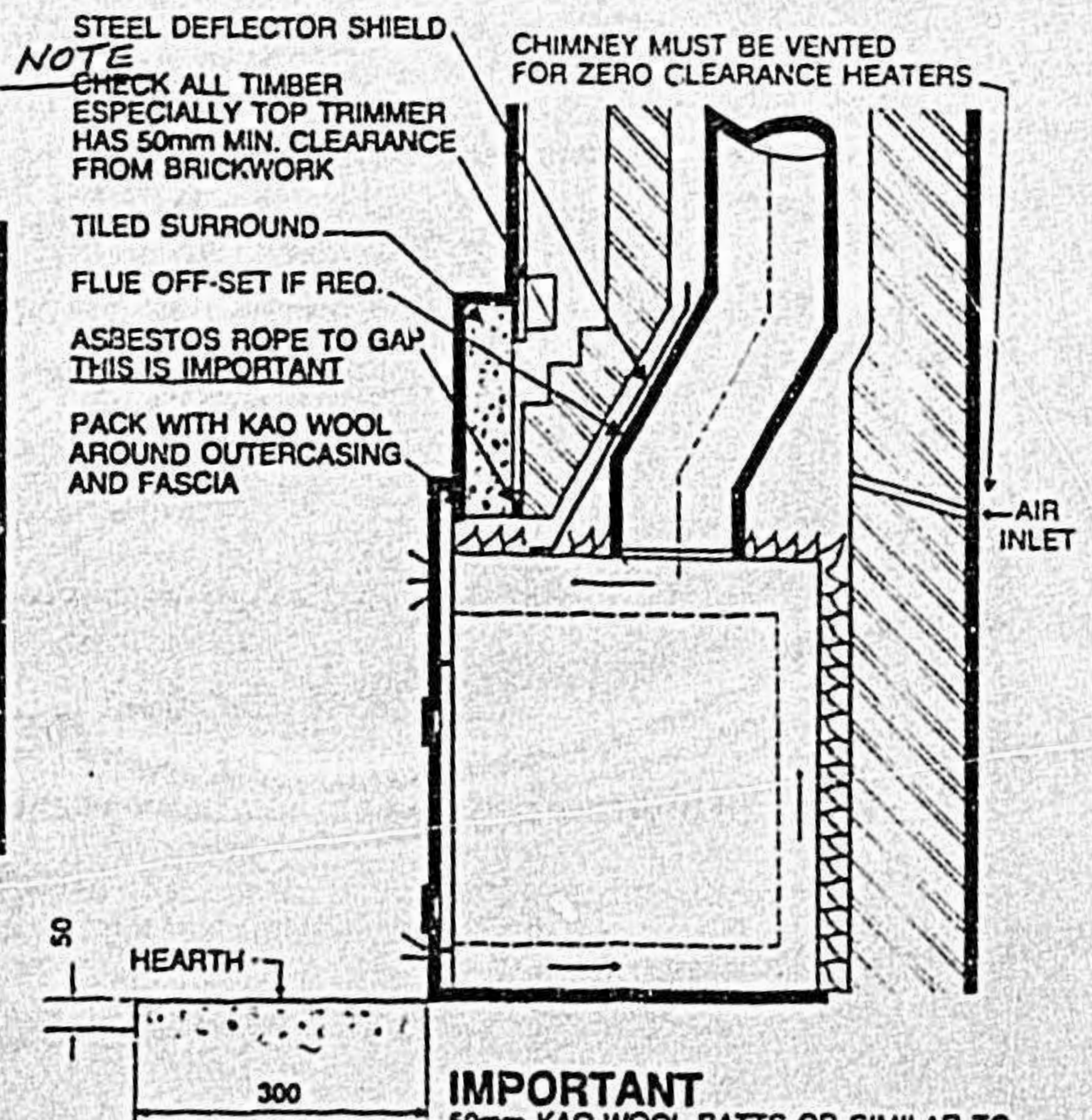
FRONT



SIDE



PLAN



SECTION

NOTE

CHECK ALL TIMBER ESPECIALLY TOP TRIMMER HAS 50mm MIN. CLEARANCE FROM BRICKWORK

TILED SURROUND

FLUE OFF-SET IF REQ.

ASBESTOS ROPE TO GAP THIS IS IMPORTANT

PACK WITH KAO WOOL AROUND OUTER CASING AND FASCIA

IMPORTANT

50mm KAO-WOOL BATTS OR SIMILAR TO BE TIGHTLY FITTED AROUND OUTER CASING, SIDES, BACK AND TOP.

PANEL ASSEMBLY INSTRUCTIONS

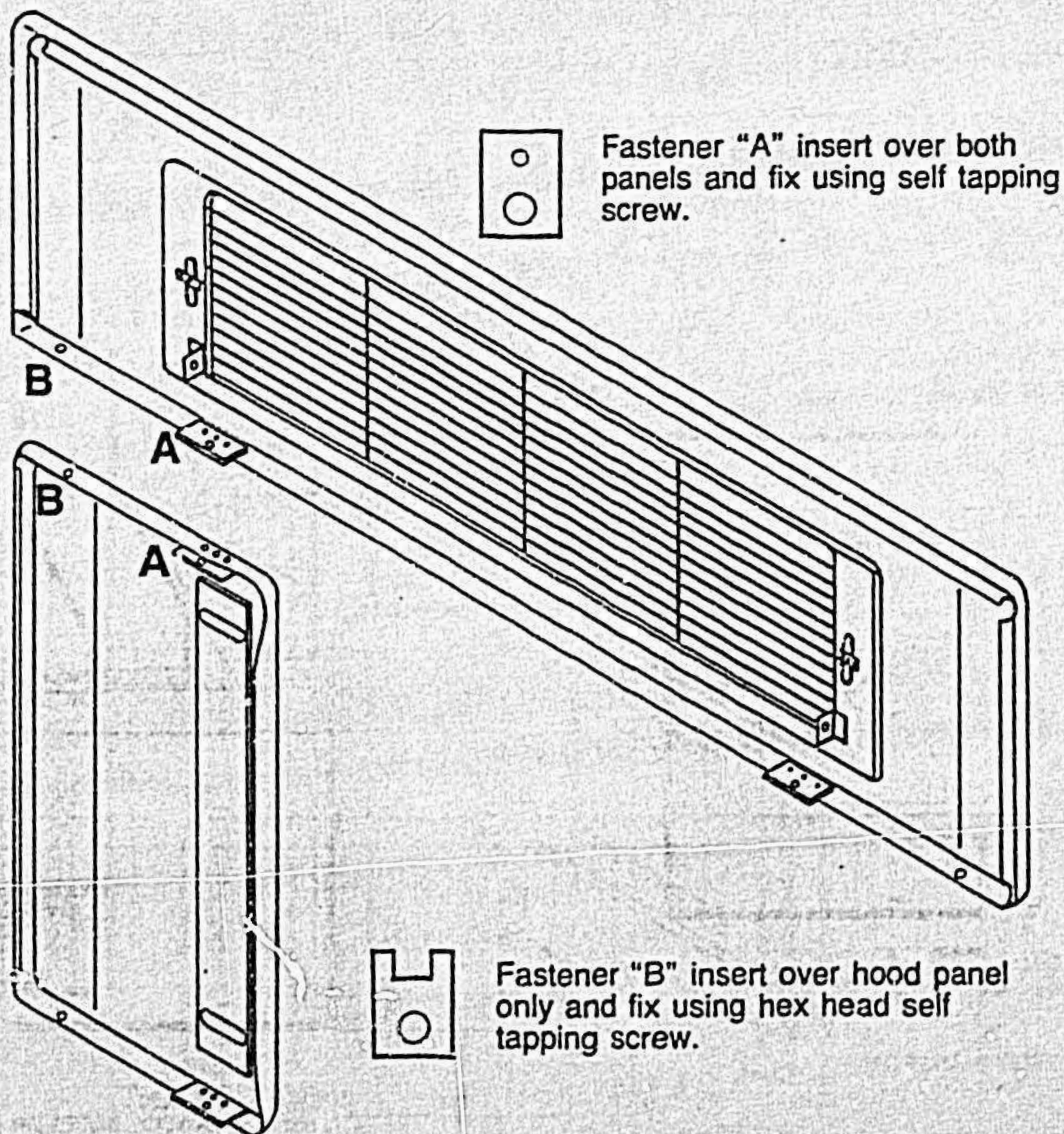
Fascia and side panels to be assembled together on a flat base where panels cannot be damaged.

Step 1. Fix fastener A to hood panel only—join side panel with hex head self tapping screw.

Step 2. Fix fastener B to fascia and side panel using self tapping screw.

Hood grill fitted last after heater is installed and fascia panels are in position.

NOTE: Panels to be fitted to heater after installation to avoid damage.





CODE COMPLIANCE CERTIFICATE

DCCBCA F4-07-v3.0

Section 95, Building Act 2004

CCC NO:	ABA-2012-1760	Telephone No:	03 477 4000
APPLICANT		PROJECT	
J B Arthur and H A Farr 65 Bayfield Road Dunedin 9013		Work Type: Alterations/Repairs Intended Use/Description of Work: Alter Dwelling - Remove Wall between Dining & Lounge, Install Beams, Alter Kitchen Layout, Alter Bathroom Layout to Include Laundry, Install Fire - Woodsman ECR Mk III	
PROJECT LOCATION		Intended Life: Indefinite, not less than 50 years. This CCC also applies to the following Amended Consents: N/A	
65 Bayfield Road Dunedin			
LEGAL DESCRIPTION			
Legal Description: LOT 2 DP 7125 Valuation Roll No: 27270-22901 Building Name: N/A			

The Building Consent Authority named above is satisfied, on reasonable grounds, that:

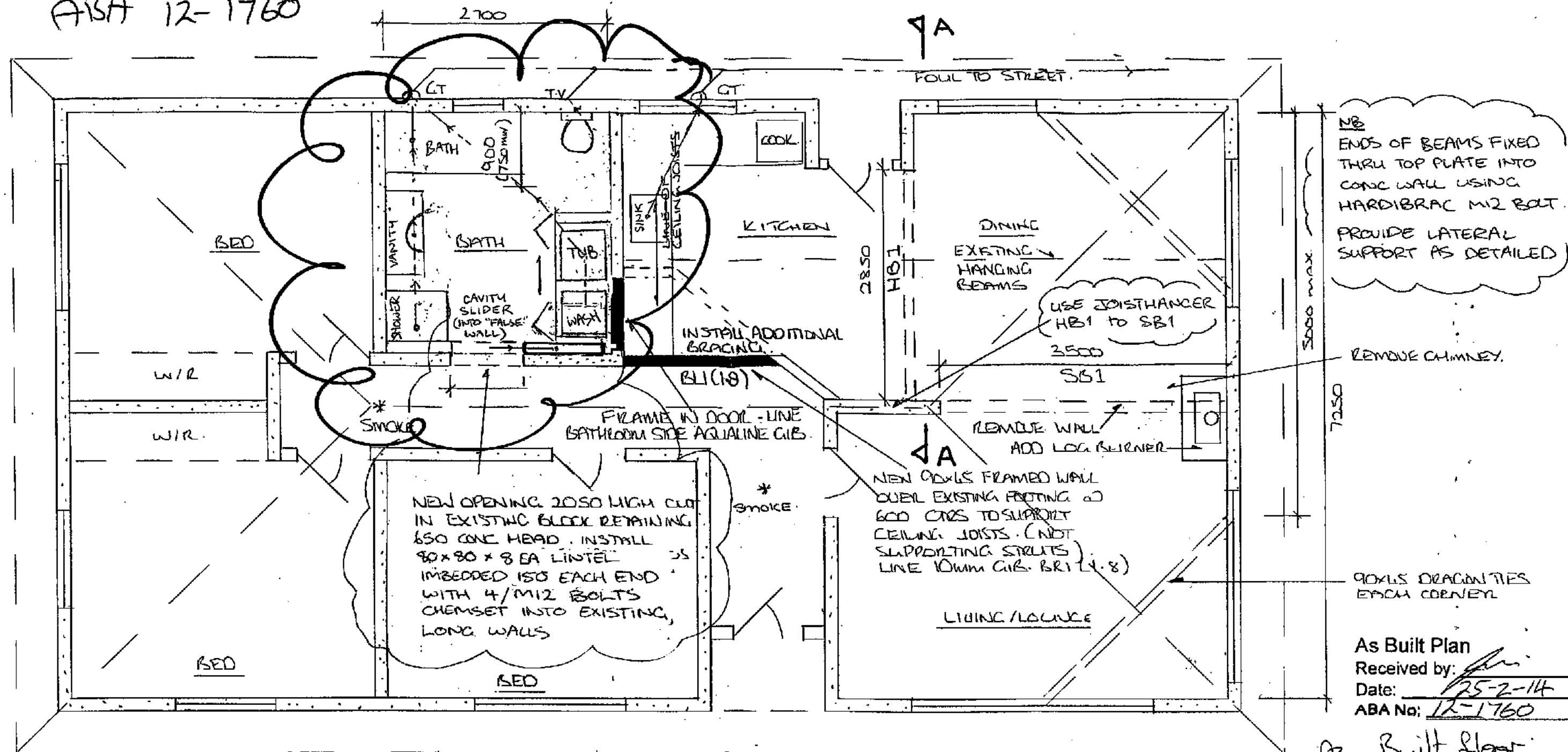
The building work complies with the Building Consent.

Signed for and on behalf of the Council:

Team Leader Inspections

Date: 17 April 2014

ABA 12-1760

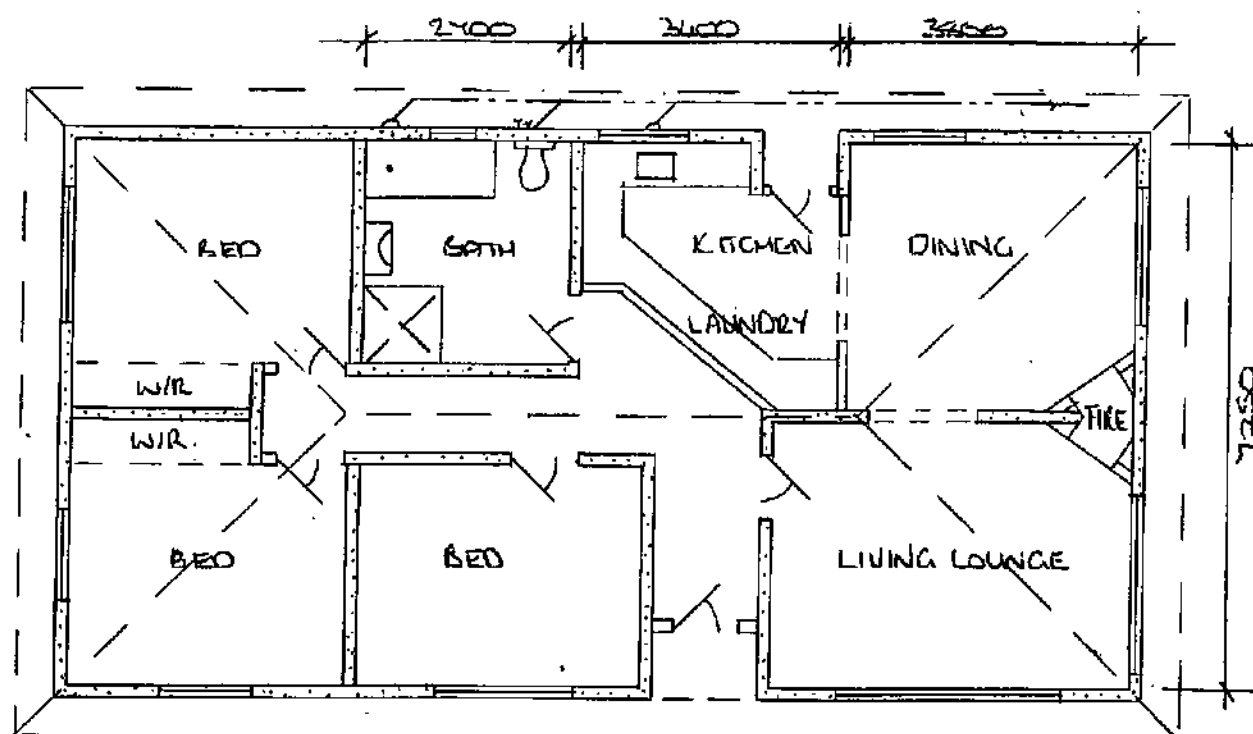


PROPOSED FLOOR PLAN 1:50

AB Built floor plan

Amended 23/11/12

2012 1760



EXISTING FLOOR PLAN 1:100

Amended 7/11/12

PROPOSAL

The proposal is to renovate the existing bathroom and relocate door and install laundry within cupboard in existing bathroom.

The kitchen / dining and living area to have internal wall openings increased with installation of strutting and counter beams on top of existing walls. Dragon ties to be installed for increased bracing span.

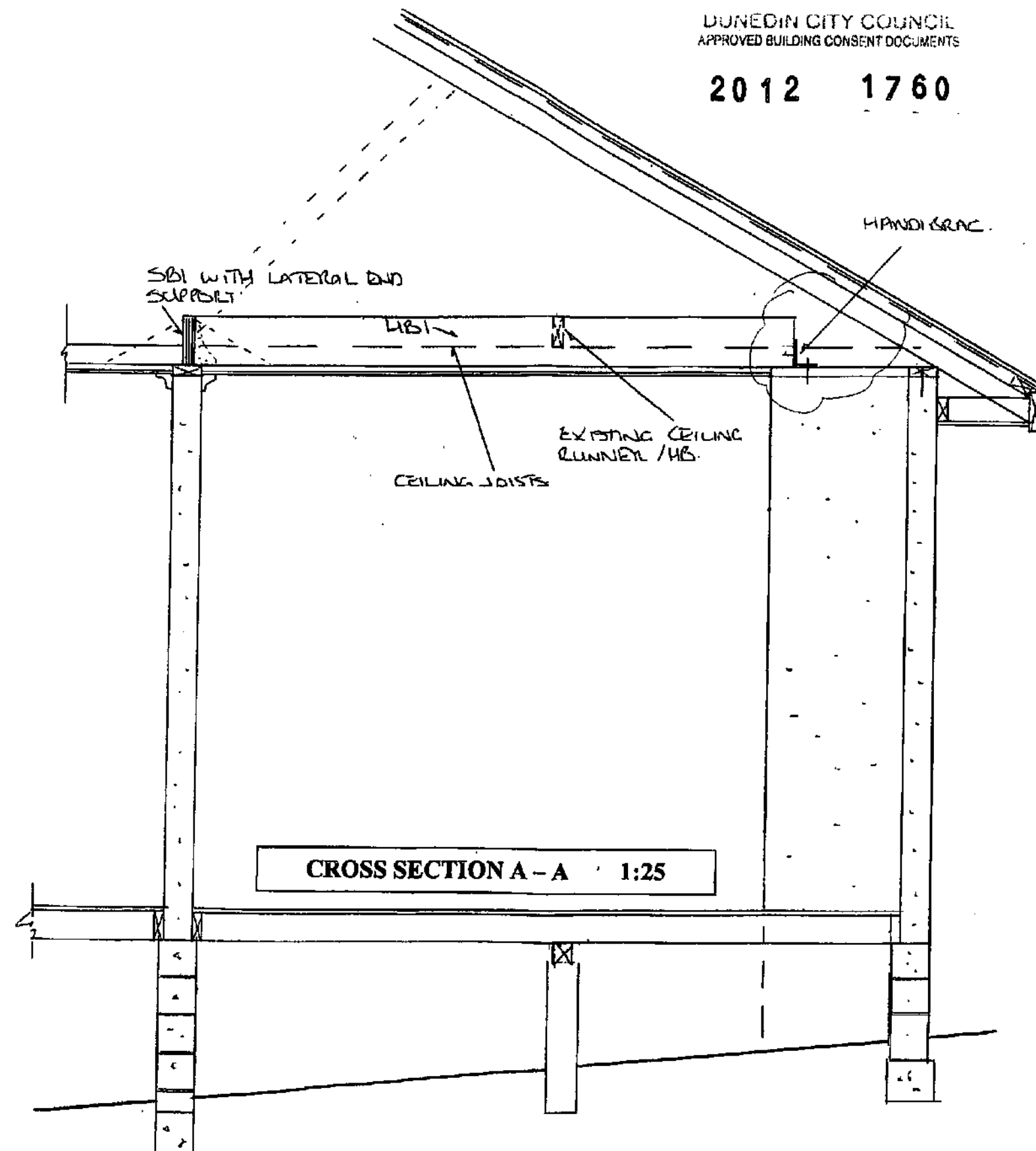
New Woodsman log fire to be installed within demolished chimney area.

Jarred ARTHUR & Hannah FARR
65 Bayfield Road Anderson Bay Dunedin
Lot 2 DP 7125

Drawn: D Buist - Otago Draughting Services - Dunedin
Licensed Building Practitioner D2 - No. BP107653
Dated: 28th July 2012 JOB REF: 120728/A

All dimensions shall be checked on site before commencing work. All work shall comply with all relevant standards and codes, in particular NZS3604 & AS/NZS8500. Any structural work carried out and not covered in these plans shall be brought to the attention of Otago Draughting Services for any amendments felt appropriate.

Sheet 1 - 2



CROSS SECTION A - A 1:25



06 October 2017

H A Farr & J M Elworthy
65 Bayfield Road
Dunedin 9013

Dear H A Farr & J M Elworthy

RESOURCE CONSENT APPLICATION: LUC-2017-454
65 BAYFIELD ROAD
DUNEDIN

Your application for land use consent to undertake earthworks at the above site was processed on a non-notified basis in accordance with Sections 95A to 95G of the Resource Management Act 1991. In considering Sections 95A to 95G, it was determined that any adverse effects would be no more than minor, all potentially affected parties have provided written approval to the application and that there were no special circumstances in relation to the proposal. Therefore, public notification of the application was not required. The application was considered by a Senior Planner – Consents, under delegated authority, on 06 October 2017.

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

DESCRIPTION OF ACTIVITY

The applicant has applied to undertake earthworks at the site located at 65 Bayfield Road, Dunedin. The property is legally known as Lot 2 DP 7125 and contained in CFR OT350/87. The property has an area of 506m² and currently contains an existing dwelling and garage located towards the front of the property.

The application seeks to construct a retaining wall and fence along the property boundary between 65 and 67 Bayfield Road. The property at 67 Bayfield sits slightly elevated in comparison to the subject site with the difference in the properties varying between 800mm and 150mm. Hence a retaining wall is required at the base of the proposed fence along the boundary with a proposed maximum height of 1.5m.

The proposed works will be located on the side boundary between the two properties. It is further noted that a Council owned waste water pipe is located along the subject boundary within the property at 67 Bayfield Road.

REASONS FOR APPLICATION

The subject site is zoned **Residential 1** zone in the Dunedin City District Plan. Bayfield Road is classified as a Local Road in the Plan's Roding Hierarchy. The site is not identified on the Council's Hazard Register. There are no designations registered against the site.

Dunedin City District Plan

The proposed earthworks do not comply with Rule 17.7.3(i) Minimum Setback Distance, with respect to the retaining wall from the property boundary. The retaining wall will have a maximum height of just under 1.5m and therefore is required to be located the same distance from the property boundary or have a building consent. As the proposed retaining wall does not require building consent and is located on the boundary this part of the proposal is assessed as a **restricted discretionary activity**, pursuant to Rule 17.7.5 (i).

The Council's discretion under this rule is restricted to:

- (a) Adverse effects on the amenity of neighbouring properties.

As the earthworks were not granted an earthworks permit prior to 1 July 2010 and do not form part of a project that was granted building consent on or after 1 July 2010, the Council's discretion will also extend to the following matters:

- (b) Design and engineering of retaining structures and earthworks.
- (c) Effects on the stability of land and buildings.
- (d) Effects on the surface flow of water and on flood risk.
- (e) Effects on underground utilities.

In assessing these effects, the Council will have regard to the matters in 17.8.1 and 17.8.2.

The proposed earthworks do not comply with Rule 17.7.3(v) Distance from Water and Waste Infrastructure. The proposed works will be located 0.9m from the centreline of a Council owned waste water pipe. As such, this component of the proposal is assessed as a **restricted discretionary activity**, pursuant to Rule 17.7.5 (iv).

The Council's discretion under this rule is restricted to effects on the integrity of water, stormwater and/or foul sewer reticulation. In assessing these effects, the Council will have regard to the matters in 17.8.8.

Proposed Second Generation Dunedin City District Plan ("Proposed 2GP")

The Proposed 2GP was notified on 26 September 2015, and some 2GP rules have immediate legal effect. In this instance, there are no relevant 2GP rules to consider.

Overall, the application is assessed as a **restricted discretionary activity**.

PLANNING ASSESSMENT

Affected Persons

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

Person	Owner	Occupier	Address	Obtained
Robert & Sheena Kane	✓	✓	67 Bayfield Road	06/09/2017

No other persons are considered to be adversely affected by this proposal.

Effects on the Environment

The following assessment of effects on the environment has been carried out in accordance with Section 104(1) of the Resource Management Act 1991. It addresses those assessment matters listed in Rules 17.8 of the Dunedin City District Plan considered relevant to the proposed activity. The existing environment is characterised by a medium density residential environment that includes activities such as the school and the church on the adjoining site and the Puketai Residential Centre to the north which is designated for the Minister for Social Development (ref: D137).

Any actual or potential effects on the environment of allowing this proposal to proceed will be no more than minor for the following reasons:

Dunedin City District Plan

1 Effects on Stability and Sedimentation Effects (Assessment Matter 17.8.1 and 17.8.6)

Sedimentation effects are highly unlikely to result in effects beyond the properties boundaries given the size of the site and location of the proposed works. However a standard sediment control condition will be included on the consent to ensure any potential effects are mitigated and contained within the property boundaries.

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 issues beyond the property boundary.

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

The retaining walls and associated works are relatively minor in nature with the retaining walls not required to get building consent. Therefore the design and engineering of the retaining walls are assumed to have little risk in regards to the design and engineering of the retaining structures or building consent would be required.

4 Effects on underground utilities.

As the proposed works and retaining wall is located 0.9m from a Council owned waste water pipe, the application was referred through to Council's Water and Waste Department for comment. The following comments were received in regards to the proposal;

Earthworks close to council infrastructure

Due to earthworks within 2.5 metres of a DCC owned pipe, CCTV filming is required before and after any works to get an accurate location of the pipe and ensure no damage takes place during construction. This is to be submitted to the Water and Waste Group Development Engineer. Any damage to the pipe during the earthworks and construction process will be the responsibility of the applicant.

Consent conditions

- 1. Pre-construction CCTV filming of the DCC wastewater pipe within the property is required. This is to be submitted to the Water and Waste Group Development Engineer.*
- 2. Post-construction CCTV filming of the DCC wastewater pipe within the property is required. This is to be submitted to the Water and Waste Group Development Engineer.*
- 3. All aspects of this activity shall be compliant with Parts 4, 5 and 6 of the Dunedin Code of Subdivision and Development 2010.*

The recommended conditions of consent will be adopted.

5 Effects on Neighbours (Assessment Matter 17.8.2)

It is expected that there will be noise effects associated with the construction of any development. In regard to the proposed construction activity, this must be limited to the times set out below and must comply with the following noise limits as per New Zealand Standard NZS 6803:1999:

Time of Week	Time Period	Leq (dBA)	L max(dBA)
Weekdays	0730-1800	75	90

	1800-2000	70	85
	2000-0730	45	75
Saturdays	0730-1800	75	90
	1800-2000	45	75
	2000-0730	45	75
Sundays and public Holidays	0730-1800	55	85
	1800-2000	45	75
	2000-0730	45	75

The discharge of dust is a nuisance and falls under the jurisdiction of the Otago Regional Council. An advice note has been attached to this consent 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.

Proposed 2GP

In this instance, there are no applicable assessment rules.

CONSENT DECISION

*That, pursuant to Sections 34A(1), 104 and 104C of the Resource Management Act 1991, and the provisions of the Dunedin City District Plan and the Proposed Second Generation Dunedin City District Plan, the Dunedin City Council **grants** consent to a **discretionary (restricted)** activity to construct a retaining wall on the boundary and within 2.5m of a Dunedin City Council pipe on the site at 65 Bayfield Road, legally described as Lot 2 DP 7125 (Computer Freehold Register OT350/87), subject to the conditions imposed under Section 108 of the Act, as shown on the attached certificate.*

REASONS

Effects

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

Objectives and Policies

In accordance with Section 104(1)(b) of the Resource Management Act 1991, the objectives and policies of the Dunedin City District Plan and the proposed 2GP were taken into account when assessing the application.

Dunedin City District Plan

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

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

- **Objective 17.2.3 and Policy 17.3.9 (Earthworks Section)** that seek to control the location and scale of earthworks and to ensure that earthworks are undertaken in a manner that is safe and in a manner that minimises adverse effects on the environment.

Proposed 2GP

The objectives and policies of the 2GP must be considered alongside the objectives and policies of the current district plan. The proposal is considered to be consistent with the following 2GP objectives and policies:

- **Objective 15.2.2 and Policy 15.2.2.1 (Residential Zones)**, which 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)**, which seek to ensure that activities in residential zones maintain a good level of amenity on surrounding residential properties and public spaces
- **Objective 15.2.5 and Policies 15.2.5.1, 15.2.5.2 and 15.2.5.3 (Residential Zones)**, which seek to ensure that earthworks associated with permitted or approved land uses are enabled, while avoiding or mitigating adverse effects on visual amenity and character, the stability of land and buildings, and surrounding properties.

As the Proposed 2GP is not far through the submission and decision-making process, the objectives and policies of the Dunedin City District Plan have been given more consideration than those of the Proposed 2GP.

RIGHTS OF OBJECTION

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

Senior Planner - Enquiries
Dunedin City Council
P O Box 5045
Moray Place
Dunedin 9058

Yours faithfully

Connor Marner
Planner

Consent Type: Land Use Consent

Consent Number: LUC-2017-454

Pursuant to Sections 34A(1), 104 and 104C of the Resource Management Act 1991, and the provisions of the Dunedin City District Plan and the Proposed Second Generation Dunedin City District Plan, the Dunedin City Council **grants** consent to a **discretionary (restricted)** activity to undertake earthworks on the site at 65 Bayfield Road, legally described as Lot 2 DP 7125 (Computer Freehold Register OT350/87), subject to the conditions imposed under Section 108 of the Act.

Location of Activity: 65 Bayfield Road, Dunedin

Legal Description: Lot 2 DP 7125 (Computer Freehold Register OT350/87)

Lapse Date: 06 October 2022, unless the consent has been given effect to before this date.

Conditions:

- 1 *The proposed activity must be undertaken in general accordance with the site plan, elevations and the information provided with the resource consent application, received by the Council on 08 September 2017, except where modified by the following conditions of consent.*
- 2 *Pre-construction CCTV filming of the DCC wastewater pipe within the property is required. This is to be submitted to the Water and Waste Group Development Engineer.*
- 3 *Post-construction CCTV filming of the DCC wastewater pipe within the property is required. This is to be submitted to the Water and Waste Group Development Engineer.*
- 4 *Any change in ground levels is not to cause a ponding or drainage nuisance to neighbouring properties.*
- 5 *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.*
- 6 *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.*
- 7 *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.

Advice Notes:

- 1 In addition to the conditions of a resource consent, the Resource Management Act 1991 establishes through Sections 16 and 17 a duty for all persons to avoid unreasonable noise, and to avoid, remedy or mitigate any adverse effect created from an activity they undertake.
- 2 Resource consents are not personal property. This consent attaches to the land to which it relates, and consequently the ability to exercise this consent is not restricted to the party who applied and/or paid for the consent application.
- 3 The lapse period specified above may be extended on application to the Council pursuant to Section 125 of the Resource Management Act 1991.
- 4 It is the responsibility of any party exercising this consent to comply with any conditions imposed on the resource consent prior to and during (as applicable) exercising the resource consent. Failure to comply with the conditions may result in prosecution, the penalties for which are outlined in Section 339 of the Resource Management Act 1991.
- 5 This is a resource consent. Please contact the Council's Building Control Office, Development Services, about the building consent requirements for the work.
- 6 All construction noise must comply with the following noise limits as per New Zealand Standard NZS 6803:1999:

Time of Week	Time Period	Leq (dBA)	L max(dBA)
Weekdays	0730-1800	75	90
	1800-2000	70	85
	2000-0730	45	75
Saturdays	0730-1800	75	90
	1800-2000	45	75
	2000-0730	45	75
Sundays and public Holidays	0730-1800	55	85
	1800-2000	45	75
	2000-0730	45	75

- 7 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.

Any koiwi tangata discovered must be handled and removed by tribal elders responsible for the tikanga (custom) appropriate to its removal or preservation.

Site work must 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 the Historic Places Act 1993; 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.

Issued at Dunedin this 06 day of October 2017

Connor Marner

Planner

Appendix One - Approved plan for LUC-2017-454
[Scanned image -Not to Scale]

