



Dunedin City Council – Land Information Memorandum

Property Address: 18A Appold Street Dunedin

Prepared for: Wayne Ross Fuller

Prepared on: 15-May-2026

Property Details:

Property ID	5115555
Address	18A Appold Street Dunedin
Parcels	LOT 2 DP 435635

Disclaimer:

Issued in accordance with Section 44A of the Local Government Official Information and Meetings Act 1987

Should you require further clarification of any of the information listed in this report, please phone our Customer Services Agency on 03 477 4000.

This Land Information Memoranda (LIM) has been prepared in accordance with Sections 44A, 44B, 44C, and 44D of the Local Government Official Information and Meetings Act 1987. It contains only information obtained from the records held by the Dunedin City Council as at 15-May-2026

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

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

Contents

Dunedin City Council – Land Information Memorandum	1
Property Address: 18A Appold Street Dunedin.....	1
Prepared for: Wayne Ross Fuller.....	1
Prepared on: 15-May-2026	1
Property Details:.....	1
Disclaimer:	1
s44A(2)(a) Information identifying any special feature or characteristics of the land	4
District Plan Hazard Information.....	4
Other Natural Hazard Information.....	4
Flood Hazards	4
Land Stability Hazards	4
Coastal Hazards	4
Seismic Hazards	4
Other Natural Hazards.....	4
Otago Regional Council Hazard Information.....	4
Contaminated Site, Hazardous Substances and Dangerous Goods	4
Contaminated Site Information.....	4
Historic Dangerous Goods Licence(s)	4
Hazardous Substances.....	4
s44A(2)(b) Information on private and public stormwater and sewerage drains.....	5
Drainage	5
Foul Sewer and Waste Water	5
Public Sewer Sheets.....	5
Dunedin City Council Private Drainage plans incomplete	5
s44A(2)(bb) Information Council holds regarding drinking water supply to the land	5
Water Supply	5
s44A(2)(c) Information relating to any rates owing in relation to the land	6
Rates Details	6
Rates Assessment Details	6
s44A(2)(d) Consents, Certificates, Notices, Orders or Requisitions affecting the land or any buildings on the land	7
(da) the information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004:s44A and.....	7
(2)(e) Information concerning any Certificate issued by a Building Certifier pursuant to the Building Act 1991 or the Building Act 2004	7
Building and Drainage Consents.....	7
Building and Drainage Permits	7
Building Notices	7
Resource Consents	7
Alcohol Licensing	8
Health Licensing.....	8
s44A(2)(ea) Information notified under Section 124 of the Weathertight Homes Resolution Services Act 2006	8
s44A (2)(f) Information relating to the use to which the land may be put and any conditions attached to that use	8
District Plan	8
District Plan Map	9

s44A(2)(g) Information regarding the land which has been notified to Council by another statutory organisation.....	9
s44A(2)(h) Information regarding the land which has been notified to Council by any network utility operator pursuant to the Building Act 1991 or Building Act 2004.....	9
Section 44A(3) Information concerning the land as the authority considers, at its discretion, to be relevant..	9
Building Information.....	9
Drainage	9
Minimum Floor Levels	9
Planning.....	10
Resource Consents within 50m of 18A Appold Street Dunedin.....	10
Other Planning Comments	11
3 Waters	13
Information Regarding Watercourses	13
Transport	13
Glossary of Terms and Abbreviations.....	14
Consent, Permit, Licence & Complaint types	14
Terms used in Permits & Consents.....	14
General terms.....	15
Appendices	16

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

District Plan Hazard Information

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

Other Natural Hazard Information

Flood Hazards

No information.

Land Stability Hazards

No information.

Coastal Hazards

No information.

Seismic Hazards

No information.

Other Natural Hazards

No information.

Otago Regional Council Hazard Information

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

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

Contaminated Site, Hazardous Substances and Dangerous Goods

Contaminated Site Information

No information.

Historic Dangerous Goods Licence(s)

No information.

Hazardous Substances

No information.

WARNING – Change in legislation and management of hazardous substances

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

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

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

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

Drainage

Drainage plans on file are indicative only.
Obtaining your own independent review may be required before commencing drainage works.

Foul Sewer and Waste Water

Drainage Reticulation Plans

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

Public Sewer Sheets

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

Dunedin City Council Private Drainage plans incomplete

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

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

Water Supply

Urban water supply area – Connected

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

Terms and conditions of supply

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

Water pressure

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

Water reticulation maps

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

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

Rates Details

Rates Assessment Details

Rate Account	4025004
Address	18A Appold Street Dunedin
Valuation Number	27060-56202
Latest Valuation Details	
Capital Value	\$700,000
Land Value	\$235,000
Value of Improvements	\$465,000
Area (Hectares)	0.05HA
Units of Use	1
Current Rates	
Current Rating Year Starting	01-Jul-2025
Dunedin City Council Rates	\$4,251.43
Rates Outstanding for Year	\$1,062.88

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

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

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

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

Building and Drainage Consents

The following consents are recorded for this property:

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

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

[ABA-2014-1015](#) Building Consent - Erect Dwelling with Attached Garage

Lodgement Date	13-Jun-2014
Decision	Granted
Decision Date	07-Aug-2014
Current Status	CCC Issued
Previous Number	
<i>(Applications before 2007)</i>	

Certificate of Acceptance

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

[COA-2014-36](#) Certificate of Acceptance - Erect Retaining Wall

Lodgement Date	24-Jun-2014
Decision	Granted
Decision Date	14-Jun-2022
Current Status	COA Issued

Building and Drainage 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.

Building Notices

No Building Notices

Resource Consents

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

[SUB-2008-103](#) - Subdivision Consent



Description	Two Lot Residential Subdivision
Lodgement Date	30-Jun-2008
Decision	Granted
Decision Date	24-Apr-2009
Current Status	s224c Issued

[LUC-2013-510](#) - Land Use Consent

Description	undertake earthworks and construct retaining wall
Lodgement Date	12-Dec-2013
Decision	Granted
Decision Date	13-Feb-2014
Current Status	Consent Superseded

[LUC-2013-510/A](#) - Land Use Consent

Description	s127 change or cancellation of conditions
Lodgement Date	15-Jul-2014
Decision	s127 Upheld
Decision Date	05-Aug-2014
Current Status	Consent Issued

Alcohol Licensing

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

Health Licensing

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

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

No information.

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

District Plan

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

SECOND GENERATION DISTRICT PLAN INFORMATION

Zoning

- General Residential 1 (refer Section 15, Residential)

Scheduled Items

- Nil

Overlay Zones

- Nil

Mapped Areas

- Nil

District Plan Map

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

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

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

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

No information.

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

No information.

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

Building Information

Drainage

Form 5 (building consent) copy

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

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

Minimum Floor Levels

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

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

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

Planning

[Resource Consents within 50m of 18A Appold Street Dunedin](#)

[1116 R Maryhill Terrace Dunedin](#)

[RMA-2004-367889](#) Resource Management Act (Historical Data) PARKING PLATFORM IN FRONT YARD AND ON ROAD RESERVE (Non-Notified - Restricted Discretionary). The outcome was Granted on 06/07/2004.

[5023600 15 Appold Street Dunedin](#)

[LUC-2008-437](#) Land Use Consent Alterations and additions to existing dwelling. The outcome was Granted on 19/08/2008.

[5023630 95 Maryhill Terrace Dunedin](#)

[LUC-2013-250](#) Land Use Consent extend porch/covered deck. The outcome was Granted on 16/07/2013.

[RMA-2004-367889](#) Resource Management Act (Historical Data) PARKING PLATFORM IN FRONT YARD AND ON ROAD RESERVE (Non-Notified - Restricted Discretionary). The outcome was Granted on 06/07/2004.

[5023632 93 Maryhill Terrace Dunedin](#)

[RMA-1995-352781](#) Resource Management Act (Historical Data) DISPENSATION (Non-Notified - Non Complying). The outcome was Granted on 06/04/1990.

[5023634 89 Maryhill Terrace Dunedin](#)

[LUC-2017-503](#) Land Use Consent land use consent to construct a second vehicle crossing on a site with less than 18 metres of road frontage. The outcome was Granted on 25/10/2017.

[RMA-2002-365773](#) Resource Management Act (Historical Data) CONSTRUCT CARPORT WITHIN FRONT AND SIDE YARDS AND WIHTIN ROAD RESERVE (Non-Notified - Restricted Discretionary). The outcome was Granted on 23/07/2002.

[RMA-2002-365574](#) Resource Management Act (Historical Data) ERECT SHED (Non-Notified - Restricted Discretionary). The outcome was Granted on 10/04/2002.

[5023635 87 Maryhill Terrace Dunedin](#)

[RMA-1993-356329](#) Resource Management Act (Historical Data) Ownr:MAX WALKER / App: MAX WALKER (Non-Notified - Non Complying). The outcome was Granted on 22/11/1993.

[5023636 83 Maryhill Terrace Dunedin](#)

[RMA-2006-370575](#) Resource Management Act (Historical Data) ERECT RETAINING WALL (Non-Notified - Restricted Discretionary). The outcome was Granted on 26/10/2006.

[5023637 3 Vickery Place Dunedin](#)

[LUC-2010-509](#) Land Use Consent construct a deck already built. The outcome was Granted on 30/11/2010.

[5023641 14 Appold Street Dunedin](#)

[LUC-2026-40](#) Land Use Consent To undertake earthworks large-scale associated with a replacement retaining wall. The outcome was Granted on 11/03/2026.

[LUC-2014-63](#) Land Use Consent construct a second dwelling. The outcome was Granted on 23/04/2014.

[5023643 20 Appold Street Dunedin](#)

[RMA-2004-368067](#) Resource Management Act (Historical Data) RESIDENTIAL UNIT IN FRONT YARD (Non-Notified - Restricted Discretionary). The outcome was Granted on 06/08/2004.

[POL-2004-350224](#) Planning Other Legislation CANCELLATION OF BUILDING LINE RESTRICTION (Other). The outcome was Granted on 28/04/2004.

[5023645 2 Vickery Place Dunedin](#)

[RMA-1995-350499](#) Resource Management Act (Historical Data) Subdivision Ownr:SOMMERVILLE G.R. / App: D.G. Hatfield PO Box 235 (Non-Notified - Non Complying).

[5105608 79 Maryhill Terrace Dunedin](#)

[LUC-2012-542](#) Land Use Consent consequential land use consent as the result of a subdivision. The outcome was Granted on 30/11/2012.

[SUB-2012-91](#) Subdivision Consent unit title subdivision. The outcome was Granted on 30/11/2012.

[POL-2004-350272](#) Planning Other Legislation RIGHT OF WAY DP 341451-dep 18/11/04 (Other). The outcome was Granted on 05/10/2004.

[5107183 99 Maryhill Terrace Dunedin](#)

[SUB-2008-182/D](#) Subdivision Consent s125 Extension of Time for SUB-2008-182/B, Four lot Subdivision - Stage 2 (Stage 1 completed). The outcome was s125 Granted on 13/02/2019.

[SUB-2008-182/B](#) Subdivision Consent Stage 2. The outcome was Staged Subdivision on 28/11/2017.

[SUB-2008-182/B](#) Subdivision Consent Stage 1. The outcome was Staged Subdivision on 28/11/2017.

[SUB-2008-182/B](#) Subdivision Consent s127 change of conditions for SUB-2008-182. The outcome was s127 Upheld on 28/11/2017.

[5115554 18 Appold Street Dunedin](#)

[SUB-2008-103](#) Subdivision Consent Two Lot Residential Subdivision. The outcome was Granted on 24/04/2009.

[5126322 101 Maryhill Terrace Dunedin](#)

[SUB-2008-182/D](#) Subdivision Consent s125 Extension of Time for SUB-2008-182/B, Four lot Subdivision - Stage 2 (Stage 1 completed). The outcome was s125 Granted on 13/02/2019.

[SUB-2008-182/B](#) Subdivision Consent Stage 1. The outcome was Staged Subdivision on 28/11/2017.

[SUB-2008-182/B](#) Subdivision Consent s127 change of conditions for SUB-2008-182. The outcome was s127 Upheld on 28/11/2017.

[POL-2009-7](#) Planning Other Legislation partial removal of Building Line Restriction. The outcome was Granted on 19/02/2009.

[SUB-2008-182](#) Subdivision Consent Four Lot Residential 1 Subdivision. The outcome was Granted on 19/02/2009.

[RMA-2001-364959](#) Resource Management Act (Historical Data) REMOVE ENGLISH BEECH TREE >500m TRUNK (TDP) (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 22/08/2001.

[RMA-1999-363275](#) Resource Management Act (Historical Data) TO REMOVE A HOHERIA TREE (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 20/08/1999.

Other Planning Comments

Consent Notice

The record of title for this property has a consent notice recorded against it:

- CONO 9125765.3

A copy of the consent notice is attached to this LIM. The conditions in the consent notice must be complied with on an ongoing basis.

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

Accuracy of Boundaries

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

Access to Site

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

Heritage New Zealand Pouhere Taonga Act 2014

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

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

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

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

If you would like a copy of any Resource Consent decision or advice on the current status and relevance of any planning matter referred to in the LIM, enquiries may be made at the Planning Enquiries desk on the Ground Floor of the Civic Centre, 50 The Octagon, or by phoning 477 4000 and asking for the Duty Planner.

Planners are available at the Planning Enquiries desk to answer your enquiries between 8:30am and 5:00pm weekdays.

3 Waters

Information Regarding Watercourses

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

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

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

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

Transport

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

Shared private driveway – vehicle access to this property is over adjoining property boundary.

Access to this property appears to be via a private driveway over the adjoining property boundary. The maintenance of the private driveway/s is the property owners/users responsibility. Please consult with your Lawyer to find out if this is registered under your property title and/or there is a formal agreement in place between the owners/users of all private accesses in order, to clarify maintenance responsibilities and access permission for the owners/users.

Private stormwater lateral.

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

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

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

Glossary of Terms and Abbreviations

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

Consent, Permit, Licence & Complaint types

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

Terms used in Permits & Consents

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

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

General terms

RDMS Records and Document Management System

Appendices



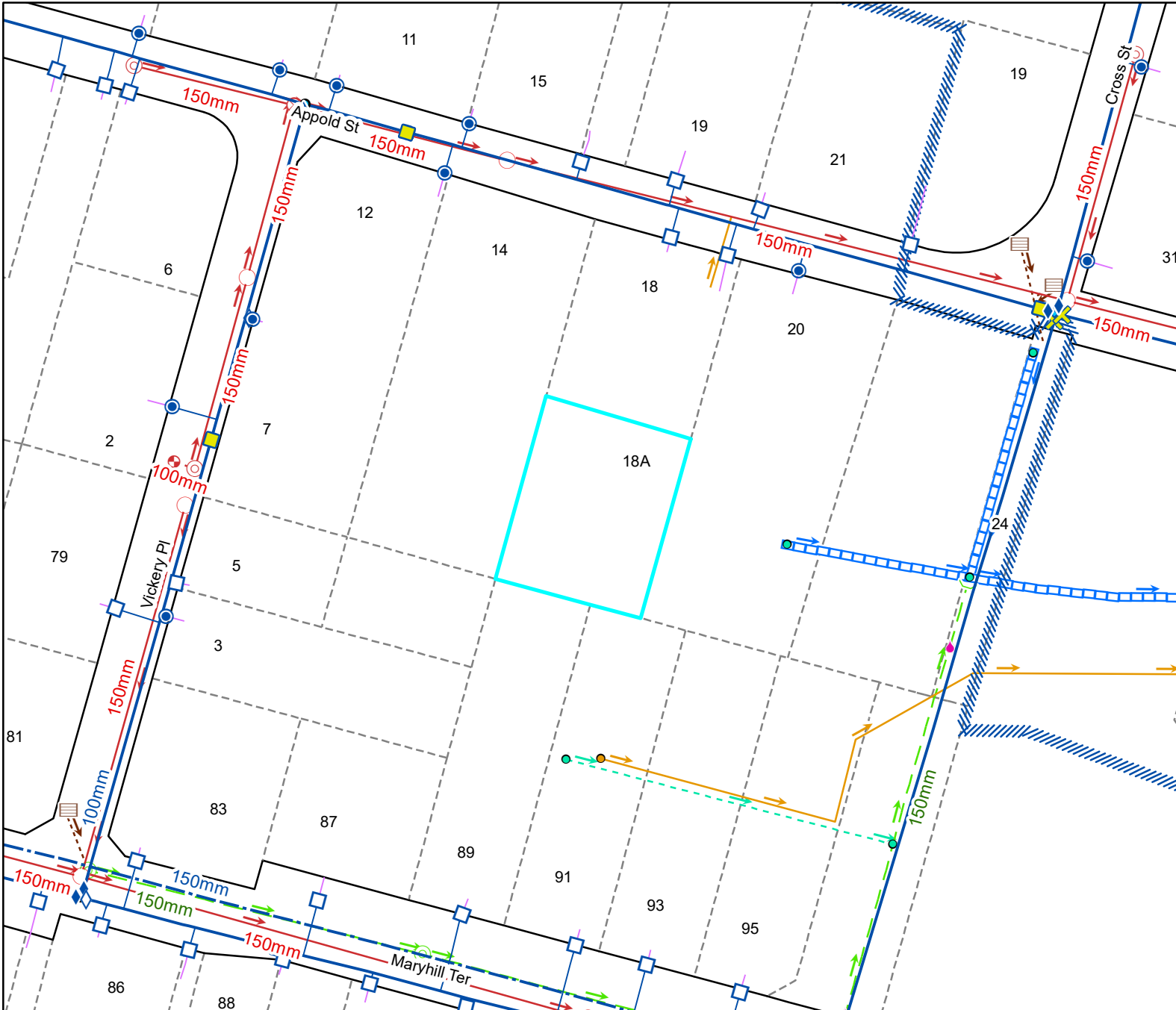
Photographic Map

Scale at A4:
1:750
11/05/2026
8:02:18 PM



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

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Legend

- | | | | |
|---|-----------------------------------|------------------|--------------------------------|
| Water Supply | | NR▶ | Water Non-Return Valve |
| □ | Manifold Box | ⊛ | Water Pump Station |
| ○ | Water Meter | ▲ | Water Bore |
| ○ | Toby | ■ | Water Treatment Plant |
| □ | Meter without manifold box | ● | Water Storage Tank |
| ○ | Retic Flow Meter | — | Supply Main |
| ○ | Combination Meter | — | Trunk Main |
| □ | Manifold Box With Restrictor | — | Disused |
| ✕ | Water Valve - Zone | — | Reticulation |
| NR▶ | Non Return Valve | — | Rider |
| ◇ | Water Valve - Gate | — | Scour |
| ◇ | Water Valve - Sluice | — | Water Service Lateral |
| ■ | Water Hydrant | — | Water Fire Service Lateral |
| ▶ | Water Backflow Preventor - RPZ | — | Water Critical Service Lateral |
| | | — | Water Zone Boundary |
| | | — | Water Reservoir |
| | | ✕ | Redundant Water Main |
| NOTE: Private water services have the same symbols as those above, however they are coloured pink. | | | |
| Foul Sewerage | | ⊛ | Pump Station |
| ○ | Standard Manhole | ■ | Treatment Plant |
| ○ | Valve Chamber (pressurised) | ○ | Vent |
| □ | Boundary Kit | ● | Foul Sewer Node |
| NR▶ | Non-Return Valve | — | Foul Drains in Common (public) |
| ⊛ | Pump Station Domestic | — | Sewer |
| ○ | Drop Manhole | — | Trunk Sewer |
| ○ | Inspection Manhole | — | Vent Line |
| ○ | Inspection Opening | — | Rising Main |
| ○ | Lamphole | — | Redundant Foul Sewer Pipe |
| ○ | Outlet | | |
| NOTE: Private foul drains have the same symbols as those above, however they are coloured orange. | | | |
| Stormwater | | ■ | Roading Bubble-Up Tank |
| ■ | SW Bubble-up Tank | ■ | Roading Mudtank |
| ⊛ | SW Drop Manhole | — | Stormwater Main |
| □ | SW Insp Chamber and Grating Inlet | — | Stormwater Trunk Main |
| ○ | SW Inspection Manhole | — | DCC Open Channel |
| ○ | SW Inspection Opening | — | Piped WC |
| ○ | SW Lamphole | — | Open WC |
| ■ | SW Mudtank Inlet | — | Culvert |
| ○ | SW Outlet | — | Stormwater Mudtank Pipe |
| ○ | SW Pipe Inlet | — | Redundant Stormwater Main |
| ○ | SW Pressure Manhole | □ | SW Sump |
| ○ | SW Standard Manhole | ⊛ | SW Pump Station |
| ○ | SW Stormwater Node | | |
| NOTE: Private stormwater drains have the same symbols as those above, however they are coloured light green. | | | |
| General | | Cadastral | |
| — | DCC Water & Waste Structure | — | Parcel |
| — | Railway Centreline | — | Road/Rail |
| | | — | Hydro |
| | | — | Motorway Parcels |
| | | — | Strata |
| | | — | Easment (where recorded) |



CODE COMPLIANCE CERTIFICATE

DCCBCA-F4-07-v3.0

Section 95, Building Act 2004

CCC NO:	ABA-2014-1015	Telephone No:	03 477 4000
APPLICANT		PROJECT	
W R Fuller and A H C Wei 18A Appold Street Dunedin 9011		Work Type: New Construction Intended Use/Description of Work: Erect Dwelling with Attached Garage Intended Life: Indefinite, not less than 50 years.	
PROJECT LOCATION		This CCC also applies to the following Amended Consents: N/A	
18A Appold Street Dunedin			
LEGAL DESCRIPTION			
Legal Description: LOT 2 DP 435635 Valuation Roll No: 27060-56202 Building Name: N/A			

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

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

Compliance Schedule attached

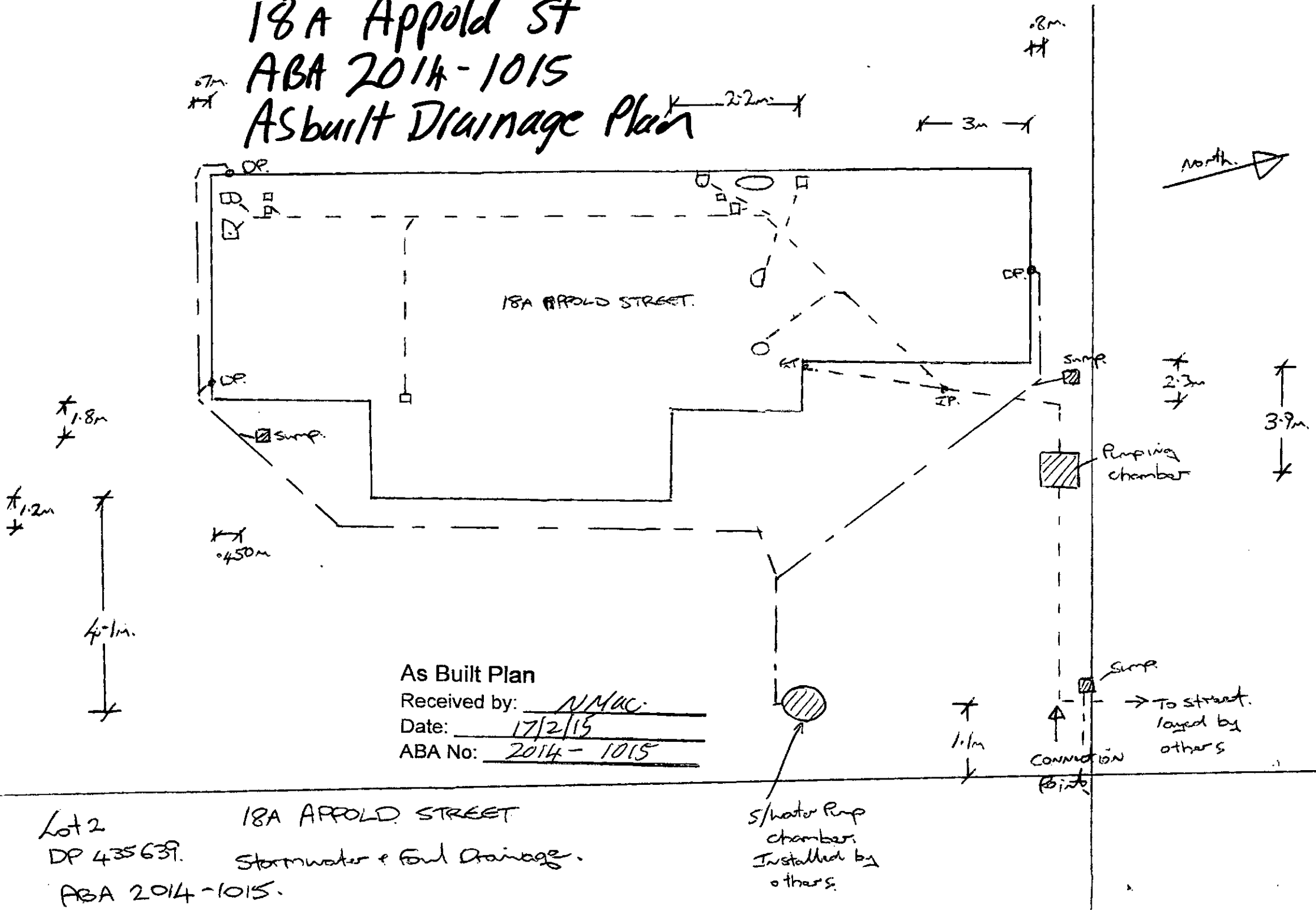
Signed for and on behalf of the Council:



Team Leader Inspections

Date: 27 May 2015

18A Appold St ABA 2014-1015 Asbuilt Drainage Plan



As Built Plan
 Received by: NMAC
 Date: 17/2/15
 ABA No: 2014-1015

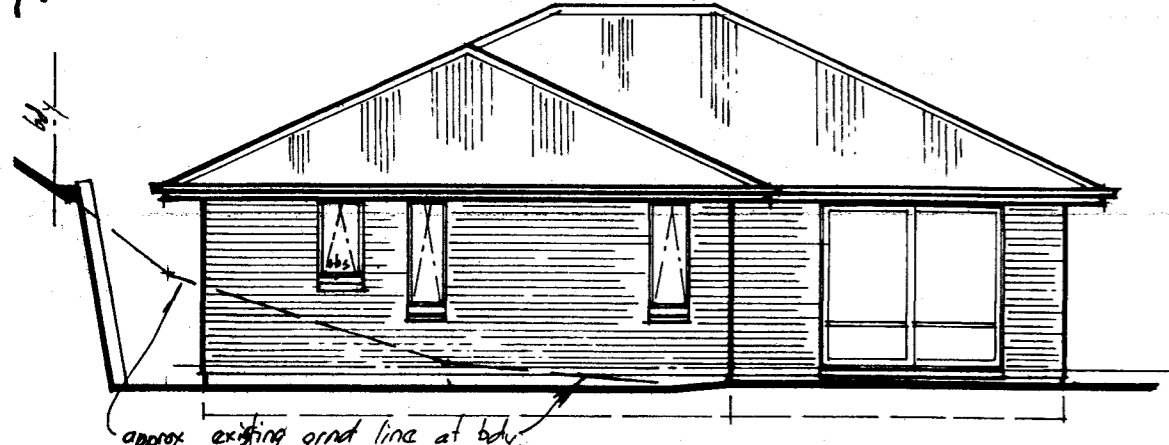
Lot 2
 DP 435639.
 ABA 2014-1015.

18A APPOLD STREET
 Stormwater & Foul Drainage.

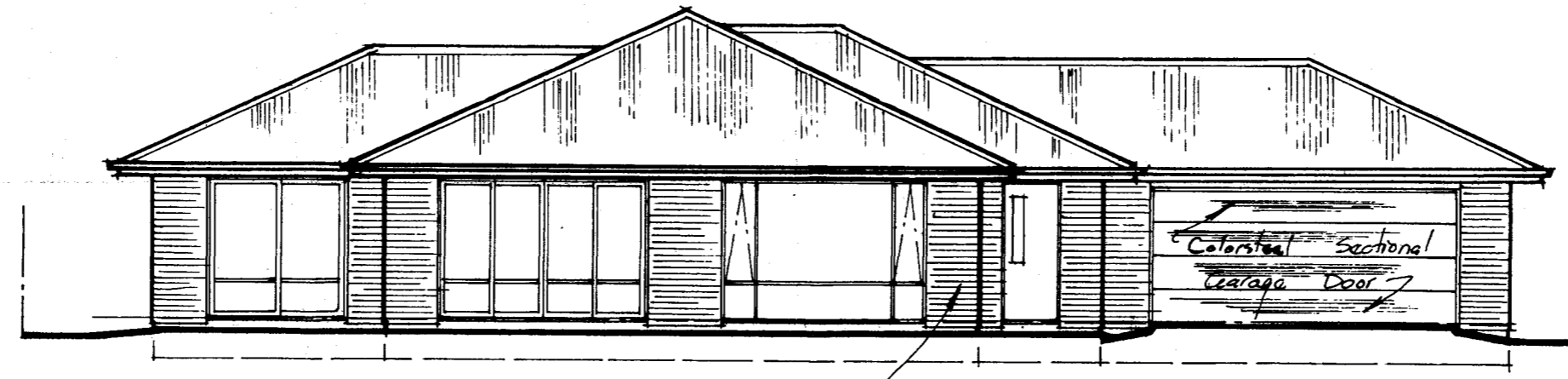
S/water Pump
 chambers
 Installed by
 others.

CONNECTION
 To street.
 layed by
 others

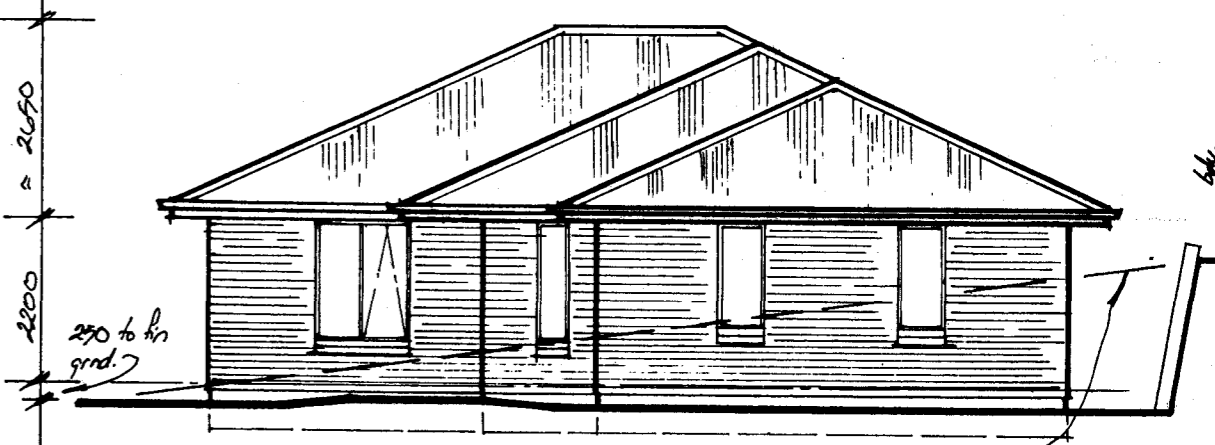
A2



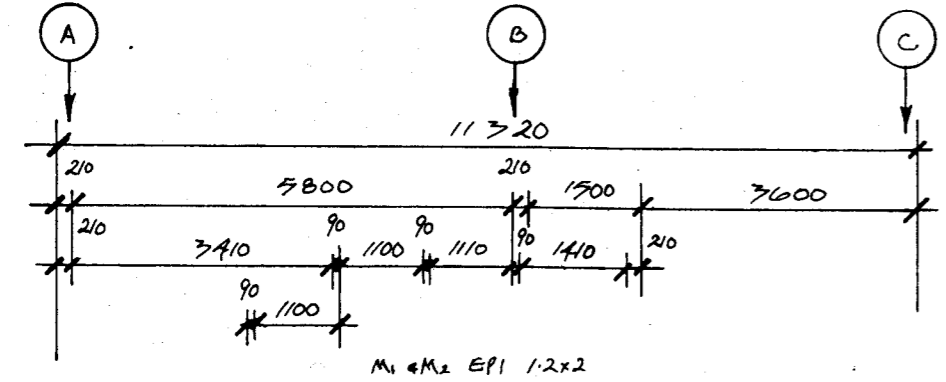
SOUTH ELEVATION
1/100



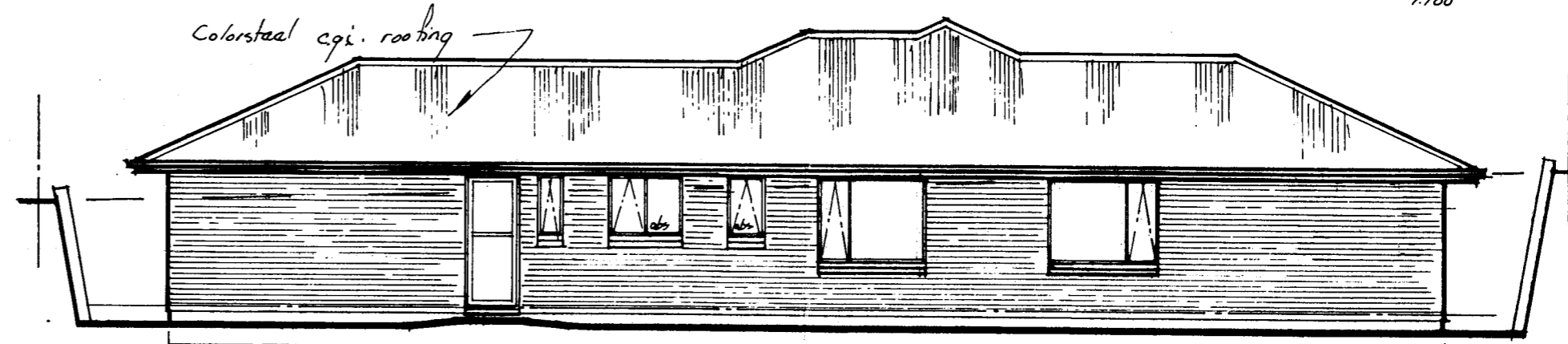
EAST ELEVATION
1/100



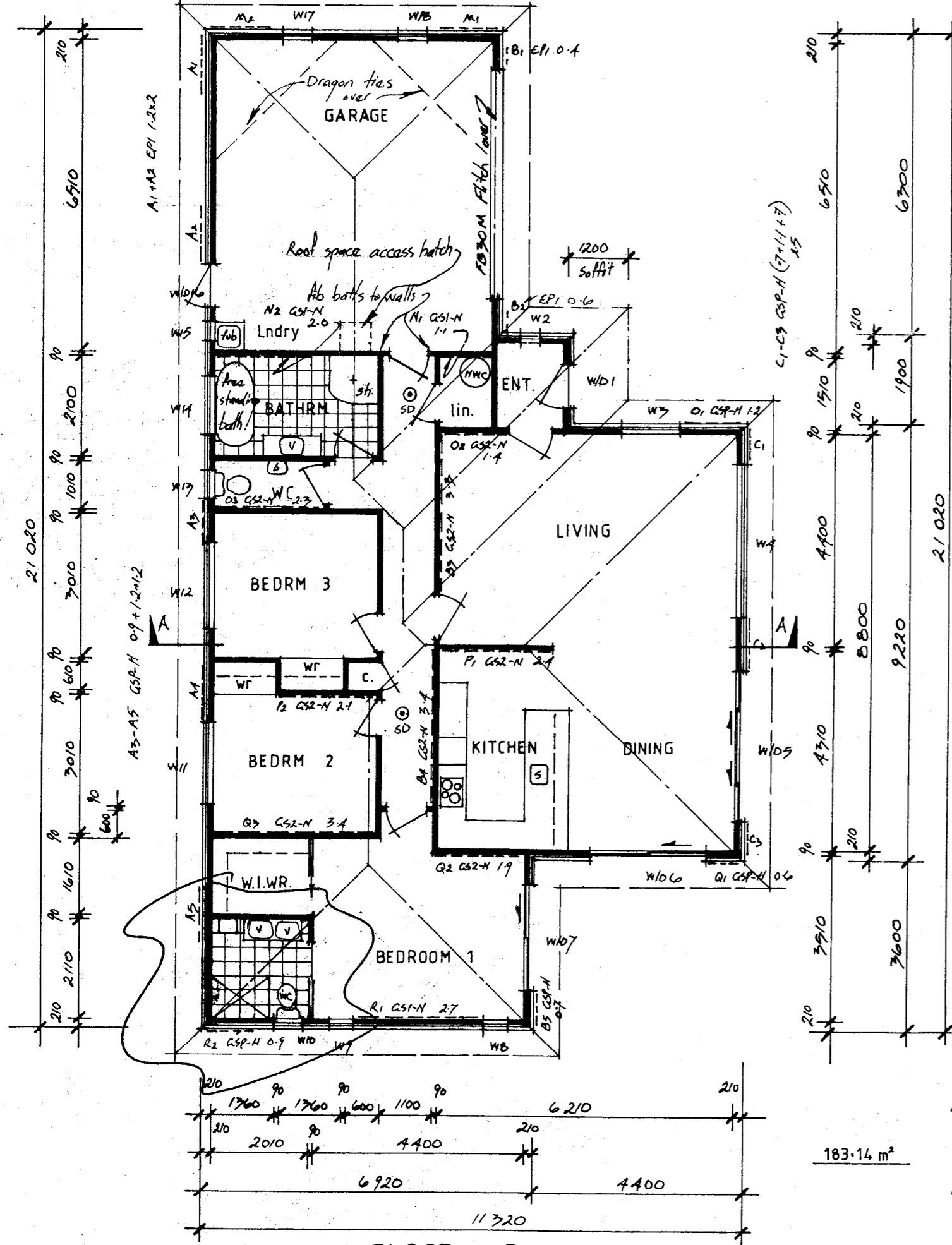
NORTH ELEVATION
1/100



WIND ZONE - High.
SNOW ZONE - N5
EXPOSURE ZONE - C



WEST ELEVATION
1/100



FLOOR PLAN

183.14 m²

As Built Plan
Received by: *S. Carson*
Date: 13-3-15
ABA No: 14-1015

NOTE - Concrete foundation seated on conc. piles - All piles to be 500 φ augured concrete piles (P.C. = 17.5 MPa) cast 500 mm min. into solid bearing soil - Contractor shall contact Engineer to inspect piles excavations prior to pouring concrete. - see street 2.

WINDOW SCHEDULE - Hi compl. thru SCHEDULE METHOD.						GLAZING AREA
NUMBER	SIZE (LxH)	LINER SIZE	LINE FINISH	COMMENTS - Units double glazed alumin. except W15 - W16 single glazed.	GLAZING AREA	EXISTING AREA
W101	910 x 2200	2/100x50's	E	Exterior grade alumin. Entry door with viewing panel. - rebate sill.	2.00 m ²	
W2	400 x 1600	2/100x50's	E		0.64 m ²	
W3	1200 x 1600	2/100x50's	F		1.92 m ²	
W4	3200 x 2200	2/200x50's	G	Safety glaze all lower panels, rebate sill.	7.04 m ²	
W105	3200 x 2200	2/200x50's	G	4 panel sliding door set, safety glaze lower panels, rebate sill.	7.04 m ²	
W106	2400 x 2200	2/250x50's	F	2 panel sliding door set, safety glaze lower panels, rebate sill.	5.28 m ²	
W107	2200 x 2200	2/200x50's	G	2 panel sliding door set, safety glaze lower panels, rebate sill.	4.84 m ²	
W8 & W9	500 x 1400	2/100x50's	E		1.40 m ²	
W10	600 x 1000	2/100x50's	E	Obscure safety glaze.	0.60 m ²	
W11 & W12	1600 x 1400	2/150x50's	F		4.48 m ²	
W13	600 x 1000	2/100x50's	E	Obscure glaze.	0.60 m ²	
W14	1200 x 1000	2/150x50's	F	Obscure safety glaze.	1.20 m ²	
W15	400 x 1000	2/100x50's	E	Single glaze.	N/A	
W1016	860 x 2200	2/100x50's	F	Single glazed, hinged alumin. door - Safety glaze lower panel - rebate sill.	N/A	
W17 & W18	600 x 1400	2/100x50's	E		N/A	
					Total Glazing Area.	37.04 m²
					Total Insulated Wall Area. (51.12 x 2.45)	125.24
					% Glazing.	29.6%

WET AREA LINING SCHEDULE -
 Allow to fix waterproof membrane (Damprix 2) and lay non-slip floor tiles to En suite and Bathrm. Similarly fix wall tiles to walls of Bathrm to a min. height of 300 mm above top bath height.
 Allow to fix non-slip floor vinyl to WC and Kitchen areas.
 To all walls of En suite & Bathrm not tiled and excluding prop. shower liners but including ceilings of these areas, apply approved sealer and 3 coats of Enamel Paint all to manuf. specifications.
 Kitchen sink to be stainless steel, sealed into Formica or equiv laminated bench top or 'Maltica' or equiv. joinery, all to comply with NZBC Acceptable Solutions G3.
 All joinery units including vanities & shower trays, to be sealed around perim. to floor.

PROPOSED NEW RESIDENCE
18a APPOLD STREET - DUNEDIN
FOR W. R. FULLER & A. H. C. WEI

18 Appold St

DISCHARGE TO [unclear] Foul Sewer

Kic
804

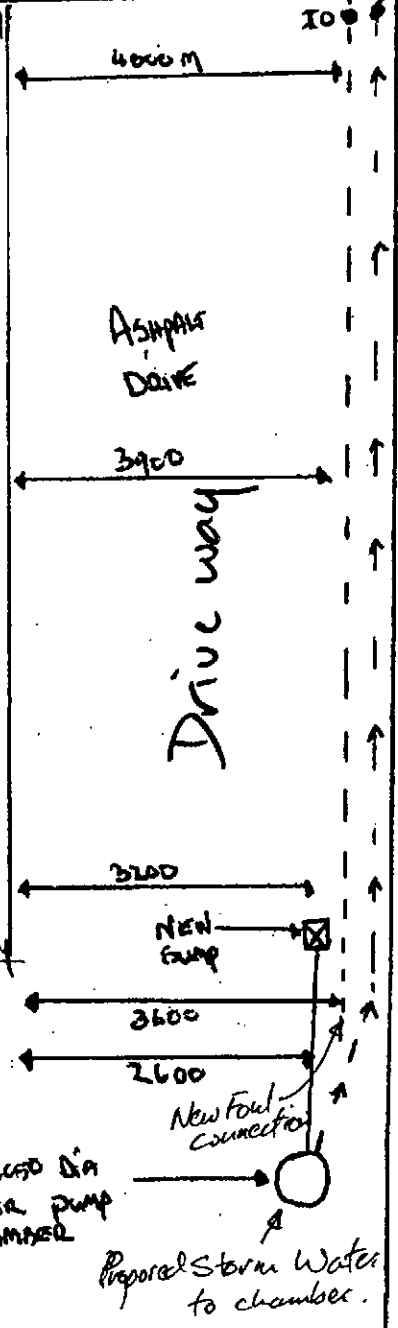
IO
804

18 Appold St

As BUILT DRAINAGE
PLAN

Appold ST *

NOT TO SCALE



Key

● NEW 50 MM
PUMP LINE
FOUL SEWER

→ → NEW 40 MM
PUMP LINE
STORMWATER.

As Built Plan
Received by: [Signature]
Date: 30.4.12
ABA No: 2010/1280

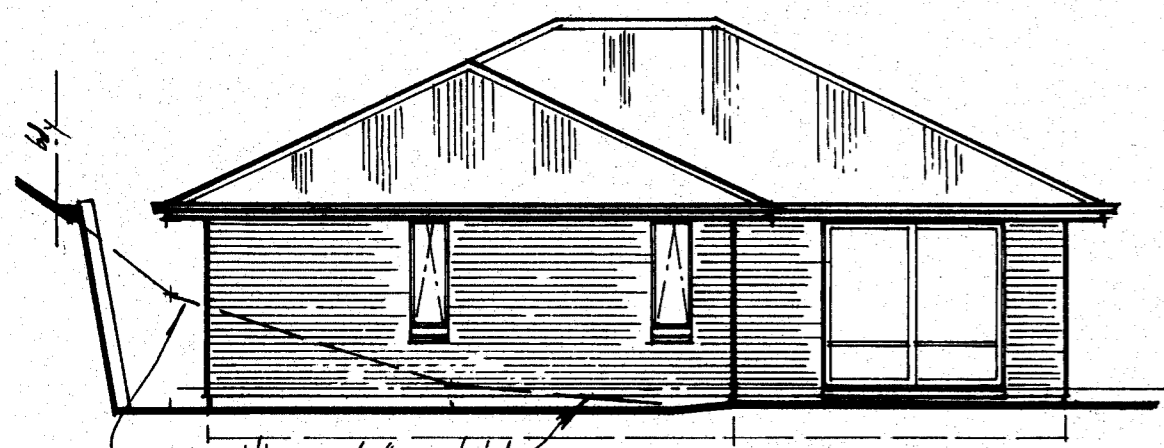
NEW 100 MM
UPPC. STORMWATER
FROM SUMP TO PUMP
CHAMBER

*

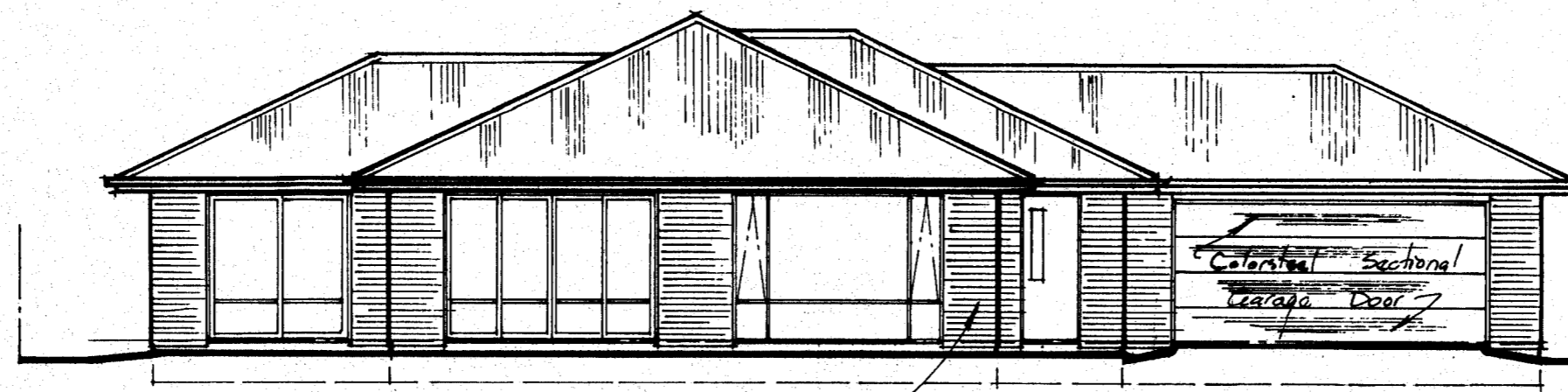
18 A Appold St.

APPROVED FOR [unclear]
[unclear]

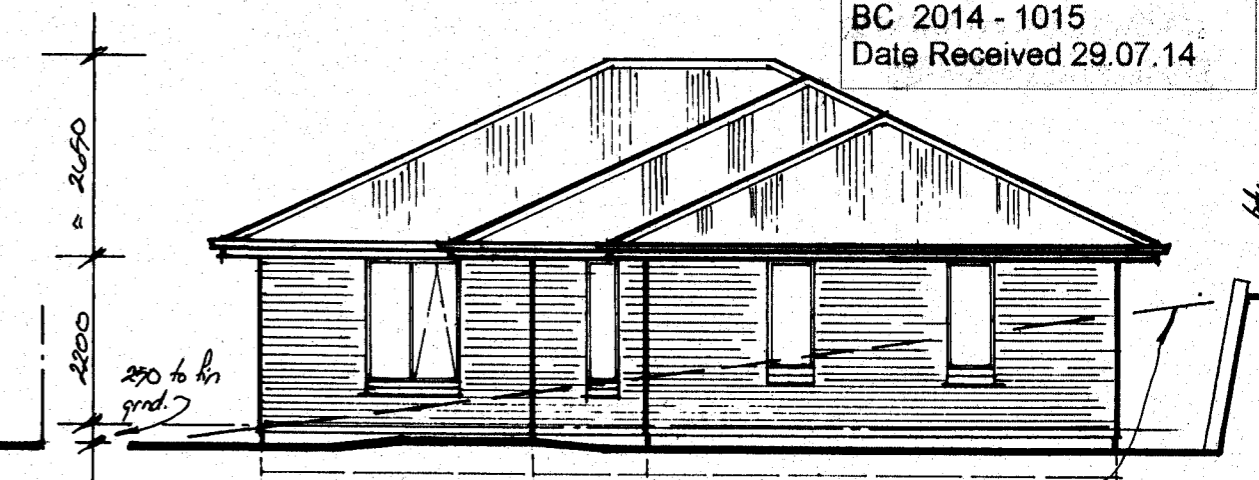
2014 10 15



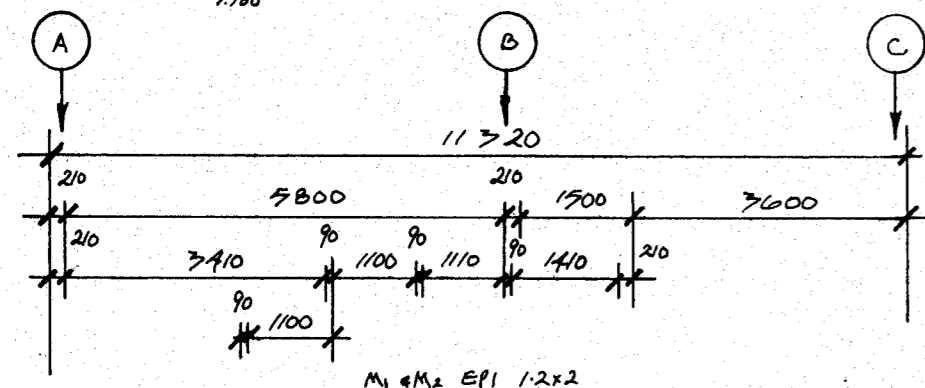
SOUTH ELEVATION
1/100



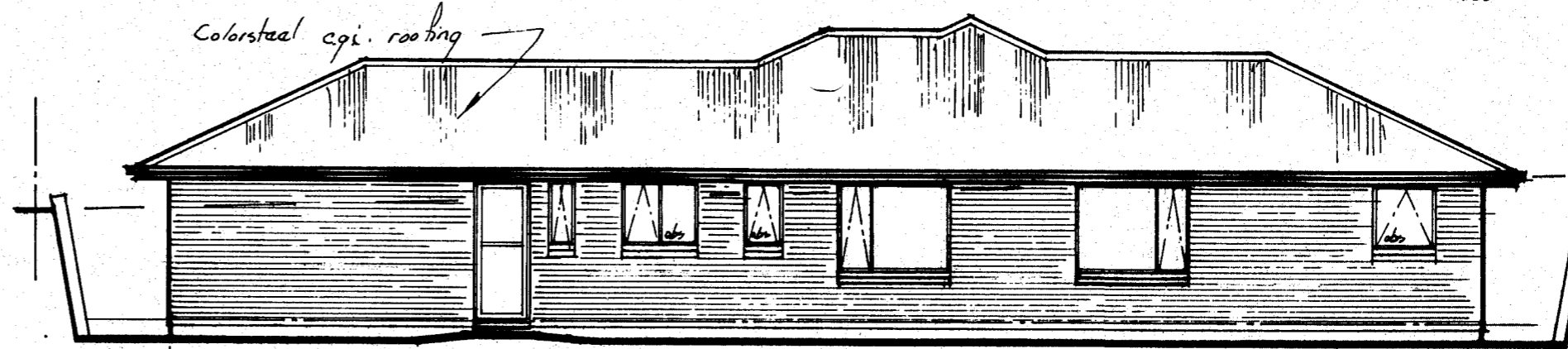
EAST ELEVATION
1/100



NORTH ELEVATION
1/100

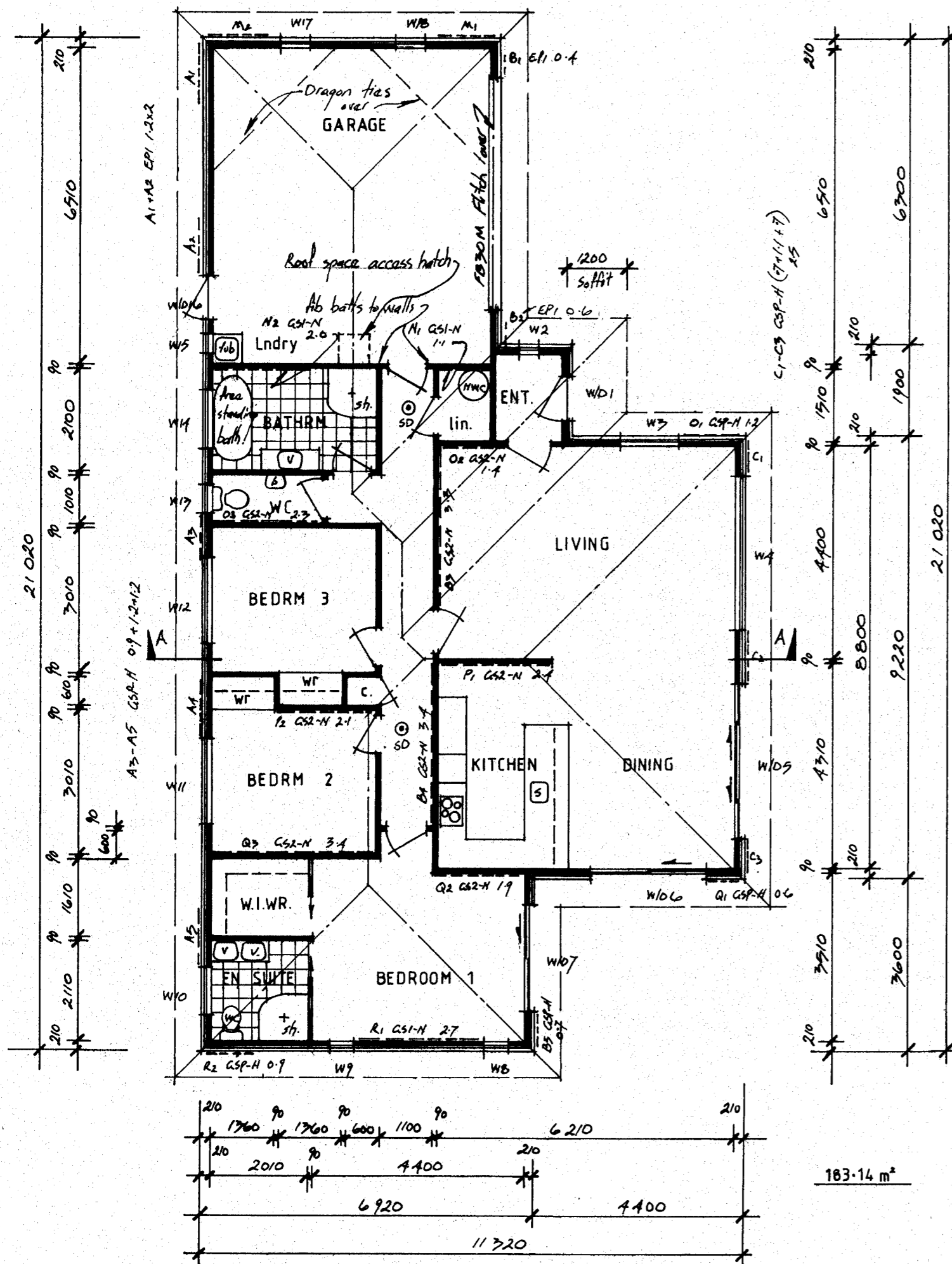


WIND ZONE - High.
SNOW ZONE - N5
EXPOSURE ZONE - C



WEST ELEVATION
1/100

DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENT
2014 - 1015
(2 pages)



FLOOR PLAN

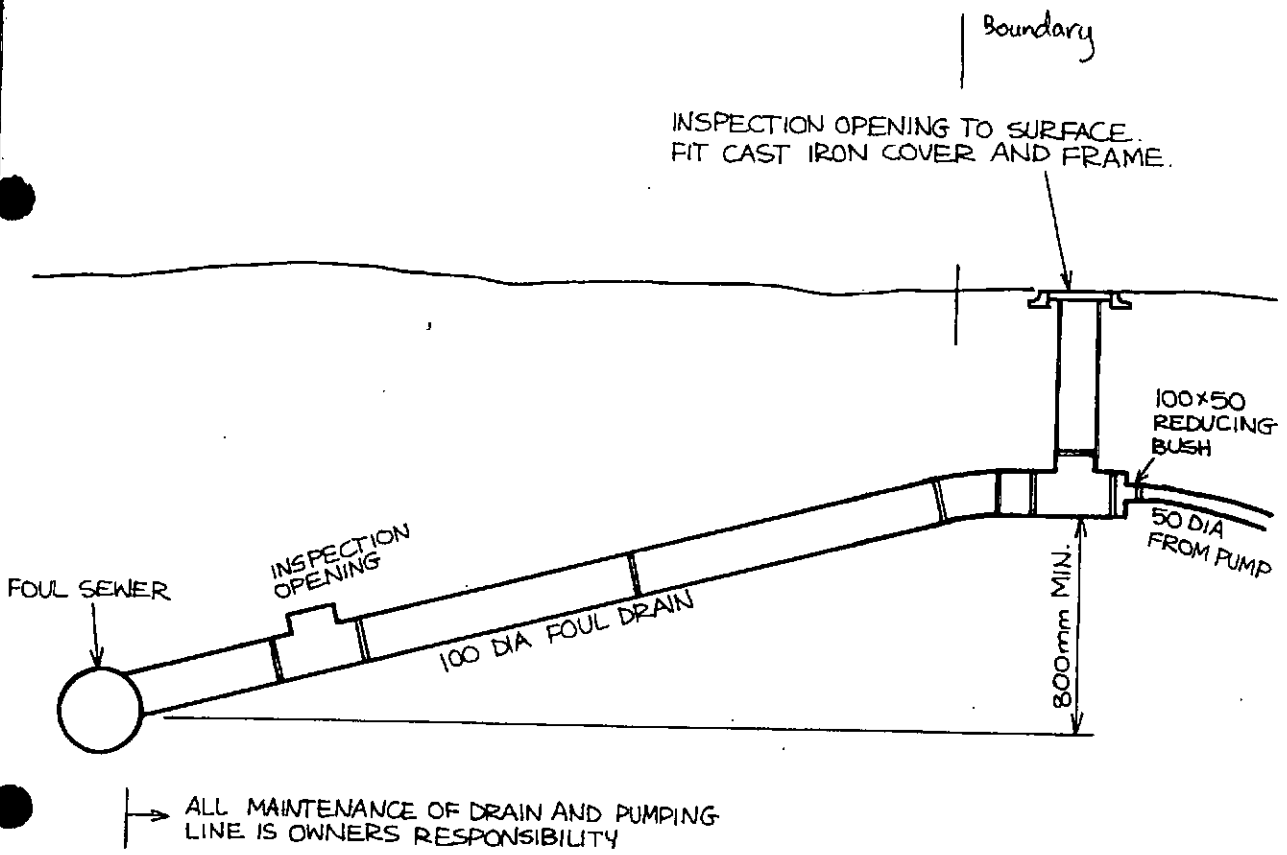
NOTE - Concrete foundation seated on conc. piles - All piles to be 500 Ø augured concrete piles (P.C. = 17.5 MPa) cast 500 mm min. into solid bearing soil - Contractor shall contact Engineer to inspect piles excavations prior to pouring concrete.
- see street 2.

DCC CITY PLANNING
THESE PLANS ARE APPROVED
This development complies with the District Plan(s) subject to **DC-2013-510/A**
Signed: [Signature] Dated: [Date]

WINDOW SCHEDULE - Hi compl. thru SCHEDULE METHOD.						GLAZING AREA
NUMBER	SIZE (LxH)	LINER SIZE	LIN. FINING	COMMENTS - Units double glazed alumin. except W15 - W16 single glazed.	GLAZING AREA	CLIPPING AREA
W101	910 x 2200	2/100x90's	E	Exterior grade alumin. Entry door with viewing panel. - rebate sill.	Est.	2.00 m ²
W2	400 x 1600	2/100x90's	E		Nth.	0.64 m ²
W7	1200 x 1600	2/100x90's	F		Nth.	1.92 m ²
W4	2200 x 2200	2/200x90's	G	Safety glaze all lower panels, rebate sill.	Est.	7.04 m ²
W105	2200 x 2200	2/200x90's	G	4 panel sliding door set, safety glaze lower panels, rebate sill.	Est.	7.04 m ²
W106	2400 x 2200	2/250x90's	F	2 panel sliding door set, safety glaze lower panels, rebate sill.	sth.	5.28 m ²
W107	2200 x 2200	2/200x90's	G	2 panel sliding door set, safety glaze lower panels, rebate sill.	Est.	4.84 m ²
W108 & W9	500 x 1400	2/100x90's	E		sth.	1.40 m ²
W10	1000 x 1000	2/100x90's	E	Obscure safety glaze.	Wst.	1.00 m ²
W11 & W12	1600 x 1400	2/150x90's	F		Wst.	4.40 m ²
W13	600 x 1000	2/100x90's	E	Obscure glaze.	Wst.	0.60 m ²
W14	1200 x 1000	2/150x90's	F	Obscure safety glaze.	Wst.	1.20 m ²
W15	400 x 1000	2/100x90's	E	Single glaze.		N/A
W1016	860 x 2200	2/100x90's	F	Single glazed, tinged alumin. door - safety glaze lower panel - rebate sill.		N/A
W17 & W18	600 x 1400	2/100x90's	E			N/A
Total Glazing Area.						37.44 m ²
Total Insulated Wall Area. (91.12 x 2.15)						125.24
% Glazing.						29.9%

WET AREA LINING SCHEDULE -
Allow to fix waterproof membrane (Damprix 2) and lay non-slip floor tiles to En Suite and Bathroom. Similarly fix wall tiles to walls of Bathroom to a min. height of 300 mm above top bath height.
Allow to fix non-slip floor vinyl to WC and Kitchen areas.
To all walls of En Suite & Bathroom not tiled and excluding prop. shower liners but including ceilings of these areas, apply approved sealer and 3 coats of Enamel Paint all to manuf. specifications.
- Kitchen sink to be stainless steel, sealed into Formica or equiv laminated bench top on 'Maltica' or equiv. joinery, all to comply with NZBC Acceptable Solutions G3.
- All joinery units including vanities & shower trays, to be sealed around perim. to floor.

PROPOSED NEW RESIDENCE
18a APPOLD STREET - DUNEDIN
FOR W. R. FULLER & A. H. C. WEI



DUNEDIN CITY COUNCIL
 APPROVED BUILDING CONSENT (1993/10/14)

2014 1015



DUNEDIN DRAINAGE AND SEWERAGE BOARD	SCALE NOT TO SCALE	DATE 6 JULY 1993
	TYPICAL DETAIL OF PUMPED DRAIN CONNECTION	
	DRAWN D. ROBINSON	F-919
	CHECKED	

DCC COPY

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	
Plumbing	Ray C	Date	09-09-14.
Health		Date	

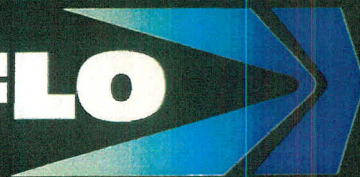
NOTE

Amended Soil pump chamber

ABA 2014 - 1015



FASTFLO



“1000” and “1500” PACKAGED PUMP STATIONS

RAW SEWAGE

EFFLUENT

TRADE WASTE

STORM WATER

“1000” and “1500” PACKAGED PUMP STATIONS

FULLY INTEGRATED SEWAGE PUMPING STATIONS



APPLICATIONS:

- INDIVIDUAL DWELLINGS • BOATSHED FACILITIES
- INDUSTRIAL COMPLEXES • HOSPITALS / HOTELS / MOTELS / SHOPS • SCHOOLS / PARKS / GOLF CLUBS
- CARAVAN PARKS / PICNIC AREAS
- MINE SITES / CONSTRUCTION CAMPS

FASTFLO™ POLYETHYLENE PUMPING STATIONS are prefabricated single or two pump packaged submersible pumping stations which provide easily installed solutions to problems associated with pumping sewage and waste water in locations below sewer level, and where gravity discharge is not feasible.

FASTFLO™ POLYETHYLENE PUMPING STATIONS are fully integrated packages comprising a polyethylene reinforced tank, complete with vortex or macerator pump, discharge pipework, PVC ball lever valve, non return valve, quick coupler, high level float switch, and control panel complete with audio visual alarm.

FASTFLO™ POLYETHYLENE PUMPING STATIONS are supplied for installation into a ready prepared hole, and are designed to reduce 'on site' work to a minimum.

FEATURES:

- LIGHTWEIGHT - easy handled and installed by two men.
- SIMPLE INSTALLATION - Dirt or concrete backfill. No special tools required. All internal plumbing and wiring done.
- SPACE SAVING - all below ground installation.
- SEALED UNIT - No ground water infiltration.

FASTFLO “1000” AND “1500” PACKAGED PUMP STATIONS

OPTION 1 : FASTFLO “1000 VX” or “1500 VX”.

Pump size 0.75kW, 230 Volts. Standard option, suits most domestic situations, whether for sewage or stormwater. Maximum pump head 12 metres. Includes the following:

- Polyethylene ribbed holding tank, complete with pedestrian-rated access lid. Tank Sizes: 1000 ltr -1140mm diameter x 1600mm high
1500 ltr -1140mm diameter x 2100mm high.
- Single phase submersible vortex type pump, with solids handling capability, complete with control float switch. Three-phase option available.
- Pre-fabricated pump pipework and fittings including full-flow non-return valve, isolating valve and quick-release coupling.
- High-level alarm float switch with remote audio-visual alarm.

OPTION 2 : FASTFLO “1000 CR” or “1500 CR”.

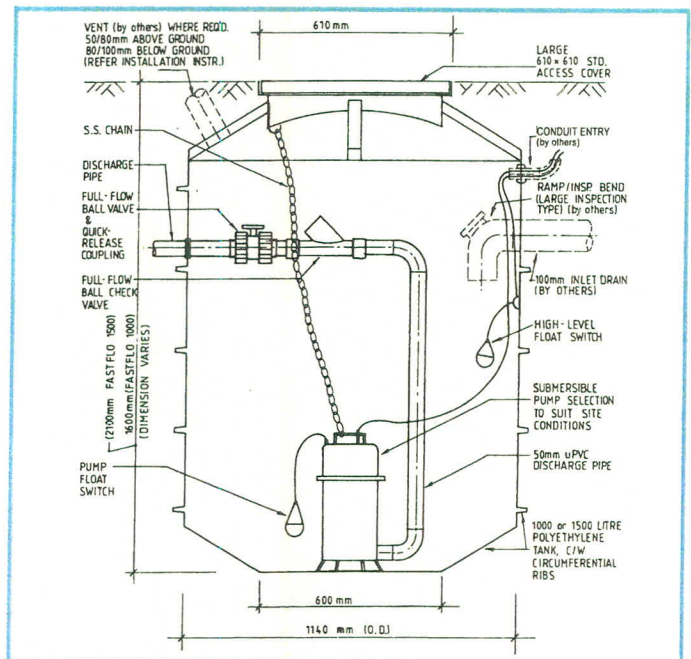
Pump size 0.75kW, 230 Volts. For domestic or light commercial situations where cutter pump is required or specified. Maximum pump head 15 metres. Includes all components as Option 1, except:

- Single phase submersible cutter pump c/w control float switch. Three-phase option available.

OPTION 3 : FASTFLO “1000 PLUS” or “1500 PLUS”

Pump size 1.5kW, 230 Volts. For industrial and/or commercial situations where fibrous materials are entrenched in waste water, or where site conditions call for high pumping discharge heads or long length rising mains. Maximum pump head 26.5 metres. Includes all components as Option 1, except:

- Single phase submersible heavy-duty grinder pump, complete with control float switch. Three-phase option available.



ALL SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE.

NORTHWEST PUMPS & EQUIPMENT

11 JARDEN MILE, NGAURANGA, WELLINGTON
PO BOX 22034 - FREEPHONE: 0800 327 835 - PHONE: 04-472 0751

AVAILABLE FROM:



'1000' PACKAGED PUMP STATIONS

TRADE PRICE LIST : MARCH 2004

OPTION 1 : FASTFLO '1000 VX'

Pump size 0.75kW, 230 Volt.
Standard option, suits most domestic situations,
whether for sewage or stormwater.
Max Pump Head: 12 metres

Includes the following:-

- * Polyethylene ribbed holding tank, complete with pedestrian-rated access lid.
Tank Size: 1600mm high x 1140mm diameter
Total Tank Capacity: 1200 litres
- * Single phase submersible vortex type pump, with solids handling capability, complete with control float switch.
- * Pre-fabricated pump pipework and fittings including full-flow non-return valve, isolating valve and quick-release coupling.
- * High-level alarm float switch with remote audio-visual alarm.

TRADE PRICE for FASTFLO '1000 VX' : . . . \$4200.00 plus GST

OPTION 2 : FASTFLO '1000 CR'

Pump size 0.75kW, 230 Volt.
For domestic or light commercial situations, where cutter pump
is required or specified.
Max Pump Head: 15 metres.

Includes all components as Option 1, except:-

- * Single phase submersible cutter pump c/w control float switch.

TRADE PRICE for FASTFLO '1000 CR' : . . . \$4400.00 plus GST

OPTION 3 : FASTFLO '1000 PLUS'

Pump size 1.5kW, 230 Volt.
For industrial and/or commercial situations, where fibrous materials
are entrenched in waste water, or where site conditions call for high
pump discharge heads, or long length rising mains.
Max Pump Head: 26.5 metres.

Includes all components as Option 1, except:-

- * Single phase submersible heavy-duty grinder pump,
complete with control float switch.

TRADE PRICE for FASTFLO '1000 PLUS' : . . . \$5400.00 plus GST

**NORTHWEST PUMPS
& EQUIPMENT**



11 JARDEN MILE, NGAURANGA, WELLINGTON
FREEPHONE: 0800-FASTFLO (0800-327-835) PHONE: 04-472 0751
POSTAL ADDRESS: P O BOX 22-034 WELLINGTON

**ALL PRICES & SPECIFICATIONS
ARE SUBJECT TO CHANGE
WITHOUT NOTICE.**

SEWAGE & WASTEWATER PUMP STATIONS

1000/1500 SERIES

DESCRIPTION

- Compact in-ground fully automatic pump stations designed for pumping sewage & wastewater in whole house situations where gravity discharge is not feasible

CONSTRUCTION/FEATURES

- Tough PE Holding Tank - 1000 Litre/1500 Litre options c/w Sealed Bolted PE Lid (trafficable rated lid option available if required)
- Robust, Heavy duty sewage pumps - either Vortex (VX), Cutter (CR), or Grinder (GR) options available
- Lightweight - easily handled & installed by 2 men
- Space Saving - all below ground installation
- Sealed Unit - No ground water infiltration
- Labour Saving - on site costs are minimal as all components are supplied, including pipework, valves, control box, and HL alarm
- 2 year pump warranty

APPLICATIONS

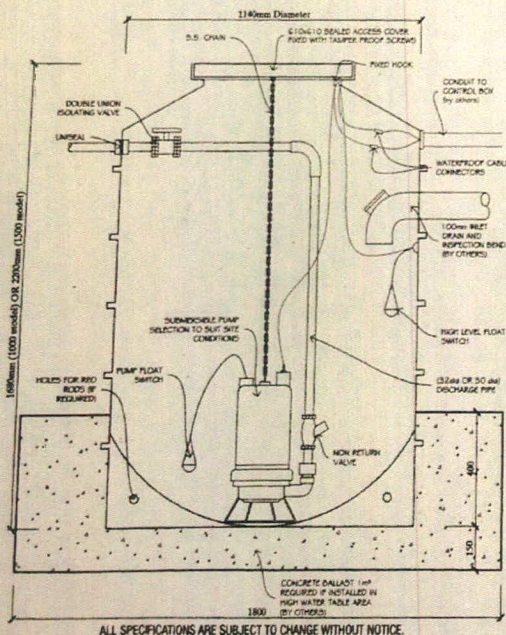
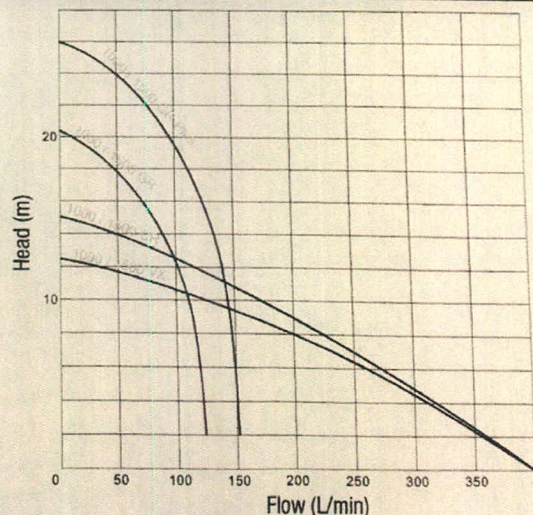
- Individual dwellings/houses
- Kindergartens/Schools/Colleges
- Hotels/Motels/Tourist Complexes
- Caravan Parks/Picnic Areas
- Sports Clubs/Golf Clubs
- Medical Centres/Hospitals
- Boat Shed Facilities
- Industrial Complexes

NB: We do not guarantee these pumps will handle sanitary products

Refer to Technical Overview on pump types on page 54

Model	Motor size	Voltage	Solids Passage	Outlet size
1000 VX	0.75kW	230 V	35mm	50mm
1500 VX				
1000 CR	0.75kW	230 V	40mm	50mm
1500 CR				
1000 GR	1.0kW	230 V	N/A	32mm
1500 GR				
1000 GR PLUS	1.5kW	230V	N/A	32mm
1500 GR PLUS				

HYDRAULIC DATA



Call Free: 0800 FASTFLO or 0800 327 835

PACKAGED PUMP STATIONS

CERTIFICATE OF ACCEPTANCE

DCCBCA-F4-09-v1.0

Section 99, Building Act 2004

COA No:	COA-2014-36	Telephone No:	03 477 4000
APPLICANT		LEGAL DESCRIPTION	
<p>W R Fuller and A H C Wei 18A Appold Street Dunedin 9011</p>		<p>Legal Description: LOT 2 DP 435635</p> <p>Location: 18A Appold Street Dunedin</p> <p>Valuation Roll No: 27060-56202</p> <p>Description of Work: Erect Retaining Wall</p>	

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

- PS4 supplied for the construction monitoring of the retaining wall by Martin Taylor CPEng 209800.
- Barrier above retaining wall

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

Signed for and on behalf of the Council:



Joe Fitzsimmons
Team Leader Inspections
Date: 7 December 2022



Our Ref: 213159-GL221115.doc

Received by: R I Bremer
Date: 06/12/2022
COA-2014-36

F.A.O Ray Bremer

Dunedin City Council
Building Services
Civic Centre
Dunedin

15 November 2022

Dear sirs,

RE: 18A Appold Street, Dunedin – Retaining Wall Barrier

Further to our inspection on 14 November 2022 of the altered barrier along the top of the timber pole retaining wall at the above property we confirm that the barrier has been installed where there is a fall of 1.0m or more and the top of the retaining wall is less than 1.0m above accessible ground levels, and that the height of the top rail and the spacing of the bottom rail meets the requirements of NZ Building Code F4. See photo below.



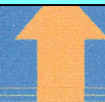
We also confirm that the spacing of the uprights and their fixing to the top of the retaining wall meet the requirements of NZ Building Code B1 based on the information contained within the manufacturers PS1.

We trust that the above is satisfactory to enable the final sign off of the building consent for the property, but should you wish to discuss any matter further please do not hesitate to contact the writer.

Yours sincerely,
UPRIGHT LTD

By: Martin Taylor
BSc(Civil) CEng(UK) MStructE CMEngNZ CPEng(Structures)
Director / Chartered Structural Engineer

cc. Wayne Fuller – 18A Appold Street, Dunedin



PRODUCER STATEMENT – PS1 – DESIGN

(Guidance notes on the use of this form are printed on the reverse side*)

ISSUED BY: **Upright Ltd** **Ref: 213159-PS1-131205**
(Design Firm)

TO: **Wayne Fuller**
(Owner/Developer)

TO BE SUPPLIED TO: **Dunedin City Council**
(Building Consent Authority)

IN RESPECT OF: **Timber Pole Retaining Wall**
(Description of Building Work)

AT: **18A Appold Street, Dunedin**
(Address)

LEGAL DESCRIPTION: **LOT 2 DP 435635 SO**

We have been engaged by the owner/developer referred to above to provide structural engineering services in respect of the requirements of Clause B1 of the Building Code for:

- PART ONLY** of the proposed building work (as described above).

The design carried out by us has been prepared in accordance with:

- Compliance Documents issued by Department of Building and Housing: **B1/VM1, AS/NZS1170, NZS3101, NZS3603.**

Compliance with B2 is achieved on the following specific items using the standards noted below:

- **Timber members – Treatment in accordance with the specification to NZS3603**
(Verification method / acceptable solution)

The proposed building work covered by this producer statement is described on the drawings titled **18A Appold Street, Dunedin** and numbered **213159/SK01- 03 all Rev. B** together with the specification, and other documents set out in any schedule attached to this statement. On behalf of the Design Firm, and subject to:

- (i) Site verification of the following design assumptions: **minimum 80kPa good ground at formation level,**
- (ii) All proprietary products meeting their performance specification requirements;

I **believe on reasonable grounds** the building, if constructed in accordance with the drawings, specifications, and other documents provided or listed in the attached schedule, will comply with the relevant provisions of the Building Code.

I, **Martin Taylor** am **CPEng.# 209800**. I am a Member of **IPENZ** and hold the following qualifications: **BSc(Civil), MStructE, MIPENZ (Structures).**

The design firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than \$200,000*. The design firm is **NOT** a member of ACENZ.

SIGNED BY Martin Taylor on behalf of Upright Ltd.



Date: 2 June 2014 **(signature)**

Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of \$200,000*.

This form is to accompany **Form 2 of the Building (Forms) Regulations 2004** for the application of a Building Consent.

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GUIDANCE ON USE OF PRODUCER STATEMENTS

Producer statements were first introduced with the Building Act 1992. The producer statements were developed by a combined task committee consisting of members of the New Zealand Institute of Architects, Institution of Professional Engineers New Zealand, and Association of Consulting Engineers New Zealand in consultation with the Building Officials Institute of New Zealand. The original suite of producer statements has been revised at the date of the form as a result of enactment of the Building Act (2004) by these organisations to ensure standards use within the industry.

The producer statement system is intended to provide Building Consent Authorities (BCAs) with reasonable grounds for the issue of Building Consent or a Code of Compliance Certificate, without having to duplicate design or construction checking undertaken by others.

Four producer statements are available and brief details on the purpose of each are as follows:-

PS1 Design:	Intended for use by a suitably qualified independent design professional in circumstances where the BCA accepts a producer statement for establishing reasonable grounds to issue a Building Consent.
PS2 Design Review:	Intended for use by a suitably qualified independent design professional where the BCA accepts an independent design professional's review as the basis for establishing reasonable grounds to issue a Building Consent.
PS3 Construction:	Forms commonly used as a certificate of completion of building work are Schedule 6 of NZS 3910:2003 or schedules E1/E2 of NZIA's SCC 2007.
PS4 Construction Review	Intended for use by a suitably qualified independent design professional who undertakes construction monitoring of the building works where the BCA requests a producer statement prior to issuing a Code Compliance Certificate. This must be accompanied by a statement of completion of building work (Schedule 6)

The following guidelines are provided by ACENZ, IPENZ and NZIA to interpret the Producer Statement.

Competence of Design Professional

This statement is made by a Design firm that has undertaken a contract of services for the services named, and is signed by a person authorised by that firm to verify the processes within the firm and competence of its designers.

A competent design professional will have a professional qualification and proven current competence through registration on a national competence-based register, either as a Chartered Professional Engineer (CPEng) or a Registered Architect.

Membership of a professional body, such as the Institution of Professional Engineers New Zealand (IPENZ) or the New Zealand Institute of Architects (NZIA), provides additional assurance of the designer's standing within the profession. If the design firm is a member of the Association of Consulting Engineers New Zealand (ACENZ), this provides additional assurance about the standing of the firm.

Persons or firms meeting these criteria satisfy the term "suitably qualified design professional".

* Professional Indemnity Insurance

As part of membership requirements, ACENZ requires all member firms to hold Professional Indemnity Insurance to a minimum level. The PI insurance minimum stated on the front of this form reflects standard, small projects. If the parties deem this inappropriate for large projects the minimum may be up to \$500,000.

Professional Services during Construction Phase

There are several levels of service which a Design Firm may provide during the construction phase of a project. (CM1-CM5) (OL1-OL4). The Building Consent Authority is encouraged to require that the service to be provided by the Design Firm is appropriate for the project concerned.

Requirement to provide Producer Statement PS4

Building Consent Authorities should ensure that the applicant is aware of any requirement to provide producer statements for the construction phase of building work at the time the building consent is issued as no design professional should be expected to provide a producer statement unless such a requirement forms part of the Design Firm's engagement.

Attached Particulars

Attached particulars referred to in this producer statement refer to supplementary information appended to the producer statement.

Refer Also:

1. Conditions of Contract for Building & Civil Engineering Construction NZS 3910: 2003
2. NZIA Standard Conditions of Contract SCC 2007 (1st edition)
3. Guideline of the Briefing & Engagement for Consulting Engineering Services (ACENZ/IPENZ 2004)

Based on the ACENZ/IPENZ/NZIA Proforma May 2007

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COPY

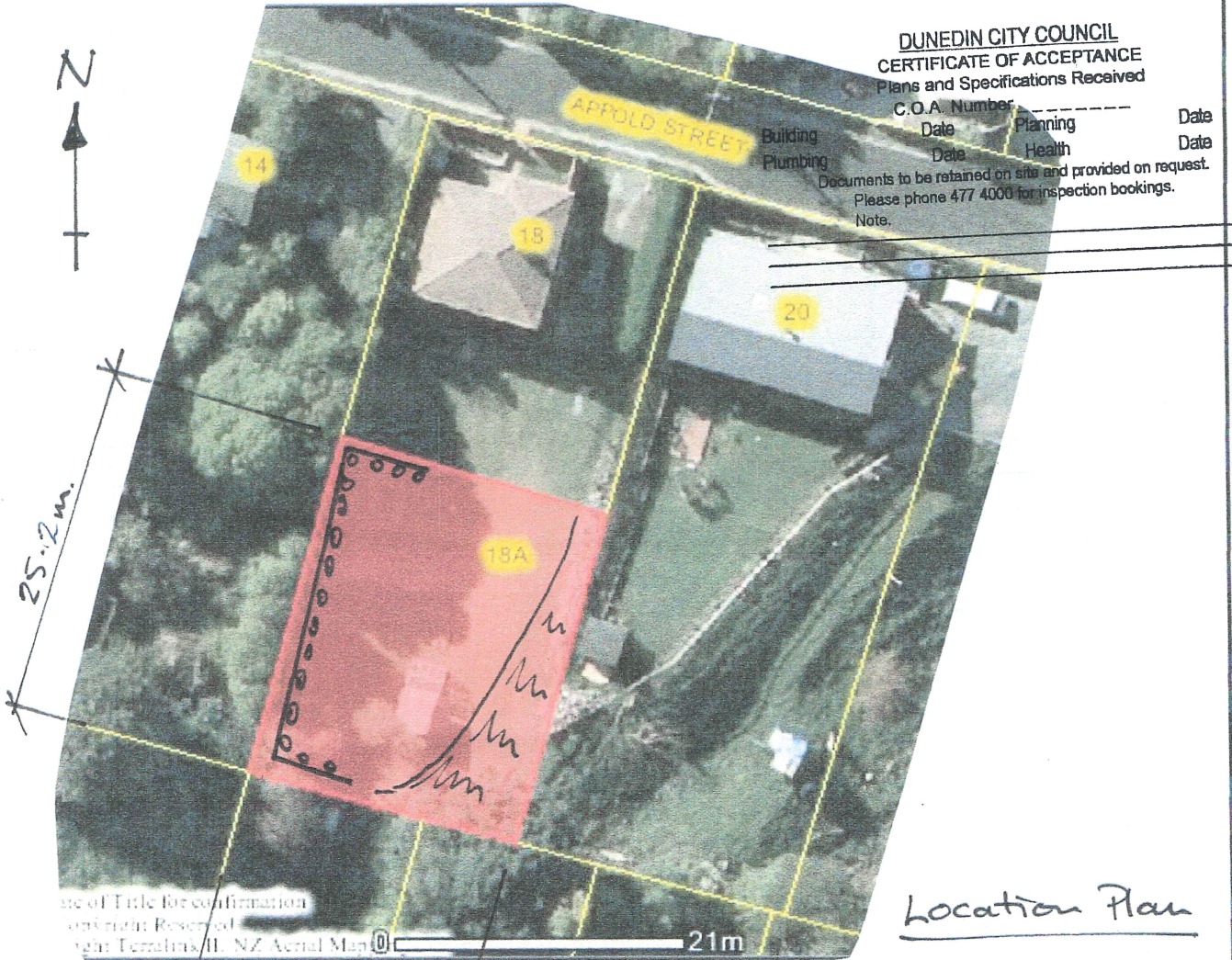
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Job No. 213159

Drawing Title Retaining Wall Details

Sheet No. SK.01 B

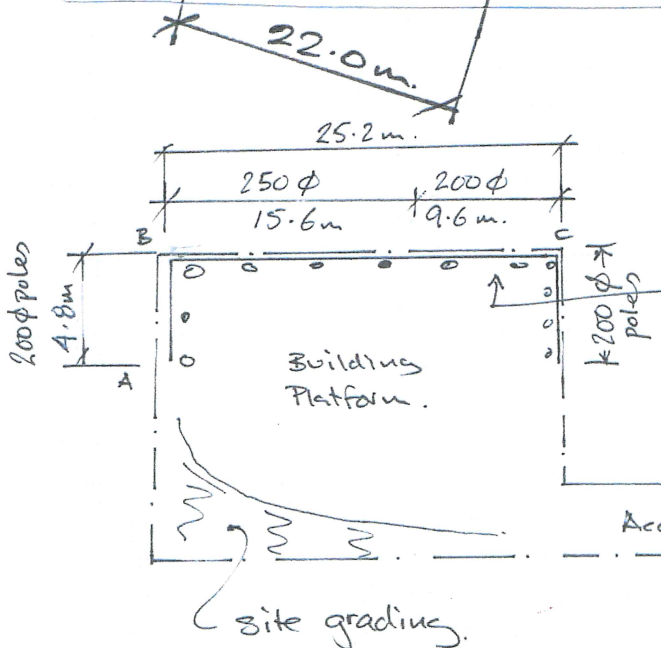
Drawn by MT Date 12/13



DCC CITY PLANNING
RESOURCE CONSENT REQUIRED

The Plans for this development do not comply with the District Plan(s).

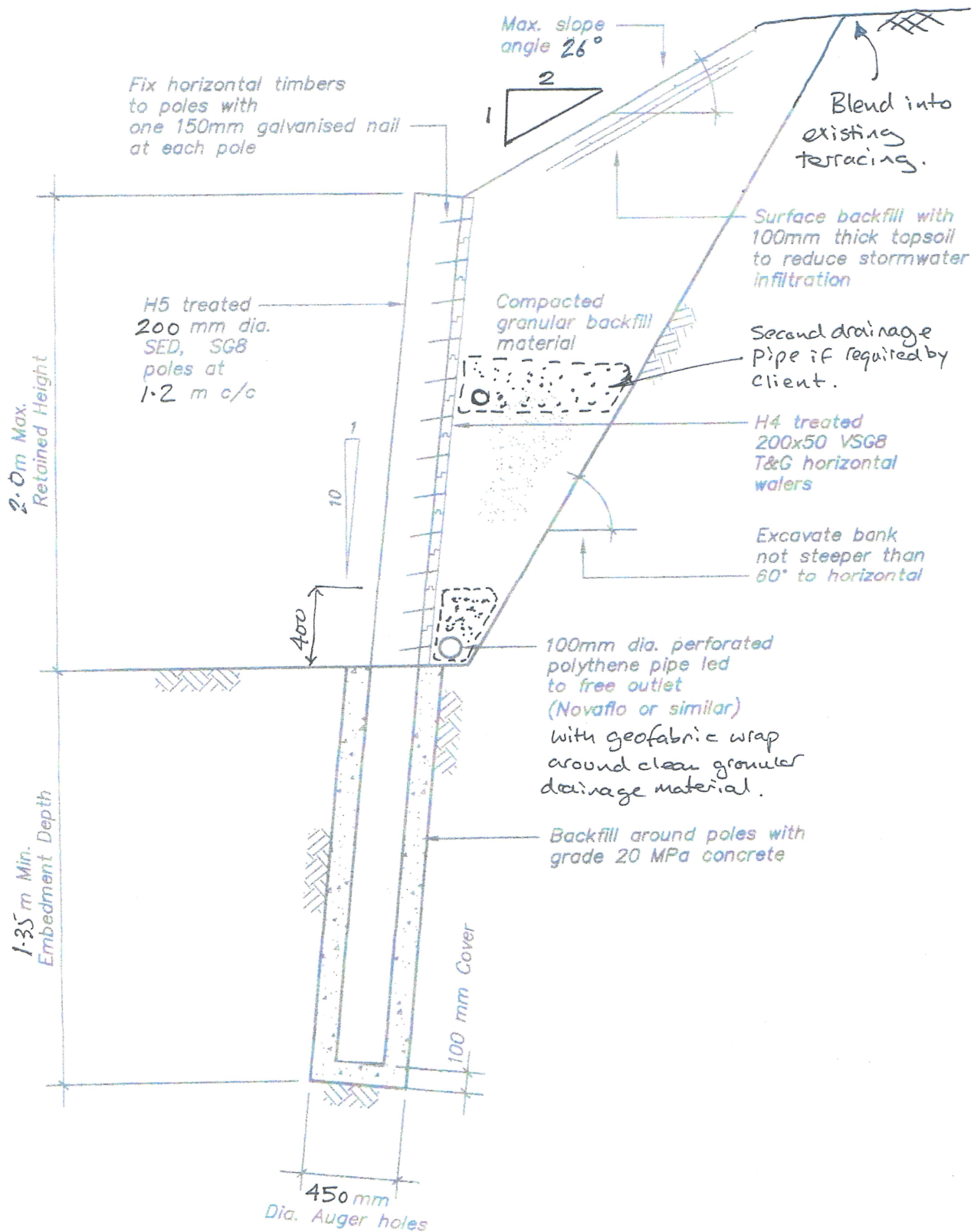
AY
Signed _____ Dated 25/06/2014



Timber Pole Retaining wall. Refer to SK02 for details. Retained height varies from 1.0m at 'A' and 'C', to 2.35m at 'B'.

Site Plan

TIMBER POLE RETAINING WALL DETAILS



Upright
right people right result

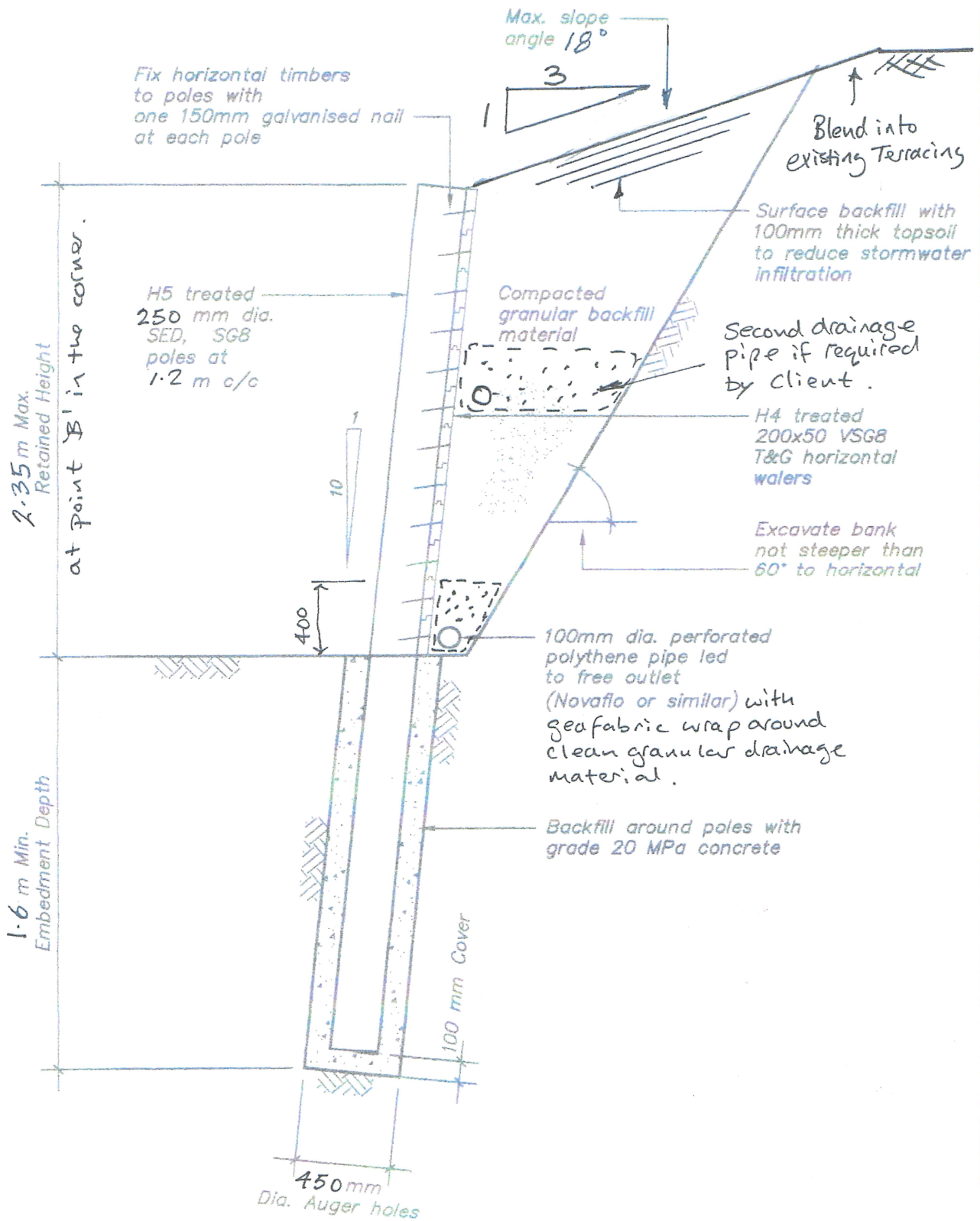
18A Appold St,
Dunedin

ISSUED BY	MT
DATE	12/13
FILE NO.	SK.02

JOB No.
213159

Rev. B
TOWERS
COPY

TIMBER POLE RETAINING WALL DETAILS



Upright
right people right result

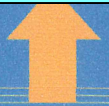
18A Appold St.
Dunedin

ISSUED BY	MT
DATE	12/13
FILE No.	SK.03

JOB No.
213159

Rev. B

ORIGINAL COPY



PRODUCER STATEMENT – PS4 – CONSTRUCTION REVIEW

(Guidance notes on the use of this form are printed on the reverse side*)

ISSUED BY: **Upright Ltd**
(Construction Review Firm) **Ref: 213159-PS4-140602**

TO: **Wayne Fuller**
(Owner/Developer)

TO BE SUPPLIED TO: **Dunedin City Council**
(Building Consent Authority)

IN RESPECT OF: **Timber Pole Retaining Wall**
(Description of Building Work)

AT: **18A Appold Street, Dunedin**
(Address)

LEGAL DESCRIPTION: **LOT 2 DP 435635 SO**

Upright Ltd has been engaged by Wayne Fuller to provide CM1 CM2 CM3 CM4 CM5 observation or other **inspection of pole foundations, pole placement, drainage and backfill placement as per details shown on Upright drawings 213159/SK01-03 Rev B and associated PS1**, in respect of clause(s): **B1/VM1** of the Building Code for the building work described in documents relating to Building Consent No. **N/A** and those relating to Building Consent Amendment(s) Nos. **NIL** issued during the course of the works. We have sighted these Building Consents and the conditions attached to them.

Authorised instructions / variation(s) No. **SITE REPORTS (AVAILABLE ON REQUEST)** or by the attached Schedule have been issued during the course of the works.

On the basis of this these review(s) and information supplied by the contractor during the course of the works and **on behalf of the firm** undertaking this Construction Review, I **believe on reasonable grounds** the All Part only of the building works have been completed in accordance with the relevant requirements of the Building Consent and Building Consent Amendments identified above, with respect to Clause(s) B1 / VM1 of the Building Code. I also believe on reasonable grounds that the persons who have undertaken this construction review have the necessary competency to do so.

I, **Martin Taylor** am **CPEng No. 209800**, I am a Member of **IPENZ** and hold the following qualifications: **BSc(Civil), MStructE, MIPENZ (Structures)**.

The Construction Review firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than \$200,000*.

The Construction Review firm is **NOT** a member of ACENZ.

SIGNED BY Martin Taylor on behalf of Upright Ltd.

Date: 2 June 2014

(signature)



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This form is to accompany **Forms 6 or 8 of the Building (Form) Regulations 2004** for the issue of a Code Compliance Certificate.

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Attached Particulars

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Refer Also:

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3. Guideline of the Briefing & Engagement for Consulting Engineering Services (ACENZ/IPENZ 2004)

Based on the ACENZ/IPENZ/NZIA Proforma May 2007

CUSTOMER COPY

24 April 2009

RL & KA Badger
C/- Kevin Small
Absolute Land Solutions Ltd
9 Heath Street
Andersons Bay
Dunedin 9013

Dear Kevin

RESOURCE CONSENT APPLICATION: SUB-2008-103
18 Appold Street
Dunedin

Your application for resource consent to subdivide the land at 18 Appold Street was processed on a non-notified basis in accordance with sections 93 and 94 of the Resource Management Act 1991. The application was considered by a Senior Planner – Consents, under delegated authority, on 24 April 2009.

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

DESCRIPTION OF ACTIVITY

The applicant has applied to undertake a subdivision at their site at 18 Appold Street. The site is legally described as Part Lot 115 Deeds Plan 253 (Computer Freehold Register OT346/69) and comprises 975 square metres (m²) more or less.

The applicant proposes to create the following lots:

- Proposed Lot 1 comprising 475 m²; and
- Proposed Lot 2 comprising 500 m²

The site slopes relatively steeply from west to east. Proposed Lot 1 has adequate road frontage and an existing dwelling located on a relatively flat part of the site. The dwelling has an area of approximately 86 m² resulting in a site coverage (less the right-of way intended to service proposed Lot 2) of approximately 22%.

Proposed Lot 2 is a rear lot and is currently vacant. It is the intention of the applicant that proposed Lot 2 will support residential activity. Access from Appold Street to proposed Lot 2 will be via a 3.5 m wide right-of-way over proposed Lot 1.

Appold Street is narrow and there is intense pressure for on-street parking. Inconsiderate on-street car parking often impedes access to existing sites. In order to ensure that access to neighbouring properties, opposite the proposed subject site, is not hindered, the applicant proposes to paint no-stopping lines along the street frontage of the subject site.

REASONS FOR APPLICATION

The subject site is zoned **Residential 1** in the Dunedin City District Plan. Appold Street is classified as a Local Road in the Plan's Roading Hierarchy. There are no designations or hazards registered against this site.

Subdivision is a restricted discretionary activity in the Residential zones where the proposal complies with Rules 18.5.3 to 18.5.6, 18.6.9 to 18.5.11 and each resulting site complies with

minimum area and frontage requirements. In this case, proposed Lot 1 is less than 500 m² and proposed Lot 2 has no road frontage.

As such, the proposed subdivision is a **non-complying** activity, in accordance with Rule 18.5.2.

PLANNING ASSESSMENT

Affected Persons

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

Person	Owner	Occupier	Address	Obtained
David Smith	✓	✓	15 Appold Street	20 February 2008
Kevin Falconer	✓	✓	5 Vickery Place	4 January 2008
Prudence Thomson	✓	✓	89 Maryhill Terrace	19 December 2007
Graham Weatherly	✓	✓	17 Appold Street	19 December 2007
Jolene Wilkinson	✓	✓	14 Appold Street	18 November 2008
James Wilson	✓	✓	20 Appold Street	21 September 2008
Karen Kerr	✓	✓	19 Appold Street	1 April 2009

A condition of consent was requested by the owner/occupier of 14 Appold Street, being Jolene Wilkinson. The proposed condition requires a consent notice being placed on the title of proposed Lot 2 which limits the height of any proposed building to 7.0 metres. This condition was agreed to by the applicant and the application has been subsequently amended.

The owner/occupier of 91 Maryhill Terrace was also originally considered affected by the proposal. However, this determination has been reassessed for the following reasons:

- 91 Maryhill Terrace is located adjacent to proposed Lot 2 which meets the required density performance standard.
- 91 Maryhill Terrace is on the southern side and downhill of proposed Lot 2 and has a common boundary with the subject site of only 6.8 metres.
- The applicant proposes to place a consent notice of proposed Lot 2 limiting the height of any future dwelling.
- There are a number of mature trees located on 91 Maryhill Terrace blocking any view of 18 Appold Street.

As such, the owner/occupier of 91 Maryhill Terrace is not considered to be an affected party.

No other persons are considered to be adversely affected by this proposal for the reasons outlined below in the section headed 'Effects on the Environment'.

Effects on the Environment

The following assessment of effects on the environment has been carried out in accordance with section 104(1) of the Resource Management Act 1991. It addresses those assessment matters listed in Sections 8.13 and 18.6.1 of the District Plan considered relevant to the proposed activity, and is carried out on the basis that the environment is characterised by medium density residential activity.

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

1. Lot Size and Dimensions (18.6.1(q)) and Physical Limitations (18.6.1(k))
The applicant proposes to divide the existing 975 m² site into two lots comprising 475 m² and 500 m² respectively. It is noted that the site formally comprised 1012 m². However, a building line restriction imposed on the title was exercised by the Council in 1950. This widening resulted in the site surrendering 37 m² to widen Appold Street. It is noted that the widening occurred well before the applicant purchased the property in October 2007.

Proposed Lot 2 is a rear site with access provided over proposed Lot 1. Proposed Lot 1 will comprise 475 m² while proposed Lot 2 will comprise 500 m².

The area is characterised by residential activity within dwellings varying in size and aged. Animal grazing occurs on the steeper and less accessible land downhill to the east.

2. Easements (18.6.1(i))

The subject title is "Limited as to Parcels" and has the following easements registered against it:

- Subject to a right of batter created by Transfer 169729
- Appurtenant hereto is a right of way over streets on Deeds Plan 253 created by Conveyance 40814(55/523)
- X12913 Memorandum of Acceptance imposing Building Line restriction-19-10-1950.

The applicant proposes that these easements remain in tact in relation to proposed Lot 1 and to reserve all necessary easements required for the servicing and access over proposed Lot 1 in favour of proposed Lot 2, being Easement A as shown in the proposed easements on the supplied survey plan.

3. Infrastructure (18.6.2(d), (e), (i), (j), (n), (o), and (p))

The Consents Officer, Water and Waste Services Business Unit, has considered the application. They note that proposed Lot 1 is currently fully serviced. Proposed Lot 2 is currently vacant and will be accessed via a right-of-way through which services will also be routed.

Proposed Lot 2 can be served for wastewater via a connection to the public foul sewer in Appold Street. Likewise stormwater may be piped to the Kerb and Channel. Any other drainage issues and requirements (including any necessary works) can be addressed via the building consent process. All aspects relating to the availability of the water for fire fighting should be in accordance with SNZ PAS 4509:2003, being the Fire Service Code of Practice for Fire Fighting Water Supplies. It is noted that appropriate measures should be used where necessary in order to control and contain stormwater run-off from the site during any stages of site disturbance that may be associated with this subdivision; and any drainage proposals need to be mindful of any stormwater issues within this catchment.

As such I consider that, subject to compliance with recommended conditions of consent, the adverse effects of the proposal on the City's reticulated infrastructure are considered to be no more than minor. Advice notes are included in this decision regarding the future requirements for servicing.

4. Transportation (18.6.1(c))

The application was forwarded to Council's Transportation Operations department for comment. The Transportation Planner noted that no changes are required for the parking, access and manoeuvring for proposed Lot 1. Parking and manoeuvring for proposed Lot 2 will be assessed during building consent application.

Access for proposed Lot 2 will be via the right-of-way. The requirements for the formation of the right-of-way are included as advice notes. The Transportation Planner also notes that the applicant proposes to install yellow no-stopping lines along the length of road frontage the subject site to allow ease of access to 19 Appold Street and would include this as a condition of consent.

Based on the assessment above, I am satisfied that the adverse effects of the activity on the transportation network would be no more than minor, subject to compliance with recommended conditions of consent. Advice notes are included in this decision regarding the required standard of formation for the access.

5. Hazards (18.6.1(t))

The site is annotated in the Hazards Register as being adjacent to sites subject to reclamation and other unknown hazards. The application was consequently considered by Council's consultant engineer, MWH Ltd. The Senior Engineer advised that he has no record of natural hazards affecting the proposed two lot subdivision of land at the subject site. He notes, however, that the land at this address has been subject to some earthworks in the past and that this may have included the importation of fill. He also notes also that the land at 20 Appold Street has been subject to past earthworks including the importation of significant volumes of fill.

Because of the difference in level between 18 and 20 Appold Street, it will be necessary to have the right of way serving Lot 2 designed and construction supervised by a suitably qualified person. In addition, because of the possible presence of fill within Lot 2 of the subdivision, it may be necessary to have the foundations of any building specifically designed by a suitably qualified person. As such, he recommends that an earthworks permit be obtained prior to any earthworks being undertaken for access to or building platform construction within Lot 2 of the subdivision and that an advice notice stating there may be fill ground within Lot 2 of the subdivision and that specific foundation design by a suitably qualified person may therefore be required.

Based on the comments above, I am satisfied that the effect of natural hazards on the proposal will be no more than minor, providing conditions of consent are adhered to and advice notes are heeded.

8. Cumulative Effects (8.13.13)

The cumulative effects of the existing activity in the area are presently not significant. The effects from this proposal are not expected to add to the existing effects such that the cumulative effects are more than minor. Future applications for activity in the area, beyond that permitted 'as-of-right' by the District Plan, will be assessed as and when they arise and the potential for cumulative effects considered again at that time.

CONSENT DECISION

*That, pursuant to section 34A(1) and 104B and after having regard to Part 2 matters and sections 104 and 104D of the Resource Management Act 1991, the Dunedin City Council grants consent to a **non-complying** activity being the subdivision of the land at 18 Appold Street, legally described as Part Lot 115 Deeds Plan 253 (Computer Freehold Register OT346/69), subject to conditions imposed under sections 108 and 220 of the Act, as shown on the attached certificate.*

REASONS Effects

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

District Plan – Objectives and Policies

In accordance with section 104(1)(b) of the Resource Management Act 1991, the objectives and policies of the District Plan were taken into account when assessing the application. The proposal is considered to be consistent with the following objectives and policies:

- **Objective 4.2.1 and Policy 4.3.1 (Sustainability section)** seek to maintain and enhance the amenity values of Dunedin.
- **Objective 8.2.1 and Policy 8.3.1 (Residential section)** seek to ensure that the adverse effects of activities on amenity values and the character of residential areas are avoided, remedied or mitigated.
- **Objective 18.2.1 and Policy 18.3.1 (Subdivision section)** seek to ensure that subdivision activity takes place in a coordinated and sustainable manner.

- **Objective 20.2.2 and Policy 20.3.5 (Transportation section)** seek to ensure that activities are undertaken in a manner which avoids, remedies or mitigates adverse effects on the transportation network.

The proposal is also considered to be consistent with the anticipated environmental results of Section 18.7, for the reasons outlined under the heading 'Effects on the Environment' above.

Section 104D

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

Other Matters

Section 104(1)(c) requires the Council to have regard to any other matters considered relevant and reasonably necessary to determine the application. The matters of precedent and Plan integrity are considered relevant here. These issues have been addressed by the Environment Court (starting with *A K Russell v DCC (C92/2003)*) and case law now directs the Council to consider whether approval of a non-complying activity will create an undesirable precedent. Where the Plan's integrity is at risk by virtue of such a precedent, the Council is required to apply the 'true exception test'. This is particularly relevant where the proposed activity is contrary to the objectives and policies of the District Plan.

In this case, the proposal is non-complying because proposed Lot 1 is undersized by approximately 25 m² and proposed Lot 2 has no road frontage. It is noted that the site was of adequate size to support two residential units, prior to the exercise of the building line restriction. The acquisition of 37 m² from the site by the Council now leaves the site area deficient by 25 m² to support this proposal. In addition, it is noted the undersized site currently supports a residential unit whose site coverage of proposed Lot 1, less the proposed right-of-way, equals 22% well within the 40% site coverage requirement. It is noted that there are other properties located close by which do not meet the performance standard requiring one residential unit per 500 m². I consider that amenity of the surrounding area will not be adversely affected by the proposed subdivision.

The non-compliance regarding the lack of street frontage of proposed Lot 2 is largely technical in nature and any precedent set could not be considered undesirable and approval of the application will not undermine the integrity of the District Plan.

In regard to the insufficient area of proposed Lot 1, I consider that approval of the proposal will not undermine the integrity of the Plan as the activity will produce only localised and minor effects, if any, and will not set an undesirable precedent.

Part 2 Matters

It is also considered that the proposal meets Part 2 matters of the Resource Management Act 1991. For the reasons outlined above, the proposal is considered consistent with sections 5(2)(c) – "*Avoiding, remedying, or mitigating any adverse effects of activities on the environment*", section 7(c) – "*The maintenance and enhancement of amenity values*", and section 7(f) – "*The maintenance and enhancement of the quality of the environment*".

RIGHTS OF OBJECTION

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

Dunedin City Council
P O Box 5045
Moray Place
DUNEDIN 9058
Attn: Senior Planner- Enquiries 1st Floor

DEVELOPMENT CONTRIBUTIONS

In accordance with Section 198 of the Local Government Act 2002 and the Dunedin City Council Policy on Development Contributions of the adopted 2006/07 – 2015/16 Community Plan, a development contribution of \$373.31 (including GST) is payable on this development.

This contribution has been calculated as set out below:

Contribution Area	Rate per Unit of Demand	Additional Units of Demand	Contribution excluding GST
City Wide Reserves Contribution	\$331.83 per unit	1	\$331.83
GST:			\$41.48
Total:			\$373.31

Payment shall be made at your earliest convenience but shall be prior to the issue of the 224(c) certificate for each stage of the development.

In the event that the development contribution for this consent is not paid, the Council may pursuant to section 208 of the Local Government Act 2002:

- a) withhold a certificate under section 224(c) of the Resource Management Act 1991 and
- b) register the development contribution under the Statutory Land Charges Registration Act 1928, as a charge on the title of the land in respect of which the development contribution was required.

Yours faithfully

Kirstyn Lindsay
PLANNER

Application Type: Subdivision Consent

Application Number: SUB-2008-103

Pursuant to section 34A(1) and 104B and after having regard to Part 2 matters and sections 104 and 104D of the Resource Management Act 1991, the Dunedin City Council **grants** consent to a **non-complying** activity being the subdivision of the land at 18 Appold Street, legally described as Part Lot 115 Deeds Plan 253 (Computer Freehold Register OT346/69), subject to conditions imposed under sections 108 and 220 of the Act.

Location of Activity: 18 Appold Street

Legal Description: Part Lot 115 Deeds Plan 253 (Computer Freehold Register OT346/69)

Lapse Date: 24 April 2014, unless the consent has been given effect to before this date.

Conditions:

- 1 *The proposal shall be undertaken in general accordance with the plan prepared by Boulder Planning, Surveying & Resource Management Consultants titled, 'Proposed Subdivision of 18 Appold Street Dunedin Pt 115 Deeds 253', dated December 2007, and details submitted with the resource consent application received by the Council on 30 June 2008, except where modified by the following conditions of consent.*
- 2 *Prior to certification of the cadastral dataset pursuant to section 223 of the Resource Management Act 1991, the applicant shall ensure the following:*
 - a) *If a requirement for any easements for services, including private drainage and foul sewer is incurred during the survey then those easements shall be granted or reserved and included in a Memorandum of Easements on the cadastral dataset.*
 - b) *That a separate water service is installed at the road boundary to serve new Lot 2, therefore an "Application for Water Supply" is to be submitted to the Water and Waste Services Business Unit.*
 - c) *That details of how Lot 2 hereon is to be served for water shall be provided to the Water and Waste Services Business Unit for approval. This detail can accompany the application for water supply.*
 - d) *Right of Way A shall be duly granted or reserved and shown in a Memorandum of Easements on the cadastral dataset.*
- 3 *Prior to certification pursuant to section 224(c) of the Resource Management Act, the applicant shall complete the following:*
 - a) *Access to Lots 1 and 2 hereon shall be, hard surfaced from the edge of the seal on Appold Street for its entire duration, be a minimum 3.0 metres formed width and adequately drained.*
 - b) *Separate stormwater and foul drains are required for each new lot and foul and stormwater laterals are to be laid into Lot 2 hereon.*
 - c) *No stopping lines shall be installed along Appold Street from along the length of road frontage for 18 Appold Street.*

d) A consent notice to address the height of any future dwelling located on Lot 2 shall be prepared and registered on the certificates of title for Lot 2 hereon, for the following ongoing condition:

'No building erected on Lot 2 shall exceed 7.0 metres in height, relative to the existing ground level.'

Advice Notes:

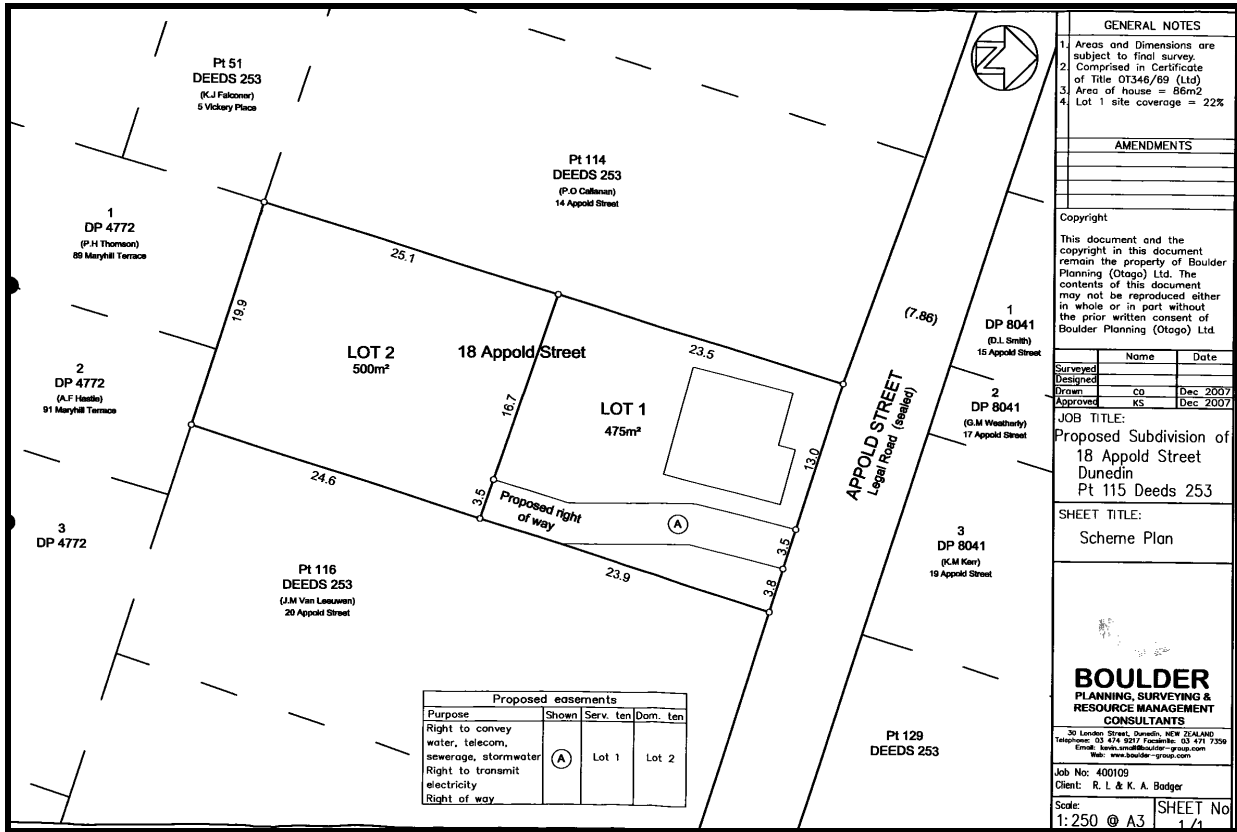
- 1 In addition to the conditions of a resource consent, the Resource Management Act establishes through sections 16 and 17 a duty for all persons to avoid unreasonable noise, and to avoid, remedy or mitigate any adverse effect created from an activity they undertake.
- 2 Resource consents are not personal property. This consent attaches to the land to which it relates, and consequently the ability to exercise this consent is not restricted to the party who applied and/or paid for the consent application.
- 3 The lapse period specified above may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991.
- 4 It is the responsibility of any party exercising this consent to comply with any conditions imposed on their resource consent prior to and during (as applicable) exercising the resource consent. Failure to comply with the conditions may result in prosecution, the penalties for which are outlined in section 339 of the Resource Management Act 1991.
- 5 This is resource consent. Please contact the Building Control Office, Development Services, about the need for building consent for the work.
- 6 It is advised that an earthworks permit be obtained prior to any earthworks being undertaken for access to or building platform construction within Lot 2 of the subdivision.
- 7 It is advised that there may be fill ground within Lot 2 of the subdivision and that specific foundation design by a suitably qualified person may therefore be required.
- 8 It is advised that any vehicle access from the carriageway to the property boundary will be over road reserve and is to be constructed in accordance with the Dunedin City Council Vehicle Entrance Specification (available from Council's Transportation Operations Department).
- 9 The installation and connection of a new water service to the existing public water reticulation system will be carried out after the Consent Holder has completed and submitted an 'Application for Water Supply' form to the Council and following the Consent Holder's acceptance of the quote for the required work (as per the terms and conditions outlined in the Dunedin City Council Water Supply Bylaw 2008 and the Dunedin City Council Code of Subdivision).
- 10 A quote for the required work can be obtained from either the Dunedin City Council (DCC) or an approved water supply connection installer (AWSCI).
- 11 It is advised that appropriate measures are used where necessary in order to control and contain stormwater run-off from the site during any stages of site disturbance.
- 12 Any drainage issues and requirements (including any necessary works) are to be addressed via the building consent process.
- 13 The requirements of Parts 4 and 5 (Drainage and Water Supply) of the Dunedin City Council's 'Code of Subdivision' shall be complied with.
- 14 Note that certain requirements for building on this site may be stipulated via the building consent process; and are likely to include the following points:

- For sites below the road, the finished floor level is to be no less than 150mm above the lowest point on the site boundary. Surface water is not to create a nuisance on any adjoining properties.
- For secondary flow paths, the finished floor level shall be set at the height of the secondary flow plus an allowance for free board.
- As required by the New Zealand Building Code E1.3.2, surface water resulting from an event having a 2% probability of occurring annually, shall not enter buildings. The finished floor level shall be set accordingly.

Issued at Dunedin this 24th day of April 2009

Kirstyn Lindsay
PLANNER

APPENDIX 1 - APPROVED PLAN FOR SUB-2008-103



13 February 2014

WR Fuller and AHC Wei
215 Mulford Street
Concord
Dunedin 9018

Dear Mr Fuller

RESOURCE CONSENT APPLICATION:

**LUC 2013-510
18A APPOLD STREET
DUNEDIN**

Your application for resource consent to authorise earthworks at the above site was processed on a non-notified basis in accordance with sections 95A to 95G of the Resource Management Act 1991. In considering sections 95A to 95G, it was determined that any adverse effects would be no more than minor, all potentially affected parties to the application have given their written approval and that there were no special circumstances in relation to the proposal. Therefore, public notification of the application was not required. The application was considered by a Senior Planner, under delegated authority, on 13 February 2014. As the majority of the earthworks have already been carried out, this application is considered retrospective.

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

DESCRIPTION OF ACTIVITY

The application involves the excavation of approximately 56m³ of material, required to form a building platform. The maximum height of the cut required was approximately 2.4m. The cut extends 25m along the western boundary of the site and then along the southern boundary for approximately 6m. The cut involved an existing bank, resulting in the excavation of a relatively small amount of material. The cut is located immediately adjacent to respective boundaries and have been retained. It is understood that a two-tier batter slope is to be formed adjacent to the eastern boundary and part of the southern boundary. The applicant has advised that the toe of the lower batter will no closer to boundaries than 1m and will have a slope of 45°, complying with the relevant requirements of the District Plan.

The site is legally described as Lot 2 DP 435635, held in Computer Freehold Register 533293, comprising an area of approximately 500m². The site slopes from west to east. It is noted that there is a consent notice on the title that requires on-going compliance, as follows:

No building erected on Lot 2 shall exceed 7.0 metres in height, relative to the existing ground level.

REASONS FOR APPLICATION

District Plan

The subject site is zoned **Residential 1** in the Dunedin City District Plan (District Plan). While the site is not specifically identified on the Council's Hazards Register, it adjoins the site at 20 Appold Street, which is identified and has been subject to the importation of fill. It is likely that this has also occurred on 18A Appold Street. This is discussed below.

The proposed earthworks do not comply with Rule 17.7.3(i), which requires a minimum setback distance, with respect to the distance of a cut from the property boundary, where building consent has not been granted. As such, this element of the application is assessed as a controlled activity, pursuant to Rule 17.7.4(ii).

These earthworks are controlled in respect of:

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

Conditions that may be imposed include, but are not limited to:

- (e) Maximum slopes of cut and fill batters.
- (f) Supervision and monitoring requirements for: retaining wall construction; standard earthworks construction; earthworks construction to NZS 4431:1989. *Dunedin City District Plan October 2010 Page 17:30 Hazards, Hazardous Substances and Earthworks*
- (g) Measures to control flooding and erosion.
- (h) Set-back distances from easements for underground services.
- (i) Time to completion of works.

Further, the earthworks do not comply with either Rule 17.7.3(ii) or Rule 17.7.4(iii), which deal with scale thresholds, in respect of the maximum change in ground level, which exceeds 2m. As such, this element of the application is assessed as a restricted discretionary activity, pursuant to Rule 17.7.4(ii).

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

- (a) Adverse effects on the amenity of neighbouring properties.
- (b) Effects on visual amenity and landscape.
- (c) Effects on any archaeological site and/or any cultural site.
- (d) Effects on the transportation network, caused by the transport of excavated material or fill.
- (e) Effects from the release of sediment beyond site boundaries, including transport of sediment by stormwater systems.
- (f) Cumulative effects relating to any of these matters.

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

- (g) Design and engineering of retaining structures and earthworks.
- (h) Effects on the stability of land and buildings.
- (i) Effects on the surface flow of water and on flood risk.
- (j) Effects on underground utilities.

In assessing these effects, the Council will have regard to the matters in 17.8.1 to 17.8.6.

In addition, the retaining walls are closer than 2m from adjoining side boundaries and, therefore, cannot comply with Rule 8.7.2(i)(a) of the District Plan. This element of the application is also assessed as restricted discretionary, pursuant to Rule 8.7.4(i) of the District Plan.

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

PLANNING ASSESSMENT

Affected Parties

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

Person	Owner	Occupier	Address	Obtained
W and T Henderson	✓		20 Appold Street	29 January 2014
PH Thomson	✓		89 Maryhill Terrace	26 January 2014
M and S Oettli	✓		14 Appold Street	27 January 2014
ZA Fox and TM Beckett		✓	91 Maryhill Terrace	29 January 2014

No other persons are considered to be adversely affected by this proposal for the reasons outlined below in the section headed 'Effects on the Environment'.

Effects on the Environment

The following assessment of effects on the environment has been carried out in accordance with section 104(1) of the Resource Management Act 1991. It addresses those assessment matters listed in Sections 8.13 and 17.8 of the District Plan considered relevant to the proposed activity, and is carried out on the basis that the environment is characterised by recently created residential subdivision.

Overall, any actual or potential effects on the environment of allowing this proposal to proceed will be no more than minor for the reasons discussed below.

1. Sedimentation Effects (Assessment Matter 17.8.6)

In respect of sedimentation effects, it is important that any sedimentation mitigation needs to be appropriately implemented and maintained to ensure that sediment is dealt with effectively, so that adjoining properties remain unaffected. The installation of sediment catch fences is one method of mitigating the entrainment of sediment over land. A condition is imposed that requires such mitigation measures to be put in place.

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

It is noted that the earthworks are well designed and will be undertaken in a way that will reduce the risk to the surrounding area. Additionally, the applicant has supplied a producer statement (PS1) from Martin Taylor of Upright Ltd in respect of the works. Further, the site has assessed in regard to hazards at the time of subdivision consent. Engineering comments were obtained from MWH at that time.

The Senior Engineer advised that he had no record of natural hazards affecting the subject site. He did note, however, that the site had been subject to earthworks in the past and that this may have included the importation of fill. He also noted that the land at 20 Appold Street had been subject to past earthworks including the importation of significant volumes of fill.

Given the possible presence of fill within the subject site, the Engineer advised that it may be necessary to have the foundations of any building specifically designed by a suitably qualified person. As such, an advice note has been applied to the consent stating there may be fill ground within the site and specific foundation design by a suitably qualified person may be required.

In order to confirm the stability of the site and appropriateness of the specific work done, the Council's Engineers were again asked for comment. They advised the following:

Proposal

The application is to establish a building platform at 18A Appold St including the construction of a pole and rail retaining wall with a maximum height of 2.4m.

Hazards

Based on a review of the hazard register there is one hazard associated with the site; 'reclaimed land'. The application includes a rough note indicating that the applicant has undertaken some trial pits and has identified the reclaimed land/uncontrolled fill material including its depth over the proposed building platform.

Discussion

The presence of the uncontrolled fill/reclaimed land will require specific foundation design to the building when building consent is applied for.

Included in the application is a timber post and rail wall design and typical details. After a brief look at the design without and design criteria the pole embedment seems to be insufficient compared to the height of the wall, however attached to the application is a signed PS1 from a registered engineer.

Conclusion

Based on a review of the application we see no reason to decline the consent. Due to the presence of uncontrolled fill the following should be made a condition of consent:

- *Any building constructed on the site shall require specific foundation design by a suitably qualified engineer.*

Based on a brief look at the timber post and rail wall details, there does not appear to be sufficient embedment of the posts, however there is a signed PS1 producer statement by a registered engineer. DCC building control may wish to comment further on this aspect of the application.

I accept the advice of the Council's Engineers and note that given the existence of the PS1, their concerns are allayed. They have also confirmed the need for the foundations of any dwelling to be specifically designed. However, given the discretion available to Council, this can only be imposed as an advice note. Provided the advice of the applicant's engineer has been adhered to, it is considered that any adverse effects are not likely to be significant. Notwithstanding, a condition of requires that all earthworks shall have been designed, specified and supervised by a suitably qualified person.

3. Effects on the surface flow of water and on flood risk.

No significant adverse effects are anticipated on surface water flows or flood risk, as a result of the works, provided adequate drainage and sedimentation controls have been, and continue to be, implemented and are maintained appropriately.

4. Effects on underground utilities.

An assessment of Council's records indicates that there are no Council services running through the site. As such, no adverse effects are expected in respect of underground utilities.

5. Effects on Neighbours (Assessment Matter 17.8.2)

The earthworks are associated with residential activity and are, therefore, anticipated within this zone, subject to appropriate controls. The earthworks are contained within the subject site and are needed to prepare it for dwelling construction. Provided engineering advice has been followed and conditions of consent satisfied, it is anticipated that the earthworks will not have undermined or otherwise impacted on adjacent land.

It is expected that there will be noise effects associated with the construction of any earthworks. In regard to the subject activity, ideally this would be limited to the times set out below and shall have complied with the following noise limits as per New Zealand Standard NZS 6803:1999:

Time of Week	Time Period	Leq (dBA)	L max(dBA)
Weekdays	0730-1800	75	90
	1800-2000	70	85
	2000-0730	45	75
Saturdays	0730-1800	75	90
	1800-2000	45	75
	2000-0630	45	75
Sundays and public Holidays	0730-1800	55	85
	1800-2000	45	75
	2000-0630	45	75

The discharge of dust is not permitted to cause a nuisance and falls under the jurisdiction of the Otago Regional Council. An advice note has been attached to this consent instructing the developer to dampen any loose soil to prevent dust escaping from the property boundary. In regard to vibration, the applicant is advised to inform his neighbours of the timing and scale of any remaining works, prior to any works being undertaken.

Provided conditions of consent are adhered to and advice notes followed, I consider that the effects on the neighbours will not be significant.

6. Effects on Archaeological and Cultural Sites (Assessment Matter 17.8.4)

There is no indication that the site has any archaeological and cultural significance. Notwithstanding, it is considered prudent to include an accidental discovery condition to the consent to ensure that should an item of interest be uncovered during the works, proper protocol will be followed.

7. Effects on the Transportation Network (Assessment Matter 17.8.5)

While heavy machinery needs to make use of the right of way access to the site, any adverse effects would have been of short duration. The relatively small volume of material to be removed meant that these effects would not have been significant. Any damage to footpaths, kerbing or driveways should be repaired at the applicant's expense.

8. Bulk and Location, Amenity Values and Character (Assessment Matters 8.13.3 and 8.13.5)

Given that the retaining walls are supporting a cut and that all relevant written approvals have been obtained from surrounding neighbours, any adverse effects on the residential amenity of the surrounding area will not be significant.

9. Cumulative Effects

The effects of the existing activity in the area are presently not significant. The sloping nature of the area means that it is necessary to excavate the land in order to achieve a flat building platform. As such, the effects from this proposal are not expected to add to the existing effects such that the cumulative effects will be no more than minor. Future applications for activity in the area, beyond that permitted 'as-of-right' by the District Plan, will be assessed as and when they arise and the potential for cumulative effects considered again at that time.

DECISION

*Pursuant to sections 34A(1) and 104C and after having regard to Part 2 matters and section 104 of the Resource Management Act 1991, the Dunedin City Council **grants** consent to a **restricted discretionary** activity being to authorise earthworks that breach set-back requirements and the height threshold, along with retaining walls that breach side yard requirements at 18A Appold Street, Dunedin, legally described as Lot 2 DP 435635, held in*

Computer Freehold Register 533293, subject to conditions imposed under section 108 of the Act, as shown on the attached certificate.

REASONS

Effects

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

District Plan – Objectives and Policies

In accordance with section 104(1)(b) of the Resource Management Act 1991, the objectives and policies of the District Plan were taken into account when assessing the application. The proposal is considered to be consistent with the following objectives and policies:

- **Objective 4.2.1 and Policy 4.3.1 (Sustainability Section)** that seek to enhance and maintain the amenity values of the Dunedin area.
- **Objective 8.2.1 and Policy 8.3.1 (Residential Section)** that seek to ensure the adverse effects on the amenity values and character of residential areas are avoided remedied or mitigated.
- **Objective 17.2.3 and Policy 17.3.9 (Earthworks Section)** that seek to control the location and scale of earthworks and to ensure that earthworks are undertaken in a manner that is safe and in a manner that minimises adverse effects on the environment.
- **Objective 20.2.1 And Policy 20.3.1 (Transportation Section)** that seek to avoid, remedy or mitigate adverse effects on the environment arising from the use of the transportation network.

The proposal is also considered to be consistent with the anticipated environmental results of Section 8.14 and 17.9 of the District Plan.

RIGHTS OF OBJECTION

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

Senior Planner – Enquiries
Ground Floor Plaza
Dunedin City Council
PO Box 5045
Moray Place
Dunedin 9058

Yours faithfully



Jeremy Grey
PLANNER

Consent Type: Land Use Consent

Consent Number: LUC-2013-510

*Pursuant to sections 34A(1) and 104C and after having regard to Part 2 matters and section 104 of the Resource Management Act 1991, the Dunedin City Council **grants** consent to a **restricted discretionary** activity being to authorise earthworks that breach set-back requirements and the height threshold, along with retaining walls that breach side yard requirements, subject to the conditions imposed below, under section 108 of the Act.*

Location of Activity: 18A Appold Street, Dunedin.

Legal Description: Lot 2 DP 435635 (Computer Freehold Register 533293).

Lapse Date: 13 February 2019, unless the consent has been given effect to before this date.

Conditions:

- 1. The proposal shall be undertaken in general accordance with the site plan, elevations and relevant details submitted with Resource Consent Application LUC-2013-510, received by Council on 12 December 2013.*
- 2. Any batter slopes constructed on the site shall comply with the setback requirements of Section 17.7 of the District Plan or a further land use consent will be required.*
- 3. All earthworks shall be designed, specified and supervised by a suitably qualified person.*
- 4. Any earth fill supporting foundations shall be specified and supervised by a suitably qualified person in accordance with NZS 4431-1989 Code of Practice for Earthfill for Residential Development. If cut material is used on site for fill purposes then moisture controls may be required to meet this standard.*
- 5. To ensure effective management of erosion and sedimentation, appropriate measures and devices are to be installed to control and contain storm water run-off from the site during earthworks and as the site is developed. These measures are to remain in place until the site is erosion resistant. Temporary drainage connections to an approved stormwater outlet are to be installed should the roof of the proposed dwelling be established prior to the commissioning of stormwater.*
- 6. The earthworks shall be undertaken with the principles of industry best practice applied at all stages of site development including site stability, stormwater management, traffic management, along with dust and noise controls at the sites.*
- 7. In respect of any on-site stockpiling, all practicable measures shall be used to mitigate any effects in respect of visual impacts, dust or sediment generation. Sediment shall not affect any neighbouring property.*
- 8. Any surplus material shall be removed to an approved clean-fill deposition site.*

9. *If the consent holder:*

- (a) *discovers koiwi tangata (human skeletal remains), waahi taoka (resources of importance), waahi tapu (places or features of special significance) or other Maori artefact material, the consent holder shall without delay:*
- (i) *notify the Consent Authority, Tangata whenua and New Zealand Historic Places Trust and in the case of skeletal remains, the New Zealand Police.*
 - (ii) *stop work within the immediate vicinity of the discovery to allow a site inspection by the New Zealand Historic Places Trust and the appropriate runanga and their advisors, who shall determine whether the discovery is likely to be extensive, if a thorough site investigation is required, and whether an Archaeological Authority is required.*

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

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

- (b) *discovers any feature or archaeological material that predates 1900, or heritage material, or disturbs a previously unidentified archaeological or heritage site, the consent holder shall without delay:*
- (i) *stop work within the immediate vicinity of the discovery or disturbance; and*
 - (ii) *advise the Consent Authority, the New Zealand Historic Places Trust, and in the case of Maori features or materials, the Tangata whenua, and if required, shall make an application for an Archaeological Authority pursuant to the Historic Places Act 1993; and*
 - (iii) *arrange for a suitably qualified archaeologist to undertake a survey of the site.*

Site work shall recommence following consultation with the Consent Authority.

Advice Notes:

1. Any dwelling to be constructed on the site may require specific foundation design.
2. All construction noise shall comply with the following noise limits as per New Zealand Standard NZS 6803:1999:

Time of Week	Time Period	Leq (dBA)	L max(dBA)
Weekdays	0730-1800	75	90
	1800-2000	70	85
	2000-0630	45	75
Saturdays	0730-1800	75	90
	1800-2000	45	75
	2000-0630	45	75
Sundays and public Holidays	0730-1800	55	85
	1800-2000	45	75
	2000-0630	45	75

3. The following document is recommended as best practice guidelines for managing erosion and sediment-laden run-off and for the design and construction of erosion and sediment control measures for small sites:
 - Environment Canterbury, 2007 "Erosion and Sediment Control Guidelines for Small Sites".
4. 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.
5. Resource consents are not personal property. This consent attaches to the land to which it relates, and consequently the ability to exercise this consent is not restricted to the party who applied and/or paid for the consent application.
6. The lapse period specified above may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991.
7. 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.
8. This is a resource consent. Please contact the Council's Building Control Office, Development Services, about the building consent requirements for any new structures.

Issued at Dunedin this 13th day of February 2014.

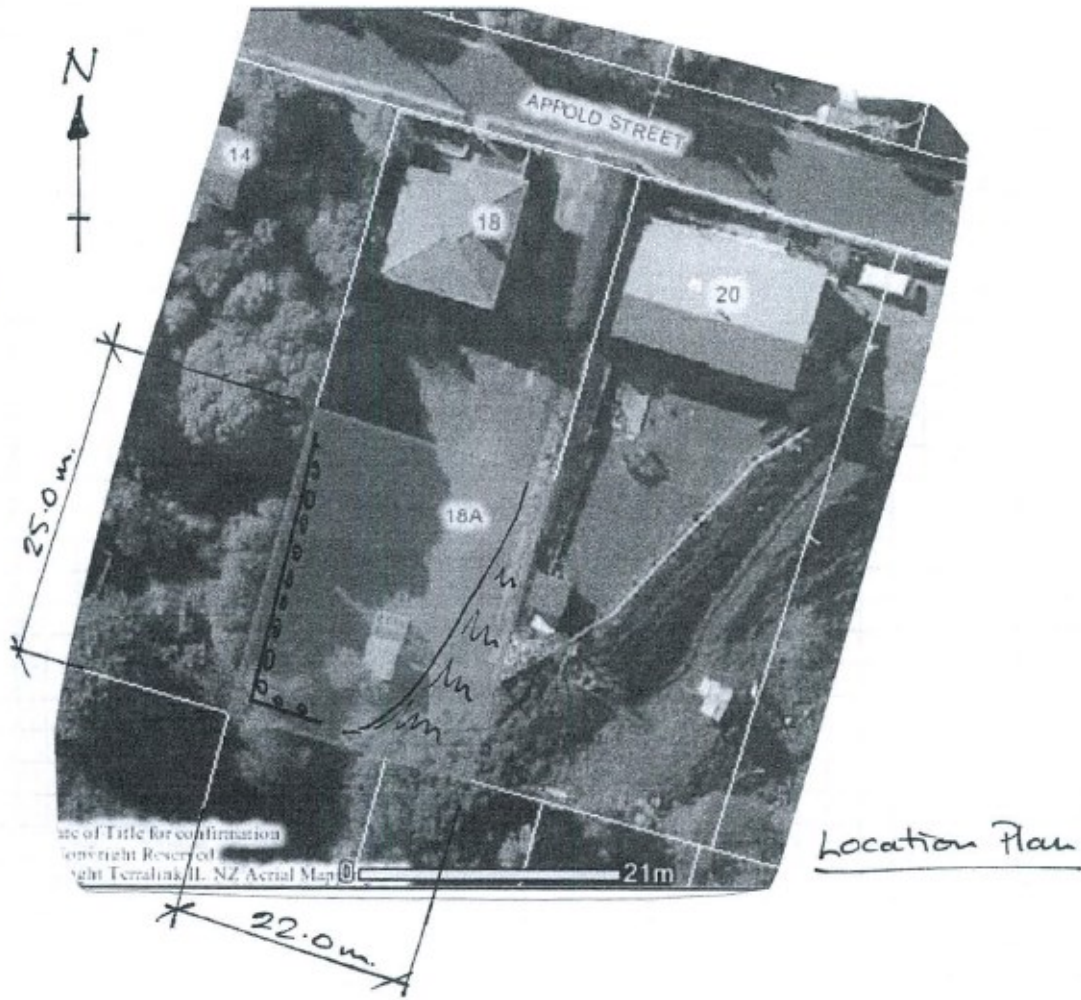
A handwritten signature in black ink, appearing to read 'Jeremy Grey', written in a cursive style.

Jeremy Grey
PLANNER

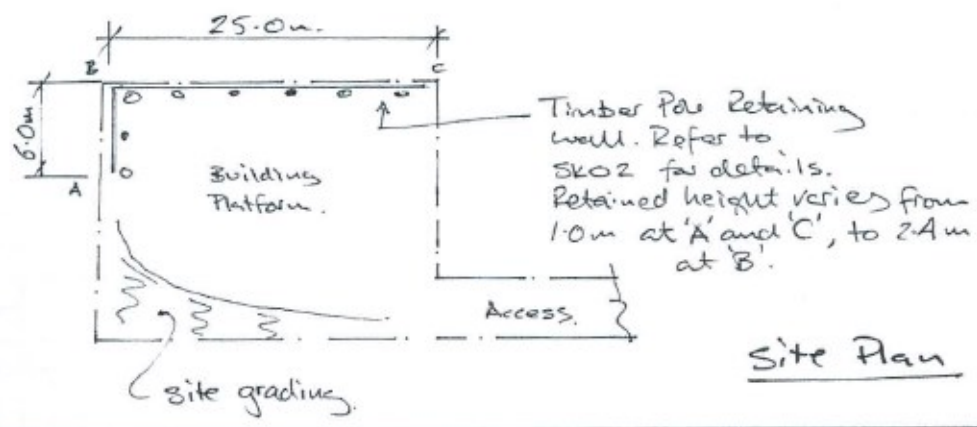
Appendix 1 - Approved plan for LUC-2013-510
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Upright T

Job Title	18A Appold St, Dunedin	Job No.	213159
Drawing Title	Retaining Wall Details	Sheet No.	SK.01
		Drawn by	MT Date 12/13



Location Plan



Site Plan

5 August 2014

WR Fuller and AHC Wei
215 Mulford Street
Concord
Dunedin 9018

Dear Mr Fuller and Mr Wei

**SECTION 127 APPLICATIONS: LUC-2013-510/A
(BEING A VARIATION TO LUC-2013-510)
18A APPOLD STREET
DUNEDIN**

Your application for a variation of Land Use Consent LUC-2013-510 lodged pursuant to section 127 of the Resource Management Act 1991 were processed on a non-notified basis in accordance with sections 95A to 95G of the Resource Management Act 1991. In considering sections 95A to 95G, it was determined that any adverse effects would be no more than minor, all potentially affected parties have provided written approval to the application and that there were no special circumstances in relation to the proposal. Therefore, public notification of the application was not required. The application was considered by a Senior Planner, under delegated authority, on 5 August 2014. It is noted that the section of retaining wall in question has been constructed. Therefore, the application is considered retrospective.

I advise that the Council has **granted** the request for a variation to LUC-2013-510. The decisions are outlined below, and the consent certificate is attached to this letter.

BACKGROUND TO APPLICATION

Originally the proposal was for the excavation of approximately 56m³ of material and the subsequent construction of a 2.4m high retaining wall on the western boundary of the site, along with a small portion of the southern boundary. This allowed for a building platform to be created for a proposed dwelling. In respect of the previously consented work, the original cut was left unsupported for a period of time.

During this time, a heavy rainfall event caused some material from the neighbouring site at 14 Appold Street to slip onto the subject site. As a result, this material had to be cleared, which resulted in the need to further excavate a small portion of the neighbouring site. However, it is understood that this was a very small amount, which was reinstated when the retaining wall was built and did not result in any material change. Therefore, this element of the work can be considered to be in general accordance with the scope of the original consent.

DESCRIPTION OF APPLICATION

A variation to the consent is now sought to retrospectively authorise the section of retaining wall and associated earthworks adjacent to the site at 18 Appold Street. The maximum height of this cut and associated retaining wall is 2.4m and tapers to even ground. A further amount of material was required to be excavated from this area to achieve this, in order of 20m³, bringing the total to approximately 76m³.

The site is legally described as Lot 2 DP 435635, held in Computer Freehold Register 533293, comprising an area of approximately 500m². It is noted that there is a consent notice on the title that requires on-going compliance, as follows:

No building erected on Lot 2 shall exceed 7.0 metres in height, relative to the existing ground level.

REASONS FOR APPLICATION

The subject site is zoned **Residential 1** in the Dunedin City District Plan (District Plan). Appold Street is classified as a Local Road in the Dunedin City Plan Hierarchy. As noted in the original report, the site is not specifically identified on the Council's Hazards Register. However, it adjoins the site at 20 Appold Street, which is identified and has been subject to the importation of fill. It is likely that this has also occurred on 18A Appold Street.

Section 127 Changes to Conditions:

Section 127 of the Resource Management Act 1991 states:

- (1) *The holder of a resource consent may apply to a consent authority for a change or cancellation of a condition of the consent subject to the following:*
 - (a) *The holder of a subdivision consent must apply under this section for a change or cancellation of the consent before the deposit of the survey plan (and must apply under section 221 for a variation or cancellation of a consent notice after the deposit of the survey plan); and*
 - (b) *No holder of any consent may apply for a change or cancellation of a condition on the duration of the consent.*
- (2) *Repealed.*
- (3) *Sections 88 to 121 apply, with all necessary modifications, as if –*
 - (a) *The application were an application for a resource consent for a discretionary activity; and*
 - (b) *The references to a resource consent and to the activity were references only to the change or cancellation of a condition and the effects of the change or cancellation respectively.*
- (4) *For the purposes of determining who is adversely affected by the change or cancellation, the local authority must consider, in particular, every person who-*
 - (a) *Made a submission on the original consent application; and*
 - (b) *May be affected by the change or cancellation.*

As a result of section 127(3)(a) of the Resource Management Act 1991, the application to vary Land Use Consent LUC-2014-510 is a **discretionary** activity.

PLANNING ASSESSMENT

Affected Persons

Section 127(3)(b) of the Act means that the Council can only consider the effects of the variation itself, being those effects over and above the effects of the existing resource consent, when determining affected parties. Section 127(3)(a) of the Resource Management Act 1991 directs the Council to consider whether any affected parties to the original

application could be adversely affected by the variation. The written approvals of the adjoining land owners were obtained as part of the original application. However, in this instance, only the owner and occupier of 18 Appold Street, Amy Badger, is considered to be adversely affected with respect to the section 127 or land use consent application. This written approval has been obtained.

Effects on the Environment

The following assessment of effects on the environment has been carried out in accordance with section 104(1) of the Resource Management Act 1991. It addresses those assessment matters listed under sections 8.13 and 18.6 of the District Plan considered relevant to the proposed activity, and is carried out on the basis that the environment is characterised by residential activity within an established suburb.

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

1. Sedimentation Effects (Assessment Matter 17.8.6)

In respect of sedimentation effects, it is important that any sedimentation mitigation needs to be appropriately implemented and maintained to ensure that sediment is dealt with effectively, so that adjoining properties remain unaffected. While the works have essentially been completed, much of site is not currently in an erosion-resistant state as the proposed dwelling has yet to be built. Therefore, it is imperative that sedimentation mitigation methods such as sediment catch fences remain in place, particularly out the outer edge of the building platform. This will be of particular importance during the construction of the dwelling and it is appropriate that stormwater should be reticulated by the time the roof is installed. The applicants are reminded that this is a condition of the resource consent.

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

All works, including the section of retaining wall in question have been designed and supervised by the applicants engineers, Upright Ltd. Upright Ltd has supplied a producer statement (PS1) in respect of the works, including the new section of retaining wall.

Further, the site has assessed in regard to hazards at the time of subdivision consent. Engineering comments were obtained from MWH at that time. The Senior Engineer advised that he had no record of natural hazards affecting the subject site. He did note, however, that the site had been subject to earthworks in the past and that this may have included the importation of fill. He also noted that the land at 20 Appold Street had been subject to past earthworks including the importation of significant volumes of fill.

Given the possible presence of fill within the subject site, the Engineer advised that it may be necessary to have the foundations of any building specifically designed by a suitably qualified person. As such, an advice note was applied to the consent stating there may be fill ground within the site and specific foundation design by a suitably qualified person may be required.

Provided the advice of the applicant's engineer has been adhered to, it is considered that any adverse effects are not likely to be significant. Notwithstanding, a condition remains a requirement of the consent, such that all earthworks shall have been designed, specified and supervised by a suitably qualified person.

3. Effects on the surface flow of water and on flood risk.

No significant adverse effects are anticipated on surface water flows or flood risk, as a result of the works, provided adequate drainage and sedimentation controls have been, and continue to be, implemented and are maintained appropriately.

4. Effects on underground utilities.

An assessment of Council's records indicates that there are no Council services running through the site. As such, as noted originally, no adverse effects are expected in respect of underground utilities.

5. Effects on Neighbours (Assessment Matter 17.8.2)

Again, the earthworks are associated with residential activity and are, therefore, anticipated within this zone, subject to appropriate controls. As noted above, the written approval of the owner and occupier of 18 Appold Street has given written approval to the application and any effects on this party cannot be considered. The earthworks were contained within the subject site and were constructed according to engineering advice. Given that engineering advice has been followed, it is anticipated that the earthworks will not have undermined or otherwise impacted on adjacent land.

6. Bulk and Location, Amenity Values and Character (Assessment Matters 8.13.3 and 8.13.5)

Given that the retaining walls are supporting a cut and that the relevant written approval has been obtained from the adjoining neighbour, any adverse effects on the residential amenity of the surrounding area will not be significant.

7. Cumulative Effects

The effects of the existing activity in the area are presently not significant and the subject section of retaining wall was needed to complement the adjoining section wall and allow for the creation of a practicable building platform. As such, the effects from this work is not expected to add to the existing effects such that the cumulative effects will be no more than minor. Future applications for activity in the area, beyond that permitted 'as-of-right' by the District Plan, will be assessed as and when they arise and the potential for cumulative effects considered again at that time.

DECISIONS

*Pursuant to Sections 34(A) and 127(1) of the Resource Management Act 1991 and after having regard to Section 104 of the Act, the Dunedin City Council **grants** consent to the **discretionary** activity of varying Resource Consent LUC-2013-510, and accordingly, the consent is amended as shown in the attached certificate.*

DURATION OF CONSENT

Resource Consent LUC-2013-510/A shall lapse on 13 February 2019, being 5 years from the date of the original decision, LUC-2013-510, unless the consent has been given effect to during this time. This period may be extended on application to the Council pursuant to Section 125 of the Resource Management Act 1991.

REASONS

It is considered appropriate to vary Resource Consent LUC-2013-510 for the following reasons:

1. The variation has not resulted in a fundamentally different activity or one having materially different adverse effects.
2. Any adverse effects of the variation on the environment are not significant.
3. The variation raises no new issues in terms of Part 2 of the Resource Management Act, the objectives and policies of the District Plan or any other relevant planning documents.

REASONS

Effects

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

District Plan – Objectives and Policies

In accordance with section 104(1)(b) of the Resource Management Act 1991, the objectives and policies of the District Plan were taken into account in assessing the application. The proposal is considered to be consistent with the following objectives and policies of the District Plan:

- **Objective 4.2.1 and Policy 4.3.1 (Sustainability Section)** that seek to enhance and maintain the amenity values of the Dunedin area.
- **Objective 8.2.1 and Policy 8.3.1 (Residential Section)** that seek to ensure the adverse effects on the amenity values and character of residential areas are avoided remedied or mitigated.
- **Objective 17.2.3 and Policy 17.3.9 (Earthworks Section)** that seek to control the location and scale of earthworks and to ensure that earthworks are undertaken in a manner that is safe and in a manner that minimises adverse effects on the environment.
- **Objective 20.2.1 And Policy 20.3.1 (Transportation Section)** that seek to avoid, remedy or mitigate adverse effects on the environment arising from the use of the transportation network.

Part 2 Matters

The activity has also been assessed in terms of Part 2 matters of the Resource Management Act 1991. For the reasons outlined above, the proposed activity is considered consistent with section 5(2)(c); "*Avoiding, remedying, or mitigating any adverse effects of activities on the environment*", Section 7(c) "*The maintenance and enhancement of amenity values*" and Section 7(f) "*The maintenance and enhancement of the quality of the environment.*"

RIGHTS OF OBJECTION

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

The Chief Executive
Dunedin City Council
PO Box 5045
Moray Place
Dunedin 9058

Attention: Senior Planner - Enquiries Plaza

Yours faithfully



Jeremy Grey
PLANNER

Consent Type: Section 127 Variation of Subdivision Consent

Consent Number: LUC-2013-510/A

Pursuant to sections 34(A) and 127(1) of the Resource Management Act 1991 and after having regard to section 104 of the Act, the Dunedin City Council **grants** consent to the **discretionary** activity of varying Resource Consent LUC-2013-510, and accordingly the conditions of which are amended as follows. [The alterations made by this decision are shown as underlining and strikethrough.]

Location of Activity: 18A Appold Street, Dunedin.

Legal Description: Lot 2 DP 435635 (Computer Freehold Register 533293).

Lapse Date: 13 February 2019, unless the consent has been given effect to before this date.

The amended Consent now reads:

*Pursuant to sections 34A(1) and 104C and after having regard to Part 2 matters and section 104 of the Resource Management Act 1991, the Dunedin City Council **grants** consent to a **restricted discretionary** activity being to authorise earthworks that breach set-back requirements and the height threshold, along with retaining walls that breach side yard requirements, subject to the conditions imposed below, under section 108 of the Act.*

Conditions:

1. *The proposal shall be undertaken in general accordance with the site plan, elevations and relevant details submitted with Resource Consent Application LUC-2013-510, received by Council on 12 December 2013, except where modified by the site plan and relevant information submitted with Resource Consent Application LUC-2014-510/A, received by the Council on 15 July 2014.*
2. *Any batter slopes constructed on the site shall comply with the setback requirements of Section 17.7 of the District Plan or a further land use consent will be required.*
3. *All earthworks shall be designed, specified and supervised by a suitably qualified person.*
4. *Any earth fill supporting foundations shall be specified and supervised by a suitably qualified person in accordance with NZS 4431-1989 Code of Practice for Earthfill for Residential Development. If cut material is used on site for fill purposes then moisture controls may be required to meet this standard.*
5. *To ensure effective management of erosion and sedimentation, appropriate measures and devices are to be installed to control and contain storm water run-off from the site during earthworks and as the site is developed. These measures are to remain in place until the site is erosion resistant. Temporary drainage connections to an approved stormwater outlet are to be installed should the roof of the proposed dwelling be established prior to the commissioning of stormwater.*
6. *The earthworks shall be undertaken with the principles of industry best practice applied at all stages of site development including site stability, stormwater management, traffic management, along with dust and noise controls at the sites.*

7. *In respect of any on-site stockpiling, all practicable measures shall be used to mitigate any effects in respect of visual impacts, dust or sediment generation. Sediment shall not affect any neighbouring property.*

8. *Any surplus material shall be removed to an approved clean-fill deposition site.*

9. *If the consent holder:*

(a) *discovers koiwi tangata (human skeletal remains), waahi taoka (resources of importance), waahi tapu (places or features of special significance) or other Maori artefact material, the consent holder shall without delay:*

(i) *notify the Consent Authority, Tangata whenua and New Zealand Historic Places Trust and in the case of skeletal remains, the New Zealand Police.*

(ii) *stop work within the immediate vicinity of the discovery to allow a site inspection by the New Zealand Historic Places Trust and the appropriate runanga and their advisors, who shall determine whether the discovery is likely to be extensive, if a thorough site investigation is required, and whether an Archaeological Authority is required.*

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

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

(b) *discovers any feature or archaeological material that predates 1900, or heritage material, or disturbs a previously unidentified archaeological or heritage site, the consent holder shall without delay:*

(i) *stop work within the immediate vicinity of the discovery or disturbance; and*

(ii) *advise the Consent Authority, the New Zealand Historic Places Trust, and in the case of Maori features or materials, the Tangata whenua, and if required, shall make an application for an Archaeological Authority pursuant to the Historic Places Act 1993; and*

(iii) *arrange for a suitably qualified archaeologist to undertake a survey of the site.*

Site work shall recommence following consultation with the Consent Authority.

Advice Notes:

1. Any dwelling to be constructed on the site may require specific foundation design.

2. All construction noise shall comply with the following noise limits as per New Zealand Standard NZS 6803:1999:

Time of Week	Time Period	Leq (dBA)	L max(dBA)
Weekdays	0730-1800	75	90
	1800-2000	70	85
	2000-0630	45	75
Saturdays	0730-1800	75	90
	1800-2000	45	75
	2000-0630	45	75
Sundays and public Holidays	0730-1800	55	85
	1800-2000	45	75
	2000-0630	45	75

3. The following document is recommended as best practice guidelines for managing erosion and sediment-laden run-off and for the design and construction of erosion and sediment control measures for small sites:
 - Environment Canterbury, 2007 "Erosion and Sediment Control Guidelines for Small Sites".
4. 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.
5. Resource consents are not personal property. This consent attaches to the land to which it relates, and consequently the ability to exercise this consent is not restricted to the party who applied and/or paid for the consent application.
6. The lapse period specified above may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991.
7. 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.
8. This is a resource consent. Please contact the Council's Building Control Office, Development Services, about the building consent requirements for any new structures.

~~Issued at Dunedin this 13th day of February 2014.~~

Reissued at Dunedin this 5th day of August 2014 pursuant to Section 127(1) of the Resource Management Act 1991.

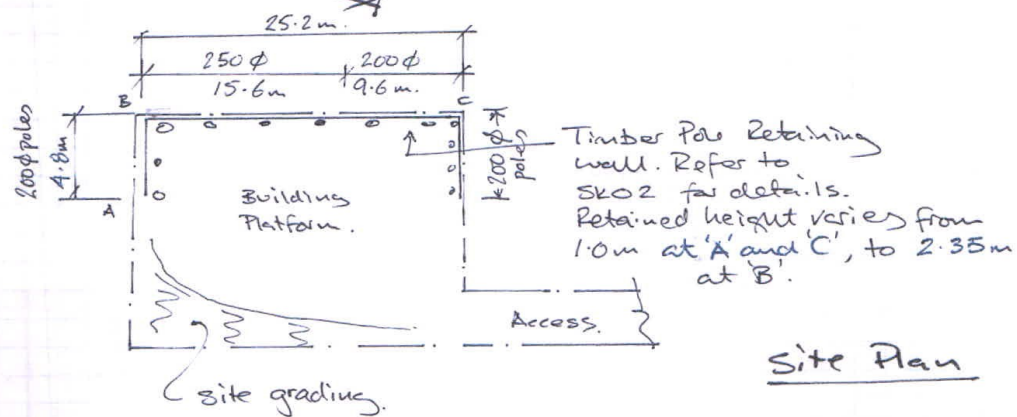
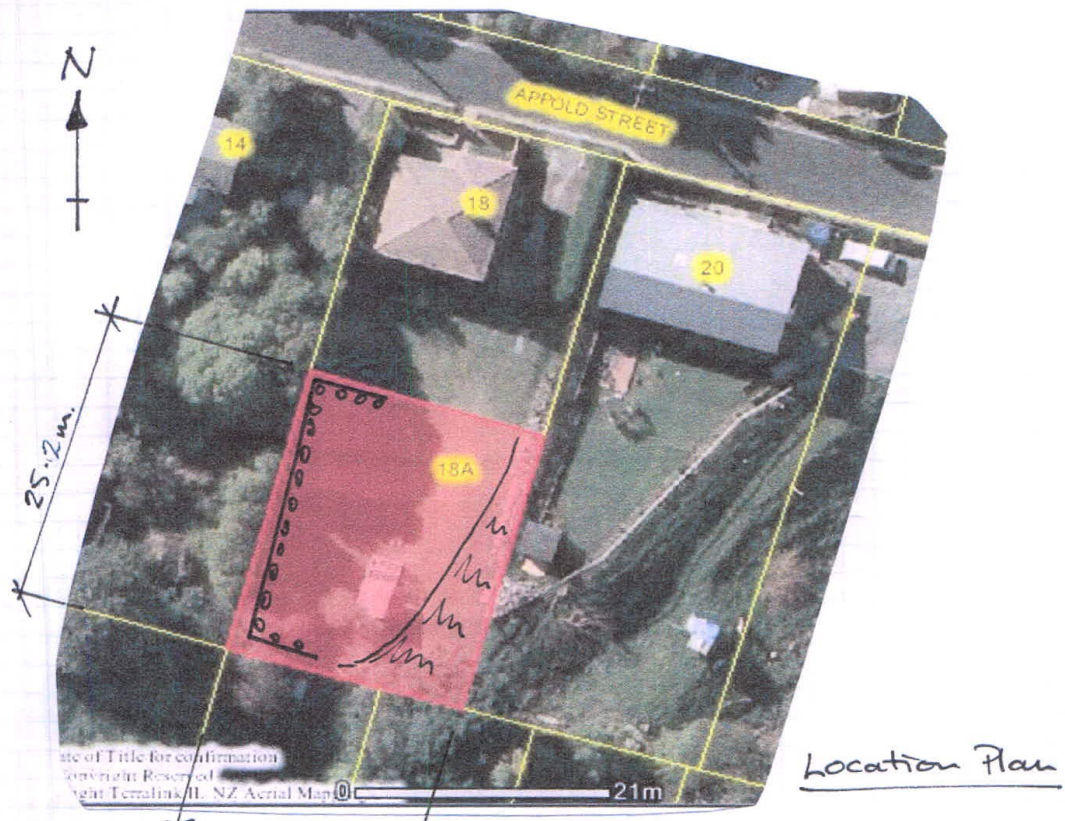


Jeremy Grey
PLANNER

Appendix 1 - Approved plan for LUC-2013-510/A
 [Scanned image -Not to Scale]



Job Title	18A Appold St, Dunedin	Job No.	213159
Drawing Title	Retaining Wall Details	Sheet No.	SK.01 B
		Drawn by	MT Date 12/13



View Instrument Details



Instrument No 9125765.3
Status Registered
Date & Time Lodged 26 July 2012 14:19
Lodged By Marshall, Kenneth Glover
Instrument Type Consent Notice under s221(4)(a) Resource Management Act 1991



Affected Computer Registers	Land District
533292	Otago
533293	Otago
OT346/69	Otago

Annexure Schedule: Contains 2 Pages.

Signature

Signed by Kenneth Glover Marshall as Territorial Authority Representative on 26/07/2012 02:16 PM

*** End of Report ***

IN THE MATTER of Lots 1 & 2 DP 435635
being a Subdivision of Part Lot 115
Deeds Plan 253

AND

IN THE MATTER of Resource Consent
SUB-2008-103 Dunedin City Council

**CONSENT NOTICE PURSUANT TO
SECTION 221 OF THE RESOURCE
MANAGEMENT ACT 1991**

Whereas Council has granted consent to the proposed subdivision comprised in Deposited Plan 435635 subject to the following conditions, which are required to be complied with on a continuing basis by the owners and subsequent owners of the land or part thereof being those conditions specified in the operative part.

Operative Part

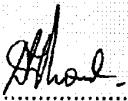
This condition relates to Lot 2 DP 435635 and shall be placed on certificate of title 533293

The condition of this consent is as follows:

No building erected on Lot 2 shall exceed 7.0 metres in height, relative to the existing ground level.

DATED at Dunedin this *24th* day of *JUNE* 2012

SIGNED for and on behalf of the
DUNEDIN CITY COUNCIL


.....
Authorised Officer



50 The Octagon, PO Box 5045, Moray Place
Dunedin 9058, New Zealand
Telephone: 03 477 4000, Fax: 03 474 3488
Email: dcc@dcc.govt.nz
www.dunedin.govt.nz

To: The Registrar General of Lands
LAND INFORMATION NEW ZEALAND

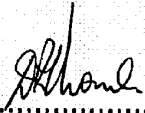
IN THE MATTER OF Section 224c of the Resource
Management Act 1991; and

IN THE MATTER OF LT 435635

I HEREBY CERTIFY THAT pursuant to Section 224(c) of the Resource
Management Act 1991, some of the conditions of the subdivision consent
have been complied with to the satisfaction of the Dunedin City Council,
and that a consent notice has been issued in respect of the condition that
has not been complied with.

Dated at DUNEDIN this 24th day of JUNE 2012.

SIGNED for and on behalf of
THE DUNEDIN CITY COUNCIL by its Authorised Officer


.....
Darrell Thomson
Subdivision Planner

(TA references: SUB 2008-103)