

Dunedin City Council Land Information Memorandum

96580

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 Section 44A 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 **26 February 2024**

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 Records of Title as this report may not include information that is registered on the Records of Title. The Records 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.

PROPERTY ADDRESS

10 Hadley Close Dunedin

**LIM Applicant
Print Date**

Downie Stewart Trustee 2014 Limited
26-Feb-2024

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PROPERTY DETAILS

Property ID 5135628
Address 10 Hadley Close Dunedin
Parcels LOT 1 DP 571477

Rubbish Day Monday

RATES DETAILS

Rate Account 4032233
Address 10 Hadley Close Dunedin
Valuation Number 26850-17421

Latest Valuation Details

Capital Value \$1,150,000
Land Value \$480,000
Value of Improvements \$670,000
Area (Hectares) 0.1868HA
Units of Use 1

Current Rates

Current Rating Year Starting 01-Jul-2023
Dunedin City Council Rates \$4,368.50

Rates Outstanding for Year \$2,402.72

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.

BUILDING, PLUMBING AND DRAINAGE

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>

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.

Building and Drainage Information

Council Stormwater & Foul Sewer Connections available.

There is Council Stormwater outfalls and Foul Sewer Connections adjacent to this land, to which buildings within this land may connect. A plan of these is attached.

Private Stormwater Drains servicing existing buildings

There are Private Stormwater drains servicing existing buildings on this land.

Drainage plan indicates Private Stormwater Drain connects to Council Stormwater Sewer in Section.

Private Foul Drains servicing existing buildings

There are Private Foul drains servicing existing buildings on this land.

Drainage plan indicates Private Foul Drain connects to Council Foul Sewer in Section.

Council Storm Water Sewers within land.

There is Council Storm water sewers within this land. A plan of these is attached.

Council Foul Sewers within land.

There is Council Foul Sewers within this land. A plan of these is attached.

Building and Drainage Consents

The following consents are recorded for this property:

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

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

[ABA-2021-2326](#) Building Consent - Construct Foul and Stormwater Drainage to Proposed Lot 2

Lodgement Date	11-Oct-2021
Decision	Granted
Decision Date	02-Nov-2021
Current Status	CCC Issued
Previous Number	
<i>(Applications before 2007)</i>	

[ABA-1996-338003](#) Building Consent - ABA964210
4210 - Erect dwelling (Birchall)

Lodgement Date	30-Oct-1996
Decision	Granted
Decision Date	14-Nov-1996
Current Status	CCC Issued
Previous Number	ABA964210
<i>(Applications before 2007)</i>	

Building and Drainage Permits

Building Permits were issued prior to the introduction of the Building Act 1992. Code Compliance Certificates were not required or issued for permits.

There are no Building or Drainage Permits recorded for this property. In some instances permits may have been recorded as building consents, please also check the consent section of the LIM.

For further explanation on the current status of any consent, or to enquire about information referred to on this page, please contact Building Control 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.

HAZARDS

SITE HAZARDS

This property is identified in a site specific geotechnical assessment, Geosolve Rpt 210065. Please refer to conditions in this document.

Earthworks Permits

The following Earthworks Permits are recorded for this property

Parcel Description	LOT 1 DP 571477
Permit Date	13-Dec-1996
Reference	E930
Description	New house and associated works

The Otago Regional Council has produced a number of reports for the Dunedin City District which outline areas affected by natural hazards including slippage, flooding, subsidence and inundation.

These reports are publicly available and can be accessed here:

<https://www.orc.govt.nz/plans-policies-reports/reports-and-publications/natural-hazards>

These reports do not provide property specific information, and may not describe all natural hazards that affect the land that is the subject of this LIM report. We recommend that in addition to reading these reports, that you seek independent advice about how this property may be affected by natural hazards including natural hazards that are not described in the reports produced by the Otago Regional Council.

Otago Regional Council - Natural Hazards Database

The characteristics of general natural hazards in the vicinity of this property are also available on the Otago Regional Council's Natural Hazards Database.

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

HAZARDOUS SUBSTANCES

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.

Contaminated Site, Hazardous Substances and Dangerous Goods Information

No information

ENVIRONMENTAL HEALTH

No records were found of Environmental Health involvement with this property.

LICENSING

Health Licensing

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

Liquor Licensing

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

CITY PLANNING

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.

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.

District Plan Information

Dunedin currently has an Operative Dunedin City District Plan, and the Proposed Second Generation Dunedin City District Plan (2GP). Accordingly, both of these plans may affect the development potential of this site and surrounding properties.

As a general principle, rules in the 2GP must be considered along with the rules of the Operative District Plan until such time as the rules of the 2GP become operative, or are treated as operative. The policies and objectives of both plans should also be considered.

The 2GP was publicly notified on Saturday 26 September 2015. The submission period closed on Tuesday 24 November 2015. Decisions on the 2GP were released on Wednesday 7 November 2018. The appeal period closed on Wednesday 19 December 2018. The schedule of appeals can be viewed at <https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan/appeals-received-on-the-2gp>.

You are advised to refer to our website to determine which rules in the 2GP have legal effect or are fully operative, and to determine which rules in the Operative District Plan are now inoperative.

The 2GP is subject to change at any time. Variation 2 (Additional Housing Capacity) to the 2GP was notified on Wednesday 3 February 2021. No rule changes proposed in Variation 2 had legal effect from the date of notification. Rules that did not have submissions in opposition to them are deemed operative.

Please refer to our website for more information on Variation 2 at <https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan/plan-change-dis-2021-1-variation-2>

Further rules will come into legal effect and/or become fully operative at the release of decisions and the resolution of appeals.

You should check with the Council whether any changes have occurred since the date this LIM report was issued. The information provided with this LIM on district plan requirements is applicable as at the date this LIM is issued: there may be changes to the district plan rules following the release of this LIM that may affect this site and surrounding properties.

You should ensure that you consult the information and relevant planning maps in the Operative District Plan which can be found on our website at <https://www.dunedin.govt.nz/council/district-plan/district-plan-2006> and 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.

OPERATIVE DISTRICT PLAN INFORMATION

Zoning

This property is zoned as follows in the District Plan.

Zone

RESIDENTIAL 1

Noise

This property is located in a Noise Area where the noise limits outlined below apply. Rule 21.5.1(i)(b) also specifies a maximum noise limit of 75 dBA Lmax between 9.00 pm on any night and 7.00 am the following day measured at the boundary of the site or within any other site. Note that some activities have a resource consent or existing use rights that allow these limits to be exceeded. Some activities are also exempted from noise limits. Furthermore, the actual limits that apply will also depend on whether this site adjoins a Noise Area Boundary and whether there are Special Audible Characteristics. Refer to Section 21.5 of the District Plan for further details. Every occupier of land is also under a general duty to adopt the best practicable option to ensure that the emission of noise from land does not exceed a reasonable level.

Noise Zone

50Dt/35Nt dBA, 45SP dBA

SECOND GENERATION PLAN INFORMATION

Zoning

- General Residential 1 (refer Section 15, Residential)

Scheduled Items

- Nil

Overlay Zones

- Nil

Mapped Areas

- Nil

Resource Consents

The following Resource Consents are recorded for this property.

SUB-2021-152	Subdivision Consent
Description	a two lot fee simple subdivision
Lodgement Date	25-Jun-2021
Decision	Granted
Decision Date	01-Sep-2021
Current Status	s224c Issued
RMA-1996-359888	Resource Management Act (Historical Data)
Description	SUBDIVIDE CERTIFICATE OF TITLE 14A/72 INTO TWO PARCELS
Lodgement Date	17-Jul-1996
Decision	Granted
Decision Date	14-Nov-1996
Current Status	Consent Issued
RMA-1995-350686	Resource Management Act (Historical Data)
Description	SCHEME PLAN 670 SUBDIVISION CREATING NINE RESIDENTIAL LOTS, ROAD TO VEST AND LOCAL PURPOSE RESERVE
Lodgement Date	12-Sep-1990
Decision	Granted
Decision Date	24-Sep-1990
Current Status	Consent Issued

RESOURCE CONSENTS WITHIN 50 METRES OF 10 HADLEY CLOSE DUNEDIN

5043999 38 Tanner Road Dunedin

[LUC-2021-136](#) Land Use Consent To establish a 6m x 6m garage within the road boundary setback on the site.. The outcome was Granted on 22/04/2021.

[RMA-2002-366124](#) Resource Management Act (Historical Data) EXTEND EXISTING GARAGE ON SITE (Non-Notified - Restricted Discretionary). The outcome was Granted on 21/11/2002.

5066935 6 Hadley Close Dunedin

[RMA-1995-350686](#) Resource Management Act (Historical Data) SCHEME PLAN 670 SUBDIVISION CREATING NINE RESIDENTIAL LOTS, ROAD TO VEST AND LOCAL PURPOSE RESERVE (Non-Notified - Non Complying). The outcome was Granted on 24/09/1990.

5066936 1 Hadley Close Dunedin

[RMA-1995-350686](#) Resource Management Act (Historical Data) SCHEME PLAN 670 SUBDIVISION CREATING NINE RESIDENTIAL LOTS, ROAD TO VEST AND LOCAL PURPOSE RESERVE (Non-Notified - Non Complying). The outcome was Granted on 24/09/1990.

5066938 52 Tanner Road Dunedin

[RMA-1995-350686](#) Resource Management Act (Historical Data) SCHEME PLAN 670 SUBDIVISION CREATING NINE RESIDENTIAL LOTS, ROAD TO VEST AND LOCAL PURPOSE RESERVE (Non-Notified - Non Complying). The outcome was Granted on 24/09/1990.

5067488 5 Hadley Close Dunedin

[RMA-1995-350686](#) Resource Management Act (Historical Data) SCHEME PLAN 670 SUBDIVISION CREATING NINE RESIDENTIAL LOTS, ROAD TO VEST AND LOCAL PURPOSE RESERVE (Non-Notified - Non Complying). The outcome was Granted on 24/09/1990.

5067739 4 Hadley Close Dunedin

[RMA-1995-350686](#) Resource Management Act (Historical Data) SCHEME PLAN 670 SUBDIVISION CREATING NINE RESIDENTIAL LOTS, ROAD TO VEST AND LOCAL PURPOSE RESERVE (Non-Notified - Non Complying). The outcome was Granted on 24/09/1990.

5068253 2 Hadley Close Dunedin

[RMA-1995-350686](#) Resource Management Act (Historical Data) SCHEME PLAN 670 SUBDIVISION CREATING NINE RESIDENTIAL LOTS, ROAD TO VEST AND LOCAL PURPOSE RESERVE (Non-Notified - Non Complying). The outcome was Granted on 24/09/1990.

5069683 12 Hadley Close Dunedin

[RMA-1996-359888](#) Resource Management Act (Historical Data) SUBDIVIDE CERTIFICATE OF TITLE 14A/72 INTO TWO PARCELS (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 14/11/1996.

[RMA-1995-350686](#) Resource Management Act (Historical Data) SCHEME PLAN 670 SUBDIVISION CREATING NINE RESIDENTIAL LOTS, ROAD TO VEST AND LOCAL PURPOSE RESERVE (Non-Notified - Non Complying). The outcome was Granted on 24/09/1990.

5102051 9 Leithton Close Dunedin

[RMA-1992-355433](#) Resource Management Act (Historical Data) SUBDIVISION CREATING 23 RESIDENTIAL LOTS (SUPERSEDED BY RMA92715) (Non-Notified - Non Complying). The outcome was Granted on 07/12/1992.

[RMA-1992-355509](#) Resource Management Act (Historical Data) SUBDIVISION CREATING 24 RESIDENTIAL LOTS (Non-Notified - Non Complying). The outcome was Granted on 16/02/1993.

5102083 11 Leithton Close Dunedin

[RMA-1992-355433](#) Resource Management Act (Historical Data) SUBDIVISION CREATING 23 RESIDENTIAL LOTS (SUPERSEDED BY RMA92715) (Non-Notified - Non Complying). The outcome was Granted on 07/12/1992.

[RMA-1992-355509](#) Resource Management Act (Historical Data) SUBDIVISION CREATING 24 RESIDENTIAL LOTS (Non-Notified - Non Complying). The outcome was Granted on 16/02/1993.

5102084 15 Leithton Close Dunedin

[RMA-1992-355433](#) Resource Management Act (Historical Data) SUBDIVISION CREATING 23 RESIDENTIAL LOTS (SUPERSEDED BY RMA92715) (Non-Notified - Non Complying). The outcome was Granted on 07/12/1992.

[RMA-1992-355509](#) Resource Management Act (Historical Data) SUBDIVISION CREATING 24 RESIDENTIAL LOTS (Non-Notified - Non Complying). The outcome was Granted on 16/02/1993.

[5102248](#) 11 Hadley Close Dunedin

[RMA-1995-350686](#) Resource Management Act (Historical Data) SCHEME PLAN 670 SUBDIVISION CREATING NINE RESIDENTIAL LOTS, ROAD TO VEST AND LOCAL PURPOSE RESERVE (Non-Notified - Non Complying). The outcome was Granted on 24/09/1990.

[5102428](#) 7 Leithton Close Dunedin

[RMA-1992-355433](#) Resource Management Act (Historical Data) SUBDIVISION CREATING 23 RESIDENTIAL LOTS (SUPERSEDED BY RMA92715) (Non-Notified - Non Complying). The outcome was Granted on 07/12/1992.

[RMA-1992-355509](#) Resource Management Act (Historical Data) SUBDIVISION CREATING 24 RESIDENTIAL LOTS (Non-Notified - Non Complying). The outcome was Granted on 16/02/1993.

[5102607](#) 9 Hadley Close Dunedin

[RMA-1995-358415](#) Resource Management Act (Historical Data) Subdivision Ownr:MOTION G.M. / App: T.P. Stoff PO Box 235 (Non-Notified - Non Complying).

[RMA-1995-357281](#) Resource Management Act (Historical Data) subdivision (Non-Notified - Non Complying).

[RMA-1995-358769](#) Resource Management Act (Historical Data) CERTIFICATE OF COMPLIANCE (Other). The outcome was Granted on 18/08/1995.

[RMA-1995-350686](#) Resource Management Act (Historical Data) SCHEME PLAN 670 SUBDIVISION CREATING NINE RESIDENTIAL LOTS, ROAD TO VEST AND LOCAL PURPOSE RESERVE (Non-Notified - Non Complying). The outcome was Granted on 24/09/1990.

[5123561](#) 1 Fred Hollows Way Dunedin

[LUC-2011-100/D](#) Land Use Consent s127 vary condition 5 that only allows one residential unit to be erected on Lot 8. The outcome was s127 Upheld on 13/07/2020.

[LUC-2011-100/C](#) Land Use Consent s127 change or cancellation of conditions of LUC-2011-100/B to allow lot 5. The outcome was s127 Upheld on 17/01/2019.

[S243-2016-6](#) s243 Cancellation of Easement removal of batter rights from CT OT15B/293. The outcome was Granted on 22/08/2016.

[SUB-2011-25/B](#) Subdivision Consent s127 change of cancellation of conditions of SUB-2011-25. The outcome was s127 Upheld on 29/04/2016.

[LUC-2011-100/B](#) Land Use Consent s127 change or cancellation of conditions of LUC-2011-100. The outcome was s127 Upheld on 29/04/2016.

[LUC-2011-100/A](#) Land Use Consent s127 change or cancellation of conditions of LUC-2011-100. The outcome was s127 Upheld on 18/05/2015.

[SUB-2011-25/A](#) Subdivision Consent s127 change of cancellation of conditions of SUB-2011-25. The outcome was s127 Upheld on 18/05/2015.

[LUC-2014-631](#) Land Use Consent earthworks to form building platforms for 19-lot residential subdivision. The outcome was Granted on 27/01/2015.

[LUC-2011-100](#) Land Use Consent residential activity with more than 12 residential units sharing a private way (Lots 1 to 19), and removal of vegetation and establishment of residential activity within an Urban Landscape Conservation Area (Lots 4 to 11, 16 to 19 and 20). The outcome was Granted on 13/12/2011.

[SUB-2011-25](#) Subdivision Consent subdivision creating 19 residential lots. The outcome was Granted on 13/12/2011.

[RMA-1992-355433](#) Resource Management Act (Historical Data) SUBDIVISION CREATING 23 RESIDENTIAL LOTS (SUPERSEDED BY RMA92715) (Non-Notified - Non Complying). The outcome was Granted on 07/12/1992.

[RMA-1992-355509](#) Resource Management Act (Historical Data) SUBDIVISION CREATING 24 RESIDENTIAL LOTS (Non-Notified - Non Complying). The outcome was Granted on 16/02/1993.

[5123562](#) 3 Fred Hollows Way Dunedin

[LUC-2011-100/D](#) Land Use Consent s127 vary condition 5 that only allows one residential unit to be erected on Lot 8. The outcome was s127 Upheld on 13/07/2020.

[LUC-2011-100/C](#) Land Use Consent s127 change or cancellation of conditions of LUC-2011-100/B to allow lot 5. The outcome was s127 Upheld on 17/01/2019.

[S243-2016-6](#) s243 Cancellation of Easement removal of batter rights from CT OT15B/293. The outcome was Granted on 22/08/2016.

[SUB-2011-25/B](#) Subdivision Consent s127 change of cancellation of conditions of SUB-2011-25. The outcome was s127 Upheld on 29/04/2016.

[LUC-2011-100/B](#) Land Use Consent s127 change or cancellation of conditions of LUC-2011-100. The outcome was s127 Upheld on 29/04/2016.

[LUC-2011-100/A](#) Land Use Consent s127 change or cancellation of conditions of LUC-2011-100. The outcome was s127 Upheld on 18/05/2015.

[SUB-2011-25/A](#) Subdivision Consent s127 change of cancellation of conditions of SUB-2011-25. The outcome was s127 Upheld on 18/05/2015.

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[SUB-2011-25](#) Subdivision Consent subdivision creating 19 residential lots. The outcome was Granted on 13/12/2011.

[RMA-1992-355433](#) Resource Management Act (Historical Data) SUBDIVISION CREATING 23 RESIDENTIAL LOTS (SUPERSEDED BY RMA92715) (Non-Notified - Non Complying). The outcome was Granted on 07/12/1992.

[RMA-1992-355509](#) Resource Management Act (Historical Data) SUBDIVISION CREATING 24 RESIDENTIAL LOTS (Non-Notified - Non Complying). The outcome was Granted on 16/02/1993.

5123563 5 Fred Hollows Way Dunedin

[LUC-2011-100/D](#) Land Use Consent s127 vary condition 5 that only allows one residential unit to be erected on Lot 8. The outcome was s127 Upheld on 13/07/2020.

[LUC-2011-100/C](#) Land Use Consent s127 change or cancellation of conditions of LUC-2011-100/B to allow lot 5. The outcome was s127 Upheld on 17/01/2019.

[S243-2016-6](#) s243 Cancellation of Easement removal of batter rights from CT OT15B/293. The outcome was Granted on 22/08/2016.

[SUB-2011-25/B](#) Subdivision Consent s127 change of cancellation of conditions of SUB-2011-25. The outcome was s127 Upheld on 29/04/2016.

[LUC-2011-100/B](#) Land Use Consent s127 change or cancellation of conditions of LUC-2011-100. The outcome was s127 Upheld on 29/04/2016.

[LUC-2011-100/A](#) Land Use Consent s127 change or cancellation of conditions of LUC-2011-100. The outcome was s127 Upheld on 18/05/2015.

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[RMA-1992-355509](#) Resource Management Act (Historical Data) SUBDIVISION CREATING 24 RESIDENTIAL LOTS (Non-Notified - Non Complying). The outcome was Granted on 16/02/1993.

5123564 7 Fred Hollows Way Dunedin

[LUC-2011-100/D](#) Land Use Consent s127 vary condition 5 that only allows one residential unit to be erected on Lot 8. The outcome was s127 Upheld on 13/07/2020.

[LUC-2011-100/C](#) Land Use Consent s127 change or cancellation of conditions of LUC-2011-100/B to allow lot 5. The outcome was s127 Upheld on 17/01/2019.

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[LUC-2011-100/B](#) Land Use Consent s127 change or cancellation of conditions of LUC-2011-100. The outcome was s127 Upheld on 29/04/2016.

[LUC-2011-100/A](#) Land Use Consent s127 change or cancellation of conditions of LUC-2011-100. The outcome was s127 Upheld on 18/05/2015.

[SUB-2011-25/A](#) Subdivision Consent s127 change or cancellation of conditions of SUB-2011-25. The outcome was s127 Upheld on 18/05/2015.

[LUC-2014-631](#) Land Use Consent earthworks to form building platforms for 19-lot residential subdivision. The outcome was Granted on 27/01/2015.

[LUC-2011-100](#) Land Use Consent residential activity with more than 12 residential units sharing a private way (Lots 1 to 19), and removal of vegetation and establishment of residential activity within an Urban Landscape Conservation Area (Lots 4 to 11, 16 to 19 and 20). The outcome was Granted on 13/12/2011.

[SUB-2011-25](#) Subdivision Consent subdivision creating 19 residential lots. The outcome was Granted on 13/12/2011.

[RMA-1992-355433](#) Resource Management Act (Historical Data) SUBDIVISION CREATING 23 RESIDENTIAL LOTS (SUPERSEDED BY RMA92715) (Non-Notified - Non Complying). The outcome was Granted on 07/12/1992.

[RMA-1992-355509](#) Resource Management Act (Historical Data) SUBDIVISION CREATING 24 RESIDENTIAL LOTS (Non-Notified - Non Complying). The outcome was Granted on 16/02/1993.

[5123565](#) 9 Fred Hollows Way Dunedin

[LUC-2011-100/D](#) Land Use Consent s127 vary condition 5 that only allows one residential unit to be erected on Lot 8. The outcome was s127 Upheld on 13/07/2020.

[LUC-2011-100/C](#) Land Use Consent s127 change or cancellation of conditions of LUC-2011-100/B to allow lot 5. The outcome was s127 Upheld on 17/01/2019.

[LUC-2018-740](#) Land Use Consent land use consent for earthworks for the development of a residential unit containing a family flat. The outcome was Granted on 17/01/2019.

[S221-2018-14](#) s221 Change or Cancellation of Consent Notice s221 to amend CONO 10487691.7 to allow the family flat to be incorporated. The outcome was Granted on 17/01/2019.

[S243-2016-6](#) s243 Cancellation of Easement removal of batter rights from CT OT15B/293. The outcome was Granted on 22/08/2016.

[SUB-2011-25/B](#) Subdivision Consent s127 change or cancellation of conditions of SUB-2011-25. The outcome was s127 Upheld on 29/04/2016.

[LUC-2011-100/B](#) Land Use Consent s127 change or cancellation of conditions of LUC-2011-100. The outcome was s127 Upheld on 29/04/2016.

[LUC-2011-100/A](#) Land Use Consent s127 change or cancellation of conditions of LUC-2011-100. The outcome was s127 Upheld on 18/05/2015.

[SUB-2011-25/A](#) Subdivision Consent s127 change or cancellation of conditions of SUB-2011-25. The outcome was s127 Upheld on 18/05/2015.

[LUC-2014-631](#) Land Use Consent earthworks to form building platforms for 19-lot residential subdivision. The outcome was Granted on 27/01/2015.

[LUC-2011-100](#) Land Use Consent residential activity with more than 12 residential units sharing a private way (Lots 1 to 19), and removal of vegetation and establishment of residential activity within an Urban Landscape Conservation Area (Lots 4 to 11, 16 to 19 and 20). The outcome was Granted on 13/12/2011.

[SUB-2011-25](#) Subdivision Consent subdivision creating 19 residential lots. The outcome was Granted on 13/12/2011.

[RMA-1992-355433](#) Resource Management Act (Historical Data) SUBDIVISION CREATING 23 RESIDENTIAL LOTS (SUPERSEDED BY RMA92715) (Non-Notified - Non Complying). The outcome was Granted on 07/12/1992.

[RMA-1992-355509](#) Resource Management Act (Historical Data) SUBDIVISION CREATING 24 RESIDENTIAL LOTS (Non-Notified - Non Complying). The outcome was Granted on 16/02/1993.

[5123566](#) 11 Fred Hollows Way Dunedin

[LUC-2011-100/D](#) Land Use Consent s127 vary condition 5 that only allows one residential unit to be erected on Lot 8. The outcome was s127 Upheld on 13/07/2020.

[LUC-2011-100/C](#) Land Use Consent s127 change or cancellation of conditions of LUC-2011-100/B to allow lot 5. The outcome was s127 Upheld on 17/01/2019.

[S243-2016-6](#) s243 Cancellation of Easement removal of batter rights from CT OT15B/293. The outcome was Granted on 22/08/2016.

[SUB-2011-25/B](#) Subdivision Consent s127 change of cancellation of conditions of SUB-2011-25. The outcome was s127 Upheld on 29/04/2016.

[LUC-2011-100/B](#) Land Use Consent s127 change or cancellation of conditions of LUC-2011-100. The outcome was s127 Upheld on 29/04/2016.

[LUC-2011-100/A](#) Land Use Consent s127 change or cancellation of conditions of LUC-2011-100. The outcome was s127 Upheld on 18/05/2015.

[SUB-2011-25/A](#) Subdivision Consent s127 change of cancellation of conditions of SUB-2011-25. The outcome was s127 Upheld on 18/05/2015.

[LUC-2014-631](#) Land Use Consent earthworks to form building platforms for 19-lot residential subdivision. The outcome was Granted on 27/01/2015.

[LUC-2011-100](#) Land Use Consent residential activity with more than 12 residential units sharing a private way (Lots 1 to 19), and removal of vegetation and establishment of residential activity within an Urban Landscape Conservation Area (Lots 4 to 11, 16 to 19 and 20). The outcome was Granted on 13/12/2011.

[SUB-2011-25](#) Subdivision Consent subdivision creating 19 residential lots. The outcome was Granted on 13/12/2011.

[RMA-1992-355433](#) Resource Management Act (Historical Data) SUBDIVISION CREATING 23 RESIDENTIAL LOTS (SUPERSEDED BY RMA92715) (Non-Notified - Non Complying). The outcome was Granted on 07/12/1992.

[RMA-1992-355509](#) Resource Management Act (Historical Data) SUBDIVISION CREATING 24 RESIDENTIAL LOTS (Non-Notified - Non Complying). The outcome was Granted on 16/02/1993.

5123567 11A Fred Hollows Way Dunedin

[LUC-2011-100/D](#) Land Use Consent s127 vary condition 5 that only allows one residential unit to be erected on Lot 8. The outcome was s127 Upheld on 13/07/2020.

[LUC-2011-100/C](#) Land Use Consent s127 change or cancellation of conditions of LUC-2011-100/B to allow lot 5. The outcome was s127 Upheld on 17/01/2019.

[S243-2016-6](#) s243 Cancellation of Easement removal of batter rights from CT OT15B/293. The outcome was Granted on 22/08/2016.

[SUB-2011-25/B](#) Subdivision Consent s127 change of cancellation of conditions of SUB-2011-25. The outcome was s127 Upheld on 29/04/2016.

[LUC-2011-100/B](#) Land Use Consent s127 change or cancellation of conditions of LUC-2011-100. The outcome was s127 Upheld on 29/04/2016.

[LUC-2011-100/A](#) Land Use Consent s127 change or cancellation of conditions of LUC-2011-100. The outcome was s127 Upheld on 18/05/2015.

[SUB-2011-25/A](#) Subdivision Consent s127 change of cancellation of conditions of SUB-2011-25. The outcome was s127 Upheld on 18/05/2015.

[LUC-2014-631](#) Land Use Consent earthworks to form building platforms for 19-lot residential subdivision. The outcome was Granted on 27/01/2015.

[LUC-2011-100](#) Land Use Consent residential activity with more than 12 residential units sharing a private way (Lots 1 to 19), and removal of vegetation and establishment of residential activity within an Urban Landscape Conservation Area (Lots 4 to 11, 16 to 19 and 20). The outcome was Granted on 13/12/2011.

[SUB-2011-25](#) Subdivision Consent subdivision creating 19 residential lots. The outcome was Granted on 13/12/2011.

[RMA-1992-355433](#) Resource Management Act (Historical Data) SUBDIVISION CREATING 23 RESIDENTIAL LOTS (SUPERSEDED BY RMA92715) (Non-Notified - Non Complying). The outcome was Granted on 07/12/1992.

[RMA-1992-355509](#) Resource Management Act (Historical Data) SUBDIVISION CREATING 24 RESIDENTIAL LOTS (Non-Notified - Non Complying). The outcome was Granted on 16/02/1993.

5123568 15 Fred Hollows Way Dunedin

[LUC-2021-268](#) Land Use Consent land use consent for earthworks which exceeds the volume of combined cut and fill, the construction of two retaining walls exceeding 1m in height and the clearance of vegetation from an UBMA. The outcome was Granted on 25/06/2021.

[LUC-2020-290](#) Land Use Consent land use consent for the authorisation of an oversized family flat. The outcome was Granted on 13/07/2020.

[S221-2020-2](#) s221 Change or Cancellation of Consent Notice consent notice to allow a family flat in relation to LUC-2011-100/D. The outcome was Granted on 13/07/2020.

[LUC-2011-100/D](#) Land Use Consent s127 vary condition 5 that only allows one residential unit to be erected on Lot 8. The outcome was s127 Upheld on 13/07/2020.

[LUC-2011-100/C](#) Land Use Consent s127 change or cancellation of conditions of LUC-2011-100/B to allow lot 5. The outcome was s127 Upheld on 17/01/2019.

[S243-2016-6](#) s243 Cancellation of Easement removal of batter rights from CT OT15B/293. The outcome was Granted on 22/08/2016.

[SUB-2011-25/B](#) Subdivision Consent s127 change of cancellation of conditions of SUB-2011-25. The outcome was s127 Upheld on 29/04/2016.

[LUC-2011-100/B](#) Land Use Consent s127 change or cancellation of conditions of LUC-2011-100. The outcome was s127 Upheld on 29/04/2016.

[LUC-2011-100/A](#) Land Use Consent s127 change or cancellation of conditions of LUC-2011-100. The outcome was s127 Upheld on 18/05/2015.

[SUB-2011-25/A](#) Subdivision Consent s127 change of cancellation of conditions of SUB-2011-25. The outcome was s127 Upheld on 18/05/2015.

[LUC-2014-631](#) Land Use Consent earthworks to form building platforms for 19-lot residential subdivision. The outcome was Granted on 27/01/2015.

[LUC-2011-100](#) Land Use Consent residential activity with more than 12 residential units sharing a private way (Lots 1 to 19), and removal of vegetation and establishment of residential activity within an Urban Landscape Conservation Area (Lots 4 to 11, 16 to 19 and 20). The outcome was Granted on 13/12/2011.

[SUB-2011-25](#) Subdivision Consent subdivision creating 19 residential lots. The outcome was Granted on 13/12/2011.

[RMA-1992-355433](#) Resource Management Act (Historical Data) SUBDIVISION CREATING 23 RESIDENTIAL LOTS (SUPERSEDED BY RMA92715) (Non-Notified - Non Complying). The outcome was Granted on 07/12/1992.

[RMA-1992-355509](#) Resource Management Act (Historical Data) SUBDIVISION CREATING 24 RESIDENTIAL LOTS (Non-Notified - Non Complying). The outcome was Granted on 16/02/1993.

5123569 17 Fred Hollows Way Dunedin

[LUC-2011-100/D](#) Land Use Consent s127 vary condition 5 that only allows one residential unit to be erected on Lot 8. The outcome was s127 Upheld on 13/07/2020.

[LUC-2011-100/C](#) Land Use Consent s127 change or cancellation of conditions of LUC-2011-100/B to allow lot 5. The outcome was s127 Upheld on 17/01/2019.

[S243-2016-6](#) s243 Cancellation of Easement removal of batter rights from CT OT15B/293. The outcome was Granted on 22/08/2016.

[SUB-2011-25/B](#) Subdivision Consent s127 change of cancellation of conditions of SUB-2011-25. The outcome was s127 Upheld on 29/04/2016.

[LUC-2011-100/B](#) Land Use Consent s127 change or cancellation of conditions of LUC-2011-100. The outcome was s127 Upheld on 29/04/2016.

[LUC-2011-100/A](#) Land Use Consent s127 change or cancellation of conditions of LUC-2011-100. The outcome was s127 Upheld on 18/05/2015.

[SUB-2011-25/A](#) Subdivision Consent s127 change of cancellation of conditions of SUB-2011-25. The outcome was s127 Upheld on 18/05/2015.

[LUC-2014-631](#) Land Use Consent earthworks to form building platforms for 19-lot residential subdivision. The outcome was Granted on 27/01/2015.

[LUC-2011-100](#) Land Use Consent residential activity with more than 12 residential units sharing a private way (Lots 1 to 19), and removal of vegetation and establishment of residential activity within an Urban Landscape Conservation Area (Lots 4 to 11, 16 to 19 and 20). The outcome was Granted on 13/12/2011.

[SUB-2011-25](#) Subdivision Consent subdivision creating 19 residential lots. The outcome was Granted on 13/12/2011.

[RMA-1992-355433](#) Resource Management Act (Historical Data) SUBDIVISION CREATING 23 RESIDENTIAL LOTS (SUPERSEDED BY RMA92715) (Non-Notified - Non Complying). The outcome was Granted on 07/12/1992.

[RMA-1992-355509](#) Resource Management Act (Historical Data) SUBDIVISION CREATING 24 RESIDENTIAL LOTS (Non-Notified - Non Complying). The outcome was Granted on 16/02/1993.

5123570 19 Fred Hollows Way Dunedin

[LUC-2011-100/D](#) Land Use Consent s127 vary condition 5 that only allows one residential unit to be erected on Lot 8. The outcome was s127 Upheld on 13/07/2020.

[LUC-2020-113](#) Land Use Consent land use consent for earthworks to establish a new residential dwelling. The outcome was Granted on 26/03/2020.

[LUC-2011-100/C](#) Land Use Consent s127 change or cancellation of conditions of LUC-2011-100/B to allow lot 5. The outcome was s127 Upheld on 17/01/2019.

[S243-2016-6](#) s243 Cancellation of Easement removal of batter rights from CT OT15B/293. The outcome was Granted on 22/08/2016.

[SUB-2011-25/B](#) Subdivision Consent s127 change of cancellation of conditions of SUB-2011-25. The outcome was s127 Upheld on 29/04/2016.

[LUC-2011-100/B](#) Land Use Consent s127 change or cancellation of conditions of LUC-2011-100. The outcome was s127 Upheld on 29/04/2016.

[LUC-2011-100/A](#) Land Use Consent s127 change or cancellation of conditions of LUC-2011-100. The outcome was s127 Upheld on 18/05/2015.

[SUB-2011-25/A](#) Subdivision Consent s127 change of cancellation of conditions of SUB-2011-25. The outcome was s127 Upheld on 18/05/2015.

[LUC-2014-631](#) Land Use Consent earthworks to form building platforms for 19-lot residential subdivision. The outcome was Granted on 27/01/2015.

[LUC-2011-100](#) Land Use Consent residential activity with more than 12 residential units sharing a private way (Lots 1 to 19), and removal of vegetation and establishment of residential activity within an Urban Landscape Conservation Area (Lots 4 to 11, 16 to 19 and 20). The outcome was Granted on 13/12/2011.

[SUB-2011-25](#) Subdivision Consent subdivision creating 19 residential lots. The outcome was Granted on 13/12/2011.

[RMA-1992-355433](#) Resource Management Act (Historical Data) SUBDIVISION CREATING 23 RESIDENTIAL LOTS (SUPERSEDED BY RMA92715) (Non-Notified - Non Complying). The outcome was Granted on 07/12/1992.

[RMA-1992-355509](#) Resource Management Act (Historical Data) SUBDIVISION CREATING 24 RESIDENTIAL LOTS (Non-Notified - Non Complying). The outcome was Granted on 16/02/1993.

5123571 21 Fred Hollows Way Dunedin

[LUC-2011-100/D](#) Land Use Consent s127 vary condition 5 that only allows one residential unit to be erected on Lot 8. The outcome was s127 Upheld on 13/07/2020.

[LUC-2011-100/C](#) Land Use Consent s127 change or cancellation of conditions of LUC-2011-100/B to allow lot 5. The outcome was s127 Upheld on 17/01/2019.

[LUC-2019-8](#) Land Use Consent earthworks in association with the establishment of a dwelling and landscaping including retaining walls on Lot 11. The outcome was Granted on 07/03/2019.

[S243-2016-6](#) s243 Cancellation of Easement removal of batter rights from CT OT15B/293. The outcome was Granted on 22/08/2016.

[SUB-2011-25/B](#) Subdivision Consent s127 change of cancellation of conditions of SUB-2011-25. The outcome was s127 Upheld on 29/04/2016.

[LUC-2011-100/B](#) Land Use Consent s127 change or cancellation of conditions of LUC-2011-100. The outcome was s127 Upheld on 29/04/2016.

[LUC-2011-100/A](#) Land Use Consent s127 change or cancellation of conditions of LUC-2011-100. The outcome was s127 Upheld on 18/05/2015.

[SUB-2011-25/A](#) Subdivision Consent s127 change of cancellation of conditions of SUB-2011-25. The outcome was s127 Upheld on 18/05/2015.

[LUC-2014-631](#) Land Use Consent earthworks to form building platforms for 19-lot residential subdivision. The outcome was Granted on 27/01/2015.

[LUC-2011-100](#) Land Use Consent residential activity with more than 12 residential units sharing a private way (Lots 1 to 19), and removal of vegetation and establishment of residential activity within an Urban Landscape Conservation Area (Lots 4 to 11, 16 to 19 and 20). The outcome was Granted on 13/12/2011.

[SUB-2011-25](#) Subdivision Consent subdivision creating 19 residential lots. The outcome was Granted on 13/12/2011.

[RMA-1992-355433](#) Resource Management Act (Historical Data) SUBDIVISION CREATING 23 RESIDENTIAL LOTS (SUPERSEDED BY RMA92715) (Non-Notified - Non Complying). The outcome was Granted on 07/12/1992.

[RMA-1992-355509](#) Resource Management Act (Historical Data) SUBDIVISION CREATING 24 RESIDENTIAL LOTS (Non-Notified - Non Complying). The outcome was Granted on 16/02/1993.

[5123572](#) 18 Fred Hollows Way Dunedin

[S221-2023-9](#) s221 Change or Cancellation of Consent Notice variation of consent notice. The outcome was Granted on 25/08/2023.

[S221-2021-3](#) s221 Change or Cancellation of Consent Notice Variation of consent notice to allow a family flat to be established.. The outcome was Granted on 15/04/2021.

[LUC-2021-126](#) Land Use Consent The establishment of a new dwelling and family flat and to undertake associated earthworks.. The outcome was Granted on 15/04/2021.

[LUC-2011-100/D](#) Land Use Consent s127 vary condition 5 that only allows one residential unit to be erected on Lot 8. The outcome was s127 Upheld on 13/07/2020.

[LUC-2011-100/C](#) Land Use Consent s127 change or cancellation of conditions of LUC-2011-100/B to allow lot 5. The outcome was s127 Upheld on 17/01/2019.

[S243-2016-6](#) s243 Cancellation of Easement removal of batter rights from CT OT15B/293. The outcome was Granted on 22/08/2016.

[SUB-2011-25/B](#) Subdivision Consent s127 change of cancellation of conditions of SUB-2011-25. The outcome was s127 Upheld on 29/04/2016.

[LUC-2011-100/B](#) Land Use Consent s127 change or cancellation of conditions of LUC-2011-100. The outcome was s127 Upheld on 29/04/2016.

[LUC-2011-100/A](#) Land Use Consent s127 change or cancellation of conditions of LUC-2011-100. The outcome was s127 Upheld on 18/05/2015.

[SUB-2011-25/A](#) Subdivision Consent s127 change of cancellation of conditions of SUB-2011-25. The outcome was s127 Upheld on 18/05/2015.

[LUC-2014-631](#) Land Use Consent earthworks to form building platforms for 19-lot residential subdivision. The outcome was Granted on 27/01/2015.

[LUC-2011-100](#) Land Use Consent residential activity with more than 12 residential units sharing a private way (Lots 1 to 19), and removal of vegetation and establishment of residential activity within an Urban Landscape Conservation Area (Lots 4 to 11, 16 to 19 and 20). The outcome was Granted on 13/12/2011.

[SUB-2011-25](#) Subdivision Consent subdivision creating 19 residential lots. The outcome was Granted on 13/12/2011.

[RMA-1992-355433](#) Resource Management Act (Historical Data) SUBDIVISION CREATING 23 RESIDENTIAL LOTS (SUPERSEDED BY RMA92715) (Non-Notified - Non Complying). The outcome was Granted on 07/12/1992.

[RMA-1992-355509](#) Resource Management Act (Historical Data) SUBDIVISION CREATING 24 RESIDENTIAL LOTS (Non-Notified - Non Complying). The outcome was Granted on 16/02/1993.

[5123573](#) 20 Fred Hollows Way Dunedin

[LUC-2011-100/D](#) Land Use Consent s127 vary condition 5 that only allows one residential unit to be erected on Lot 8. The outcome was s127 Upheld on 13/07/2020.

[LUC-2019-426](#) Land Use Consent land use consent to establish residential activity on a sloping site which requires earthworks, including the construction of a retaining wall. The outcome was Granted on 09/09/2019.

[LUC-2011-100/C](#) Land Use Consent s127 change or cancellation of conditions of LUC-2011-100/B to allow lot 5. The outcome was s127 Upheld on 17/01/2019.

[S243-2016-6](#) s243 Cancellation of Easement removal of batter rights from CT OT15B/293. The outcome was Granted on 22/08/2016.

[SUB-2011-25/B](#) Subdivision Consent s127 change of cancellation of conditions of SUB-2011-25. The outcome was s127 Upheld on 29/04/2016.

[LUC-2011-100/B](#) Land Use Consent s127 change or cancellation of conditions of LUC-2011-100. The outcome was s127 Upheld on 29/04/2016.

[LUC-2011-100/A](#) Land Use Consent s127 change or cancellation of conditions of LUC-2011-100. The outcome was s127 Upheld on 18/05/2015.

[SUB-2011-25/A](#) Subdivision Consent s127 change of cancellation of conditions of SUB-2011-25. The outcome was s127 Upheld on 18/05/2015.

[LUC-2014-631](#) Land Use Consent earthworks to form building platforms for 19-lot residential subdivision. The outcome was Granted on 27/01/2015.

[LUC-2011-100](#) Land Use Consent residential activity with more than 12 residential units sharing a private way (Lots 1 to 19), and removal of vegetation and establishment of residential activity within an Urban Landscape Conservation Area (Lots 4 to 11, 16 to 19 and 20). The outcome was Granted on 13/12/2011.

[SUB-2011-25](#) Subdivision Consent subdivision creating 19 residential lots. The outcome was Granted on 13/12/2011.

[RMA-1992-355433](#) Resource Management Act (Historical Data) SUBDIVISION CREATING 23 RESIDENTIAL LOTS (SUPERSEDED BY RMA92715) (Non-Notified - Non Complying). The outcome was Granted on 07/12/1992.

[RMA-1992-355509](#) Resource Management Act (Historical Data) SUBDIVISION CREATING 24 RESIDENTIAL LOTS (Non-Notified - Non Complying). The outcome was Granted on 16/02/1993.

5123574 22 Fred Hollows Way Dunedin

[LUC-2011-100/D](#) Land Use Consent s127 vary condition 5 that only allows one residential unit to be erected on Lot 8. The outcome was s127 Upheld on 13/07/2020.

[LUC-2020-190](#) Land Use Consent land use consent for earthworks associated with the construction of a new dwelling. The outcome was Granted on 19/05/2020.

[LUC-2011-100/C](#) Land Use Consent s127 change or cancellation of conditions of LUC-2011-100/B to allow lot 5. The outcome was s127 Upheld on 17/01/2019.

[S243-2016-6](#) s243 Cancellation of Easement removal of batter rights from CT OT15B/293. The outcome was Granted on 22/08/2016.

[SUB-2011-25/B](#) Subdivision Consent s127 change of cancellation of conditions of SUB-2011-25. The outcome was s127 Upheld on 29/04/2016.

[LUC-2011-100/B](#) Land Use Consent s127 change or cancellation of conditions of LUC-2011-100. The outcome was s127 Upheld on 29/04/2016.

[LUC-2011-100/A](#) Land Use Consent s127 change or cancellation of conditions of LUC-2011-100. The outcome was s127 Upheld on 18/05/2015.

[SUB-2011-25/A](#) Subdivision Consent s127 change of cancellation of conditions of SUB-2011-25. The outcome was s127 Upheld on 18/05/2015.

[LUC-2014-631](#) Land Use Consent earthworks to form building platforms for 19-lot residential subdivision. The outcome was Granted on 27/01/2015.

[LUC-2011-100](#) Land Use Consent residential activity with more than 12 residential units sharing a private way (Lots 1 to 19), and removal of vegetation and establishment of residential activity within an Urban Landscape Conservation Area (Lots 4 to 11, 16 to 19 and 20). The outcome was Granted on 13/12/2011.

[SUB-2011-25](#) Subdivision Consent subdivision creating 19 residential lots. The outcome was Granted on 13/12/2011.

[RMA-1992-355433](#) Resource Management Act (Historical Data) SUBDIVISION CREATING 23 RESIDENTIAL LOTS (SUPERSEDED BY RMA92715) (Non-Notified - Non Complying). The outcome was Granted on 07/12/1992.

[RMA-1992-355509](#) Resource Management Act (Historical Data) SUBDIVISION CREATING 24 RESIDENTIAL LOTS (Non-Notified - Non Complying). The outcome was Granted on 16/02/1993.

5123575 24 Fred Hollows Way Dunedin

[LUC-2011-100/D](#) Land Use Consent s127 vary condition 5 that only allows one residential unit to be erected on Lot 8. The outcome was s127 Upheld on 13/07/2020.

[LUC-2011-100/C](#) Land Use Consent s127 change or cancellation of conditions of LUC-2011-100/B to allow lot 5. The outcome was s127 Upheld on 17/01/2019.

[S243-2016-6](#) s243 Cancellation of Easement removal of batter rights from CT OT15B/293. The outcome was Granted on 22/08/2016.

[SUB-2011-25/B](#) Subdivision Consent s127 change of cancellation of conditions of SUB-2011-25. The outcome was s127 Upheld on 29/04/2016.

[LUC-2011-100/B](#) Land Use Consent s127 change or cancellation of conditions of LUC-2011-100. The outcome was s127 Upheld on 29/04/2016.

[LUC-2011-100/A](#) Land Use Consent s127 change or cancellation of conditions of LUC-2011-100. The outcome was s127 Upheld on 18/05/2015.

[SUB-2011-25/A](#) Subdivision Consent s127 change of cancellation of conditions of SUB-2011-25. The outcome was s127 Upheld on 18/05/2015.

[LUC-2014-631](#) Land Use Consent earthworks to form building platforms for 19-lot residential subdivision. The outcome was Granted on 27/01/2015.

[LUC-2011-100](#) Land Use Consent residential activity with more than 12 residential units sharing a private way (Lots 1 to 19), and removal of vegetation and establishment of residential activity within an Urban Landscape Conservation Area (Lots 4 to 11, 16 to 19 and 20). The outcome was Granted on 13/12/2011.

[SUB-2011-25](#) Subdivision Consent subdivision creating 19 residential lots. The outcome was Granted on 13/12/2011.

[RMA-1992-355433](#) Resource Management Act (Historical Data) SUBDIVISION CREATING 23 RESIDENTIAL LOTS (SUPERSEDED BY RMA92715) (Non-Notified - Non Complying). The outcome was Granted on 07/12/1992.

[RMA-1992-355509](#) Resource Management Act (Historical Data) SUBDIVISION CREATING 24 RESIDENTIAL LOTS (Non-Notified - Non Complying). The outcome was Granted on 16/02/1993.

[5123576 16 Fred Hollows Way Dunedin](#)

[LUC-2011-100/D](#) Land Use Consent s127 vary condition 5 that only allows one residential unit to be erected on Lot 8. The outcome was s127 Upheld on 13/07/2020.

[LUC-2011-100/C](#) Land Use Consent s127 change or cancellation of conditions of LUC-2011-100/B to allow lot 5. The outcome was s127 Upheld on 17/01/2019.

[S243-2016-6](#) s243 Cancellation of Easement removal of batter rights from CT OT15B/293. The outcome was Granted on 22/08/2016.

[SUB-2011-25/B](#) Subdivision Consent s127 change of cancellation of conditions of SUB-2011-25. The outcome was s127 Upheld on 29/04/2016.

[LUC-2011-100/B](#) Land Use Consent s127 change or cancellation of conditions of LUC-2011-100. The outcome was s127 Upheld on 29/04/2016.

[LUC-2011-100/A](#) Land Use Consent s127 change or cancellation of conditions of LUC-2011-100. The outcome was s127 Upheld on 18/05/2015.

[SUB-2011-25/A](#) Subdivision Consent s127 change of cancellation of conditions of SUB-2011-25. The outcome was s127 Upheld on 18/05/2015.

[LUC-2014-631](#) Land Use Consent earthworks to form building platforms for 19-lot residential subdivision. The outcome was Granted on 27/01/2015.

[LUC-2011-100](#) Land Use Consent residential activity with more than 12 residential units sharing a private way (Lots 1 to 19), and removal of vegetation and establishment of residential activity within an Urban Landscape Conservation Area (Lots 4 to 11, 16 to 19 and 20). The outcome was Granted on 13/12/2011.

[SUB-2011-25](#) Subdivision Consent subdivision creating 19 residential lots. The outcome was Granted on 13/12/2011.

[RMA-1992-355433](#) Resource Management Act (Historical Data) SUBDIVISION CREATING 23 RESIDENTIAL LOTS (SUPERSEDED BY RMA92715) (Non-Notified - Non Complying). The outcome was Granted on 07/12/1992.

[RMA-1992-355509](#) Resource Management Act (Historical Data) SUBDIVISION CREATING 24 RESIDENTIAL LOTS (Non-Notified - Non Complying). The outcome was Granted on 16/02/1993.

[5123577 14 Fred Hollows Way Dunedin](#)

[LUC-2011-100/D](#) Land Use Consent s127 vary condition 5 that only allows one residential unit to be erected on Lot 8. The outcome was s127 Upheld on 13/07/2020.

[LUC-2011-100/C](#) Land Use Consent s127 change or cancellation of conditions of LUC-2011-100/B to allow lot 5. The outcome was s127 Upheld on 17/01/2019.

[S243-2016-6](#) s243 Cancellation of Easement removal of batter rights from CT OT15B/293. The outcome was Granted on 22/08/2016.

[SUB-2011-25/B](#) Subdivision Consent s127 change of cancellation of conditions of SUB-2011-25. The outcome was s127 Upheld on 29/04/2016.

[LUC-2011-100/B](#) Land Use Consent s127 change or cancellation of conditions of LUC-2011-100. The outcome was s127 Upheld on 29/04/2016.

[LUC-2011-100/A](#) Land Use Consent s127 change or cancellation of conditions of LUC-2011-100. The outcome was s127 Upheld on 18/05/2015.

[SUB-2011-25/A](#) Subdivision Consent s127 change of cancellation of conditions of SUB-2011-25. The outcome was s127 Upheld on 18/05/2015.

[LUC-2014-631](#) Land Use Consent earthworks to form building platforms for 19-lot residential subdivision. The outcome was Granted on 27/01/2015.

[LUC-2011-100](#) Land Use Consent residential activity with more than 12 residential units sharing a private way (Lots 1 to 19), and removal of vegetation and establishment of residential activity within an Urban Landscape Conservation Area (Lots 4 to 11, 16 to 19 and 20). The outcome was Granted on 13/12/2011.

[SUB-2011-25](#) Subdivision Consent subdivision creating 19 residential lots. The outcome was Granted on 13/12/2011.

[RMA-1992-355433](#) Resource Management Act (Historical Data) SUBDIVISION CREATING 23 RESIDENTIAL LOTS (SUPERSEDED BY RMA92715) (Non-Notified - Non Complying). The outcome was Granted on 07/12/1992.

[RMA-1992-355509](#) Resource Management Act (Historical Data) SUBDIVISION CREATING 24 RESIDENTIAL LOTS (Non-Notified - Non Complying). The outcome was Granted on 16/02/1993.

5123578 12 Fred Hollows Way Dunedin

[LUC-2011-100/D](#) Land Use Consent s127 vary condition 5 that only allows one residential unit to be erected on Lot 8. The outcome was s127 Upheld on 13/07/2020.

[LUC-2011-100/C](#) Land Use Consent s127 change or cancellation of conditions of LUC-2011-100/B to allow lot 5. The outcome was s127 Upheld on 17/01/2019.

[S243-2016-6](#) s243 Cancellation of Easement removal of batter rights from CT OT15B/293. The outcome was Granted on 22/08/2016.

[SUB-2011-25/B](#) Subdivision Consent s127 change of cancellation of conditions of SUB-2011-25. The outcome was s127 Upheld on 29/04/2016.

[LUC-2011-100/B](#) Land Use Consent s127 change or cancellation of conditions of LUC-2011-100. The outcome was s127 Upheld on 29/04/2016.

[LUC-2011-100/A](#) Land Use Consent s127 change or cancellation of conditions of LUC-2011-100. The outcome was s127 Upheld on 18/05/2015.

[SUB-2011-25/A](#) Subdivision Consent s127 change of cancellation of conditions of SUB-2011-25. The outcome was s127 Upheld on 18/05/2015.

[LUC-2014-631](#) Land Use Consent earthworks to form building platforms for 19-lot residential subdivision. The outcome was Granted on 27/01/2015.

[LUC-2011-100](#) Land Use Consent residential activity with more than 12 residential units sharing a private way (Lots 1 to 19), and removal of vegetation and establishment of residential activity within an Urban Landscape Conservation Area (Lots 4 to 11, 16 to 19 and 20). The outcome was Granted on 13/12/2011.

[SUB-2011-25](#) Subdivision Consent subdivision creating 19 residential lots. The outcome was Granted on 13/12/2011.

[RMA-1992-355433](#) Resource Management Act (Historical Data) SUBDIVISION CREATING 23 RESIDENTIAL LOTS (SUPERSEDED BY RMA92715) (Non-Notified - Non Complying). The outcome was Granted on 07/12/1992.

[RMA-1992-355509](#) Resource Management Act (Historical Data) SUBDIVISION CREATING 24 RESIDENTIAL LOTS (Non-Notified - Non Complying). The outcome was Granted on 16/02/1993.

5123579 10 Fred Hollows Way Dunedin

[LUC-2022-26](#) Land Use Consent the establishment of a dwelling with associated earthworks. The outcome was Granted on 03/03/2022.

[LUC-2011-100/D](#) Land Use Consent s127 vary condition 5 that only allows one residential unit to be erected on Lot 8. The outcome was s127 Upheld on 13/07/2020.

[LUC-2011-100/C](#) Land Use Consent s127 change or cancellation of conditions of LUC-2011-100/B to allow lot 5. The outcome was s127 Upheld on 17/01/2019.

[S243-2016-6](#) s243 Cancellation of Easement removal of batter rights from CT OT15B/293. The outcome was Granted on 22/08/2016.

[SUB-2011-25/B](#) Subdivision Consent s127 change of cancellation of conditions of SUB-2011-25. The outcome was s127 Upheld on 29/04/2016.

[LUC-2011-100/B](#) Land Use Consent s127 change or cancellation of conditions of LUC-2011-100. The outcome was s127 Upheld on 29/04/2016.

[LUC-2011-100/A](#) Land Use Consent s127 change or cancellation of conditions of LUC-2011-100. The outcome was s127 Upheld on 18/05/2015.

[SUB-2011-25/A](#) Subdivision Consent s127 change of cancellation of conditions of SUB-2011-25. The outcome was s127 Upheld on 18/05/2015.

[LUC-2014-631](#) Land Use Consent earthworks to form building platforms for 19-lot residential subdivision. The outcome was Granted on 27/01/2015.

[LUC-2011-100](#) Land Use Consent residential activity with more than 12 residential units sharing a private way (Lots 1 to 19), and removal of vegetation and establishment of residential activity within an Urban Landscape Conservation Area (Lots 4 to 11, 16 to 19 and 20). The outcome was Granted on 13/12/2011.

[SUB-2011-25](#) Subdivision Consent subdivision creating 19 residential lots. The outcome was Granted on 13/12/2011.

[RMA-1992-355433](#) Resource Management Act (Historical Data) SUBDIVISION CREATING 23 RESIDENTIAL LOTS (SUPERSEDED BY RMA92715) (Non-Notified - Non Complying). The outcome was Granted on 07/12/1992.

[RMA-1992-355509](#) Resource Management Act (Historical Data) SUBDIVISION CREATING 24 RESIDENTIAL LOTS (Non-Notified - Non Complying). The outcome was Granted on 16/02/1993.

[5135629 10A Hadley Close Dunedin](#)

[BACT-2022-20](#) Boundary Activity Notice To construct a dwelling and associated structures that breach the height to boundary planes and yard setbacks.. The outcome was Issued on 28/06/2022.

[LUC-2021-509](#) Land Use Consent the erection of a new dwelling and associated earthworks with performance standard breaches both prior to and following creation of Lot 2 of SUB-2021-152. The outcome was Granted on 01/09/2021.

[SUB-2021-152](#) Subdivision Consent a two lot fee simple subdivision. The outcome was Granted on 01/09/2021.

[RMA-1996-359888](#) Resource Management Act (Historical Data) SUBDIVIDE CERTIFICATE OF TITLE 14A/72 INTO TWO PARCELS (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 14/11/1996.

[RMA-1995-350686](#) Resource Management Act (Historical Data) SCHEME PLAN 670 SUBDIVISION CREATING NINE RESIDENTIAL LOTS, ROAD TO VEST AND LOCAL PURPOSE RESERVE (Non-Notified - Non Complying). The outcome was Granted on 24/09/1990.

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.

TRANSPORT

No Transport information was found for this property

As of the 24th April 2015, the Transport Group no longer inspects the site as part of a LIM. Only the electronic records since 2002 have been examined for Transport information in relation to the property.

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.

3 WATERS

WATER

Private water service - Connected

This property is connected to the Dunedin City Council's water supply via a private water service. The property owner(s) serviced by the private water service are responsible for its maintenance. It is recommended that the applicant check the property for the location and suitability of the water service.

Terms and conditions of supply

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

Water pressure

Indicative network water pressure to the property is shown on maps available at www.dunedin.govt.nz/water-pressure. Specific detail is available on request. Please note the Dunedin City Council cannot guarantee the accuracy of water pressure for private connections.

Water reticulation maps

A copy of the water reticulation map of Dunedin City Council infrastructure in the vicinity of the subject property is attached. This shows the location of the DCC owned water mains. It may or may not show the water service to the property. It is recommended that the applicant check the property.

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 **18th July 2000**.

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.

Restrictions near Council infrastructure

There is Dunedin City Council water infrastructure located within the boundaries of this property, as shown on the attached reticulation plans.

Relevant deposited plans, certificates of title and memoranda of transfer at Land Information New Zealand (www.linz.govt.nz) should be reviewed for information relating to any existing registered easements. However, as the Local Government Act 2002 (LGA) provides statutory rights for public infrastructure, easements are not always registered.

No building or structure shall be constructed within 2.5 metres of any Council-owned underground infrastructure, or as specified on any registered easement, without the written approval of the Council.

Infrastructure shall not be damaged or otherwise interfered with. Prior to commencing any works within the subject property, all Council-owned structures, mains and service pipes, and associated fittings are to be located on-site and, if necessary, protected.

The Council can enter the land to inspect, alter, renew, repair or clean its infrastructure under the LGA. For planned works, reasonable notice will be given.

Within new land subdivisions the Council requires an easement in gross over public water supply infrastructure. The easement in gross must be a minimum of 3 metres wide, centred on the as-built position, and made in accordance with the Dunedin Code of Subdivision and Development 2010: Section 6.3.10.3 (Water).

Planting near infrastructure should be avoided, particularly large trees or other species whose roots could cause damage.

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

APPENDIX

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 of Liquor Act
- BCM Building Complaint
- CER Certifier
- COA Certificate of Acceptance
- DGL Dangerous Goods Licensing
- ENV Health complaint
- HTH Health licence
- LIQ Liquor 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



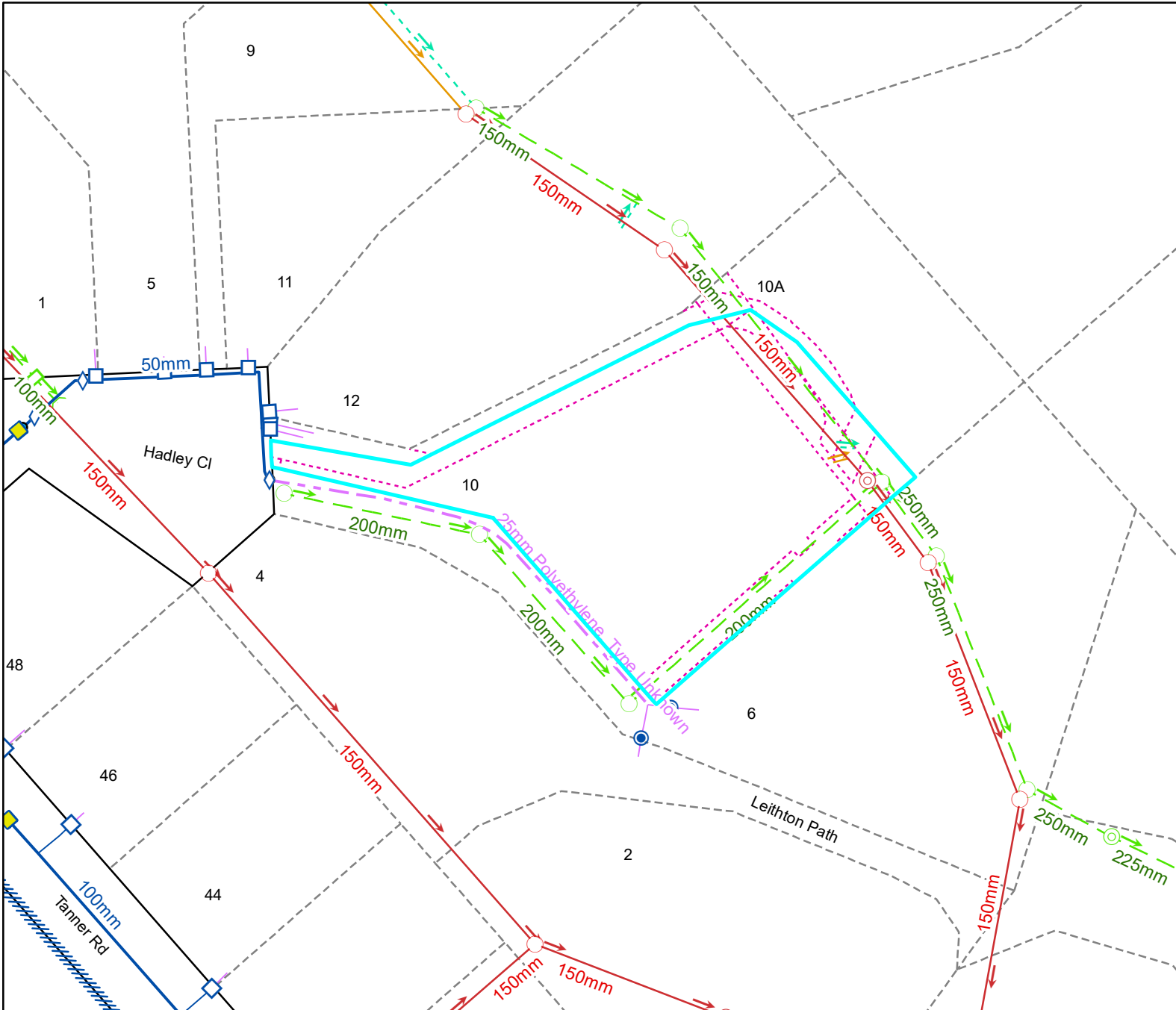
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PARCEL LINES CAN VARY FROM
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Legend

Water Supply	
	Manifold Box
	Water Meter
	Toby
	Meter without manifold box
	Retic Flow Meter
	Combination Meter
	Manifold Box With Restrictor
	Water Valve - Zone
	Non Return Valve
	Water Valve - Gate
	Water Valve - Sluice
	Water Hydrant
	Water Backflow Preventor - RPZ
	Water Non-Return Valve
	Water Pump Station
	Water Bore
	Water Treatment Plant
	Water Storage Tank
	Supply Main
	Trunk Main
	Disused
	Reticulation
	Rider
	Scour
	Water Service Lateral
	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
	Valve Chamber (pressurised)
	Boundary Kit
	Non-Return Valve
	Pump Station Domestic
	Drop Manhole
	Inspection Manhole
	Inspection Opening
	Lamphole
	Outlet
	Pump Station
	Treatment Plant
	Vent
	Foul Sewer Node
	Foul Drains in Common (public)
	Sewer
	Trunk Sewer
	Vent Line
	Rising Main
	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
	SW Drop Manhole
	SW Insp Chamber and Grating Inlet
	SW Inspection Manhole
	SW Inspection Opening
	SW Lamphole
	SW Mudtank Inlet
	SW Outlet
	SW Pipe Inlet
	SW Pressure Manhole
	SW Standard Manhole
	SW Stormwater Node
	Roading Bubble-Up Tank
	Roading Mudtank
	Stormwater Main
	Stormwater Trunk Main
	DCC Open Channel
	Piped WC
	Open WC
	Culvert
	Stormwater Mudtank Pipe
	Redundant Stormwater Main
	SW Sump
	SW Pump Station

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

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

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



Council Water & Drainage Services

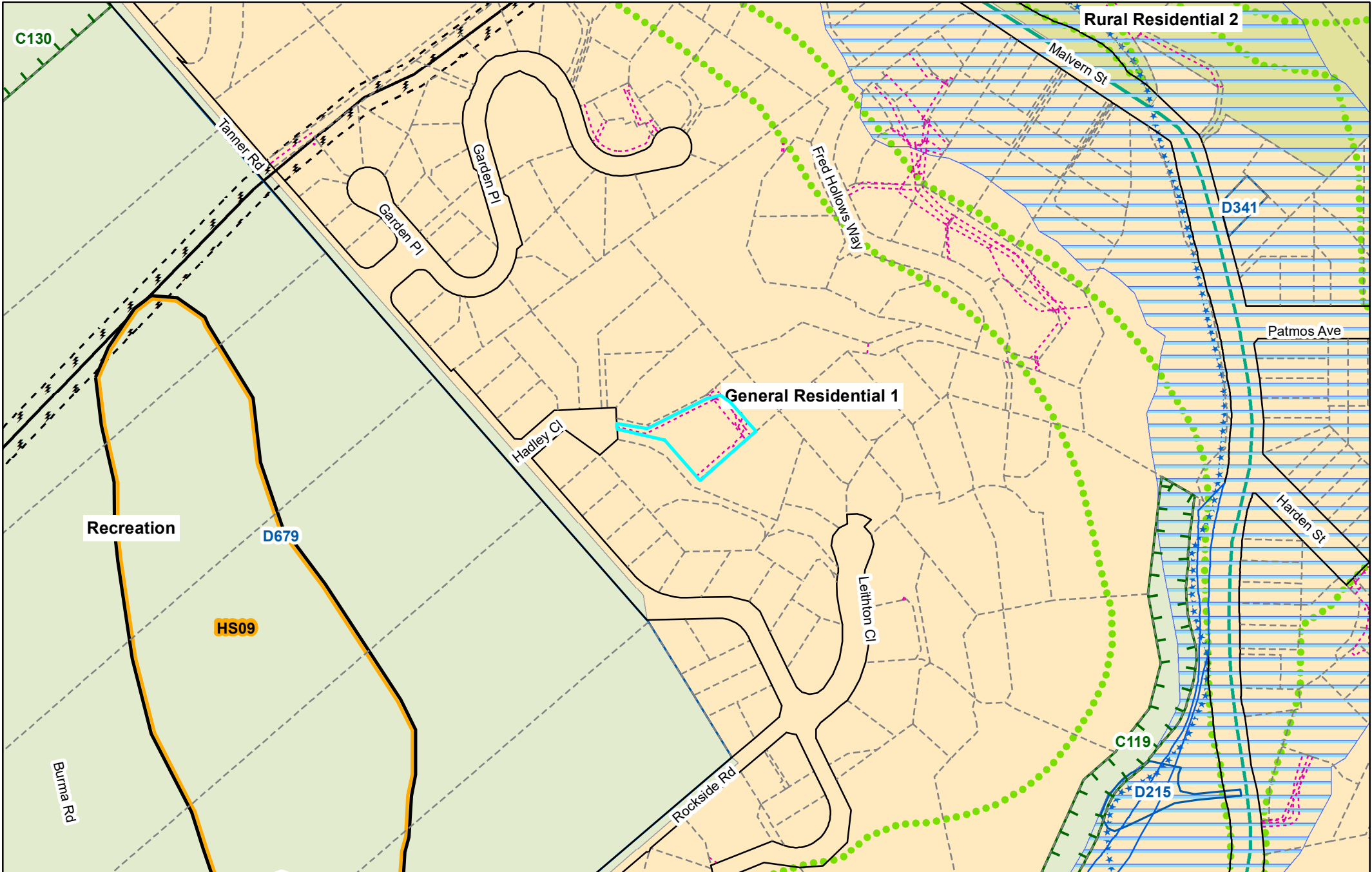
Information shown is the best available at the time of publishing. The accuracy and completeness of This information is variable. Private assets are typically not mapped. Recent changes may not be reflected. Verify on site before commencing work. For all enquiries phone 03 477 4000.

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Second Generation District Plan

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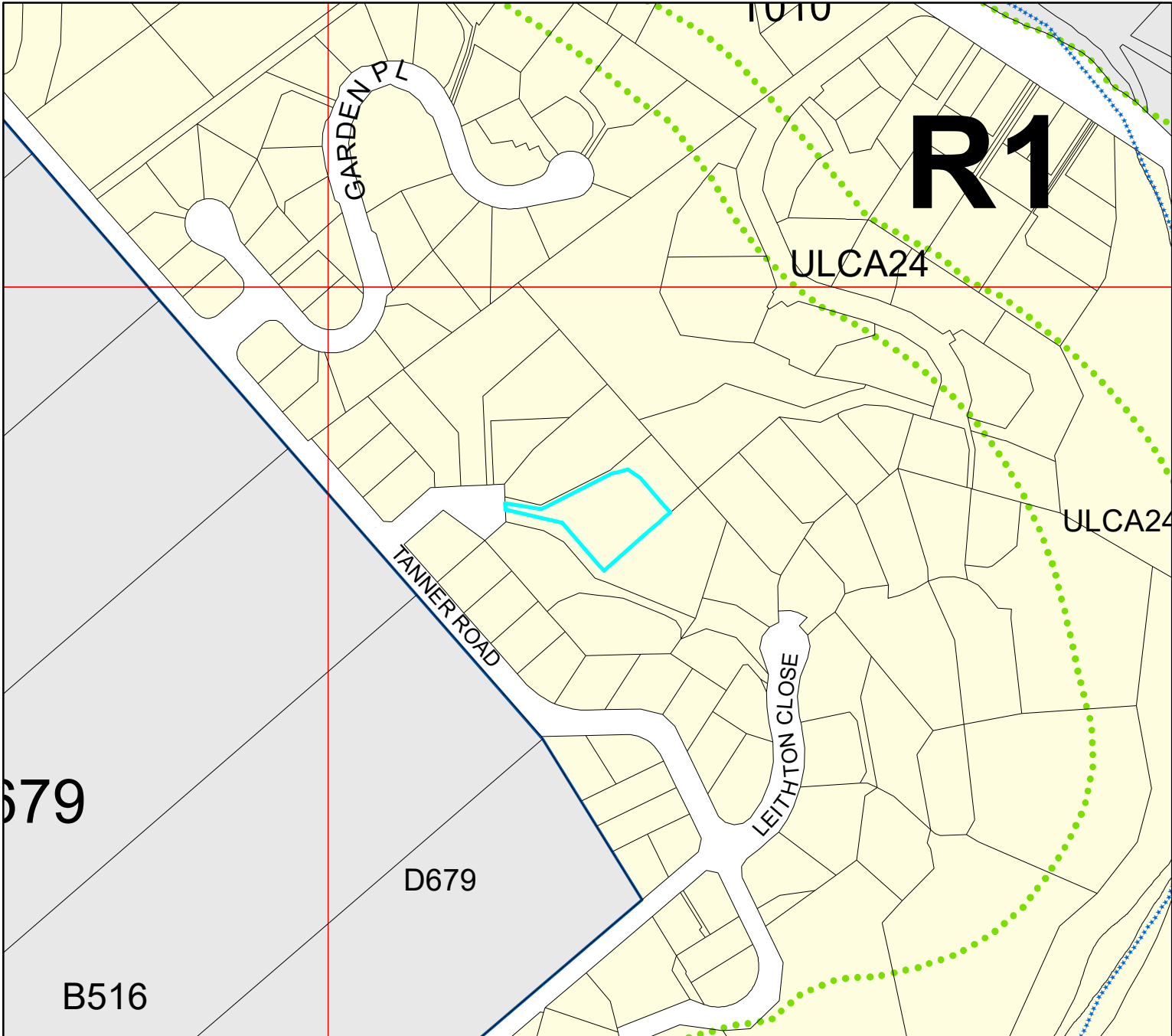
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Legend

- Significant Trees
 - ◆ Transpower Structure
 - Transpower Lines
 - Heritage Structure
 - Heritage Facade
 - ✕ DP Archaeological Sites
 - - - Airport Fan Designation 274 bdy
 - Port Height Restrictions
 - DP Designations
 - Urban Landscape Conservation Area
 - DP Taiari Aerodrome
 - - - Restricted Water Supply Area
 - - - Ground Water Protection Zone A
 - - - Ground Water Protection Zone B
 - - - Public Roads not Legal
 - ▨ Unformed Legal Road
-
- #### Port & Airport Noise
- XXXX Air Noise Boundary
 - XXXX Airport Outer Control Boundary
 - XXXX Outer Port Control Boundary
 - XXXX Port Noise Boundary
-
- #### Esplanade Requirement
- ★★★★ Esplanade Reserve Required
 - Esplanade Strip Required
-
- #### Landscape Management Boundary
- outside boundary
 - boundary between areas
 - ||| prominence boundary
-
- #### Townscape
- Townscape and Heritage Precinct Boundary - Internal
 - Townscape and Heritage Precinct Boundary
-
- #### Pedestrian Frontage
- Identified Pedestrian Crossing
 - Verandah Required
-
- #### Areas of Significant Conservation Value boundary
- ASCV Boundary
 - ASCV Boundary - Internal
 - Areas of Significant Conservation Value (Estuarine edge)
 - Areas of Significant Conservation Value (Wetland)

Zones

 	R1 - Residential 1 Zone
 	R2 - Residential 2 Zone
 	R3 - Residential 3 Zone
 	R4 - Residential 4 Zone
 	R5 - Residential 5 Zone
 	R6 - Residential 6 Zone
 	R6A
 	Campus Zone
 	Airport Zone
 	Stadium Zone
 	CA - Central Activity Zone
 	LSR - Large Scale Retail Zone
 	LA1 - Local Activity Zone 1
 	LA2 - Local Activity Zone 2
 	In1 - Industrial 1 Zone
 	In2 or SD - Industrial 2 or Special Development Zone
 	Port 1 Zone
 	Port 2 Zone
 	RR - Rural Residential Zone
 	Rural Zone
 	H - Harbourside

Most detail not shown at scales smaller than 1:25,000
 Optimal scale range is 1:2000 - 1:5000
 This Planning Map is indicative.

The official Planning Maps are compiled within the District Plan (Volume 2). This map is a representation of the official maps. However, due to the ability to display these maps at different scales, and the dynamic nature of the underlying cadastre, some inconsistencies or misalignment of data may be depicted which is not visible on the official maps. Consult Dunedin City Council for any clarification.



Operative District Plan Map

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CODE COMPLIANCE CERTIFICATE



Section 43(3), Building Act 1991

ISSUED BY:

DUNEDIN CITY COUNCIL

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

Telephone No:	477-4000	COC No:	ABA 964210	Reference No:	5069683
---------------	----------	---------	------------	---------------	---------

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

APPLICANT DETAILS	PROJECT
<p>Name and Mailing Address:</p> <p>BIRCHALLS NURSERIES LIMITED 384 BAY VIEW ROAD DUNEDIN 9001</p>	<p>All <input checked="" type="checkbox"/></p> <p>Stage No of an intended stages</p> <p>New Building <input checked="" type="checkbox"/></p> <p>Alteration <input type="checkbox"/></p>
LEGAL DESCRIPTION	<p>Intended Use(s) in detail:</p> <p>ERECT DWG - *SUPP* 21/1/98</p> <p>Intended Life:</p> <p>Indefinite, not less than 50 years <input checked="" type="checkbox"/></p> <p>Specified as years</p> <p>Demolition <input type="checkbox"/></p>
<p>Property Number: 5069683 Valuation Roll No: 26850 17408</p> <p>Project Location: 12 HADLEY CLOSE, DUNEDIN 9001</p> <p>Legal Description: LOT 1 DP 25856</p>	

This is:

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

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

Signed for and on behalf of the Council:

Name:.....

Position: AUTHORISED OFFICER

Date: 12/03/1999

BUILDING CONSENT



Section 35, Building Act 1991

ISSUED BY:

DUNEDIN CITY COUNCIL

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

Telephone No:	474-3525	Consent No:	ABA 964210	Reference No:	5069683
---------------	----------	-------------	------------	---------------	---------

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

APPLICANT	PROJECT
Name: BIRCHALLS NURSERIES LIMITED	All <input checked="" type="checkbox"/>
Mailing Address: 384 BAY VIEW RD, DUNEDIN	Stage No of an intendedstages
PROJECT LOCATION	New Building <input checked="" type="checkbox"/>
Street Address: 10 HADLEY CLOSE	Alteration <input type="checkbox"/>
LEGAL DESCRIPTION	Intended Use(s) in detail: ERECT DWG
Property Number: 5069683	Intended Life:
Valuation Roll No: 26850 17400	Indefinite, not less than 50 years <input checked="" type="checkbox"/>
Legal Description: LOT 7 DP 22182	Specified as years
COUNCIL CHARGES	Demolition <input type="checkbox"/>
The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are:	Estimated Value: \$198000
Total: \$	Signed for and on behalf of the Council:
ALL FEES ARE GST INCLUSIVE	Name: <i>[Signature]</i>
	Position: AUTHORISED OFFICER
	Date: 14/11/1996

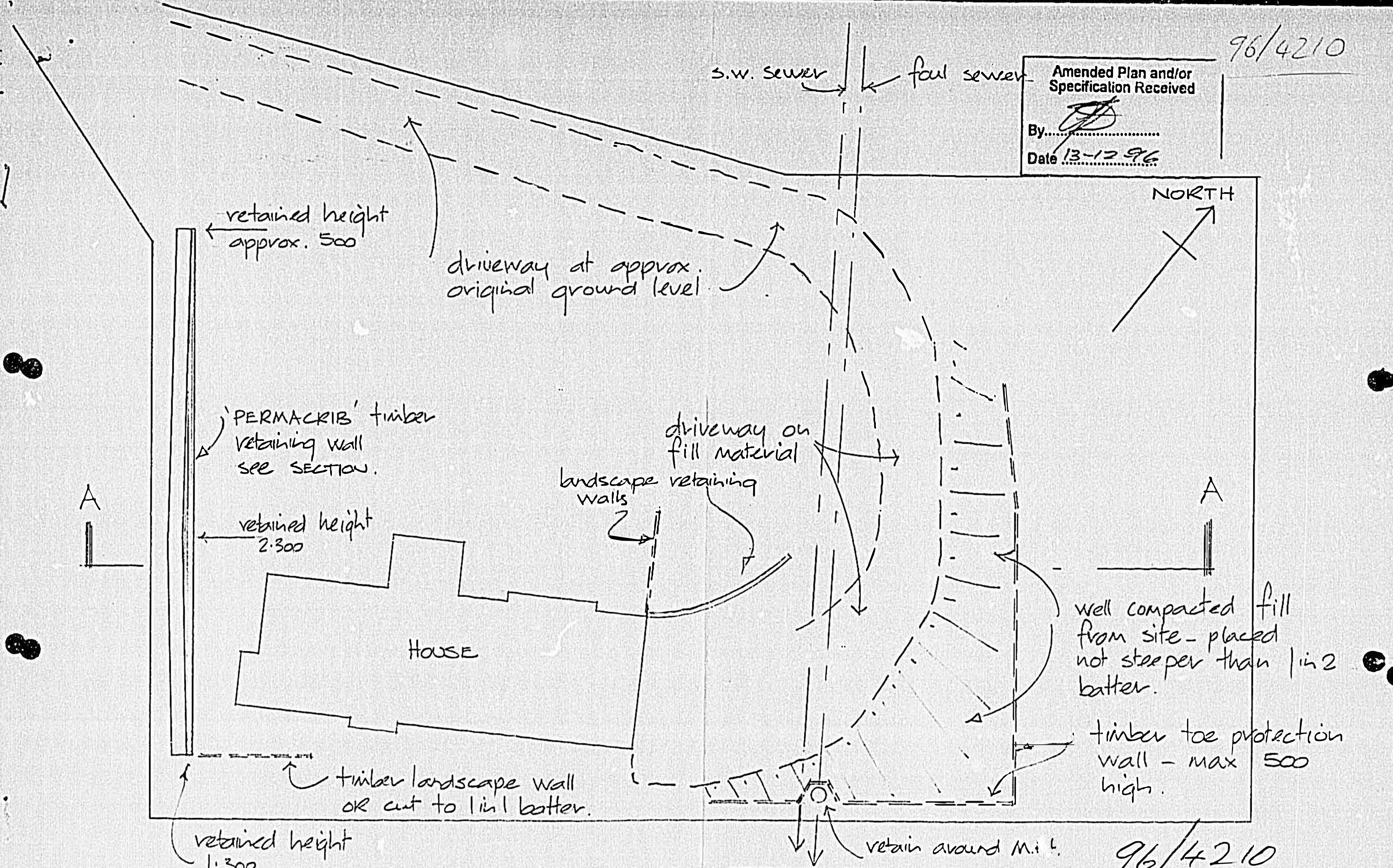
This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other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

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

96/4210

Amended Plan and/or Specification Received
By.....
Date 13-12-96

S.W. sewer foul sewer



SITE PLAN 1:200

M.C.Fraser Ltd. 5 Lynwood Avenue, DUNEDIN, N.Z. Consulting Engineer. Telephone 4775295.	PROPOSED EARTHWORKS NEW BIRCHALL RESIDENCE HADLEY CLOSE DUNEDIN		
	Date: 11.12.96	Drawn: MCF.	Scales as shown
		File no. 96/92	Sheet no. S1 of 2

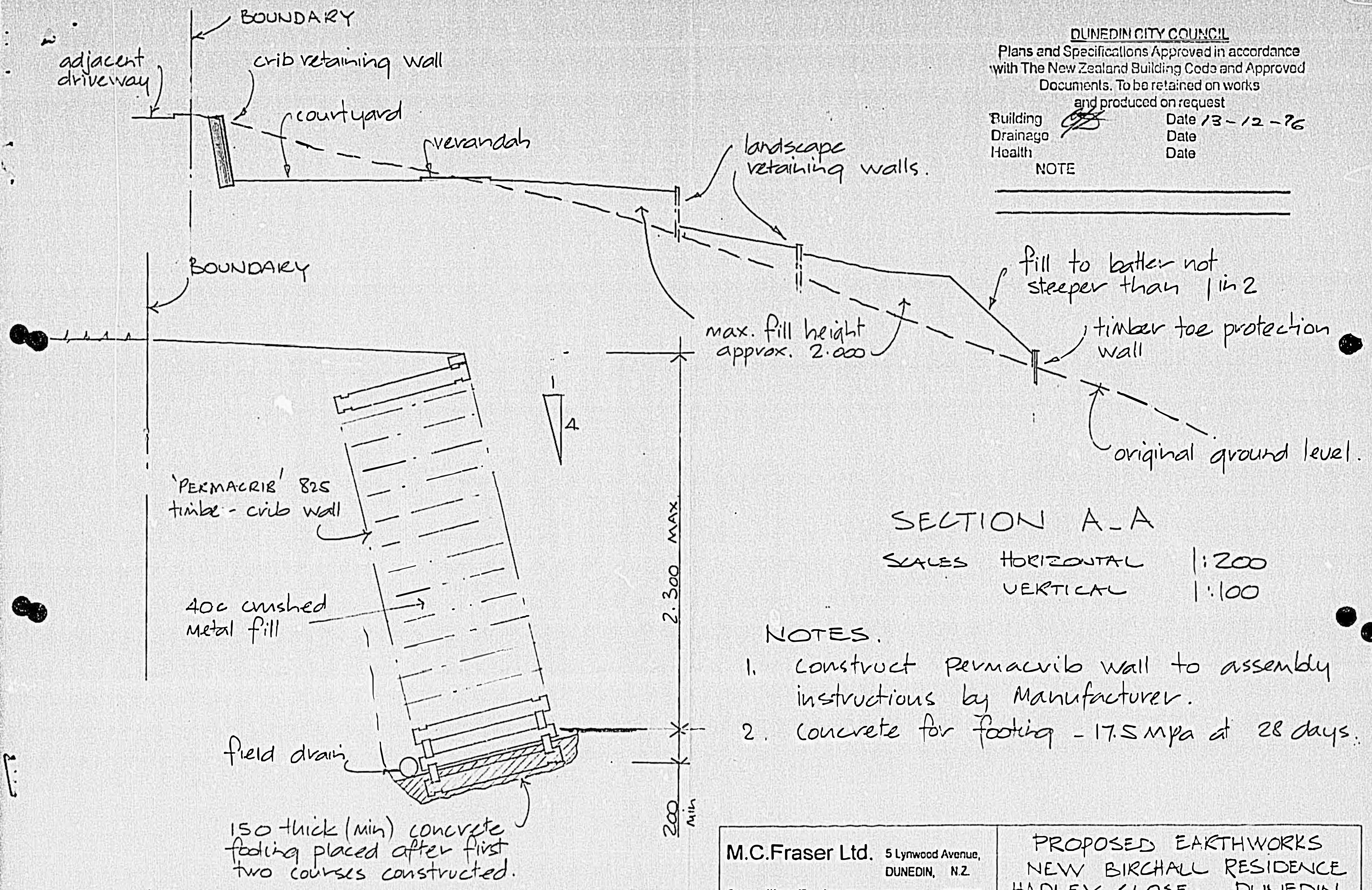
96/4210

DUNEDIN CITY COUNCIL

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

Building ~~13~~ Date 13-12-96
 Drainage ~~13~~ Date
 Health ~~13~~ Date

NOTE



SECTION A-A
 SCALES HORIZONTAL 1:200
 VERTICAL 1:100

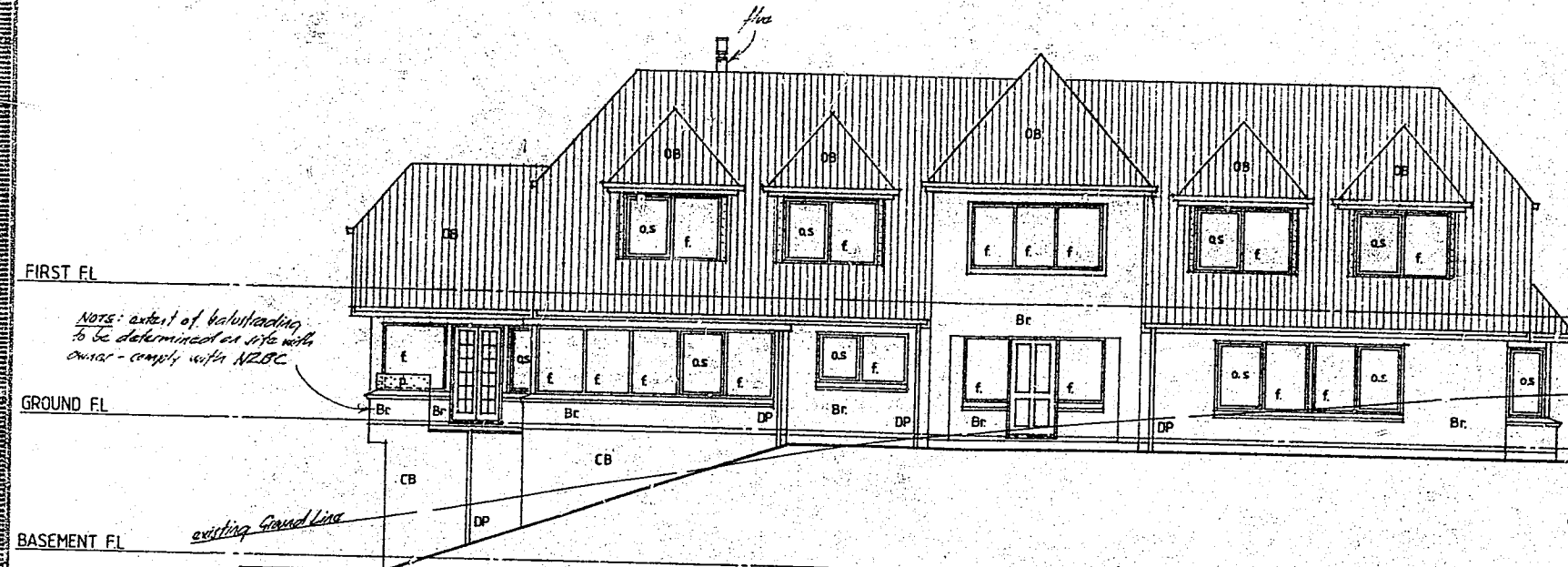
NOTES.

1. Construct Permacrib wall to assembly instructions by Manufacturer.
2. Concrete for footing - 17.5 mpa at 28 days.

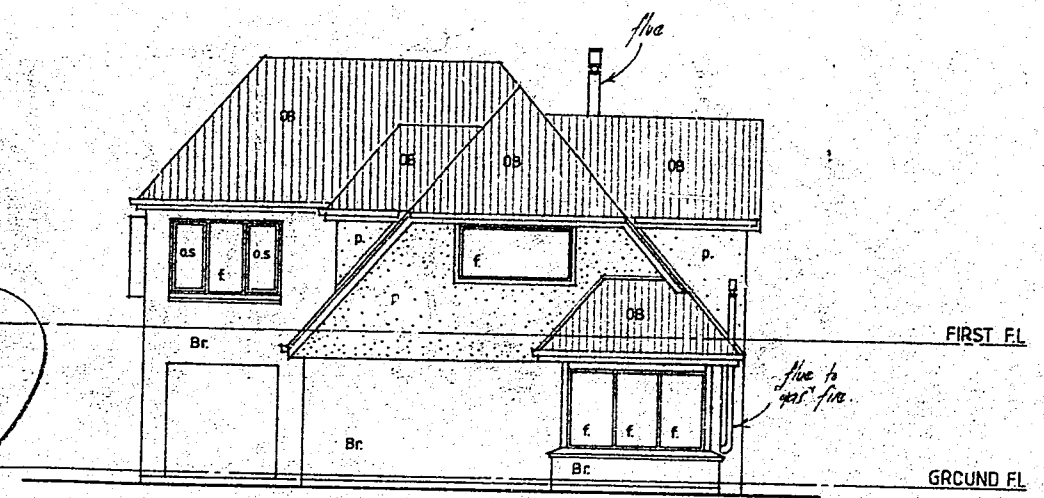
SECTION - CRIB WALL AT BOUNDARY
 1:20

M.C.Fraser Ltd.	5 Lynwood Avenue, DUNEDIN, N.Z.	PROPOSED EARTHWORKS NEW BIRCHALL RESIDENCE HADLEY CLOSE DUNEDIN.		
Consulting Engineer.	Telephone 4775295.	Scales as shown.	File no. 96/92	Sheet no. S2 of 2
Date: 12.12.96	Drawn: MCF			

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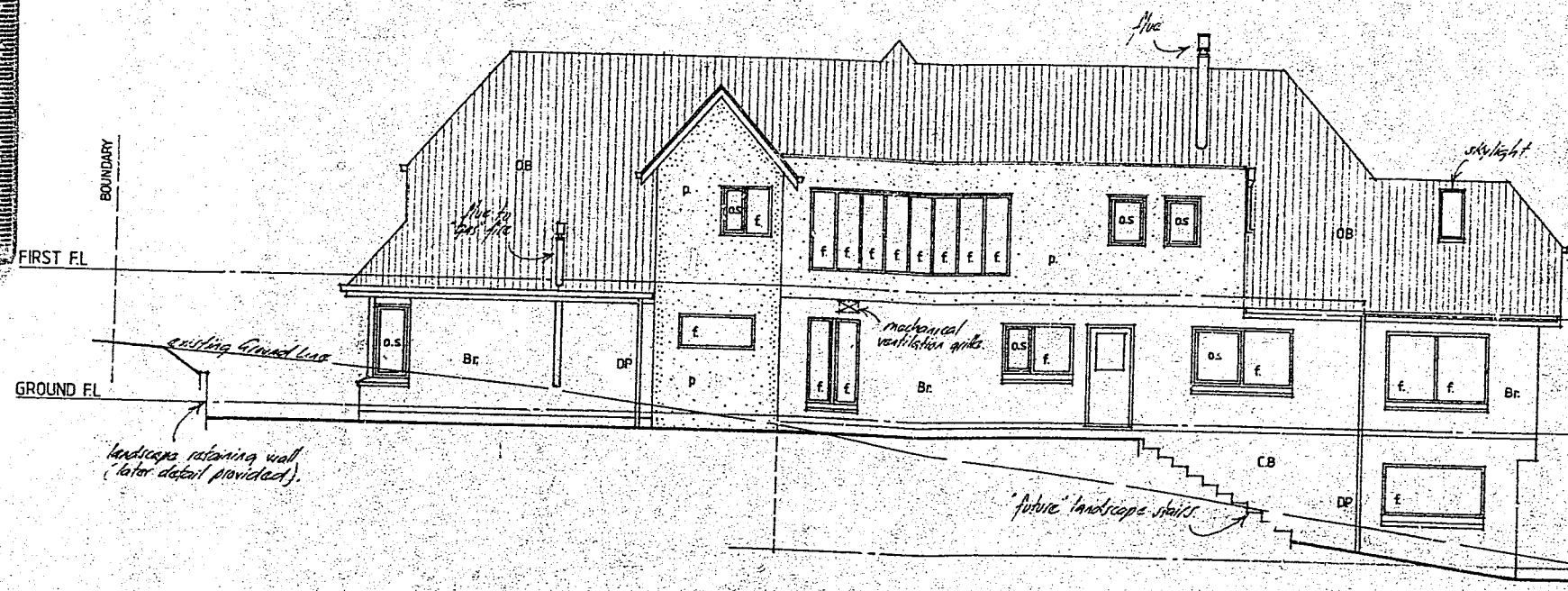


North-West Elevation

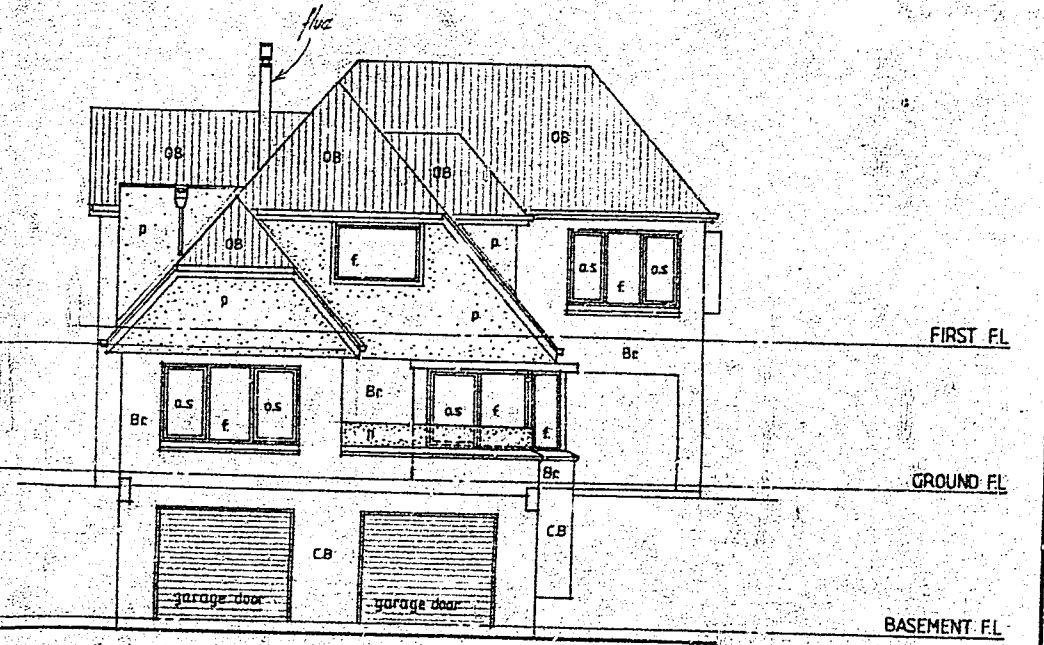


South-West Elevation

- LEGEND**
- OB "obara" roofing shingles
 - Br brick veneer
 - P plaster finish
 - CB concrete block
 - DP downpipe
 - f fixed pane (to window)
 - as opening sash (to window)



South-East Elevation



North-East Elevation

ASHBY BUILDING DESIGN
487 (b) George Street
DUNEDIN ph. 4773 734

PROPOSED NEW DWELLING HADLEY CLOSE, DUNEDIN
FOR MR A. AND MRS J. BIRCHALL

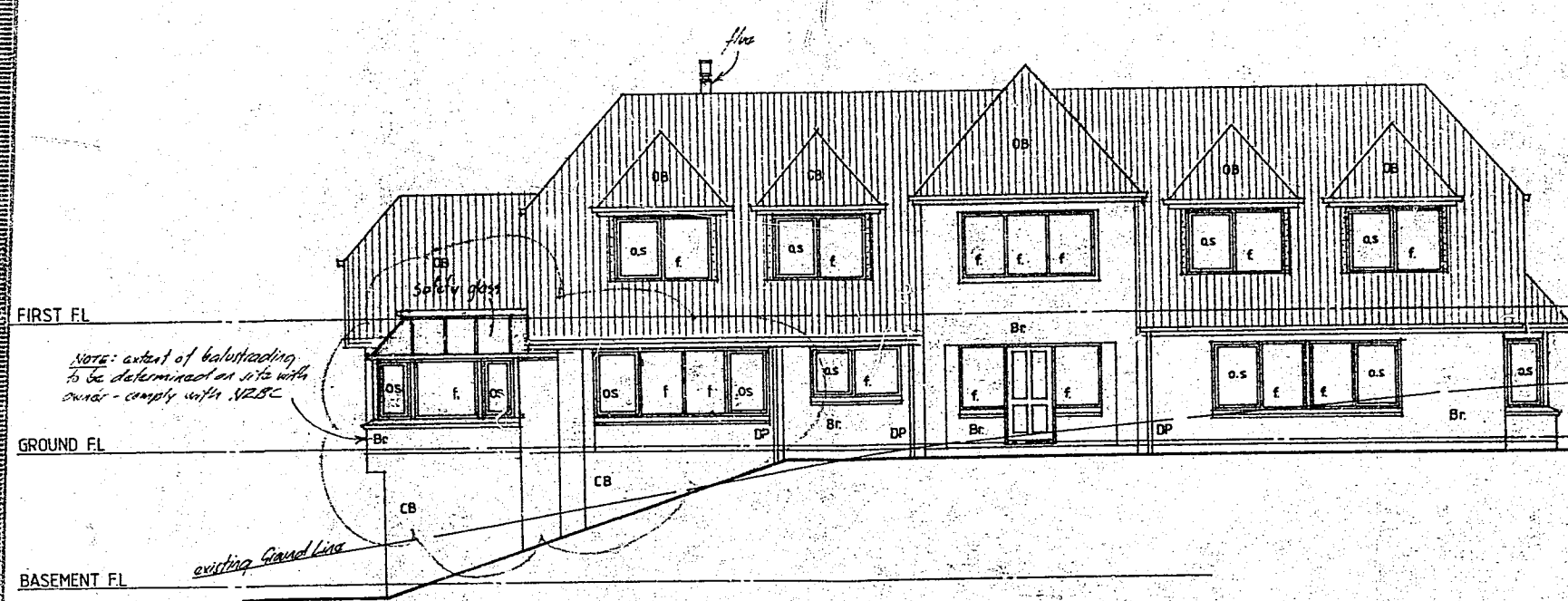
Structural Engineer:
MC FRASER
5 Lynwood Avenue
Maori Hill ph. 4775 295

drawing: ELEVATIONS		sheet: 4
drawn:	date: SEPT. 1996	scales: 1:100
amended:	series: 9	ref: 516

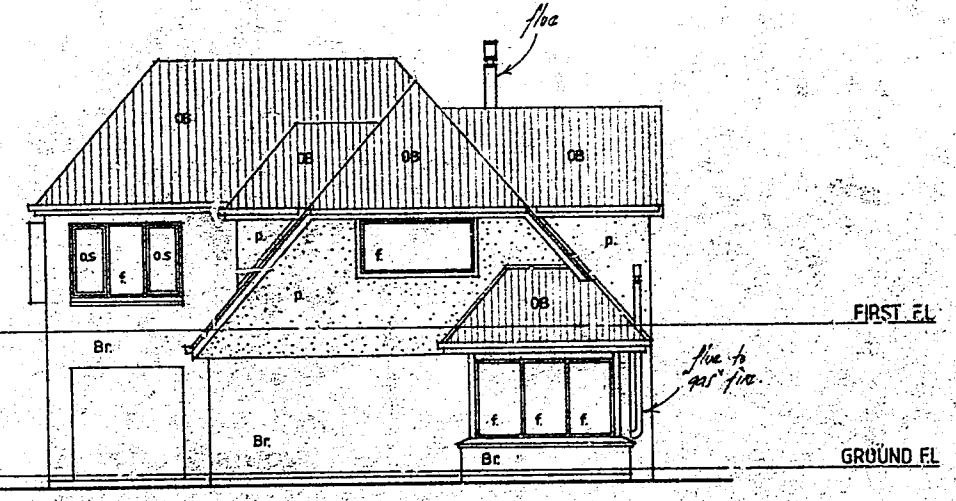
96/4210

24 OCT 1996

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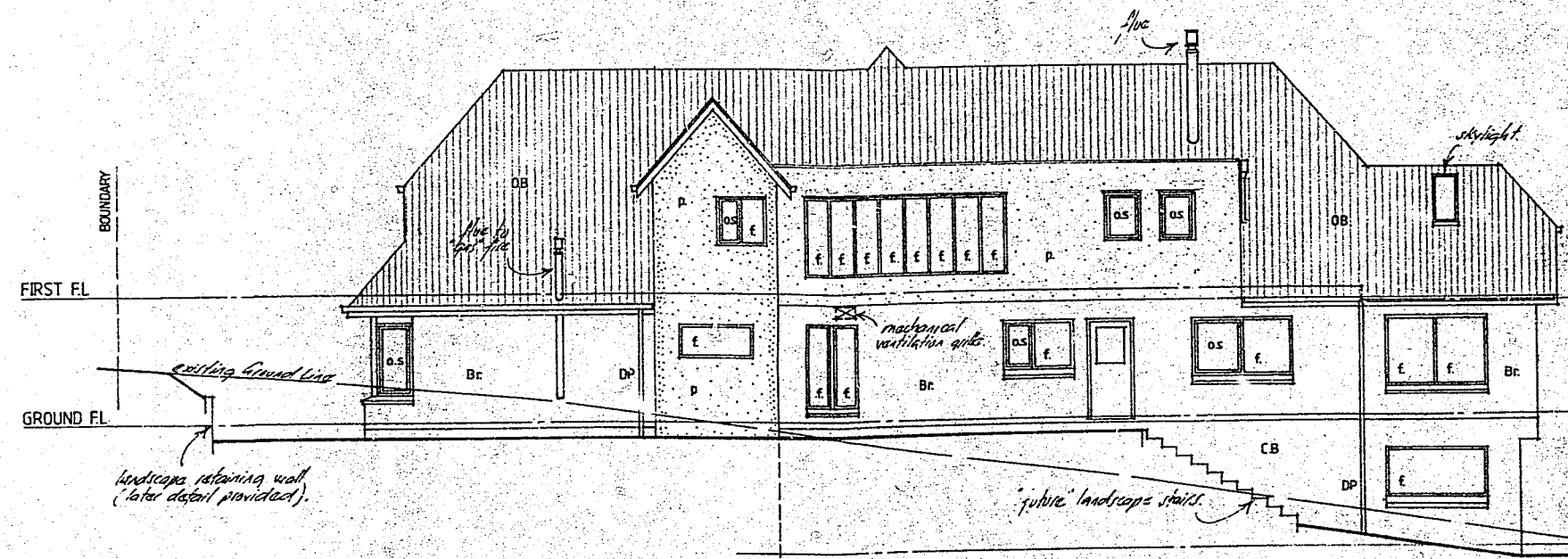


North-West Elevation

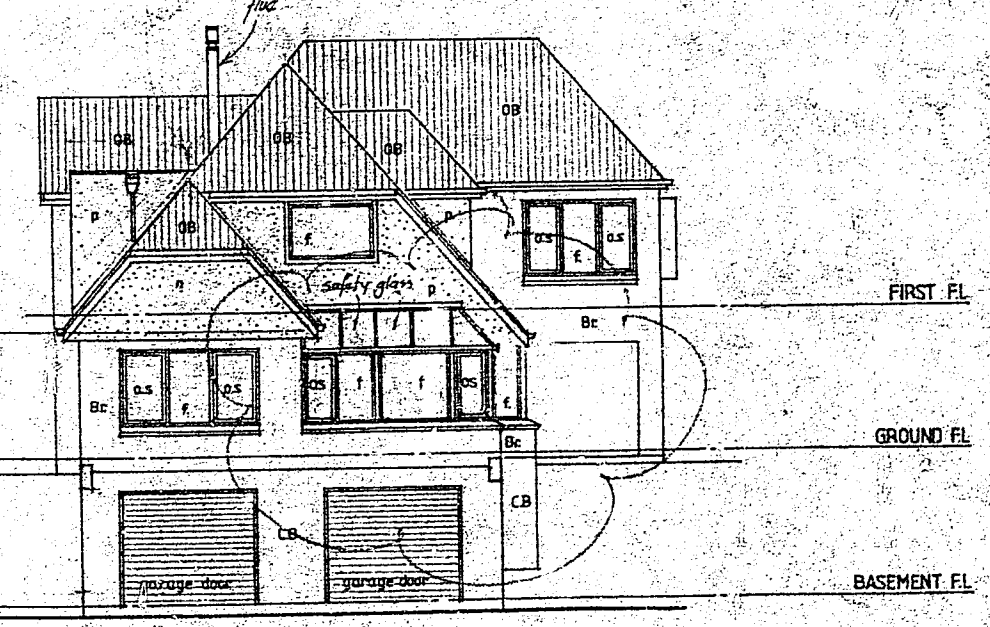


South-West Elevation

- LEGEND**
- OB - obara roofing shingles
 - Br - brick veneer
 - P - plaster finish
 - CB - concrete block
 - DP - downpipe
 - f - fixed pane (to window)
 - OS - opening sash (to window)



South-East Elevation

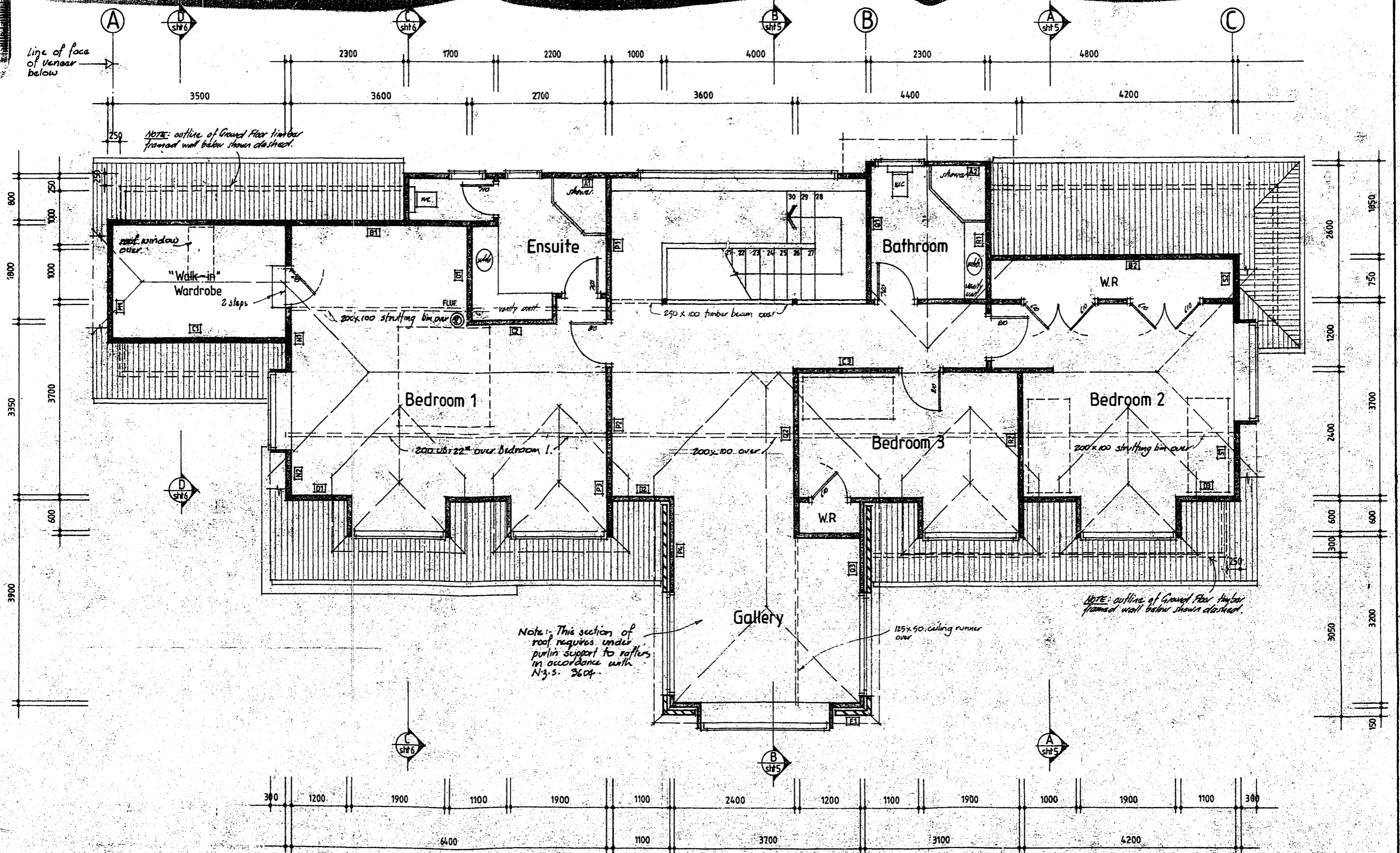


North-East Elevation

96/4210 ✓

05 MAY 1997

ASHBY BUILDING DESIGN 487 (b) George Street DUNEDIN ph. 4773 734	PROPOSED NEW DWELLING HADLEY CLOSE, DUNEDIN FOR MR A. AND MRS J. BIRCHALL	Structural Engineer: MC FRASER 5 Lynwood Avenue Maori Hill ph 4775 295	drawing: ELEVATIONS		sheet: 4(A)	
			drawn:	date: SEPT. 1996	scales: 1:100	series: 9
			amended: 5th May '97 - Conservatory created (A)			ref: 516



First Floor Plan scale 1:50
 (NOTE: [] denotes bracing element)

96/4210

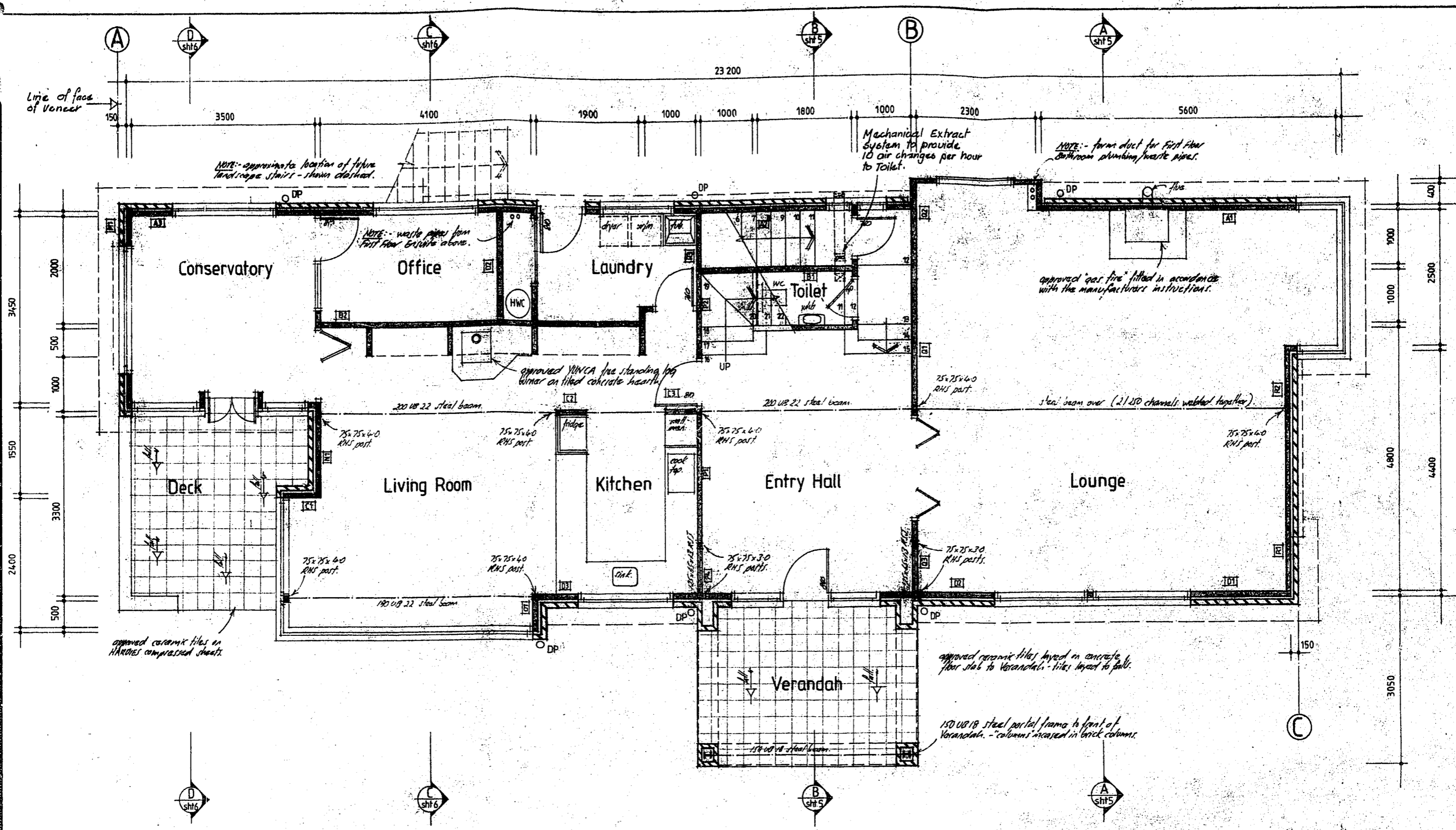
ASHBY BUILDING DESIGN
 487 (b) George Street
 DUNEDIN ph. 4773 734

**PROPOSED NEW DWELLING HADLEY CLOSE, DUNEDIN
 FOR MR A AND MRS J BIRCHALL**

Structural Engineer:
MC FRASER
 5 Lynwood Avenue
 DUNEDIN ph. 4773 005

drawing:	FIRST FLOOR PLAN	sheet:	2
drawn:	date: SEPT 1996	scales:	1:50
revised:		series:	9
		ref:	516

4 OCT 1996



Ground Floor Plan scale 1:50
 (NOTE: [ATI] denotes bracing element)

DUNEDIN CITY COUNCIL 315.0
 Plans and Specifications Approved in accordance
 with The New Zealand Building Code and Approved
 Documents. To be retained on works
 and produced on request
 Building *George John* Date 5-11-96
 Drainage *ds* Date 6-11-96
 Health Date

NOTE

96/4210

ASHBY BUILDING DESIGN
 487 (b) George Street
 DUNEDIN ph 4773 734

PROPOSED NEW DWELLING 10 HADLEY CLOSE, DUNEDIN
FOR MR A. AND MRS J. BIRCHALL

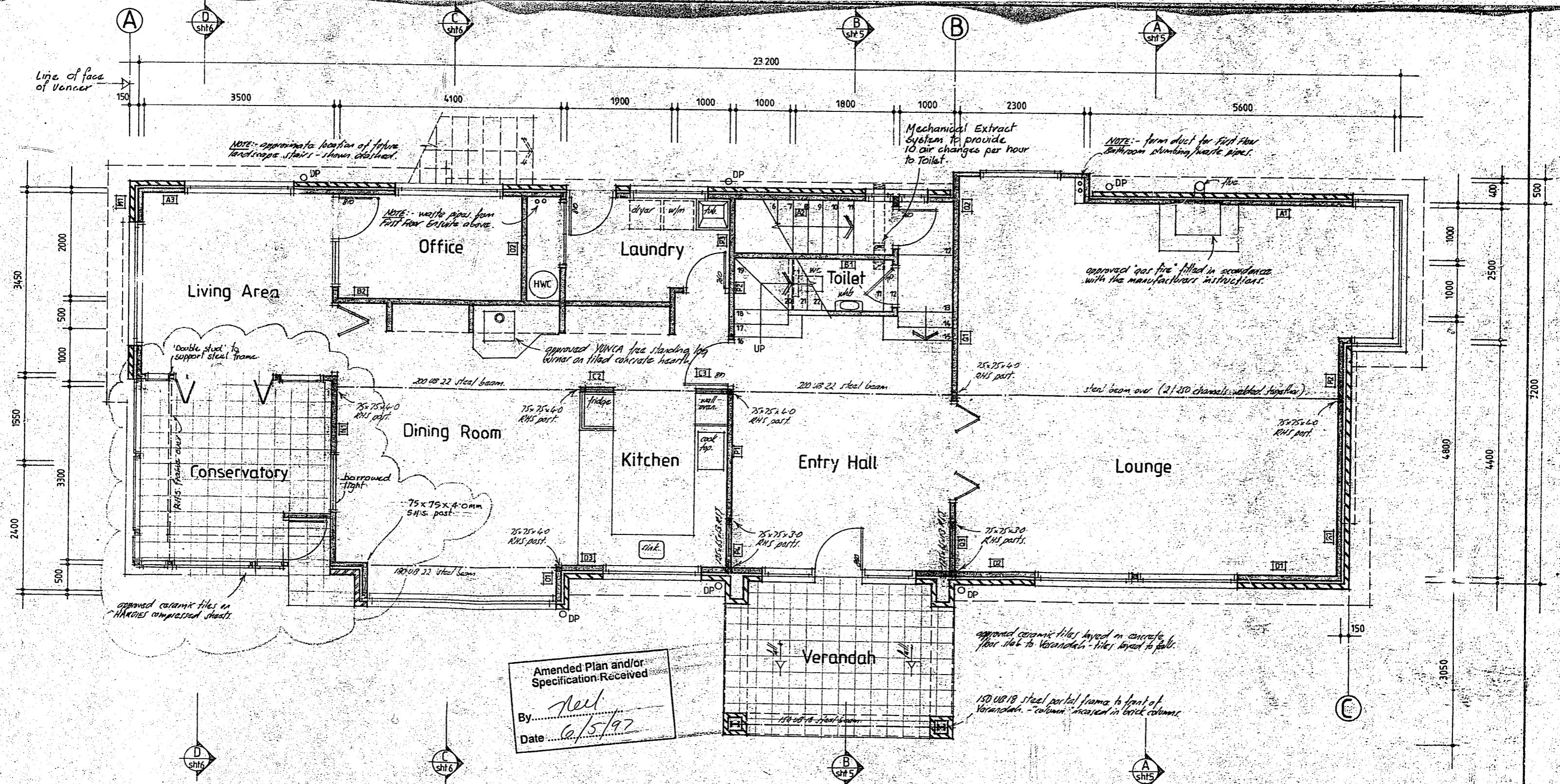
Structural Engineer:
M.C FRASER
 5 Lynwood Avenue
 Maori Hill ph 4775 295

drawing: **GROUND FLOOR PLAN**
 date: SEPT. 1996 scales: 1:50
 drawn: dimended:

sheet: **1**
 series 9
 ref. 516

24 OCT 1996

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Amended Plan and/or Specification Received
 By: *Neil*
 Date: *6/15/97*

DUNEDIN CITY COUNCIL
 Plans and Specifications Approved in accordance with The New Zealand Building Code and Approved Documents. To be retained on works and produced on request
 Date: *6/15/97*
 Building Date
 Drainage Date
 Health Date

Ground Floor Plan scale 1:50
 (NOTE: [A1] denotes bracing element)

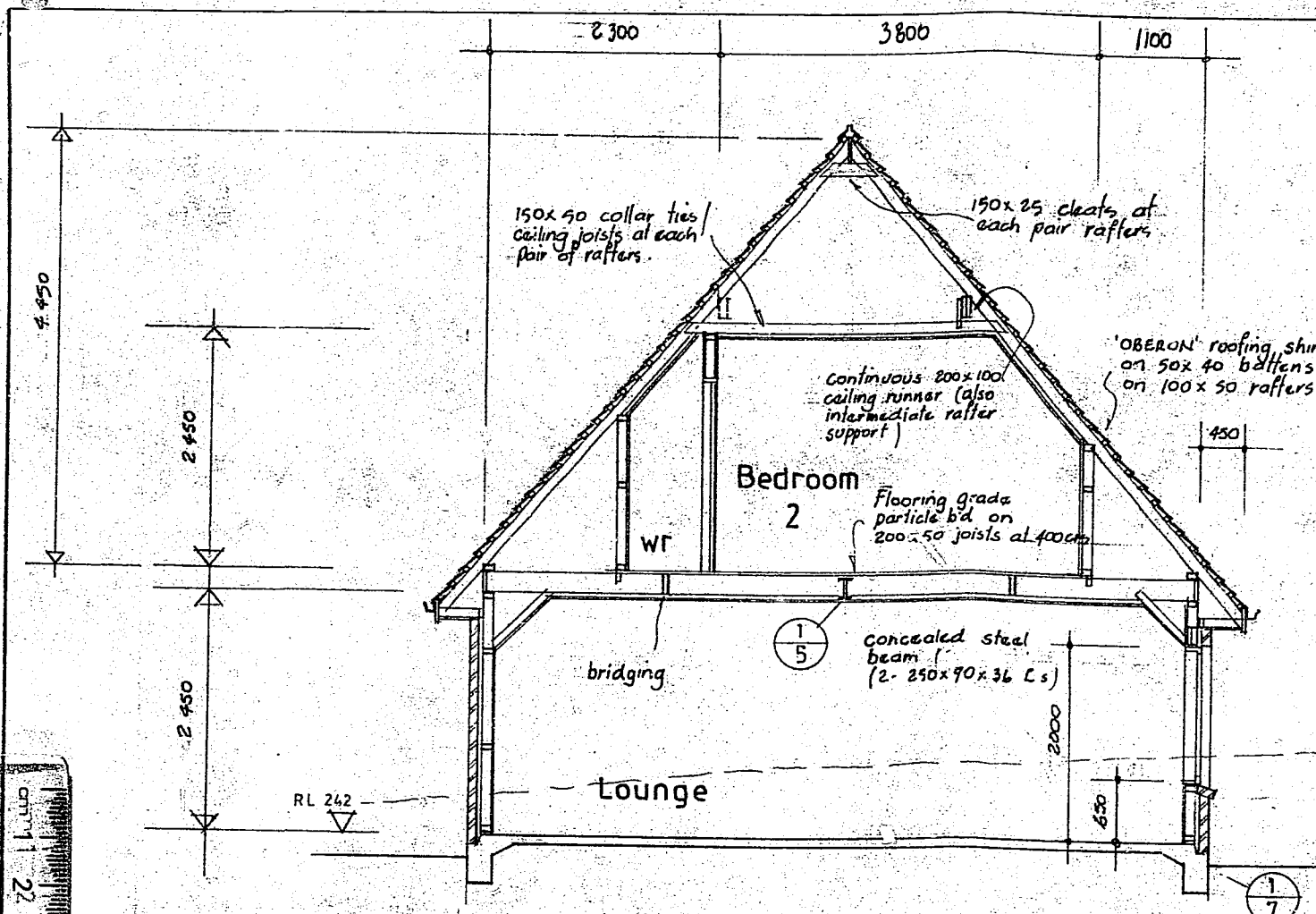
96/4210 ✓
 964210
 05 MAY 1997

ASHBY BUILDING DESIGN
 487 (b) George Street
 DUNEDIN ph. 4773 734

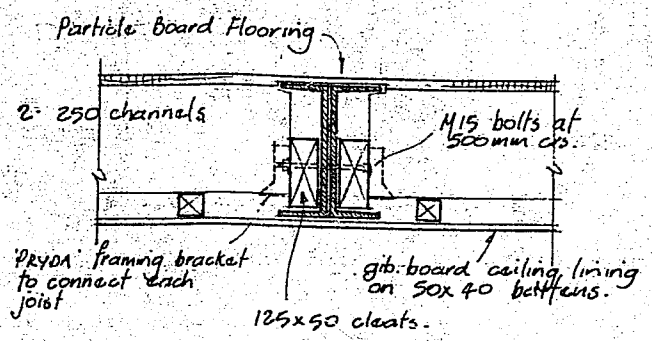
PROPOSED NEW DWELLING *10* HADLEY CLOSE, DUNEDIN
 FOR MR A. AND MRS J. BIRCHALL

Structural Engineer:
 M.C FRASER
 5 Lynwood Avenue
 Maori Hill ph. 4775 295

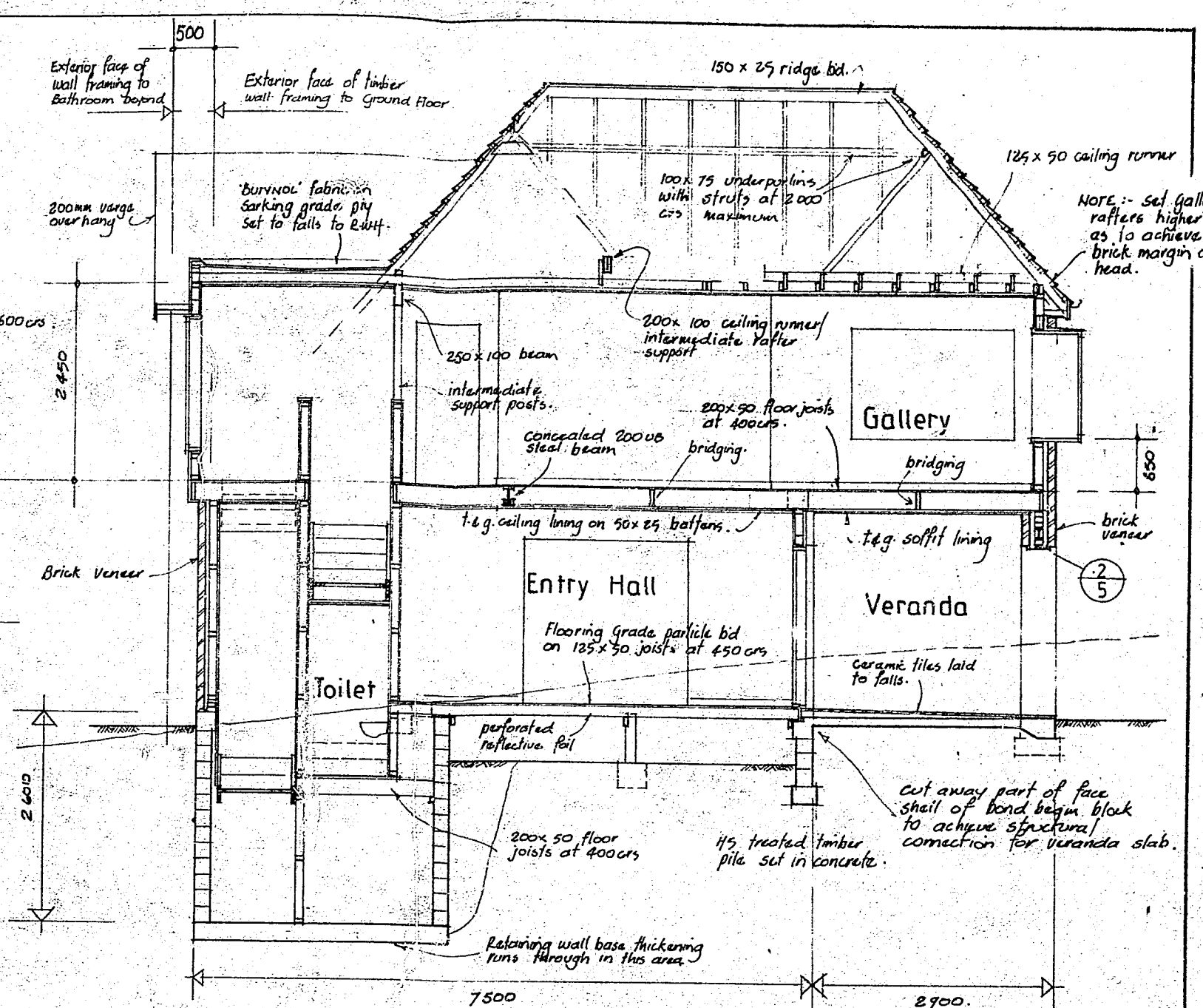
drawing:	GROUND FLOOR PLAN		sheet:	1 (A)
drawn:	date: SEPT. 1996	scales: 1:50	series:	
amended: 5th May 97 - Conservatory created at deck (A1)			ref:	516



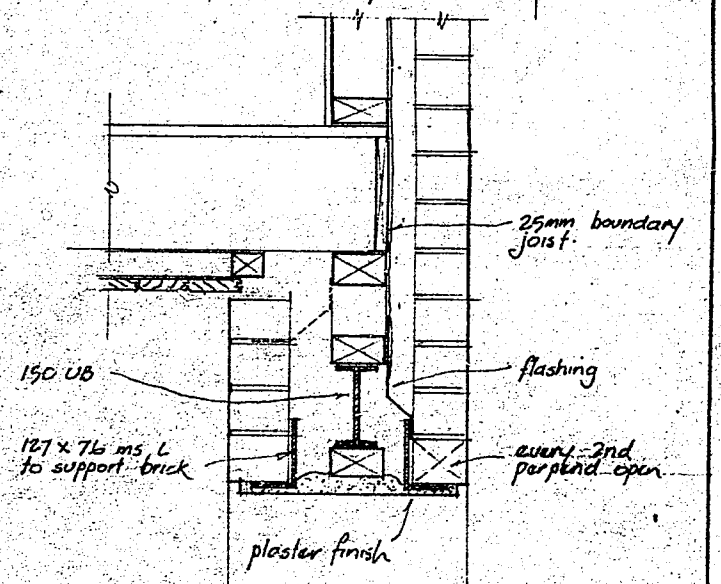
Section 'A'
scale 1:50



1. Steel Beam over Lounge
1:10



Section thru Entry 'B'
1:50



2. Head of Veranda Opening at Steel Portal

96/4210

HBY BUILDING DESIGN
7(b) George Street
DUNEDIN ph. 4773 734

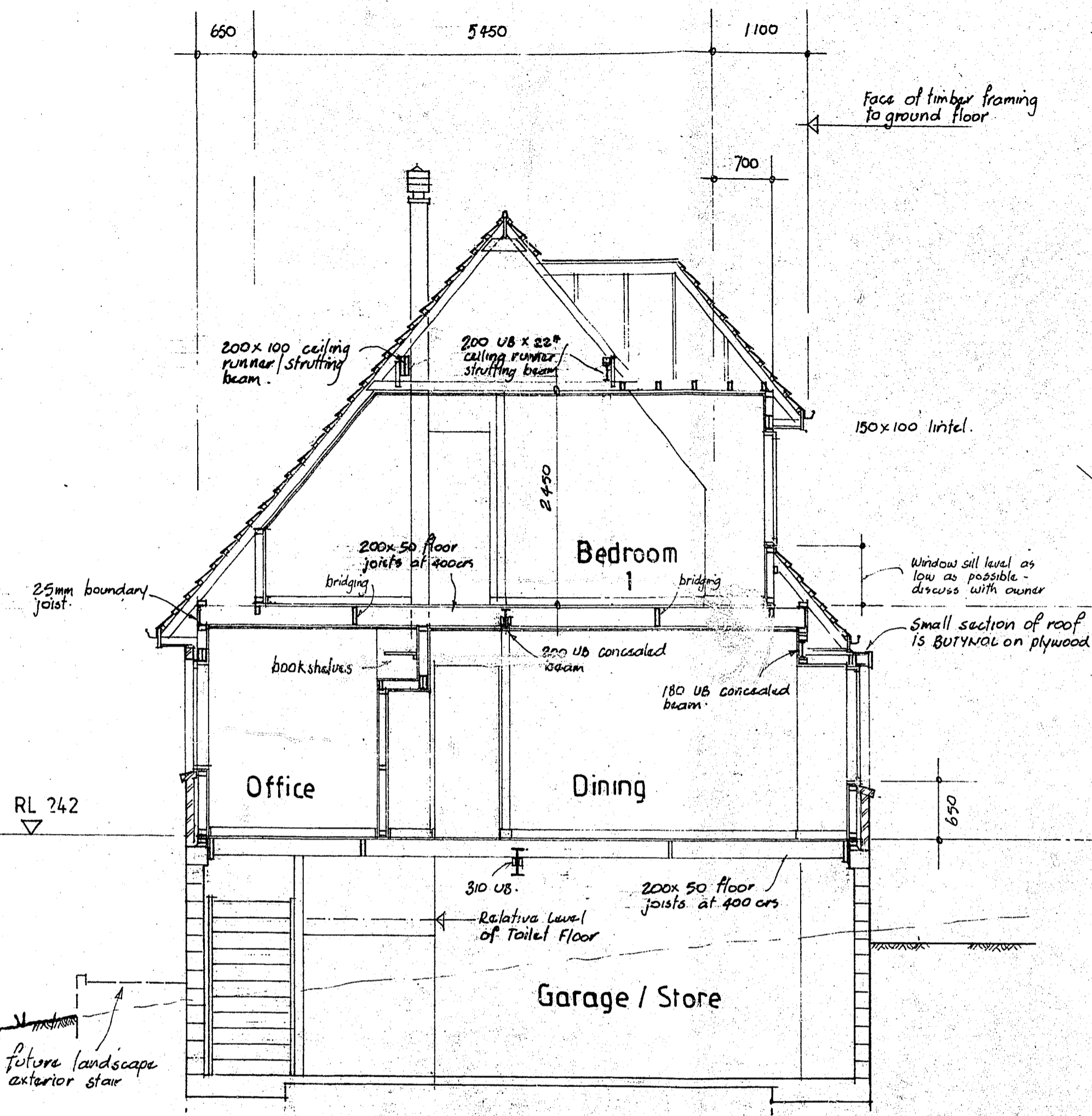
PROPOSED NEW DWELLING HADLEY CLOSE, DUNEDIN
FOR MR A. AND MRS J. BIRCHALL

Structural Engineer:
M.C FRASER
5 Lynwood Avenue
Maori Hill ph. 4775 295

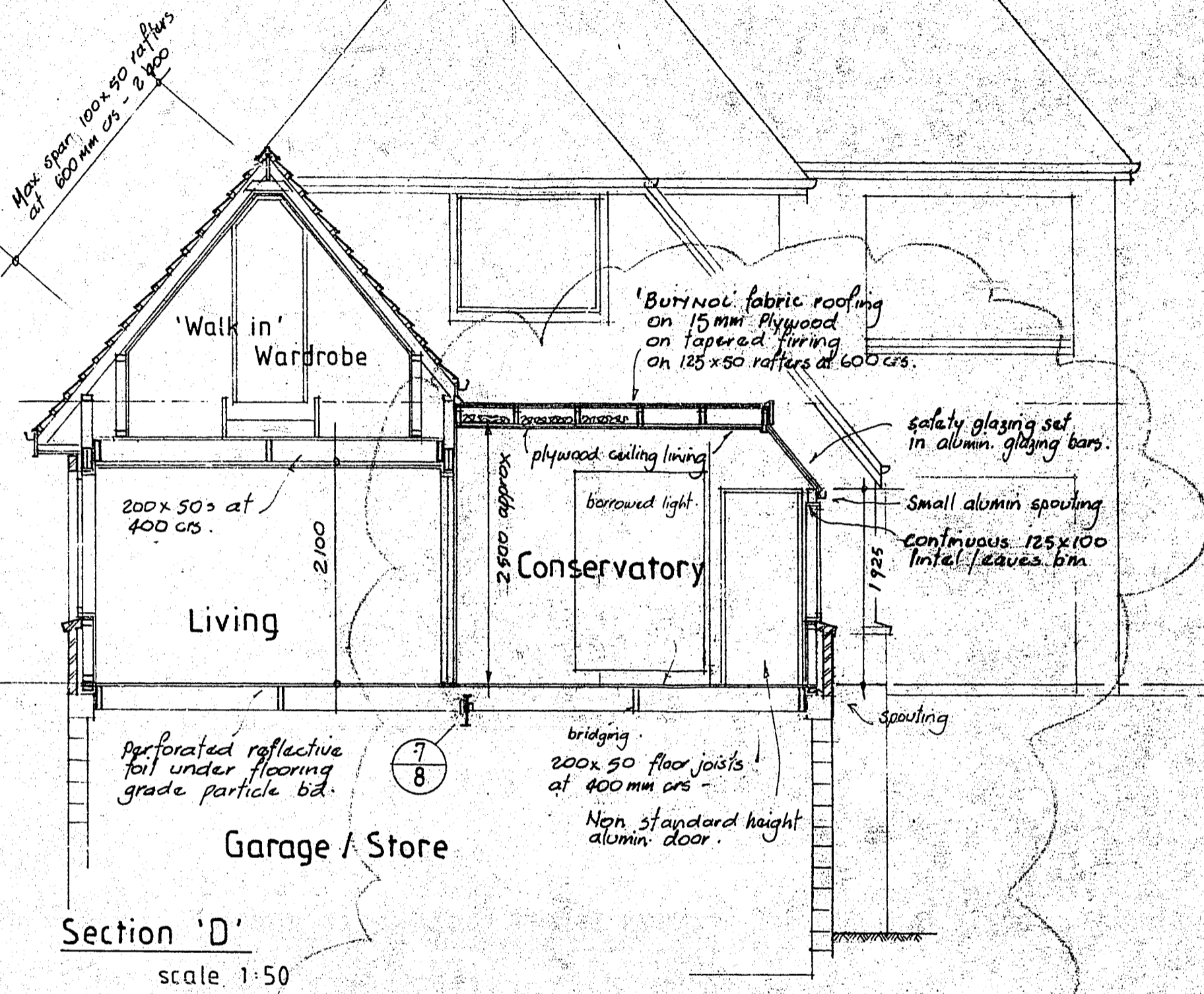
drawing: SECTIONS & DETAILS
drawn: D. H. [signature] date: Sept. 1996 scales: 1:50
amended:

sheet: 5
series: 9
ref: 316

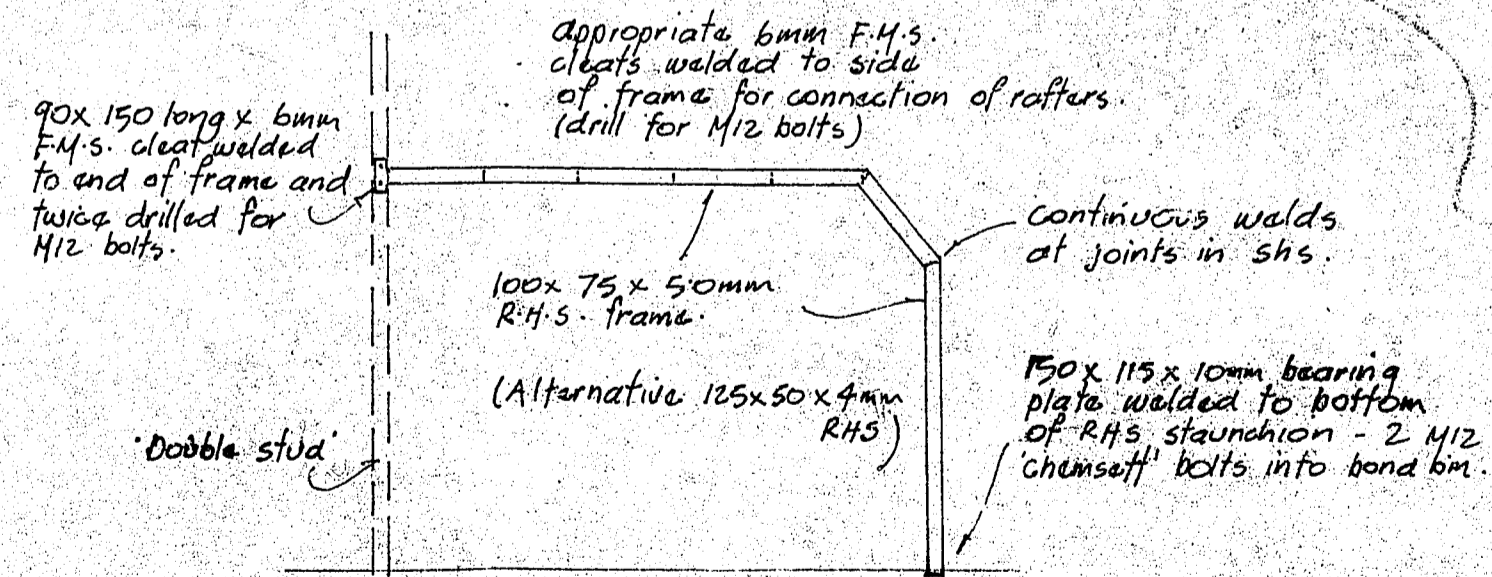
96613042 24 OCT 1996



Section C
scale 1:50



Section 'D'
scale 1:50



1. Elevation of Steel Frame to Conservatory
1:50

96/4210

05 MAY 1997

ASHBY BUILDING DESIGN
487 (b) George Street
DUNEDIN ph. 4773 734

PROPOSED NEW DWELLING 12 HADLEY CLOSE, DUNEDIN
FOR MR A. AND MRS J. BIRCHALL

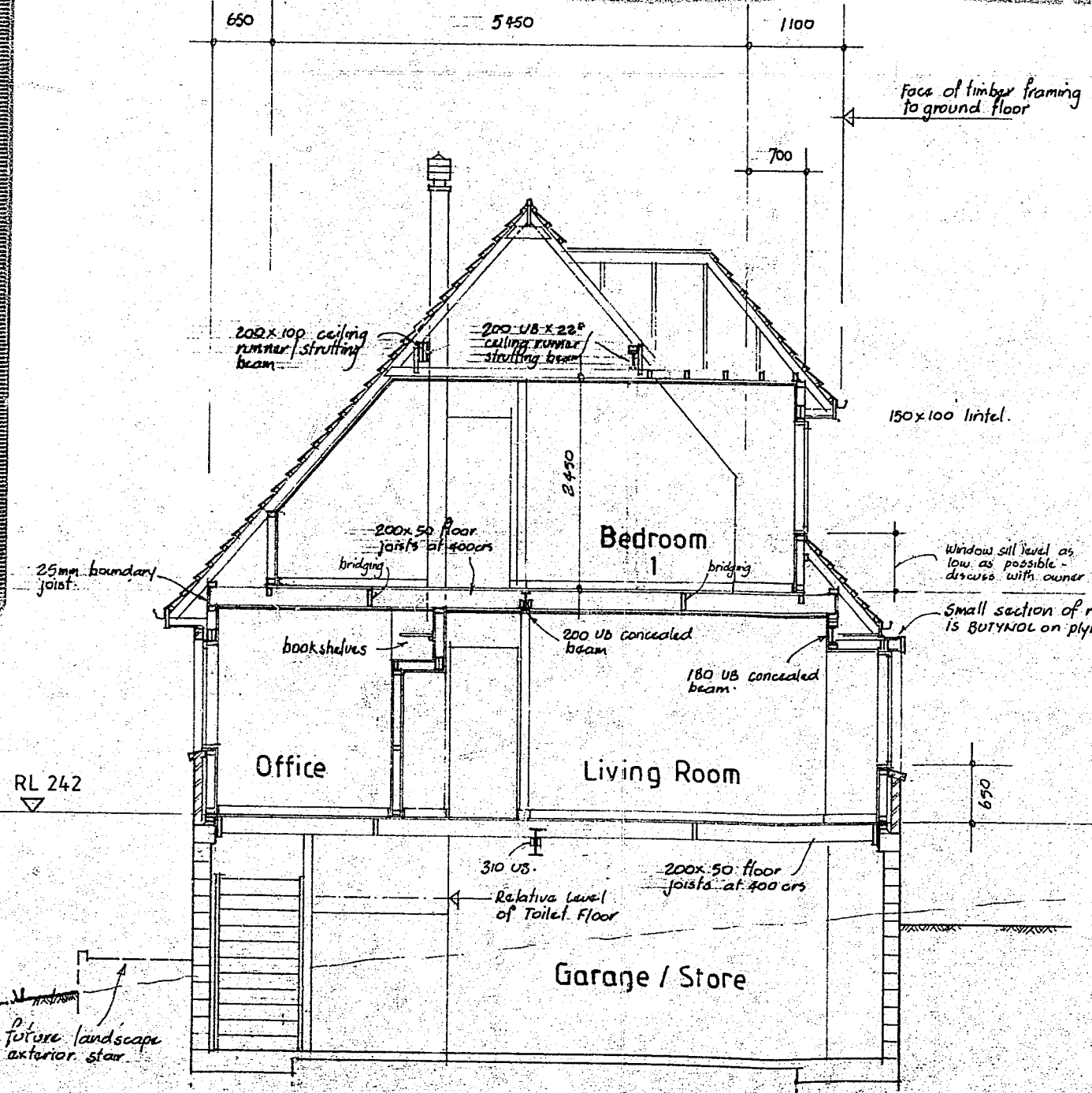
Structural Engineer:
M.C. FRASER
5 Lynwood Avenue
Maori Hill ph. 4775 295

drawing: SECTIONS

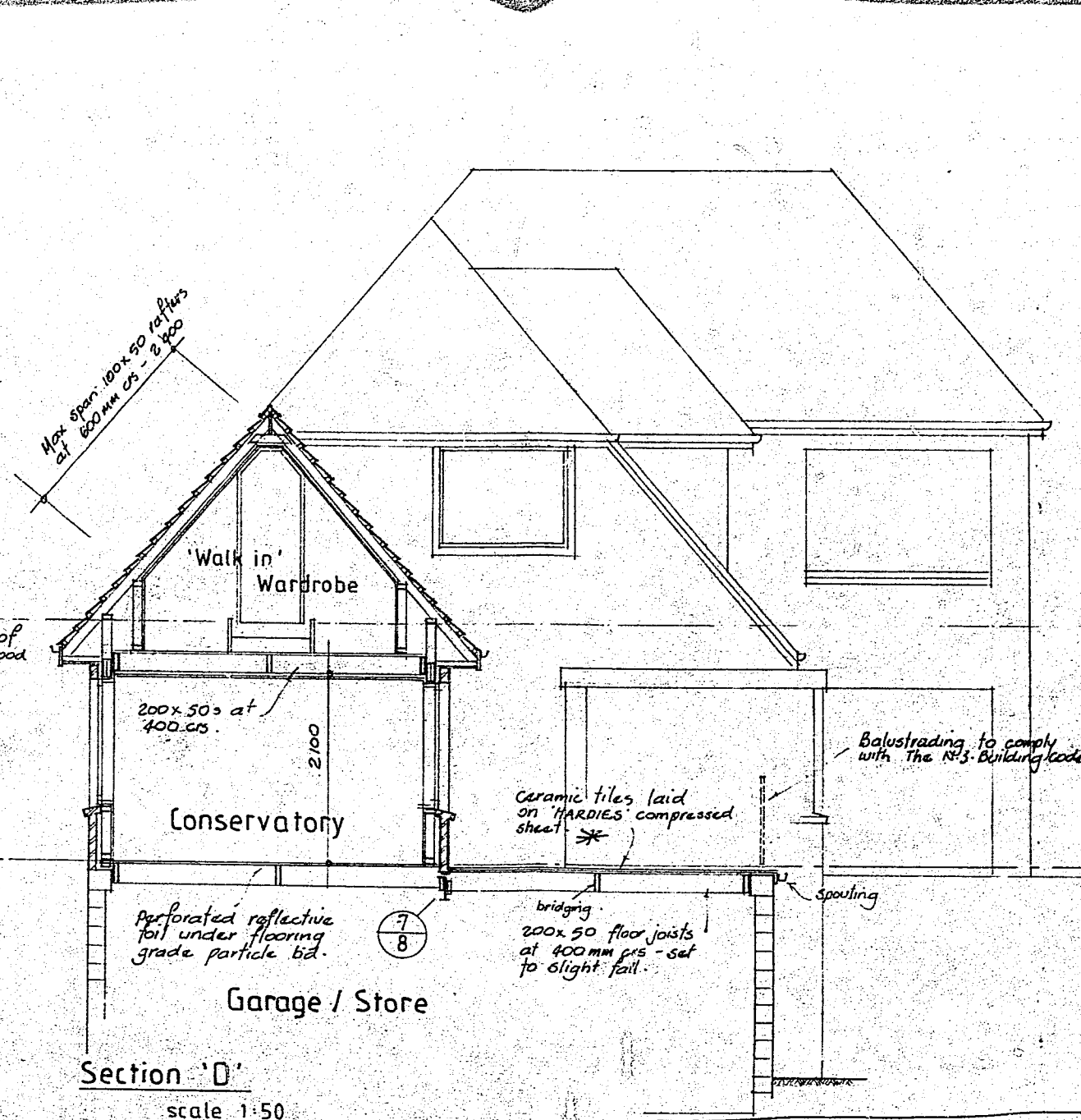
sheet: 6 (A)

drawn: M.C. Fraser date: SEPT. 1996 scales: 1:50 series 9
amended: 5th May 97 - Conservatory added. (A) ref: 516

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Section C
scale 1:50



Section 'D'
scale 1:50

* Note: Limitations in "Hardies"
"Fences, Screens + Decks" brochure
May 1991, page 17, second paragraph.

96/4210

ASHBY BUILDING DESIGN
487 (b) George Street
DUNEDIN ph. 4773 734

PROPOSED NEW DWELLING HADLEY CLOSE, DUNEDIN
FOR MR A. AND MRS J. BIRCHALL

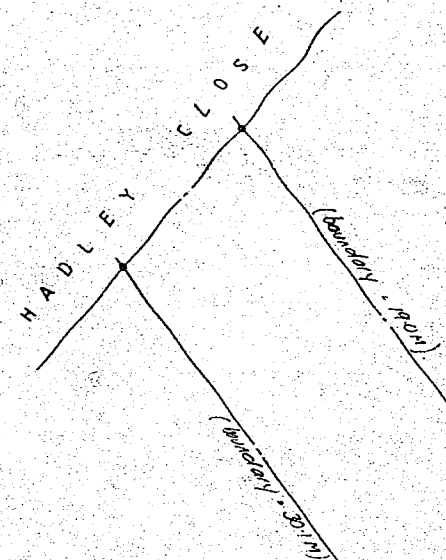
Structural Engineer:
MC FRASER
5 Lynwood Avenue
Maori Hill ph. 4775 295

drawing: SECTIONS
drawn: [Signature] date: SEPT. 1996 scales: 1:50
amended:

sheet: 6
series: 9
ref: 516

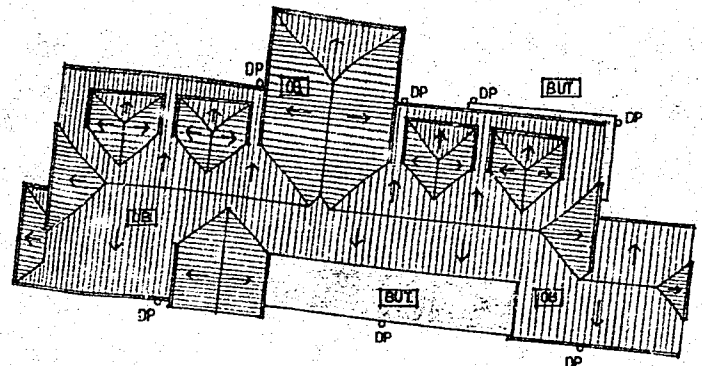
24 OCT 1996

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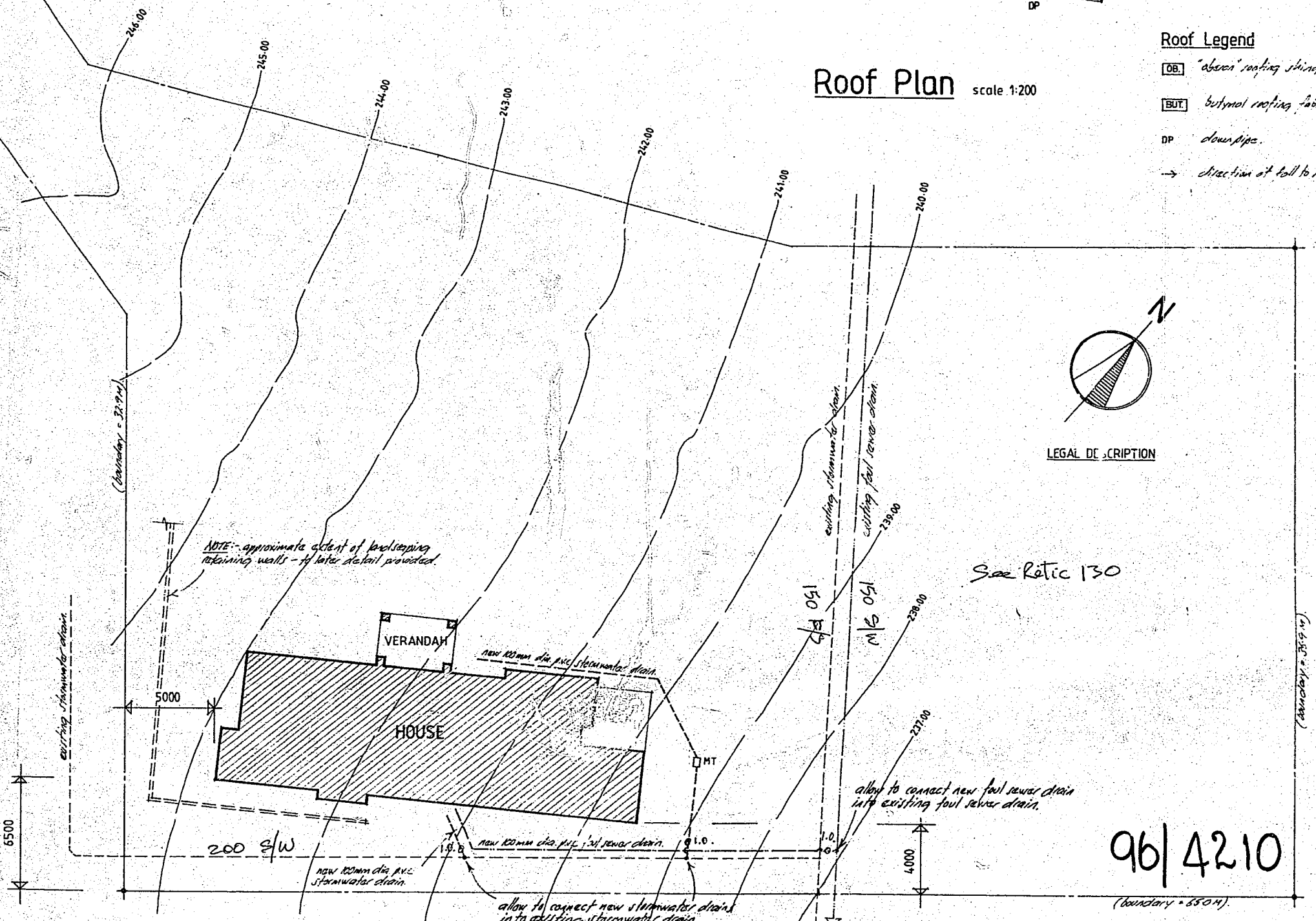
DUNEDIN CITY COUNCIL
 Pursuant to the provisions of the District Scheme, these plans and specifications are approved, provided that no change shall be made to the details shown hereon, and contained in the specification attached hereto, and subject to

 Zone Res 1. Signed: [Signature] Dated: 7-11-96

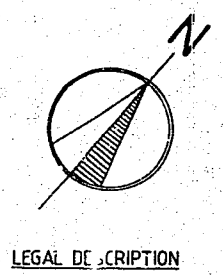


Roof Plan scale 1:200

Roof Legend
 [OB] "obee" roofing shingles
 [BUT] butynol roofing fabric
 DP downpipe
 → direction of fall to roofing



Site and Drainage Plan scale 1:200



96/4210

DRAINAGE NOTE: For more detail of drainage work refer to Basement Plan

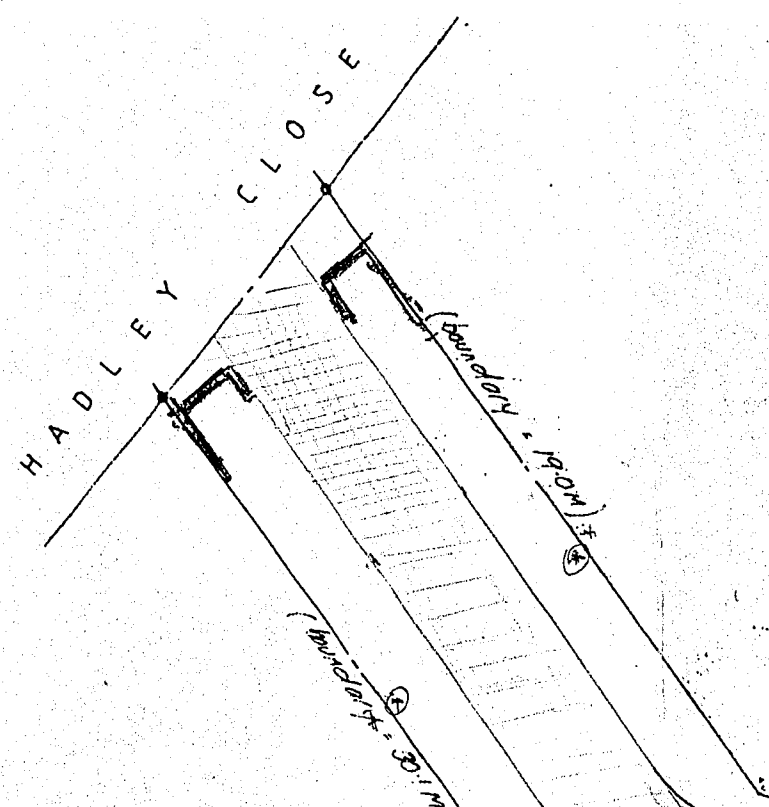
BUILDING DESIGN
 George Street
 DUNEDIN ph. 4773 734

PROPOSED NEW DWELLING HADLEY CLOSE, DUNEDIN
FOR MR A. AND MRS J. BIRCHALL

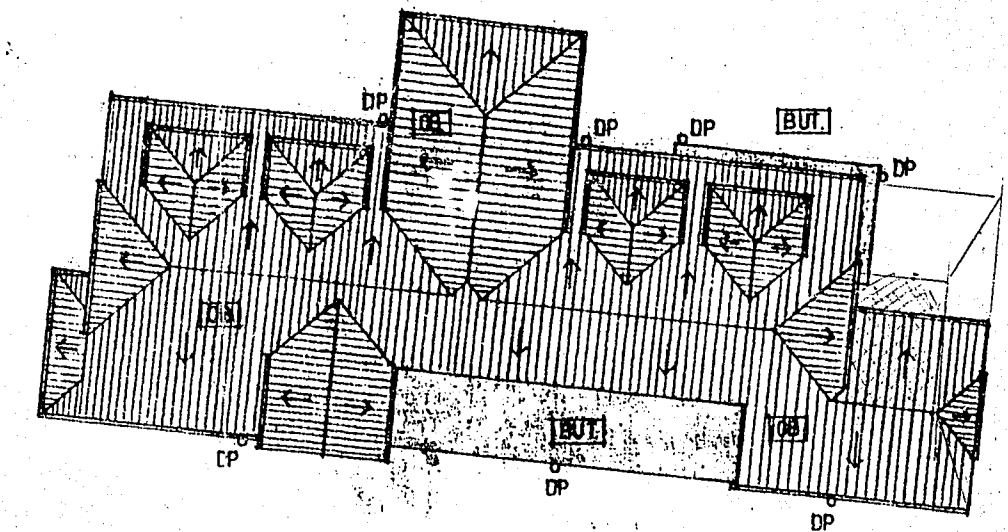
Structural Engineer:
 M.C FRASER
 5 Lynwood Avenue
 Maori Hill ph. 4775 295

drawing:	sheet:
drawn:	9
date: SEPT. 1996	series 9
scales: 1:200,	ref. 516
amended:	

24 OCT 1996



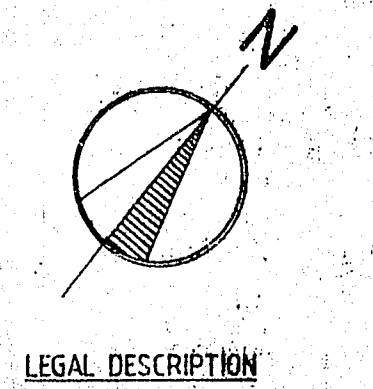
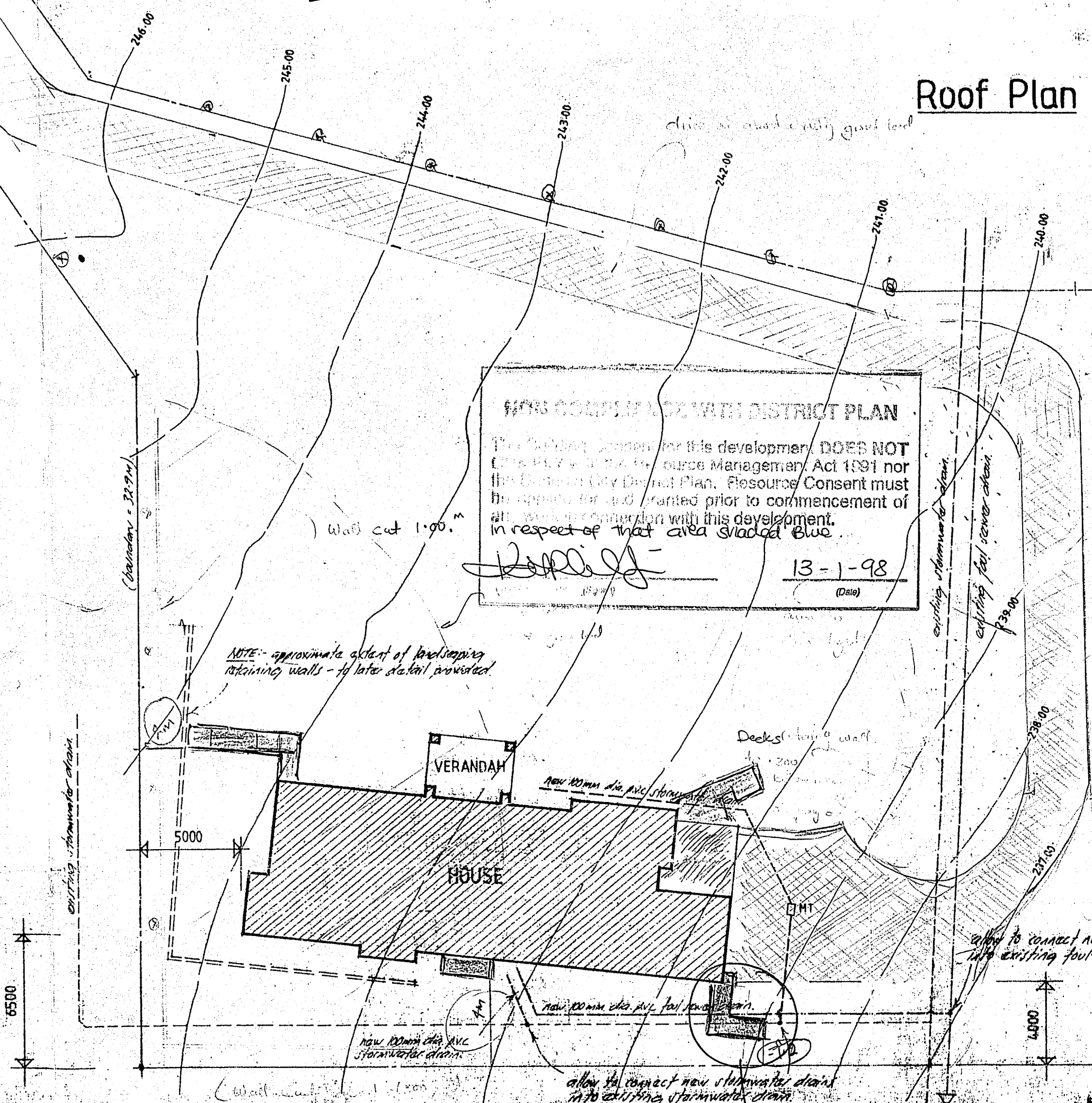
DUNEDIN CITY COUNCIL
 Plans and Specifications Approved in accordance
 with The New Zealand Building Code and Approved
 Documents. To be retained on works
 and produced on request
 Building Date 15/10/97
 Drainage Date 20-1-98
 Health Date
 NOTE
 s/w to existing



Roof Plan scale 1:200

Roof Legend

[OB] above roofing structure
 [BUT] butyl roofing fabric
 DP down pipe
 → direction of fall to roofing



Original consent
 ABA 96/4210

96-4210

Site and Drainage Plan scale 1:200

PLAN SUPERCEDED (this aspect only)
 REFER PLAN DATED: 21/1/98

DRAINAGE NOTE: For more detail of
 drainage work refer to Basement Plan

22 OCT 1996

Code Compliance Certificate Form 7
Section 95, Building Act 2004

J Russell and A P Cubitt
219 Helensburgh Road
Dunedin 9010

The building

Street address of building: 10 Hadley Close Dunedin (Now known as 10 and 10A Hadley Close Dunedin)

Legal description of land where building is located: LOT 2 DP 25856 (Now known as Lot 1 and Lot 2 DP 571477)

Building name: N/A

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

Level/unit number: N/A

Current, lawfully established, use: Ancillary

Number of occupants:

Year first constructed: 2022

The owner

Name of owner: J Russell and A P Cubitt

Contact person: J Russell and A P Cubitt

Mailing address: 219 Helensburgh Road, Dunedin, 9010

Street address/registered office:

Mobile:

Landline:

Email address: john-russell@xtra.co.nz

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

Building work

Building Consent Number: ABA-2021-2326 - Construct Foul and Stormwater Drainage to Proposed Lot 2

This CCC also applies to the following amended consents: N/A

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: 16 November 2023

BUILDING CONSENT - ABA-2021-2326

(Section 51, Building Act 2004)

Form 5

The building

Street address of building: 10 Hadley Close Dunedin

Legal description of land where building is located: LOT 2 DP 25856

Building Name: n/a

Location of building within site/block number: n/a

Level/unit Number: n/a

The owner

Name of owner: Downie Stewart Trustee 2014 Limited

Contact person: Downie Stewart Trustee 2014 Limited

Mailing address: C/O J Russell, 219 Helensburgh Road, Dunedin 9010

Street address/registered office:

Mobile:

Landline:

Email address:

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:

Construct Foul and Stormwater Drainage to Proposed Lot 2.

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 Information Memorandum PIM-2021-536

Certificate attached to Project Information Memorandum



Grant Sutton

Authorised Officer

On behalf of Dunedin City Council

Date: 4 November 2021

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

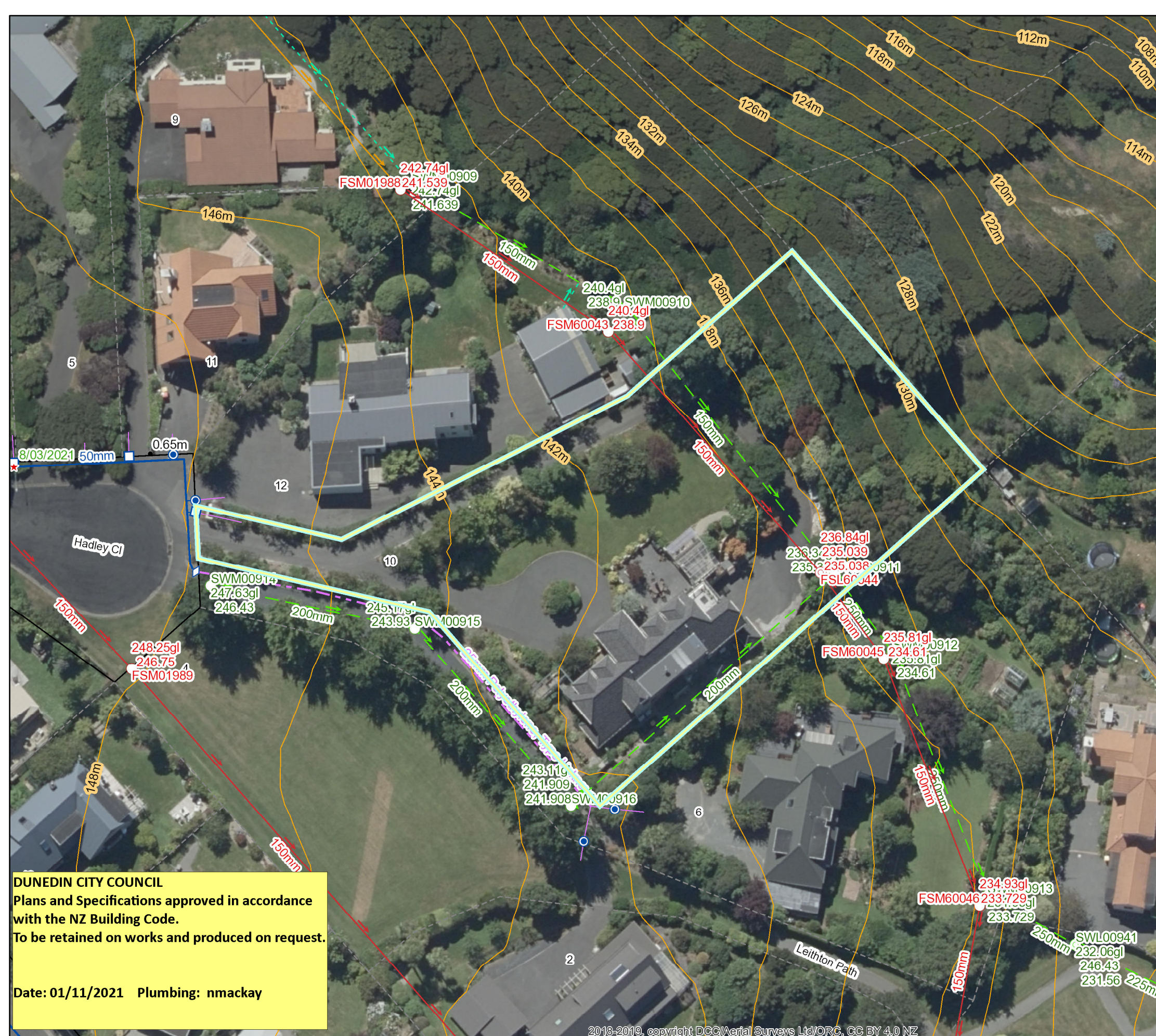
	SW Bubble-up Tank		Roading Bubble-Up Tank
	SW Drop Manhole		Roading Mudtank
	SW Insp Chamber and Grating Inlet		Stormwater Main
	SW Inspection Manhole		Stormwater Trunk Main
	SW Inspection Opening		DCC Open Channel
	SW Lamphole		Piped WC
	SW Mudtank Inlet		Open WC
	SW Outlet		Culvert
	SW Pipe Inlet		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		Hydro
			Motorway Parcels
			Strata
			Easment (where recorded)

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



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

Date: 01/11/2021 Plumbing: nmackay

2018-2019, copyright DCC/Aerial Surveys Ltd/ORC, CC BY 4.0 NZ



Council Water & Drainage Services

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

Scale at A3:
1:500
11/10/2021
12:30:01 PM

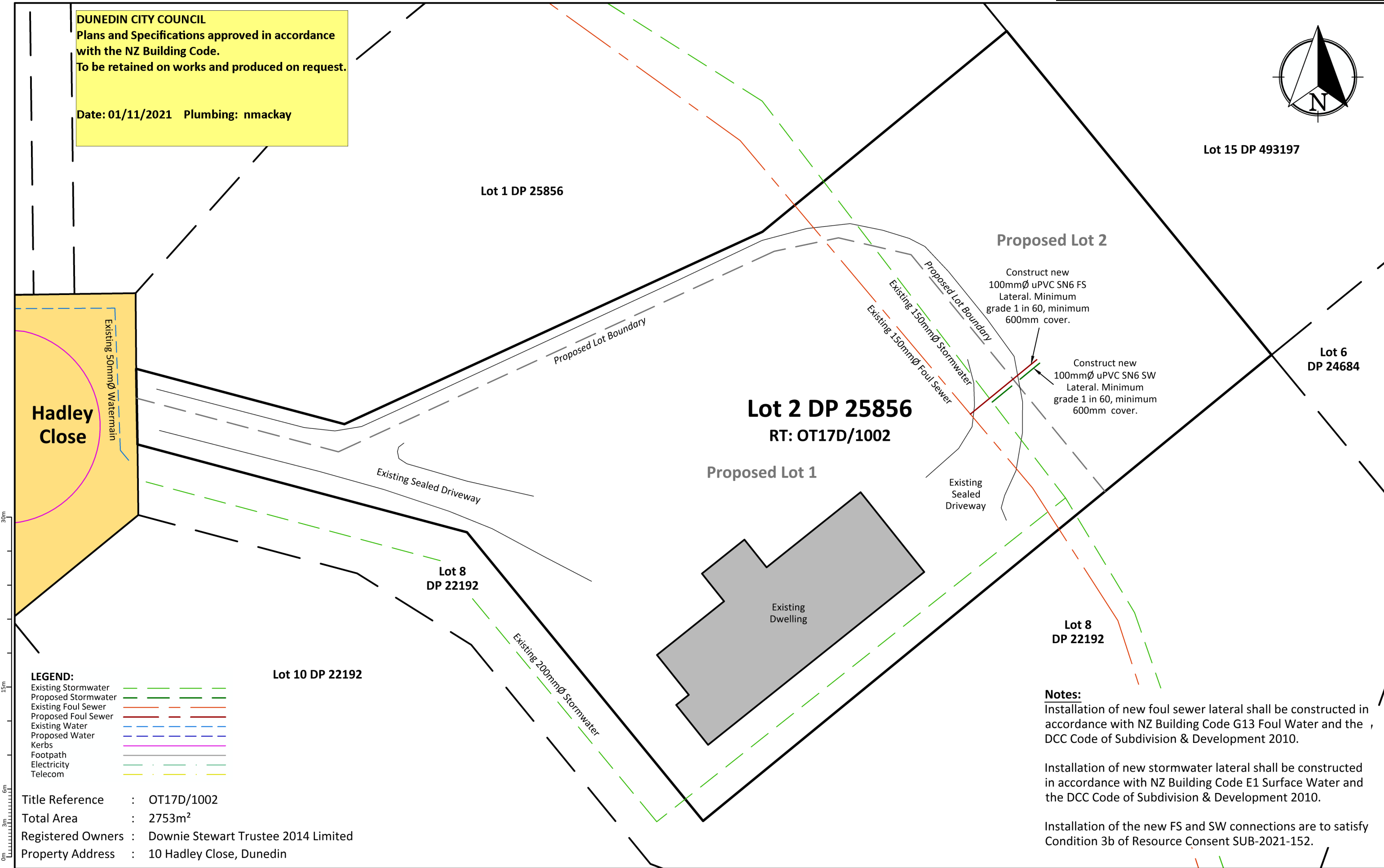
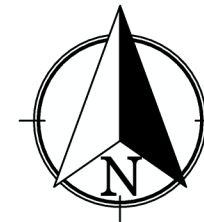


PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES. This map is for illustration purposes only and is not accurate to surveying, engineering or orthophotographic standards. Every effort has been made to ensure correctness and timeliness of the information presented.

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

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

Date: 01/11/2021 Plumbing: nmackay



- LEGEND:**
- Existing Stormwater (dashed green line)
 - Proposed Stormwater (dashed blue line)
 - Existing Foul Sewer (dashed red line)
 - Proposed Foul Sewer (dashed purple line)
 - Existing Water (dashed yellow line)
 - Proposed Water (dashed cyan line)
 - Kerbs (solid pink line)
 - Footpath (solid grey line)
 - Electricity (dashed orange line)
 - Telecom (dashed light blue line)

Title Reference : OT17D/1002
 Total Area : 2753m²
 Registered Owners : Downie Stewart Trustee 2014 Limited
 Property Address : 10 Hadley Close, Dunedin

Notes:

Installation of new foul sewer lateral shall be constructed in accordance with NZ Building Code G13 Foul Water and the DCC Code of Subdivision & Development 2010.

Installation of new stormwater lateral shall be constructed in accordance with NZ Building Code E1 Surface Water and the DCC Code of Subdivision & Development 2010.

Installation of the new FS and SW connections are to satisfy Condition 3b of Resource Consent SUB-2021-152.

COOKSON
LAND SURVEYING
www.cooksonlandsurveying.co.nz
Phone: 021 0890 9023

Proposed FS & SW Connections
10 Hadley Close, Dunedin - Lot 2 DP 25856

PROJECT REF. CLS256	SHEET SIZE A3	SCALE 1:300
DRAWN DATE 5 OCTOBER 2021	PLAN REF.	
SHEET NO. SHEET 1 OF 1	CLS256-2	

AS-BUILT DRAINAGE PLAN

Please nominate:

- Underslab
- Foul
- Stormwater
- Effluent Disposal System

Building Consent N^o: 2021-2326
 Site Address: 10 Hadley Close
 Plumber/Drainlayer: Shane Stuart
 Registration N^o: 25285

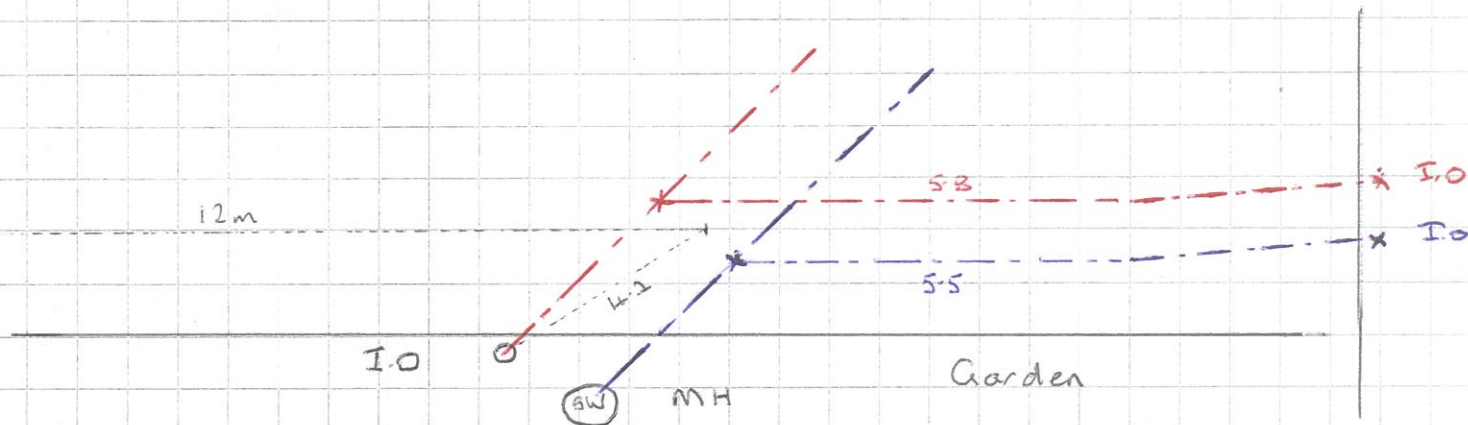
Please show the following items:

1. Site plan of section
2. Must include street or road names & North point
3. Drain measurements
4. Foul water drains (red ink)
5. Septic tank and effluent lines (red ink)
6. Stormwater drain – including down pipe positions (blue ink)

7. GT – Gully trap positions
8. TV – Terminal vent positions
9. IP – Inspection points
10. Falls and invert levels

Scale drawn: _____
 (Plans must not be drawn in pencil)

Garage Door



1 September 2021

J Russell and AP Cubitt
C/- Land Consent Advisory Services Limited
PO Box 6316
Dunedin North 9059
Attn: John Willems

Dear John

RESOURCE CONSENT APPLICATION:

**SUB-2021-152 & LUC-2021-509
10 HADLEY CLOSE
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 1 September 2021.

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

Please note that the processing of this application could not be completed within the 20 working day time limit prescribed under section 115 of the Resource Management Act 1991. The time limits for the processing of this consent have been extended pursuant to sections 37A(2)(a) and 37A(4)(b)(ii) of the Resource Management Act 1991.

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

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

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

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

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

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

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

Yours faithfully

A handwritten signature in blue ink, consisting of a stylized 'R' followed by a horizontal line.

Robert Buxton, Buxton & Walker Limited
Consultant Planner

APPLICATION SUB-2021-152 & LUC-2021-509: 10 HADLEY CLOSE, DUNEDIN

Department: Resource Consents

DESCRIPTION OF ACTIVITY

The proposal is a 2 lot subdivision, with a new three bedroom dwelling to be built on the second lot. The resultant lots are:

1. Lot 1, on a larger western portion of the site will contain the existing dwelling, being 1873m² (Nett 1554m²) with a 4.1m wide leg-in to Hadley Close and a 2m wide Right of Way (ROW) and services easement over Lot 2 .
2. Lot 2, being 880m² (Nett 662m²) with a 2m wide leg-in to Hadley Close and a 2m wide Right of Way (ROW) and services easement over Lot 1. Proposed Lot 2 will have a three bedroom dwelling built on it.

The application site is legally described as Lot 2 Deposited Plan 25856 in RT OT17D/1002, has an area of 2753m². The site leg-in has a 6.68m frontage to Hadley Close.

REASONS FOR APPLICATION

Dunedin currently has two district plans: the Operative Dunedin City District Plan 2006 (the “2006 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.

2006 District Plan

The subject site is zoned **Residential 1** in the 2006 District Plan. Hadley Close is a Local Road.

Subdivision

The zoning and subdivision rules of the Proposed 2GP relevant to this application are not appealed, except for Rule 6.6.3.9.a.i.2 Minimum legal width of driveways. Therefore the rules of the 2006 District Plan that apply to this activity are considered effectively inoperative, except for Rule 18.5.3 Access which, for each residential unit, requires a minimum legal width of 3.5m for 1-3 units. As the legal width of the combined Right of Ways will be 4m, the proposal does not require consent under the 2006 District Plan.

Proposed 2GP

The subject site is zoned **General Residential 1** in the Proposed 2GP. There are no overlays or mapped areas. Hadley Close is a Local Road.

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. However, any Variation to fully operative rules will need to be considered. Variation 2 was publicly notified on 3 February 2021. The amended objectives and policies of that variation have immediate legal effect, but the changes to the rules do not.

Subdivision

Rule 15.3.5.2 lists general subdivision as being a **restricted discretionary** activity in the residential zones subject to performance standards with discretion restricted to: effects on the safety and efficiency of the transport network (Rules 6.11.2.1, 6.11.2.7 and 15.11.4.1.d); effects on efficiency and affordability of infrastructure (Rule 9.6.2.4 and 15.11.4.1.c); risk from natural hazards (Rule 11.5.2.1, 11.5.2.5 and 15.11.4.1.b); and effects on neighbourhood residential character and amenity (Rule 15.11.4.1.a).

For the **General Residential 1** zone the minimum site size is 500m² and although not in effect, it is noted that Variation 2 proposes to change this to 400m². The proposed lots meet the 500m² minimum lot size.

Rule 6.6.3.9.a requires a legal width of driveways of 4m and a formed width of 3m for 1-6 residential units. The legal width of proposed Right of Ways will be 4m, and the existing formed driveway is generally 3-3.4m width except for a small length of 2.8m width. Under Rule 6.6.3.9.b contravening this rule is a **restricted discretionary** activity and the matters that discretion is restricted to are effects on the safety and efficiency of the transport network (Rule 6.10.5.6) and assessment guidance is listed in Rules 6.10.2.1 and 6.10.5.6. As noted above, the minimum legal width rule has been appealed so the relevant 2006 District Plan rule still applies.

Rule 15.7.6.2 requires a building platform of 7m by 10m with a slope of less than 12°. Proposed Lot 2 has slopes between 12 and 26°. Under Rule 15.7.6.5 contravening this rule is a **restricted discretionary** activity and although Rule 15.10.5.6.d does not have specific matters that discretion is restricted to, it does refer to Rule 8A.7.2.1 which lists effects on: visual amenity; amenity of surrounding properties; and the stability of land, buildings, and structures. Assessment guidance is listed in Rules 15.10.2.1 and 15.10.5.6.d.

CITY WIDE ACTIVITIES

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

Temporary activities – Construction
Earthworks activities – Large Scale

The temporary activity being construction does not meet all the development standards i.e., thresholds for small-scale earthworks in this zone, and as such it is considered to fall under the definition of large-scale earthworks; it is therefore a **restricted discretionary activity** under Rule 4.5.1.3. Matters that discretion is restricted to (and assessment guidance) are covered in Rules 4.7.2.1 and 4.7.2.2 (which links to the earthworks rules immediately below).

The proposed earthworks activity do not meet the thresholds for small-scale earthworks as follows:

- Rule 8a.5.1.5.a.i - the Maximum volume for small scale earthworks, which varies for different slopes. The Council's Consultant Engineer refers to the site at the building site as being between 12° and 26°, and taking the maximum slope, the permitted volume is 10m³ per 100m² of site, which for the site would permit a volume of 88m³. Based on the cross section and a 20m length of building the total volume of earthworks could be approximately 250m³.

Therefore, under Rule 8A.3.2.3 the earthworks are large-scale which is a **restricted discretionary activity** and the matters that discretion is restricted to are effects on: visual amenity (Rule 8A.7.2.1.a); amenity of surrounding properties (Rule 8A.7.2.1.b); the stability of land, buildings and structures (Rule 8A.7.2.1.c) and assessment guidance is covered in Rules 8A.7.2.1.

MANAGEMENT ZONE ACTIVITIES

The proposal falls under the definition of *standard residential activity*. Under the Proposed 2GP, activities have both a land-use activity and a development activity component.

Land Use Activity

Rule 15.5.11.1.a.iii requires outdoor living spaces to be a minimum size of 35m² and Rule 15.5.11.3.a.i requires the outdoor living area to have a vertical grade of not exceeding 1:12 (Vert:Horz), a minimum dimension of 3m, and at least one continuous area no smaller than 15m². The application plans show a level courtyard of 2.65m by approximately 8m, giving a total area of approximately 21m². Although there is opportunity to create terraced outdoor living areas, it is assumed the performance standards may be infringed. Rule 15.5.11.3.d infringing these rules is a **restricted discretionary activity**, with discretion restricted to effects on on-site amenity for residents (Rule 15.10.3.10), and assessment matters are in Rules 15.10.2.1 and 15.10.3.10.

Development Activity

Rule 15.6.12 refers to Rule 6.6.3.9.a which requires a formed width of driveways of 3m for 1-6 residential units. As noted above the existing formed driveway is generally 3-3.4m width except for a small length of 2.8m width. Under Rule 6.6.3.9.b contravening this rule is a **restricted discretionary activity** and the matters that discretion is restricted to are effects on the safety and efficiency of the transport network (Rule 6.10.5.6) and assessment guidance is listed in Rules 6.10.2.1 and 6.10.5.6.

The proposed courtyard is shown to be built to within 0.15m of the edge of the driveway. Provided the courtyard is formed by fencing and is not part of the dwelling, the minimum distance between driveway and dwelling of 1m (Rule 6.6.3.8) will not be breached, and this can be included within an advice note.

Rule 15.6.6.1 requires a Height In Relation to Boundary (HIRB) of 2.5m vertical on the boundary and 55° for sites that slope down by 6° or more towards the boundary. The cross sections in the application show the corner of the roof at the eastern corner of the building will exceed the HIRB by a maximum of approximately 1m. Under Rule 15.6.6.1.b contravening this rule is a **restricted discretionary activity** and the matters that discretion is restricted to are effects surrounding sites' residential amenity (Rule 15.10.4.7.a); and neighbourhood residential character and amenity (Rule 15.10.4.7.b) and assessment guidance is listed in Rules 15.10.2.1 and 15.10.4.7. Note the maximum permitted height for the zone is 9m and the cross sections show a maximum height of 7.9m.

The proposed dwelling will meet the minimum 2m setbacks along the external boundary, as well as site coverage rules. The building will be 19m, being less than the maximum building length, although it is noted that Rule 15.6.1.1 Building Length only applies to buildings visible from a public place.

Overall under the Proposed 2GP the land use is considered a **restricted discretionary activity**.

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.

It is considered, more likely than not, that no activities have been undertaken on the site that appear on the HAIL. The HAIL report HAIL-2021-125 stated that there is no explicit information regarding the HAIL activity, and given the slope of the site, no HAIL activity would be anticipated. It is also noted that although the proposal involves subdivision, there will be no change in use on the site. As such the NESCS is considered to not apply.

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.

Overall the proposed subdivision and the proposed land use are considered 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 limited to effects on parties that are less than minor.

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.

There is no permitted baseline for subdivision. It is noted that the parent site could include two full size dwellings as a permitted activity.

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 residential development.

It is against these that the effects of the subdivision and land use activities, beyond the permitted baseline, must be measured.

Assessment Matters/Rules

Consideration is required of the relevant assessment matters in the 2006 District Plan and the relevant assessment rules in the Proposed 2GP, along with the matters in any relevant national environmental standard. No regard has been given to any trade competition or any effects of trade competition.

1. *Lot Size and Dimensions, Physical Limitations, amenity and character (Proposed 2GP 8A.7.2.1.a, 8A.7.2.1.b, 9.6.2.4, 11.5.2.1, 11.5.2.5, 15.10.2.1, 15.10.3.10, 15.10.4.7, 15.10.5.6.d, 15.11.4.1)*

The subdivision meets the minimum lot size and both lots are of a practical shape that can contain a complying building platform. The subdivision around the existing dwelling does not create any new bulk and location infringements.

In terms of the infringements regarding the Height in Relation to Boundary (HIRB) infringement, this infringement will occur at the eastern corner of the building eaves. The infringement is considered to have less than minor effects on the adjoining property at 24 Fred Hollows Way as there would be no shading effects due to the neighbouring site being to the north, and as it is only the eaves that infringe the HIRB there would be no additional overlooking or dominance effects on this adjoining site compared to a complying dwelling on the applicant's site. Also, in terms of the extent of the infringement, it is considered to be less than the exemption provided for gables that can intrude by 2m as shown in Figure 15.6.6.1F of the Proposed 2GP. There would also be no adverse effects on the property at 6 Hadley Close to the south as the proposed dwelling will be 13.7m from that boundary.

In terms of outdoor living space, although the plans show a courtyard that is less than 35m² there will be more than sufficient outdoor living area within the site for the amenity of the residents.

The infringement of the formed width of the driveway is discussed below under Transportation. Likewise the infringement of the slope of the building platform is discussed under Hazards below. It is noted that most of the earthworks will be covered by building and therefore will not be visible from either the adjoining sites or from a public place.

Overall it is considered that the proposed subdivision and new dwelling will provide for an acceptable development of the site will be in keeping with the amenity and character of the area.

2. *Infrastructure and Easements (Proposed 2GP 9.6.2.4, 15.11.4.1.c)*

The Development Support Officer, 3 Waters and the Technical Support Officer, Seepage Control Unit have considered the application. They advise there are services available for the development either within the road reserve or within the property, and suggest conditions regarding service connections and easements, including easements in gross for council stormwater and wastewater pipes through Lot 1.

The Technical Support Officer notes that foul and stormwater drains from proposed Lot 2 may require pumping.

I concur, and adopt the recommended conditions and advice notes.

3. *Transportation (Proposed 2GP 6.10.2.1, 6.10.3.1, 6.10.5.6, 6.11.2.1, 6.11.2.7, 15.11.4.1.d)*

The application was forwarded to the Council's Transportation Operations department for comment. The Graduate Planner - Transport noted that the existing driveway is existing, a small portion part way down the access comprises a width of 2.8 and that the shortfall in formed width to be acceptable in this instance. In terms of parking and manoeuvring, Lot 1 will contain the existing basement garage and manoeuvring area, and the applicant has recognised the need for parking and manoeuvring for Lot 2 and this can be ensured through a condition. Overall the Graduate Planner – Transport considers that the effects of the proposal on the transportation network will be less than minor.

I concur and adopt the recommended condition.

4. *Hazards (Proposed 2GP 8A.7.2.1.c, 11.5.2.1, 11.5.2.5, 15.11.4.1.b)*

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

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

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

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

The application was considered by the Council's consultant engineer, Stantec New Zealand Ltd. Stantec advises:

Hazards

There are no hazards at the above lot within the hazards register.

Global Setting

The underlying geology consists of third main eruptive phase volcanics and is sloping by up to 26 degrees.

Discussion

The new proposed lot is predominately sloping by 12-26 degrees and is currently heavily vegetated. There is some uncontrolled fill at the site that was identified in the Geosolve report. Geosolve recommends NZS3604 foundations are not applicable. There are no land stability hazards identified on the site. Apart from specific foundation design, all other hazards can be managed through standard construction practices.

We recommend that the application not be declined on the ground of known natural hazards. There are no general potential instabilities of concern. The proposal will not create or exacerbate instabilities on this or adjacent properties

I adopt Stantec's advice and their recommended conditions and advice notes.

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, nor a boundary activity. As a result, public notification is not precluded under Step 2.

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

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

Step 4: Public notification in special circumstances

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

Limited Notification

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

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

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

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

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

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

- The application does not involve a boundary activity.
- There are no persons where the activity's adverse effects on the person are minor or more than minor (but are not less than minor) as noted above.

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 any adverse effects on the environment arising from the proposal are less 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 2006 District Plan and Proposed 2GP were taken into account when assessing the application.

2006 District Plan

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

- **Objective 4.2.1 and Policy 4.3.1 (Sustainability Section)**
These seek to enhance and maintain the amenity values of the Dunedin area.
- **Objective 4.2.3 and Policy 4.3.2 (Sustainability Section)**
These seek to sustainably manage infrastructure.
- **Objective 8.2.1 and Policy 8.3.1 (Residential Section)**
These seek to ensure that the adverse effects on the amenity values and character of residential areas are avoided remedied or mitigated.
- **Objective 17.2.1 and Policies 17.3.2, 17.3.3, 17.3.4 & 17.3.6 (Hazards and Hazardous Substances Section)**
These seek to avoid, remedy or mitigate the effects of hazards and to control building and development on sites that may be prone to erosion, flooding, sea level rise and coastal hazards.
- **Objectives 18.2.1, 18.2.2 and 18.2.7 and Policies 18.3.1, 18.3.5, 18.3.7 and 18.3.8 (Subdivision Section)**
These seek to ensure that subdivision activity takes place in a coordinated and sustainable manner, that physical limitations are identified and taken into account at the time of subdivision activity, and that provision is made at the time of subdivision activity for appropriate infrastructure, including management of associated effects.
- **Objective 20.2.2 and Policy 20.3.5 (Transportation Section)**
These seek to ensure that activities are undertaken in a manner which avoids, remedies or mitigates adverse effects on the transportation network.
- **Objective 20.2.4 and Policy 20.3.6 (Transportation Section)**
These seek to maintain and enhance a safe, efficient and effective transportation network.

Proposed 2GP

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

- **Objective 2.4.1 and Policy 2.4.1.5 (Strategic Directions Section)**
These seek to ensure that the elements of the environment that contribute to residents' and visitors' aesthetic appreciation for and enjoyment of the city are protected and enhanced. Specifically these seek to maintain or enhance the attractiveness of streetscapes, public open spaces and residential amenity by using rules that manage building bulk and location, site development and overall development density.
- **Objective 2.7.1 and Policy 2.7.1.1 (Strategic Directions Section)**
These seek to ensure that public infrastructure networks operate efficiently and effectively and have the least possible long term cost burden on the public.
- **Objective 6.2.3 and Policies 6.2.3.3, 6.2.3.4 and 6.2.3.9 (Transportation Section)**
These seek to ensure that land use, development and subdivision activities maintain the safety and efficiency of the transport network for all travel methods.
- **Objective 9.2.1 and Policy 9.2.1.1 (Public Health and Safety Section).**
These seek to ensure that land use and subdivision development do not exceed the capacity of public infrastructure to manage effects
- **Objective 11.2.1 and Policy 11.2.1.12 (Hazards)**
These seek that in areas where there may be a risk from natural hazards, to only allow subdivision where there is reasonable certainty the risks for future land use or development is no more than low, in the short to long term.
- **Objective 15.2.2 and Policy 15.2.2.1 (Residential Zones)**
These seek to ensure that residential activities, development, and subdivision activities provide high quality on-site amenity for residents.
- **Objective 15.2.3 and Policy 15.2.3.1 (Residential Zones)**

These seek to ensure that activities in residential zones maintain a good level of amenity on surrounding residential properties and public spaces.

- **Objective 15.2.4 and Policy 15.2.4.2 (Residential Zones)**

These seek to ensure that subdivision activities and development maintain or enhance the amenity of the streetscape and reflect the current or intended future character of the neighbourhood.

Objectives and Policies Assessment

Although consideration should be given to the weight each Plan has, it is noted that the proposed development is considered to be consistent with the relevant objectives and policies of both Plans, and these support the granting of 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, 104B and 104D of the Resource Management Act 1991 for the subdivision consent, and in accordance with sections 104 and 104C of the Resource Management Act 1991 for the land use consent.
3. The time limits for the processing of this consent be extended pursuant to sections 37A(2)(a) and 37A(4)(b)(ii) of the Resource Management Act 1991.



Robert Buxton, Buxton & Walker Limited
Consultant Planner

Date: 1 September 2021

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:

SUB-2021-152

*Pursuant to Part 2 and sections 34A(1), Second Generation Dunedin City District Plan, the Dunedin City Council **grants** consent to a **restricted** of the Resource Management Act 1991, and the provisions of the Operative Dunedin City District Plan 2006 and the Proposed Second Generation Dunedin City District Plan, the Dunedin City Council **grants** consent to a Second Generation Dunedin City District Plan, the Dunedin City Council **grants** consent to a **restricted activity** being a two lot fee simple subdivision at 10 Hadley Close, Dunedin, legally described Lot 2 Deposited Plan 25856 in RT OT17D/1002, subject to conditions imposed under sections 108 and 220 of the Act, as shown on the attached certificate.*

LUC-2021-509

*Pursuant to Part 2 and sections 34A(1), 104 and 104C of the Resource Management Act 1991, and the provisions of the Operative Dunedin City District Plan 2006 and 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 dwelling and associated earthworks with performance standard breaches both prior to and following creation of Lot 2 of SUB-2021-152 at 10 Hadley Close, Dunedin, legally described as Lot 2 Deposited Plan 25856 in RT OT17D/1002, subject to conditions imposed under section 108 of the Act, as shown on the attached certificate.*

and

That, having taken into account:

- *The interests of any person who may be adversely affected by the time extension,*
- *The interests of the community in achieving an adequate assessment of effects of a proposal, policy statement or plan, and*
- *Its duty under section 21 to avoid reasonable delay,*

the Council has, pursuant to sections 37A(2)(a) and 37A(4)(b)(ii) of the Resource Management Act 1991, extended the requirement outlined in section 115 regarding the time in which notification of a decision must be given after the date the application was first lodged with the Council.



Phil Marshall
Senior Planner

Date: 1 September 2021



Consent Type: Subdivision Consent

Consent Number: SUB-2021-152

Purpose: A two lot fee simple subdivision.

Location of Activity: 10 Hadley Close, Dunedin.

Legal Description: Lot 1 DP 11355 (held in Record of Title OT9B/577).

Lapse Date: 1 September 2026, 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 25 June 2021, and further information received on 28 June 2021, 5 and 19 July 2021, and 31 August 2021, except where modified by the following conditions.*
2. *Prior to certification of the survey plan, pursuant to section 223 of the Resource Management Act 1991, the subdivider must ensure the following:*
 - a) *Service easements are required where any existing or proposed private services including water supply pipes, wastewater/stormwater laterals or telecommunication and power supply (including aerial lines) cross property boundaries in favour of the property they service. All easements must be granted or reserved and included in a Memorandum of Easements on the cadastral dataset.*
 - b) *Right of Way A over Lot 1 in favour of Lot 2 and Right of Way B over Lot 2 in favour of Lot 1 must be duly granted or reserved and shown in a Memorandum of Easements on the cadastral dataset.*
 - c) *An easement in gross in favour of the Dunedin City Council is required over the Council owned stormwater pipe located within lot 1. The easement must be made in accordance with Section 4.3.9 of the Dunedin Code of Subdivision and Development 2010.*
 - d) *An easement in gross in favour of the Dunedin City Council is required over the Council owned wastewater pipe located within lot 1. The easement must be made in accordance with Section 5.3.4 of the Dunedin Code of Subdivision and Development 2010*
3. *Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the subdivider must complete the following:*
 - a) *Each lot must have a separate service connection installed. An "Application for Water Supply" shall be submitted to the Dunedin City Council for approval to establish a water connection to lot 2. Details of how this lot is to be serviced for water shall accompany the "Application for Water Supply". The water supply pipe from the newly installed water connection shall be laid at least 600mm into new lot 2.*

- b) *Foul and stormwater laterals must be installed at least 600mm inside the boundaries of all the new lots.*
- c) *Sufficient manoeuvring space must be provided for Lot 2 to prevent vehicles reversing directly onto or off Hadley Close. The area must be large enough so that an 85th percentile design motor car is required to make no more than two reversing movements when manoeuvring.*

Advice Notes:

Transportation

1. It is advised that a formal agreement be drawn up between the owners/users of all private accesses in order to clarify their maintenance responsibilities.

Infrastructure

2. All aspects of this development shall be compliant with Parts 4, 5 and 6 of the Dunedin Code of Subdivision and Development 2010.
3. Detail of the water supply application process can be found at <http://www.dunedin.govt.nz/services/water-supply/new-water-connections>.
4. The following documents are recommended as best practice guidelines for managing erosion and sediment-laden run-off:
 - a) Environment Canterbury, 2007 "Erosion and Sediment Control Guideline 2007" Report No. R06/23.
 - b) Dunedin City Council "Silt and Sediment Control for Smaller Sites" (information brochure).
5. Storm water from driveways, sealed areas and drain coils is not to cause nuisance on any adjoining properties.
6. To allow adequate pervious area for natural stormwater drainage, the maximum site coverage specified in the District Plan must be complied with.
7. All aspects relating to the availability of water for fire-fighting should be in accordance with SNZ PAS 4509:2008, being the Fire Service Code of Practice for Fire Fighting Water Supplies, unless otherwise approved by the New Zealand Fire Service.
8. Subdivision activities are required to provide telecommunication infrastructure (including broadband) and power supply to resultant sites. As these are not Council services it is considered appropriate that these connections be implemented at such time as Lot 2 is developed and building consent is applied for.

Development or Earthworks

9. When undertaking future development or earthworks, it is advised that:

- All walls retaining over 1.5m, or supporting a surcharge/slope, including terracing, will require the design, specification and supervision of a suitably qualified person.
 - 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.
 - Any earth fill over 0.6m thick supporting foundations will need to be specified and supervised by a suitably qualified person in accordance with NZS 4431-1989 Code of Practice for Earthfill for Residential Development.
 - Slopes must not be cut steeper than 1:1 (45°) or 2.0m high without specific engineering design and construction.
 - Slopes must not be filled steeper than 2h:1v (27°) or 2.0m high without specific engineering design and construction.
 - As-built records of the final extent and thickness of any un-engineered fill should be submitted to Council for its records.
 - Any modifications to stormwater flow or new culverts will need to be designed by appropriately qualified persons, and ensure that overland stormwater flows are not interrupted and will not increase any adverse effects from local ponding during storm rainfall events.
10. For secondary flow paths, the finished floor level shall be set at the height of the secondary flow plus an allowance for free board.
 11. As required by the New Zealand Building Code E1.3.2 surface water resulting from an event having a 2% probability of occurring annually, shall not enter dwellings, The finished floor level shall be set accordingly.
 12. The following documents are recommended as best practice guidelines for managing erosion and sediment control measures for small sites:

Dunedin City Council "Silt and Sediment Control for Smaller Sites"

Environment Canterbury "Erosion and Sediment Control Guideline 2007" (Report No. R06/23)

General

13. 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.
14. 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.

15. 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.
16. The lapse period specified above may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991.
17. This is a resource consent. Please contact the Council's Building Services Department, about the building consent requirements for the existing buildings.

Issued at Dunedin on 1 September 2021



Robert Buxton, Buxton & Walker Limited
Consultant Planner

Consent Type: Land Use Consent

Consent Number: LUC-2021-509

Purpose: The erection of a new dwelling and associated earthworks with performance standard breaches both prior to and following creation of Lot 2 of SUB-2021-152.

Location of Activity: 10 Hadley Close, Dunedin.

Legal Description: Lot 1 DP 11355 (held in Record of Title OT9B/577).

Lapse Date: LUC-2021-509 shall lapse 5 years from the date that the s223 certificate for SUB-2021-152 is issued.

Condition:

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 25 June 2021, and further information received on 28 June 2021, 5 and 19 July 2021, and 31 August 2021, except where modified by the following conditions.*
2. *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.*
3. *The design and implementation of earthworks and construction work is to be under the control of a nominated and suitably qualified person. That person must take into account the Geotechnical Assessment by Geosolve dated 24 June 2021.*
4. *No earthworks must be undertaken until building consent has been granted.*
5. *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 rock roll and 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.*
6. *All temporary slopes must be inspected and signed off by a suitably qualified person.*
7. *The excavations slopes must be supported within 1 month of commencing the earthworks.*
8. *All walls retaining over 1.5m, or supporting a surcharge / slope, including terracing, require design, specification and supervision by a suitably qualified person.*

9. *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.*
10. *Any earth fill over 0.6m thick supporting foundations must be specified and supervised by a suitably qualified person in accordance with NZS 4431-1989 Code of Practice for Earthfill for Residential Development.*
11. *Slopes must not be cut steeper than 1:1 (45°) or two metres high without specific engineering design and certification.*
12. *Slopes must not be filled steeper than 2h:1v (27°) or two metres high without specific engineering design and certification.*
13. *As-built records of the final extent and thickness of any un-engineered fill must be recorded.*
14. *Any modifications to stormwater flow or new culverts shall be designed by appropriately qualified person/s and ensure that overland stormwater flows are not interrupted and not increase any adverse effects from local ponding during storm rainfall events.*

Advice Notes:

Transportation

1. It is advised that a formal agreement be drawn up between the owners/users of all private accesses in order to clarify their maintenance responsibilities.

Infrastructure

2. All aspects of this development shall be compliant with Parts 4, 5 and 6 of the Dunedin Code of Subdivision and Development 2010.
3. Detail of the water supply application process can be found at <http://www.dunedin.govt.nz/services/water-supply/new-water-connections>.
4. All aspects relating to the availability of water for fire-fighting should be in accordance with SNZ PAS 4509:2008, being the Fire Service Code of Practice for Fire Fighting Water Supplies, unless otherwise approved by the New Zealand Fire Service.
5. The following documents are recommended as best practice guidelines for managing erosion and sediment-laden run-off:
 - a) Environment Canterbury, 2007 "Erosion and Sediment Control Guideline 2007" Report No. R06/23.
 - b) Dunedin City Council "Silt and Sediment Control for Smaller Sites" (information brochure).
6. Storm water from driveways, sealed areas and drain coils is not to cause nuisance on any adjoining properties.

7. To allow adequate pervious area for natural stormwater drainage, the maximum site coverage specified in the District Plan must be complied with.

Development or Earthworks

8. The proposed courtyard where it is within 1m of the formed driveway must only be created using fencing and must not become part of the dwelling building.
9. For secondary flow paths, the finished floor level shall be set at the height of the secondary flow plus an allowance for free board.
10. As required by the New Zealand Building Code E1.3.2 surface water resulting from an event having a 2% probability of occurring annually, shall not enter dwellings, The finished floor level shall be set accordingly.
11. The following documents are recommended as best practice guidelines for managing erosion and sediment control measures for small sites:

Dunedin City Council "Silt and Sediment Control for Smaller Sites"

Environment Canterbury "Erosion and Sediment Control Guideline 2007" (Report No. R06/23)

General

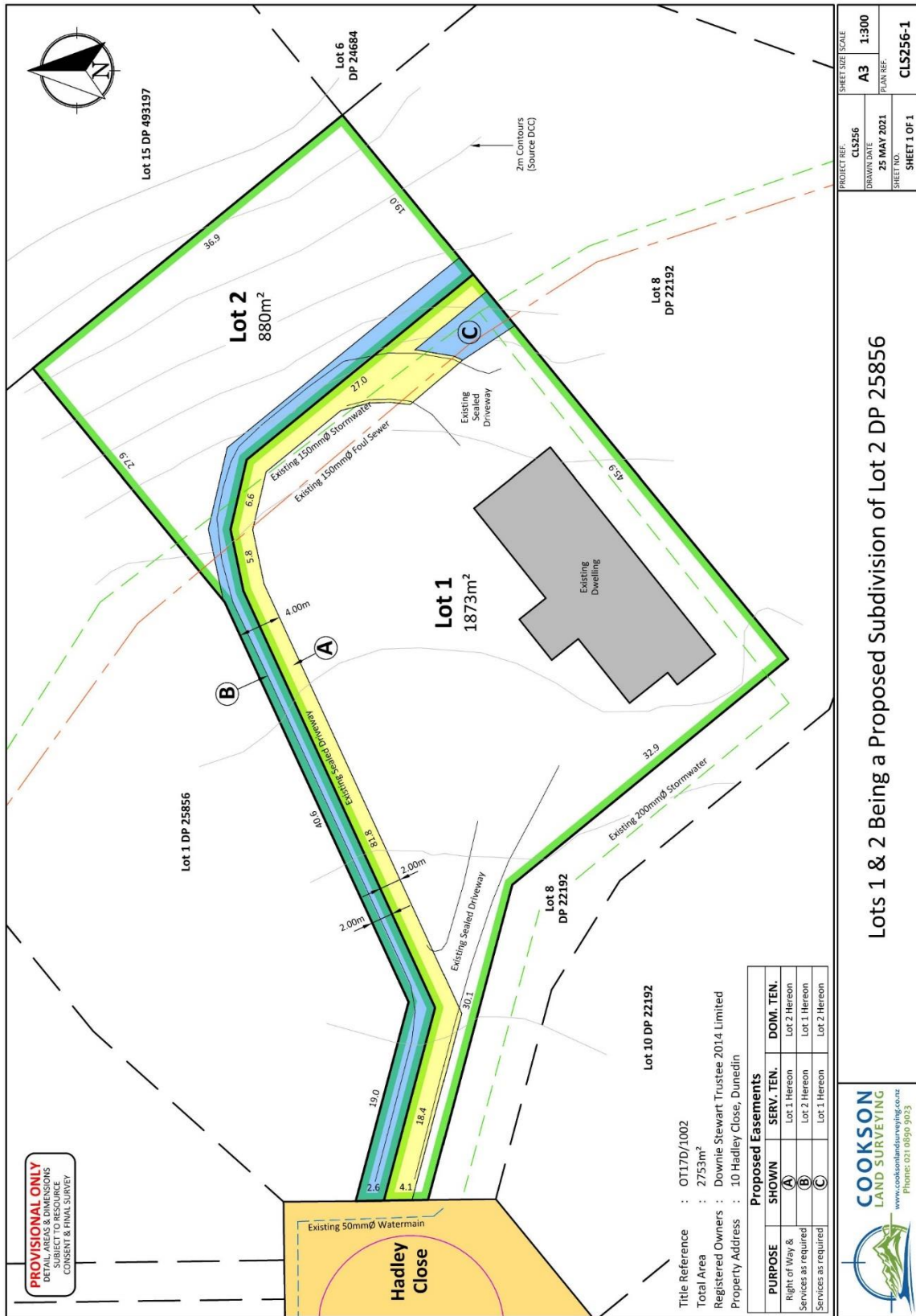
12. In addition to the conditions of a resource consent, the Resource Management Act 1991 establishes through sections 16 and 17 a duty for all persons to avoid unreasonable noise, and to avoid, remedy or mitigate any adverse effect created from an activity they undertake.
13. Resource consents are not personal property. The ability to exercise this consent is not restricted to the party who applied and/or paid for the consent application.
14. 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.
15. The lapse period specified above may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991.
16. 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 1 September 2021

A handwritten signature in blue ink, consisting of a stylized 'R' followed by a horizontal line.

Robert Buxton, Buxton & Walker Limited
Consultant Planner

Appendix One: Approved Plan for SUB-2021-152 & LUC-2021-509 (scanned image, not to scale)



PROVISIONAL ONLY
 DETAIL AREAS & DIMENSIONS
 SUBJECT TO APPROVAL BY
 CONSENT & FINAL SURVEY

Title Reference : OT117D/1002
 Total Area : 2753m²
 Registered Owners : Downie Stewart Trustee 2014, Limited
 Property Address : 10 Hadley Close, Dunedin

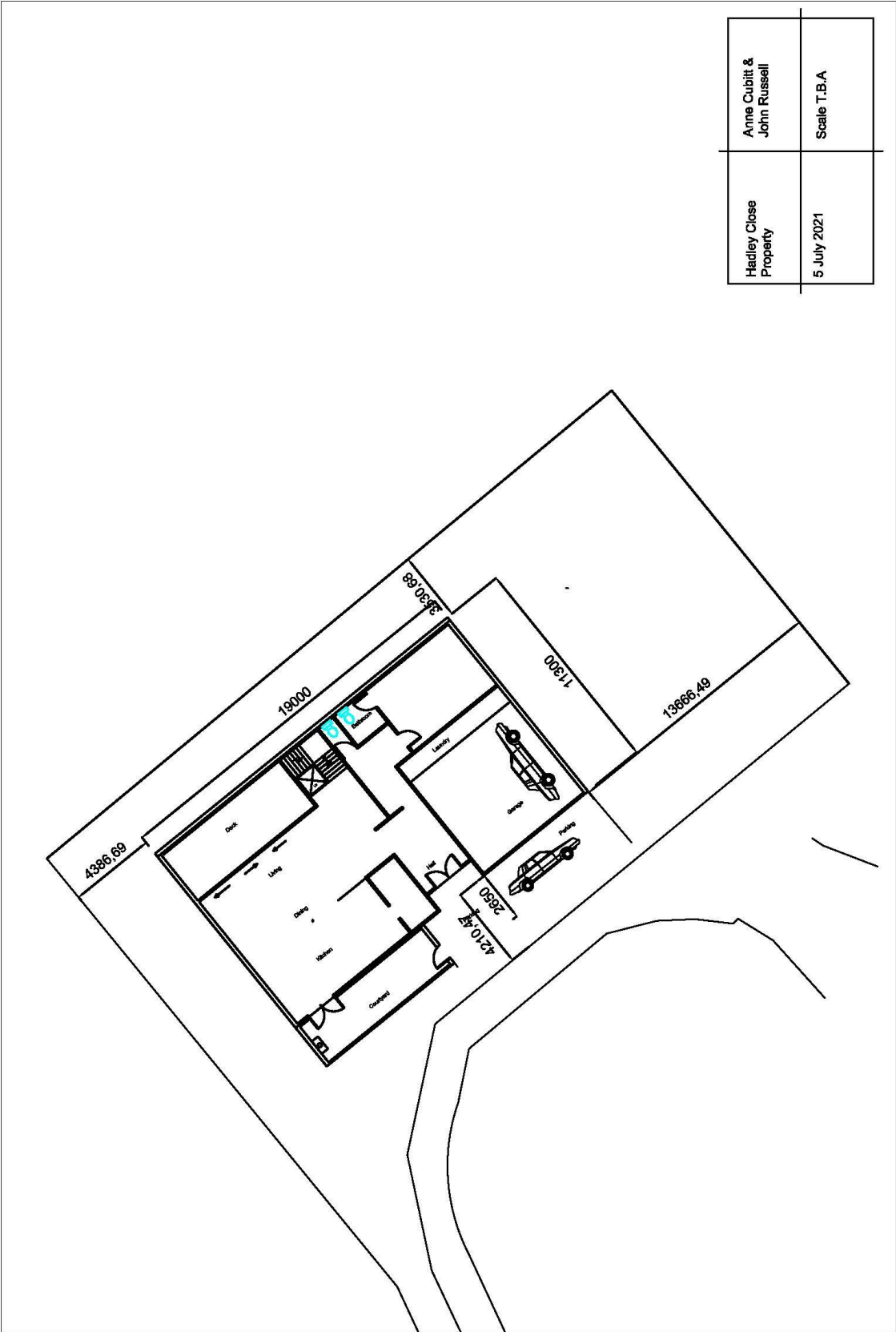
Proposed Easements			
PURPOSE	SHOWN	SERV. TEN.	DOM. TEN.
Right of Way & Services as required	(A)	Lot 1 Hereon	Lot 2 Hereon
Services as required	(B)	Lot 2 Hereon	Lot 1 Hereon
Services as required	(C)	Lot 1 Hereon	Lot 2 Hereon



COOKSON
 LAND SURVEYING
 www.cooksonlandsurveying.co.nz
 Phone: 021 0890 9033

Lots 1 & 2 Being a Proposed Subdivision of Lot 2 DP 25856

PROJECT REF.	CLS256	SHEET SIZE	A3	SCALE	1:300
DRAWN DATE	25 MAY 2021	PLAN REF.			
SHEET NO.					CLS256-1
					SHEET 1 OF 1



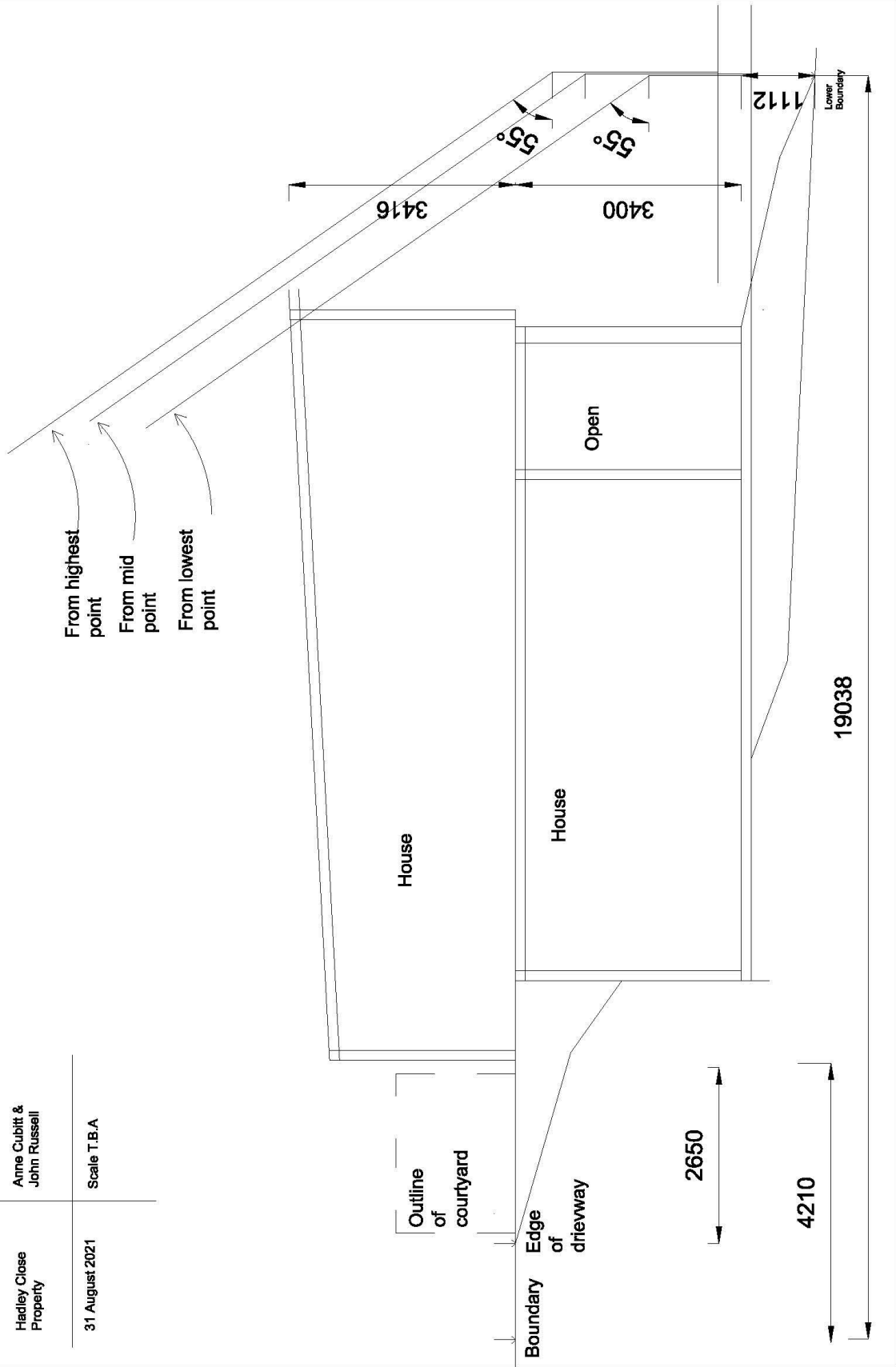
Hadley Close Property	Anne Cubitt & John Russell
5 July 2021	Scale T.B.A

Hadley Close Property

Anne Cubitt & John Russell

31 August 2021

Scale T.B.A





GeoSolve Ref: 210065
24 June 2021

John Russell
219 Helensburgh Road
Dunedin

Geotechnical assessment for proposed subdivision, 10 Hadley Close, Dunedin

Dear John,

Introduction and Proposed Development

In accordance with our agreement dated 1 February 2021 we have undertaken a geotechnical assessment at the above property, including subsurface investigations. Our investigation has comprised a site inspection and desktop review of existing information as well as hand augering, Scala penetrometer testing and test pitting investigations.

This geotechnical report is suitable for the subdivision consent phase and provides comment on suitability for residential use, slope stability, preliminary earthworks and foundation recommendations and recommendations for future work as applicable. The investigations may also be locally suitable to support detailed design and for the building consent phase, however this is subject to review of eventual dwelling plans and further reporting may be required.



Photo 1 – Overview of the building platform on Lot 2 with accessway to right.



We understand that the proposed development is for subdivision of the site to form two lots and one new building platform, as shown in Figure 1 and 2. The existing dwelling will remain in place on Lot 1. Lot 2 will be a 880 m² lot with a building platform to be accessed from the existing sealed driveway which will be shared by both lots. This report focusses on Lot 2 where a new dwelling is proposed.

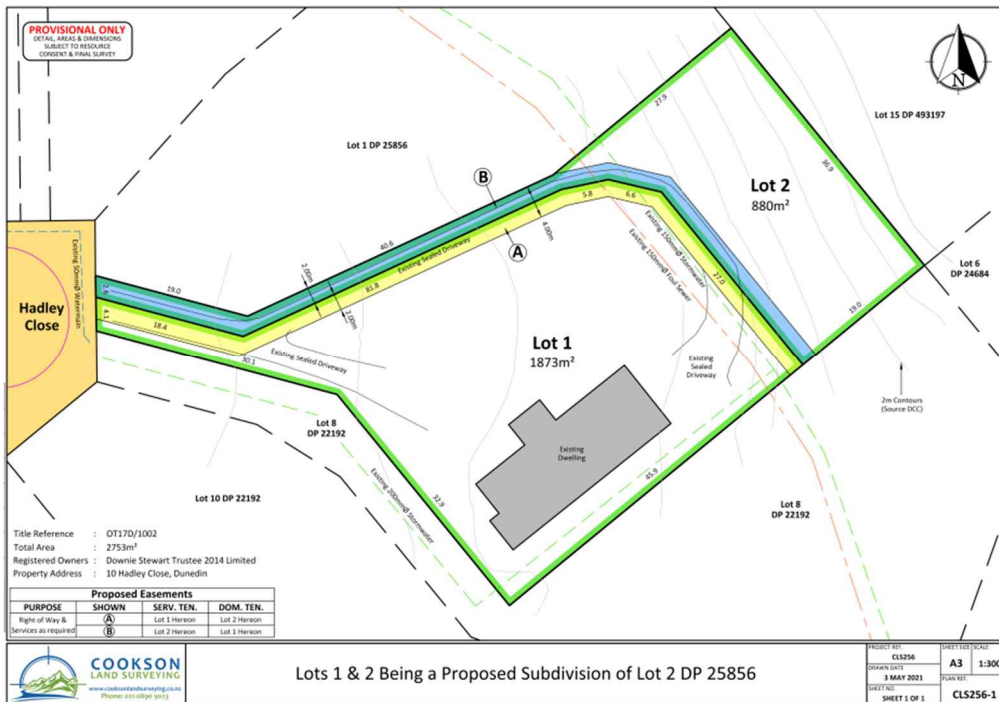


Figure 1 – proposed subdivision scheme plan

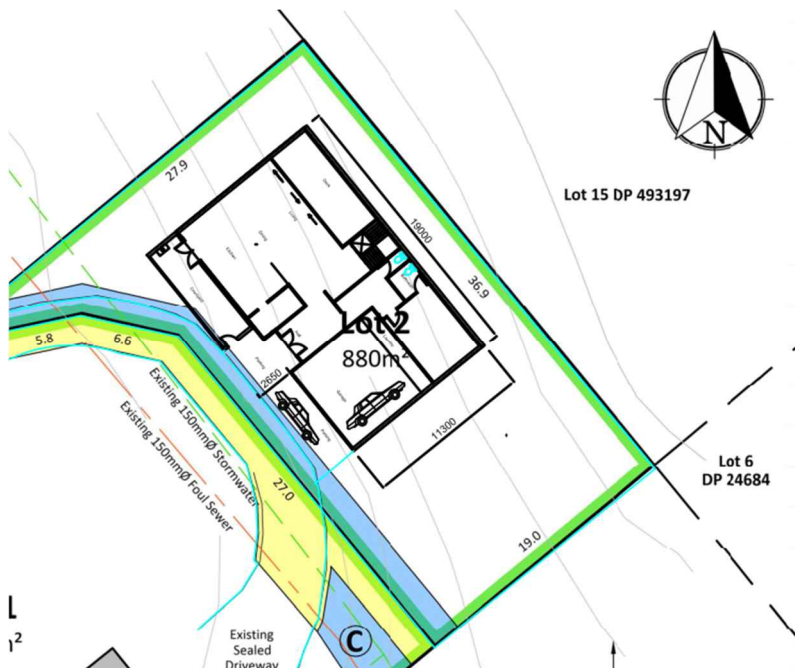


Figure 2 – proposed building footprint on Lot 2

Geotechnical assessment for proposed subdivision,

10 Hadley Close, Dunedin

This report may not be read or reproduced except in its entirety

GeoSolve Ref: 210065

June 2021

Page 2 of 9



The site is accessed via a driveway that currently provides access to the garage of the existing dwelling on proposed Lot 1. The area of the proposed Lot 2 is located on steeper land to the north-east of the driveway. The slope is approximately 30 degrees over its upper extents, reducing to about 15 degrees over the lower extents. The approximate site profile is indicated on the attached provisional cross sections. The proposed dwelling is to be located on these slopes.

We note that the proposed dwelling may be approximately 19 m x 11.3 m, with a 2.65 m wide courtyard and parking bay adjacent to the driveway and upper floor of the dwelling. We understand that the preference is for this to be at a similar level to the upper floor. No detailed plans of the geometry/levels of the structure are available at this stage however we understand that the general intention is to construct a dwelling that is suitable for the sloping site, possibly using basement foundation walls and an integrated retaining wall (i.e. concrete blockwork) with a structurally integrated garage. This may require substantial basement foundation walls or alternatively pole type construction could be adopted.

Owing to the slopes on site, the courtyard and parking bay would require a relatively tall retaining wall or otherwise a structural slab (perhaps cantilevered, suspended or supported on piles).

We assume that a designer and structural engineer will consider the optimal configuration and the geotechnical report can be updated at that stage to reflect the required design.

We also suggest that some topographic survey should be carried out to enable conceptual design of levels with respect to the ground model, as the cross sections are provisional only.

Site Investigations

We have carried out two stages of geotechnical investigations. The first stage comprised hand augering and Scala penetrometer testing which was not fully conclusive. The steep upper slopes on site indicated that some fill was likely in this area and consequently we recommended a second stage of test pitting investigations to ensure that the depth of fill was defined, in order to reduce risk of uncertainty at the earlier pre-purchase/feasibility stage. This test pitting was completed with a small excavator on 30/03/2021.

Subsurface Conditions

The generalised subsoil profile at the site has now been confirmed and indicates that fill is generally relatively thin and is underlain by stiff colluvium and thereafter by weathered Dunedin Volcanic Group rock types. An indicative ground model is provided on the appended cross sections.

Fill appears to be approximately 1 m thick, forming an overburden veneer on the upper part of the slope. Some fill also occurs over the lower extents of the site, however is generally also less than 1 m thick based on available data. The fill comprises orange-brown clayey silt which is generally in firm condition.



The fill is underlain locally by buried topsoil which is up to 300 mm thick and comprises soft brown organic silt.

The above unsuitable soil types are underlain by colluvium which is orange-brown clayey silt in stiff to very stiff condition with rare boulders up to 400 mm in size. The colluvium layer is relatively thin and was observed to be up to 900 mm thick.

The colluvium is underlain by weathered volcanic rock which comprises completely weathered grey to orange brown clayey silt in stiff to hard condition and with remnant volcanic textures.

Scala penetrometer testing refused on the weathered volcanic rock surface and also indicates that the colluvium on site generally meets the definition of "good ground" as defined by NZS 3604.

Groundwater was not encountered during the investigations, and the regional watertable is inferred to be located at considerable depth.

No formal logs have been prepared at this preliminary stage, however field logs have been filed and can be used to prepare a full geotechnical report when conceptual plans are available.

Hazard Review

We have carried out a review of available Council hazard maps and an engineering geological site appraisal.

The area has been mapped by Benson¹ as being underlain by volcanic rock types that are generally basalt or phonolite. These rock types are not frequently associated with slope instability in the Dunedin area.

Slope Stability

No landslide features are mapped on the site or in the immediate vicinity and no evidence of slope instability was identified on the site at the time of our inspection. A review of The Otago Regional Council's Natural Hazards Database and GeoSolve's archives did not find any records of mapped slope instability or landslide features in the vicinity of the subject site. The risk of global slope instability is interpreted to be low based on the generally moderate site gradients, stiff natural soils, shallow rock and a lack of groundwater within the investigated shallow soil profile.

The fill soils are considered potentially unstable if cut too steeply or if they remain unretained, especially during storm conditions. To minimise future shallow instability risk, these shallow uncontrolled fill soils should be either excavated and removed from site, or battered to an appropriate angle, or provided with physical support (e.g. retaining walls) designed by a chartered professional engineer. All sources of slope saturation should be

¹ Benson, W.N. (1968). Dunedin District, 1:50,000. NZGS Miscellaneous Series Map 1. Department of Scientific and Industrial Research.



eliminated by cut-off drains, mudtanks, pipework etc designed by a civil engineer and no stormwater or wastewater should be discharged to these slopes.

Seismicity

The site has been mapped in a 2014 liquefaction hazard assessment² as belonging to Domain A, which is predominantly underlain by rock or firm sediments; in this domain there is little or no likelihood of damaging liquefaction occurring. The stiff condition of the shallow soils, the presence of weathered rock, the lack of groundwater and the soil type/plasticity indicate the likelihood of damaging liquefaction occurring on site to be very low.

A risk of seismic activity has been identified for the region as a whole and appropriate allowance should be made for seismic loading during detailed design of the proposed development, but there are no site-specific constraints.

The nearest active faults with demonstrated Late Quaternary movement history are the Green Island Fault and the Akatore Fault. The Green Island Fault is currently considered to be the cause of the 1974 earthquake that caused damage in Dunedin. It is mapped approximately 12 km to the southwest of the subject site, but its projection is believed to continue through South Dunedin and may run northeast up the harbour in which case it would pass within about 3 km of the site.

The nearest mapped trace of the Akatore Fault terminates within about 5 km of the site. The Akatore Fault is expected to have a recurrence interval of 2-3,000 years³; however a recent paleoseismic study of the Akatore fault⁴ found that three recent ruptures of this fault which occurred in the past 15,000 years (two of which occurred in the past 1,300 years) were preceded by a minimum 110,000 year period of quiescence, suggesting this fault exhibits strong aperiodicity of earthquake occurrence. The authors suggest it is prudent to assume that the relatively high rates of recent fault activity will continue, with an estimated recurrence interval of 450-5110 years.

Both of these faults are likely to be capable of generating magnitude 7.5 earthquakes in Dunedin.

There are a number of other faults not mapped by GNS Science as "active" that lie within near the site, with the nearest fault mapped approximately 800 m to the northwest of the site. The Canterbury earthquakes have highlighted the issue that previously unidentified

² Barrell, D.J.A., Glassey, P.J., Cox, S.C., Smith Lyttle, B. (2014). Assessment of liquefaction hazards in the Dunedin City district. GNS Science Consultancy Report 2014/068. 68p.

³ Otago Regional Council (2005). Seismic Risk in the Otago Region. Report No SPT: 2004 / 23. Wellington, NZ: Opus International Consultants.

⁴ Taylor-Silva, B.I., Stirling, M.W., Litchfield, N.J., Griffin, J.D., van den Berg, N.J., Wang, N. (2019). Paleoseismology of the Akatore Fault, Otago, New Zealand. New Zealand Journal of Geology and Geophysics, 63(2): 151-167; doi: 10.1080/00288306.2019.1645706



faults or presumed activity status may be very significant factors in the actual future risk applying to any particular site.

It should be noted the fault terminations shown on fault trace maps are often approximations (owing to lack of data) and the presence of other active faults may be unknown because they may be obscured by overburden soils.

Other known faults that have some potential to cause strong shaking in Dunedin are the Titri Fault and the North Taieri Faults.

The above faults are not included in Table 3.6 of NZS 1170.5:2004 as major faults requiring near fault factors when assessing structural design actions.

Strong ground shaking throughout the South Island is likely to be associated with a rupture of the Alpine Fault, located along the West Coast of South Island. Recent research⁵ suggests there is a 75% probability of an Alpine Fault earthquake occurring within the next 50 years and an 82% probability that the next earthquake on the Alpine Fault will be of magnitude 8 or greater.

Average return periods for shaking intensity are: MM 7 = 100 years, MM 8 = 450 years and MM 9 = >2,500 years. The most recent major earthquake to affect Dunedin occurred in 1974 and produced damage consistent with MM 7 intensity.

Other Hazards

Flood hazard has not been assessed in this study but is unlikely in this hillslope setting, provided that upslope flow paths are well controlled.

Soil contamination is beyond the scope of this report, however no obvious contaminants were noted visually in the fill.

Foundation Options for Lot 2

Since the shallow uncontrolled fill is excluded from NZS 3604:2011 and is unsuitable for supporting foundation elements, we note that specific engineering design is now being carried out and earthworks are being planned to form a building platform. Provided that the soils are suitably undercut in the upper 1 m approximately, we consider that a building platform can be readily constructed on underlying colluvium or weathered rock to accommodate standard shallow footings. Bearing capacity below the fill is expected to be equivalent to good ground.

In general, the options for constructing foundations on the site are to excavate and remove the existing fill with placement of engineered fill where required, or otherwise extend foundation loads below the uncontrolled fill and well into the natural, in-situ soils. A combination of these two approaches could also be considered. The risks associated with potential landslip or creep movement in the fill soils must also be considered when

⁵ Howarth, J.D., *et al.* (2021). Spatiotemporal clustering of great earthquakes on a transform fault controlled by geometry. *Nature Geoscience*; doi: 10.1038/s41561-021-00721-4



designing the foundations; if any of the fill is to remain in place it should be re-battered to a gentler gradient (2:1 horizontal: vertical), and/or the foundations should be designed to resist lateral loading (e.g. with sufficient embedment into competent soils).

As an alternative to earthworks and if a level building platform is not required, the site would also be suitable for pole style construction using piled foundations. Bored and cast are likely to be suitable in this setting. The footings for piles should be extended to ensure some socketing into weathered rock. To ensure robust performance, an embedment of perhaps 3x the pile diameter below good ground is likely to be required (subject to specific foundation design when plans are available). This could be relatively difficult in the weathered rock but some socketing is likely to be achievable. All loads including floor loads will need to be fully carried by piles. If required, we can discuss piling details (and issues such as negative skin friction, lateral loading, embedment depth etc) further with the structural engineer if structural loadings can be provided. Detailed design may require some additional confirmatory geotechnical investigations depending on proposals.

Standard shallow footings could also be considered locally, assuming these locations are undercut to sufficient depth to remove fill. All foundation loads will need to be taken at least below the uncontrolled fill. Footings could be designed by a structural engineer for reduced bearing capacity if preferred and we can advise on this during detailed design if required. Alternatively, footings could be deepened or the unsuitable soils (fill, topsoil and softer in-situ soils) could be removed and replaced with engineered fill to achieve desired foundation subgrade levels.

Any fill material used to support foundations should be placed, compacted and certified in accordance with NZS 4431:1989 and if this is required then engineering overview is essential. An earthfill compaction specification can be supplied on request.

Earthworks Recommendations

No plans for earthworks are currently available. Further advice should be sought when the full details of the proposed geometric design of the building platform are available. Cross sections should be checked by a geotechnical specialist prior to earthworks and some further investigations may be required.

However, in general earthworks can be achieved using standard engineering solutions and supervision by a geotechnical specialist.

Some rock breaking could be required depending on the depth of any proposed cuts.

All fill that is utilised as bearing for foundations should be placed and compacted in accordance with the recommendations of NZS 4431:1989 and certification provided to that effect. An earthfill specification can be provided on request, however in general certified fills can be complex on sloping sites and may require retention or reinforcement if standard 25-degree fill batters can't be accommodated.

An earthworks consent may be required and this should be checked with Council.



We recommend that the excavations should be inspected by a geotechnical specialist during earthworks construction.

Any retaining wall proposed should be designed by a chartered professional engineer based on specific investigations at the wall locations.

The contractor will need to ensure that risk to downslope properties from rock roll and silt runoff is prevented. Effective erosion and sediment control measures should be in place during the earthworks.

Conclusions and Recommended Additional Work

The investigations described in this report are sufficient for the purposes of assessment of geotechnical considerations to a level suitable for subdivision consent application and planning. In addition, the investigations are likely to be suitable to support detailed design and building consent on Lot 2 (subject to review of development drawings when available and further reporting).

Owing to the presence of uncontrolled fill, the site is unsuitable for standard NZS 3604 foundations and therefore specific engineering design of foundations is required. This is relatively straightforward as soils that meet the definition of good ground are generally available within the upper ~1 m.

Earthworks and retention plans (cuts, fills and physical retention) should be designed with appropriate input from a geotechnical engineer and adequate construction supervision. We recommend that any earthworks design concepts should be checked by GeoSolve prior to detailed design/construction, so that we can confirm the earthworks design is geotechnically suitable for the proposed development.

Some commitment to partial removal of uncontrolled fill from site may be required.

During the eventual construction stage, we recommend geotechnical inspection of all foundation excavations and the subgrades of any engineered fills to ensure that unsuitable soils have been removed, to confirm geotechnical design assumptions and to enable certification of any fill required. This will be critical if producer statement documentation is requested by Council. In particular, contractors should be instructed to note any locations where voids, springs, under-runners or particularly soft soils are encountered.

It is important that GeoSolve be contacted should there be any seepage, spring flow or under-runners encountered during construction so that suitable drainage can be advised. Care will be required to ensure that the upslope pipework infrastructure is undamaged by the development and vigilance should be exercised in future so that any signs of leakage can be reported and repairs carried out.

Provided that the recommendations of this report are followed, the proposed subdivision is unlikely to result in slope instability on this site or neighbouring sites and standard engineering solutions are available to mitigate any geotechnical risks.



Applicability

This report has been prepared for the sole use of our client, John Russell, with respect to the particular brief and on the terms and conditions agreed with our client. It may not be used or relied on (in whole or part) by anyone else, or for any other purpose or in any other contexts, without our prior review and written agreement.

The recommendations and opinions contained in this report are based upon ground investigation data obtained at discrete locations and historical information held on the GeoSolve database. The nature and continuity of subsoil conditions away from the investigation locations is inferred and cannot be guaranteed.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'M Walrond'.

Mark Walrond
Senior Engineering Geologist
GeoSolve Limited

Attachments: Site Plan [1p]
 Preliminary cross sections [1p]

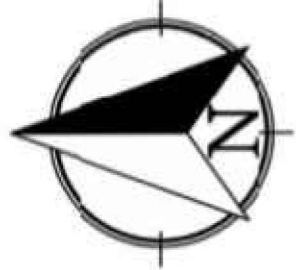
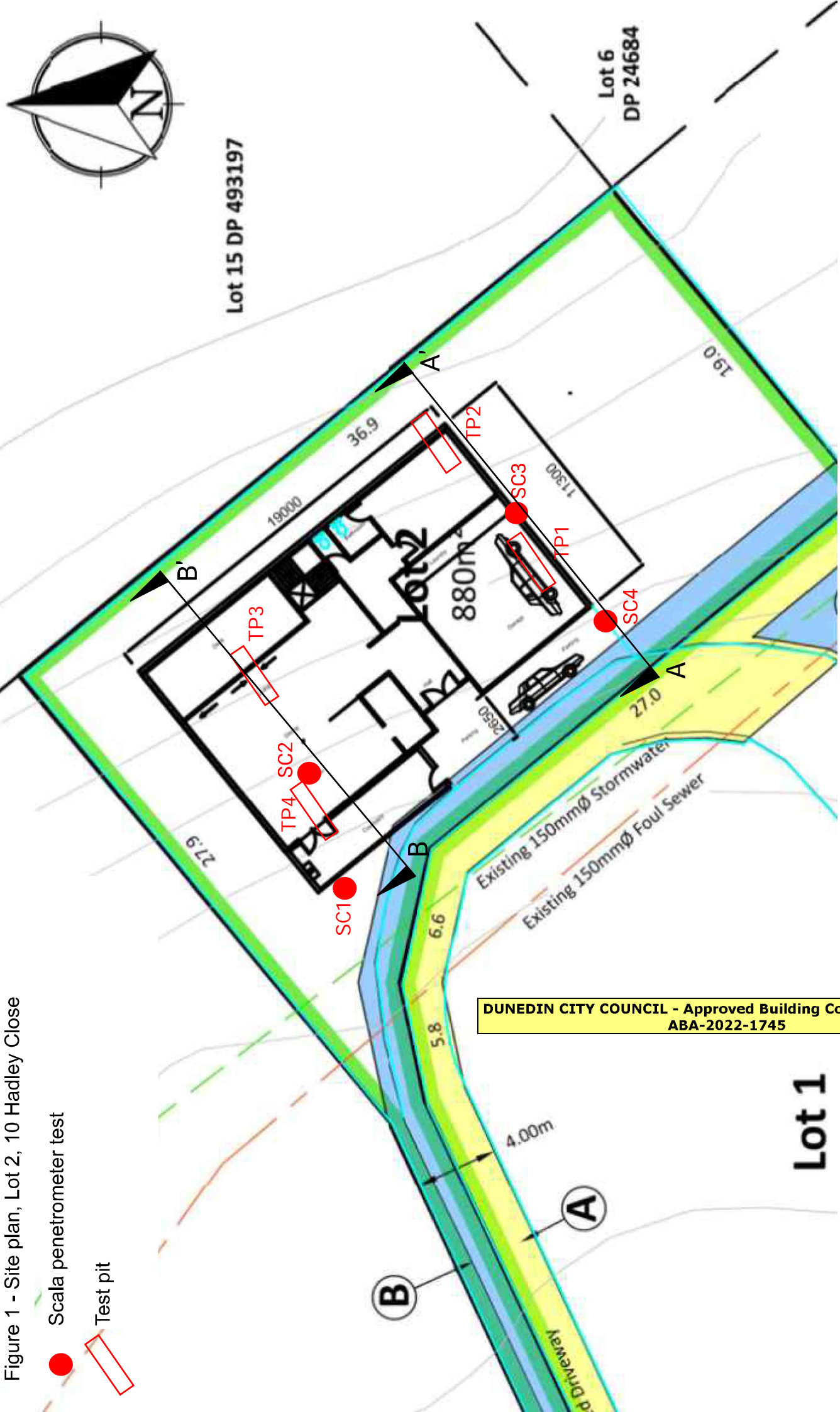


Figure 1 - Site plan, Lot 2, 10 Hadley Close

- Scala penetrometer test
- ▭ Test pit

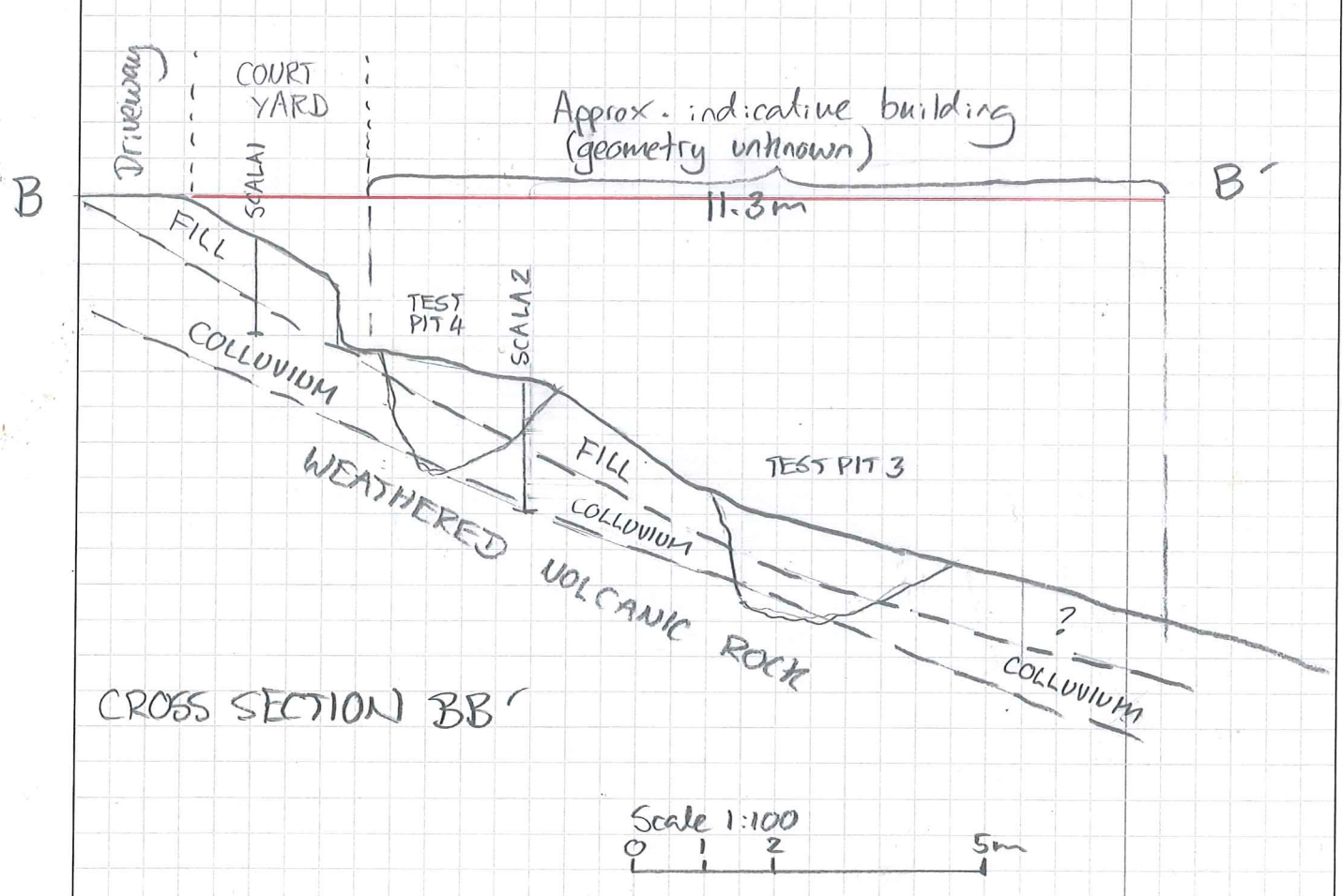
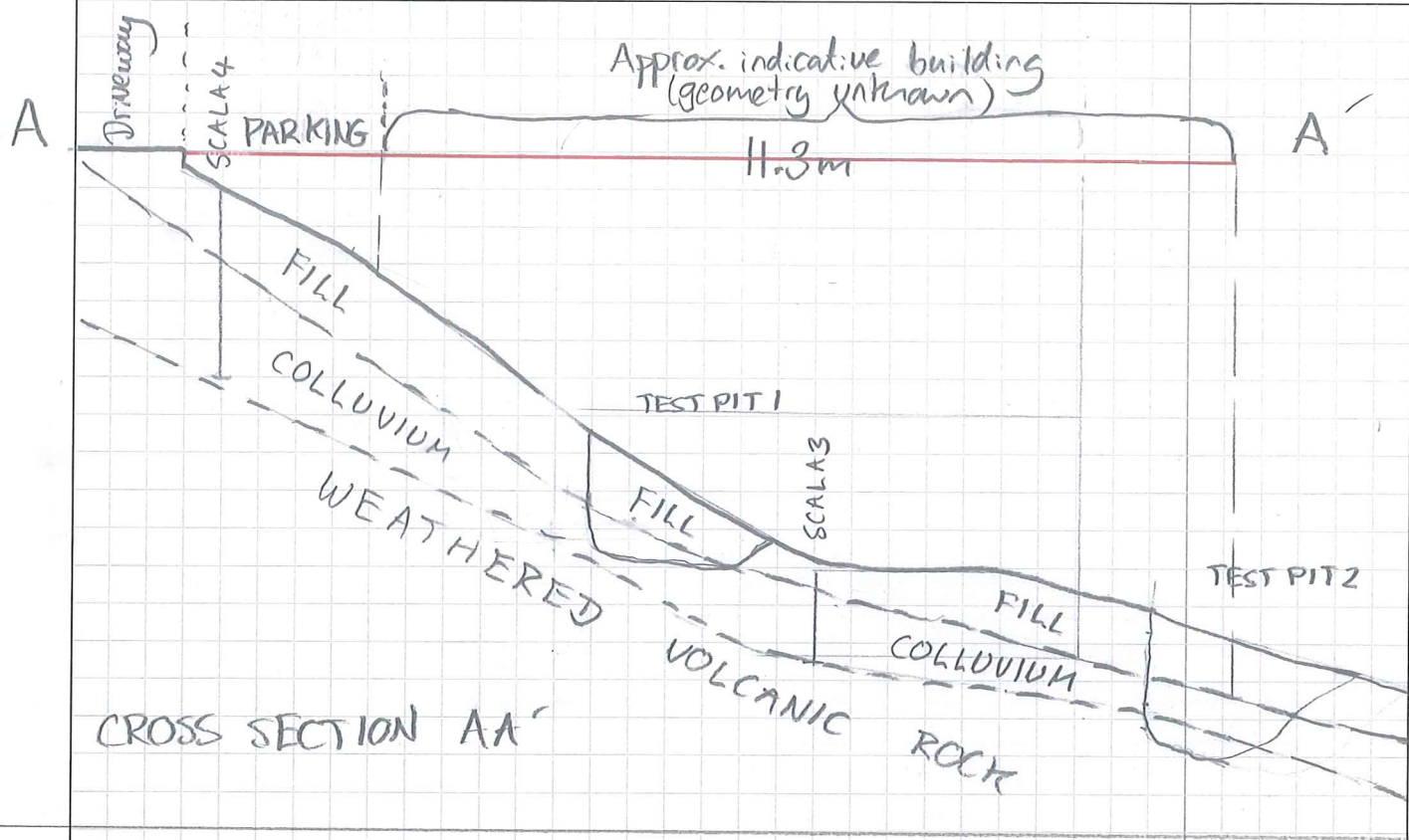


DUNEDIN CITY COUNCIL - Approved Building Consent Document
ABA-2022-1745

Lot 1



Project 10 Hadley Close		Job Number 210065	
Part Cross Sections (approx.)		Page 1	Revision
Drawing Ref	Calc by	Date	Check by
			Date 30/03/21



N.B. Cross sections are based on site measurements only and require confirmation by a surveyor.

2 June 2021

[REDACTED]

Dear [REDACTED]

HAIL PROPERTY SEARCH

HAIL-2021-125
10 Hadley Close Dunedin

Please find attached the results of your Hazardous Activities and Industries List (HAIL) search lodged on 19 May 2021.

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: 2/06/2021

1 PROPERTY INFORMATION

Current Owner:	Downie Stewart Trustee 2014 Limited
Address:	10 Hadley Close Dunedin
Legal Description(s):	Lot 2 Deposited Plan 25856
Territorial Authority:	Dunedin City Council

2 SEARCH EXTENT

Site plan showing search area:



3 HAIL INFORMATION

3.1 Supporting documents regarding land use history

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

- Email from Council's Archivist, outlining results of archival search
- Aerial photo dated 1947
- Aerial photo dated 1949 (from https://files.interpret.co.nz/Retrolens/Imagery/SN399/Crown_399_J_40/High.jpg)
- Aerial photo dated 1957
- Aerial photo dated 1958 (from https://files.interpret.co.nz/Retrolens/Imagery/SN895/Crown_895_2550_18/High.jpg)
- Aerial photo dated 1967
- Aerial photo dated 1970 (from https://files.interpret.co.nz/Retrolens/Imagery/SN3236/Crown_3236_4345_20/High.jpg)
- Aerial photo dated 1978
- Aerial photo dated 1979 (from https://files.interpret.co.nz/Retrolens/Imagery/SN5388/Crown_5388_O_11/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
- Application for planning consent dated 13/2/1984 in relation to future subdivision of Certificates of Title OT2D/908 and OT7B/1209, mentions land used for grazing with some reversion to gorse and broom, and open grazing at the top (note: no plan found with application; titles retrieved from another application; appears that conditional use application was not necessary)
- Scheme plan 670 application (previously numbered RMA30670; currently numbered RMA-1995-350686), certificate of title and plan for subdivision creating nine residential lots, road and reserve

- Resource consent RMA-1996-359888 application (previously numbered RMA960740) and scheme plan for two lot subdivision of Certificate of Title OT14A/72
- Building consent ABA-1996-338003 application and plans to erect dwelling
- Earthworks permit E930 issued 13/12/1996 and associated plans for earthworks associated with construction of new dwelling

3.2 HAIL land uses

Land uses (from HAIL):

- Nil identified

However, it should be noted that historical farming activity may have included HAIL activities that the Council holds no records about (such as agrichemical use, fertiliser bulk storage, livestock dips/spray races, persistent pesticide storage/use, storage tanks for fuel, farm landfills).

3.3 Spatial extent of HAIL activity

Not Applicable

Part of Property

Whole Property

4 CONCLUSION

No explicit information found regarding HAIL activity

Possible HAIL site

Confirmed HAIL site

Peter Webb

From: Prue Milbank <Prue.Milbank@dcc.govt.nz>
Sent: Thursday, 27 May 2021 10:45 a.m.
To: Peter Webb; Campbell Thomson
Subject: HAIL Archives Search - 10 Hadley Close, 2021-125
Attachments: 10 Hadley Close 1967.jpg; 10 Hadley Close 1957.jpg; 10 Hadley Close 1947.jpg; 10 Hadley Close 1990.jpg; 10 Hadley Close 1978.jpg

HAIL-2021-125

Property Address: 10 Hadley Close, Lot 2 DP 25856 (Pt Section 1 of 73 Block XI Leithton Estate)

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

Records searched: DCC Maori Hill Valuations rolls (1916 -), Building permits, Dangerous Good lists 1891-1907, 1920-1950s, Landfills listings, City Engineers correspondence 1944-1996, DCC Inwards Correspondence Series 1989-2002

Nothing was found for the property in these records.

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

This section was land until the current dwelling was built in 1996.

The available aerial photos for this locality are attached.

Thank you,

Prue Milbank

ARCHIVIST

Business Information Services

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

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

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

Dunedin City Council, 50 The Octagon, Dunedin

PO Box 5045, Dunedin 9054

New Zealand

www.dunedin.govt.nz

 Please consider the environment before printing this e-mail

1947



1949



1957



1958



1967



1970





1978

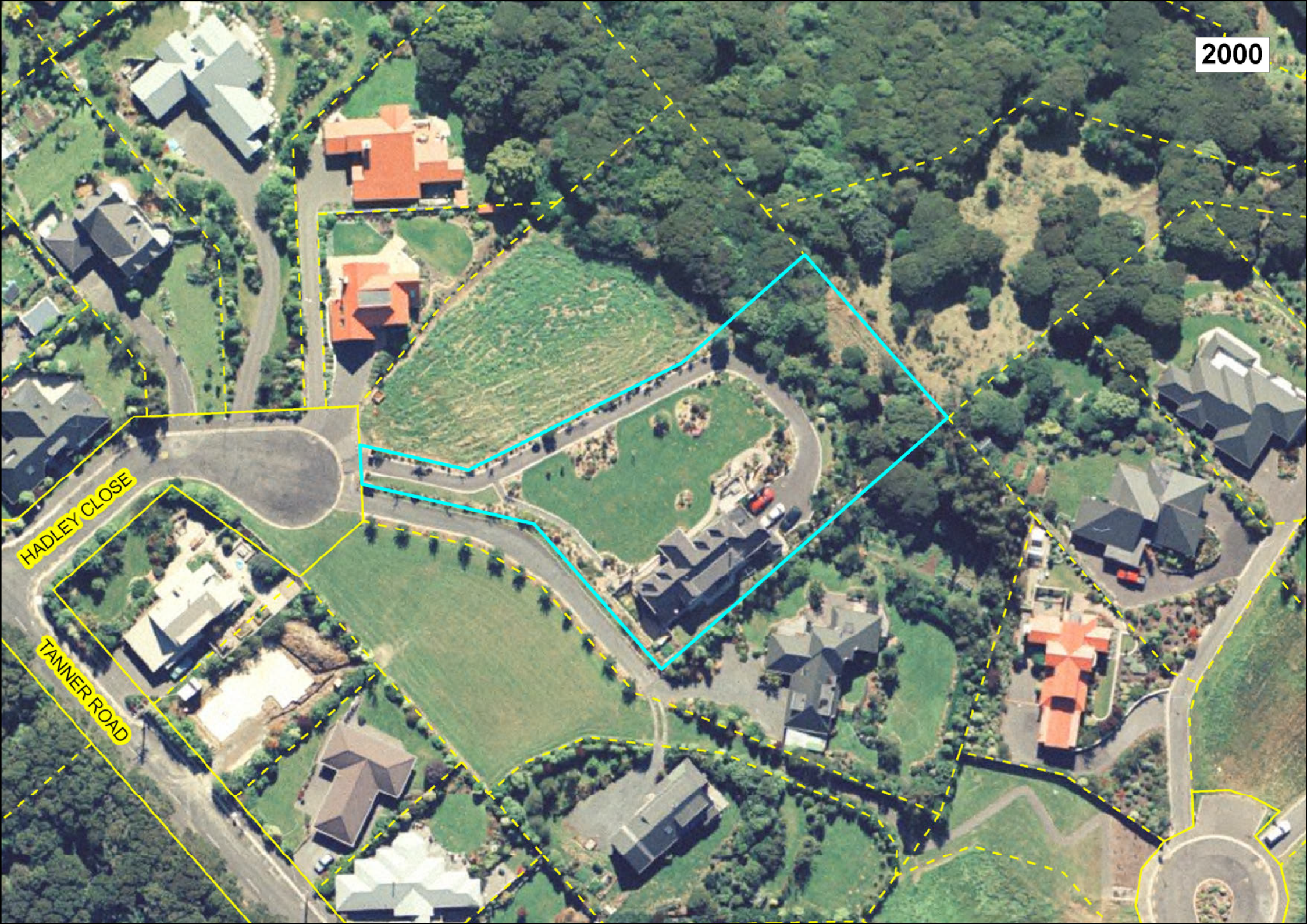


1979

1990



2000



HADLEY CLOSE

TANNER ROAD

2007



HADLEY CLOSE

TANNER ROAD

2009



HADLEY CLOSE

TANNER ROAD

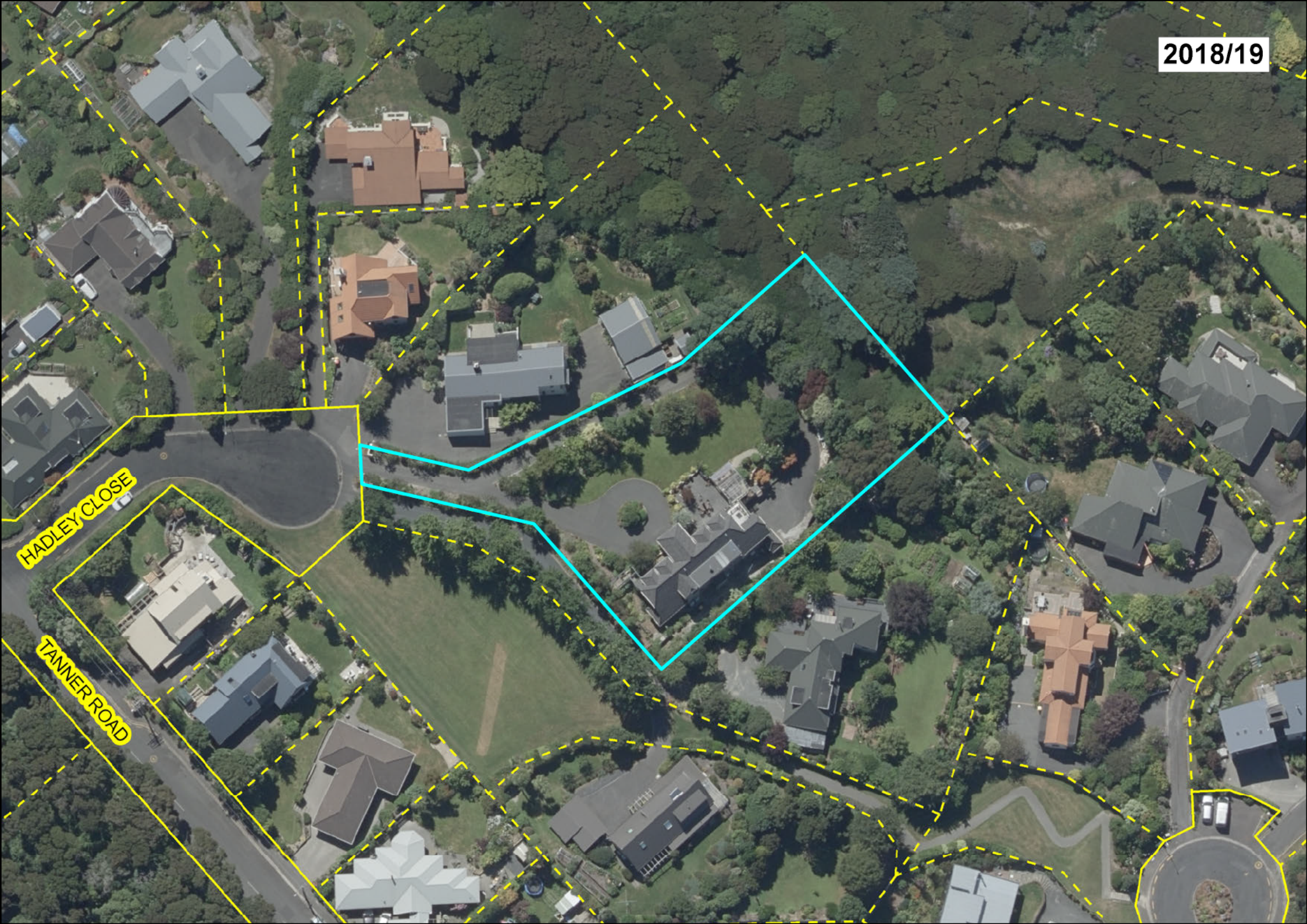
2013

HADLEY CLOSE

TANNER ROAD



2018/19



**Consent Record for 10 Hadley Close Dunedin
(Property Number: 5103310)**

Building Applications:

Building Application	Status	Description	Lodge Date	Applicant
<u>ABA-1996-338003</u> GEMS ID ABA964210	CCC Issued	ABA964210 4210 - Erect dwelling (Birchall)	30/10/1996	<u>155223</u> Birchalls Nurseries Limited

Planning Applications:

Planning Application	Status	Description	Lodge Date	Applicant
<u>HAIL-2021-125</u> GEMS ID	HAIL request lodged	10 Hadley Close	19/05/2021	<u>125994</u> J Russell
<u>RMA-1996-359888</u> GEMS ID RMA960740	Consent Issued	SUBDIVIDE CERTIFICATE OF TITLE 14A/72 INTO TWO PARCELS	17/07/1996	<u>101359</u> L W Donaldson
<u>RMA-1995-350686</u> GEMS ID RMA30670	Consent Issued	SCHEME PLAN 670 SUBDIVISION CREATING NINE RESIDENTIAL LOTS, ROAD TO VEST AND LOCAL PURPOSE RESERVE	12/09/1990	<u>101359</u> L W Donaldson

B 84 11: 13

CLARK BREWSTER McDONALD & ASSOCIATES

REGISTERED LAND SURVEYORS, LAND DEVELOPMENT & PLANNING CONSULTANTS

Incorporating R. A. HOULISTON & ASSOCIATES



ORIGINATING OFFICE:

5 Bond Street,
(Mutual Funds Bldg) Dunedin
P.O. Box 1426
Telephone: (024) 770-690

64 Victoria Ave Invercargill
P.O. Box 1707
Telephone: (021) 88-068

14 Mersey Street, Gore.
P.O. Box 207
Telephone: (020) 6474

The Town Clerk
Dunedin City Corporation
P O Box 5045
DUNEDIN

OUR REF.

01/1440

DATE:

13 February '84

CONDITIONAL USE APPLICATION - DONALDSON - MALVERN
STREETS AND TANNER ROAD

BACKGROUND

Please accept on behalf of Mr Donaldson this application for land use consent, which will ultimately lead to a subdivision in accordance with the attached plan.

The application is in respect of some 13.6 hectares currently held in Certificate of Titles 2D/908 and 7B/1209. The land is currently used for grazing and in parts has reverted to gorse and broom. The land is internally subdivided into several paddocks, and Mr Donaldson is currently making arrangements to have the gorse and broom cleared to open it up for further grazing in the lower reaches.

The application arises out of repeated approaches to purchase land in various parcels. Accordingly, the concept plan (not a concept plan in terms of section 276 of the Local Government Act 1974) enclosed herewith has been prepared to show how the land could be initially subdivided, whilst at the same time preserving the subdivisional potential of the more appropriate areas.

The site is a remnant of rural land lying between TANNER ROAD and MALVERN STREETS, and is comprised of gently undulating open grazing areas at the top, falling off more steeply to the Leith Stream in the South East and to Malvern Street on the North East, where the flatter areas have been already subdivided, the most recent plan being DP9989 and 16137.

PARTNERS:
Jon Brewster, Dip Surv. M.N.Z.I.S.
Neil McDonald, B.Sc. M.N.Z.I.S.
Murray Fortune, B.Sc. B.Surv. M.N.Z.I.S.

CONSULTANT PARTNER:
Neil Clark, M.N.Z.I.S.

In 1978 DP16555 severed a further area adjacent to the waters of the Leith, the boundary of which runs along the top of the steep face. This steep face continues in a South Easterly direction towards the intersection of Rockside Road and is bounded by DP8898.

DISTRICT SCHEME CONSIDERATIONS

The area lies within the RESIDENTIAL H (urban expansion) zone under the reviewed district scheme, and in accordance with the 4th Paragraph of the Zone Statement, requires a conditional use application to be linked with any application to subdivide. The provisions of the Operative District Scheme have not been considered since they no longer affect this application.

In support of the conditional use application (subdivision not being a land use), the attached plan gives substance to the application by demonstrating that initially the land is proposed to be subdivided into seven allotments varying in size between 0.66 and 3.13 hectares. We comment further on the proposed allotments as follows:

LOT 1:

Lot 1 comprises 1.48 hectares and has a further subdivisional potential of 14 allotments, 12 of which gain legal frontage and access from Catherine Place with the balance gaining frontage from Donaldson Drive.

LOT 2:

Comprises 3.13 hectares and is served by Donaldson Drive and an unnamed place. It contains a development potential of 33 allotments, 11 of which gain direct frontage from Tanner Road.

LOT 3:

Comprising 2.28 hectares, and made up primarily of the steeply rising land from the Leith, with a small area (approximately 5,000 sq metres) available immediately behind the smaller residential lots of lot 2 for the erection of a dwelling.

LOT 4:

Comprising 2.15 hectares and similar in nature in topography and composition to Lot 3.

LOT 5:

Comprising 1.58 hectares has a further subdivisional potential of at least 3 allotments.

LOT 6:

Is bisected by the old bed of the Leith, and has a further subdivisional potential of at least 4 further allotments having frontage to the lower portion of Donaldson Drive.

LOT 7:

Being 0.66 hectares with a further subdivisinal potential of least 2 allotments.

It is not envisaged that Lots 3 and 4 will be further subdivided and they both will gain access from Donaldson Drive at a point just off the turn. With respect Lots 5, 6 and 7, and the lower reaches of Lot 1, although the writer has walked this area, it is proposed by Mr Donaldson, and supported by the writer, that the old farm track to Malvern Street be reopened in order that this area may be more appropriately assessed. Notwithstanding however, we are still of the opinion that the the concept plan presented here would remain substantially unchanged, and as such is representative for preliminary considerations.

It has been the overwhelming consideration that the land be appropriately assessed, to firstly get preliminary approvals from Council and initiate the conditional use procedures, and secondly, to ensure that larger areas that are contracted for sale and purchase do no include future intensive residential development needed to subsidise the subdivisinal engineering.

SUBDIVISIONAL ENGINEERING

It is proposed, as previously stated, to reopen the old farm track thus linking TANNER ROAD from a point opposite ROCKSIDE ROAD, to MALVERN STREET. A further cul-de-sac is proposed at the North Eastern corner, adjoining the Garden Village, as a separate entity. As such the proposal incorporates the installation of some 710 metres of roading, not all of which is fronted by intensive residential development, and as such must receive careful consideration in order that the pricing strategy is appropriately arrived at. It is envisaged that the 2 small cul-de-sacs, together with Donaldson Drive to the boundaries of Lots 5 and 7, will be formed eventually to normal engineering standards (with kerbing and channelling and footpaths in place). The balance of Donaldson Drive to MALVERN STREET should, in our opinion, present a less rigid appearance similar to the many existing bush roads through the Town Belt. It is proposed however, that stormwater should be adequately controlled so as not to scour the road shoulder and water tables, and the carriageway will need adequate retention to prevent deterioration of the shoulder.

Again with regard to the upper portions of Lot 1 and the development of Lot 2, the normal standard of power and telephone reticualtion is anticipated, and a preliminary stormwater and foul sewer reticulation has been schemed and is shown on Plan B.

Given an appropriate market we are of the opinion that both Lots 1 and 2 have within them sufficient residential allotments to sustain the amount of roading and servicing required, without being an undue burden on the balance of the subdivision. Notwithstanding however, the pricing strategy of the more rural allotments must contain a sufficient allowance for the

installation and upgrading of the balance of Donaldson Drive together with a proportion attributable to the higher standard of Donaldson Drive, as it will ultimately be, required to be constructed.

DEVELOPMENT STAGING

As this proposal is conceived, it is difficult to anticipate the precise nature of the Dunedin market. We are firmly of the belief that this land represents some of the better, if not the best land left in the urban fringe which could be developed into desirable and readily marketable allotments. It is now appropriate to consider just how this development may take place, and accordingly we propose as follows;

STAGE I:

Represents the conditional use application, preparation of preliminary engineering drawings, and would incorporate the clearing and coarse formation of the Donaldson Drive roadline line. This stage would be funded by the sale of Lots 3 and 4.

STAGE II:

Would represent the sale of the TANNER ROAD frontage (11 allotments) together with the formation of approximately 30 metres of the entrance way of Donaldson Drive. At the same time the balance of Donaldson Drive would be further upgraded in preparation of Stage III.

STAGE III:

Would represent the sale of Lots 5, 6, 7 and part of Lot 1, the installation of the sewer line up to the boundary of Lot 2, and the upgrading of Donaldson Drive to the appropriate standard.

STAGE IV:

Represents the development and sale of the balance of Lot 2 with the upgrading of Donaldson Drive to its final standard within Lot 2, and the completion of the sewer installation and installation of power and telephone reticulation.

STAGE V:

Represents the balance of Lot 1 being developed to its final potential, and the construction and reticulation of Catherine Place. The sewers servicing this block would be installed as part of Stage III, or alternatively during Stage IV.

We believe it would be necessary, and are generally of the opinion that in the early stages of the development, overhead power and telephone reticulation should be allowed in order to keep initial outlay to a minimum, whilst at the same time

achieving sales that will contribute to the formation of Donaldson Drive and the installation of the sewers, which should predate the electricity and telephone reticulation. We are confident that given co-operation from Council an appropriate standard can be achieved commensurate with capital outlay, and returns by way of sales. We believe further that without this co-operation, and given the requirements of the district scheme for planning, it is unlikely that the full potential of this block would ever be achieved.

CONCLUSIONS:

We trust that we have provided sufficient input and supporting information to enable Council to firstly, grant land use consent in accordance with the Town and Country Planning Act, and secondly, to consider the application for subdivision under the local Government Act, and to formulate conditions of consent. We do not envisage that our appearance before Council would be required under the land use consent, but subsequent to receiving the conditions of consent by Council, should there be any point upon which we disagree, or cannot reach agreement, we would then feel it appropriate to appear before Council with our client to discuss our case further.

We would require from Council an initial approval to commence some land clearing work necessary to prospect for the appropriate alignment of the balance of Donaldson Drive down through the bush to MALVERN STREET, and to confirm the allotment disposition relative thereto. We would also require a favourable report from Council to enable further financial commitment to be undertaken, and we trust that this will be forthcoming. Street names are proposed and intended only for illustrative purposes although suggestion from Council would be helpful.

As the writer will be absent during the month of March it would be appreciated if attendance is required, to notify the Dunedin office, and we advise that Mr Fortune from our Gore office will be attending once a week, and would be available at that time to discuss any matters with Council.

We thank you in advance your attention, and make ourselves available for site inspection should this be required prior to our departure from Dunedin on the first of March.

Yours faithfully


J G BREWSTER
SURVEY CONSULTANT

References
Prior C/T A2/988

Land and Deeds 69

Transfer No. 494863
N.C. Order No.

Date 11



7B/1209

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

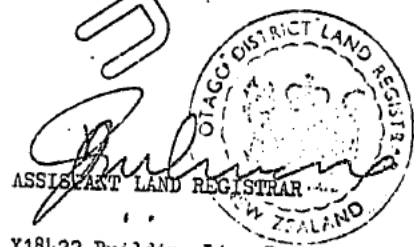
This Certificate dated the 19th day of April one thousand nine hundred and seventyeight under the seal of the District Land Registrar of the Land Registration District of O T A G O

WITNESSETH that LEX WILLIAM DONALDSON of Dunedin, Nurseryman

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, as the several admeasurements a little more or less, that is to say: All that parcel of land containing 13.0616 hectares more or less situated in the City of Dunedin being part Sections 1 and 754R Block X and part Sections 1 of 73 and 753R Block XI NORTH HARBOUR AND BLUESKIN DISTRICT parts being more particularly defined as part Lot 2 Deposited Plan 613 and half of the channel of water of the Leith

Interests at date of issue:

Subject to a Right to convey water over part shown marked A on D.P. 613 appurtenant to Lot 3 D.P. 613 and part of the channel of water of the Leith (C.T. 91/98) created by Transfer 19330



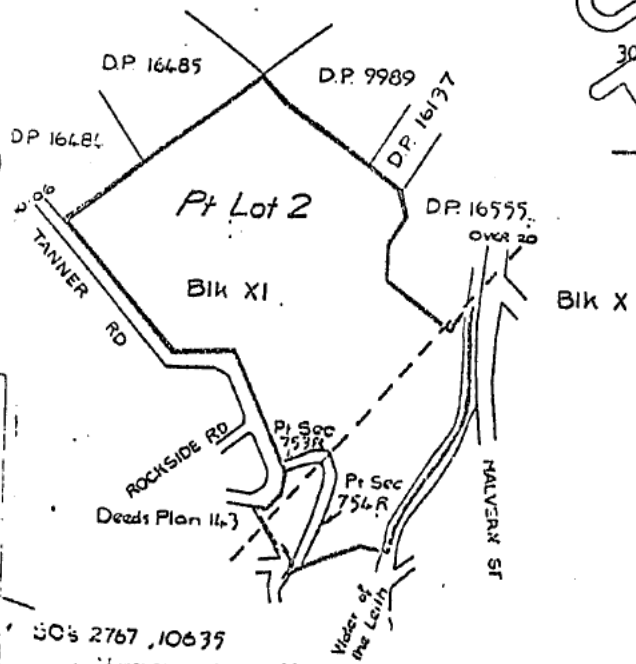
ASSISTANT LAND REGISTRAR

X18422 Building Line Restriction (affects Tanner Road frontage)

Subject to batter rights created by Transfer 207542

306233 Fencing Provision

[Signature] L.R.



SO's 2767, 10639
Measurements are Metric
Total Area: 13.0616 ha
Scale 1:6,000

7B/1209

References
Prior C/T. A2/640

Land and Titles (S)

Transfer No. 306233
N/C. Order No.



REGISTER

2D/908

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 10th day of October one thousand nine hundred and sixty six under the seal of the District Land Registrar of the Land Registration District of OTAGO

WITNESSETH that LEX WILLIAM DONALDSON of Dunedin Nurseryman

is seized of an estate in fee-simple (subject to such reservation, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say All that parcel of land containing 1 acre 1 rood 5.3 perches more or less situate in the City of Dunedin being Lot 9 Deposited Plan 9989 and being part Sections 1 of 75 and 2 of 71 Block XI NORTH HARBOUR AND BLUESKIN DISTRICT.

Interests at date of issue:-

Appurtenant hereto are Sewage Rights over part Lot 8 D.P.9989 (C.T. B1/985) created by Transfer 250548 (Subject to Section 351E(a) of the Municipal Corporations Act 1954).

Appurtenant hereto are Drainage Rights over part Lot 7 D.P.9989 (C.T. B2/563) created by Transfer 259061 (Subject to Section 351E(a) of the Municipal Corporations Act 1954.)

Subject to Batter Rights over part created by Transfers 207542 and 207543.

[Signature]
DISTRICT LAND REGISTRAR
OTAGO, N.Z.

Appurtenant hereto are Foul Sewage Drainage Rights over part Lots 2, 4 and 5 D.P. 9989 (C.T. A2/640) created by Transfer 306233 (Subject to Section 351E(a) of the Municipal Corporations Act 1954.)

[Signature]
D.L.R.

306233 Fencing Provision.

DISCHARGE

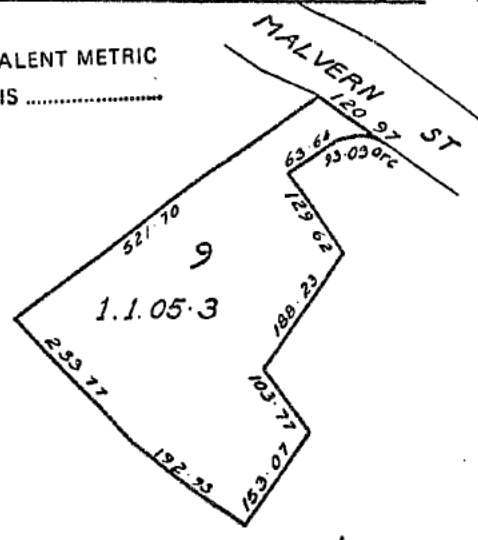
306234 Mortgage of 1/11 Margaret Moore - 10.10.1966 at 2.8 pm.

[Signature]
D.L.R.

357070 Transmission of Mortgage 306234 to David George Moore and Hugh Tohill as executors entered 7.7.1970 at 11.49 am.

[Signature]
A.L.R.

EQUIVALENT METRIC AREA IS



Scale: 1 inch = 2 chains

No. 2D/908

PATERSON PITTS PARTNERS LTD

Survey Principal & Director
NIGEL B. PITTS, M.N.Z.I.S., R.E.A.
Valuation Principal & Director
MURRAY C. PATERSON,
B.Com., M.N.Z.I.S., A.N.Z.I.V., F.R.E.I.N.Z.

Associates
Anthony D. Hosken
Dip. Surv. M.N.Z.I.S.

Consultants in
SURVEYING, LAND PLANNING & DEVELOPMENT

TELEPHONE (024) 773-245
FAX (024) 740-484
8-10 BROADWAY
P.O. BOX 1083
DUNEDIN
NEW ZEALAND

Branch at —
CROMWELL
P.O. BOX 84,
Telephone (0294) 51-155

4 July 1990

The Senior Surveyor,
City Consultants,
P.O. Box 5045,
DUNEDIN.

S.P. 670

Dear Sir,

Re: PROPOSED SUBDIVISION PART CERTIFICATE OF TITLE 12B/595
MR & MRS L. DONALDSON, TANNER ROAD

Please find attached copies of a scheme of proposed subdivision of part of the land in C.T. 12B/595 owned by our clients, Mr and Mrs L. Donaldson.

Council will recognise the application on being Stage 2 of our client's development proposal, the first stage having covered the subdivision of 10 Lots on D.P. 20665, fronting Tanner Road around 1987.

Comment on various aspects of the proposal are set out below.

1. General

Stage 2 envisages the development of 9 residential allotments accessed off a proposed new road (Lot 11).

The amenity of the area, and the general recreational needs of the adjacent area is met by the provision of a reserve (Lot 10).

Reticulated services can be installed on site to satisfy the requirements for the provision of water, power, telephone, foul and stormwater disposal.

2. Access

It is proposed that the development be assessed from a new public road as indicated, incorporating a 7.5 metre carriageway, path (one side only) and associated berms and landscaping, all within a nominal 13 metre wide width.

Access to Lots 8 and 9 would be provided by the proposed Right of Way shown.

Street lighting and road construction standards would be to Council's normal specifications.

3. Foul Sewage Reticulation

The above reticulation will be extensions to the reticulation installed as part of Stage 1 and shall be constructed to Council's specifications for piped sewers.

4. Stormwater Reticulation

Stormwater reticulation would be provided for all sites, as indicated, outfalling to the head of the waterhouse located off the eastern margin of the development site. As with the foul drainage reticulation, construction would be in accordance with Council's specification for piped sewers.

5. Water, Power and Telephone

All sites shall be reticulated with the above services.

6. Future Development

Considerable investigation was completed in 1988 regarding development possibilities for the area.

A "possible future road alignment" is indicated to the east of this proposal and further development in its vicinity, and closer subdivision of the 9 lot site, is not compromised by the proposal now made.

7. Reserves Contribution

The proposed reserve shown (Lot 10) complements the development, and fulfils the requirements of Sec 285 Local Government Act.

8. Building Line Restriction

We note the existing Building Line Restriction affecting Tanner Road, and Council's need to address that matter in the consent process.

9. Conclusion

We now request Council's consent to the proposal and attach our Consent Fee cheque for \$265.00.

Yours faithfully,
PATERSON PITTS PARTNERS LIMITED,



N.B. PITTS,
Principal.

References

Prior C/T 7B/1209

Transfer No.

A/C. Order No. 713901/11

31.08.90

Land and Deeds 62



REGISTER

12 B / 595

CERTIFICATE OF TITLE UNDER LAND TRANSFER ACT

This Certificate dated the 17th day of October one thousand nine hundred and Eighty Eight under the seal of the District Land Registrar of the Land Registration District of OTAGO

WITNESSETH that LEX WILLIAM DONALDSON of Dunedin, Nurseryman

is seized of an estate in fee-simple (subject to such reservations, restrictions, encumbrances, liens, and interests as are notified by memorial underwritten or endorsed hereon) in the land hereinafter described, delineated with bold black lines on the plan hereon, be the several admeasurements a little more or less, that is to say: All that parcel of land containing 12.3377 hectares more or less situate in the City of Dunedin being Part Sections 1 and 754R Block X and Part Sections 1 of 73 and 753R Block XI NORTH HARBOUR AND BLUESKIN DISTRICT parts being more particularly defined as part Lot 2 Deposited Plan 613 and half of the channell of water of the Leith

Interests at Date of Issue:

Subject to a right to convey water over part shown marked 'A' on D.P. 613 appurtenant to lot 3 DP 613 and part of the channel of water of the Leith (CT 91/98) created by Transfer 19330

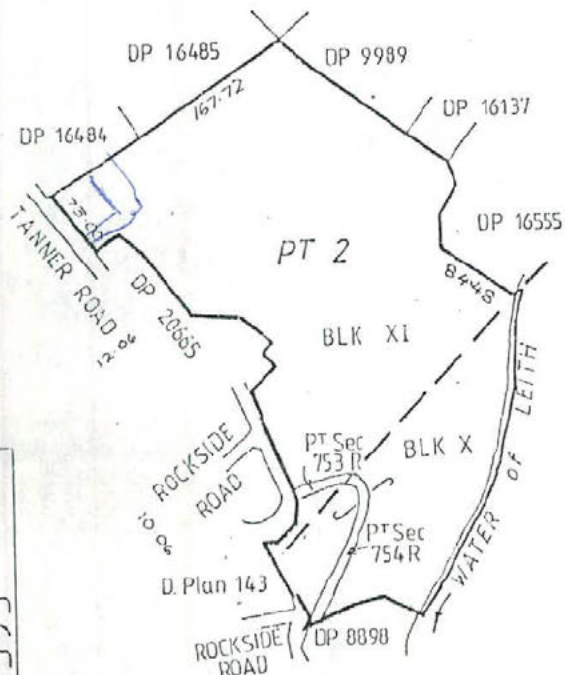


Subject to better rights created by Transfer 20...

X18422 Building Line Restriction (affects Tanner Road Frontage) DP 6349

306233 Fencing Provision

Julius A.L.R.



725942 Transfer to Lex William Donaldson abovenamed and Catherine Colquhoun Donaldson his wife - 21.08.1989 at 9.52 am

[Signature] A.L.R.

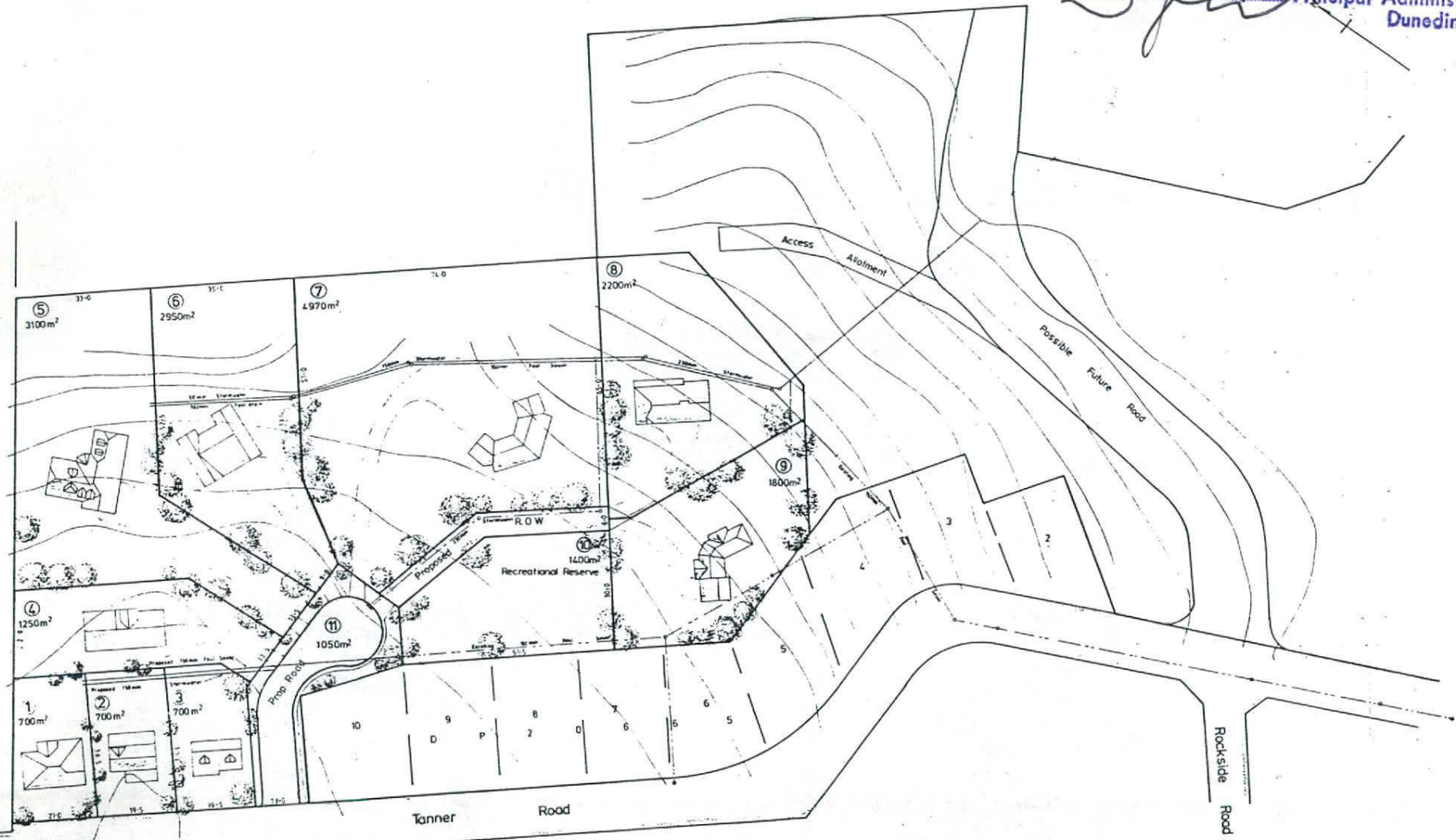
Scale 1:6000 approx Area 12.3377 ha

Measurements are Metric

12 B / 595

This scheme plan is approved pursuant to Section 279 of the Local Government Act 1974
 SUBJECT TO the conditions contained in my letter dated SEPT 1990. File

[Signature]
 Principal Administrative Officer,
 Dunedin City Council



Proposed Subdivision — Tanner Road — C.T. 12B/595.
 For Mr & Mrs I Donaldson

PATERSON PITTS PARTNERS LTD Consulting Surveyors			SHEET
DATE	CHECKED	SCALE	SERIES OF
		1:500	

PATERSON PITTS PARTNERS LTD

Surveying, Resource Management, Land Planning & Development

DUNEDIN
8-10 Broadway
PO Box 1083
Telephone (03) 477 3245
Facsimile (03) 474 0484

Principals:
Nigel B. Pitts MNZIS, REA
Tony D. Hosken Dip Surv, MNZIS

Associated Company:
Nespair Aerial Surveys Ltd

6 June 1996

City Planning
Dunedin City Council
PO Box 5045
DUNEDIN

Attention: Mr Rodger Storer

Dear Sir

Re: APPLICATION FOR RESOURCE CONSENT TO SUBDIVIDE
HADLEY CLOSE, DUNEDIN
L W & C C DONALDSON



Please find enclosed the following in support of this application for Resource Consent to subdivide the above property.

- (i) Standard Form 5
- (ii) Proposed subdivision plan
- (iii) Copy of Certificate of Title 14A/72
- (iv) Copy of planning map showing location
- (v) Application fee cheque for \$350

750351 18JUL96 09:33 CHEG
RC 101359

\$350.00
\$350.00

We comment below on the various aspects of the application.

1. OBJECTIVE

The objective of this application is to obtain Resource Consent to subdivide the subject property into two parcels.

2. TITLE - LAND USE ZONING - TOPOGRAPHY

The property is owned by the applicant's Mr & Mrs Donaldson having a total area of 4991m² contained within Certificate of Title 14A/72 and having frontage onto Hadley Close.

The property lies within the Residential 1 zone under the Proposed District Plan and is outside the Urban Landscape Precinct. Under the Transitional District Plan the property is zoned Residential H.

The site is of moderate contour with a north easterly aspect and is currently vacant.

3. THE PROPOSAL

The proposed subdivision envisages two allotments being created from the current Lot 7 DP 22192.

Both lots have a 6.7 metre wide frontage to Hadley Close and would be serviced for foul and stormwater disposal by the existing sewers within the property.

The allotments would be self serviced in respect of water supply, electricity and telecommunications and it is envisaged that no easements would be required for the services.

4. **CONCLUSION**

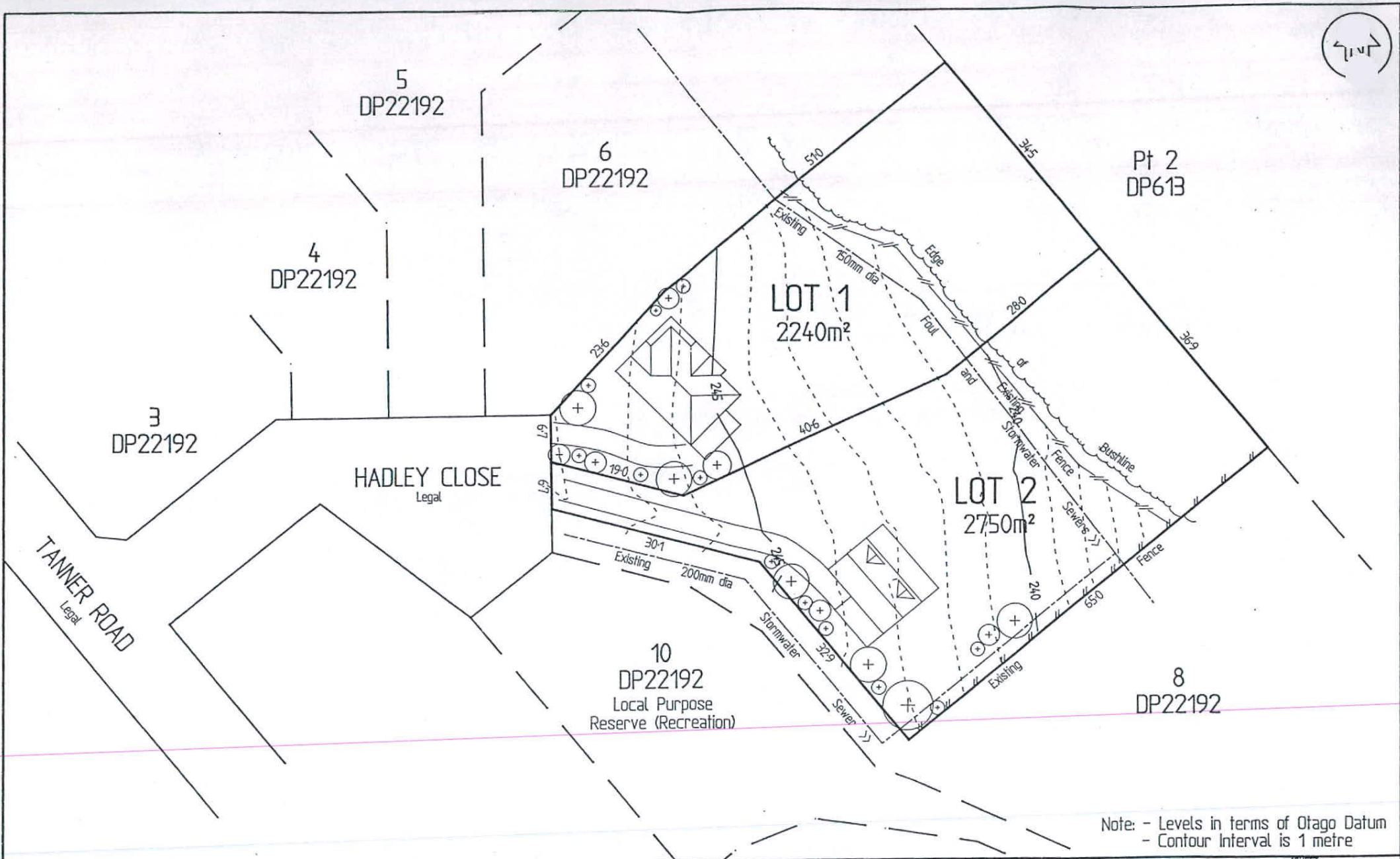
We now request Council's consideration of, and consent to, this application.

It is implicit in this application, that the two parcels produced shall be available for the currently permitted activity (dwellings) under both the Proposed and Transitional District Plans.

Yours faithfully
PATERSON PITTS PARTNERS LIMITED



NP **N B PITTS**
Principal



Note - Levels in terms of Otago Datum
 - Contour Interval is 1 metre

PATERSON PITTS PARTNERS LTD
 Consultants in
 Surveying, Land Planning & Development
 8-10 Broadway, PO Box 1083, DUNEDIN
 Telephone (03) 477-3245 Facsimile (03) 474-0484

**PROPOSED SUBDIVISION OF
 LOT 7 DP22192 CT 14A/72
 For L.W. and C.C. Donaldson**

ISSUE	AMENDMENTS	Areas and dimensions subject to final survey.		SHEET: _____ OF: _____	
A		DRAWN: CLD	SCALE: 1:500	DATE: 6 JUN 1996	
B				CHECKED: _____	JOB REF: 8070
C					
D					
E					

FORM 3 - PART A

FILE _____

Please answer the following questions if they apply.
What materials will be used for the: (tick boxes)

Floor	Framing	Energy	Outer Walls
1 <input checked="" type="checkbox"/> Timber	1 <input checked="" type="checkbox"/> Timber	1 <input checked="" type="checkbox"/> Electric	1 <input checked="" type="checkbox"/> Brick
2 <input checked="" type="checkbox"/> Concrete	2 <input type="checkbox"/> Concrete	2 <input checked="" type="checkbox"/> Gas	2 <input type="checkbox"/> Concrete
3 <input type="checkbox"/> Wood products	3 <input type="checkbox"/> Steel	3 <input checked="" type="checkbox"/> Solid fuel	3 <input checked="" type="checkbox"/> Concrete block
4 <input type="checkbox"/> Other	4 <input type="checkbox"/> Aluminium	4 <input checked="" type="checkbox"/> Floor electrical	4 <input type="checkbox"/> Cement board
5 <input checked="" type="checkbox"/> Floor Area M ₂	5 <input type="checkbox"/> Other	5 <input type="checkbox"/> Ceiling electrical	5 <input type="checkbox"/> Plaster
Roof	Insulation	6 <input type="checkbox"/> Storage electrical	6 <input type="checkbox"/> Timber
1 <input type="checkbox"/> Steel	1 <input checked="" type="checkbox"/> Fibreglass	7 <input checked="" type="checkbox"/> Electric	7 <input type="checkbox"/> Steel
2 <input type="checkbox"/> Concrete tiles	2 <input type="checkbox"/> Masserated paper	8 <input type="checkbox"/> Gas	8 <input type="checkbox"/> Aluminium
3 <input checked="" type="checkbox"/> Steel tiles	3 <input type="checkbox"/> Wool	9 <input type="checkbox"/> Solid fuel	9 <input type="checkbox"/> Other
4 <input type="checkbox"/> Shingles	4 <input type="checkbox"/> Foil	Cooking	Internal Linings
5 <input type="checkbox"/> Aluminium	5 <input type="checkbox"/> Other	7 <input type="checkbox"/> Electric	1 <input checked="" type="checkbox"/> Plaster board
6 <input type="checkbox"/> Other		8 <input type="checkbox"/> Gas	2 <input type="checkbox"/> Fibrous plaster
		9 <input type="checkbox"/> Solid fuel	3 <input checked="" type="checkbox"/> Wood products
			4 <input type="checkbox"/> Other

FOR OFFICE USE ONLY

BRANZ _____ TYPE CODE _____ IDENTIFIER CODE _____ OFFICER _____

Checked By:	Date:	Report:
1 <i>AS</i>	5-4-96	
2 <i>AS</i>	6-11-96	
4 <i>AS</i>	11-11-96	
3 <i>AS</i>	7/1/96	
5 <i>AS</i>	7/1/96	

Approved for issue of Building Consent
Building Control Officer: *[Signature]* Date: *11/1/96*

APPLICATION FOR BUILDING CONSENT
Section 33, Building Act 1991

TO DUNEDIN CITY COUNCIL **96/1210**

Complete Part A in all cases
(Insert a cross in each applicable box. Attach relevant documents in duplicate)

Owner William
10/59

APPLICANT: **155223**

Name: Mr Allan Birchall
Mailing Address: 384 Bayview Rd
St Clair Dined

Contact Name: Allan Birchall
Position: Owner/Builder
Phone: 455 7268 Fax: _____

PROJECT
New or Relocated Building
Alteration
Intended Use(s) (in detail): NEW DWELLING

PROJECT LOCATION
10
Street Address: Hadley Close
Glenleith Dn

Intended Life:
Indefinite, but not less than 50 years
Specified as _____ years
Demolition
Being stage _____ of _____ stages

LEGAL DESCRIPTION
Property Number: 5069683
Valuation Roll Number: 26850-17400
Lot: 7 DP: 22192
Section: _____ Block: _____
Survey District: _____

Attach additional information if necessary to describe the project.

OFFICIAL RECEIPT

663716 300-196 16117 CHER 11.074.50
11.074.50

COUNCIL CHARGES

The Council's charges payable on the making of this application are based on the value of (GST inclusive):

Building \$ 182,000.00
Plumbing & Drainage \$ 16,000.00
Total: \$ 198,000.00

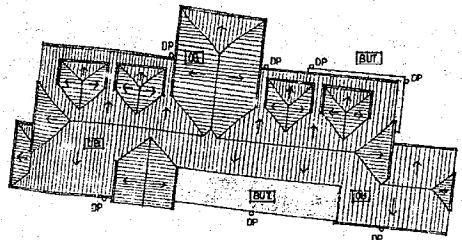
* Under Section 33 of the Building Act 1991 the applicant must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force.

10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

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

Signed: _____
 Date: 7-11-96

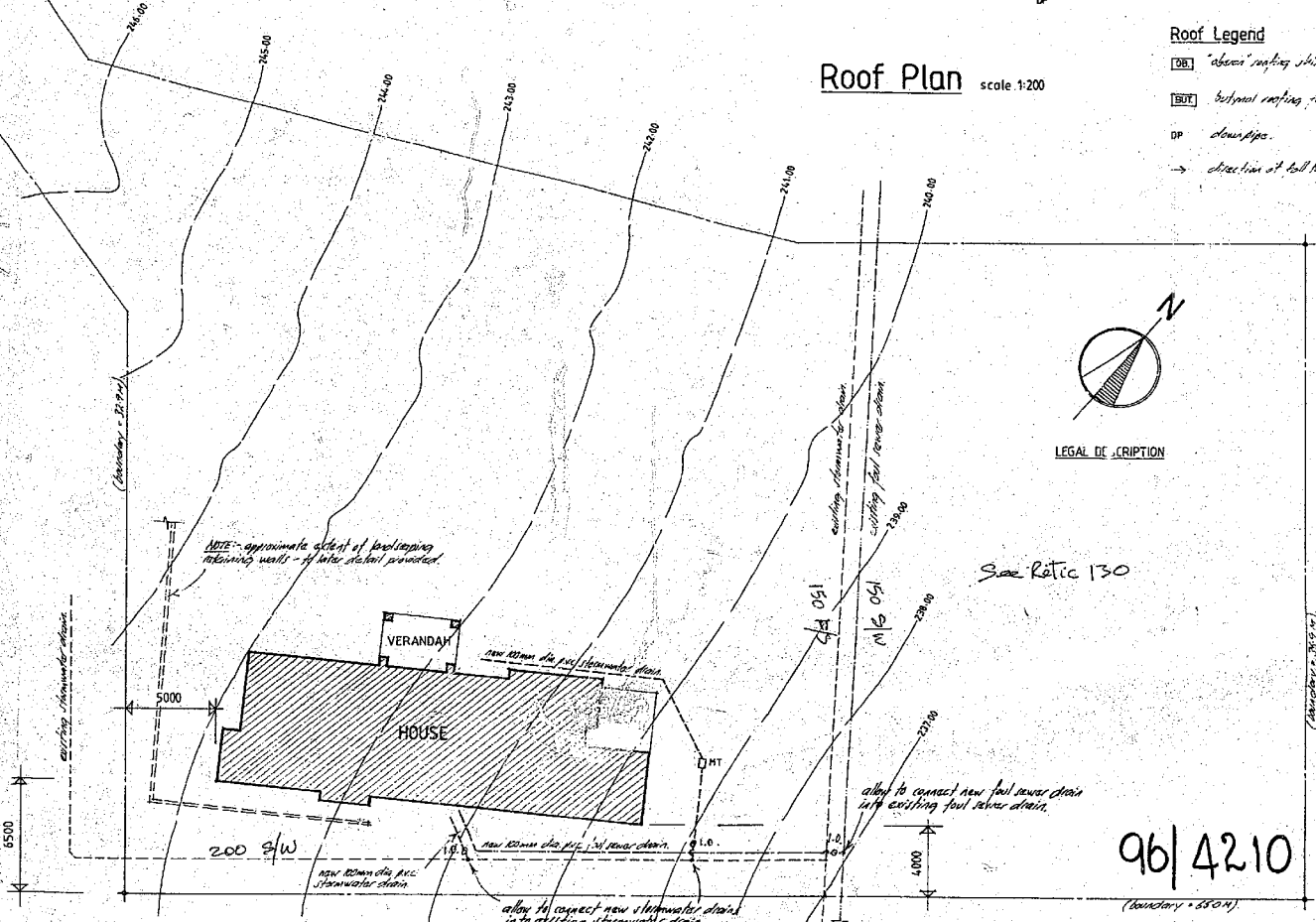
Zone Res 1.



Roof Legend

OB: "obscure" roofing shingles
 BUT: butted roofing shingles
 DP: downpipes
 → direction of fall to roofing

Roof Plan scale 1:200



Site and Drainage Plan scale 1:200

DRAINAGE NOTE: For more detail of drainage work refer to Basement Plan.

BUILDING DESIGN
 George Street
 DUNEDIN ph. 4773 734

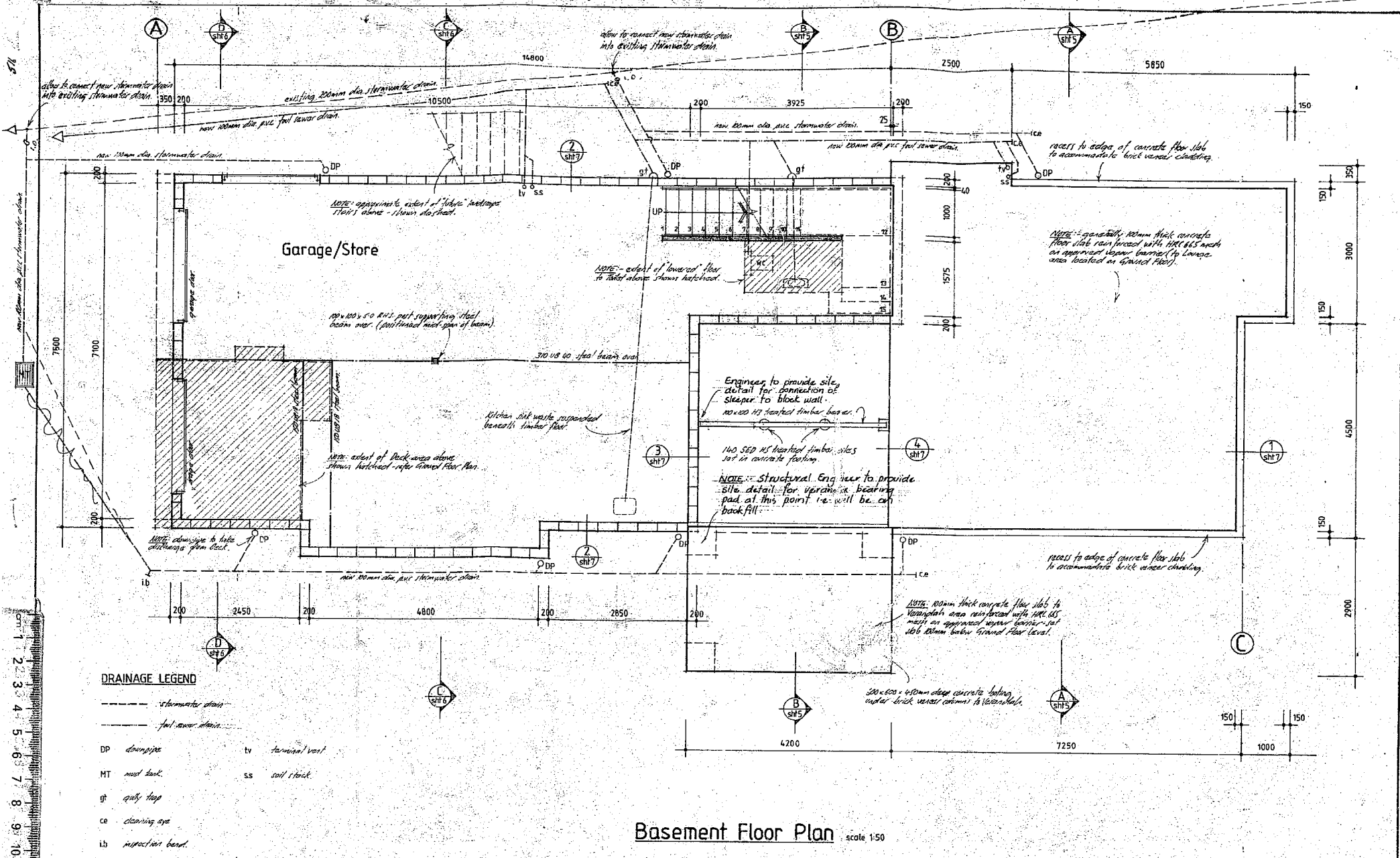
PROPOSED NEW DWELLING HADLEY CLOSE, DUNEDIN
 FOR MR A. AND MRS J. BIRCHALL

Structural Engineer:
 M.C FRASER
 5 Lynwood Avenue
 Maori Hill ph. 4775 295

drawing:	date: SEPT, 1996	scales: 1:200,	series: 9
drawn:	date:	scales:	series:
amended:	date:	scales:	series:

sheet:
 9
 ref: 516

24 OCT 1996



DRAINAGE LEGEND

- stormwater drain
- foul sewer drain
- DP downpipe
- MT mud tank
- gt gully trap
- ce clearing eye
- lb inspection band
- tv terminal vent
- ss soil stack

Basement Floor Plan scale 1:50

96/4210

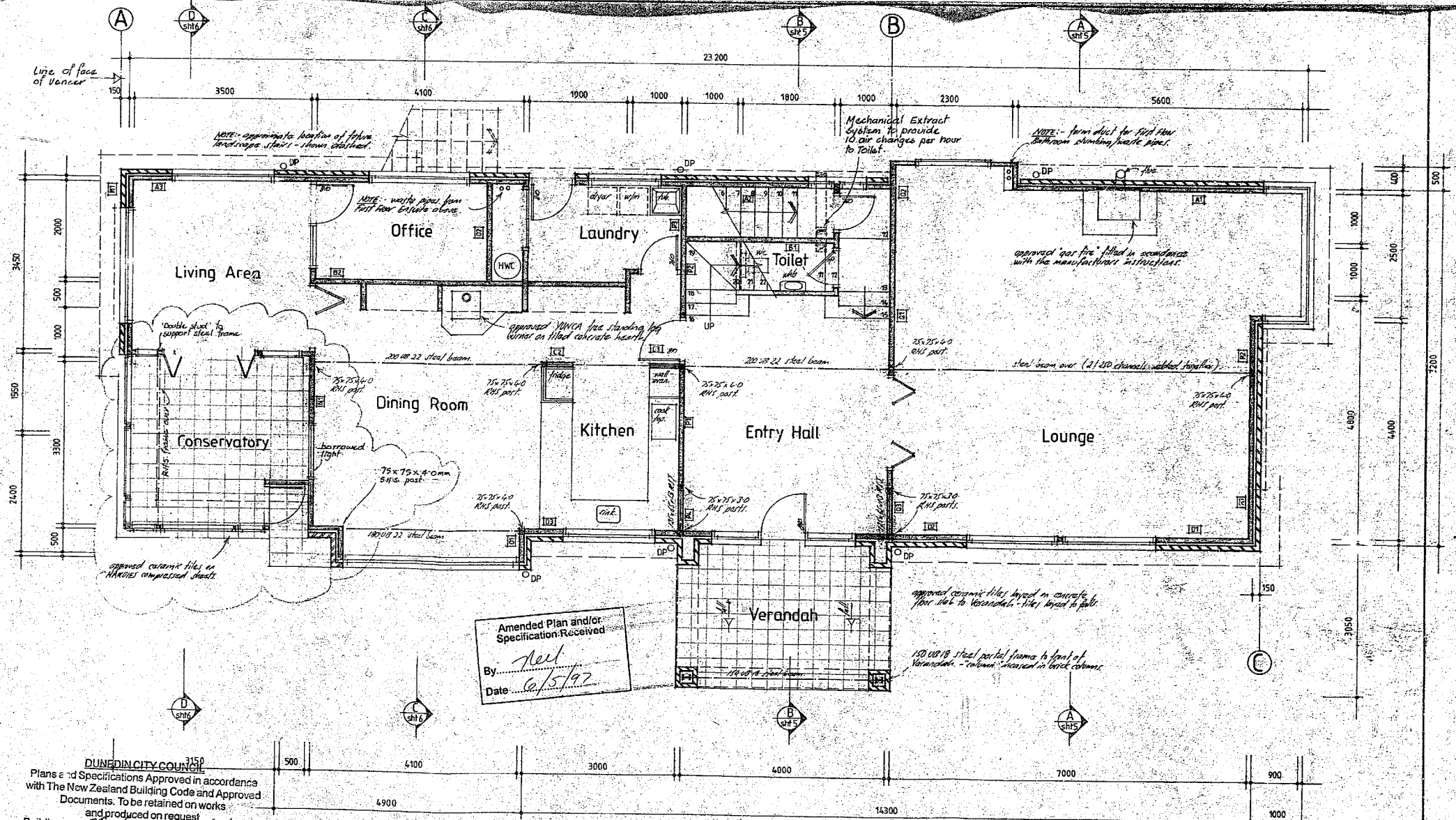
ASHBY BUILDING DESIGN
487 (b) George Street
DUNEDIN ph 4773 734

**PROPOSED NEW DWELLING HADLEY CLOSE, DUNEDIN
FOR MR A. AND MRS J. BIRCHALL**

Structural Engineer:
M.C FRASER
5 Lynwood Avenue
Maori Hill ph. 4775 295

drawing:	BASEMENT PLAN		sheet:	3
drawn:	date: SEPT 1996	scales: 1:50	series:	9
amended:			ref:	516

24 OCT 1996



Amended Plan and/or Specification Received
 By *Neil*
 Date *6/15/92*

Ground Floor Plan scale 1:50
 (NOTE: [ATI] denotes bracing element)

96/4210 ✓
 96/4210
 05 MAY 1997

DUNEDIN CITY COUNCIL
 Plans and Specifications Approved in accordance with The New Zealand Building Code and Approved Documents. To be retained on works and produced on request
 Building Date *6/5/97*
 Drainage Date
 Health Date

ASHBY BUILDING DESIGN
 487 (b) George Street
 DUNEDIN ph. 4773 734

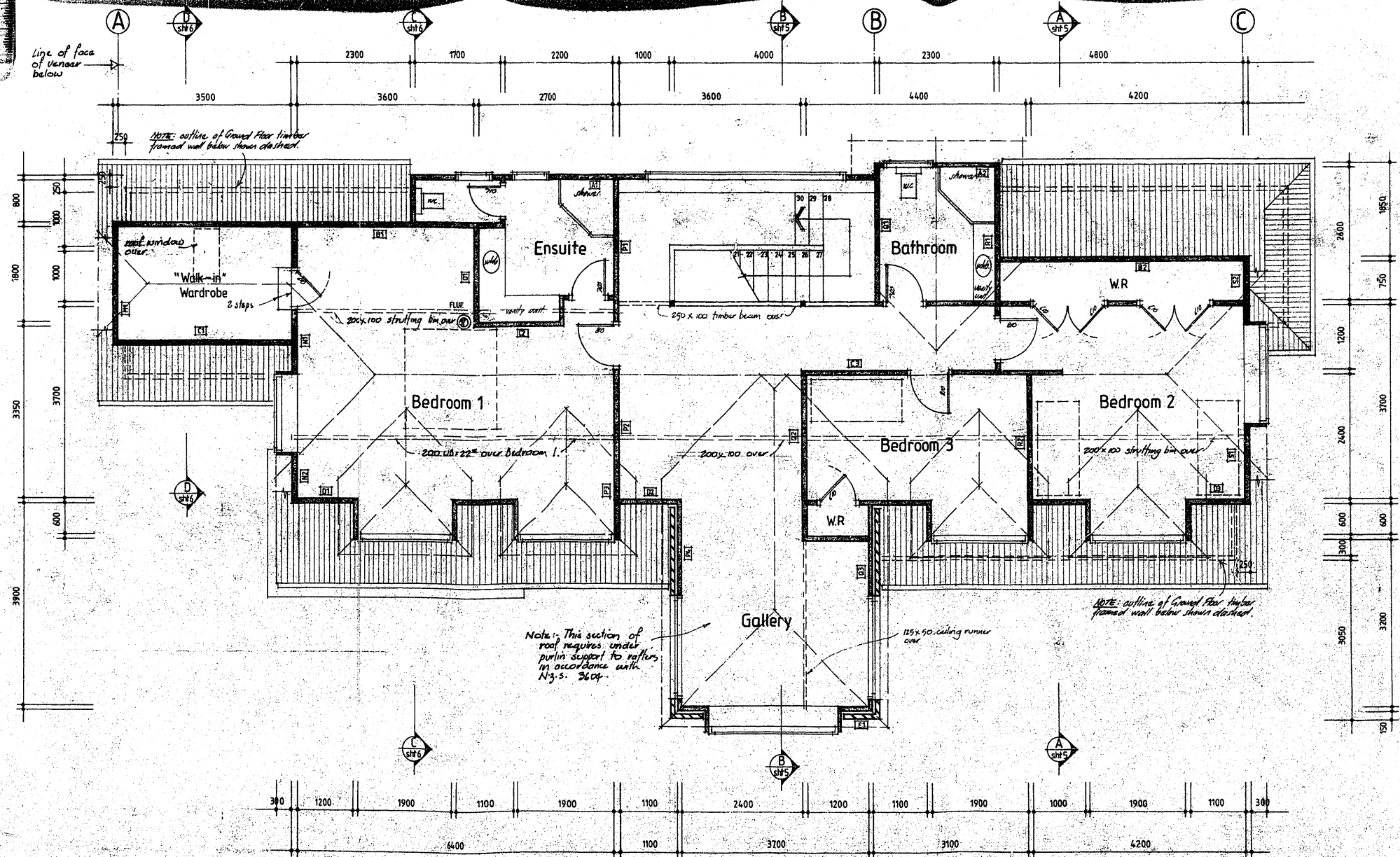
PROPOSED NEW DWELLING 10 HADLEY CLOSE, DUNEDIN
 FOR MR A. AND MRS J. BIRCHALL

Structural Engineer:
 MC FRASER
 5 Lynwood Avenue
 Maori Hill ph. 4775 295

drawing: GROUND FLOOR PLAN		sheet: 1(A)
drawn:	date: SEPT. 1996	scales: 1:50
amended: 5th May '97 - Conservatory specified on deck (A)		series:)
		ref. 516

27. 559

38-387-418



First Floor Plan scale 1:50
 (NOTE: [bracketed] denotes bracing element)

96/4210

ASHBY BUILDING DESIGN
 487 (b) George Street
 DUNEDIN Ph. 4773 734

PROPOSED NEW DWELLING HADLEY CLOSE, DUNEDIN
FOR MR A. AND MRS J. BIRCHALL

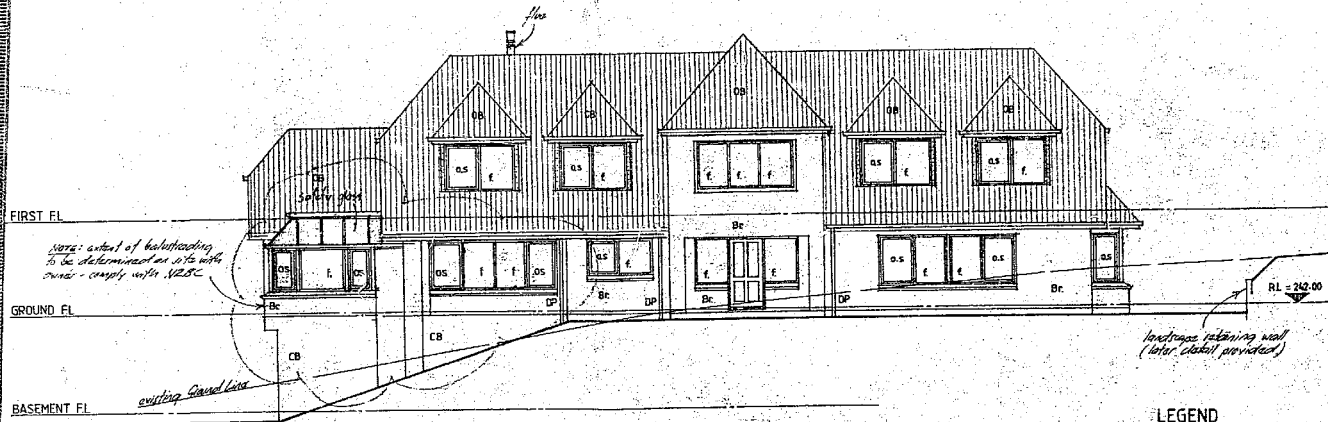
Structural Engineer:
M.C. FRASER
 5 Lynwood Avenue
 M.C. FRASER
 Ph. 4755 005

drawing: **FIRST FLOOR PLAN**
 drawn: I. date: SEPT 1996 scale: 1:50
 amended: ref: 518

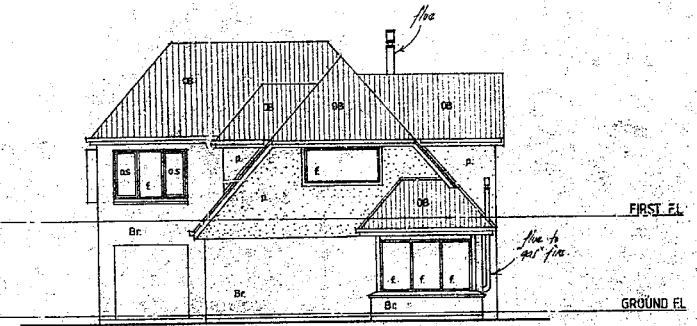
sheet: **2**
 series: 9

4 OCT 1996

13: 14: 15: 16: 17: 18: 19: 20: 21: 22: 23: 24: 25: 26: 27: 28: 29: 30: 31: 32: 33: 34: 35: 36: 37: 38: 39: 40:

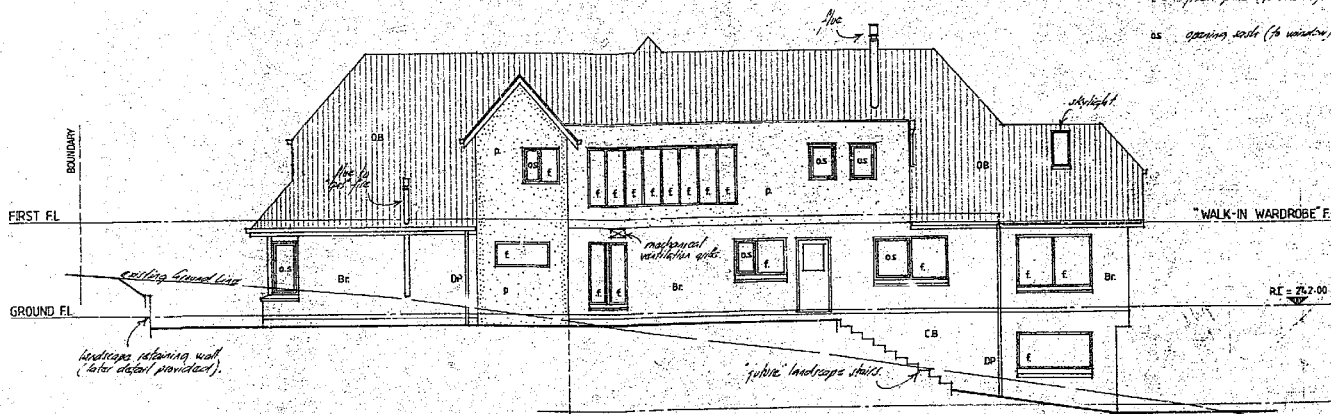


North-West Elevation

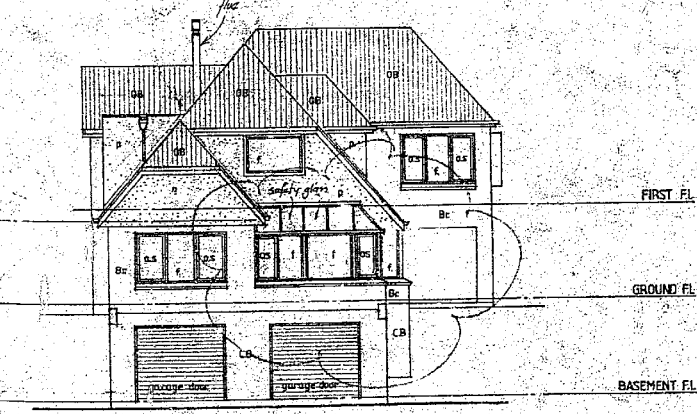


South-West Elevation

- LEGEND**
- OB: "obeah" rafting shingles
 - Bc: brick veneer
 - P: plaster finish
 - CB: concrete block
 - DP: downpipe
 - f: fixed pane (to window)
 - OS: opening sash (to window)



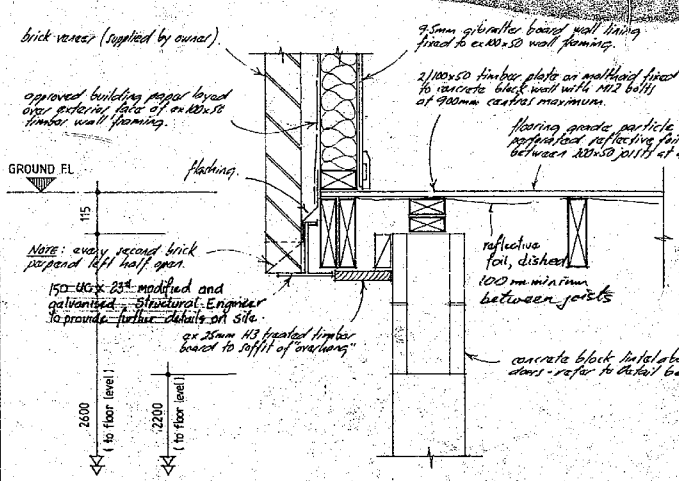
South-East Elevation



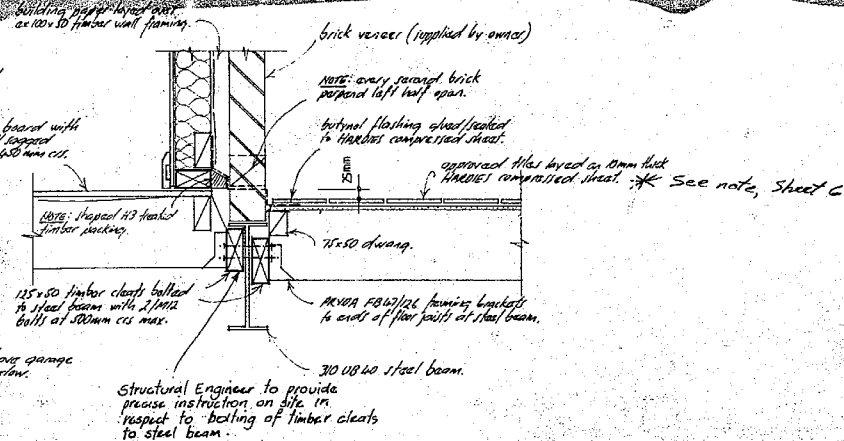
North-East Elevation

96/4210 ✓ 05 MAY 1997

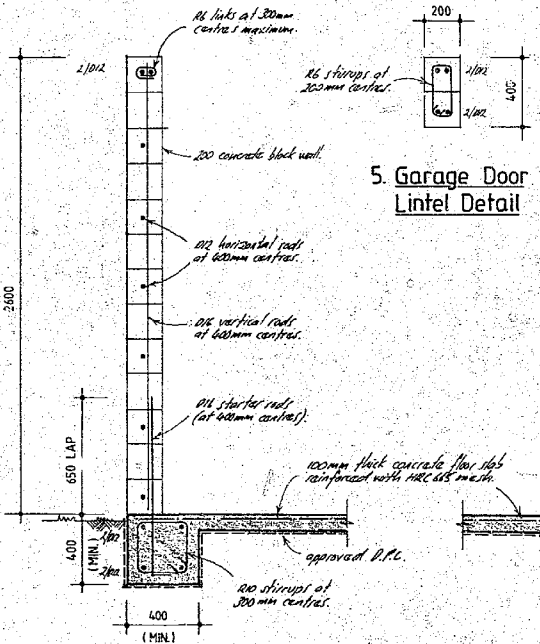
ASHBY BUILDING DESIGN 487 (b) George Street DUNEDIN ph. 4 773 734	PROPOSED NEW DWELLING HADLEY CLOSE, DUNEDIN FOR MR A. AND MRS J. BIRCHALL	Structural Engineer: MC FRASER 5 Lynwood Avenue Maori Hill ph 4775 295	drawing: ELEVATIONS	sheet: 4 (1)		
			draw:	date: SEPT. 1996	scale: 1:100	series: 9
			amended: 5th May '97. Conservatory created: (A)			ref: 516



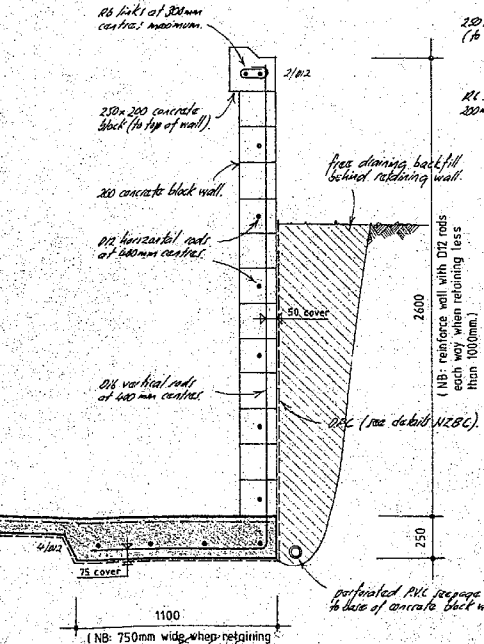
6. Masonry Support Detail over Garage Doors scale 1:10



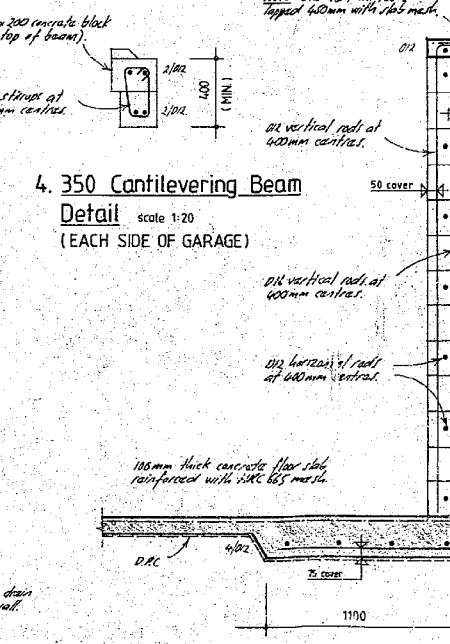
7. Garage Steel Beam Detail under Conservatory/Deck Wall scale 1:10



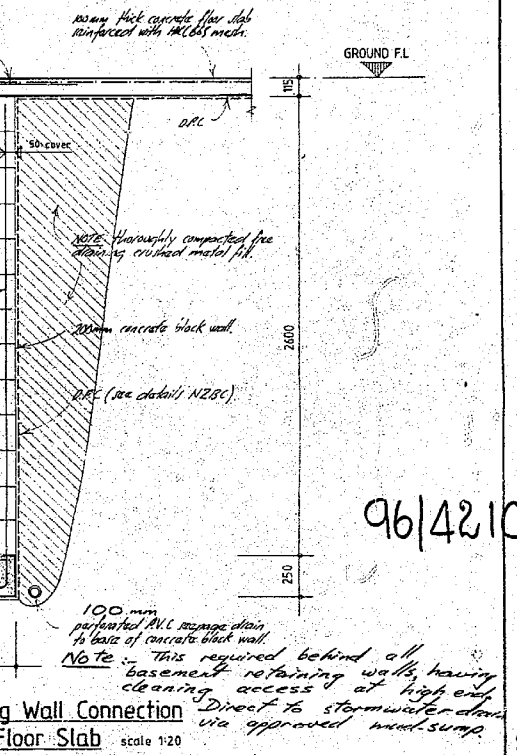
1. Basement End Wall and Foundation Detail scale 1:20



2. Basement Retaining Wall Detail scale 1:20



4. 350 Cantilevering Beam Detail scale 1:20 (EACH SIDE OF GARAGE)



3. Basement Retaining Wall Connection Detail to Ground Floor Slab scale 1:20

96/4210

ASHBY BUILDING DESIGN
487 (b) George Street
DUNEDIN ph. 4773 734

PROPOSED NEW DWELLING HADLEY CLOSE, DUNEDIN
FOR MR A. AND MRS J. BIRCHALL

Structural Engineer:
M.C FRASER
5 Lynwood Avenue
Maori Hill ph. 4775 295

drawing: DETAILS
sheet: 8
drawn: date: SEPT. 1996 scales: 1:20, 1:10 series: 9
amended: ref. 516

24 OCT 1996

DUNEDIN CITY COUNCIL
APPLICATION FOR EARTHWORKS PERMIT
P O Box 5045, DUNEDIN

- 1. DESCRIPTION OF WORK: New House and associated works
- 2. LOCATION:
 - (a) Situation (house no. and street) 10 HADLEY CLOSE
~~Street not known at this stage~~
 - (b) Description of land from title Lt 2 DP 2586 CT 17D/1002
 - (c) Registered Owner A & J BIRCHALL TRUST
- 3. APPLICANT: BIRCHALL'S BUILDINGS LTD
(Name) (Address) (Contact Phone No)
- 4. CONSTRUCTOR: BIRCHALL'S BUILDINGS LTD
(Name) (Address) (Contact Phone No)
- 5. DETAILS:
 - (a) Excavation - area 400 approx. m² (b) Filling - area 700 approx. m²
- depth (max) 2.3 m - depth (max) 2.5 m
 - (c) Where is excess material to be disposed of FILL ON SITE
 - (d) Types of material Topsoil Yes/No Clay Yes/No Rock Yes No
- 6. WATERCOURSES: Does the proposed work interfere with any natural watercourse. Yes No
- 7. SERVICES: List any utility services in the area of the earthworks (eg Water, Gas, Electricity) Drainage, Telecom, etc)

WARNING: It is the applicant's responsibility to check for all services on relevant records and accurately locate them on the permit plans and on site.

- 8. SLOPES: How do you propose to stabilise cut slopes and fill embankments RETAINING WALLS TO MOST CUT SLOPES, FILLED AREAS 1:1.2 BATTER
- 9. CONSULTANT: Name of any consultant retained for this work M. C FRASER LTD

CERTIFICATION

I hereby apply for a permit to carry out earthworks as detailed on this application and associated drawings. I certify that I have supplied all required information and that all information supplied is correct in every respect.

Signature of Owner Allic Birrell Date 12/12/96
 Signature of Applicant Allic Birrell Date 12/12/96

EARTHWORKS PERMIT

To Mr A Birchall
39 Garden Place
Dunedin

No E930
 Date 13/12/96

You are hereby authorised to carry out the earthworks detailed in the application above in accordance with the approved plan and cross-section and the conditions endorsed on the rear of this permit. Issue of this permit does not absolve your obligation to obtain a water right or any other permits necessary for this work.

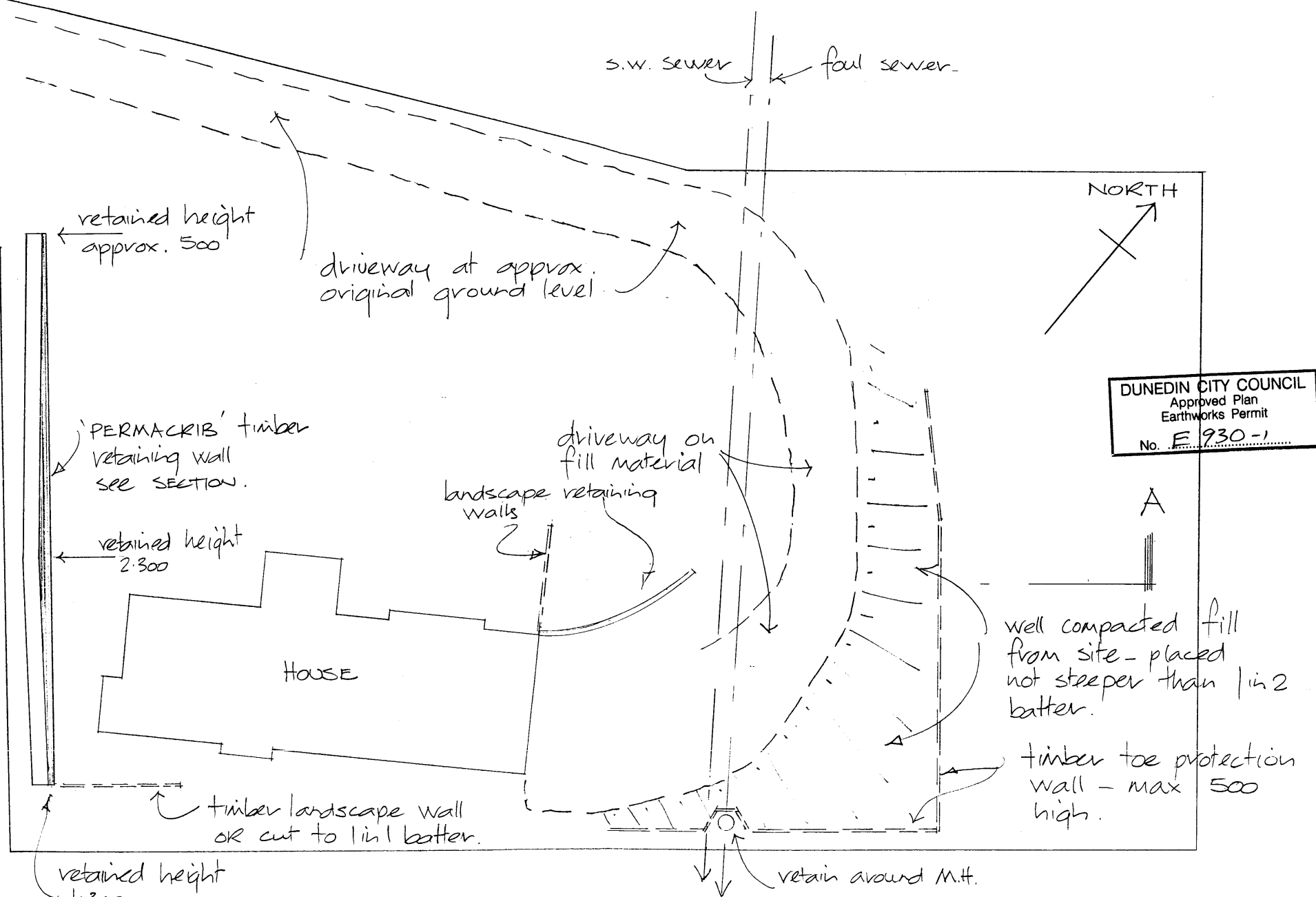
[Signature]
 TECHNICAL SERVICES ENGINEER

DUNEDIN CITY COUNCIL

CONDITIONS OF EARTHWORKS PERMIT

(NOTE: Not to be filled in by Applicant)

- | | Applicable |
|--|--------------------|
| 1. Disturbance to ground cover shall be kept to a minimum. | Yes/ No |
| 2. All bared surfaces shall be adequately topsoiled and revegetated, or hardsurfaced | Yes/ No |
| 3. Earthworks shall be completed and bare areas vegetated prior to winter 19...7
or within four (4) months of starting. | Yes/ No |
| 4. Cut batter slopes must not exceed 45°. | Yes/ No |
| 5. Driveways. As a minimum must be metalled following excavations. No alterations will be permitted to the existing edge of seal road shoulder or footpath without written authority from DCC Roading Department. In addition (delete as necessary) <ul style="list-style-type: none"> (a) The first 5 m of the driveway shall be hardsurfaced. (b) Stormwater runoff from the driveway must be collected into a sump and led under the footpath to the kerb & channel via either 80 mm dia class D uPVC pipe, or 75 mm dia boiler tube. <i>to the stormwater system serving the property.</i> (c) It is the responsibility of the applicant that the alignment and gradient of the driveway is suitable for its intended purpose, and any reasonably foreseeable future use. | Yes/ No |
| 6. <i>required from</i> The earthworks are not to commence until such time as ^{consent is} been issued by the Dunedin City Council for the retaining walls required to support the banks in excess of 1.200 m in height, or for house foundations which will act as retaining walls. | Yes/ No |
| 7. The work must be supervised by a registered engineer. | Yes/ No |
| 8. Surplus excavated material shall be removed from the section. Sufficient topsoil shall be retained for landscaping. | Yes/ No |
| 9. Fill sites are to be stripped of vegetation and topsoil prior to filling. All fill material shall be well compacted in layers no exceeding 200 mm in depth. Fill on residential sites shall comply with the Code of Practice for Earthfill NZS 4431:1978 Ed. Bench existing slopes before placing fill. | Yes/ No |
| 10. All trenches shall be backfilled and well compacted. | Yes/ No |
| 11. Fill batters shall be no steeper than 2 (horizontal) to 1 (vertical) | Yes/ No |
| 12. Field drainage (or open channel drainage) is required to intercept and direct seepage (or runoff) from the area affected by the earthworks, and retaining structures, to the stormwater system serving the property. The DCC Drainage Inspectors must be contacted and any necessary permits obtained. | Yes/ No |
| 13. Interference with natural watercourses is not permitted and adequate provision must be made to ensure that detritus (soil, silt and vegetation) is not deposited in watercourses. | Yes/ No |

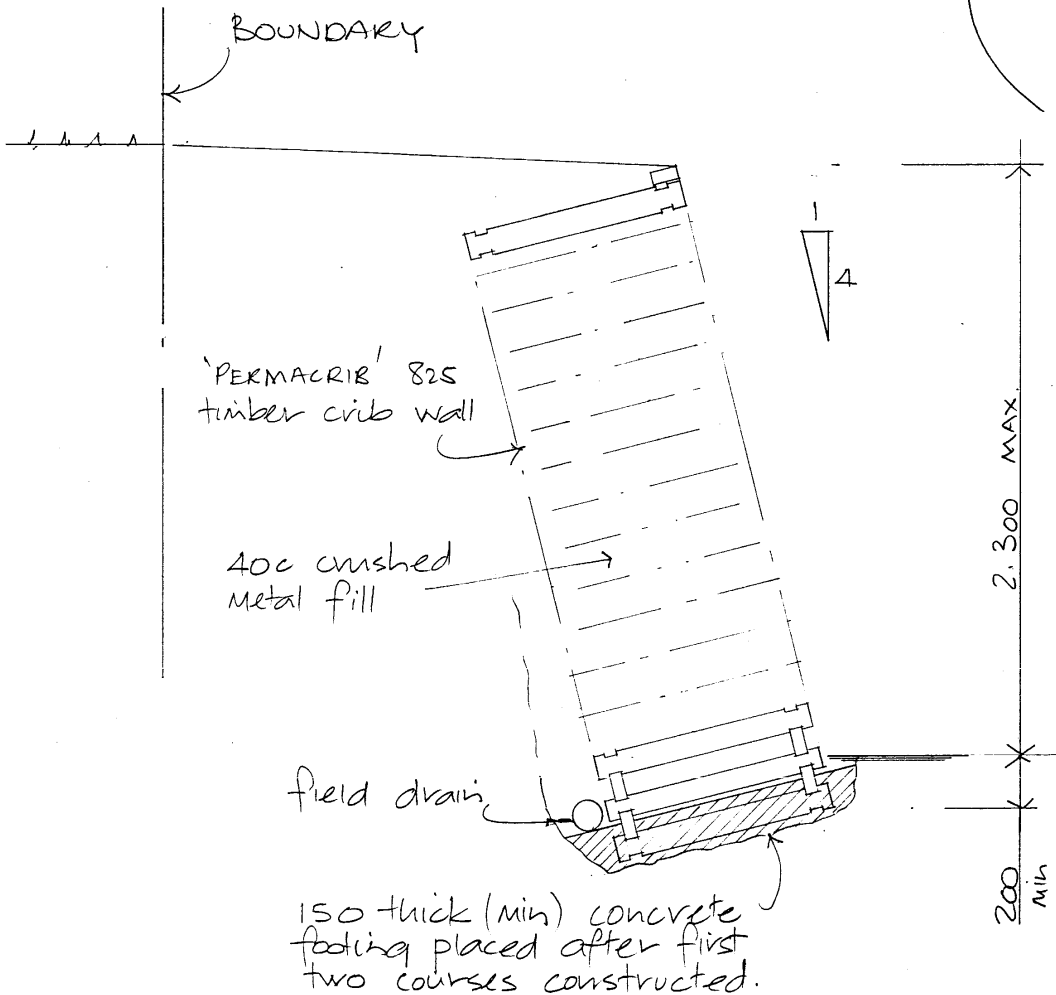
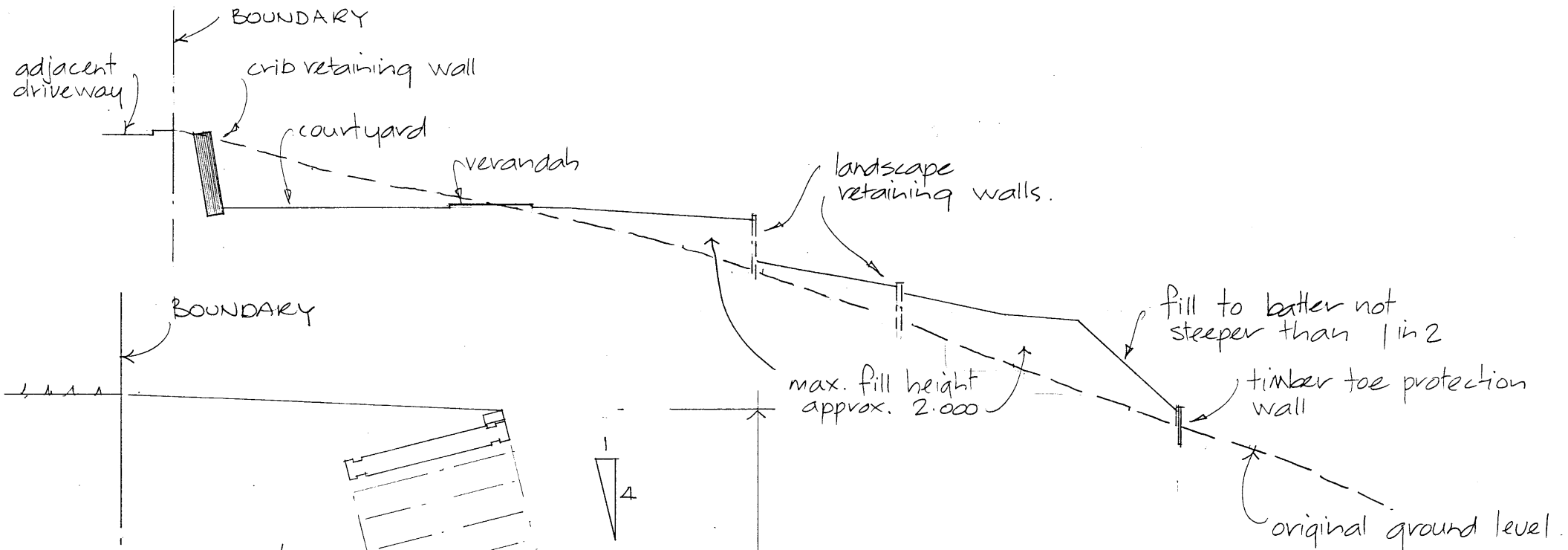


DUNEDIN CITY COUNCIL
 Approved Plan
 Earthworks Permit
 No. E 930-1

SITE PLAN 1:200

Refer to Bd. Consent 96/4210

M.C. Fraser Ltd. Consulting Engineer.	5 Lynwood Avenue, DUNEDIN, N.Z.	PROPOSED EARTHWORKS NEW BIRCHALL RESIDENCE HADLEY CLOSE DUNEDIN			
	Telephone 4775295.	Date: 11.12.96	Drawn: MCF	Scales as shown.	File no. 92 Sheet no. S1 of 2



SECTION A-A
 SCALES HORIZONTAL 1:200
 VERTICAL 1:100

NOTES.

1. Construct permacrib wall to assembly instructions by Manufacturer.
2. concrete for footing - 17.5 Mpa at 28 days.

DUNEDIN CITY COUNCIL
 Approved Plan
 Earthworks Permit
 No. E930-2

SECTION - CRIB WALL AT BOUNDARY

M.C.Fraser Ltd. Consulting Engineer.	5 Lynwood Avenue, DUNEDIN, N.Z.	PROPOSED EARTHWORKS NEW BIRCHALL RESIDENCE HADLEY CLOSE DUNEDIN.		
	Telephone 4775295.	Scales as shown.	File no. 96/92	Sheet no. S2 of 2
Date: 12.12.96	Drawn: MCF			