



Dunedin City Council – Land Information Memorandum

Property Address: 24 Sunninghurst Drive Fairfield

Prepared for: Scott Trevor Drummond

Prepared on: 02-Apr-2026

Property Details:

Property ID	5109378
Address	24 Sunninghurst Drive Fairfield
Parcels	LOT 80 DP 320920

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 02-Apr-2026

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

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

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

District Plan Hazard Information

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

Other Natural Hazard Information

Flood Hazards

No information.

Land Stability Hazards

No information.

Coastal Hazards

No information.

Seismic Hazards

No information.

Other Natural Hazards

No information.

Otago Regional Council Hazard Information

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

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

Contaminated Site, Hazardous Substances and Dangerous Goods

Contaminated Site Information

No information.

Historic Dangerous Goods Licence(s)

No information.

Hazardous Substances

No information.

WARNING – Change in legislation and management of hazardous substances

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

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

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

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

Drainage

Drainage plans on file are indicative only.

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

Foul Sewer and Waste Water

Stormwater/Sewer Separation – No Inspection

The Dunedin City Council requires the foul sewer and storm water being discharged from a property to be directed to the separate foul sewer and storm water networks, respectively. This property has not been inspected for compliance with this requirement. Should an inspection be undertaken, the responsibility for remedying any faults found rests with the property owner.

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	2108952
Address	24 Sunninghurst Drive Fairfield
Valuation Number	27861-15654

Latest Valuation Details

Capital Value	\$1,110,000
Land Value	\$380,000
Value of Improvements	\$730,000
Area (Hectares)	0.0826HA
Units of Use	1

Current Rates

Current Rating Year Starting	01-Jul-2025
Dunedin City Council Rates	\$5,251.45

Rates Outstanding for Year	\$1,312.87
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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-2008-2358](#) Building Consent - Erect Dwelling with Basement Garage. Heater - Escea Gas fire

Lodgement Date	21-Oct-2008
Decision	Granted
Decision Date	02-Dec-2008
Current Status	CCC Issued
Previous Number	
<i>(Applications before 2007)</i>	

[ABA-2019-1053](#) Building Consent - Install Woodsman Brunner MKII Heater in Dwelling

Lodgement Date	29-May-2019
Decision	Granted
Decision Date	05-Jun-2019
Current Status	CCC Issued
Previous Number	
<i>(Applications before 2007)</i>	

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:

[RMA-2003-366467](#) - Resource Management Act (Historical Data)

Description	CHANGE CONDITIONS OF RMA20020472 stg4a- DP 320920 stgs x, y also
Lodgement Date	21-Mar-2003
Decision	Granted
Decision Date	30-Apr-2003
Current Status	Consent Issued

[RMA-2002-365818](#) - Resource Management Act (Historical Data)

Description	SUBDIVIDE BALANCE OF SUNNINGHURST ESTATE PROPERTY TO CREATE 80 NEW RESIDENTIAL SITES IN 3 STAGES Stg4A- DP 320920- sec223-16/5/03; sec224c -3/7/03
Lodgement Date	24-Jul-2002
Decision	Granted
Decision Date	26-Nov-2002
Current Status	s224c Issued

Consent Stages

Type	s223 Certificate
Issued Date	16 May 2003
Further Details	

Type	s224 Certificate
Issued Date	03 July 2003
Further Details	

[RMA-2002-366370](#) - Resource Management Act (Historical Data)

Description	Objection under Section 357 to conditions of RMA20020472
Lodgement Date	06-Dec-2002
Decision	Granted
Decision Date	17-Jan-2003
Current Status	Consent Issued

[RMA-2003-366750](#) - Resource Management Act (Historical Data)

Description	REPLACEMENT OF SUBDIVISION CONSENT RMA20020472 (ESSENTIALLY A VARIATION OF CONDITIONS OF RMA20020472) stg4a- DP 320920 stg X -and stg Y -DP 346062
Lodgement Date	20-Jun-2003
Decision	Granted
Decision Date	02-Jul-2003
Current Status	s224c Issued

[RMA-2003-367373](#) - Resource Management Act (Historical Data)

Description	VARIATION OF CONDITIONS OF RMA20030534 TO CHANGE ALLOTMENT STAGING (ESSENTIALLY FURTHER VARIATION TO RMA20020472) see DP 346062
Lodgement Date	16-Dec-2003
Decision	Granted
Decision Date	28-Jan-2004
Current Status	Consent Issued
Consent Stages	
Type	s223 Certificate
Issued Date	17 March 2005
Further Details	
Type	s224 Certificate
Issued Date	05 July 2005
Further Details	

[RMA-1993-355803](#) - Resource Management Act (Historical Data)

Description	Subdivision of CT OT13D/101 for development of 119 Residential sites in at least 6 stages (Sunninghurst Estate subdivision) - Applicant: LANDCORP PROPERTIES C/- BOX 1083 DN
Lodgement Date	16-Aug-1993
Decision	Granted
Decision Date	16-Aug-1993
Current Status	s224c Issued

[RMA-2000-364424](#) - Resource Management Act (Historical Data)

Description	Section 127 request for variation of conditions of RMA93166 to allocate conditions on a stage by stage basis
Lodgement Date	13-Nov-2000
Decision	Granted
Decision Date	06-Dec-2000
Current Status	Consent Issued

[RMA-2001-365181](#) - Resource Management Act (Historical Data)

Description	Section 127 request for change to condition of RMA93166 for reduction of width of Right of Way B in Stage 2 of subdivision - DP300725
Lodgement Date	23-Oct-2001
Decision	Granted
Decision Date	16-Nov-2001
Current Status	Consent Issued

[RMA-2000-364494](#) - Resource Management Act (Historical Data)

Description	Section 127 request for change to condition of RMA 93166 - for installation of water pipe in stage 2 of subdivision - DP300725
Lodgement Date	13-Dec-2000
Decision	Granted
Decision Date	21-Feb-2001
Current Status	Consent Issued

[RMA-2001-365218](#) - Resource Management Act (Historical Data)

Description	SUBDIVISION - BOUNDARY ADJUSTMENT BETWEEN LOT 51 DP 300725 AND LOT 4 DP 300725 (TO CREATE LOT 68 DP304283 AND BALANCE LOT) sec223,224c re-signed 12/7/02
Lodgement Date	05-Nov-2001
Decision	Granted
Decision Date	23-Nov-2001
Current Status	s224c Issued
Consent Stages	
Type	s223 Certificate
Issued Date	18 April 2002
Further Details	
Type	s224 Certificate
Issued Date	18 April 2002
Further Details	

[RMA-2001-365128](#) - Resource Management Act (Historical Data)

Description	Section 127 request for change to conditions of RMA93166 to incorporate new Stage 2A (DP304278) in the development - to create recreation reserve and balance area
Lodgement Date	01-Oct-2001
Decision	Granted
Decision Date	14-Apr-2002
Current Status	Consent Issued

Consent Notices

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

Alcohol Licensing

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

Health Licensing

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

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

No information.

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

District Plan

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

SECOND GENERATION DISTRICT PLAN INFORMATION

Zoning

- General Residential 1 (refer Section 15, Residential)

Scheduled Items

- Nil

Overlay Zones

- Nil

Mapped Areas

- Nil

District Plan Map

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

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

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

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

No information.

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

No information.

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

Building Information

Drainage

Form 5 (building consent) copy

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

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

Seepage

A seepage incident has been lodged on this property.

Seepage Incident:417554 – 11.10.2018 - Completed

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

Planning

Resource Consents within 50m of 24 Sunninghurst Drive Fairfield

[2323 R Duxford Crescent Fairfield](#)

[POL-2004-350313](#) Planning Other Legislation Cancel part of an easement (Other). The outcome was Granted on 16/12/2004.

[2324 R Holyport Close Fairfield](#)

[RMA-2006-370019](#) Resource Management Act (Historical Data) CERTIFICATE OF COMPLIANCE FOR TELECOM FACILITIES (Other). The outcome was Granted on 26/04/2006.

[5108426 54 Holyport Close Fairfield](#)

[RMA-2003-366467](#) Resource Management Act (Historical Data) CHANGE CONDITIONS OF RMA20020472 stg4a- DP 320920 stgs x, y also (Other). The outcome was Granted on 30/04/2003.

[RMA-2003-367373](#) Resource Management Act (Historical Data) VARIATION OF CONDITIONS OF RMA20030534 TO CHANGE ALLOTMENT STAGING (ESSENTIALLY FURTHER VARIATION TO RMA20020472) see DP 346062 (Non-Notified - Restricted Discretionary). The outcome was Granted on 28/01/2004.

[RMA-2003-366750](#) Resource Management Act (Historical Data) REPLACEMENT OF SUBDIVISION CONSENT RMA20020472 (ESSENTIALLY A VARIATION OF CONDITIONS OF RMA20020472) stg4a- DP 320920 stg X -and stg Y -DP 346062 (Other). The outcome was Granted on 02/07/2003.

[RMA-2002-365818](#) Resource Management Act (Historical Data) SUBDIVIDE BALANCE OF SUNNINGHURST ESTATE PROPERTY TO CREATE 80 NEW RESIDENTIAL SITES IN 3 STAGES Stg4A- DP 320920- sec223-16/5/03; sec224c -3/7/03 (Non-Notified - Non Complying). The outcome was Granted on 26/11/2002.

[RMA-2001-365181](#) Resource Management Act (Historical Data) Section 127 request for change to condition of RMA93166 for reduction of width of Right of Way B in Stage 2 of subdivision - DP300725 (Other). The outcome was Granted on 16/11/2001.

[RMA-2001-365128](#) Resource Management Act (Historical Data) Section 127 request for change to conditions of RMA93166 to incorporate new Stage 2A (DP304278) in the development - to create recreation reserve and balance area (Other). The outcome was Granted on 14/04/2002.

[RMA-2000-364494](#) Resource Management Act (Historical Data) Section 127 request for change to condition of RMA 93166 - for installation of water pipe in stage 2 of subdivision - DP300725 (Other). The outcome was Granted on 21/02/2001.

[RMA-2000-364424](#) Resource Management Act (Historical Data) Section 127 request for variation of conditions of RMA93166 to allocate conditions on a stage by stage basis (Other). The outcome was Granted on 06/12/2000.

[RMA-2002-366370](#) Resource Management Act (Historical Data) Objection under Section 357 to conditions of RMA20020472 (Other). The outcome was Granted on 17/01/2003.

[RMA-2001-365218](#) Resource Management Act (Historical Data) SUBDIVISION - BOUNDARY ADJUSTMENT BETWEEN LOT 51 DP 300725 AND LOT 4 DP 300725 (TO CREATE LOT 68 DP304283 AND BALANCE LOT) sec223,224c re-signed 12/7/02 (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 23/11/2001.

[RMA-1993-355803](#) Resource Management Act (Historical Data) Subdivision of CT OT13D/101 for development of 119 Residential sites in at least 6 stages (Sunninghurst Estate subdivision) - Applicant: LANDCORP PROPERTIES C/- BOX 1083 DN (Non-Notified - Non Complying). The outcome was Granted on 16/08/1993.

[5108427 19 Holyport Close Fairfield](#)

[RMA-2003-366467](#) Resource Management Act (Historical Data) CHANGE CONDITIONS OF RMA20020472 stg4a- DP 320920 stgs x, y also (Other). The outcome was Granted on 30/04/2003.

[RMA-2003-367373](#) Resource Management Act (Historical Data) VARIATION OF CONDITIONS OF RMA20030534 TO CHANGE ALLOTMENT STAGING (ESSENTIALLY FURTHER VARIATION TO RMA20020472) see DP 346062 (Non-Notified - Restricted Discretionary). The outcome was Granted on 28/01/2004.

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[RMA-2001-365181](#) Resource Management Act (Historical Data) Section 127 request for change to condition of RMA93166 for reduction of width of Right of Way B in Stage 2 of subdivision - DP300725 (Other). The outcome was Granted on 16/11/2001.

[RMA-2001-365128](#) Resource Management Act (Historical Data) Section 127 request for change to conditions of RMA93166 to incorporate new Stage 2A (DP304278) in the development - to create recreation reserve and balance area (Other). The outcome was Granted on 14/04/2002.

[RMA-2000-364494](#) Resource Management Act (Historical Data) Section 127 request for change to condition of RMA 93166 - for installation of water pipe in stage 2 of subdivision - DP300725 (Other). The outcome was Granted on 21/02/2001.

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[5108428 17 Holyport Close Fairfield](#)

[RMA-2003-366467](#) Resource Management Act (Historical Data) CHANGE CONDITIONS OF RMA20020472 stg4a- DP 320920 stgs x, y also (Other). The outcome was Granted on 30/04/2003.

[RMA-2003-367373](#) Resource Management Act (Historical Data) VARIATION OF CONDITIONS OF RMA20030534 TO CHANGE ALLOTMENT STAGING (ESSENTIALLY FURTHER VARIATION TO RMA20020472) see DP 346062 (Non-Notified - Restricted Discretionary). The outcome was Granted on 28/01/2004.

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[RMA-2001-365181](#) Resource Management Act (Historical Data) Section 127 request for change to condition of RMA93166 for reduction of width of Right of Way B in Stage 2 of subdivision - DP300725 (Other). The outcome was Granted on 16/11/2001.

[RMA-2001-365128](#) Resource Management Act (Historical Data) Section 127 request for change to conditions of RMA93166 to incorporate new Stage 2A (DP304278) in the development - to create recreation reserve and balance area (Other). The outcome was Granted on 14/04/2002.

[RMA-2000-364494](#) Resource Management Act (Historical Data) Section 127 request for change to condition of RMA 93166 - for installation of water pipe in stage 2 of subdivision - DP300725 (Other). The outcome was Granted on 21/02/2001.

[RMA-2000-364424](#) Resource Management Act (Historical Data) Section 127 request for variation of conditions of RMA93166 to allocate conditions on a stage by stage basis (Other). The outcome was Granted on 06/12/2000.

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[RMA-1993-355803](#) Resource Management Act (Historical Data) Subdivision of CT OT13D/101 for development of 119 Residential sites in at least 6 stages (Sunninghurst Estate subdivision) - Applicant: LANDCORP PROPERTIES C/- BOX 1083 DN (Non-Notified - Non Complying). The outcome was Granted on 16/08/1993.

[5108429 15 Holyport Close Fairfield](#)

[RMA-2003-366467](#) Resource Management Act (Historical Data) CHANGE CONDITIONS OF RMA20020472 stg4a- DP 320920 stgs x, y also (Other). The outcome was Granted on 30/04/2003.

[RMA-2003-367373](#) Resource Management Act (Historical Data) VARIATION OF CONDITIONS OF RMA20030534 TO CHANGE ALLOTMENT STAGING (ESSENTIALLY FURTHER VARIATION TO RMA20020472) see DP 346062 (Non-Notified - Restricted Discretionary). The outcome was Granted on 28/01/2004.

[RMA-2003-366750](#) Resource Management Act (Historical Data) REPLACEMENT OF SUBDIVISION CONSENT RMA20020472 (ESSENTIALLY A VARIATION OF CONDITIONS OF RMA20020472) stg4a- DP 320920 stg X -and stg Y -DP 346062 (Other). The outcome was Granted on 02/07/2003.

[RMA-2002-365818](#) Resource Management Act (Historical Data) SUBDIVIDE BALANCE OF SUNNINGHURST ESTATE PROPERTY TO CREATE 80 NEW RESIDENTIAL SITES IN 3 STAGES Stg4A- DP 320920- sec223-16/5/03; sec224c -3/7/03 (Non-Notified - Non Complying). The outcome was Granted on 26/11/2002.

[RMA-2001-365181](#) Resource Management Act (Historical Data) Section 127 request for change to condition of RMA93166 for reduction of width of Right of Way B in Stage 2 of subdivision - DP300725 (Other). The outcome was Granted on 16/11/2001.

[RMA-2001-365128](#) Resource Management Act (Historical Data) Section 127 request for change to conditions of RMA93166 to incorporate new Stage 2A (DP304278) in the development - to create recreation reserve and balance area (Other). The outcome was Granted on 14/04/2002.

[RMA-2000-364494](#) Resource Management Act (Historical Data) Section 127 request for change to condition of RMA 93166 - for installation of water pipe in stage 2 of subdivision - DP300725 (Other). The outcome was Granted on 21/02/2001.

[RMA-2000-364424](#) Resource Management Act (Historical Data) Section 127 request for variation of conditions of RMA93166 to allocate conditions on a stage by stage basis (Other). The outcome was Granted on 06/12/2000.

[RMA-2002-366370](#) Resource Management Act (Historical Data) Objection under Section 357 to conditions of RMA20020472 (Other). The outcome was Granted on 17/01/2003.

[RMA-2001-365218](#) Resource Management Act (Historical Data) SUBDIVISION - BOUNDARY ADJUSTMENT BETWEEN LOT 51 DP 300725 AND LOT 4 DP 300725 (TO CREATE LOT 68 DP304283 AND BALANCE LOT) sec223,224c re-signed 12/7/02 (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 23/11/2001.

[RMA-1993-355803](#) Resource Management Act (Historical Data) Subdivision of CT OT13D/101 for development of 119 Residential sites in at least 6 stages (Sunninghurst Estate subdivision) - Applicant: LANDCORP PROPERTIES C/- BOX 1083 DN (Non-Notified - Non Complying). The outcome was Granted on 16/08/1993.

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[S243-2007-9](#) s243 Cancellation of Easement cancellation of right of way easement over Lot 75 DP 346062 in respect to Lot 2 DP 379091. The outcome was Granted on 27/09/2007.

[RMA-2003-366467](#) Resource Management Act (Historical Data) CHANGE CONDITIONS OF RMA20020472 stg4a- DP 320920 stgs x, y also (Other). The outcome was Granted on 30/04/2003.

[RMA-2003-367373](#) Resource Management Act (Historical Data) VARIATION OF CONDITIONS OF RMA20030534 TO CHANGE ALLOTMENT STAGING (ESSENTIALLY FURTHER VARIATION TO RMA20020472) see DP 346062 (Non-Notified - Restricted Discretionary). The outcome was Granted on 28/01/2004.

[RMA-2003-366750](#) Resource Management Act (Historical Data) REPLACEMENT OF SUBDIVISION CONSENT RMA20020472 (ESSENTIALLY A VARIATION OF CONDITIONS OF RMA20020472) stg4a- DP 320920 stg X -and stg Y -DP 346062 (Other). The outcome was Granted on 02/07/2003.

[RMA-2002-365818](#) Resource Management Act (Historical Data) SUBDIVIDE BALANCE OF SUNNINGHURST ESTATE PROPERTY TO CREATE 80 NEW RESIDENTIAL SITES IN 3 STAGES Stg4A- DP 320920- sec223-16/5/03; sec224c -3/7/03 (Non-Notified - Non Complying). The outcome was Granted on 26/11/2002.

[RMA-2001-365181](#) Resource Management Act (Historical Data) Section 127 request for change to condition of RMA93166 for reduction of width of Right of Way B in Stage 2 of subdivision - DP300725 (Other). The outcome was Granted on 16/11/2001.

[RMA-2001-365128](#) Resource Management Act (Historical Data) Section 127 request for change to conditions of RMA93166 to incorporate new Stage 2A (DP304278) in the development - to create recreation reserve and balance area (Other). The outcome was Granted on 14/04/2002.

[RMA-2000-364494](#) Resource Management Act (Historical Data) Section 127 request for change to condition of RMA 93166 - for installation of water pipe in stage 2 of subdivision - DP300725 (Other). The outcome was Granted on 21/02/2001.

[RMA-2000-364424](#) Resource Management Act (Historical Data) Section 127 request for variation of conditions of RMA93166 to allocate conditions on a stage by stage basis (Other). The outcome was Granted on 06/12/2000.

[RMA-2002-366370](#) Resource Management Act (Historical Data) Objection under Section 357 to conditions of RMA20020472 (Other). The outcome was Granted on 17/01/2003.

[RMA-2001-365218](#) Resource Management Act (Historical Data) SUBDIVISION - BOUNDARY ADJUSTMENT BETWEEN LOT 51 DP 300725 AND LOT 4 DP 300725 (TO CREATE LOT 68 DP304283 AND BALANCE LOT) sec223,224c re-signed 12/7/02 (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 23/11/2001.

[RMA-1993-355803](#) Resource Management Act (Historical Data) Subdivision of CT OT13D/101 for development of 119 Residential sites in at least 6 stages (Sunninghurst Estate subdivision) - Applicant: LANDCORP PROPERTIES C/- BOX 1083 DN (Non-Notified - Non Complying). The outcome was Granted on 16/08/1993.

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[RMA-2003-366467](#) Resource Management Act (Historical Data) CHANGE CONDITIONS OF RMA20020472 stg4a- DP 320920 stgs x, y also (Other). The outcome was Granted on 30/04/2003.

[RMA-2003-367373](#) Resource Management Act (Historical Data) VARIATION OF CONDITIONS OF RMA20030534 TO CHANGE ALLOTMENT STAGING (ESSENTIALLY FURTHER VARIATION TO RMA20020472) see DP 346062 (Non-Notified - Restricted Discretionary). The outcome was Granted on 28/01/2004.

[RMA-2003-366750](#) Resource Management Act (Historical Data) REPLACEMENT OF SUBDIVISION CONSENT RMA20020472 (ESSENTIALLY A VARIATION OF CONDITIONS OF RMA20020472) stg4a- DP 320920 stg X -and stg Y -DP 346062 (Other). The outcome was Granted on 02/07/2003.

[RMA-2002-365818](#) Resource Management Act (Historical Data) SUBDIVIDE BALANCE OF SUNNINGHURST ESTATE PROPERTY TO CREATE 80 NEW RESIDENTIAL SITES IN 3 STAGES Stg4A- DP 320920- sec223-16/5/03; sec224c -3/7/03 (Non-Notified - Non Complying). The outcome was Granted on 26/11/2002.

[RMA-2001-365181](#) Resource Management Act (Historical Data) Section 127 request for change to condition of RMA93166 for reduction of width of Right of Way B in Stage 2 of subdivision - DP300725 (Other). The outcome was Granted on 16/11/2001.

[RMA-2001-365128](#) Resource Management Act (Historical Data) Section 127 request for change to conditions of RMA93166 to incorporate new Stage 2A (DP304278) in the development - to create recreation reserve and balance area (Other). The outcome was Granted on 14/04/2002.

[RMA-2000-364494](#) Resource Management Act (Historical Data) Section 127 request for change to condition of RMA 93166 - for installation of water pipe in stage 2 of subdivision - DP300725 (Other). The outcome was Granted on 21/02/2001.

[RMA-2000-364424](#) Resource Management Act (Historical Data) Section 127 request for variation of conditions of RMA93166 to allocate conditions on a stage by stage basis (Other). The outcome was Granted on 06/12/2000.

[RMA-2002-366370](#) Resource Management Act (Historical Data) Objection under Section 357 to conditions of RMA20020472 (Other). The outcome was Granted on 17/01/2003.

[RMA-2001-365218](#) Resource Management Act (Historical Data) SUBDIVISION - BOUNDARY ADJUSTMENT BETWEEN LOT 51 DP 300725 AND LOT 4 DP 300725 (TO CREATE LOT 68 DP304283 AND BALANCE LOT) sec223,224c re-signed 12/7/02 (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 23/11/2001.

[RMA-1993-355803](#) Resource Management Act (Historical Data) Subdivision of CT OT13D/101 for development of 119 Residential sites in at least 6 stages (Sunninghurst Estate subdivision) - Applicant: LANDCORP PROPERTIES C/- BOX 1083 DN (Non-Notified - Non Complying). The outcome was Granted on 16/08/1993.

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[RMA-2003-366467](#) Resource Management Act (Historical Data) CHANGE CONDITIONS OF RMA20020472 stg4a- DP 320920 stgs x, y also (Other). The outcome was Granted on 30/04/2003.

[RMA-2003-367373](#) Resource Management Act (Historical Data) VARIATION OF CONDITIONS OF RMA20030534 TO CHANGE ALLOTMENT STAGING (ESSENTIALLY FURTHER VARIATION TO RMA20020472) see DP 346062 (Non-Notified - Restricted Discretionary). The outcome was Granted on 28/01/2004.

[RMA-2003-366750](#) Resource Management Act (Historical Data) REPLACEMENT OF SUBDIVISION CONSENT RMA20020472 (ESSENTIALLY A VARIATION OF CONDITIONS OF RMA20020472) stg4a- DP 320920 stg X -and stg Y -DP 346062 (Other). The outcome was Granted on 02/07/2003.

[RMA-2002-365818](#) Resource Management Act (Historical Data) SUBDIVIDE BALANCE OF SUNNINGHURST ESTATE PROPERTY TO CREATE 80 NEW RESIDENTIAL SITES IN 3 STAGES Stg4A- DP 320920- sec223-16/5/03; sec224c -3/7/03 (Non-Notified - Non Complying). The outcome was Granted on 26/11/2002.

[RMA-2001-365181](#) Resource Management Act (Historical Data) Section 127 request for change to condition of RMA93166 for reduction of width of Right of Way B in Stage 2 of subdivision - DP300725 (Other). The outcome was Granted on 16/11/2001.

[RMA-2001-365128](#) Resource Management Act (Historical Data) Section 127 request for change to conditions of RMA93166 to incorporate new Stage 2A (DP304278) in the development - to create recreation reserve and balance area (Other). The outcome was Granted on 14/04/2002.

[RMA-2000-364494](#) Resource Management Act (Historical Data) Section 127 request for change to condition of RMA 93166 - for installation of water pipe in stage 2 of subdivision - DP300725 (Other). The outcome was Granted on 21/02/2001.

[RMA-2000-364424](#) Resource Management Act (Historical Data) Section 127 request for variation of conditions of RMA93166 to allocate conditions on a stage by stage basis (Other). The outcome was Granted on 06/12/2000.

[RMA-2002-366370](#) Resource Management Act (Historical Data) Objection under Section 357 to conditions of RMA20020472 (Other). The outcome was Granted on 17/01/2003.

[RMA-2001-365218](#) Resource Management Act (Historical Data) SUBDIVISION - BOUNDARY ADJUSTMENT BETWEEN LOT 51 DP 300725 AND LOT 4 DP 300725 (TO CREATE LOT 68 DP304283 AND BALANCE LOT) sec223,224c re-signed 12/7/02 (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 23/11/2001.

[RMA-1993-355803](#) Resource Management Act (Historical Data) Subdivision of CT OT13D/101 for development of 119 Residential sites in at least 6 stages (Sunninghurst Estate subdivision) - Applicant: LANDCORP PROPERTIES C/- BOX 1083 DN (Non-Notified - Non Complying). The outcome was Granted on 16/08/1993.

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[RMA-2001-365181](#) Resource Management Act (Historical Data) Section 127 request for change to condition of RMA93166 for reduction of width of Right of Way B in Stage 2 of subdivision - DP300725 (Other). The outcome was Granted on 16/11/2001.

[RMA-2001-365128](#) Resource Management Act (Historical Data) Section 127 request for change to conditions of RMA93166 to incorporate new Stage 2A (DP304278) in the development - to create recreation reserve and balance area (Other). The outcome was Granted on 14/04/2002.

[RMA-2000-364494](#) Resource Management Act (Historical Data) Section 127 request for change to condition of RMA 93166 - for installation of water pipe in stage 2 of subdivision - DP300725 (Other). The outcome was Granted on 21/02/2001.

[RMA-2000-364424](#) Resource Management Act (Historical Data) Section 127 request for variation of conditions of RMA93166 to allocate conditions on a stage by stage basis (Other). The outcome was Granted on 06/12/2000.

[RMA-1993-355803](#) Resource Management Act (Historical Data) Subdivision of CT OT13D/101 for development of 119 Residential sites in at least 6 stages (Sunninghurst Estate subdivision) - Applicant: LANDCORP PROPERTIES C/- BOX 1083 DN (Non-Notified - Non Complying). The outcome was Granted on 16/08/1993.

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[RMA-2001-365181](#) Resource Management Act (Historical Data) Section 127 request for change to condition of RMA93166 for reduction of width of Right of Way B in Stage 2 of subdivision - DP300725 (Other). The outcome was Granted on 16/11/2001.

[RMA-2001-365128](#) Resource Management Act (Historical Data) Section 127 request for change to conditions of RMA93166 to incorporate new Stage 2A (DP304278) in the development - to create recreation reserve and balance area (Other). The outcome was Granted on 14/04/2002.

[RMA-2000-364494](#) Resource Management Act (Historical Data) Section 127 request for change to condition of RMA 93166 - for installation of water pipe in stage 2 of subdivision - DP300725 (Other). The outcome was Granted on 21/02/2001.

[RMA-2000-364424](#) Resource Management Act (Historical Data) Section 127 request for variation of conditions of RMA93166 to allocate conditions on a stage by stage basis (Other). The outcome was Granted on 06/12/2000.

[RMA-1993-355803](#) Resource Management Act (Historical Data) Subdivision of CT OT13D/101 for development of 119 Residential sites in at least 6 stages (Sunninghurst Estate subdivision) - Applicant: LANDCORP PROPERTIES C/- BOX 1083 DN (Non-Notified - Non Complying). The outcome was Granted on 16/08/1993.

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[RMA-2003-366467](#) Resource Management Act (Historical Data) CHANGE CONDITIONS OF RMA20020472 stg4a- DP 320920 stgs x, y also (Other). The outcome was Granted on 30/04/2003.

[RMA-2003-367373](#) Resource Management Act (Historical Data) VARIATION OF CONDITIONS OF RMA20030534 TO CHANGE ALLOTMENT STAGING (ESSENTIALLY FURTHER VARIATION TO RMA20020472) see DP 346062 (Non-Notified - Restricted Discretionary). The outcome was Granted on 28/01/2004.

[RMA-2003-366750](#) Resource Management Act (Historical Data) REPLACEMENT OF SUBDIVISION CONSENT RMA20020472 (ESSENTIALLY A VARIATION OF CONDITIONS OF RMA20020472) stg4a- DP 320920 stg X -and stg Y -DP 346062 (Other). The outcome was Granted on 02/07/2003.

[RMA-2002-365818](#) Resource Management Act (Historical Data) SUBDIVIDE BALANCE OF SUNNINGHURST ESTATE PROPERTY TO CREATE 80 NEW RESIDENTIAL SITES IN 3 STAGES Stg4A- DP 320920- sec223-16/5/03; sec224c -3/7/03 (Non-Notified - Non Complying). The outcome was Granted on 26/11/2002.

[RMA-2001-365181](#) Resource Management Act (Historical Data) Section 127 request for change to condition of RMA93166 for reduction of width of Right of Way B in Stage 2 of subdivision - DP300725 (Other). The outcome was Granted on 16/11/2001.

[RMA-2001-365128](#) Resource Management Act (Historical Data) Section 127 request for change to conditions of RMA93166 to incorporate new Stage 2A (DP304278) in the development - to create recreation reserve and balance area (Other). The outcome was Granted on 14/04/2002.

[RMA-2000-364494](#) Resource Management Act (Historical Data) Section 127 request for change to condition of RMA 93166 - for installation of water pipe in stage 2 of subdivision - DP300725 (Other). The outcome was Granted on 21/02/2001.

[RMA-2000-364424](#) Resource Management Act (Historical Data) Section 127 request for variation of conditions of RMA93166 to allocate conditions on a stage by stage basis (Other). The outcome was Granted on 06/12/2000.

[RMA-2002-366370](#) Resource Management Act (Historical Data) Objection under Section 357 to conditions of RMA20020472 (Other). The outcome was Granted on 17/01/2003.

[RMA-2001-365218](#) Resource Management Act (Historical Data) SUBDIVISION - BOUNDARY ADJUSTMENT BETWEEN LOT 51 DP 300725 AND LOT 4 DP 300725 (TO CREATE LOT 68 DP304283 AND BALANCE LOT) sec223,224c re-signed 12/7/02 (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 23/11/2001.

[RMA-1993-355803](#) Resource Management Act (Historical Data) Subdivision of CT OT13D/101 for development of 119 Residential sites in at least 6 stages (Sunninghurst Estate subdivision) - Applicant: LANDCORP PROPERTIES C/- BOX 1083 DN (Non-Notified - Non Complying). The outcome was Granted on 16/08/1993.

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[BACT-2025-28](#) Boundary Activity Notice Extension to existing dwelling. The outcome was Issued on 05/08/2025.

[RMA-2003-366467](#) Resource Management Act (Historical Data) CHANGE CONDITIONS OF RMA20020472 stg4a- DP 320920 stgs x, y also (Other). The outcome was Granted on 30/04/2003.

[RMA-2003-367373](#) Resource Management Act (Historical Data) VARIATION OF CONDITIONS OF RMA20030534 TO CHANGE ALLOTMENT STAGING (ESSENTIALLY FURTHER VARIATION TO RMA20020472) see DP 346062 (Non-Notified - Restricted Discretionary). The outcome was Granted on 28/01/2004.

[RMA-2003-366750](#) Resource Management Act (Historical Data) REPLACEMENT OF SUBDIVISION CONSENT RMA20020472 (ESSENTIALLY A VARIATION OF CONDITIONS OF RMA20020472) stg4a- DP 320920 stg X -and stg Y -DP 346062 (Other). The outcome was Granted on 02/07/2003.

[RMA-2002-365818](#) Resource Management Act (Historical Data) SUBDIVIDE BALANCE OF SUNNINGHURST ESTATE PROPERTY TO CREATE 80 NEW RESIDENTIAL SITES IN 3 STAGES Stg4A- DP 320920- sec223-16/5/03; sec224c -3/7/03 (Non-Notified - Non Complying). The outcome was Granted on 26/11/2002.

[RMA-2001-365181](#) Resource Management Act (Historical Data) Section 127 request for change to condition of RMA93166 for reduction of width of Right of Way B in Stage 2 of subdivision - DP300725 (Other). The outcome was Granted on 16/11/2001.

[RMA-2001-365128](#) Resource Management Act (Historical Data) Section 127 request for change to conditions of RMA93166 to incorporate new Stage 2A (DP304278) in the development - to create recreation reserve and balance area (Other). The outcome was Granted on 14/04/2002.

[RMA-2000-364494](#) Resource Management Act (Historical Data) Section 127 request for change to condition of RMA 93166 - for installation of water pipe in stage 2 of subdivision - DP300725 (Other). The outcome was Granted on 21/02/2001.

[RMA-2000-364424](#) Resource Management Act (Historical Data) Section 127 request for variation of conditions of RMA93166 to allocate conditions on a stage by stage basis (Other). The outcome was Granted on 06/12/2000.

[RMA-2002-366370](#) Resource Management Act (Historical Data) Objection under Section 357 to conditions of RMA20020472 (Other). The outcome was Granted on 17/01/2003.

[RMA-2001-365218](#) Resource Management Act (Historical Data) SUBDIVISION - BOUNDARY ADJUSTMENT BETWEEN LOT 51 DP 300725 AND LOT 4 DP 300725 (TO CREATE LOT 68 DP304283 AND BALANCE LOT) sec223,224c re-signed 12/7/02 (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 23/11/2001.

[RMA-1993-355803](#) Resource Management Act (Historical Data) Subdivision of CT OT13D/101 for development of 119 Residential sites in at least 6 stages (Sunninghurst Estate subdivision) - Applicant: LANDCORP PROPERTIES C/- BOX 1083 DN (Non-Notified - Non Complying). The outcome was Granted on 16/08/1993.

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[RMA-2003-366467](#) Resource Management Act (Historical Data) CHANGE CONDITIONS OF RMA20020472 stg4a- DP 320920 stgs x, y also (Other). The outcome was Granted on 30/04/2003.

[RMA-2003-367373](#) Resource Management Act (Historical Data) VARIATION OF CONDITIONS OF RMA20030534 TO CHANGE ALLOTMENT STAGING (ESSENTIALLY FURTHER VARIATION TO RMA20020472) see DP 346062 (Non-Notified - Restricted Discretionary). The outcome was Granted on 28/01/2004.

[RMA-2003-367349](#) Resource Management Act (Historical Data) DWELLING ENROACHING ON FRONT YARD AND HEIGHT PLANE (Non-Notified - Restricted Discretionary). The outcome was Granted on 12/01/2004.

[RMA-2003-366750](#) Resource Management Act (Historical Data) REPLACEMENT OF SUBDIVISION CONSENT RMA20020472 (ESSENTIALLY A VARIATION OF CONDITIONS OF RMA20020472) stg4a- DP 320920 stg X -and stg Y -DP 346062 (Other). The outcome was Granted on 02/07/2003.

[RMA-2002-365818](#) Resource Management Act (Historical Data) SUBDIVIDE BALANCE OF SUNNINGHURST ESTATE PROPERTY TO CREATE 80 NEW RESIDENTIAL SITES IN 3 STAGES Stg4A- DP 320920- sec223-16/5/03; sec224c -3/7/03 (Non-Notified - Non Complying). The outcome was Granted on 26/11/2002.

[RMA-2001-365181](#) Resource Management Act (Historical Data) Section 127 request for change to condition of RMA93166 for reduction of width of Right of Way B in Stage 2 of subdivision - DP300725 (Other). The outcome was Granted on 16/11/2001.

[RMA-2001-365128](#) Resource Management Act (Historical Data) Section 127 request for change to conditions of RMA93166 to incorporate new Stage 2A (DP304278) in the development - to create recreation reserve and balance area (Other). The outcome was Granted on 14/04/2002.

[RMA-2000-364494](#) Resource Management Act (Historical Data) Section 127 request for change to condition of RMA 93166 - for installation of water pipe in stage 2 of subdivision - DP300725 (Other). The outcome was Granted on 21/02/2001.

[RMA-2000-364424](#) Resource Management Act (Historical Data) Section 127 request for variation of conditions of RMA93166 to allocate conditions on a stage by stage basis (Other). The outcome was Granted on 06/12/2000.

[RMA-2002-366370](#) Resource Management Act (Historical Data) Objection under Section 357 to conditions of RMA20020472 (Other). The outcome was Granted on 17/01/2003.

[RMA-1993-355803](#) Resource Management Act (Historical Data) Subdivision of CT OT13D/101 for development of 119 Residential sites in at least 6 stages (Sunninghurst Estate subdivision) - Applicant: LANDCORP PROPERTIES C/- BOX 1083 DN (Non-Notified - Non Complying). The outcome was Granted on 16/08/1993.

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[RMA-2003-366467](#) Resource Management Act (Historical Data) CHANGE CONDITIONS OF RMA20020472 stg4a- DP 320920 stgs x, y also (Other). The outcome was Granted on 30/04/2003.

[RMA-2003-366681](#) Resource Management Act (Historical Data) ERECT A GARAGE WITHIN FRONT YARD (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 23/06/2003.

[RMA-2003-367373](#) Resource Management Act (Historical Data) VARIATION OF CONDITIONS OF RMA20030534 TO CHANGE ALLOTMENT STAGING (ESSENTIALLY FURTHER VARIATION TO RMA20020472) see DP 346062 (Non-Notified - Restricted Discretionary). The outcome was Granted on 28/01/2004.

[RMA-2003-366750](#) Resource Management Act (Historical Data) REPLACEMENT OF SUBDIVISION CONSENT RMA20020472 (ESSENTIALLY A VARIATION OF CONDITIONS OF RMA20020472) stg4a- DP 320920 stg X -and stg Y -DP 346062 (Other). The outcome was Granted on 02/07/2003.

[RMA-2002-365818](#) Resource Management Act (Historical Data) SUBDIVIDE BALANCE OF SUNNINGHURST ESTATE PROPERTY TO CREATE 80 NEW RESIDENTIAL SITES IN 3 STAGES Stg4A- DP 320920- sec223-16/5/03; sec224c -3/7/03 (Non-Notified - Non Complying). The outcome was Granted on 26/11/2002.

[RMA-2001-365181](#) Resource Management Act (Historical Data) Section 127 request for change to condition of RMA93166 for reduction of width of Right of Way B in Stage 2 of subdivision - DP300725 (Other). The outcome was Granted on 16/11/2001.

[RMA-2001-365128](#) Resource Management Act (Historical Data) Section 127 request for change to conditions of RMA93166 to incorporate new Stage 2A (DP304278) in the development - to create recreation reserve and balance area (Other). The outcome was Granted on 14/04/2002.

[RMA-2000-364494](#) Resource Management Act (Historical Data) Section 127 request for change to condition of RMA 93166 - for installation of water pipe in stage 2 of subdivision - DP300725 (Other). The outcome was Granted on 21/02/2001.

[RMA-2000-364424](#) Resource Management Act (Historical Data) Section 127 request for variation of conditions of RMA93166 to allocate conditions on a stage by stage basis (Other). The outcome was Granted on 06/12/2000.

[RMA-2002-366370](#) Resource Management Act (Historical Data) Objection under Section 357 to conditions of RMA20020472 (Other). The outcome was Granted on 17/01/2003.

[RMA-2001-365218](#) Resource Management Act (Historical Data) SUBDIVISION - BOUNDARY ADJUSTMENT BETWEEN LOT 51 DP 300725 AND LOT 4 DP 300725 (TO CREATE LOT 68 DP304283 AND BALANCE LOT) sec223,224c re-signed 12/7/02 (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 23/11/2001.

[RMA-1993-355803](#) Resource Management Act (Historical Data) Subdivision of CT OT13D/101 for development of 119 Residential sites in at least 6 stages (Sunninghurst Estate subdivision) - Applicant: LANDCORP PROPERTIES C/- BOX 1083 DN (Non-Notified - Non Complying). The outcome was Granted on 16/08/1993.

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[RMA-2003-366467](#) Resource Management Act (Historical Data) CHANGE CONDITIONS OF RMA20020472 stg4a- DP 320920 stgs x, y also (Other). The outcome was Granted on 30/04/2003.

[RMA-2003-367373](#) Resource Management Act (Historical Data) VARIATION OF CONDITIONS OF RMA20030534 TO CHANGE ALLOTMENT STAGING (ESSENTIALLY FURTHER VARIATION TO RMA20020472) see DP 346062 (Non-Notified - Restricted Discretionary). The outcome was Granted on 28/01/2004.

[RMA-2003-366750](#) Resource Management Act (Historical Data) REPLACEMENT OF SUBDIVISION CONSENT RMA20020472 (ESSENTIALLY A VARIATION OF CONDITIONS OF RMA20020472) stg4a- DP 320920 stg X -and stg Y -DP 346062 (Other). The outcome was Granted on 02/07/2003.

[RMA-2002-365818](#) Resource Management Act (Historical Data) SUBDIVIDE BALANCE OF SUNNINGHURST ESTATE PROPERTY TO CREATE 80 NEW RESIDENTIAL SITES IN 3 STAGES Stg4A- DP 320920- sec223-16/5/03; sec224c -3/7/03 (Non-Notified - Non Complying). The outcome was Granted on 26/11/2002.

[RMA-2001-365181](#) Resource Management Act (Historical Data) Section 127 request for change to condition of RMA93166 for reduction of width of Right of Way B in Stage 2 of subdivision - DP300725 (Other). The outcome was Granted on 16/11/2001.

[RMA-2001-365128](#) Resource Management Act (Historical Data) Section 127 request for change to conditions of RMA93166 to incorporate new Stage 2A (DP304278) in the development - to create recreation reserve and balance area (Other). The outcome was Granted on 14/04/2002.

[RMA-2000-364494](#) Resource Management Act (Historical Data) Section 127 request for change to condition of RMA 93166 - for installation of water pipe in stage 2 of subdivision - DP300725 (Other). The outcome was Granted on 21/02/2001.

[RMA-2000-364424](#) Resource Management Act (Historical Data) Section 127 request for variation of conditions of RMA93166 to allocate conditions on a stage by stage basis (Other). The outcome was Granted on 06/12/2000.

[RMA-2002-366370](#) Resource Management Act (Historical Data) Objection under Section 357 to conditions of RMA20020472 (Other). The outcome was Granted on 17/01/2003.

[RMA-2001-365218](#) Resource Management Act (Historical Data) SUBDIVISION - BOUNDARY ADJUSTMENT BETWEEN LOT 51 DP 300725 AND LOT 4 DP 300725 (TO CREATE LOT 68 DP304283 AND BALANCE LOT) sec223,224c re-signed 12/7/02 (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 23/11/2001.

[RMA-1993-355803](#) Resource Management Act (Historical Data) Subdivision of CT OT13D/101 for development of 119 Residential sites in at least 6 stages (Sunninghurst Estate subdivision) - Applicant: LANDCORP PROPERTIES C/- BOX 1083 DN (Non-Notified - Non Complying). The outcome was Granted on 16/08/1993.

[5109394 22 Duxford Crescent Fairfield](#)

[RMA-2003-366467](#) Resource Management Act (Historical Data) CHANGE CONDITIONS OF RMA20020472 stg4a- DP 320920 stgs x, y also (Other). The outcome was Granted on 30/04/2003.

[RMA-2003-367373](#) Resource Management Act (Historical Data) VARIATION OF CONDITIONS OF RMA20030534 TO CHANGE ALLOTMENT STAGING (ESSENTIALLY FURTHER VARIATION TO RMA20020472) see DP 346062 (Non-Notified - Restricted Discretionary). The outcome was Granted on 28/01/2004.

[RMA-2003-366750](#) Resource Management Act (Historical Data) REPLACEMENT OF SUBDIVISION CONSENT RMA20020472 (ESSENTIALLY A VARIATION OF CONDITIONS OF RMA20020472) stg4a- DP 320920 stg X -and stg Y -DP 346062 (Other). The outcome was Granted on 02/07/2003.

[RMA-2002-365818](#) Resource Management Act (Historical Data) SUBDIVIDE BALANCE OF SUNNINGHURST ESTATE PROPERTY TO CREATE 80 NEW RESIDENTIAL SITES IN 3 STAGES Stg4A- DP 320920- sec223-16/5/03; sec224c -3/7/03 (Non-Notified - Non Complying). The outcome was Granted on 26/11/2002.

[RMA-2001-365181](#) Resource Management Act (Historical Data) Section 127 request for change to condition of RMA93166 for reduction of width of Right of Way B in Stage 2 of subdivision - DP300725 (Other). The outcome was Granted on 16/11/2001.

[RMA-2001-365128](#) Resource Management Act (Historical Data) Section 127 request for change to conditions of RMA93166 to incorporate new Stage 2A (DP304278) in the development - to create recreation reserve and balance area (Other). The outcome was Granted on 14/04/2002.

[RMA-2000-364494](#) Resource Management Act (Historical Data) Section 127 request for change to condition of RMA 93166 - for installation of water pipe in stage 2 of subdivision - DP300725 (Other). The outcome was Granted on 21/02/2001.

[RMA-2000-364424](#) Resource Management Act (Historical Data) Section 127 request for variation of conditions of RMA93166 to allocate conditions on a stage by stage basis (Other). The outcome was Granted on 06/12/2000.

[RMA-2002-366370](#) Resource Management Act (Historical Data) Objection under Section 357 to conditions of RMA20020472 (Other). The outcome was Granted on 17/01/2003.

[RMA-2001-365218](#) Resource Management Act (Historical Data) SUBDIVISION - BOUNDARY ADJUSTMENT BETWEEN LOT 51 DP 300725 AND LOT 4 DP 300725 (TO CREATE LOT 68 DP304283 AND BALANCE LOT) sec223,224c re-signed 12/7/02 (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 23/11/2001.

[RMA-1993-355803](#) Resource Management Act (Historical Data) Subdivision of CT OT13D/101 for development of 119 Residential sites in at least 6 stages (Sunninghurst Estate subdivision) - Applicant: LANDCORP PROPERTIES C/- BOX 1083 DN (Non-Notified - Non Complying). The outcome was Granted on 16/08/1993.

[5109396 49 Duxford Crescent Fairfield](#)

[RMA-2003-366467](#) Resource Management Act (Historical Data) CHANGE CONDITIONS OF RMA20020472 stg4a- DP 320920 stgs x, y also (Other). The outcome was Granted on 30/04/2003.

[RMA-2003-367373](#) Resource Management Act (Historical Data) VARIATION OF CONDITIONS OF RMA20030534 TO CHANGE ALLOTMENT STAGING (ESSENTIALLY FURTHER VARIATION TO RMA20020472) see DP 346062 (Non-Notified - Restricted Discretionary). The outcome was Granted on 28/01/2004.

[RMA-2003-366750](#) Resource Management Act (Historical Data) REPLACEMENT OF SUBDIVISION CONSENT RMA20020472 (ESSENTIALLY A VARIATION OF CONDITIONS OF RMA20020472) stg4a- DP 320920 stg X -and stg Y -DP 346062 (Other). The outcome was Granted on 02/07/2003.

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[RMA-2001-365128](#) Resource Management Act (Historical Data) Section 127 request for change to conditions of RMA93166 to incorporate new Stage 2A (DP304278) in the development - to create recreation reserve and balance area (Other). The outcome was Granted on 14/04/2002.

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[RMA-1993-355803](#) Resource Management Act (Historical Data) Subdivision of CT OT13D/101 for development of 119 Residential sites in at least 6 stages (Sunninghurst Estate subdivision) - Applicant: LANDCORP PROPERTIES C/- BOX 1083 DN (Non-Notified - Non Complying). The outcome was Granted on 16/08/1993.

[5109397 9 Sunninghurst Drive Fairfield](#)

[RMA-2003-366467](#) Resource Management Act (Historical Data) CHANGE CONDITIONS OF RMA20020472 stg4a- DP 320920 stgs x, y also (Other). The outcome was Granted on 30/04/2003.

[RMA-2003-367373](#) Resource Management Act (Historical Data) VARIATION OF CONDITIONS OF RMA20030534 TO CHANGE ALLOTMENT STAGING (ESSENTIALLY FURTHER VARIATION TO RMA20020472) see DP 346062 (Non-Notified - Restricted Discretionary). The outcome was Granted on 28/01/2004.

[RMA-2003-366750](#) Resource Management Act (Historical Data) REPLACEMENT OF SUBDIVISION CONSENT RMA20020472 (ESSENTIALLY A VARIATION OF CONDITIONS OF RMA20020472) stg4a- DP 320920 stg X -and stg Y -DP 346062 (Other). The outcome was Granted on 02/07/2003.

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[RMA-1993-355803](#) Resource Management Act (Historical Data) Subdivision of CT OT13D/101 for development of 119 Residential sites in at least 6 stages (Sunninghurst Estate subdivision) - Applicant: LANDCORP PROPERTIES C/- BOX 1083 DN (Non-Notified - Non Complying). The outcome was Granted on 16/08/1993.

[5113581 7 Holyport Close Fairfield](#)

[SUB-2007-177/A](#) Subdivision Consent variation to conditions of RMA2006-0860. The outcome was s127 Upheld on 27/09/2007.

[RMA-2003-366467](#) Resource Management Act (Historical Data) CHANGE CONDITIONS OF RMA20020472 stg4a- DP 320920 stgs x, y also (Other). The outcome was Granted on 30/04/2003.

[RMA-2006-370624](#) Resource Management Act (Historical Data) 2 LOT SUBDIVISION (Non-Notified - Non Complying). The outcome was Granted on 04/10/2006.

[RMA-2003-367373](#) Resource Management Act (Historical Data) VARIATION OF CONDITIONS OF RMA20030534 TO CHANGE ALLOTMENT STAGING (ESSENTIALLY FURTHER VARIATION TO RMA20020472) see DP 346062 (Non-Notified - Restricted Discretionary). The outcome was Granted on 28/01/2004.

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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:

Encroachment on road reserve – privately owned concrete path

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

Non-compliant vehicle crossing – no stormwater run-off.

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

Private stormwater lateral.

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

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

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

Glossary of Terms and Abbreviations

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

Consent, Permit, Licence & Complaint types

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

Terms used in Permits & Consents

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

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

General terms

RDMS Records and Document Management System

Appendices



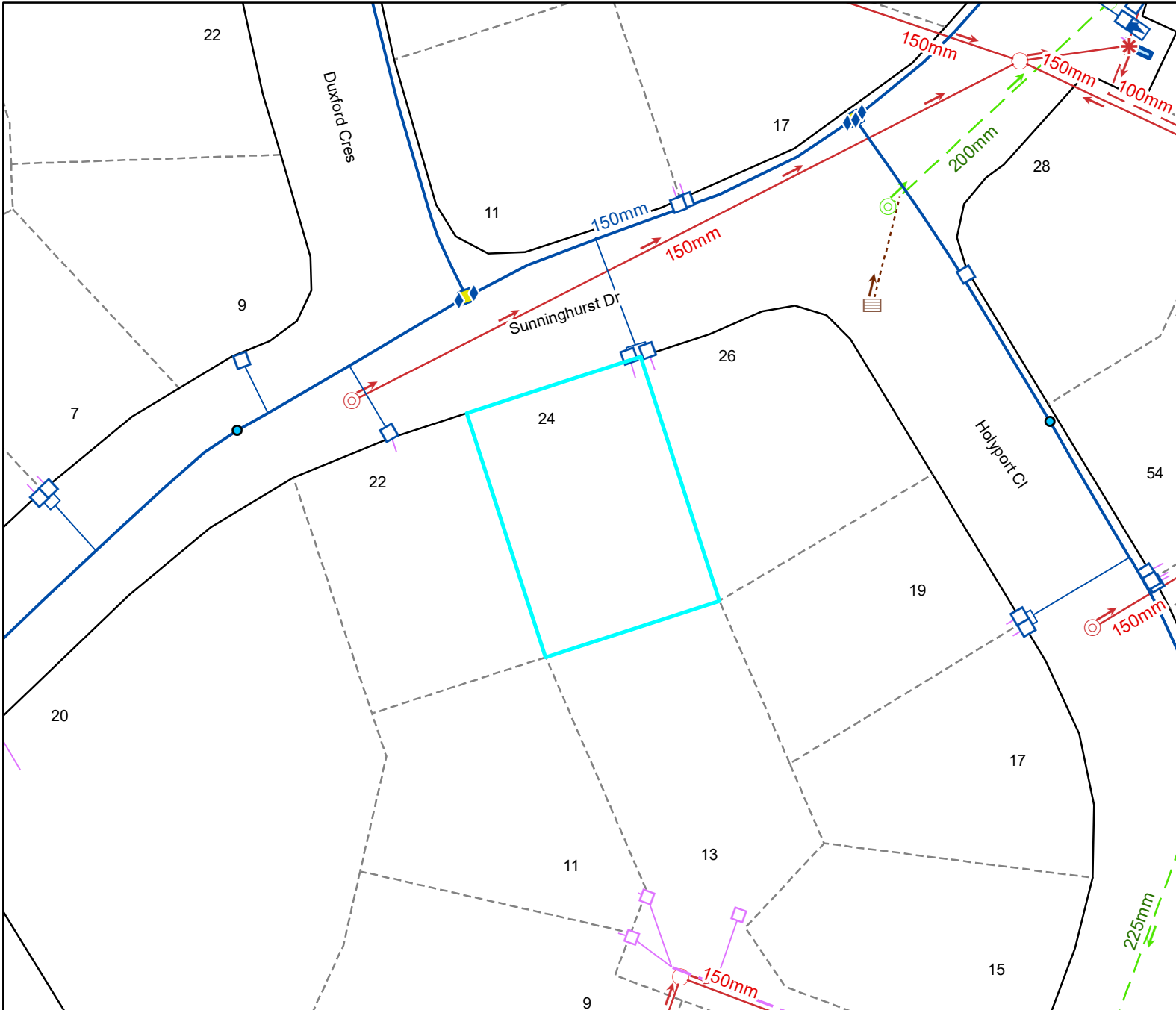
Photographic Map

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

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

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

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

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

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

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

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



Council Water & Drainage Services

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

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1:750
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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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CODE COMPLIANCE CERTIFICATE

DCCBCA-F4 07 v2.0

Section 95, Building Act 2004

CCC NO:	ABA-2008-2358	Telephone No:	03 477 4000
APPLICANT		PROJECT	
Linco Developments Limited C/O David Reid Homes (Dunedin) Limited PO Box 13094 Green Island Dunedin 9052		Work Type: New Construction Intended Use/Description of Work: Erect Dwelling with Basement Garage. Heater - Escea Gas fire	
PROJECT LOCATION		Intended Life: Indefinite, not less than 50 years. This CCC also applies to the following Amended Consents: N/A	
24 Sunninghurst Drive Fairfield			
LEGAL DESCRIPTION			
Legal Description: LOT 80 DP 320920 Valuation Roll No: 27861-15654 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:

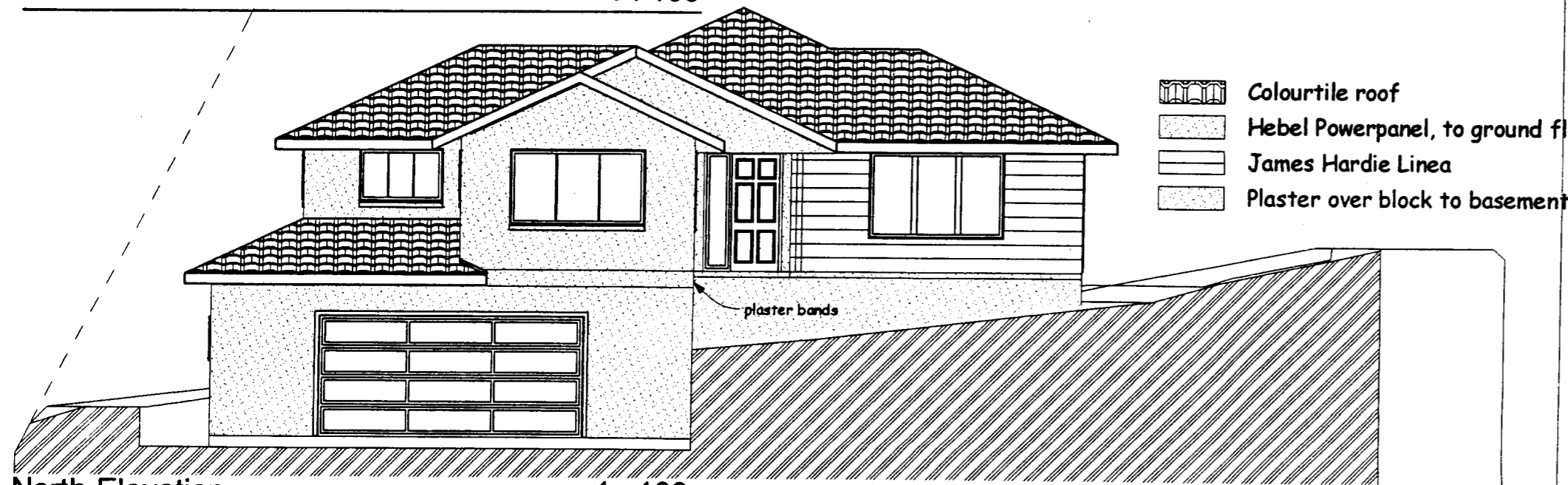


TEAM LEADER INSPECTIONS

Date: 27 August 2009

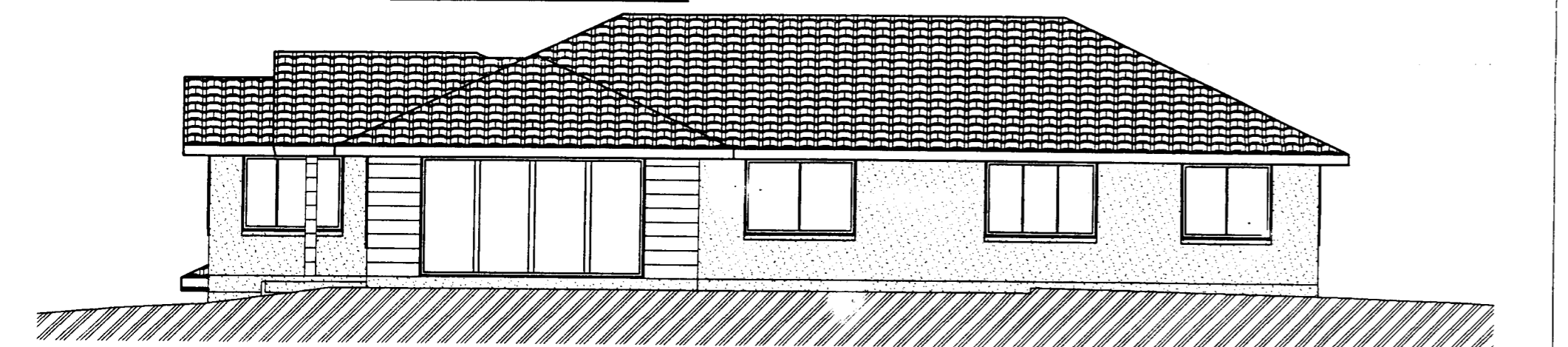


East Elevation 1 : 100

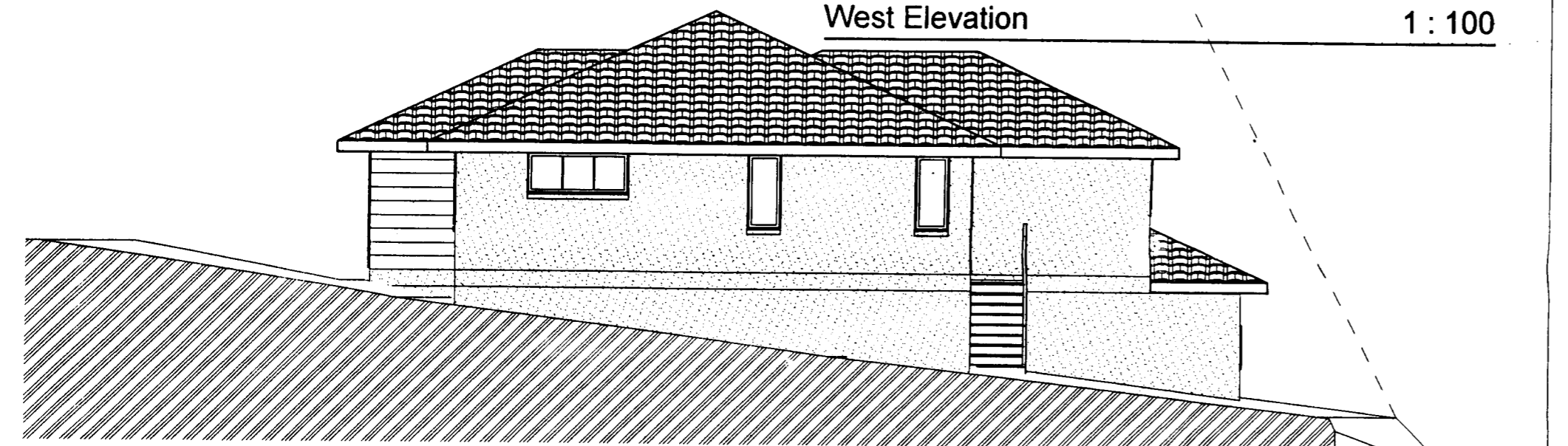


North Elevation 1 : 100

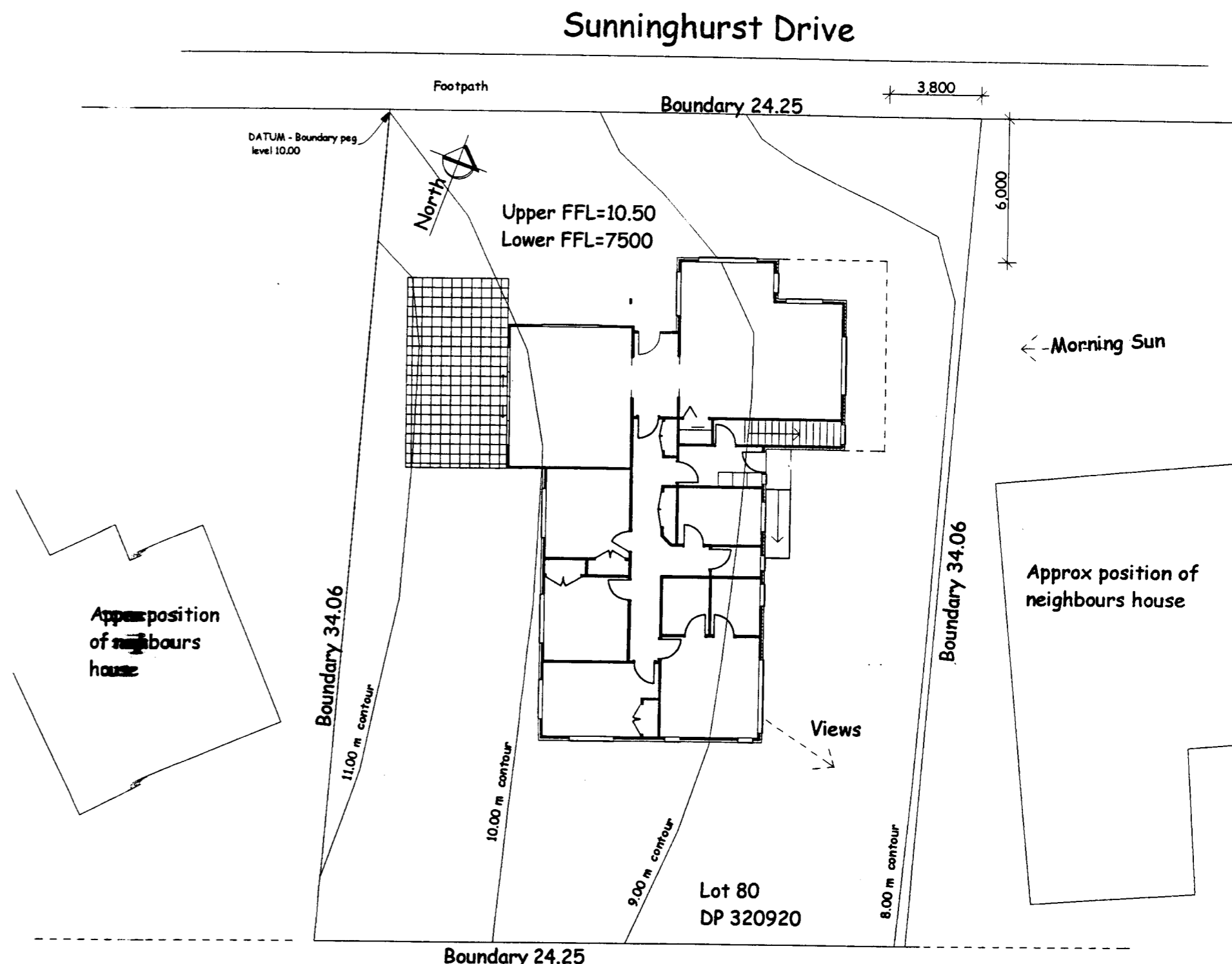
- Colourtile roof
- Hebel Powerpanel, to ground floor
- James Hardie Linea
- Plaster over block to basement



West Elevation 1 : 100



South Elevation 1 : 100



DUNEDIN CITY PLANNING
 THESE PLANS ARE APPROVED
 This development complies with the District Plan(s)
 subject to:
 Signed: *[Signature]* 5/11/08 Dated

Notes:
 All Plumbing work shall comply with NZBC E1 Surface Water, G13
 Foul Water, G12 Water supplies, and AS 3500.
 Sinks, WHB- 40mm waste from fitting, to 65mm in slab, to 100mm
 foul drain as indicated.
 Tub - 50mm waste from fitting, to 65mm in slab, to 100mm foul
 drain as indicated.
 WC - 100mm waste, to 100mm foul drain.
 All down pipes 80mm, to below GL to stormwater drain
 All drains 1:60 fall min
 tv = terminal vent
 org = overflow relief gully
 rp = rodding point

Building Envelope Risk Matrix, taken from E2/AS1

Elevation:	Envelope, West, South				SubTotal:
	Low	Med	High	Very High	
Wind Zone:	0	0	1	2	1
No Storeys:	0	1	1	2	1
Roof/Wall Int Design:	0	1	3	5	5
Eaves Width:	0	1	1	2	1
Envelope Complexity:	0	1	1	3	1
Deck Design:	0	0	2	4	0
Total Risk Score:					9

Plans and...
 with The Ne...
 Date: 26-11-2008
[Signature]

Rev A 16.10.08 Front entry column shown on elevations



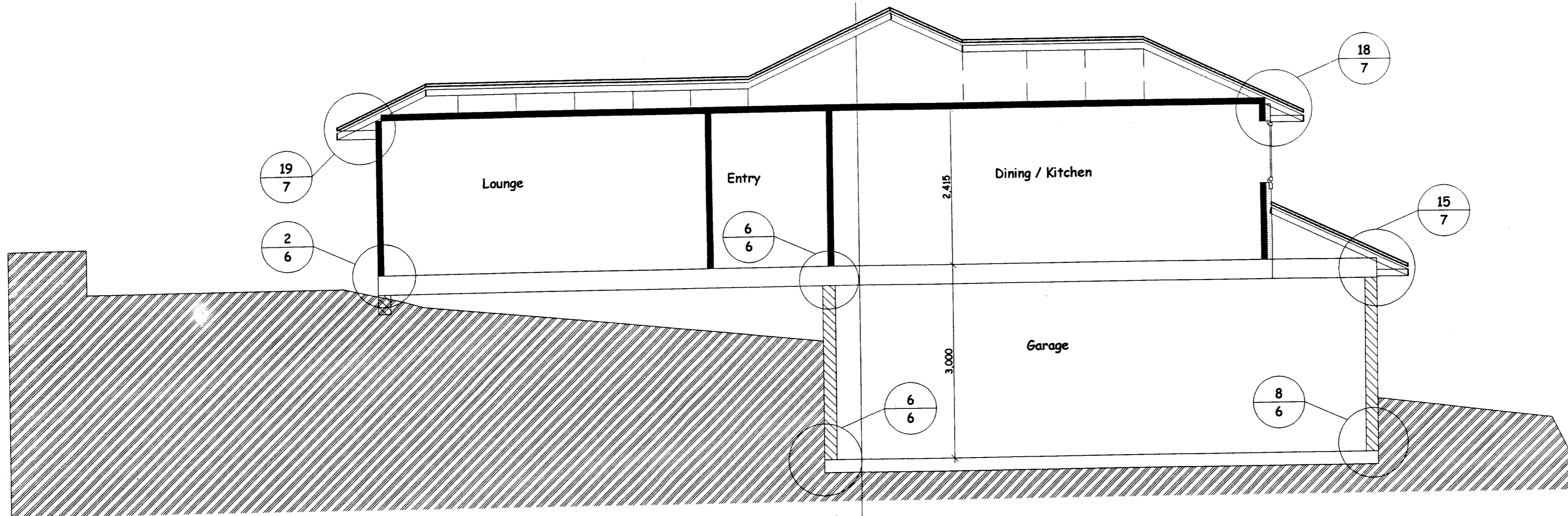
DAVID REID HOMES
 (Dunedin) LTD

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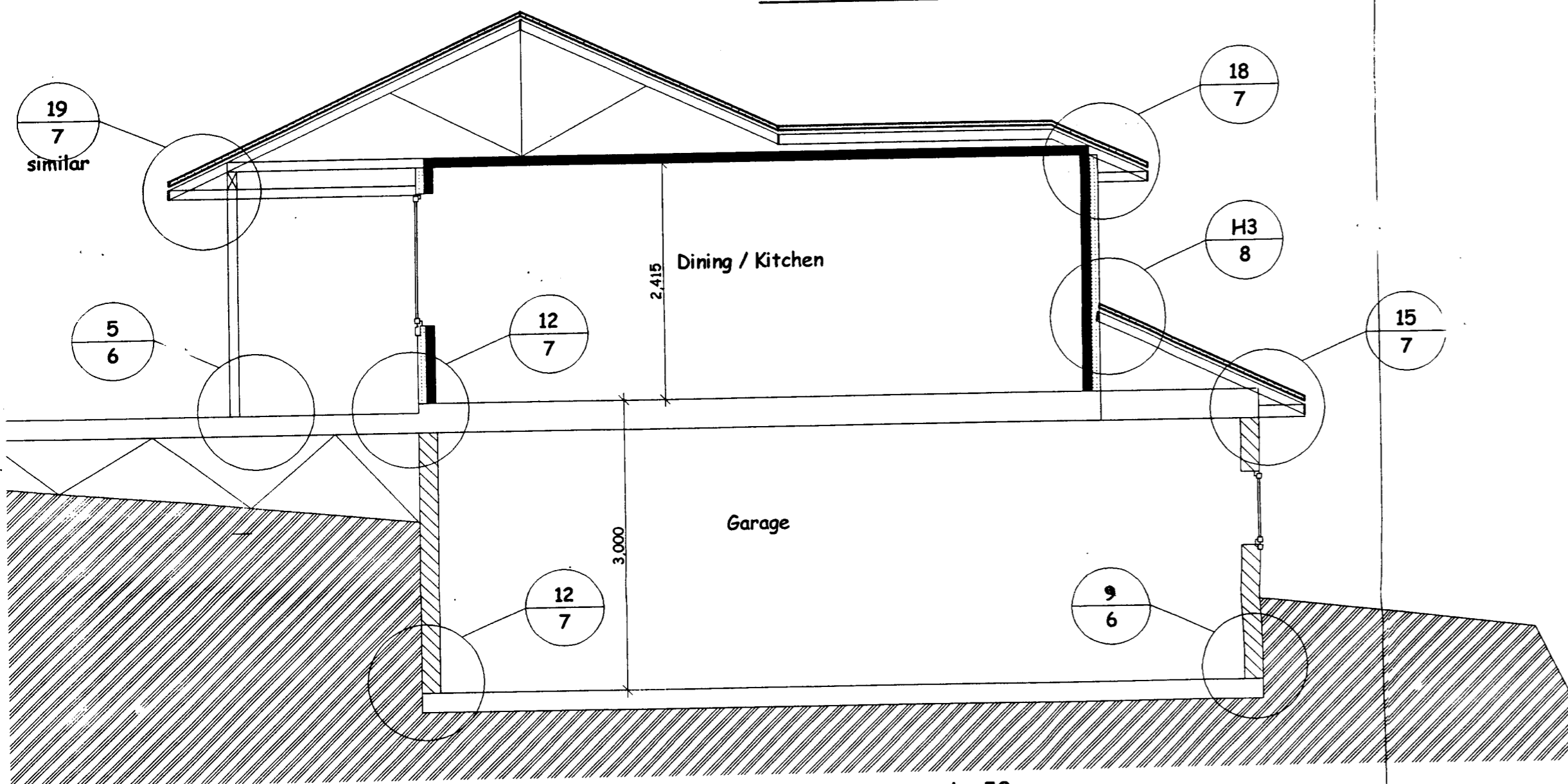
Proposed New Residence at: 24 Sunninghurst Drive, Dunedin.

ALISON CAREY
 ARCHITECTURAL DESIGNER

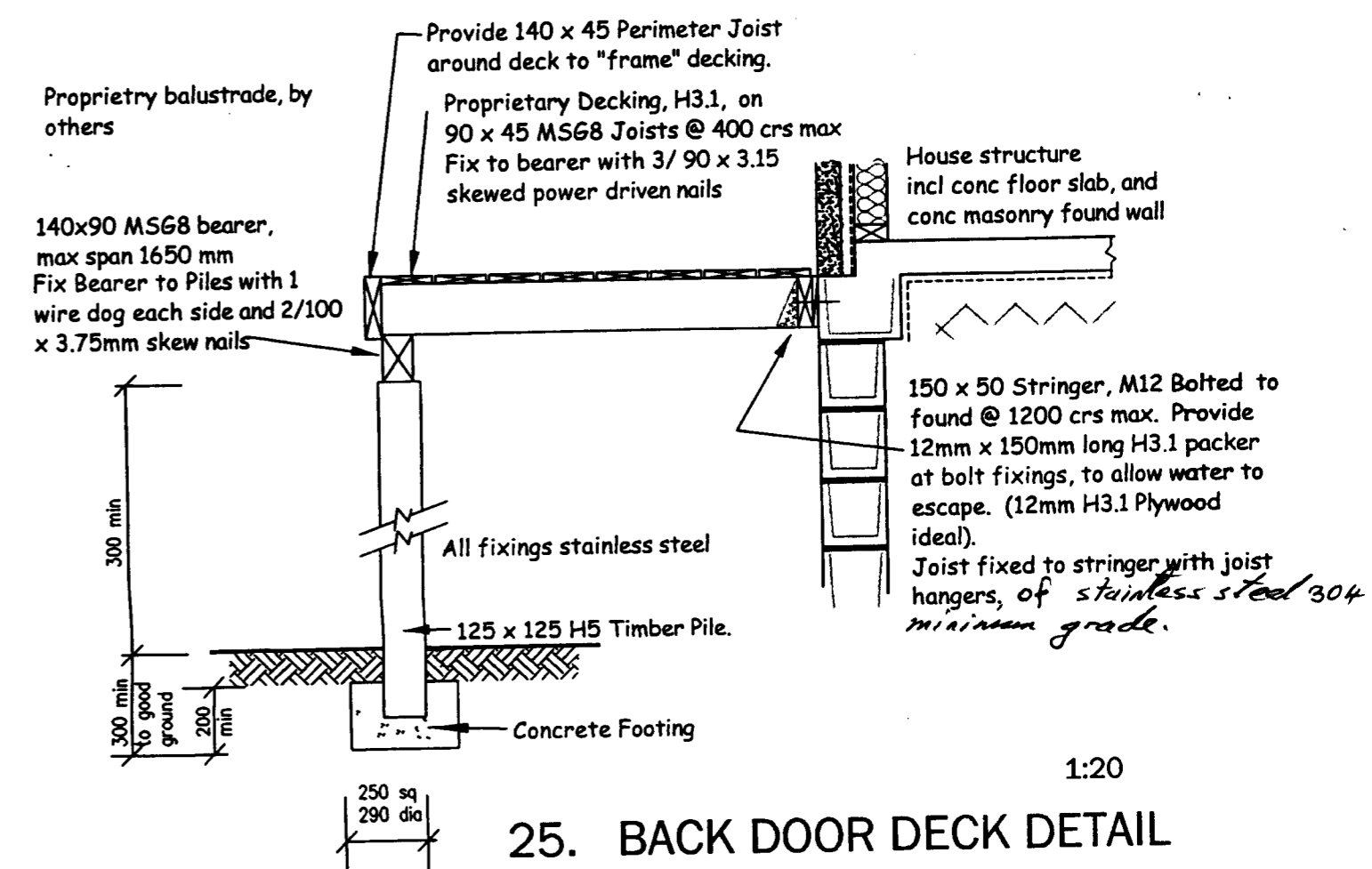
Date:	Job No.:	Revision:	Sheet No.:
22.9.08	478	A	2/10



Section A~A 1 : 50



Section B~B 1 : 50



25. BACK DOOR DECK DETAIL



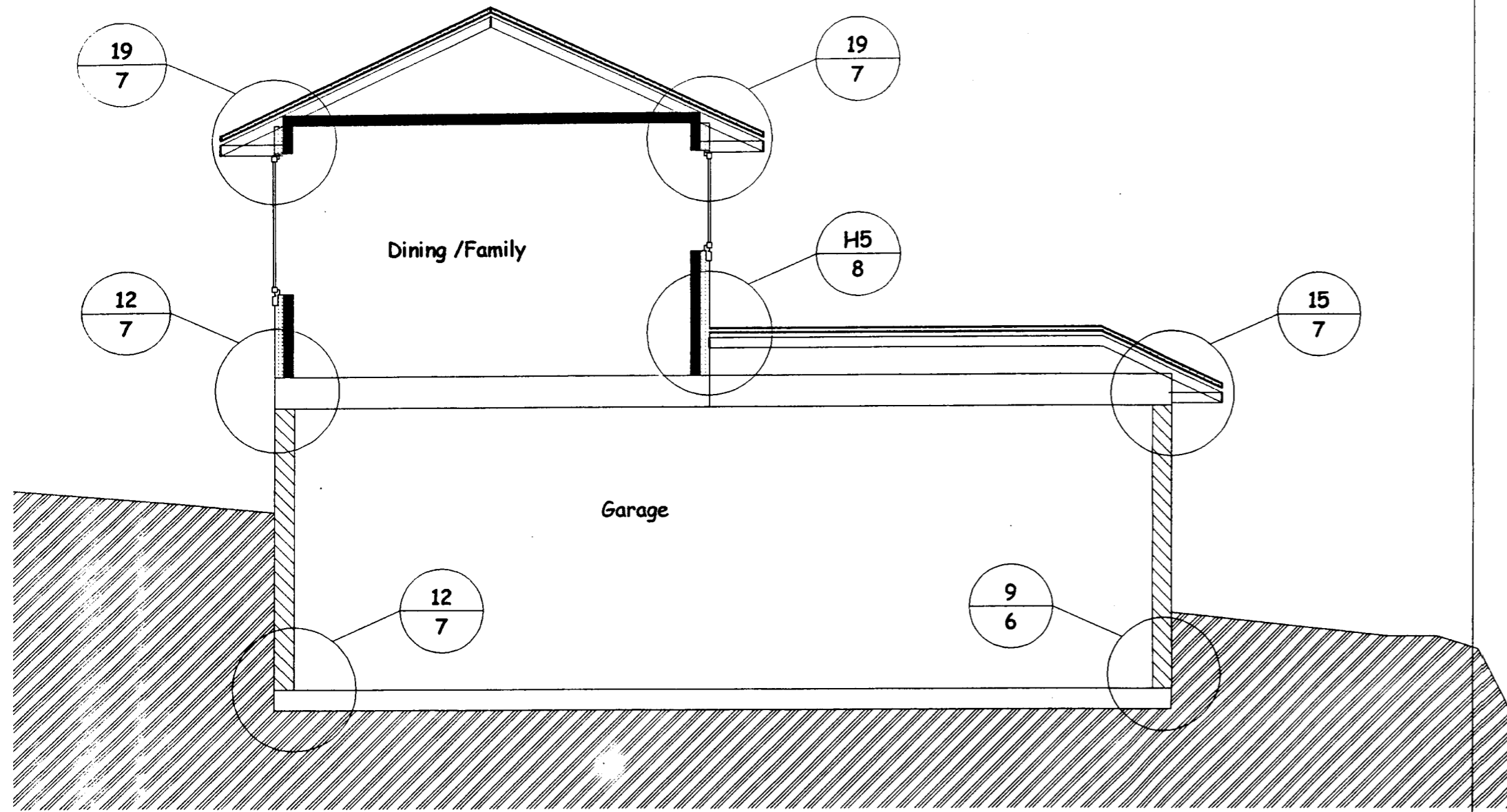
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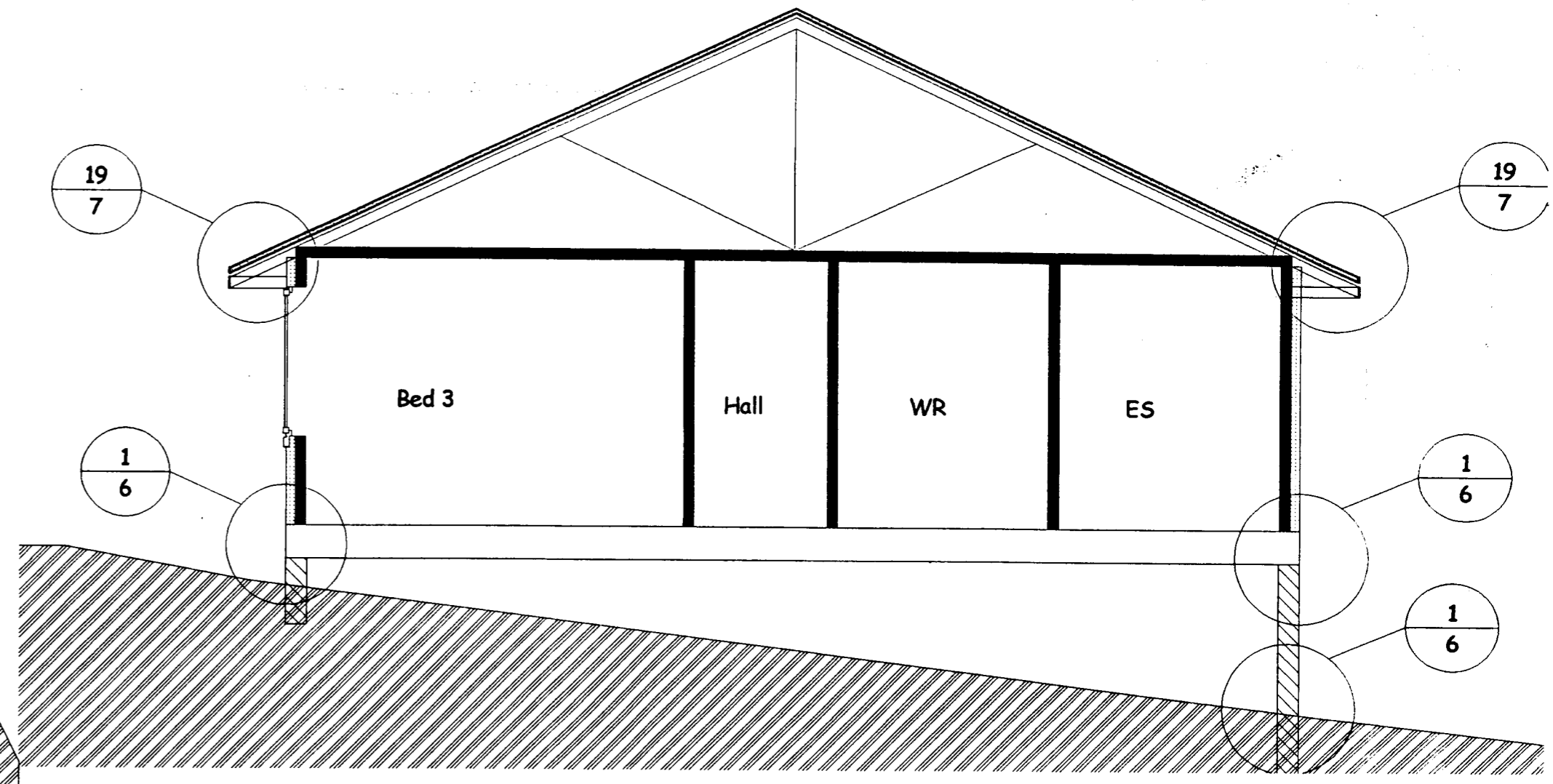
Proposed New Residence at: 24 Sunninghurst Drive, Dunedin.

ALISON CAREY ARCHITECTURAL DESIGNER

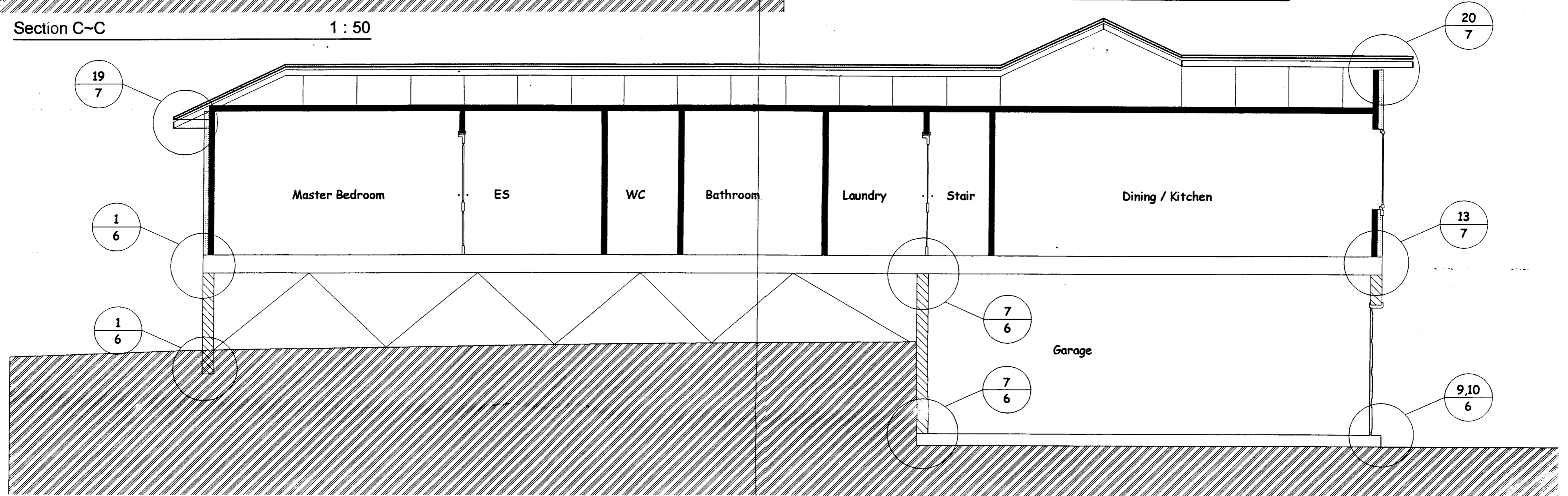
Date:	Job No.:	Revision:	Sheet No.:
22.9.08	478		3/10



Section C~C 1 : 50



Section D~D 1 : 50



Section E~E 1 : 50



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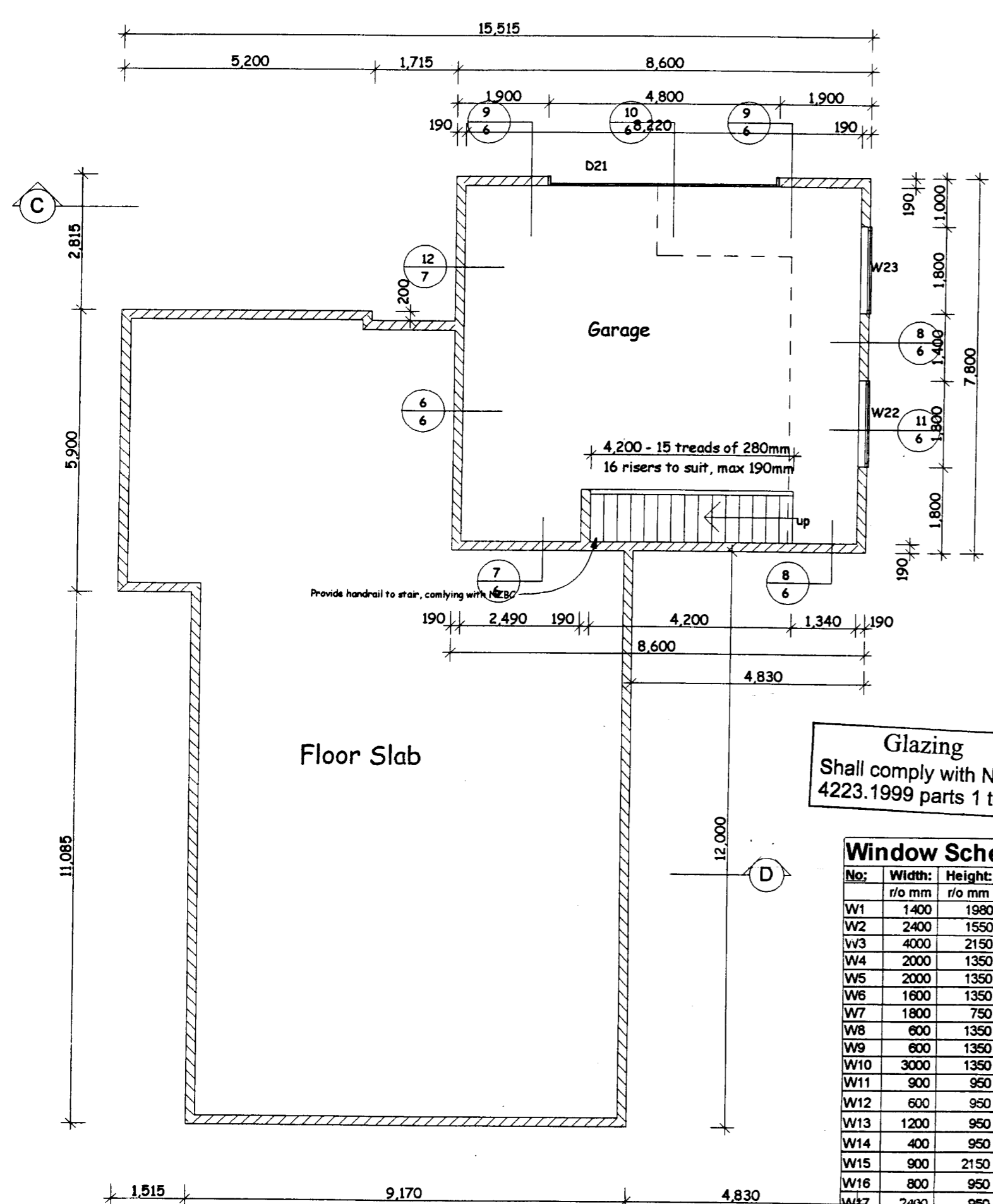
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Proposed New Residence at: 24 Sunninghurst Drive, Dunedin.

ALISON CAREY
ARCHITECTURAL DESIGNER

Date:	Job No.:	Revision:	Sheet No.:
22.9.08	478		4/10

8/2358



Glazing Shall comply with NZS 4223.1999 parts 1 to 3

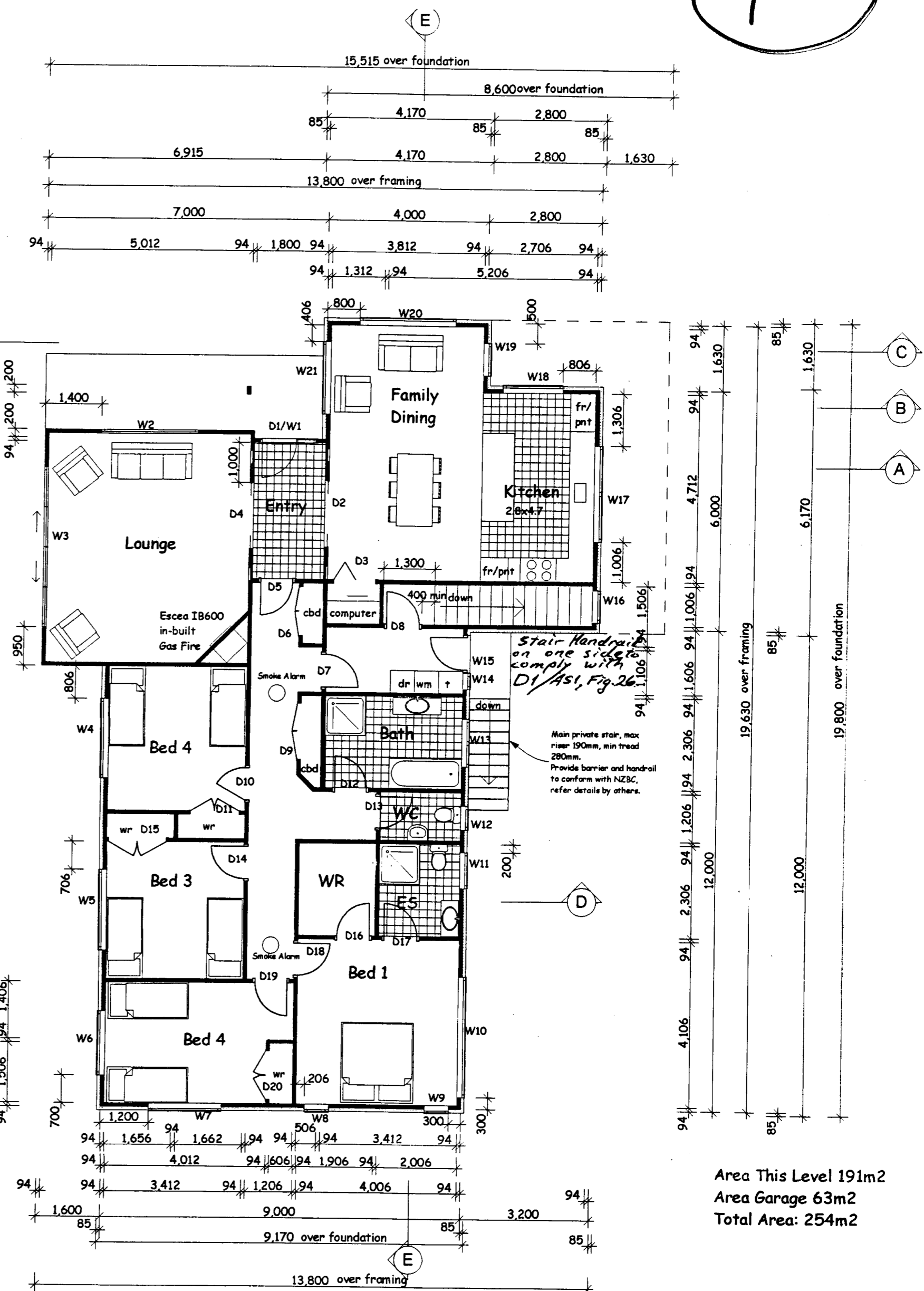
Door Schedule:

No:	W x H	Notes:
	mm x mm	
D1	810 1980	Fit into W1
D2	810 1980	2/cavity sliders
D3	510 1980	2/bi folds
D4	810 1980	2/cavity sliders
D5	810 1980	
D6	610 1980	pair
D7	810 1980	
D8	810 1980	
D9	810 1980	pair
D10	810 1980	
D11	610 1980	pair
D12	810 1980	
D13	810 1980	
D14	810 1980	
D15	610 1980	pair
D16	810 1980	
D17	810 1980	
D18	710 1980	
D19	810 1980	
D20	610 1980	pair
D21	4800 2150	garage door

Glazing Shall comply with NZS 4223.1999 parts 1 to 3

Window Schedule:

No:	Width:	Height:	Head Ht:	Sill Ht:	Area:	Area:	Area:	
	r/o mm	r/o mm	from FFL	from FFL	Hebel	Linea	Block	
W1	1400	1980	1980	0		2.77		
W2	2400	1550	2150	600		3.72		
W3	4000	2150	2150	0		8.60		
W4	2000	1350	2150	800	2.70			
W5	2000	1350	2150	800	2.70			
W6	1600	1350	2150	800	2.16			
W7	1800	750	2150	1400	1.35			
W8	600	1350	2150	800	0.81			
W9	600	1350	2150	800	0.81			
W10	3000	1350	2150	800	4.05			
W11	900	950	2150	1200	0.86			
W12	600	950	2150	1200	0.57			
W13	1200	950	2150	1200	1.14			
W14	400	950	2150	1200	0.38			
W15	900	2150	2150	0	1.94			
W16	800	950	2150	1200	0.76			
W17	2400	950	2150	1200	2.28			
W18	1500	950	2150	1200	1.43			
W19	800	950	2150	1200	0.76			
(W16-19 to have lowest sill possible (>1000mm), confirm height on site)								
W20	2400	1350	2150	800	3.24			
W21	1800	1350	2150	800	2.43			
W22	1800	750	2150	1400		1.35		
W23	1800	750	2150	1400		1.35		
Area Total					48.147	30.36	15.09	2.70



Glazing Shall comply with NZS 4223.1999 parts 1 to 3

Glazing Shall comply with NZS 4223.1999 parts 1 to 3

Area This Level 191m²
Area Garage 63m²
Total Area: 254m²

Rev A 16.10.08 Esca Gas fire added.



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Proposed New Residence at: 24 Sunninghurst Drive, Dunedin.

ALISON CAREY
ARCHITECTURAL DESIGNER

Date:	Job No.:	Revision:	Sheet No.:
22.9.08	478	A	1/10

Wall Bracing Calculation Sheet A:

Site Address: 24 Sunninghurst Drive, Fairfield, Dunedin

Location of Storey: single on part basement
 Building Height to Apex: 7.9 metres
 Roof Height Above Eaves: 2.6 metres
 Stud Height: 2.4 metres
 Average Roof Pitch: 25 degrees

Roof Weight: Light
 Cladding Weight: Medium
 Room in roof space: N

Location of Level: Single Storey
 Build Length: BL 19.7m Build Width: BW 13.8m Gross Build Plan Area: 272 m²

Wind Region: R2 Lee Zone: No

Ground Roughness: Urban / Rural / Open

Site Exposure: Sheltered / Exposed

Topographic Class: T1 / T2 / T3 / T4 / T5

Formation: Escarpment / Hill / Ridge

Topographic Zone: Crest Zone / Outer Zone

Gradient Value: <1:5 / 1:5 to 1:3 / >1:3

Smoothed Gradient: Gentle / Moderate / Steep

Building Wind Zone: Low / Medium / High / Very High/Specific Design...

Earthquake Zone: A B C

Bracing Units Required, WIND:

W Along: 78 BU/m

W Across: 78 BU/m

Total Wind Load:

W Along: W Along x BW = 1077 BU

W Across: W Across x BL = 1537 BU

B Units Req'd, EARTHQUAKE:

E = 2.1 BU/m²

Total Earthquake Load:

EQ Along and EQ Across:

E x GPA BU = 572 BU

Wood Based Building Components to Achieve a 50 year durability performance.

Wood Based Building Component: Species Type: Treatment:

In Contact With Ground: Radiata Pine H5

Building Piles, Plywood and Timber Framed

Exposed to Exterior weather, but not in contact with ground

Posts, Beams, Bearers, Floor Joists, Radiata Pine H3.2

Rafters, Guardrails, stair stringers

Protected from weather, but exposed to ground atmosphere

Subfloor: Radiata Pine H1.2

Jackstuds, subfloor braces, bearers, wall plates, floor or

joists to subfloor, blocking, subfloor wall studs,

walins and battens, diagonal boards etc. Douglas fir

Protected from weather, but at risk from moisture decay or

Members not exposed to weather or ground atmosphere in dry conditions

Walls: Radiata Pine H1.2

Timber to ext walls except where otherwise specified. or Douglas fir

Roofs: Radiata Pine H1.1

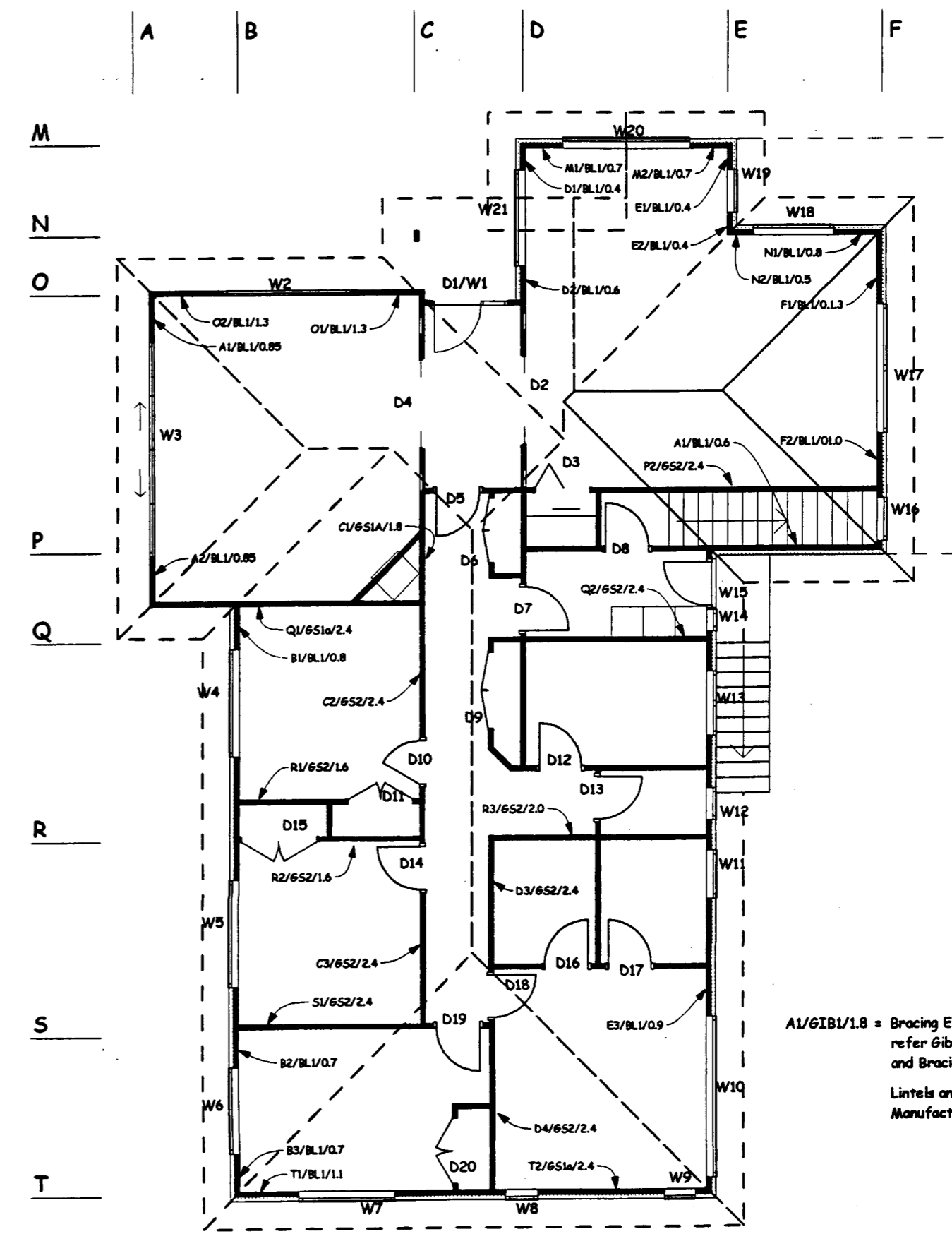
All timber in roofs not otherwise specified above. or Douglas fir none

Stairs, decking etc. Radiata Pine H3.2

External timber stairs, external decking

Internal stairs, interior finishing Radiata Pine none

timbers and shelves or Douglas fir none



Bracing / Roof Plan 1:100

A1/G1B1/1.8 = Bracing Element A1 / Type G1b1/1.8 long, refer Gib Bracing Handbook, and Bracing Charts for details.
 Lintels and Beams by Truss Manufacturer, unless marked on drawing.

Wall Bracing Calc Sheet B									
24 Sunninghurst Drive									
ALONG:									
Wall or Bracing Line:	Bracing Elements Provided				Wind		Earthquake:		
1	2	3	4	5	6 Wind	7 Wind	6 Earth	7 Earth	
Line	Minimum	Element	Bracing	Element	Rating	BU's	Rating	BU's	
Label	BU's Req'd	Number:	Type:	Length (Factor)	BU's / M	Achieved	BU's / M	Achieved	
A	59	A1	BL1	0.85	1	125	108.25	115	97.75
		A2	BL1	0.85	1	125	108.25	115	97.75
B	110+70	B1	BL1	0.80	1	125	100	115	92
		B2	BL1	0.70	1	125	87.5	115	80.5
		B3	BL1	0.70	1	125	87.5	115	80.5
C	70	C1	GS1a	1.80	1	70	126	65	117
		C2	GS2	2.40	1	90	216	80	192
		C3	GS2	2.40	1	90	216	80	192
D	27+70	D1	BL1	0.40	1	120	48	115	46
		D2	BL1	0.60	1	125	75	115	69
		D3	GS2	2.40	1	90	216	80	192
		D4	GS2	2.40	1	90	216	80	192
E	16+70+120	E1	BL1	0.40	1	120	48	115	46
		E2	BL1	0.40	1	120	48	115	46
		E3	BL1	0.90	1	125	112.5	115	103.5
F	60	F1	BL1	1.30	1	125	162.5	115	149.5
		F2	BL1	1.00	1	125	125	115	115
Wreq/Ereq:	1.88	Achieved:		2096.5		Earthquake:		1908.5	
		Required:		Wind: 1077		Earthquake:		572	
ACROSS:									
Wall or Bracing Line:	Bracing Elements Provided				Wind		Earthquake:		
1	2	3	4	5	6 Wind	7 Wind	6 Earth	7 Earth	
Line	Minimum	Element	Bracing	Element	Rating	BU's	Rating	BU's	
Label	BU's Req'd	Number:	Type:	Length (Factor)	BU's / M	Achieved	BU's / M	Achieved	
M	40	M1	BL1	0.70	1	125	87.5	115	80.5
		M2	BL1	0.70	1	125	87.5	115	80.5
N	70+28	N1	BL1	0.80	1	125	100	115	92
		N2	BL1	0.50	1	120	60	115	57.5
O	70+70	O1	BL1	1.30	1	125	162.5	115	149.5
		O2	BL1	1.30	1	125	162.5	115	149.5
P	70+32	P1	GS1a	2.40	1	75	180	65	156
		P2	GS2	2.40	1	90	216	80	192
Q	70	Q1	GS1a	2.40	1	75	180	65	156
		Q2	GS2	2.40	1	90	216	80	192
R	70	R1	GS2	1.80	1	70	112	60	96
		R2	GS2	1.80	1	70	112	60	96
		R3	GS2	2.00	1	70	140	60	120
S	70	S1	GS2	2.40	1	90	216	80	192
T	90	T1	BL1	1.10	1	125	137.5	115	126.5
		T2	GS1a	2.40	1	75	180	65	156
Wreq/Ereq:	2.69	Achieved:		2349.5		Earthquake:		2092	
		Required:		Wind: 1537		Earthquake:		572	

Note: Refer to Lumberlok Flexibrace Bracing Manual, Gib Brace 2006 Handbook and CHH Ecoply Bracing Manual for fixing and installation details

Rev A 16.10.08 Bracing elements C1 and Q1 revised.

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				Date: 22.9.08	Job No.: 478	Revision: A

28

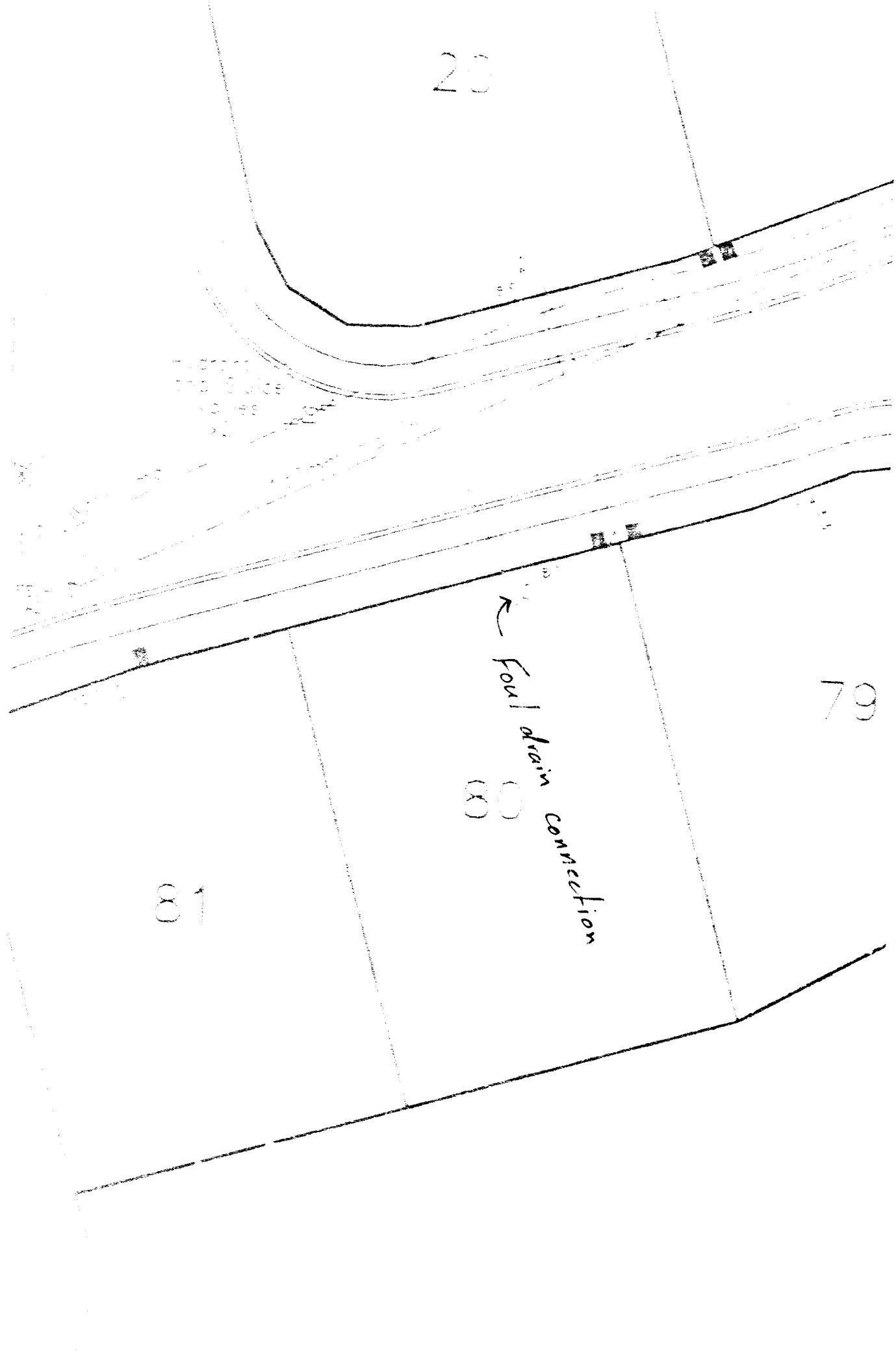
PROPERTY
THE HOUSE
10-11-88

← Foul drain connection

(X) (X)

79

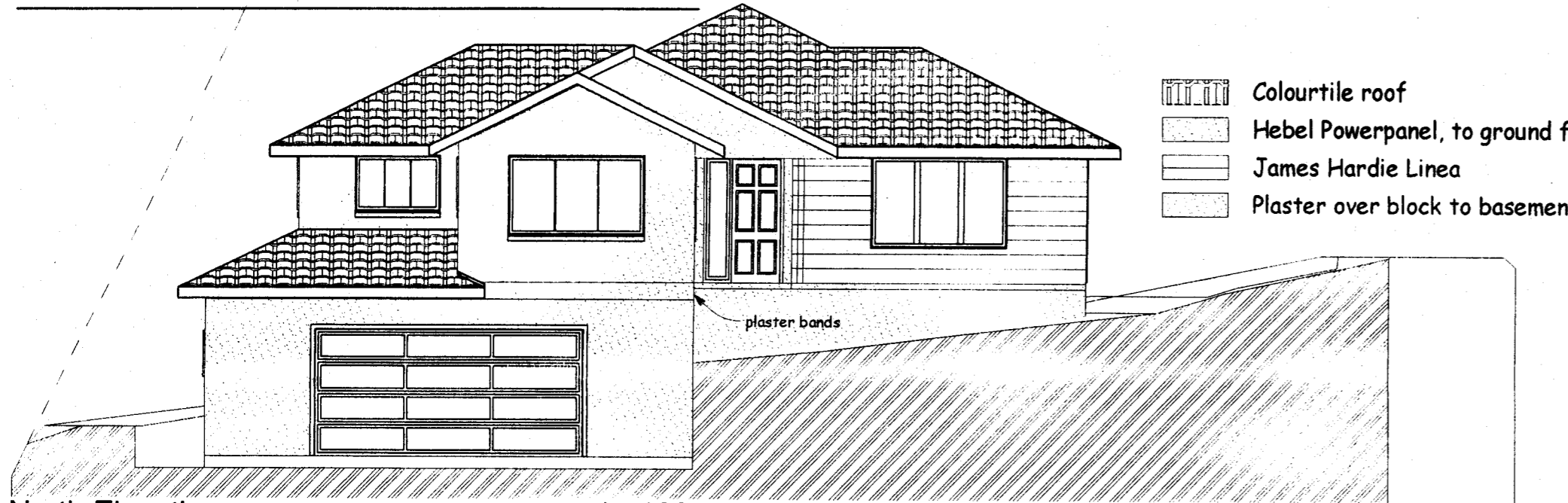
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ABA 8-2358

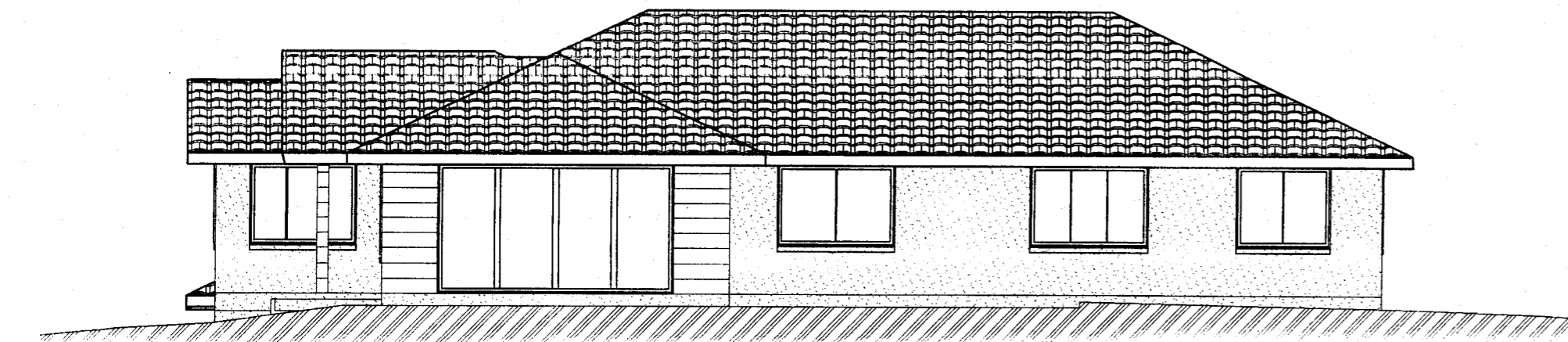


East Elevation 1 : 100

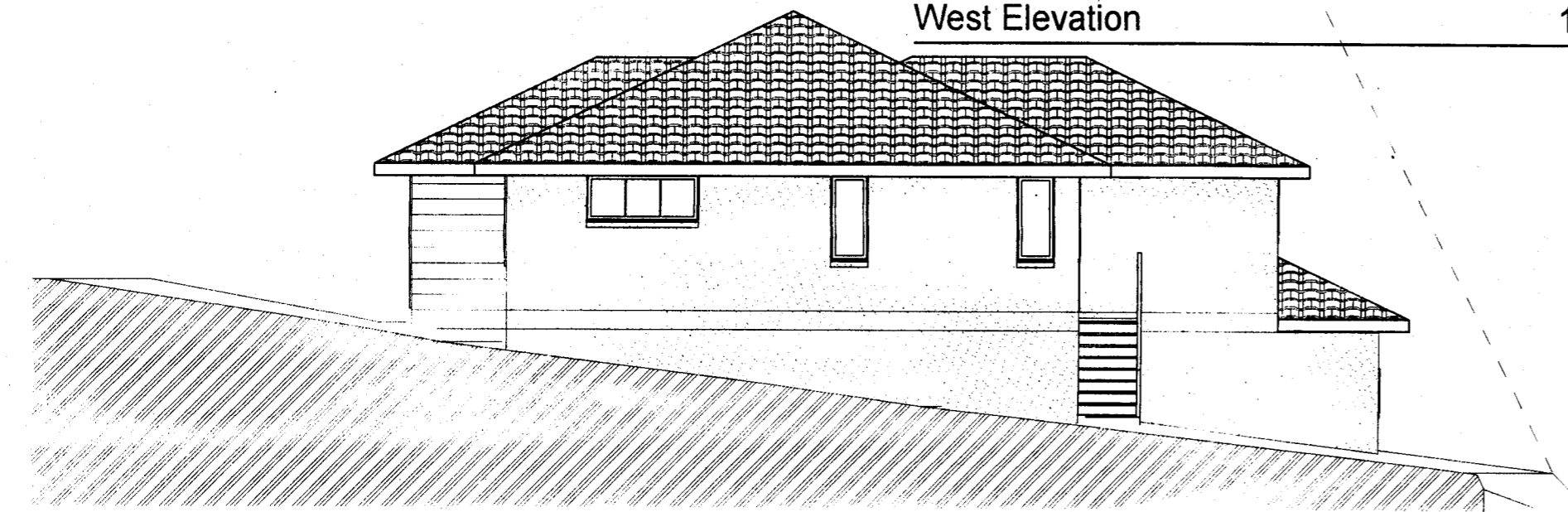


North Elevation 1 : 100

- Colourtile roof
- Hebel Powerpanel, to ground floor
- James Hardie Linea
- Plaster over block to basement

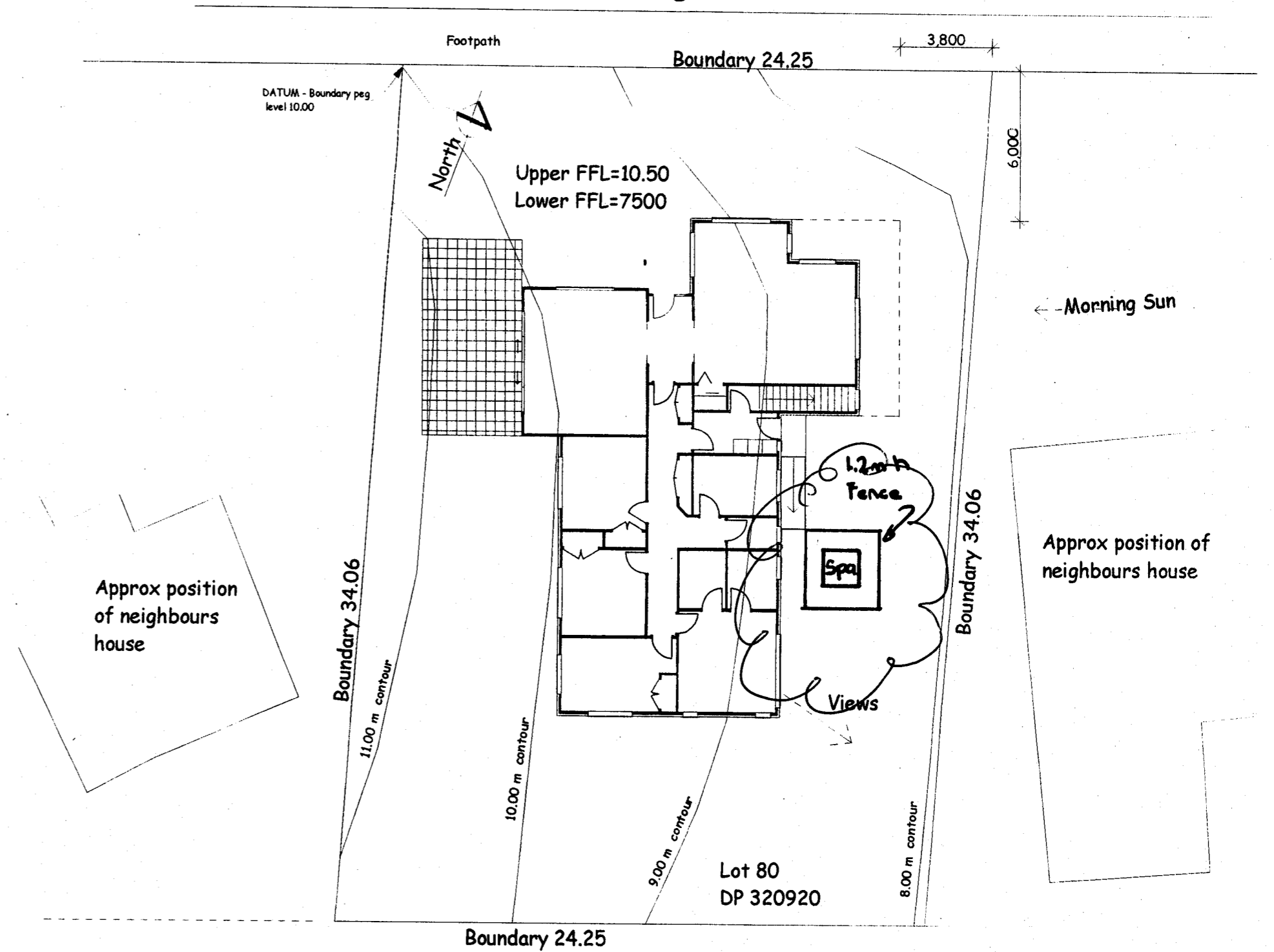


West Elevation 1 : 100



South Elevation 1 : 100

Sunninghurst Drive



Site Plan 1 : 200

As Built Plan
 Received by: *[Signature]*
 Date: 12-8-09
 ABA No: 8-2358

Notes:
 All Plumbing work shall comply with NZBC E1 Surface Water, 613 Foul Waer, 612 Water supplies, and AS 3500.
 Sinks, WHB- 40mm waste from fitting, to 65mm in slab, to 100mm foul drain as indicated.
 Tub - 50mm waste from fitting, to 65mm in slab, to 100mm foul drain as indicated.
 WC - 100mm waste, to 100mm foul drain.
 All down pipes 80mm, to below GL to stormwater drain
 All drains 1:60 fall min
 tv = terminal vent
 org = overflow relief gully
 rp = rodding point

Building Envelope Risk Matrix, taken from E2/AS1

Elevation:	East	North	West	South		
Risk Factor:	Low	Med	High	Very High	SubTotal:	
Wind Zone:	0	0	1	2	1	1
No Storeys:	0	1	1	2	4	1
Roof/Wall Int Design:	0	1	3	5	5	5
Eaves Width:	0	1	1	2	5	1
Envelope Complexity:	0	1	1	3	6	1
Deck Design:	0	0	2	4	6	0
					Total Risk Score:	9

Rev B 12.8.09 Spa added

Rev A 16.10.08 Front entry column shown on elevations



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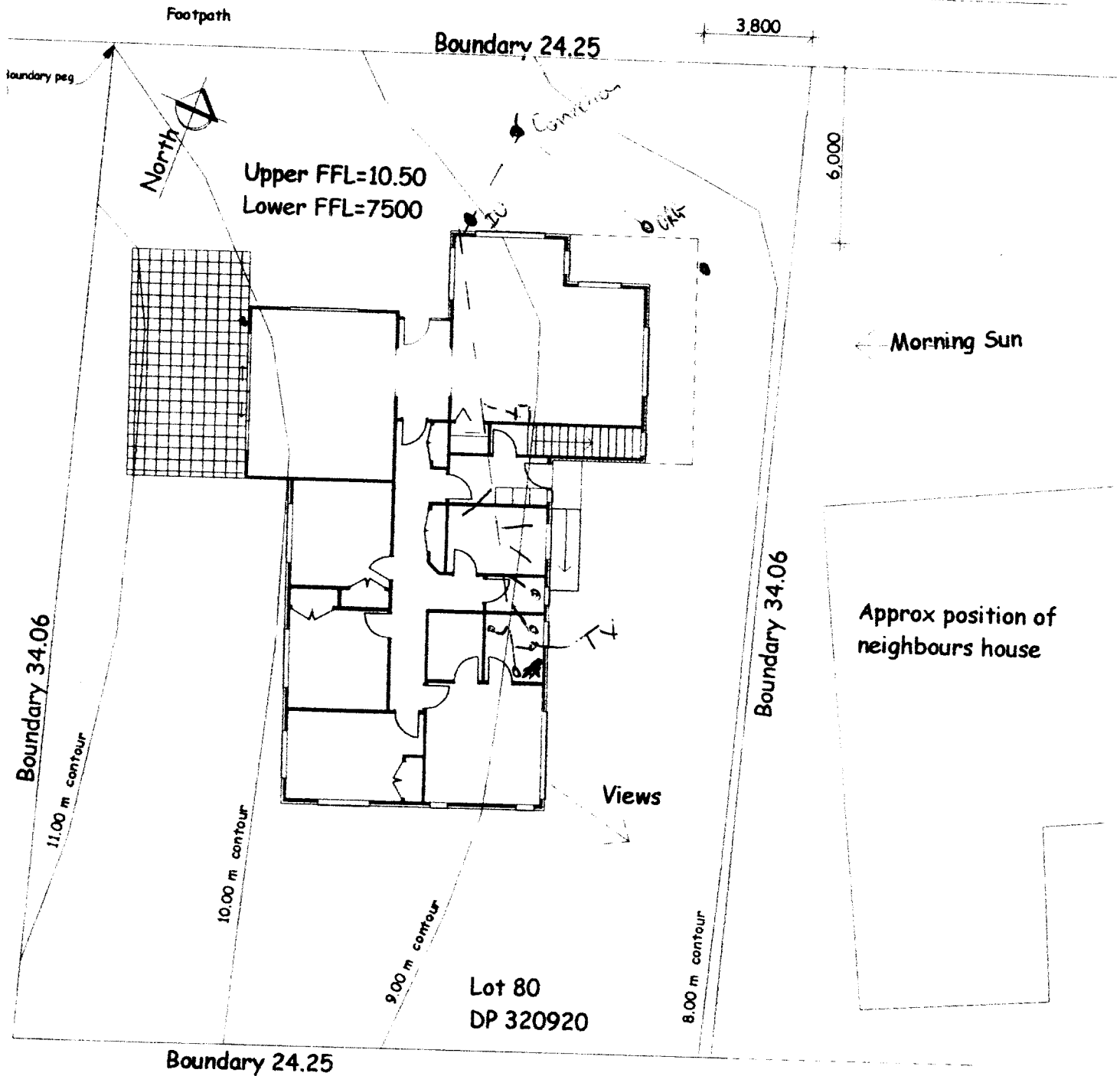
Proposed New Residence at: 24 Sunninghurst Drive, Dunedin.

ALISON CAREY
 ARCHITECTURAL DESIGNER

Date:	Job No.:	Revision:	Sheet No.:
22.9.08	478	AB	2/10

A2

Sunninghurst Drive



Site / Drainage Plan

Foul water 1:200
CRG to be changed by sink

Notes:

All Plumbing work shall comply with NZBC E1 Surface Water, 613 Foul Waer, 612 Water supplies, and AS 3500.

Sinks, WHB- 40mm waste from fitting, to 65mm in slab, to 100mm foul drain as indicated.

Tub - 50mm waste from fitting, to 65mm in slab, to 100mm foul drain as indicated.

WC - 100mm waste, to 100mm foul drain.

All down pipes 80mm, to below GL to stormwater drain

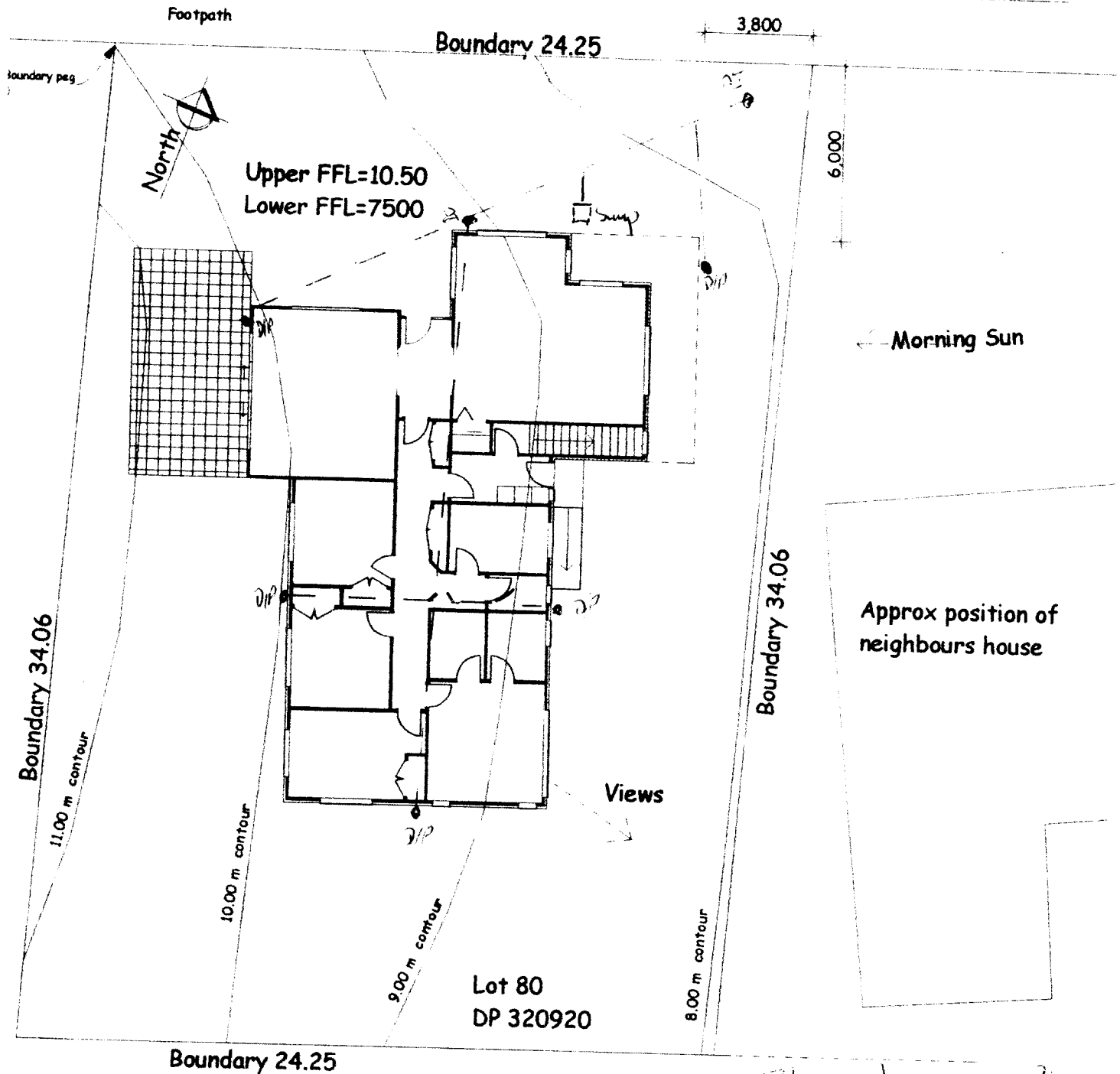
All drains 1:60 fall min

tv = terminal vent

org = overflow relief gully

rp = rodding point

Sunninghurst Drive



Site / Drainage Plan

1 : 200

Stormwater 100mm PVC
Fall 1:60

Notes:

All Plumbing work shall comply with NZBC E1 Surface Water, 613 Foul Waer, 612 Water supplies, and AS 3500.

Sinks, WHB- 40mm waste from fitting, to 65mm in slab, to 100mm foul drain as indicated.

Tub - 50mm waste from fitting, to 65mm in slab, to 100mm foul drain as indicated.

WC - 100mm waste, to 100mm foul drain.

All down pipes 80mm, to below GL to stormwater drain

All drains 1:60 fall min

tv = terminal vent

org = overflow relief gully

rp = rodding point

ABA 8-2358

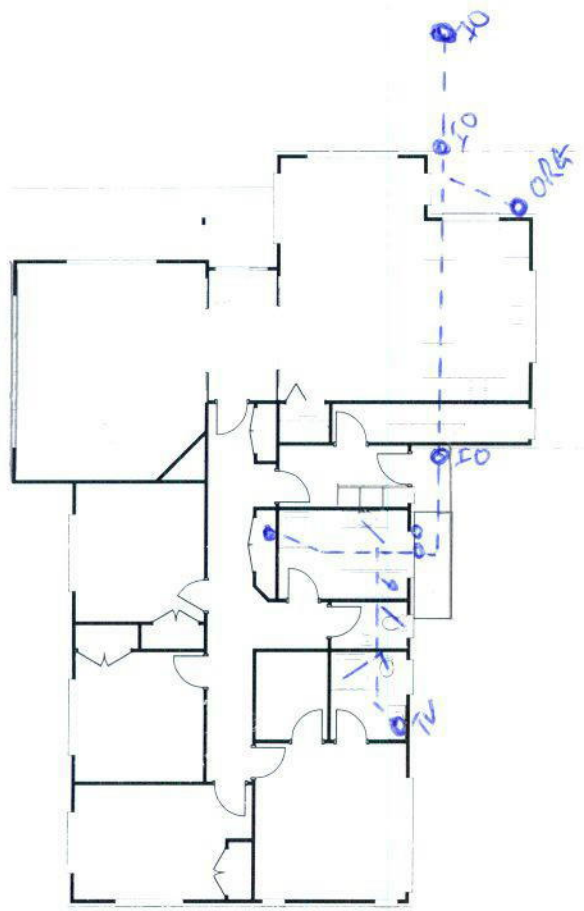
24 Sunninghurst Drive Fall

Footpath

ABA 8-2358



North



1:200

As Built Plan

Received by: [Signature]

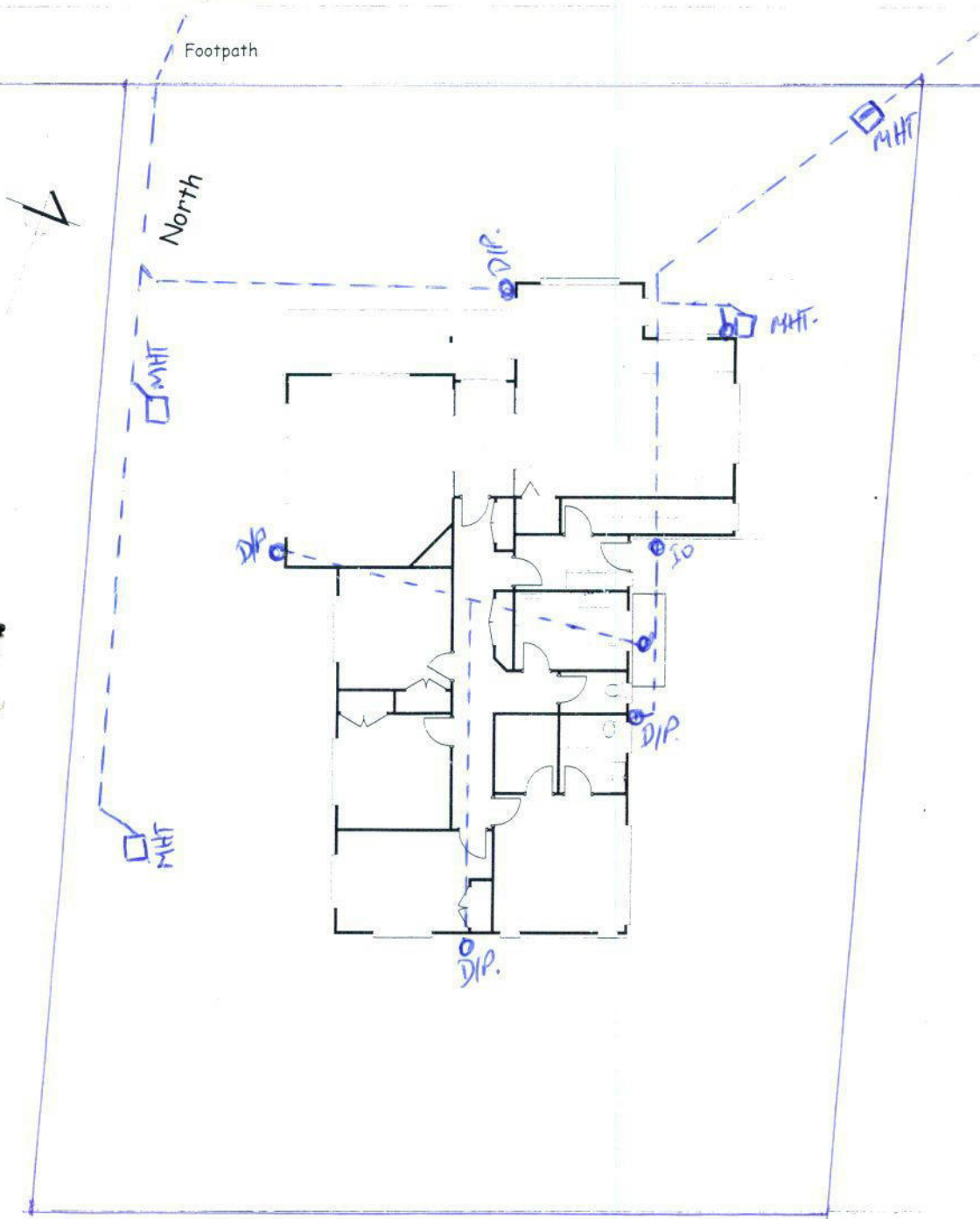
Date: 12-8-09

ABA No: 8-2358

ABA 8-2358

24

Sunninghurst Drive Stamford



As Built Plan

Received by: *Jr.*

Date: 12-8-09

ABA No: 8-2358

Code Compliance Certificate Form 7

Section 95, Building Act 2004

S T Drummond and Clarke Craw and Company Nominees Limited
24 Sunninghurst Drive
Fairfield
Dunedin 9018

The building

Street address of building: 24 Sunninghurst Drive Fairfield

Legal description of land where building is located: LOT 80 DP 320920

Building Name: N/A

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

Level/unit Number: N/A

Current, lawfully established, use: Housing

Number of occupants: 2

Year first constructed: 2008

The owner

Name of owner: S T Drummond and Clarke Craw and Company Nominees Limited

Contact person: S T Drummond and Clarke Craw and Company Nominees Limited

Mailing address: 24 Sunninghurst Drive, Fairfield, Dunedin 9018

Street address/registered office:

Mobile: 027 234 4190

Landline: 03 488 3849

Email address: scottdrummond@xtra.co.nz

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

Building work

Building Consent Number: ABA-2019-1053 Install Woodsman Brunner MKII Heater in Dwelling

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

Issued by: Dunedin City Council

Code Compliance

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

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



Team Leader Inspections
On behalf of Dunedin City Council

Date: 15 July 2019

BUILDING CONSENT - ABA-2019-1053

(Section 51, Building Act 2004)

Form 5

The building

Street address of building: 24 Sunninghurst Drive Fairfield

Legal description of land where building is located: LOT 80 DP 320920

Building Name: N/A

Location of building within site/block number:

Level/unit Number:

The owner

Name of owner: S T Drummond and Clarke Craw and Company Nominees Limited

Contact person: S T Drummond and Clarke Craw and Company Nominees Limited

Mailing address: C/O Spaceheating Installation Specialists Limited, 67 Torquay Street, Abbotsford, Dunedin 9018

Street address/registered office:

Mobile: 027 234 4190

Landline: 03 488 3849

Email address: scottdrummond@xtra.co.nz

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

Building work

The following building work is authorised by this building consent:

Install Woodsman Brunner MKII Heater in Dwelling

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

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

Compliance Schedule

A compliance schedule is not required for the building.

Attachments

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

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



Grant Sutton
Authorised Officer
On behalf of Dunedin City Council

Date: 6 June 2019

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.

DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENT

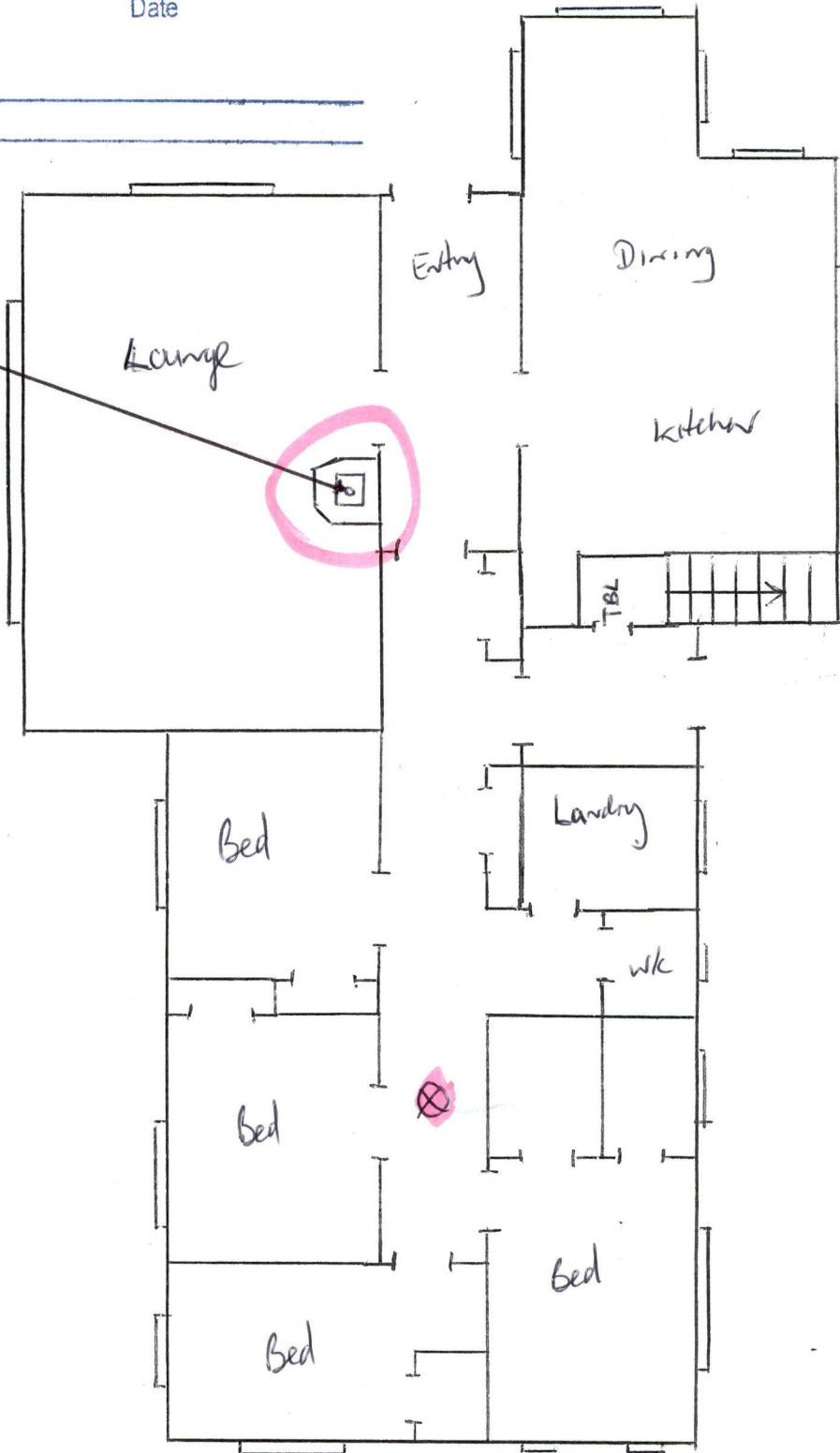
2019-1053

Building *Dan. An. P. dd* . Date *4/6/19*
Plumbing Date
Health Date

NOTE

Woodsman Brunner Mk II

*24 Sunninghurst Drive
Fire Alarms as per NZBC F7*



DCC COPY

Reference: Dev 100: 37 Howorth Rd, Fairfield /RMA 20000876

Enquiries To: Helen Fleming

Direct Phone: 474 3731

22 February 2001

Paterson Pitts Partners

PO Box 1083

DUNEDIN

Attention: Nigel Pitts

Dear Nigel

RESOURCE CONSENT APPLICATION: 2000/0876

**37 HOWORTH ROAD
FAIRFIELD, DUNEDIN**

Thank you for your letter dated 8 December 2000 requesting a change to a condition of Subdivision Consent 93166 pursuant to Section 127 of the Resource Management Act 1991 for 37 Howorth Road, Fairfield. Your application was considered by Council's Senior Planner and granted under delegated authority on 21 February 2001 pursuant to Section 127(1)(b) of the Resource management Act 1991.

DESCRIPTION OF APPLICATION

Resource Consent RMA93166 was granted on 17 December 1993 and was extended on 4 March 1998. An extension of the consent period was approved, such that the consent now expires in December 2004. Consent was granted for the original development was to be undertaken in Stages 1a, 1b, 2, 3 and 4. Landcorp Properties Ltd, the previous owner, has completed the majority of the original Stage 1a in 1993.

The construction of six allotments (Lots 18, 19, 20 (new Stage 1a) and Lots 8, 47 and 48 (new Stage 1b)) is presently being undertaken. Stage 2 now consists of 22 allotments, two rights of way, three roads and a reserve. Consent 2000/0796 enabled the conditions of the subdivision consent 93166 to be varied.

The applicant now requests that condition 1(ix)(e), stage 2 of Consent 93166 as varied by 2000/0796 be changed. That condition presently reads:

The 150mm diameter pipe shall be supported on a pipe bridge at least 600mm clear of the average winter water level across the pond in recreation reserve 122 between the main Road and residential Lot 103.

PLANNING ASSESSMENT

Section 127(1)(b) of the Resource Management Act 1991 allows Council to consider a change of conditions for a resource consent " *at any time on the grounds that a change in circumstances has caused the condition(s) to become inappropriate or unnecessary.*"

The applicant advised that the optimum solution was now have the 150mm diameter water pipe crossing below the floor of the gully. A civil design submitted for stage 2 was acceptable to the Water Engineer, following an assurance that no pond is to be created within the future reserve in the vicinity of the pipe crossing. The applicant requests that the condition be varied such that the option of the pipe crossing below the floor of the gully is available to them.

The change in circumstances promoted by the applicant with regard to altering the condition for the pipe crossing, is the acceptance by the Water Engineer of the design specifications submitted to Council for the 150mm diameter pipe for Stage 2. The original condition is therefore unnecessary.

The Council is satisfied that circumstances are now such that a change to the condition can be considered. No persons will be adversely affected by the change to the condition and Council considers that the proposal will not compromise the objectives and policies of the Transitional District Plan and the Proposed District Plan.

It was noted that the original stage 2 conditions contained two conditions labelled "xv" - these have now been labelled xv(A) and xv.

DECISION

That pursuant to Sections 34(4) and 127(1)(b) of the Resource Management Act 1991 and after having regard to sections 104 and 105 of the Resource Management Act 1991, the Dunedin City Council agrees to change, in part, the conditions of Resource Consent 93166 as varied by Consent 20000796, by now varying condition 1(ix)(e) of the stage 2 conditions. The conditions shall now read as follows:

All Stages

- 1. The subdivision may be undertaken in stages, but any stage plan presented for Council's seal and certification pursuant to sections 223 and 224(c) of the Resource Management Act 1991 will have first satisfied all conditions relevant to the stage presented, in conformity with the access and servicing requirements of the Council's Code of Subdivision, and on completion of the whole of the subdivision covered by this consent, all conditions shall have been complied with.**
- 2. Each stage plan shall show the balance land left in the subject title as an allotment on the Title Plan.**
- 3. That the proposed easements appurtenant to allotments within the subdivision be duly granted or reserved by inclusion in a Memorandum of Easements on the Staged Title Plans, as specified.**

- 4. That any other appropriate easements for services be duly granted or reserved by inclusion in a Memorandum of Easements, as specified.**

That if during site earthworks, the subdivider uncovers evidence of old mine shafts, or subsurface collapse, Montgomery Watson shall be notified and their advice as to remedial measures followed. Any remedial or protective measures to be adopted shall be approved by the Technical Services Engineer before implementation. He may require more extensive work to be done or additional buffer zones to be provided if appropriate.

Stage 1a (Lots 18, 19 and 20

- 1. That prior to certifications pursuant to section 224(c) Resource Management Act 1991 for each Stage Plan presented, the application shall complete the following:**
 - i. Provide detailed plans and specifications of the foul and stormwater sewers for the approval of the Drainage Reticulation Engineer and construct services in accordance with the approved details.**
 - ii. Provide foul and stormwater laterals to all lots where a sewer does not go through the lot.**
 - iii. Easements are required over the lots where a foul and/or a stormwater drain will pass over them.**
 - iv. An easement in gross in favour of the Dunedin City Council is required for the Fortex pressure sewer.**
 - v. All drainage work is to be carried out under a building consent.**
 - vi. All water reticulation work shall be carried out in compliance with the Dunedin City Council "Water Department Requirements for Urban Residential Subdivisions".**
 - vii. Provide plans and specifications for the water reticulation work accompanied by a standard Dunedin City Council Water Department "Application for a Water Supply" form to the Water Manager and accepted in writing at least 48 hours prior to the commencement of work and that no work being prior to the receipt of the Manager's written approval.**
 - viii. The water reticulation work in the subdivision shall be installed generally as indicated on the attached plan of the Sunnyvale Estate marked in blue (plan was included with the Stage 1 consent). The work shall include:**
 - a. A 150mm diameter watermain connection off the existing main in Howorth Road opposite Road 1.**
 - b. 15mm diameter and 20mm diameter service connections as shown on the plan such that each residential unit has a separate connection.**
 - i. Appropriate easements shall be registered on the titles of privately owned land traversed by both public and private water pipes.**
 - ii. An 'As-built' drawing on the water reticulation pipes laid in Stage 1a including the location of all service pipes, valves and hydrants and the material type of each pipe shall be submitted to the Water Manager and accepted in writing.**
 - iii. Any on-street landscaping work, trees, shrubs etc shall be submitted to the Council's Parks and Recreation Manager for approval.**

iv. The subdivider shall contribute the sum of \$1,485.00 plus GST towards the cost of constructing the new footpath metal course and asphaltic concrete surfacing and topsoil and grass the batters/berms over that part of Howorth Road frontage, fronting Lots 18, 19 and 20. This contribution shall be made prior to the completion of Stage 1a.

v. All roading works shall be:

a. Carried out by reputable contractors.

b. Carried out in accordance with plans and specifications approved by the Roothing Manager.

(xiv) A reserves contribution of \$10,125.00 (incl GST) shall be paid. This has been calculated as follows:

$$3 \times (\$45,000 \times 7.5\%) = \$10,125.00.$$

Stage 1b (Lots 8, 47 and 48)

1. That prior to certifications pursuant to section 224(c) Resource Management Act 1991 for each Stage Plan presented, the application shall complete the following:

i. Provide detailed plans and specifications of the foul and stormwater sewers for the approval of the Drainage Reticulation Engineer and construct services in accordance with the approved details.

ii. Provide foul and stormwater laterals to all lots where a sewer does not go through the lot.

iii. Easements are required over the lots where a foul and/or a stormwater drain will pass over them.

iv. An easement in gross in favour of the Dunedin City Council is required for the Fortex pressure sewer.

v. All drainage work is to be carried out under a building consent.

vi. All water reticulation work shall be carried out in compliance with the Dunedin City Council "Water Department Requirements for Urban Residential Subdivisions".

vii. Provide plans and specifications for the water reticulation work accompanied by a standard Dunedin City Council Water Department "Application for a Water Supply" form to the Water Manager and accepted in writing at least 48 hours prior to the commencement of work and that no work being prior to the receipt of the Manager's written approval.

viii. The water reticulation work in the subdivision shall be installed generally as indicated on the attached plan of the Sunnyvale Estate marked in blue (plan was included with the Stage 1 consent). The work shall include:

a. A new 150mm diameter watermain from the existing watermain in Howorth Rad throughout the length of Road 1 located within Stage 1b.

b. 15mm diameter and 20mm diameter service connections as shown on the plan such that each residential unit has a separate connection.

- i. Appropriate easements shall be registered on the titles of privately owned land traversed by both public and private water pipes.**
- ii. An 'As-built' drawing on the water reticulation pipes laid in Stage 1b including the location of all service pipes, valves and hydrants and the material type of each pipe shall be submitted to the Water Manager and accepted in writing.**
- iii. Part Road 1 shall be vested as Legal Road free of compensation and costs.**
- iv. The roads shall be constructed in accordance with the submitted plan, that is:
 - a. 18.0 metre reserve (minimum)**
 - b. Carriageway width to be 9.0 metres, face of kerb-face of kerb. Parking one side only.**
 - c. Footpaths both sides 2.0 metres wide.**
 - d. Grass berms both sides 2.5 metres wide.**
 - e. Pavement design to be in accordance with TNZ Design Manual.**
 - f. All services to be laid underground.**
 - g. Street lighting to be installed in accordance with requirements of Council's Roading Manager.**
 - h. Any on-street landscaping work, trees, shrubs etc shall be approved by the Council's Parks and Recreation Manager.****
- i. The subdivider shall meet the cost of supplying and erecting the new street name plates. The work is to be organised by the Council's Transportation Planning Department.**

Note: The names of the new street shall be approved by Council, however, the subdivider may make suggestions for consideration.

ii. All roading works shall be:

i. Carried out by reputable contractors.

ii. Carried out in accordance with plans and specifications approved by the Roading Manager.

(xv) A reserves contribution of \$10,575.00 (incl GST) shall be paid. This has been calculated as follows:

$$3 \times (\$47,000 \times 7.5\%) = \$10,575.00$$

Stage 2 (Lots 9-13, 21-23, 45, 46, 51, 109-115, 119, 120, 52 (reserve) and Part Roads 1, 2 and 3

1. That prior to certifications pursuant to section 224(c) Resource Management Act 1991 for each Stage Plan presented, the application shall complete the following:

- i. Provide detailed plans and specifications of the foul and stormwater sewers for the approval of the Drainage Reticulation Engineer and construct services in accordance with the approved details.**

- ii. Provide foul and stormwater laterals to all lots where a sewer does not go through the lot.
- iii. Easements are required over the lots where a foul and/or a stormwater drain will pass over them.
- iv. An easement in gross in favour of the Dunedin City Council is required for the Fortex pressure sewer.
- v. All drainage work is to be carried out under a building consent.
- vi. All Rights of Way are to be drained for stormwater in accordance with the Building Code.
- vii. All water reticulation work shall be carried out in compliance with the Dunedin City Council "Water Department Requirements for Urban Residential Subdivisions".
- viii. Provide plans and specifications for the water reticulation work accompanied by a standard Dunedin City Council Water Department "Application for a Water Supply" form to the Water Manager and accepted in writing at least 48 hours prior to the commencement of work and that no work being prior to the receipt of the Manager's written approval.
- ix. The water reticulation work in the subdivision shall be installed generally as indicated on the attached plan of the Sunnyvale Estate marked in blue (plan was included with the Stage 1 consent). The work shall include:
 - a. A 150mm diameter watermain within Road 1 and Road 2, extended to connect to the existing 100mm diameter watermain in State Highway 1 in accordance with the plan supplied by the Water Department.
 - b. 100mm watermain in that portion of Road 3 included in Stage 2.
 - c. 40mm and 25mm ridermains as shown on the plan supplied by the Water Department.
 - d. 15mm diameter and 20mm diameter service connections as shown on the plan such that each residential unit has a separate connection.
 - e. The 150mm diameter water pipe shall cross below the floor of the gully, in a duct, as in the design specifications submitted to Council for stage 2.
 - f. Appropriate easements shall be registered on the titles of privately owned land traversed by both public and private water pipes.
- i. An 'As-built' drawing on the water reticulation pipes laid in Stage 12 including the location of all service pipes, valves and hydrants and the material type of each pipe shall be submitted to the Water Manager and accepted in writing.
- ii. All roads shall be vested as Legal Road free of compensation and costs.
- iii. The roads shall be constructed in accordance with the submitted plan, that is,
 - a. 18.0 metre reserve (minimum)
 - b. Carriageway width to be 9.0 metres, face of kerb-face of kerb. Parking one side only.
 - c. Footpaths both sides 2.0 metres wide.
 - d. Grass berms both sides 2.5 metres wide.

- e. Pavement design to be in accordance with TNZ Design Manual.**
- f. All services to be laid underground.**
- g. Street lighting to be installed in accordance with requirements of Council's Rooding Manager.**
- h. Any on-street landscaping work, trees, shrubs etc shall be to the approval of the Council's Parks and Recreation Manager.**
- i. Temporary metalled turning circles, of a minimum 9.0m diameter shall be provided at the ends of Roads 1, 2 and 3 within Stage 2.**

i. The Rights of Way shall be constructed as follows:

- a. Right of Way 'A' shall be formed with a 4.5 metre wide sealed pavement and kerb and channel down one side.**
- b. All services except for foul sewers shall be laid in the berm strips.**
- c. All stormwater shall be collected in a sump, inside the boundary and piped to the street channel unless it can be piped direct to a stormwater sewer.**
- d. Right of Way 'B' shall be formed with a 4.0 metre wide metalled (200mm depth) pavement. The pavement shall be sealed for not less than 5.0 metres inside the boundary line. Stormwater facilities shall be provided as per 1(xiv)(c) above.**
- e. Where the Rights of Way have a 90° bend in them (ie, G/H) the pavement width at the angle shall be increased to 5.0 metres width.**
- f. The legal width of all Rights of Way shall be in accordance with the District Plan.**

(xv)(A) The subdivider shall meet the cost of supplying and erecting the new street name plates. The work is to be organised by the Council's Transportation Planning Department.

Note: The names of the new street shall be approved by Council, however, the subdivider may make suggestions for consideration.

i. All rooding works shall be:

- a. Carried out by reputable contractors.**
- b. Carried out in accordance with plans and specifications approved by the Rooding Manager.**

i. Fill areas within the subdivision shall be controlled such that either:

- a. All areas comprise engineered fill of uniform density and bearing capacity suitable for dwellings, permitting non-specific design of foundations.**

or

- b. Where fill is not controlled as above specific building foundation designs are to be undertaken. The relevant titles are to have consent notices requiring specific foundation design or designation of building platforms clear of fill ground.**

The methods to be adopted shall be notified to and approved by the Technical Services Engineer before work commences. Such notification shall include details of the methods and specifications to be worked to, together with details of how control and monitoring of the work is to be effected. Certification by an appropriately qualified and experienced person will be required if Option (a) is adopted.

- i. The subdivider shall submit to Council's Technical Services Engineer 'As-built" drawings of the subdivision earth works as each stage of development is completed.
- ii. That Lot 52 vest as reserve. In addition a landscape plan for the Lot 52 is to be prepared by a suitably qualified person in consultation with the Parks and Recreation Department and Drainage Department. This plan is to include tree planting to an appropriate level. Parks and Recreation department requirements are as follows:
 - a. Compliance with the recommendations of the landscape plan.
 - b. Removal of gorse and noxious weeds within the reserve.
 - c. Fencing covenants are to be registered on the titles which adjoin Lot 52 absolving Council from liability for fencing costs.

- i. The reserves contribution for Stage 2 shall be met by the vesting of the landscaped reserve (Lot 52) in Council without compensation, such vesting, together with the landscaping discharging the reserves contribution applicable to the 23 allotments. An additional reserves contribution is payable on the creation of five allotments which has been calculated as follows:

$$5 \times (\$45,000 \times 7.5\%) = \$16,875.00 \text{ (incl GST).}$$

Stages 3, 4 and 5 (Previously 2, 3 and 4).

1. That prior to certifications pursuant to section 224(c) Resource Management Act 1991 for each Stage Plan presented, the application shall complete the following:
 - i. Provide detailed plans and specifications of the foul and stormwater sewers for the approval of the Drainage Reticulation Engineer and construct services in accordance with the approved details.
 - ii. Provide foul and stormwater laterals to all lots where a sewer does not go through the lot.
 - iii. Easements are required over the lots where a foul and/or a stormwater drain will pass over them.
 - iv. An easement in gross in favour of the Dunedin City Council is required for the Fortex pressure sewer.
 - v. All drainage work is to be carried out under a building consent.
 - vi. All Rights of Way are to be drained for stormwater in accordance with the Building Code.
 - vii. The Chief Environmental Health Officer may consider that odour control measures need to be implemented for the vent valve in Lot 84 prior to the construction of Stage 6 (previously Stage 5). Should this be the case the applicant is to provide land suitable for the construction of these measures in either Stage 4 or 5. A soil filter is the most likely form of control.

- viii. All water reticulation work shall be carried out in compliance with the Dunedin City Council "Water Department Requirements for Urban Residential Subdivisions".
- ix. Provide plans and specifications for the water reticulation work accompanied by a standard Dunedin City Council Water Department "Application for a Water Supply" form to the Water Manager and accepted in writing at least 48 hours prior to the commencement of work and that no work being prior to the receipt of the Manager's written approval.
- x. The water reticulation work in the subdivision shall be installed generally as indicated on the attached plan of the Sunnyvale Estate marked in blue (plan was included with the Stage 1 consent). The work shall include:
- a. 100mm diameter mains and ridermains shall be provided in accordance with the plan supplied by the Water Department.
 - b. 15mm diameter and 20mm diameter service connections as shown on the plan such that each residential unit has a separate connection. Appropriate easements shall be registered on the titles of privately owned land traversed by both public and private water pipes.
- i. An 'As-built' drawing on the water reticulation pipes laid in Stages 3, 4 & 5 including the location of all service pipes, valves and hydrants and the material type of each pipe shall be submitted to the Water Manager and accepted in writing.
- ii. All roads (except for Road 4) shall be vested as Legal Road, free of compensation and costs.
- iii. The roads shall be constructed in accordance with the submitted plan, that is:
- a. 18.0 metre reserve (minimum)
 - b. Carriageway width to be 9.0 metres, face of kerb-face of kerb. Parking one side only.
 - c. Footpaths both sides 2.0 metres wide.
 - d. Grass berms both sides 2.5 metres wide.
 - e. Turning circles to be a minimum of 9 metres radius.
 - f. Pavement design to be in accordance with TNZ Design Manual.
 - g. All services to be laid underground.
 - h. Street lighting to be installed in accordance with requirements of Council's Roading Manager.
 - i. Any on-street landscaping work, trees, shrubs etc shall be to the approval of Council's Community and Recreation Planning Manager.
- i. The Rights of Way shall be constructed as follows:
- a. All Rights of Way (except for 'N' and 'C') shall be formed with a 4.5 metre wide sealed pavement and kerb and channel down one side.
 - b. All services except for foul sewers shall be laid in the berm strips.
 - c. All stormwater shall be collected in a sump, inside the boundary and piped to the street channel unless it can be piped direct to a stormwater sewer.

- d. Rights of Way 'N' and 'C' shall be formed with a 4.0 metre wide metalled (200mm depth) pavement. The pavement shall be sealed for 5.0 metres inside the boundary line. Stormwater facilities shall be provided as per 1(xvi)(c) above.**
- e. Where the Rights of Way have a 90° bend in them (ie, G/H) the pavement width at the angle shall be increased to 5.0 metres width.**
- f. The legal width of all Rights of Way shall be in accordance with the District Plan.**

- i. The accessway linking Road 2 with State Highway 1 shall be formed with a 3 metre side (minimum) AC path and with street lighting.**
- ii. No approval is sought for Stage 6 (previously Stage 5) at the present time, however, it is required that the subdivider should make provision for road access to the area from Road 2. No guarantee is given that approval would be forthcoming for both property and road access to Main South Road, even after the State Highway is relocated. Provision could be allowed for pedestrian access only. May be the proposed accessway as shown on the plan could be combined with the road connection if necessary.**
- iii. The subdivider shall meet the cost of supplying and erecting the new street name plates. The work is to be organised by the Council's Transportation Planning Department.**

Note: The names of the new street shall be approved by Council, however, the subdivider may make suggestions for consideration.

iv. All roading works shall be:

- a. Carried out by reputable contractors.**
 - b. Carried out in accordance with plans and specifications approved by the Roothing Manager.**
- i. Access satisfactory to the Roothing Manager shall be provided from Road 3 to the land situated between the motorway corridor and the southern boundary of the subdivision.**
 - ii. The Coal Mine Buffer Zone of 5820m² approximate area shown on the Sunnyvale Estate Plan, fronting Main South Road, shall be required. A consent notice is to exclude any future building on this land.**

i. Fill areas within the subdivision shall be controlled such that either:

- a. All areas comprise engineered fill of uniform density and bearing capacity suitable for dwellings, permitting non-specific design of foundations.**

or

- b. Where fill is not controlled as above specific building foundation designs are to be undertaken. The relevant titles are to have consent notices requiring specific foundation design or designation of building platforms clear of fill ground.**

The methods to be adopted shall be notified to and approved by the Technical Services Engineer before work commences. Such notification shall include details of the methods and specifications to be worked to, together with details of how control and monitoring of the work is to be effected. Certification by an appropriately qualified and experienced person will be required if Option (a) is adopted.

- i. The subdivider shall submit to Council's Technical Services Engineer "As-built" drawings of the subdivision earthworks as each stage of development is completed.**
- ii. That Lots 121, 122, 123 and 124 vest as reserve. In addition a landscape plan for the lots mentioned above is to be prepared by a suitably qualified person in consultation with the Parks and Recreation Department and Drainage Department. The plan is to include tree planting to an appropriate level. It is also to include a requirement for minor channelling within the vicinity of Lot 121 to allow cleaning of the watercourse immediately upstream. The requirements of the Parks and Recreation Department are as follows:**
 - a. Compliance with the recommendations of the landscape plan.**
 - b. Removal of gorse and noxious weeds within the reserves.**
 - c. Provision of a cyclone fence between residential lots and the passive reserve being Lots 121, 122, 123 and 124.**
 - d. Fencing covenants are to be registered on the titles that adjoin Lots 121, 122, 123 and 124 absolving Council from liability for fencing costs.**

Note, the completion of landscaping and vesting of the reserves represented by Lots 121, 122, 123 and 124 shall, together with Lot 52 of Stage 2, discharge the reserve contribution accruing to the whole development and any bonds maintained shall be cancelled.

Advice Note

The Council understands that it is the applicant's intention to bond the reserves contribution requirements. Such a bond is to be arranged separately outside of the consent decision and does therefore not form part of the condition, as originally proposed by the applicant.

REASONS

Condition 1(ix)(e) for stage 2 has now been changed.

No persons will be adversely affected by the change to the condition and Council considers that the proposal will not compromise the objectives and policies of the Transitional District Plan and the Proposed District Plan.

COMPLIANCE WITH CONDITIONS

It is the Applicants responsibility to comply with any conditions imposed on their resource consent prior to and during (as applicable) exercising the resource consent. Exercise of the resource consent prior or contrary to compliance with the conditions imposed implies acceptance of the conditions and may result in prosecution, the penalties for which are outlined in section 339 of the Resource Management Act 1991.

DURATION OF CONSENT

It is brought to your attention that under the terms of Section 125 of the *Resource Management Act 1991*, this consent shall lapse if effect has not been given to it, before 3 December 2004 unless Council has granted an extension of time.

BUILDING CONSENT

This is a resource consent only and a separate application for building consent may be required before any work is undertaken on the site. Please check with the Building Control Office, Development Services.

RIGHTS OF APPEAL

In accordance with Section 357 of the *Resource Management Act 1991* you may seek a review of this decision or any of its conditions within fifteen (15) working days of

the decision being received by applying to the Dunedin City Council Hearings Commissioner.

Applications should be addressed to:

The Planning Administrator

City Planning

Dunedin City Council

P O Box 5045

DUNEDIN

Yours faithfully

Helen Fleming

PLANNER

Reference: Dev 100: 37 Howorth Rd, Fairfield /RMA 20010684

Enquiries To: Helen Fleming

Direct Phone: 474 3731

16 November 2001

Paterson Pitts Partners

PO Box 1083

DUNEDIN

Attention: Kurt Bowen

Dear Kurt

RESOURCE CONSENT APPLICATION: 20010684

**37 HOWORTH ROAD
FAIRFIELD, DUNEDIN**

Thank you for your letter dated 16 October 2001 requesting a change to a condition of Subdivision Consent 20000876 pursuant to Section 127 of the Resource Management Act 1991 for 37 Howorth Road, Fairfield. Your application was considered by Council's Senior Planner under delegated authority on 16 November 2001.

DESCRIPTION OF APPLICATION

Resource Consent RMA93166 was granted on 17 December 1993 and was extended on 4 March 1998. An extension of the consent period was approved, such that the consent now expires in December 2004. Consents 20000796 and 2000876 enabled conditions of subdivision consent 93166 to be varied. The applicant now requests that condition (xiii)(d), stage 2 of Consent 93166 as varied by 20000876 be changed. That condition presently reads:

Right of Way "B" shall be formed with a 4.0 metre wide metalled (200mm depth) pavement. The pavement shall be sealed for not less than 5.0 metres inside the boundary line. Stormwater facilities shall be provided as per 1(xiii)(c).

PLANNING ASSESSMENT

Section 127(1)(b) of the Resource Management Act 1991 allows Council to consider a change of conditions for a resource consent " at any time on the grounds that a change in circumstances has caused the condition(s) to become inappropriate or unnecessary."

The applicant advised that Right of Way 'B' has been constructed to a width of 3.0 metres and is in compliance with the DCC Code of Subdivision. The applicant requests that the condition be varied such that the width requirement for the right of way is reduced from 4.0 metres to 3.0 metres. This will be a permanent feature of the subdivision.

The change in circumstances promoted by the applicant with regard to altering the condition, is the acceptance by Transportation Planning of the reduction in width of the design specifications submitted to Council.

The Council is satisfied that circumstances are now such that a change to the condition can be considered. No persons will be adversely affected by the change to the condition and Council considers that the proposal will not compromise the objectives and policies of the Transitional District Plan and the Proposed District Plan.

CONSENT DECISION

That pursuant to Sections 34(4) and 127(1)(b) of the Resource Management Act 1991 and after having regard to sections 104 and 105 of the Resource Management Act 1991, the Dunedin City Council agrees to change condition 1 (xiii) (d) of stage 2 Resource Consent 93166 as varied by Consent 20000876. The condition shall now read as follows:

1 (xiii) (d) Right of way 'B' shall be formed with a 3 metre wide metalled (200mm depth) pavement. The pavement shall be sealed for not less than 5.0 metres inside the boundary line. Stormwater facilities shall be provided as per 1 (xiii)(c).

REASONS

Condition 1(xiii)(d) for stage 2 has now been changed. The constructed 3.0 metres wide right of way complies with The Code of Subdivision, is to be a permanent feature of the subdivision and is acceptable to Transportation Planning.

No persons will be adversely affected by the change to the condition and Council considers that the proposal will not compromise the objectives and policies of the Transitional District Plan and the Proposed District Plan.

COMPLIANCE WITH CONDITIONS

It is the Applicants responsibility to comply with any conditions imposed on their resource consent prior to and during (as applicable) exercising the resource consent. Exercise of the resource consent prior or contrary to compliance with the conditions imposed implies acceptance of the conditions and may result in prosecution, the penalties for which are outlined in section 339 of the Resource Management Act 1991.

DURATION OF CONSENT

It is brought to your attention that under the terms of Section 125 of the *Resource Management Act 1991*, this consent shall lapse if effect has not been given to it within two (2) years, unless Council has granted an extension of time.

RIGHTS OF APPEAL

In accordance with Section 357 of the *Resource Management Act 1991* you may seek a review of this decision or any of its conditions within fifteen (15) working days of

the decision being received by applying to the Dunedin City Council Hearings Commissioner.

Applications should be addressed to:

The Planning Administrator

City Planning

Dunedin City Council

P O Box 5045

DUNEDIN

Yours faithfully

Helen Fleming

PLANNER

Reference: Dev 100: 41 Howorth Road/RMA2001-0723
Enquiries to: Jo Harvey
Direct Phone: 474 3564

23 November 2001

Crescent Development Co Ltd
C/- Paterson Pitts Partners Ltd
PO Box 1083
DUNEDIN

Attention: Nigel Pitts

Dear Nigel

RESOURCE CONSENT APPLICATION: 2001-0723
CRESECENT DEVELOPMENT CO
LTD
41 HOWORTH ROAD
FAIRFIELD
DUNEDIN

The above application was considered under delegated authority and **granted subject to conditions** on **23 November 2001**. The application was processed on a non-notified basis in accordance with sections 93 and 94 of the Resource Management Act 1991.

DESCRIPTION OF ACTIVITY

Resource consent is sought to adjust the boundaries of two allotments recently created as part of Stage II of the Sunninghurst residential development at Fairfield. The boundary to be adjusted is that between Lot 51 DP 300725 and the balance area of that deposited plan, Lot 4 DP 300725.

The adjustment is to provide a more practicable building platform on the site. The allotment is to be known as Lot 68 and it has an area of 914m².

REASONS FOR APPLICATION

Transitional District Plan

The site is zoned **Residential A** in the Silverpeaks section of the Transitional District Plan. The subdivision is a **controlled** activity in accordance with Ordinance 4.6(ii). This rule states that the subdivision standards need not apply for boundary adjustments provided that the adjustment will not detrimentally affect the ability to undertake a permitted use on the site, or the adjustment will not reduce the compliance of the allotments with the minimum subdivision standards. In this instance, the proposed adjustment will neither preclude a residential activity, nor reduce the compliance of the allotments.

Proposed District Plan (1999)

The site is zoned **Residential 1** in the Proposed District Plan (1999). The subdivision is a **discretionary (restricted)** activity in accordance with Rule 18.5.1(iii) of the Proposed Plan. That provides for subdivision as a discretionary activity where the resulting allotments comply with the relevant requirements of the Subdivision section and meet the minimum site area and frontage requirements of the pertinent zone section. The allotments resulting from this boundary adjustment will continue to meet all relevant requirements of the Subdivision and Residential sections of the Proposed Plan.

Planning Status

Overall, the subdivision is considered to be a **discretionary (restricted)** activity.

PLANNING ASSESSMENT

Affected Persons

No written approvals were submitted with the application. No parties are considered to be adversely affected as the proposal will not result in any physical effects. The proposal is altering the shape of one allotment within a large residential development as part of a stage that is yet to be built on.

Effects on the Environment

The following effects assessment only takes into account the effects of the proposal that are relevant under section 104(6). The Courts have determined that the effects of an activity should be considered in relation to the existing environment. The following assessment of effects of the proposal has been prepared on the basis that the environment is generally characterised by large open spaces that form part of the Sunninghurst Development. A small number of the allotments have been built on near the entrance to Howorth Road.

Any actual or potential adverse effects on the environment of allowing the activity are considered to be less than minor (ie "*de minimus*") for the following reasons:

- 1 The access to proposed Lot 68 will remain via Rights of Way M and N created by the deposit of DP 300725. These rights of way link to the extension to Sunninghurst Drive. As the allotment does not have direct access to a legal road, a resolution in accordance with section 321 of the Local Government Act 1974 is required stating that Council is satisfied that legal access can be obtained. The allotment is the subject of an existing resolution but as that referred to its previous legal description of Lot 51, it is no longer applicable. The concept plan for the entire development shows that proposed Lot 68 will ultimately also have frontage to Holyport Close.
- 2 The applicant's surveyor has confirmed that there is no fill material within proposed Lot 68. Accordingly, the Senior Civil/Structural Engineer, City Consultants, has no concerns with the proposal.
- 3 The Engineering Officer, Waste Services, advises that although there are no buildings on the site, the recent subdivision included the provision of foul and stormwater connections for the allotment. The boundary adjustment does not interfere with the servicing of the allotment. Waste Services have no concerns with the application.
- 4 The Planning Engineer, Water Business Unit, advises the allotment has a water service installed. There are no additional Water Business Unit requirements for this proposal.

CONSENT DECISION

*That pursuant to section 34(4) and 105(1)(b) and after having regard to Part II matters and sections 104 and 105 of the Resource Management Act 1991, the Dunedin City Council **grants** consent to the **discretionary (restricted)** activity to adjust the boundary between Lots 4 and 51 DP 300725 at 41 Howorth Road, Fairfield.*

Pursuant to section 105(1)(b) of the Resource Management Act 1991 resource consent be granted subject to the following conditions imposed under sections 108 and 220 of the Act:

- 1 The proposal shall be undertaken generally in accordance with Paterson Pitts Partners Plan titled 'Sunninghurst Stage 2 As-Built Plan General Layout' dated Nov 2000 (Job Ref: 9418) and the details submitted with the application dated 31 October 2001.*
- 2 That prior to certification pursuant to section 223 of the Resource Management Act 1991, the applicant shall ensure the following:*
 - a) If a requirement for any easements for services is incurred during the survey then those easements shall be granted or reserved and included in a Memorandum of Easements on the survey plan.*

Resolution

Council resolves pursuant to Section 321(3)(c) of the Local Government Act 1974, that adequate access is available to Lots 68 via right of way easements running over adjacent land, and that the provisions of Section 321(1) of the Local Government Act 1974 do not apply. A copy of the formal resolution will be made available upon receipt of the Deposited Plan number and payment of the required fee.

Advice Note

The applicant is reminded that this resource consent is not a licence to create adverse effects. There is still a duty to avoid, remedy or mitigate adverse effects and to avoid unreasonable noise. As a consequence, notwithstanding any consent given, the provisions of sections 16 and 17 of the Resource Management Act 1991 and the Health Act 1956 still apply and action may be taken against any nuisance caused.

REASONS

Section 104 Matters

- **Effects**

Having assessed the actual and potential adverse effects associated with the proposed development outlined above, it is considered that the proposal will have less than minor adverse effects on the environment.

- **District Plan – Objectives and Policies**

In accordance with section 104(1)(d) of the Resource Management Act 1991, the objectives and policies of the Transitional and Proposed District Plans were taken into account when assessing this application.

With regard to the Silverpeaks section of the Transitional District Plan, the proposal is considered to be consistent with Policy 2.4.5 which recognises that there are specific situations where the subdivision standards are not appropriate. The proposal remains consistent with the objectives and policies of the Residential A zone.

Objectives 18.2.1, 18.2.3 and 18.2.6 and Policies 18.3.4, 18.3.8 and 18.3.13 of the Subdivision section of the Proposed District Plan seek to provide for sustainable subdivision while ensuring that the activity does not adversely affect the natural and physical resources of the City.

The proposal is considered consistent with these objectives and policies for the reasons outlined in 1-4 under the heading 'Effects on the Environment' above.

Part II Matters

It is also considered that the proposal meets Part II matters of the Resource Management Act 1991. For the reasons outlined in the 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."*

COMPLIANCE WITH CONDITIONS

It is the Applicant's responsibility to comply with any conditions imposed on their resource consent prior to and during (as applicable) exercising the resource consent. Exercise of the resource consent prior or contrary to compliance with the conditions imposed implies acceptance of the conditions and may result in prosecution, the penalties for which are outlined in section 339 of the Resource Management Act 1991.

DURATION OF CONSENTS

It is brought to the Applicant's attention that under the terms of section 125 of the Resource Management Act 1991, these consents shall lapse if effect has not been given to them within two years or Council has not granted an extension of time.

BUILDING CONSENT

This is only resource consent and a separate application for building consent may be required before any work is undertaken on the site. Please check with the Building Control Office, Development Services.

RIGHTS OF APPEAL

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

The Chief Executive
Dunedin City Council
P O Box 5045
DUNEDIN
Attn: Senior Planner- Enquiries 1st Floor

Yours faithfully

Jo Harvey
PLANNER

Reference: RMA 2002-0472 / Prop 5101125 / Person 176142
Enquiries to: Kevin Tiffen
Direct Phone: 474 3819

26 November 2002

Crescent Development Company Ltd
C/- Paterson Pitts Partners Ltd
P.O. Box 1083
DUNEDIN

Attention: N.B. Pitts

Dear Nigel

RESOURCE CONSENT APPLICATION: 2002-0472

**41 HOWORTH ROAD,
FAIRFIELD
DUNEDIN**

Your application for resource consent **to carry out a subdivision** of the above property 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 **Council's Team Leader – Consents** under delegated authority on **26 November 2002**.

I advise that the Council has granted consent (with conditions) to the application.

DESCRIPTION OF ACTIVITY

Consent is sought to subdivide the balance of the Sunninghurst Estate property. The proposed subdivision will result in a total of 80 new residential sites being provided under Plan A #2.

Plan A #2 provides for new roading. This new roading involves the extension of the present Sunninghurst Drive (Road 1) to link through to Main South Road (to form a new intersection); the extension of Duxford Crescent (Road 2) to connect with the new Sunninghurst Drive; the extension of Holyport Close (Road 4) to connect with the new Sunninghurst Drive; and the creation of 2 new roads or cul-de-sacs (Roads 3 & 5). These 2 new roads (Roads 3 & 5) will require to be named. As yet, no road names have been suggested by the applicant at this time. In addition, Road 1 is to be increased in width for a short length to include a pumping station site so that it avoids being located on the future reserve (Lot 83). The rear sites in the proposed subdivision are to be served by various Rights of Way.

The extension of Sunninghurst Drive (Road 1) to form an intersection with Main South Road will involve Transit N.Z. in respect to the operation of Main South Road and its present designation as State Highway and the Limited Access Road status under the Transit N.Z. Act. It is understood that the State Highway and Limited Access Road status of Main South Road will be reviewed in February 2003. Following this in due course, the road is likely to come under the control of the Dunedin City Council.

Also, Plan A #2 provides for the creation of two reserve areas (Lots 82 & 83, areas approximately 1.02ha & 3169m² respectively) to be vested. The alignment of the reserve

areas coincides with the Urban Landscape Conservation Area #10 “Kaikorai Estuary, Fairfield” as shown on planning map #44. In addition, Lot 82 includes a strip of land to provide a pedestrian link to Road 3.

The Sunninghurst Drive road extension (Road 1) crosses over the identified ULCA.

The applicant proposes to landscape the proposed reserve area (Lot 83). At this stage, there is no agreed landscaping plan for this reserve. It is understood that a previous landscaping plan prepared by the applicant was not accepted as it did not recognise the intention of the wetland as a wild life corridor. There is no indication as to whether the other proposed reserve area (Lot 82) is to be also landscaped.

Some new drainage is proposed to cross the reserve areas. Some are to become public drains while others are private stormwater discharges from adjoining residential sites. Easements for these private drains are proposed.

There are some existing easements within the subject site but in general the layout of the lots in the subdivision appear to take into account the particular location of the easements except in respect of Lots 60 and 63. The easement affecting these two lots will need to be altered or revoked to provide adequate building areas on those lots.

Details of the proposed foul sewer and stormwater drains to service the proposed allotments have been submitted. There are two possible alignments for the foul sewer to connect to existing drainage services located within the adjoining Transit N.Z. land (shown as Options A & B)

It is intended that the proposed subdivision be carried out in 3 stages. The first stage is **Stage 4A** that involves 19 new residential allotments (plus the reserve area-Lot 83 and Road 1). The residential sites in Stage 4A include Lots 20,21,27-40,79-81. The standard 2 year consent period is sought in which to give effect to this stage. Commencement of Stage 4A is dependent on Transit New Zealand’s consent under section 94 of the Transit NZ Act or the deletion of the Limited Access Road status in respect of the new intersection with Main South Road.

An application for an earthwork permit for Stage 4 has been submitted and approved. The proposed earthworks avoid any actual construction work on Main South Road at this time.

The other 2 stages (**Stage X & Y**) involve 24 and 37 new residential allotments respectively. The residential sites in Stage X include Lots 1-19,22-26 and the balance reserve area (Lot 82) and Roads 2 & 3. Stage Y includes Lots 41-67,69-78 and Roads 4 & 5. It has been suggested that Stage X would follow Stage 4 with the last stage being Stage Y. A consent period of 8 years has been sought in order to give effect to Stages X & Y.

REASONS FOR APPLICATION

Transitional District Plan (Silverpeaks Section)

The subject site is zoned **Residential A** in the *Transitional District Plan (Silverpeaks Section)*. In this zone, subdivision for individual ownership of residential sites of varying sizes is provided for. The area and frontage requirements for the proposed front and rear sites in the subdivision are complied with. Therefore, the proposed subdivision is considered to be a **controlled activity** pursuant to Section 405 of the Resource Management Act 1991.

Dunedin City Proposed District Plan (1999)

Subdivision:

The subject site is located in the **Residential 1** zone and the **Urban Landscape Conservation Area #10 “Kaikorai Estuary, Fairfield”** in the *Dunedin City Proposed District Plan (1999)*.

Under Rule 18.5.1(iv), subdivision applications within the residential zones are a **discretionary (restricted) activity** provided the subdivision meets Rules 18.5.3 – 18.5.6, 18.5.9 and 18.5.10 and the resulting allotments comply with the minimum area and frontage required by the conditions attaching to permitted activities for the zone. In this regard, the area and frontage conditions are complied with.

Land Use:

Within the **ULCA #10**, the subdivision results in the construction of a new road and associated earthworks. Earthworks that exceed 10m³ and change the ground level by 1m or more in the Urban Landscape Conservation Area are a **discretionary (restricted) activity**. Council’s discretion is restricted to the stability and visual impacts of the work. The proposed roads in the subdivision would fall within the above criteria. Also, in the Transportation section of the Proposed District Plan, “road construction” is listed as a **discretionary activity**. Therefore, this aspect of the proposed subdivision also requires a land-use consent.

Planning Status

Overall, the proposed subdivision is considered to be a **discretionary (restricted) activity** while the land use component of the proposed activity is considered to be a **discretionary activity**.

PLANNING ASSESSMENT

Affected Persons

The written approval of the person listed in the following table has been obtained. In accordance with section 104(6) of the Act, where written approval has been obtained from affected parties, the consent authority cannot have regard to the effect of the activity on that person.

Person	Owner	Occupier	Address	Obtained
Transit New Zealand	4	4	Main South Road (State Highway No.1)	7/10/02

Apart from Transit New Zealand, no written approval of any other party is considered to be necessary. Under Rule 18.5.1 of the Proposed District Plan, for any application for subdivision consent involving a discretionary activity (restricted), the written approval of affected persons need not be obtained. As far as the land use component of the proposed activity is concerned, the new roads and earthworks are an integral and necessary part of the subdivisional layout. The matter of the proposed road passing through the Urban Landscape Conservation Area has been referred to Council’s Community and Recreation Services who have acknowledged the location of the proposed road passing through the wetland.

Effects on the Environment

The following effects assessment only takes into account the effects of the proposed activity in relation to the existing environment.

Any actual or potential adverse effects on the environment of allowing the activity are considered to be less than minor for the following reasons:

1. The proposed subdivision is on a site zoned for residential activity under both the Transitional and Proposed District Plans. In this respect, the effects of the subdivision have already been anticipated by the zoning of the site. As already mentioned, the new roads and earthworks are an integral and necessary component of the subdivision and it is considered that the effects of this part of the activity would also have been anticipated in this area.
2. The proposed subdivision provides for the extension of Sunninghurst Drive to form a new intersection with Main South Road which is still designated as a State Highway and Limited Access Road. Presently, the operation of Main South Road is controlled by Transit N.Z. They have given their written approval to the proposed subdivision.
3. Council's Technical Engineer- Transportation Planning has viewed the application and provided comments. Transportation Planning acknowledge that as Main South Road will eventually become a Council road due to the diversion of the state highway, it was considered appropriate to connect Sunninghurst Drive with the Main South Road. The only concern raised by this was the potential for Sunninghurst Drive to become the preferred route for vehicles travelling to parts of Howorth Road and traffic speeds could become a problem. The applicant has attempted to introduce traffic calming as a result. In response, Transportation Planning require some changes to the traffic calming affecting the lane width and the median on the section of Sunninghurst Drive from Holyport Close to Main South Road. The current traffic calming on Duxford Crescent is proposed to be replicated at the new connection with Sunninghurst Drive. Similar treatment is also proposed to be replicated at both entrances to Holyport Close.

Under Council's Code of Subdivision, for the rights of way serving 2-3 dwellings, the formed and legal widths are 3.0m and 4.5m respectively while for >3 dwellings, the widths are 4.5m and 6.5m respectively. Each right of way should have a sealed pavement and kerb and channel down one side. All surface water should be collected and piped to the street channel or directly to the stormwater sewer. The responsibility for maintenance of the rights of way lies with the parties served by the rights of way.

Overall, Transportation Planning considers the effects of the proposal will be less than minor and have placed conditions on the consent to ensure this.

4. Council's Water Section of the Water and Waste Business Unit has considered the proposal and has recommended standard conditions.
5. Council's Waste Section of the Water and Waste Business Unit has considered the proposal and has recommended standard conditions.
6. Council's Technical Services Engineer (City Consultants) has viewed the application and advises that the current stage of this subdivision is clear of coal mines and any other hazards. The applicants have submitted an earthworks permit for the proposed earthworks and this has been issued with relevant conditions. A stormwater channel will be realigned and from what they understand there will be no fill earthworks within the

proposed lots so there should be no concern regarding uncontrolled fill within the subdivision.

7. Council's Landscape Architect has viewed the application and indicated that the development should only proceed within certain landscape guidelines and detailed landscape plans. A clear brief for the design of the wetland area needs to be established and will need to tie in with the redevelopment proposals for Main South Road.
8. Council's Reserves Planner-Policy Unit of the Community and Recreation Services has viewed the application and provided comments. In respect of reserve contributions, C.A.R.S. wish to ensure that the reserves contribution is appropriate and complete with each stage. To avoid potential problems that can occur if the reserves contribution ends up in credit and then part of the subdivision does not proceed, it is proposed to assess the precise reserve contribution (land or cash) at each stage. If the applicant chooses to vest more land than required at each stage, C.A.R.S. advise that this extra land will not be credited towards further stages of the subdivision.

Fencing on the boundary between the reserve and the adjacent residential lots is required at the applicants expense. Landscaping for the proposed reserves is desired and should be carried out in accordance with an agreed plan. A previous landscaping plan submitted was unacceptable as it did not recognise the intention of the wetland as a wildlife corridor.

The drainage plan originally submitted shows numerous pipelines through the proposed reserve and stormwater draining into the reserve. The drainage of stormwater directly into the wetland is not considered appropriate by C.A.R.S. as they consider it will change the ecological nature of the system by turning it into a stream rather than a wetland. These concerns have been conveyed to the applicant and following discussions on 10 October 2002, amended plans for the stormwater drainage in the subdivision were submitted by the applicant on 22 October 2002 (Drainage Plan No.2). Further discussions have taken place since. C.A.R.S. require changes to Drainage Plan No.2 so that the stormwater drainage for Lots 14-20 is not extended into the reserve (Lot 82) but shall be piped and discharged into the watercourse by Road 1 where it crosses the watercourse.

It is noted that the proposed pumping station is now located on legal road and that other drainage has been amended to avoid crossing through the reserve (Lot 83). The area of the reserve (Lot 83) has been revised to 3169m².

9. Under Section 407 of the Resource Management Act 1991, Council can require reserve contributions on subdivisions of the kind contemplated in Section 285 of the Local Government Act 1974 until such time as the Proposed District Plan becomes operative. Therefore, the imposition of 130m² maximum per additional lot and not exceeding 7.5% of the lot value can still be applied at this time.

Also, Section 285(4) LGA does state that the value of work (earthworks, tree planting, etc excluding land stability or necessary land drainage) required on land to be set aside for reserve shall be taken into account in assessing the area of reserve to be set aside.

While the piecemeal taking of the land for reserve for each stage (as under 8 above) is not seen as ideal, it is a method to ensure the reserve contribution is complete for each stage (with no credit or loss) should for some reason subsequent stages not proceed. The piecemeal planting (or development) of the reserve in stages is also not ideal.

Council could purchase the extra reserve land and take a cash contribution for the later stages but this is not seen as an option to C.A.R.S. Ultimately, Council may need to purchase some land for reserve if they wish to complete the reserve area. This is because the total reserve area is in excess of the maximum contribution that Council can rightfully impose (eg. total 79 lots = $79 \times 130\text{m}^2 = 1.0270\text{ha}$ while the total reserve area is $3169\text{m}^2 + 1.02\text{ha} = 1.3369\text{ha}$). This is a shortfall of 3099m^2 . Furthermore, this does not take into account the cost of developing the reserves should the applicant be required to carry out the development work.

It is acknowledged that the applicant seems to be willing to undertake the development work or make more contribution than the Council can legally require. After all, the creation and development of the reserve areas will have a direct benefit on the market value of the new residential sites to be created. The other point is that the land for reserve is not the same quality of land as the residential sites. But in the absence of any specific reserve policy and associated rules in the Proposed District Plan, Council is required to follow the transitional provisions as provided for under Section 407 of the Act, if the Council requires a reserve contribution to be imposed for the proposed subdivision.

In line with the no credit or no loss approach as mentioned above, C.A.R.S. has agreed that Lot 82 only should be taken for reserve. The area of Lot 82 is 1.02ha and that almost equates to the maximum land contribution of 1.0270ha as also mentioned above. On the basis of the extent of land to be taken for reserve, Council can not require the applicant to develop the reserve. The taking of the land for reserve in stages satisfies C.A.R.S. initial desire for a no credit or loss and provides ultimately, a useable area or linkage for developing as a reserve. Therefore, the following reserve contribution is considered appropriate which best fits the legislation:

- Stage 4 (proposed 19 lots plus 1 lot for either of Stage X or Y = $20 \times 130\text{m}^2 = 2600\text{m}^2$)-require 2600m^2 area of Lot 82 to be vested as reserve (no requirement for landscaping);
- Stage X (proposed 24 lots)-require 3120m^2 area of Lot 82 to be vested as reserve (no requirement for landscaping);
- Stage Y (proposed 37 lots)-require 4810m^2 area of Lot 82 to be vested as reserve (no requirement for landscaping)

The applicant may choose to provide more reserve areas than required or undertake landscaping of the reserve areas but this will not be credited for the purpose of reserve contribution. If the applicant proposes to carry out landscaping of the reserve areas, then an approved landscaping plan will be required.

A condition has been requested by C.A.R.S. that a fencing covenant be registered on all titles that adjoin the reserve absolving Council from liability for fencing costs. While initially the boundaries of the reserves are required to be fenced with a cyclone fence in the first instance, the applicant accepts the fencing covenants.

CONSENT DECISION

SUBDIVISION:

*That pursuant to section 34(4) and 105(1)(b) and after having regard to Part II matters and sections 104 and 105 of the Resource Management Act 1991, the Dunedin City Council **grants** consent for a discretionary (restricted) activity to subdivide Lot 2 DP 311234 providing for a total of up to 80 residential lots, new roads and reserve areas, to be carried*

out in 3 stages, subject to the following conditions imposed under section 108 and 220 of the Act:

Stage 4A (Plan A #2- Lots 20, 21, 27-40, 79-81, part of 82, Road 1):

- (1) *That the proposed subdivision shall be given effect to generally in accordance with the plans and information submitted as part of RMA 2002-0472 received by Council on the 23 & 26 July 2002 and the amendments received by Council on the 13 August 2002, 20 September 2002 and 22 October 2002, except where modified by the condition of consent.*

- (2) *Prior to certification of the survey plan pursuant to section 223 of the Resource Management Act 1991, the applicant shall ensure the following:*
 - i) *That the land shown as Road 1 on the plan is to vest as road (this includes a widen portion to accommodate a proposed pumping station adjacent to Lot 83);*
 - ii) *That an area of land of 2600m² within Lot 82 shall vest in the Dunedin City Council and be shown on the survey plan as Local Purpose Reserve;*
 - iii) *That if a requirement for any easements for services is incurred during the survey then those easements shall be granted or reserved and included in a Memorandum of Easements [This condition does not apply to allotments that are to vest as reserve];*
 - iv) *That Right of Way A shall be of the legal width as shown in Table 1- Minimum Road Dimensions, Section 3- Roading of the Dunedin City Council Code of Subdivision, 31 August 1999;*
 - v) *That Right of Way A shall be duly granted or reserved and included in a Memorandum of Easements on the survey plan;*
 - vi) *That easements be provided over Right of Way A to protect the water service pipes to serve Lots 36 & 39;*
 - vii) *That as required, easements be provided to protect all private drainage in the subdivision;*
 - viii) *That the balance areas (Stages X & Y) shall be shown as separate allotments unless the stage or stages are acted upon concurrently with this stage;*

- (3) *Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the applicant shall complete the following*
 - a) *All engineering works shall be carried out in accordance with the Dunedin City Council Code of Subdivision, 31 August 1999, and for any matter not covered by that standard, shall be carried out in accordance with New Zealand Standard 4404:1981 unless otherwise specified in other conditions of this consent;*

- b) *The subdividing owner of the land shall provide a letter to the Council advising of their representative for the design and execution of the engineering works required in association with this subdivision and shall confirm that this representative will be responsible for all aspects covered under section 104 of NZS 4404:1981 “Code of Practice for Urban Land Subdivision”;*
- c) *The owners representative appointed under condition (b) above shall provide to the Council a copy of a letter addressed to the subdividing owner of the land that explains the owners responsibility as set out in section 105.10 of NZS 4404:1981 “Code of Practice for Urban Land Subdivision”;*
- d) *Prior to the commencement of any works on the land being subdivided, the applicant shall provide to the Dunedin City Council for approval, copies of specifications, calculations and design plans as is considered by the Council to be both necessary and adequate to detail the following engineering works required and to include the following:*
- e) *All roads within the subdivision are to be designed and constructed in accordance with the Dunedin City Council’s Code of Subdivision 1999 and provide for the following:*
- *The cross-section of the entire length of Road 1 is to be consistent with the existing formation of Sunninghurst Drive (ie. 18.0m road reserve, 9.0m carriageway with parking one side, 2.0m footpath on both sides, 2.5m grass berms on both sides).*
 - *The cross-sections of Duxford Crescent and Holyport Close are to be identical dimensions.*
 - *For a 10.0m section, adjacent to the reserve, the cross-section of Road 1 within the 9.0m carriageway shall have a 3.0m central median and 3.0m traffic lanes either side of the median.*
 - *Plans showing the design of the central median, the associated road markings and the landscaping within it are to be submitted to the Transportation Planning Manager for approval prior to construction.*
 - *The installation of street lighting.*
 - *The natural functioning of the wetland that the road crosses over.*
- f) *Engineering plans showing details of the construction and drainage of the road shall be submitted to Council’s Transportation Planning Department and the Water and Waste Services Business Unit for approval prior to commencement of construction;*
- g) *Upon completion of all the roading works (inclusive of the maintenance period) the works are to be certified as having been constructed in accordance with the approved plans and specifications;*
- h) *That the applicant shall meet the cost of supplying and erecting the new street name plates. This work should be done in consultation with Council’s Transportation Planning Department.*

Note: The name of any new streets shall be approved by Council, however the applicant may make suggestions for consideration;

- i) *That Right of Way A shall have kerb and channel down on one side to collect surface water and be hard surfaced to the formed width as shown in Table 1-Minimum Road Dimensions, Section 3- Roading of the Dunedin City Council Code of Subdivision, 31 August 1999;*
- j) *That a consent notice shall be prepared to be registered on the certificate of title for Lots 31 & 34 for the following on going condition: “ That no direct vehicle access from Main South Road is permitted. Any vehicle access onto Sunninghurst Drive shall be at least 25m from the kerb line of Main South Road”;*
- k) *That the water reticulation work shall be constructed in accordance with the requirements of Part 5- Water Supply of Council’s Code of Subdivision, 31 August 1999;*
- l) *As a conjunct to condition (d), plans and specifications for each stage of the water reticulation work in the subdivision, each accompanied by a standard Dunedin City Council Water Business Unit “Application for an Urban Water Supply”, shall be submitted to the Dunedin City Council Water Manager for approval at least 48 hours prior to the commencement of work and approved by him in writing prior to the commencement of the work. Also, written confirmation be supplied that only materials included in the Dunedin City Council Water and Waste Services Business Unit “Approved Manufacturers and Products List for Water Supply” will be used for the water reticulation work in the subdivision;*
- m) *That all principal water mains in the subdivision shall be 150mm nominal bore;*
- n) *That all rider mains in the subdivision shall be 50mm nominal bore and shall commence with a 50mm nominal bore sluice value;*
- o) *That each separate residential property shall be served by a separate 20mm nominal bore water service connection having a manifold box at the roadside property boundary of the lot being served or the right of way side of the rear lot. The common feeder pipe for double service connections shall be 25mm nominal diameter;*
- p) *That the fire hydrants on the 150mm diameter principal main in Road 1 shall be located opposite Road 2, Road 4 and the access strip of Lot 29. The maximum hydrant spacing shall be 135 metres;*
- q) *That as built plans of the water reticulation pipes laid within the subdivision, including the location of hydrants, valves, the pipelines, the service connections and the manifold box installations and including the pipeline materials and depth of cover over the pipelines, be submitted to the Water and Waste Services Manager for approval;*
- r) *That advice of the actual cost including GST of the water reticulation work in the subdivision to be taken over by the Water and Waste Services Business Unit be submitted to the Water and Waste Services Manager;*

- s) *That all drainage work shall be constructed in accordance with the requirements of Part 4-Drainage of Council's Code of Subdivision, 31 August 1999;*
- t) *As a conjunct to condition (d), full engineering plans for the foul and stormwater reticulation be provided showing all relevant details of how each residential lot is to be served. Plans showing construction of the foul sewers, stormwater sewers and the foul sewer pumping station are to be submitted to details approved by the Water and Waste Services Business Unit. The details are to be generally in accordance with "Drainage Plan No.2-dated 22 October 2002" except that the stormwater discharge for Lot 20 shall not extend within the reserve area or future reserve area of Lot 82 as shown on the plan but shall be piped within the residential lots and only discharge into the watercourse by Road 1 where it crosses the watercourse;*
- u) *That a cyclone fence shall be constructed on the periphery of the reserve area to be vested and future reserve where it abuts a residential allotment in this stage;*
- v) *That in respect of the reserve area to be vested or future reserve, fencing covenants are to be registered on the titles for the residential lots that share a common boundary with the reserve or future reserve, with an ongoing condition absolving Council from liability for fencing costs;*
- w) *That electricity and telephone services shall be provided to Lots 20, 21, 27-40, 79-81;*

Advice Notes

- (1) *The applicant is reminded that this resource consent is not a licence to create adverse effects. There is still a duty to avoid, remedy or mitigate adverse effects and to avoid unreasonable noise. As a consequence, notwithstanding any consent given, the provisions of sections 16 and 17 of the Resource Management Act 1991 and the Health Act 1956 still apply and action may be taken against any nuisance caused.*
- (2) *That should the applicant choose to landscape the area for reserve, then an approved landscaping plan prepared by a suitably qualified person in consultation with Council's Community and Recreation Department and the Water and Waste Services Department shall be prepared. This plan is to include tree planting to an appropriate level.*
- (3) *The applicant is reminded that a formal agreement should be drawn up between the parties of each right of way to clarify their responsibilities regarding the maintenance of the right of way.*

Stage X (Plan A #2- Lots 1-19, 22-26, part 82, Roads 2 & 3):

- (1) *That the proposed subdivision shall be given effect to generally in accordance with the plans and information submitted as part of RMA 2002-0472 received by Council on the 23 & 26 July 2002 and the amendments received by Council on the 13 August 2002, 20 September 2002 and 22 October 2002, except where modified by the condition of the consent.*

- (2) *Prior to certification of the survey plan pursuant to section 223 of the Resource Management Act 1991, the applicant shall ensure the following:*
- i) *That the land shown as Roads 2 & 3 on the plan are to vest as road;*
 - ii) *That an area of land of 3120m² within Lot 82 shall vest in the Dunedin City Council and be shown on the survey plan as Local Purpose Reserve;*
 - iii) *That if a requirement for any easements for services is incurred during the survey then those easements shall be granted or reserved and included in a Memorandum of Easements [This condition does not apply to allotments that are to vest as reserve];*
 - iv) *That Right of Way B2 shall be of the legal width as shown in Table 1- Minimum Road Dimensions, Section 3- Roading of the Dunedin City Council Code of Subdivision, 31 August 1999;*
 - v) *That Right of Way B2 shall be duly granted or reserved and included in a Memorandum of Easements on the survey plan;*
 - vi) *That the existing water easement in gross from Main South Road to Duxford Crescent be shown on the survey plan as an easement not to be extinguished;*
 - vii) *That easements be provided over Right of Way B2 to protect the water service pipes to serve Lots 5, 6, 7, 8;*
 - viii) *That as required, easements be provided to protect all private drainage in the subdivision;*
 - ix) *That the stage be acted upon after Stage 4A or concurrently with Stage 4A;*
- (3) *Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the applicant shall complete the following*
- a) *All engineering works shall be carried out in accordance with the Dunedin City Council Code of Subdivision, 31 August 1999, and for any matter not covered by that standard, shall be carried out in accordance with New Zealand Standard 4404:1981 unless otherwise specified in other conditions of this consent;*
 - b) *The subdividing owner of the land shall provide a letter to the Council advising of their representative for the design and execution of the engineering works required in association with this subdivision and shall confirm that this representative will be responsible for all aspects covered under section 104 of NZS 4404:1981 “Code of Practice for Urban Land Subdivision”;*
 - c) *The owners representative appointed under condition (b) above shall provide to the Council a copy of a letter addressed to the subdividing owner of the land that explains the owners responsibility as set out in section 105.10 of NZS 4404:1981 “Code of Practice for Urban Land Subdivision”;*

- d) *Prior to the commencement of any works on the land being subdivided, the applicant shall provide to the Dunedin City Council for approval, copies of specifications, calculations and design plans as is considered by the Council to be both necessary and adequate to detail the following engineering works required and to include the following:*
- e) *All roads within the subdivision are to be designed and constructed in accordance with the Dunedin City Council's Code of Subdivision 1999 and provide for the following:*
- *The cross-section of the entire length of Road 2 is to be consistent with the existing formation of Duxford Crescent (ie. 18.0m road reserve, 9.0m carriageway with parking one side, 2.0m footpath on both sides, 2.5m grass berms on both sides).*
 - *The minimum standard for the cross-section of the cul-de-sac (Road 3) is to be 14.0m minimum road reserve, 5.5m carriageway, 2.35m parking on one side, 2.0m footpath on one side, 4.0m minimum total berm.*
 - *Proposed Road 3 should have a minimum 10.0m turning radius in the head and be set out in a similar fashion to the "Local Road Cul-de-sac" as shown in Drawing 8 of the Code of Subdivision. Both the footpath and parking is required around the head of the cul-de-sac.*
 - *The installation of street lighting.*
- f) *Engineering plans showing details of the construction and drainage of the roads shall be submitted to Council's Transportation Planning Department and the Water and Waste Services Business Unit for approval prior to commencement of construction;*
- g) *Upon completion of all the roading works (inclusive of the maintenance period) the works are to be certified as having been constructed in accordance with the approved plans and specifications;*
- h) *That the applicant shall meet the cost of supplying and erecting the new street name plates. This work should be done in consultation with Council's Transportation Planning Department.*
- Note: The name of any new streets shall be approved by Council, however the applicant may make suggestions for consideration;*
- i) *That Right of Way B2 shall have kerb and channel down on one side to collect surface water and be hard surfaced to the formed width as shown in Table 1-Minimum Road Dimensions, Section 3- Roading of the Dunedin City Council Code of Subdivision, 31 August 1999;*
- j) *That the water reticulation work shall be constructed in accordance with the requirements of Part 5- Water Supply of Council's Code of Subdivision, 31 August 1999;*
- k) *As a conjunct to condition (d), plans and specifications for each stage of the water reticulation work in the subdivision, each accompanied by a standard Dunedin City Council Water Business Unit "Application for an Urban Water Supply", shall be submitted to the Dunedin City Council Water Manager for approval at least 48 hours prior to the commencement of work*

and approved by him in writing prior to the commencement of the work. Also, written confirmation be supplied that only materials included in the Dunedin City Council Water and Waste Services Business Unit “Approved Manufacturers and Products List for Water Supply” will be used for the water reticulation work in the subdivision;

- l) That all principal water mains in the subdivision shall be 150mm nominal bore;*
- m) That all rider mains in the subdivision shall be 50mm nominal bore and shall commence with a 50mm nominal bore sluice value;*
- n) That each separate residential property shall be served by a separate 20mm nominal bore water service connection having a manifold box at the road side property boundary of the lot being served or the right of way side of the rear lot. The common feeder pipe for double service connections shall be 25mm nominal diameter;*
- o) That the fire hydrants on the 150mm diameter principal main in Road 2 shall be located opposite Road 3 and Lot 16. The maximum hydrant spacing shall be 135 metres;*
- p) That as built plans of the water reticulation pipes laid within the subdivision, including the location of hydrants, valves, the pipelines, the service connections and the manifold box installations and including the pipeline materials and depth of cover over the pipelines, be submitted to the Water and Waste Services Manager for approval;*
- q) That advice of the actual cost including GST of the water reticulation work in the subdivision to be taken over by the Water and Waste Services Business Unit be submitted to the Water and Waste Services Manager;*
- r) That all drainage work shall be constructed in accordance with the requirements of Part 4-Drainage of Council’s Code of Subdivision, 31 August 1999;*
- s) As a conjunct to condition (d), full engineering plans for the foul and stormwater reticulation be provided showing all relevant details of how each residential lot is to be served. Plans showing construction of the foul sewers, stormwater sewers and the foul sewer pumping station are to be submitted to details approved by the Water and Waste Services Business Unit. The details are to be generally in accordance with “Drainage Plan No.2-dated 22 October 2002” except that the stormwater discharges for Lots 14- 19 shall not extend within the reserve area or future reserve area of Lot 82 as shown on the plans but shall be piped within the residential lots and only discharge into the watercourse by Road 1 where it crosses the watercourse;*
- t) That a cyclone fence shall be constructed on the periphery of the reserve area to be vested and future reserve where it abuts a residential allotment in this stage;*
- u) That in respect of the reserve to be vested and future reserve, fencing covenants are to be registered on the titles of the residential lots that share a*

common boundary with the reserve or future reserve, with an ongoing condition absolving Council from liability for fencing costs;

- v) *That electricity and telephone services shall be provided to Lots 1-19 and 22-26;*

Advice Notes

- (1) *The applicant is reminded that this resource consent is not a licence to create adverse effects. There is still a duty to avoid, remedy or mitigate adverse effects and to avoid unreasonable noise. As a consequence, notwithstanding any consent given, the provisions of sections 16 and 17 of the Resource Management Act 1991 and the Health Act 1956 still apply and action may be taken against any nuisance caused.*
- (2) *That should the applicant choose to landscape the area for reserve, then an approved landscaping plan prepared by a suitably qualified person in consultation with Council's Community and Recreation Department and the Water and Waste Services Department shall be prepared. This plan is to include tree planting to an appropriate level.*
- (3) *The applicant is reminded that a formal agreement should be drawn up between the parties of each right of way to clarify their responsibilities regarding the maintenance of the right of way.*

Stage Y (Plan A #2- Lots 41-67,69-78, part 82, Roads 4 & 5):

- (1) *That the proposed subdivision shall be given effect to generally in accordance with the plans and information submitted as part of RMA 2002-0472 received by Council on the 23 & 26 July 2002 and the amendments received by Council on the 13 August 2002, 20 September 2002 and 22 October 2002, except where modified by the following condition of consent.*
- (2) *Prior to certification of the survey plan pursuant to section 223 of the Resource Management Act 1991, the applicant shall ensure the following:*
 - i) *That the land shown as Roads 4 & 5 on the plan are to vest as road;*
 - ii) *That an area of land of 4810m² within Lot 82 shall vest in the Dunedin City Council and be shown on the survey plan as Local Purpose Reserve;*
 - iii) *That if a requirement for any easements for services is incurred during the survey then those easements shall be granted or reserved and included in a Memorandum of Easements [This condition does not apply to allotments that are to vest as reserve];*
 - iv) *That Right of Ways C, D, E, F, & G shall be of the legal width as shown in Table 1- Minimum Road Dimensions, Section 3- Roading of the Dunedin City Council Code of Subdivision, 31 August 1999;*
 - v) *That Right of Ways C, D, E, F, & G shall be duly granted or reserved and included in a Memorandum of Easements on the survey plan;*

- vi) *That easements be provided over Right of Way C to protect the water service pipes to serve Lots 42 & 43;*
 - vii) *That easements be provided over Right of Way D to protect the water service pipes to serve Lots 73, 74 & 75;*
 - viii) *That easements be provided over Right of Way E to protect the water service pipes to serve Lots 52, 53, 54 & 55;*
 - ix) *That easements be provided over Right of Way F to protect the water service pipes to serve Lots 61 & 62;*
 - x) *That easements be provided over Right of Way G to protect the water service pipes to serve Lots 65 & 66;*
 - xi) *That as required, easements be provided to protect all private drainage in the subdivision;*
 - xii) *That the existing stormwater easement affecting Lots 60, 63 and 64 shall be cancelled;*
 - xiii) *That the stage be acted upon after Stage 4A or concurrently with Stage 4A;*
- (3) *Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the applicant shall complete the following*
- a) *All engineering works shall be carried out in accordance with the Dunedin City Council Code of Subdivision, 31 August 1999, and for any matter not covered by that standard, shall be carried out in accordance with New Zealand Standard 4404:1981 unless otherwise specified in other conditions of this consent;*
 - b) *The subdividing owner of the land shall provide a letter to the Council advising of their representative for the design and execution of the engineering works required in association with this subdivision and shall confirm that this representative will be responsible for all aspects covered under section 104 of NZS 4404:1981 “Code of Practice for Urban Land Subdivision”;*
 - c) *The owners representative appointed under condition (b) above shall provide to the Council a copy of a letter addressed to the subdividing owner of the land that explains the owners responsibility as set out in section 105.10 of NZS 4404:1981 “Code of Practice for Urban Land Subdivision”;*
 - d) *Prior to the commencement of any works on the land being subdivided, the applicant shall provide to the Dunedin City Council for approval, copies of specifications, calculations and design plans as is considered by the Council to be both necessary and adequate to detail the following engineering works required and to include the following:*
 - e) *All roads within the subdivision are to be designed and constructed in accordance with the Dunedin City Council’s Code of Subdivision 1999 and provide for the following:*

- *The cross-section of Road 4 is to be consistent with the existing formation of Holyport Close (ie. 18.0m road reserve, 9.0m carriageway with parking one side, 2.0m footpath on both sides, 2.5m grass berms on both sides).*
 - *The minimum standard for the cross-section of the cul-de-sac (Road 5) is to be 14.0m minimum road reserve, 5.5m carriageway, 2.35m parking on one side, 2.0m footpath on one side, 4.0m minimum total berm.*
 - *Proposed Road 5 should have a minimum 10.0m turning radius in the head and be set out in a similar fashion to the “Local Road Cul-de-sac” as shown in Drawing 8 of the Code of Subdivision. Both the footpath and parking is required around the head of the cul-de-sac.*
 - *The installation of street lighting.*
- f) *Engineering plans showing details of the construction and drainage of the roads shall be submitted to Council’s Transportation Planning Department and the Water and Waste Services Business Unit for approval prior to commencement of construction;*
- g) *Upon completion of all the roading works (inclusive of the maintenance period) the works are to be certified as having been constructed in accordance with the approved plans and specifications;*
- h) *That the applicant shall meet the cost of supplying and erecting the new street name plates. This work should be done in consultation with Council’s Transportation Planning Department.*
- Note: The name of any new streets shall be approved by Council, however the applicant may make suggestions for consideration;*
- i) *That Right of Ways C, D, E, F, & G shall have kerb and channel down on one side to collect surface water and be hard surfaced to the formed width as shown in Table 1-Minimum Road Dimensions, Section 3- Roothing of the Dunedin City Council Code of Subdivision, 31 August 1999;*
- j) *That the water reticulation work shall be constructed in accordance with the requirements of Part 5- Water Supply of Council’s Code of Subdivision, 31 August 1999;*
- k) *As a conjunct to condition (d), plans and specifications for each stage of the water reticulation work in the subdivision, each accompanied by a standard Dunedin City Council Water Business Unit “Application for an Urban Water Supply”, shall be submitted to the Dunedin City Council Water Manager for approval at least 48 hours prior to the commencement of work and approved by him in writing prior to the commencement of the work. Also, written confirmation be supplied that only materials included in the Dunedin City Council Water and Waste Services Business Unit “Approved Manufacturers and Products List for Water Supply” will be used for the water reticulation work in the subdivision;*
- l) *That all principal water mains in the subdivision shall be 150mm nominal bore;*

- m) *That all rider mains in the subdivision shall be 50mm nominal bore and shall commence with a 50mm nominal bore sluice valve;*
- n) *That each separate residential property shall be served by a separate 20mm nominal bore water service connection having a manifold box at the road side property boundary of the lot being served or the right of way side of the rear lot. The common feeder pipe for double service connections shall be 25mm nominal diameter;*
- o) *That the fire hydrants on the 150mm diameter principal main in Roads 4 and 5 shall be located opposite Lots 46, 51, & 64. The maximum hydrant spacing shall be 135 metres;*
- p) *That as built plans of the water reticulation pipes laid within the subdivision, including the location of hydrants, valves, the pipelines, the service connections and the manifold box installations and including the pipeline materials and depth of cover over the pipelines, be submitted to the Water and Waste Services Manager for approval;*
- q) *That advice of the actual cost including GST of the water reticulation work in the subdivision to be taken over by the Water and Waste Services Business Unit be submitted to the Water and Waste Services Manager;*
- r) *That all drainage work shall be constructed in accordance with the requirements of Part 4-Drainage of Council's Code of Subdivision, 31 August 1999;*
- s) *As a conjunct to condition (d), full engineering plans for the foul and stormwater reticulation be provided showing all relevant details of how each residential lot is to be served. Plans showing construction of the foul sewers, stormwater sewers and the foul sewer pumping station are to be submitted to details approved by the Water and Waste Services Business Unit. For this stage, the details are to be generally in accordance with "Drainage Plan No.2-dated 22 October 2002";*
- t) *That electricity and telephone services shall be provided to Lots 41-67 and 69-78;*

Advice Notes

- (1) *The applicant is reminded that this resource consent is not a licence to create adverse effects. There is still a duty to avoid, remedy or mitigate adverse effects and to avoid unreasonable noise. As a consequence, notwithstanding any consent given, the provisions of sections 16 and 17 of the Resource Management Act 1991 and the Health Act 1956 still apply and action may be taken against any nuisance caused.*
- (2) *That should the applicant choose to landscape the area for reserve, then an approved landscaping plan prepared by a suitably qualified person in consultation with Council's Community and Recreation Department and the Water and Waste Services Department shall be prepared. This plan is to include tree planting to an appropriate level.*

- (3) *The applicant is reminded that a formal agreement should be drawn up between the parties of each right of way to clarify their responsibilities regarding the maintenance of the right of way.*

LAND USE:

*That pursuant to section 34(4) and 105(1)(b) and after having regard to Part II matters and sections 104 and 105 of the Resource Management Act 1991, the Dunedin City Council **grants** consent for a discretionary activity to a land use involving the construction of new road and associated earthworks within the Urban Landscape Conservation Area affecting the subject site and new road construction on the balance of the land. No further conditions are required in addition to those imposed under the subdivision consent granted above.*

Advice Notes

- (1) *The applicant is reminded that this resource consent is not a licence to create adverse effects. There is still a duty to avoid, remedy or mitigate adverse effects and to avoid unreasonable noise. As a consequence, notwithstanding any consent given, the provisions of sections 16 and 17 of the Resource Management Act 1991 and the Health Act 1956 still apply and action may be taken against any nuisance caused.*

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 environmental effects of the proposed activity will be no more than minor.

District Plan – Objectives and Policies

In accordance with section 104(1)(d) of the Resource Management Act 1991, the Objectives and Policies of the Proposed and Transitional District Plans were taken into account in assessing the application. The Objectives and Policies of both the Transitional and Proposed District Plans (particularly Objectives 18.2.1, 18.2.2 and 18.2.6 and Policies 18.3.1 and 18.3.7 of the Proposed District Plan) seek to ensure that the adverse effects of subdivision activities on the City's natural resources and infrastructure are avoided, remedied or mitigated. The Objectives of both Plans and the Policies that stem from them seek to ensure that subdivision activity takes place in a coordinated and sustainable manner throughout the City.

The proposal is considered to be not contrary to those Objectives and Policies for the reasons outlined in points 1-9 of the Section headed 'Effects on the Environment' above.

Part II Matters

The proposed activity has also been assessed in terms of Part II matters of the Resource Management Act 1991. For the reasons outlined above, the proposed activity is considered to be not contrary to 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."

COMPLIANCE WITH CONDITIONS

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

DURATION OF CONSENT

It is brought to the consent holders attention that under the terms of Section 125 of the Resource Management Act 1991, this consent shall lapse, in respect to Stage 4A, if effect has not been given to it within two years or Council has not granted an extension of time. For Stages X and Y, this consent shall lapse if effect has not been given to it within eight years.

RIGHTS OF APPEAL

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

The Chief Executive
Dunedin City Council
P O Box 5045
DUNEDIN

Attn: Senior Planner – Enquiries 1st Floor

Yours faithfully

Kevin Tiffen
PLANNER

Reference: RMA 20020472 / 5101125 / 176142
Enquiries to: Kevin Tiffen
Direct Phone: 474 3819

12 February 2003

Crescent Development Co Ltd
C/- Paterson Pitts Partners Ltd
PO Box 1083
DUNEDIN

Attention: Nigel Pitts

Dear Mr Pitts

RESOURCE CONSENT APPLICATION: RMA 2002-0472
41 HOWORTH ROAD,
FAIRFIELD
DUNEDIN

Your application objecting to some conditions imposed on the subdivision consent for 41 Howorth Road was heard and considered by the Consent Hearing Committee at a hearing held on 17 January 2003.

I wish to advise that the Committee has **upheld in part** your objection. The full text of the decision commences on page 2 of this document.

The Hearing and Appearances

As the applicant's agent you were in attendance at the hearing and provided information in support of your objection. Council staff in attendance at the hearing were Kevin Tiffen (Planner), Bruce Richards (Team Leader – Consents) and Jane Robertson (Governance Support Officer).

Jacinda Baker and Paul Pope from the Council's Community and Recreation Services department (hereafter referred to as 'CARS') also provided information at the hearing.

Issues Raised at the Hearing

The two issues involved in the objection related to conditions imposed over the extent of the vesting of the reserve areas and the restriction in the location of the private storm-water discharges for Lots 14-20 into the reserve areas.

In respect to the vesting of the reserve areas, a possible compromise between the position held by the applicant and that of CARS was suggested in the Planner's report.

During the hearing, a compromise was offered in respect of the number and location of storm-water discharge points for Lots 14-20.

Decision

The final consideration of the application, which took into account all information presented at the hearing was held during a public-excluded portion of the hearing. The Committee reached the following decision after considering the application under the statutory framework of the Resource Management Act 1991.

The **Consent Hearings Committee** has resolved:

That pursuant to sections 34(1) and 357 of the Resource Management Act 1991, the Dunedin City Council **upholds the objection in part** to the extent of the amended conditions of Resource Consent RMA2002 0472 as follows:

Stage 4A, Condition 2(ii):

“That an area of land no less than 2600m² being Lot 83 shall vest in the Dunedin City Council and be shown on the survey plan as a Recreation Reserve”;

Stage X, Condition 2(ii):

“That an area of land no less than 2990m² being part of Lot 82 shall vest in the Dunedin City Council and be shown on the survey plan as a Recreation Reserve”;

Stage Y, Condition 2(ii):

“That an area of land no less than 4680m² being part of Lot 82 shall vest in the Dunedin City Council and be shown on the survey plan as a Recreation Reserve”;

Stage 4A, Condition 3(t):

“As a conjunct to condition (d), full engineering plans for the foul and storm-water reticulation be provided showing all relevant details of how each residential lot is to be served. Plans showing construction of the foul sewers, storm-water sewers and the foul sewer pumping station are to be submitted to details approved by the Water and Waste Services Business Unit. The details are to be generally in accordance with “Drainage Plan No.2-dated 22 October 2002” except that the storm-water discharge for Lot 20 shall not extend within the reserve area or future reserve area of Lot 82 as shown on the plan but shall be piped together to share a maximum of 2 discharge points direct into the watercourse for all of Lots 14-20”;

Stage X, Condition 3(s):

“As a conjunct to condition (d), full engineering plans for the foul and storm-water reticulation be provided showing all relevant details of how each residential lot is to be served. Plans showing construction of the foul sewers, storm-water sewers and the foul sewer pumping station are to be submitted to details approved by the Water and Waste Services Business Unit. The details are to be generally in accordance with “Drainage Plan No.2-dated 22 October 2002” except that the storm-water discharges for Lots 14- 19 shall not extend within the reserve area or future reserve area of Lot 82 as shown on the plans but shall be piped together to share a maximum of 2 discharge points direct into the watercourse for all of Lots 14-20”;

The reasons for this decision are:

1. The Committee acknowledged that in respect of the vesting of reserve areas, the Council is not able to impose any more land for reserve to that shown in the amended conditions. The applicant can choose to gift additional land if desired. The addition of Lot 83 gives the applicant scope to provide the whole reserve areas (Lots 82 and 83) as intended, but with no actual compensation or credit to subsequent stages for extra land vested as reserve. It is considered that no fragmentation of the reserve areas should occur. The applicant achieves the reserve areas intended with the subdivision and CARS policy to ensure each stage is complete with no credit carried over to subsequent stages.
2. The Committee accepts that by imposing the maximum areas of land for the reserve contribution, the Council cannot impose the development or planting of the reserve areas. However, the Committee does acknowledge that the applicant does intend to landscape the reserve areas, and indeed this landscaping had been promoted in the resource consent application. This intention to landscape the reserve areas has influenced the Committee in accepting the addition of Lot 83 with the first stage (Stage 4A), as this reserve abuts the allotments in that stage and will complement the residential development of the allotments.
3. In respect of the storm-water discharges, the Committee was mindful that any restriction on the discharges had to relate to a resource management purpose or an environmental effect resulting from the proposed subdivision such as the proper functioning of the wetland within the reserve areas. It was not enough to impose control merely due to concerns (or perceived effects other than environmental effects) over the maintenance and access issues of private drains within the reserve areas. The Committee acknowledges the compromise offered at the hearing and considers that this achieves an acceptable outcome.
4. Overall, the Committee was convinced that the outcomes achieved by the amended conditions of consent were not contrary to the objectives and policies of the Transitional and Proposed District Plans and would have a less than minor adverse effect on the environment. Also, the outcomes achieved by the amended conditions of consent were consistent with the purpose of the Resource Management Act 1991, which seeks to promote the sustainable management of natural and physical resources and to enable people and communities to provide for their social, economic, and cultural well being.

The applicants are advised that:

1. A landscape plan prepared by a suitably qualified person in consultation with the Council's CARS Department and the Water and Waste Services Department should be prepared for approval prior to any landscaping of the reserve areas.
2. CARS request that a formal agreement be drawn up with them to clarify the responsibilities regarding the maintenance and access of the private drains within the reserve areas.

Right of Appeal

In accordance with section 120 of the Resource Management Act 1991, the applicant may appeal to the Environment Court against the whole or any part of this decision within 15

working days of the notice of this decision being received. The address of the Environment Court is:

The Registrar
Environment Court
PO Box 5027
WELLINGTON

Any appeal must be served on the following persons and organisations:

- The Dunedin City Council

Failure to follow the procedures prescribed in sections 120 and 121 of the Resource Management Act 1991 may invalidate any appeal.

Please direct any enquiries you may have regarding this decision to Kevin Tiffen at the telephone number detailed above.

Yours faithfully

Jane Robertson
GOVERNANCE SUPPORT OFFICER

Reference: RMA 2003-0242 / Prop ID 5101125 / Person ID 184994
Enquires to: Kevin Tiffen
Direct Phone: 474 3819

30 April 2003

Paterson Pitts Partners Ltd
P O Box 1083
DUNEDIN

Attention: Kurt Bowan

Dear Kurt

RESOURCE CONSENT APPLICATION: RMA 2003 0242
VARIATION TO RMA 2002 0472
41 HOWORTH ROAD,
FAIRFIELD
DUNEDIN

Your application for a variation relating to resource consent RMA 2002-0472 was processed in accordance with Section 127 of the Resource Management Act 1991. The application was considered by **Council's Senior Planner – Consents** under delegated authority on **30 April 2003**.

I advise that the Council have **granted** consent to change the allotments contained within Stage 4A and vary the corresponding conditions.

BACKGROUND TO APPLICATION

In November 2002, a subdivision consent (RMA 2002-0472) was granted to allow a total of 80 new residential sites on the balance of the Sunninghurst Estate property.

At the time, it was proposed that the subdivision be carried out in 3 stages. The first stage (Stage 4A) involved the creation of 19 new residential allotments, a reserve area (Lot 83) and an extension of Sunninghurst Drive to Main South Road. The residential allotments in Stage 4A include Lots 20, 21, 27-40, 79-81. The other two stages (Stages X and Y) involve 24 and 37 new residential allotments respectively.

DESCRIPTION OF ACTIVITY

The applicant proposes that Lots 18, 19, 25 and 26 are transferred from Stage X to Stage 4A, while Lots 31, 32, 33 and 84 are transferred from Stage 4A to Stage X. As a consequence of the change, the length of Duxford Crescent (off Sunninghurst Drive) in Stage 4A is slightly longer than originally proposed. Stage Y is unaffected by the change.

It should be noted that Lot 84 above was not included in the original subdivision consent and is actually not part of the subdividing owners land. It refers to a strip of land within the

dedicated limit of Main South Road that is intended to be stopped in the future and ultimately may be included to enlarge Lots 34 and 35 and to alter the configuration of Lots 31, 32 and 33 to achieve an extra allotment. The road stopping procedure is controlled under separate legalisation and any extra allotment will involve a fresh application for subdivision consent.

Therefore, at this time, the reality of this variation to resource consent RMA 2002-0472 is to add 4 residential allotments to Stage 4A and subtract 3 residential allotments, thereby giving an overall gain of one allotment.

REASONS FOR APPLICATION

Section 127(1) of the Resource Management Act 1991 states:

The holder of a resource consent may apply to the consent authority for the change or cancellation of any condition of that consent (other than any condition as to the duration of the consent)-

- (a) At any time specified for that purpose in the consent; or*
- (b) Whether or not the consent allows the holder to do so, at any time on the grounds that a change in circumstances has caused the condition to become inappropriate or unnecessary.*

Under Section 127(3) of the Act, *Sections 88 to 121 shall apply, with all necessary modifications, to any application under subsection (1) as if the application were for a resource consent, except that section 93 (notification of applications) shall not apply if the consent authority is satisfied-*

- (a) That either-*
 - (i) The adverse effect (other than any effect on any person whose written approval has been obtained in accordance with paragraph (b)) of the activity after any change or cancellation of the condition will continue to be minor; or*
 - (ii) The degree of adverse effect (other than any effect on any person whose written approval has been obtained in accordance with paragraph (b)) of the activity is likely to be unchanged or decreased as a result of any such change or cancellation; and*
- (b) That written approval has been obtained from every person (including any person who made a submission on the original application who may be affected by the change or cancellation) who, in the opinion of the authority, may be adversely affected by the granting of the change or cancellation, unless in the authority's opinion it is unreasonable in all the circumstances to obtain every such approval."*

The applicant wishes to change the allotments contained within Stage 4A by in effect taking 3 allotments out and replacing with another 4 allotments from the next stage. The main reason for this change is that if extra land from the road stopping procedure is included with the subject site, then the configuration of Lots 31, 32 and 33 is likely to change (as mentioned above). Presently, Main South Road is controlled by Transit New Zealand as it is still technically a State Highway. Any attempt (or request) to stop part of Main South Road is not likely to be pursued (by the applicant) until the State Highway status is changed.

PLANNING ASSESSMENT

The changes sought do not alter the content of any conditions of the consent but because the subdivision is to be carried out in 3 stages, it affects the conditions that specifically identify individual allotments involved in each stage. The extra residential allotment with Stage 4A does not materially alter the subdivision concept as the minimum area of reserve land to be vested based on the number of residential allotments contained in Stage 4A is still maintained.

With the original application, written approval was obtained from Transit New Zealand. However, they are not considered to be adversely affected by the variation as the 4 new residential allotments (Lots 18, 19, 25 and 26) are sites served from Duxford Crescent within the subject site. The 3 residential allotments (Lots 31, 32 and 33 to be excluded, do front Main South Road but are to be served with vehicle access from Sunninghurst Drive on the present layout. In any case, the delay in developing Lots 31, 32 and 33 (or a re-configuration of these) is to allow Main South Road to become a district road now rather than complicate the process involved in Transit N.Z. reviewing the State Highway and Limited Access Road status of Main South Road.

Therefore, the request for a variation or change satisfies the criteria under Section 127(1) of the Act.

CONSENT DECISION

*That pursuant to Section 34(4) and 127 of the Resource Management Act 1991 and after having regard to Sections 104 and 105 of the Resource Management Act 1991, the Dunedin City Council **grants** consent to the request to change the allotments contained within Stage 4A and vary the corresponding conditions imposed in respect of RMA 2002-0472 relating to the 41 Howorth Road, Fairfield, Dunedin, legally described as Lot 2 DP 311234.*

Amend Consent Decision-SUBDIVISION (page 6 onwards) shall read as follows:

Stage 4A (Plan A#2- Lots 18-21, 25-30, 34-40, 79-81, 83 and Road 1 as amended):

Add to condition (1):" and modified by a variation under RMA 2003-0242."

Amend condition (3) j) by deleting reference to Lot 31.

Amend condition (3) t) by substituting Lot 20 with "Lots 18-20".

Amend condition (3) w) to read:" That electricity and telephone services shall be provided to Lots 18-21, 25-30, 34-40, 79-81".

Stage X (Plan A #2- Lots 1-17, 22-24, 31-33, part 82 and Roads 2 & 3):

Add to condition (1):" and modified by a variation under RMA 2003-0242."

Amend condition (3) s) by substituting Lots 14-19 with "Lots 14-17".

Amend condition (3) v) to read: " That electricity and telephone services shall be provided to Lots 1-17, 22-24, and 31-33".

Add a new condition to read: "(3) w) That a consent notice shall be prepared to be registered on the certificate of title for Lot 31 for the following on going condition: " That no direct vehicle access from Main South Road is permitted. Any vehicle access onto Sunninghurst Drive shall be at least 25m from the kerb line of Main South Road";

REASONS FOR DECISION

Effects

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

1. The effect of the change on Transit New Zealand who originally had given written approval has been considered. The new sites to be added to Stage 4A are served from within the subject site from local roads and do not front Main South Road (State Highway 1).
2. The overall environmental effects on the residential area of allowing the change to proceed will also be no more than minor, in comparison to the effect of the original proposal. The changes are basically a re-arrangement of the allotments involved in the staged subdivision.

COMPLIANCE WITH CONDITIONS

It is the applicant's responsibility to comply with any conditions imposed on this 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.

DURATION OF CONSENT

It is brought to the consent holders's attention that under the terms of Section 125 of the Resource Management Act 1991, this consent shall lapse if effect has not been given to it within two years or Council has not granted an extension of time.

BUILDING CONSENT

This is only a resource consent and a separate application for building consent may be required before any work is undertaken on the site. Please check with the Building Control Office, Development Services.

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
P O Box 5045
DUNEDIN

Attn: Senior Planner – Enquiries 1st Floor

Yours faithfully

Kevin Tiffen
PLANNER

Reference: RMA20030534/5101125/103994
Enquiries to: Paul Freeland
Direct phone: 474-3325

2 July 2003

Paterson Pitts Partners Ltd
PO Box 1083
DUNEDIN

Attention: Kurt Bowen

Dear Kurt

RESOURCE CONSENT APPLICATION: RMA: 2003-0534
SUNNINGHURST
41 HOWORTH ROAD
DUNEDIN

Your application for resource consent for a variation of conditions of resource consent RMA 2002-0472 (as amended by resource consents RMA 2003-0140, and 2003-0242) 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 on 2 July 2003.

I advise that the Council has **granted** a new resource consent for the subdivision (with one additional condition for each stage. The full text of this decision commences on page 3. For clarity, all changes to the original consent arising from earlier variations are also shown.

BACKGROUND TO APPLICATION

Subdivision resource consent RMA 2002-0472 was granted on 26 November 2002 to create up to 80 residential allotments, and new roads and reserve areas, in three stages, at 41 Howorth Road, Dunedin. Resource consent RMA 2003-0140 granted on 12 February 2003 varied the conditions of RMA 2002-0472 with regard to the vesting of reserve areas and the restriction in the location of some private stormwater discharges. Resource consent RMA 2003-0242 further varied the conditions of the original consent by transferring 4 residential allotments from Stage X to Stage 4A, and transferring 3 residential allotments from Stage 4A to Stage X.

DESCRIPTION OF APPLICATION

The applicant has lodged a request for a variation of conditions pursuant to section 127 of the Resource Management Act 1991. The applicant requests that a new condition be created to allow a general condition to be included in Consent Notices to allow for the

possibility of uncertified fill on sites, and require specific foundation design to be approved by the Council.

REASONS FOR APPLICATION

Section 127(1) of the Resource Management Act 1991 states:

The holder of a resource consent may apply to the consent authority for the change or cancellation of any condition of that consent ...-

- (a) At any time specified for that purpose in the consent; or*
- (b) Whether or not the consent allows the holder to do so, at any time on the grounds that a change in circumstances has caused the condition to become inappropriate or unnecessary.*

As the proposed condition was not in the original resource consent, and does not relate in any meaningful way to an existing condition of the earlier consent, it does not meet the criteria of being a change or cancellation of a condition. Accordingly, it is appropriate for a fresh resource consent to be issued.

PLANNING ASSESSMENT

Affected Persons

The Council is satisfied that the adverse effects resulting from this variation will be unchanged from those considered at the time of the original resource consent, which was processed on a non-notified basis.

Assessment of Effects

The proposed condition will reduce the likelihood of adverse effects given that it will have the effect of warning potential owners that their site may have uncertified fill on it, and that specific foundation designs to be approved by the Council may be required. In all other respects, it is considered the affects of the subdivision are the same as when originally considered in November 2002.

DECISION

SUBDIVISION:

*That pursuant to section 34(4) and 105(1)(b) and after having regard to Part II matters and sections 104 and 105 of the Resource Management Act 1991, the Dunedin City Council **grants** consent for a discretionary (restricted) activity to subdivide Lot 2 DP 311234 providing for a total of up to 80 residential lots, new roads and reserve areas, to be carried out in 3 stages, subject to the following conditions imposed under section 108 and 220 of the Act:*

Stage 4A (Plan A #2- Lots ~~20-18-21, 25-30, 27 34-40, 79-81, 83 part of 82~~ and Road 1 as amended):

- (1) That the proposed subdivision shall be given effect to generally in accordance with the plans and information submitted as part of RMA 2002-0472 received by Council on the 23 & 26 July 2002 and the amendments received by Council on the 13 August*

2002, 20 September 2002 and 22 October 2002, and modified by an objection under RMA 2003-0140, and further modified by a variation under RMA 2003-0242, except where modified by the following conditions of consent. [RMA 2003-0242]

(2) Prior to certification of the survey plan pursuant to section 223 of the Resource Management Act 1991, the applicant shall ensure the following:

- i) That the land shown as Road 1 on the plan is to vest as road (this includes a widen portion to accommodate a proposed pumping station adjacent to Lot 83);
- ii) That an area of land **no less than** 2600m² ~~within Lot 82~~ **being Lot 83** shall vest in the Dunedin City Council and be shown on the survey plan as a **Local Purpose Recreation Reserve;** [RMA 2003-0140]
- iii) That if a requirement for any easements for services is incurred during the survey then those easements shall be granted or reserved and included in a Memorandum of Easements [This condition does not apply to allotments that are to vest as reserve];
- iv) That Right of Way A shall be of the legal width as shown in Table 1- Minimum Road Dimensions, Section 3- Roading of the Dunedin City Council Code of Subdivision, 31 August 1999;
- v) That Right of Way A shall be duly granted or reserved and included in a Memorandum of Easements on the survey plan;
- vi) That easements be provided over Right of Way A to protect the water service pipes to serve Lots 36 & 39;
- vii) That as required, easements be provided to protect all private drainage in the subdivision;
- viii) That the balance areas (Stages X & Y) shall be shown as separate allotments unless the stage or stages are acted upon concurrently with this stage;

(3) Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the applicant shall complete the following

- a) All engineering works shall be carried out in accordance with the Dunedin City Council Code of Subdivision, 31 August 1999, and for any matter not covered by that standard, shall be carried out in accordance with New Zealand Standard 4404:1981 unless otherwise specified in other conditions of this consent;
- b) The subdividing owner of the land shall provide a letter to the Council advising of their representative for the design and execution of the engineering works required in association with this subdivision and shall confirm that this representative will be responsible for all aspects covered

under section 104 of NZS 4404:1981 “Code of Practice for Urban Land Subdivision”;

- c) *The owners representative appointed under condition (b) above shall provide to the Council a copy of a letter addressed to the subdividing owner of the land that explains the owners responsibility as set out in section 105.10 of NZS 4404:1981 “Code of Practice for Urban Land Subdivision”;*
- d) *Prior to the commencement of any works on the land being subdivided, the applicant shall provide to the Dunedin City Council for approval, copies of specifications, calculations and design plans as is considered by the Council to be both necessary and adequate to detail the following engineering works required and to include the following:*
- e) *All roads within the subdivision are to be designed and constructed in accordance with the Dunedin City Council’s Code of Subdivision 1999 and provide for the following:*
- *The cross-section of the entire length of Road 1 is to be consistent with the existing formation of Sunninghurst Drive (ie. 18.0m road reserve, 9.0m carriageway with parking one side, 2.0m footpath on both sides, 2.5m grass berms on both sides).*
 - *The cross-sections of Duxford Crescent and Holyport Close are to be identical dimensions.*
 - *For a 10.0m section, adjacent to the reserve, the cross-section of Road 1 within the 9.0m carriageway shall have a 3.0m central median and 3.0m traffic lanes either side of the median.*
 - *Plans showing the design of the central median, the associated road markings and the landscaping within it are to be submitted to the Transportation Planning Manager for approval prior to construction.*
 - *The installation of street lighting.*
 - *The natural functioning of the wetland that the road crosses over.*
- f) *Engineering plans showing details of the construction and drainage of the road shall be submitted to Council’s Transportation Planning Department and the Water and Waste Services Business Unit for approval prior to commencement of construction;*
- g) *Upon completion of all the roading works (inclusive of the maintenance period) the works are to be certified as having been constructed in accordance with the approved plans and specifications;*
- h) *That the applicant shall meet the cost of supplying and erecting the new street name plates. This work should be done in consultation with Council’s Transportation Planning Department.*

Note: The name of any new streets shall be approved by Council, however the applicant may make suggestions for consideration;

- i) *That Right of Way A shall have kerb and channel down on one side to collect surface water and be hard surfaced to the formed width as shown in*

Table 1-Minimum Road Dimensions, Section 3- Roading of the Dunedin City Council Code of Subdivision, 31 August 1999;

- j) That a consent notice shall be prepared to be registered on the certificate of title for Lots ~~31~~ & 34 for the following on going condition: “ That no direct vehicle access from Main South Road is permitted. Any vehicle access onto Sunninghurst Drive shall be at least 25m from the kerb line of Main South Road”;*
[RMA 2003-0242]
- k) That the water reticulation work shall be constructed in accordance with the requirements of Part 5- Water Supply of Council’s Code of Subdivision, 31 August 1999;*
- l) As a conjunct to condition (d), plans and specifications for each stage of the water reticulation work in the subdivision, each accompanied by a standard Dunedin City Council Water Business Unit “Application for an Urban Water Supply”, shall be submitted to the Dunedin City Council Water Manager for approval at least 48 hours prior to the commencement of work and approved by him in writing prior to the commencement of the work. Also, written confirmation be supplied that only materials included in the Dunedin City Council Water and Waste Services Business Unit “Approved Manufacturers and Products List for Water Supply” will be used for the water reticulation work in the subdivision;*
- m) That all principal water mains in the subdivision shall be 150mm nominal bore;*
- n) That all rider mains in the subdivision shall be 50mm nominal bore and shall commence with a 50mm nominal bore sluice value;*
- o) That each separate residential property shall be served by a separate 20mm nominal bore water service connection having a manifold box at the roadside property boundary of the lot being served or the right of way side of the rear lot. The common feeder pipe for double service connections shall be 25mm nominal diameter;*
- p) That the fire hydrants on the 150mm diameter principal main in Road 1 shall be located opposite Road 2, Road 4 and the access strip of Lot 29. The maximum hydrant spacing shall be 135 metres;*
- q) That as built plans of the water reticulation pipes laid within the subdivision, including the location of hydrants, valves, the pipelines, the service connections and the manifold box installations and including the pipeline materials and depth of cover over the pipelines, be submitted to the Water and Waste Services Manager for approval;*
- r) That advice of the actual cost including GST of the water reticulation work in the subdivision to be taken over by the Water and Waste Services Business Unit be submitted to the Water and Waste Services Manager;*

- s) *That all drainage work shall be constructed in accordance with the requirements of Part 4-Drainage of Council's Code of Subdivision, 31 August 1999;*
- t) *As a conjunct to condition (d), full engineering plans for the foul and stormwater reticulation be provided showing all relevant details of how each residential lot is to be served. Plans showing construction of the foul sewers, stormwater sewers and the foul sewer pumping station are to be submitted to details approved by the Water and Waste Services Business Unit. The details are to be generally in accordance with "Drainage Plan No.2-dated 22 October 2002" except that the stormwater discharge for Lots 18-20 shall not extend within the reserve area or future reserve area of Lot 82 as shown on the plan but shall be piped ~~within the residential lots and only discharge into the watercourse by Road 1 where it crosses the watercourse together to share a maximum of 2 discharge points direct into the watercourse for all of Lots 14-20;~~ within the residential lots and only discharge into the watercourse by Road 1 where it crosses the watercourse together to share a maximum of 2 discharge points direct into the watercourse for all of Lots 14-20; [RMA 2003-0140 & 2003-0242]*
- u) *That a cyclone fence shall be constructed on the periphery of the reserve area to be vested and future reserve where it abuts a residential allotment in this stage;*
- v) *That in respect of the reserve area to be vested or future reserve, fencing covenants are to be registered on the titles for the residential lots that share a common boundary with the reserve or future reserve, with an ongoing condition absolving Council from liability for fencing costs;*
- w) *That electricity and telephone services shall be provided to Lots ~~20~~ 18-21, 25-30, 27 34-40, 79-81;* [RMA 2003-0242]
- x) *That a consent notice shall be prepared to be registered on the certificates of title for all lots containing uncertified fill for the following on-going condition: " That where dwellings are to be sited on filled ground (annotated on the accompanying diagram) then a specific foundation design shall be prepared by a suitably experienced civil engineer and approved by the Dunedin City Council prior to the issue of a Building Consent";* [RMA 2003-0534]

Advice Notes

- (1) *The applicant is reminded that this resource consent is not a licence to create adverse effects. There is still a duty to avoid, remedy or mitigate adverse effects and to avoid unreasonable noise. As a consequence, notwithstanding any consent given, the provisions of sections 16 and 17 of the Resource Management Act 1991 and the Health Act 1956 still apply and action may be taken against any nuisance caused.*
- (2) *That should the applicant choose to landscape the area for reserve, then an approved landscaping plan prepared by a suitably qualified person in consultation with Council's Community and Recreation Department and the Water and Waste*

Services Department shall be prepared. This plan is to include tree planting to an appropriate level.

- (3) *The applicant is reminded that a formal agreement should be drawn up between the parties of each right of way to clarify their responsibilities regarding the maintenance of the right of way.*

Stage X (Plan A #2- Lots 1-17 ~~19~~, 22-24 ~~26~~, 31-33, part 82, and Roads 2 & 3):

- (1) *That the proposed subdivision shall be given effect to generally in accordance with the plans and information submitted as part of RMA 2002-0472 received by Council on the 23 & 26 July 2002 and the amendments received by Council on the 13 August 2002, 20 September 2002 and 22 October 2002, and modified by an objection under RMA 2003-0140, and further modified by a variation under RMA 2003-0242, except where modified by the following conditions of consent. [RMA 2003-0242]*
- (2) *Prior to certification of the survey plan pursuant to section 223 of the Resource Management Act 1991, the applicant shall ensure the following:*
- i) *That the land shown as Roads 2 & 3 on the plan are to vest as road;*
 - ii) *That an area of ~~land of 3120m²~~ **no less than 2990m²** ~~within being part of~~ Lot 82 shall vest in the Dunedin City Council and be shown on the survey plan as a **Local Purpose** Recreation Reserve; [RMA 2003-0140]*
 - iii) *That if a requirement for any easements for services is incurred during the survey then those easements shall be granted or reserved and included in a Memorandum of Easements [This condition does not apply to allotments that are to vest as reserve];*
 - iv) *That Right of Way B2 shall be of the legal width as shown in Table 1- Minimum Road Dimensions, Section 3- Roading of the Dunedin City Council Code of Subdivision, 31 August 1999;*
 - v) *That Right of Way B2 shall be duly granted or reserved and included in a Memorandum of Easements on the survey plan;*
 - vi) *That the existing water easement in gross from Main South Road to Duxford Crescent be shown on the survey plan as an easement not to be extinguished;*
 - vii) *That easements be provided over Right of Way B2 to protect the water service pipes to serve Lots 5, 6, 7, 8;*
 - viii) *That as required, easements be provided to protect all private drainage in the subdivision;*
 - ix) *That the stage be acted upon after Stage 4A or concurrently with Stage 4A;*

- (3) *Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the applicant shall complete the following*
- a) *All engineering works shall be carried out in accordance with the Dunedin City Council Code of Subdivision, 31 August 1999, and for any matter not covered by that standard, shall be carried out in accordance with New Zealand Standard 4404:1981 unless otherwise specified in other conditions of this consent;*
 - b) *The subdividing owner of the land shall provide a letter to the Council advising of their representative for the design and execution of the engineering works required in association with this subdivision and shall confirm that this representative will be responsible for all aspects covered under section 104 of NZS 4404:1981 “Code of Practice for Urban Land Subdivision”;*
 - c) *The owners representative appointed under condition (b) above shall provide to the Council a copy of a letter addressed to the subdividing owner of the land that explains the owners responsibility as set out in section 105.10 of NZS 4404:1981 “Code of Practice for Urban Land Subdivision”;*
 - d) *Prior to the commencement of any works on the land being subdivided, the applicant shall provide to the Dunedin City Council for approval, copies of specifications, calculations and design plans as is considered by the Council to be both necessary and adequate to detail the following engineering works required and to include the following:*
 - e) *All roads within the subdivision are to be designed and constructed in accordance with the Dunedin City Council’s Code of Subdivision 1999 and provide for the following:*
 - *The cross-section of the entire length of Road 2 is to be consistent with the existing formation of Duxford Crescent (ie. 18.0m road reserve, 9.0m carriageway with parking one side, 2.0m footpath on both sides, 2.5m grass berms on both sides).*
 - *The minimum standard for the cross-section of the cul-de-sac (Road 3) is to be 14.0m minimum road reserve, 5.5m carriageway, 2.35m parking on one side, 2.0m footpath on one side, 4.0m minimum total berm.*
 - *Proposed Road 3 should have a minimum 10.0m turning radius in the head and be set out in a similar fashion to the “Local Road Cul-de-sac” as shown in Drawing 8 of the Code of Subdivision. Both the footpath and parking is required around the head of the cul-de-sac.*
 - *The installation of street lighting.*
 - f) *Engineering plans showing details of the construction and drainage of the roads shall be submitted to Council’s Transportation Planning Department and the Water and Waste Services Business Unit for approval prior to commencement of construction;*
 - g) *Upon completion of all the roading works (inclusive of the maintenance period) the works are to be certified as having been constructed in*

accordance with the approved plans and specifications;

- h) That the applicant shall meet the cost of supplying and erecting the new street name plates. This work should be done in consultation with Council's Transportation Planning Department.*

Note: The name of any new streets shall be approved by Council, however the applicant may make suggestions for consideration;

- i) That Right of Way B2 shall have kerb and channel down on one side to collect surface water and be hard surfaced to the formed width as shown in Table 1-Minimum Road Dimensions, Section 3- Roading of the Dunedin City Council Code of Subdivision, 31 August 1999;*
- j) That the water reticulation work shall be constructed in accordance with the requirements of Part 5- Water Supply of Council's Code of Subdivision, 31 August 1999;*
- k) As a conjunct to condition (d), plans and specifications for each stage of the water reticulation work in the subdivision, each accompanied by a standard Dunedin City Council Water Business Unit "Application for an Urban Water Supply", shall be submitted to the Dunedin City Council Water Manager for approval at least 48 hours prior to the commencement of work and approved by him in writing prior to the commencement of the work. Also, written confirmation be supplied that only materials included in the Dunedin City Council Water and Waste Services Business Unit "Approved Manufacturers and Products List for Water Supply" will be used for the water reticulation work in the subdivision;*
- l) That all principal water mains in the subdivision shall be 150mm nominal bore;*
- m) That all rider mains in the subdivision shall be 50mm nominal bore and shall commence with a 50mm nominal bore sluice valve;*
- n) That each separate residential property shall be served by a separate 20mm nominal bore water service connection having a manifold box at the road side property boundary of the lot being served or the right of way side of the rear lot. The common feeder pipe for double service connections shall be 25mm nominal diameter;*
- o) That the fire hydrants on the 150mm diameter principal main in Road 2 shall be located opposite Road 3 and Lot 16. The maximum hydrant spacing shall be 135 metres;*
- p) That as built plans of the water reticulation pipes laid within the subdivision, including the location of hydrants, valves, the pipelines, the service connections and the manifold box installations and including the pipeline materials and depth of cover over the pipelines, be submitted to the Water and Waste Services Manager for approval;*

- q) *That advice of the actual cost including GST of the water reticulation work in the subdivision to be taken over by the Water and Waste Services Business Unit be submitted to the Water and Waste Services Manager;*
- r) *That all drainage work shall be constructed in accordance with the requirements of Part 4-Drainage of Council's Code of Subdivision, 31 August 1999;*
- s) *As a conjunct to condition (d), full engineering plans for the foul and stormwater reticulation be provided showing all relevant details of how each residential lot is to be served. Plans showing construction of the foul sewers, stormwater sewers and the foul sewer pumping station are to be submitted to details approved by the Water and Waste Services Business Unit. The details are to be generally in accordance with "Drainage Plan No.2-dated 22 October 2002" except that the stormwater discharges for Lots 14-~~17~~ **19** shall not extend within the reserve area or future reserve area of Lot 82 as shown on the plans but shall be piped ~~within the residential lots and only discharge into the watercourse by Road 1 where it crosses the watercourse together to share a maximum of 2 discharge points direct into the watercourse for all of Lots 14-20;~~ **within the residential lots and only discharge into the watercourse by Road 1 where it crosses the watercourse together to share a maximum of 2 discharge points direct into the watercourse for all of Lots 14-20;**
[RMA 2003-0140 & 2003-0242]*
- t) *That a cyclone fence shall be constructed on the periphery of the reserve area to be vested and future reserve where it abuts a residential allotment in this stage;*
- u) *That in respect of the reserve to be vested and future reserve, fencing covenants are to be registered on the titles of the residential lots that share a common boundary with the reserve or future reserve, with an ongoing condition absolving Council from liability for fencing costs;*
- v) *That electricity and telephone services shall be provided to Lots 1-~~17~~ **19**, 22-~~24~~ **26**, and 31-33;* [RMA 2003-0242]
- w) **That a consent notice shall be prepared to be registered on the certificate of title for Lot 31 for the following on-going condition: "That no direct vehicle access from Main South Road is permitted. Any vehicle access onto Sunninghurst Drive shall be at least 25m from the kerb line of Main South Road".** [RMA 2003-0242]
- y) **That a consent notice shall be prepared to be registered on the certificates of title for all lots containing uncertified fill for the following on-going condition: " That where dwellings are to be sited on filled ground (annotated on the accompanying diagram) then a specific foundation design shall be prepared by a suitably experienced civil engineer and approved by the Dunedin City Council prior to the issue of a Building Consent";**
[RMA 2003-0534]

- (1) *The applicant is reminded that this resource consent is not a licence to create adverse effects. There is still a duty to avoid, remedy or mitigate adverse effects and to avoid unreasonable noise. As a consequence, notwithstanding any consent given, the provisions of sections 16 and 17 of the Resource Management Act 1991 and the Health Act 1956 still apply and action may be taken against any nuisance caused.*
- (2) *That should the applicant choose to landscape the area for reserve, then an approved landscaping plan prepared by a suitably qualified person in consultation with Council's Community and Recreation Department and the Water and Waste Services Department shall be prepared. This plan is to include tree planting to an appropriate level.*
- (3) *The applicant is reminded that a formal agreement should be drawn up between the parties of each right of way to clarify their responsibilities regarding the maintenance of the right of way.*

Stage Y (Plan A #2- Lots 41-67,69-78, part 82, Roads 4 & 5):

- (1) *That the proposed subdivision shall be given effect to generally in accordance with the plans and information submitted as part of RMA 2002-0472 received by Council on the 23 & 26 July 2002 and the amendments received by Council on the 13 August 2002, 20 September 2002 and 22 October 2002, except where modified by the following condition of consent.*
- (2) *Prior to certification of the survey plan pursuant to section 223 of the Resource Management Act 1991, the applicant shall ensure the following:*
 - i) *That the land shown as Roads 4 & 5 on the plan are to vest as road;*
 - ii) *That an area of ~~land of 3120m²~~ **no less than 4680m² within being part of** Lot 82 shall vest in the Dunedin City Council and be shown on the survey plan as **Local Purpose a Recreation Reserve;** [RMA 2003-0140]*
 - iii) *That if a requirement for any easements for services is incurred during the survey then those easements shall be granted or reserved and included in a Memorandum of Easements [This condition does not apply to allotments that are to vest as reserve];*
 - iv) *That Right of Ways C, D, E, F, & G shall be of the legal width as shown in Table 1- Minimum Road Dimensions, Section 3- Roading of the Dunedin City Council Code of Subdivision, 31 August 1999;*
 - v) *That Right of Ways C, D, E, F, & G shall be duly granted or reserved and included in a Memorandum of Easements on the survey plan;*
 - vi) *That easements be provided over Right of Way C to protect the water service pipes to serve Lots 42 & 43;*
 - vii) *That easements be provided over Right of Way D to protect the water service pipes to serve Lots 73, 74 & 75;*

- viii) *That easements be provided over Right of Way E to protect the water service pipes to serve Lots 52, 53, 54 & 55;*
 - ix) *That easements be provided over Right of Way F to protect the water service pipes to serve Lots 61 & 62;*
 - x) *That easements be provided over Right of Way G to protect the water service pipes to serve Lots 65 & 66;*
 - xi) *That as required, easements be provided to protect all private drainage in the subdivision;*
 - xii) *That the existing stormwater easement affecting Lots 60, 63 and 64 shall be cancelled;*
 - xiii) *That the stage be acted upon after Stage 4A or concurrently with Stage 4A;*
- (3) *Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the applicant shall complete the following*
- a) *All engineering works shall be carried out in accordance with the Dunedin City Council Code of Subdivision, 31 August 1999, and for any matter not covered by that standard, shall be carried out in accordance with New Zealand Standard 4404:1981 unless otherwise specified in other conditions of this consent;*
 - b) *The subdividing owner of the land shall provide a letter to the Council advising of their representative for the design and execution of the engineering works required in association with this subdivision and shall confirm that this representative will be responsible for all aspects covered under section 104 of NZS 4404:1981 “Code of Practice for Urban Land Subdivision”;*
 - c) *The owners representative appointed under condition (b) above shall provide to the Council a copy of a letter addressed to the subdividing owner of the land that explains the owners responsibility as set out in section 105.10 of NZS 4404:1981 “Code of Practice for Urban Land Subdivision”;*
 - d) *Prior to the commencement of any works on the land being subdivided, the applicant shall provide to the Dunedin City Council for approval, copies of specifications, calculations and design plans as is considered by the Council to be both necessary and adequate to detail the following engineering works required and to include the following:*
 - e) *All roads within the subdivision are to be designed and constructed in accordance with the Dunedin City Council’s Code of Subdivision 1999 and provide for the following:*
 - *The cross-section of Road 4 is to be consistent with the existing formation of Holyport Close (ie. 18.0m road reserve, 9.0m carriageway*

with parking one side, 2.0m footpath on both sides, 2.5m grass berms on both sides).

- *The minimum standard for the cross-section of the cul-de-sac (Road 5) is to be 14.0m minimum road reserve, 5.5m carriageway, 2.35m parking on one side, 2.0m footpath on one side, 4.0m minimum total berm.*
- *Proposed Road 5 should have a minimum 10.0m turning radius in the head and be set out in a similar fashion to the “Local Road Cul-de-sac” as shown in Drawing 8 of the Code of Subdivision. Both the footpath and parking is required around the head of the cul-de-sac.*
- *The installation of street lighting.*

- f) *Engineering plans showing details of the construction and drainage of the roads shall be submitted to Council’s Transportation Planning Department and the Water and Waste Services Business Unit for approval prior to commencement of construction;*
- g) *Upon completion of all the roading works (inclusive of the maintenance period) the works are to be certified as having been constructed in accordance with the approved plans and specifications;*
- h) *That the applicant shall meet the cost of supplying and erecting the new street name plates. This work should be done in consultation with Council’s Transportation Planning Department.*

Note: The name of any new streets shall be approved by Council, however the applicant may make suggestions for consideration;

- i) *That Right of Ways C, D, E, F, & G shall have kerb and channel down on one side to collect surface water and be hard surfaced to the formed width as shown in Table 1-Minimum Road Dimensions, Section 3- Roothing of the Dunedin City Council Code of Subdivision, 31 August 1999;*
- j) *That the water reticulation work shall be constructed in accordance with the requirements of Part 5- Water Supply of Council’s Code of Subdivision, 31 August 1999;*
- k) *As a conjunct to condition (d), plans and specifications for each stage of the water reticulation work in the subdivision, each accompanied by a standard Dunedin City Council Water Business Unit “Application for an Urban Water Supply”, shall be submitted to the Dunedin City Council Water Manager for approval at least 48 hours prior to the commencement of work and approved by him in writing prior to the commencement of the work. Also, written confirmation be supplied that only materials included in the Dunedin City Council Water and Waste Services Business Unit “Approved Manufacturers and Products List for Water Supply” will be used for the water reticulation work in the subdivision;*
- l) *That all principal water mains in the subdivision shall be 150mm nominal bore;*

- m) *That all rider mains in the subdivision shall be 50mm nominal bore and shall commence with a 50mm nominal bore sluice valve;*
- n) *That each separate residential property shall be served by a separate 20mm nominal bore water service connection having a manifold box at the road side property boundary of the lot being served or the right of way side of the rear lot. The common feeder pipe for double service connections shall be 25mm nominal diameter;*
- o) *That the fire hydrants on the 150mm diameter principal main in Roads 4 and 5 shall be located opposite Lots 46, 51, & 64. The maximum hydrant spacing shall be 135 metres;*
- p) *That as built plans of the water reticulation pipes laid within the subdivision, including the location of hydrants, valves, the pipelines, the service connections and the manifold box installations and including the pipeline materials and depth of cover over the pipelines, be submitted to the Water and Waste Services Manager for approval;*
- q) *That advice of the actual cost including GST of the water reticulation work in the subdivision to be taken over by the Water and Waste Services Business Unit be submitted to the Water and Waste Services Manager;*
- r) *That all drainage work shall be constructed in accordance with the requirements of Part 4-Drainage of Council's Code of Subdivision, 31 August 1999;*
- s) *As a conjunct to condition (d), full engineering plans for the foul and stormwater reticulation be provided showing all relevant details of how each residential lot is to be served. Plans showing construction of the foul sewers, stormwater sewers and the foul sewer pumping station are to be submitted to details approved by the Water and Waste Services Business Unit. For this stage, the details are to be generally in accordance with "Drainage Plan No.2-dated 22 October 2002";*
- t) *That electricity and telephone services shall be provided to Lots 41-67 and 69-78;*
- u) **That a consent notice shall be prepared to be registered on the certificates of title for all lots containing uncertified fill for the following on-going condition: " That where dwellings are to be sited on filled ground (annotated on the accompanying diagram) then a specific foundation design shall be prepared by a suitably experienced civil engineer and approved by the Dunedin City Council prior to the issue of a Building Consent";**

[RMA 2003-0534]

Advice Notes

- (1) *The applicant is reminded that this resource consent is not a licence to create adverse effects. There is still a duty to avoid, remedy or mitigate adverse effects and*

to avoid unreasonable noise. As a consequence, notwithstanding any consent given, the provisions of sections 16 and 17 of the Resource Management Act 1991 and the Health Act 1956 still apply and action may be taken against any nuisance caused.

- (2) *That should the applicant choose to landscape the area for reserve, then an approved landscaping plan prepared by a suitably qualified person in consultation with Council's Community and Recreation Department and the Water and Waste Services Department shall be prepared. This plan is to include tree planting to an appropriate level.*
- (3) *The applicant is reminded that a formal agreement should be drawn up between the parties of each right of way to clarify their responsibilities regarding the maintenance of the right of way.*

LAND USE:

The existing land use consent contained in RMA 2002-0472 is still valid, and is only reproduced here for convenience.

*That pursuant to section 34(4) and 105(1)(b) and after having regard to Part II matters and sections 104 and 105 of the Resource Management Act 1991, the Dunedin City Council **grants** consent for a discretionary activity to a land use involving the construction of new road and associated earthworks within the Urban Landscape Conservation Area affecting the subject site and new road construction on the balance of the land. No further conditions are required in addition to those imposed under the subdivision consent granted above.*

Advice Notes

- (1) *The applicant is reminded that this resource consent is not a licence to create adverse effects. There is still a duty to avoid, remedy or mitigate adverse effects and to avoid unreasonable noise. As a consequence, notwithstanding any consent given, the provisions of sections 16 and 17 of the Resource Management Act 1991 and the Health Act 1956 still apply and action may be taken against any nuisance caused.*

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 environmental effects of the proposed activity will be no more than minor.

District Plan – Objectives and Policies

In accordance with section 104(1)(d) of the Resource Management Act 1991, the Objectives and Policies of the Proposed and Transitional District Plans were taken into account in assessing the application. The Objectives and Policies of both the Transitional and Proposed District Plans (particularly Objectives 18.2.1, 18.2.2 and 18.2.6 and Policies 18.3.1 and 18.3.7 of the Proposed District Plan) seek to ensure that the adverse effects of subdivision activities on the City's natural resources and infrastructure are avoided, remedied or mitigated. The Objectives of both Plans and the Policies that stem from them

seek to ensure that subdivision activity takes place in a coordinated and sustainable manner throughout the City.

The proposal is considered to be not contrary to those Objectives and Policies for the reasons outlined in points 1-9 of the Section headed 'Effects on the Environment' above.

Part II Matters

The proposed activity has also been assessed in terms of Part II matters of the Resource Management Act 1991. For the reasons outlined above, the proposed activity is considered to be not contrary to 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."

COMPLIANCE WITH CONDITIONS

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

DURATION OF CONSENT

It is brought to the consent holders attention that pursuant to Section 125 of the Resource Management Act 1991, with regard to Stage 4A, this consent shall lapse if effect has not been given to it 26 November 2004 or Council has not granted an extension of time, and with regard to Stages X and Y, this consent shall lapse if effect has not been given to it by 26 November 2010 or Council has not granted an extension of time.

BUILDING CONSENT

This is only a resource consent and a separate application for building consent may be required before any work is undertaken on the site. Please check with the Building Control Office, Development Services.

RIGHTS OF APPEAL

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

The Chief Executive
Dunedin City Council
P O Box 5045
DUNEDIN

Attn: Senior Planner – Enquiries 1st Floor

Yours faithfully

Paul Freeland

PLANNER

Reference: RMA20031191/5101125/103994
Enquiries to: Paul Freeland
Direct phone: 474-3325

28 January 2004

Paterson Pitts Partners Ltd
PO Box 1083
DUNEDIN

Attention: Kurt Bowen

Dear Kurt

RESOURCE CONSENT APPLICATION: RMA: 2003-1191
SUNNINGHURST
41 HOWORTH ROAD
DUNEDIN

Your application for resource consent for a variation of conditions of resource consent RMA 2003-0534 (Originally RMA 2002-0472 as amended by resource consents RMA 2003-0140, and 2003-0242) 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 on 28 January 2004.

I advise that the Council has **granted** consent to the variation of the subdivision to provide for an additional stage Z for Lots 31, 32 and 33. The full text of this decision commences on page 3. For clarity, all changes to the original consent arising from earlier variations are also shown.

BACKGROUND TO APPLICATION

Subdivision resource consent RMA 2002-0472 was granted on 26 November 2002 to create up to 80 residential allotments, and new roads and reserve areas, in three stages, at 41 Howorth Road, Dunedin. Resource consent RMA 2003-0140 granted on 12 February 2003 varied the conditions of RMA 2002-0472 with regard to the vesting of reserve areas and the restriction in the location of some private stormwater discharges. Resource consent RMA 2003-0242 further varied the conditions of the original consent by transferring 4 residential allotments from Stage X to Stage 4A, and transferring 3 residential allotments from Stage 4A to Stage X. Resource consent RMA 2003-0534 subsequently included a general condition in the Consent Notices to allow for the possibility of uncertified fill on sites, and require specific foundation design to be approved by the Council.

DESCRIPTION OF APPLICATION

The applicant has lodged a request for a variation of conditions pursuant to section 127 of the Resource Management Act 1991. The applicant requests that Lots 31, 32 and 33 be

separated into a new Stage Z as they propose to stop some of the adjoining road and create an additional allotment (Lot 84). Additionally, the adjoining road (Main South Road) ceased to be State Highway from 1 January 2004 and this will provide some additional flexibility for the developers in terms of access to sites.

REASONS FOR APPLICATION

Section 127(1) of the Resource Management Act 1991 states:

The holder of a resource consent may apply to a consent authority for a change or cancellation of a condition of the consent (other than any condition as to the duration of the consent).

A subsequent road-stopping action may result in an additional allotment (Lot 84) being created) and the applicant wants to proceed with the balance of Stage X in the interim.

PLANNING ASSESSMENT

Affected Persons

Section 127(4) of the Act states that:

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 application; and
“(b) may be affected by the change or cancellation.”

The Council is satisfied that the adverse effects resulting from this variation will be unchanged from those considered at the time of the original resource consent, which was processed on a non-notified basis.

Assessment of Effects

The creation of an additional stage to the existing subdivision which will not create any additional allotments is considered to have the same or similar effects to subdivisional consent RMA 2003-0534 which are considered to be no more than minor.

DECISION

*That pursuant to sections 34A(1) and 104C of the Resource Management Act 1991 and after having regard to sections 104 and 127 of the Resource Management Act 1991, the Dunedin City Council **grants** the request for variation of RMA 2003-0534 for a **discretionary (restricted)** activity to subdivide Lot 2 DP 311234 providing for a total of up to 80 residential lots, new roads and reserve areas, to be carried out in ~~34~~ stages, subject to the following conditions imposed under section 108 and 220 of the Act: [RMA 2003-1191]*

Stage 4A (Plan A #2- Lots ~~20-18-21, 25-30, 27 34-40, 79-81, 83 part of 82~~ and Road 1 as amended):

(1) *That the proposed subdivision shall be given effect to generally in accordance with the plans and information submitted as part of RMA 2002-0472 received by Council on the 23 & 26 July 2002 and the amendments received by Council on the 13 August*

2002, 20 September 2002 and 22 October 2002, and modified by an objection under RMA 2003-0140, and further modified by a variation under RMA 2003-0242, except where modified by the following conditions of consent. [RMA 2003-0242]

(2) Prior to certification of the survey plan pursuant to section 223 of the Resource Management Act 1991, the applicant shall ensure the following:

- i) That the land shown as Road 1 on the plan is to vest as road (this includes a widen portion to accommodate a proposed pumping station adjacent to Lot 83);
- ii) That an area of land **no less than** 2600m² ~~within Lot 82~~ **being Lot 83** shall vest in the Dunedin City Council and be shown on the survey plan as a **Local Purpose Recreation** Reserve; [RMA 2003-0140]
- iii) That if a requirement for any easements for services is incurred during the survey then those easements shall be granted or reserved and included in a Memorandum of Easements [This condition does not apply to allotments that are to vest as reserve];
- iv) That Right of Way A shall be of the legal width as shown in Table 1- Minimum Road Dimensions, Section 3- Roading of the Dunedin City Council Code of Subdivision, 31 August 1999;
- v) That Right of Way A shall be duly granted or reserved and included in a Memorandum of Easements on the survey plan;
- vi) That easements be provided over Right of Way A to protect the water service pipes to serve Lots 36 & 39;
- vii) That as required, easements be provided to protect all private drainage in the subdivision;
- viii) That the balance areas (Stages X & Y) shall be shown as separate allotments unless the stage or stages are acted upon concurrently with this stage;

(3) Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the applicant shall complete the following

- a) All engineering works shall be carried out in accordance with the Dunedin City Council Code of Subdivision, 31 August 1999, and for any matter not covered by that standard, shall be carried out in accordance with New Zealand Standard 4404:1981 unless otherwise specified in other conditions of this consent;
- b) The subdividing owner of the land shall provide a letter to the Council advising of their representative for the design and execution of the engineering works required in association with this subdivision and shall confirm that this representative will be responsible for all aspects covered

under section 104 of NZS 4404:1981 “Code of Practice for Urban Land Subdivision”;

- c) *The owners representative appointed under condition (b) above shall provide to the Council a copy of a letter addressed to the subdividing owner of the land that explains the owners responsibility as set out in section 105.10 of NZS 4404:1981 “Code of Practice for Urban Land Subdivision”;*
- d) *Prior to the commencement of any works on the land being subdivided, the applicant shall provide to the Dunedin City Council for approval, copies of specifications, calculations and design plans as is considered by the Council to be both necessary and adequate to detail the following engineering works required and to include the following:*
- e) *All roads within the subdivision are to be designed and constructed in accordance with the Dunedin City Council’s Code of Subdivision 1999 and provide for the following:*
- *The cross-section of the entire length of Road 1 is to be consistent with the existing formation of Sunninghurst Drive (ie. 18.0m road reserve, 9.0m carriageway with parking one side, 2.0m footpath on both sides, 2.5m grass berms on both sides).*
 - *The cross-sections of Duxford Crescent and Holyport Close are to be identical dimensions.*
 - *For a 10.0m section, adjacent to the reserve, the cross-section of Road 1 within the 9.0m carriageway shall have a 3.0m central median and 3.0m traffic lanes either side of the median.*
 - *Plans showing the design of the central median, the associated road markings and the landscaping within it are to be submitted to the Transportation Planning Manager for approval prior to construction.*
 - *The installation of street lighting.*
 - *The natural functioning of the wetland that the road crosses over.*
- f) *Engineering plans showing details of the construction and drainage of the road shall be submitted to Council’s Transportation Planning Department and the Water and Waste Services Business Unit for approval prior to commencement of construction;*
- g) *Upon completion of all the roading works (inclusive of the maintenance period) the works are to be certified as having been constructed in accordance with the approved plans and specifications;*
- h) *That the applicant shall meet the cost of supplying and erecting the new street name plates. This work should be done in consultation with Council’s Transportation Planning Department.*

Note: The name of any new streets shall be approved by Council, however the applicant may make suggestions for consideration;

- i) *That Right of Way A shall have kerb and channel down on one side to collect surface water and be hard surfaced to the formed width as shown in*

Table 1-Minimum Road Dimensions, Section 3- Roading of the Dunedin City Council Code of Subdivision, 31 August 1999;

- j) That a consent notice shall be prepared to be registered on the certificate of title for Lots ~~31 &~~ 34 for the following on going condition: “ That no direct vehicle access from Main South Road is permitted. Any vehicle access onto Sunninghurst Drive shall be at least 25m from the kerb line of Main South Road”;*
[RMA 2003-0242]
- k) That the water reticulation work shall be constructed in accordance with the requirements of Part 5- Water Supply of Council’s Code of Subdivision, 31 August 1999;*
- l) As a conjunct to condition (d), plans and specifications for each stage of the water reticulation work in the subdivision, each accompanied by a standard Dunedin City Council Water Business Unit “Application for an Urban Water Supply”, shall be submitted to the Dunedin City Council Water Manager for approval at least 48 hours prior to the commencement of work and approved by him in writing prior to the commencement of the work. Also, written confirmation be supplied that only materials included in the Dunedin City Council Water and Waste Services Business Unit “Approved Manufacturers and Products List for Water Supply” will be used for the water reticulation work in the subdivision;*
- m) That all principal water mains in the subdivision shall be 150mm nominal bore;*
- n) That all rider mains in the subdivision shall be 50mm nominal bore and shall commence with a 50mm nominal bore sluice value;*
- o) That each separate residential property shall be served by a separate 20mm nominal bore water service connection having a manifold box at the roadside property boundary of the lot being served or the right of way side of the rear lot. The common feeder pipe for double service connections shall be 25mm nominal diameter;*
- p) That the fire hydrants on the 150mm diameter principal main in Road 1 shall be located opposite Road 2, Road 4 and the access strip of Lot 29. The maximum hydrant spacing shall be 135 metres;*
- q) That as built plans of the water reticulation pipes laid within the subdivision, including the location of hydrants, valves, the pipelines, the service connections and the manifold box installations and including the pipeline materials and depth of cover over the pipelines, be submitted to the Water and Waste Services Manager for approval;*
- r) That advice of the actual cost including GST of the water reticulation work in the subdivision to be taken over by the Water and Waste Services Business Unit be submitted to the Water and Waste Services Manager;*

- s) *That all drainage work shall be constructed in accordance with the requirements of Part 4-Drainage of Council's Code of Subdivision, 31 August 1999;*
- t) *As a conjunct to condition (d), full engineering plans for the foul and stormwater reticulation be provided showing all relevant details of how each residential lot is to be served. Plans showing construction of the foul sewers, stormwater sewers and the foul sewer pumping station are to be submitted to details approved by the Water and Waste Services Business Unit. The details are to be generally in accordance with "Drainage Plan No.2-dated 22 October 2002" except that the stormwater discharge for Lots ~~18-20~~ shall not extend within the reserve area or future reserve area of Lot 82 as shown on the plan but shall be piped ~~within the residential lots and only discharge into the watercourse by Road 1 where it crosses the watercourse together to share a maximum of 2 discharge points direct into the watercourse for all of Lots 14-20;~~ **within the residential lots and only discharge into the watercourse by Road 1 where it crosses the watercourse together to share a maximum of 2 discharge points direct into the watercourse for all of Lots 14-20;** [RMA 2003-0140 & 2003-0242]*
- u) *That a cyclone fence shall be constructed on the periphery of the reserve area to be vested and future reserve where it abuts a residential allotment in this stage;*
- v) *That in respect of the reserve area to be vested or future reserve, fencing covenants are to be registered on the titles for the residential lots that share a common boundary with the reserve or future reserve, with an ongoing condition absolving Council from liability for fencing costs;*
- w) *That electricity and telephone services shall be provided to Lots ~~20~~ **18-21, 25-30, 27 34-40, 79-81;** [RMA 2003-0242]*
- x) **That a consent notice shall be prepared to be registered on the certificates of title for all lots containing uncertified fill for the following on-going condition: " That where dwellings are to be sited on filled ground (annotated on the accompanying diagram) then a specific foundation design shall be prepared by a suitably experienced civil engineer and approved by the Dunedin City Council prior to the issue of a Building Consent";**
[RMA 2003-0534]

Advice Notes

- (1) *The applicant is reminded that this resource consent is not a licence to create adverse effects. There is still a duty to avoid, remedy or mitigate adverse effects and to avoid unreasonable noise. As a consequence, notwithstanding any consent given, the provisions of sections 16 and 17 of the Resource Management Act 1991 and the Health Act 1956 still apply and action may be taken against any nuisance caused.*
- (2) *That should the applicant choose to landscape the area for reserve, then an approved landscaping plan prepared by a suitably qualified person in consultation with Council's Community and Recreation Department and the Water and Waste*

Services Department shall be prepared. This plan is to include tree planting to an appropriate level.

- (3) *The applicant is reminded that a formal agreement should be drawn up between the parties of each right of way to clarify their responsibilities regarding the maintenance of the right of way.*

Stage X (Plan A #2- Lots 1-17 ~~19~~, 22-24 ~~26~~, ~~31-33~~, part 82, and Roads 2 & 3):

[RMA 2003-1191]

- (1) *That the proposed subdivision shall be given effect to generally in accordance with the plans and information submitted as part of RMA 2002-0472 received by Council on the 23 & 26 July 2002 and the amendments received by Council on the 13 August 2002, 20 September 2002 and 22 October 2002, and modified by an objection under RMA 2003-0140, and further modified by a variation under RMA 2003-0242, except where modified by the following conditions of consent. ***[RMA 2003-0242]****
- (2) *Prior to certification of the survey plan pursuant to section 223 of the Resource Management Act 1991, the applicant shall ensure the following:*
- i) *That the land shown as Roads 2 & 3 on the plan are to vest as road;*
 - ii) *That an area of ~~land of 3120m²~~ ***no less than 2990m²*** ~~within being part of~~ Lot 82 shall vest in the Dunedin City Council and be shown on the survey plan as a ***Local Purpose*** Recreation Reserve; ***[RMA 2003-0140]****
 - iii) *That if a requirement for any easements for services is incurred during the survey then those easements shall be granted or reserved and included in a Memorandum of Easements [This condition does not apply to allotments that are to vest as reserve];*
 - iv) *That Right of Way B2 shall be of the legal width as shown in Table 1- Minimum Road Dimensions, Section 3- Roading of the Dunedin City Council Code of Subdivision, 31 August 1999;*
 - v) *That Right of Way B2 shall be duly granted or reserved and included in a Memorandum of Easements on the survey plan;*
 - vi) *That the existing water easement in gross from Main South Road to Duxford Crescent be shown on the survey plan as an easement not to be extinguished;*
 - vii) *That easements be provided over Right of Way B2 to protect the water service pipes to serve Lots 5, 6, 7, 8;*
 - viii) *That as required, easements be provided to protect all private drainage in the subdivision;*
 - ix) *That the stage be acted upon after Stage 4A or concurrently with Stage 4A;*

- (3) *Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the applicant shall complete the following*
- a) *All engineering works shall be carried out in accordance with the Dunedin City Council Code of Subdivision, 31 August 1999, and for any matter not covered by that standard, shall be carried out in accordance with New Zealand Standard 4404:1981 unless otherwise specified in other conditions of this consent;*
 - b) *The subdividing owner of the land shall provide a letter to the Council advising of their representative for the design and execution of the engineering works required in association with this subdivision and shall confirm that this representative will be responsible for all aspects covered under section 104 of NZS 4404:1981 “Code of Practice for Urban Land Subdivision”;*
 - c) *The owners representative appointed under condition (b) above shall provide to the Council a copy of a letter addressed to the subdividing owner of the land that explains the owners responsibility as set out in section 105.10 of NZS 4404:1981 “Code of Practice for Urban Land Subdivision”;*
 - d) *Prior to the commencement of any works on the land being subdivided, the applicant shall provide to the Dunedin City Council for approval, copies of specifications, calculations and design plans as is considered by the Council to be both necessary and adequate to detail the following engineering works required and to include the following:*
 - e) *All roads within the subdivision are to be designed and constructed in accordance with the Dunedin City Council’s Code of Subdivision 1999 and provide for the following:*
 - *The cross-section of the entire length of Road 2 is to be consistent with the existing formation of Duxford Crescent (ie. 18.0m road reserve, 9.0m carriageway with parking one side, 2.0m footpath on both sides, 2.5m grass berms on both sides).*
 - *The minimum standard for the cross-section of the cul-de-sac (Road 3) is to be 14.0m minimum road reserve, 5.5m carriageway, 2.35m parking on one side, 2.0m footpath on one side, 4.0m minimum total berm.*
 - *Proposed Road 3 should have a minimum 10.0m turning radius in the head and be set out in a similar fashion to the “Local Road Cul-de-sac” as shown in Drawing 8 of the Code of Subdivision. Both the footpath and parking is required around the head of the cul-de-sac.*
 - *The installation of street lighting.*
 - f) *Engineering plans showing details of the construction and drainage of the roads shall be submitted to Council’s Transportation Planning Department and the Water and Waste Services Business Unit for approval prior to commencement of construction;*
 - g) *Upon completion of all the roading works (inclusive of the maintenance period) the works are to be certified as having been constructed in*

accordance with the approved plans and specifications;

- h) That the applicant shall meet the cost of supplying and erecting the new street name plates. This work should be done in consultation with Council's Transportation Planning Department.*

Note: The name of any new streets shall be approved by Council, however the applicant may make suggestions for consideration;

- i) That Right of Way B2 shall have kerb and channel down on one side to collect surface water and be hard surfaced to the formed width as shown in Table 1-Minimum Road Dimensions, Section 3- Roading of the Dunedin City Council Code of Subdivision, 31 August 1999;*
- j) That the water reticulation work shall be constructed in accordance with the requirements of Part 5- Water Supply of Council's Code of Subdivision, 31 August 1999;*
- k) As a conjunct to condition (d), plans and specifications for each stage of the water reticulation work in the subdivision, each accompanied by a standard Dunedin City Council Water Business Unit "Application for an Urban Water Supply", shall be submitted to the Dunedin City Council Water Manager for approval at least 48 hours prior to the commencement of work and approved by him in writing prior to the commencement of the work. Also, written confirmation be supplied that only materials included in the Dunedin City Council Water and Waste Services Business Unit "Approved Manufacturers and Products List for Water Supply" will be used for the water reticulation work in the subdivision;*
- l) That all principal water mains in the subdivision shall be 150mm nominal bore;*
- m) That all rider mains in the subdivision shall be 50mm nominal bore and shall commence with a 50mm nominal bore sluice valve;*
- n) That each separate residential property shall be served by a separate 20mm nominal bore water service connection having a manifold box at the road side property boundary of the lot being served or the right of way side of the rear lot. The common feeder pipe for double service connections shall be 25mm nominal diameter;*
- o) That the fire hydrants on the 150mm diameter principal main in Road 2 shall be located opposite Road 3 and Lot 16. The maximum hydrant spacing shall be 135 metres;*
- p) That as built plans of the water reticulation pipes laid within the subdivision, including the location of hydrants, valves, the pipelines, the service connections and the manifold box installations and including the pipeline materials and depth of cover over the pipelines, be submitted to the Water and Waste Services Manager for approval;*

- q) That advice of the actual cost including GST of the water reticulation work in the subdivision to be taken over by the Water and Waste Services Business Unit be submitted to the Water and Waste Services Manager;
- r) That all drainage work shall be constructed in accordance with the requirements of Part 4-Drainage of Council's Code of Subdivision, 31 August 1999;
- s) As a conjunct to condition (d), full engineering plans for the foul and stormwater reticulation be provided showing all relevant details of how each residential lot is to be served. Plans showing construction of the foul sewers, stormwater sewers and the foul sewer pumping station are to be submitted to details approved by the Water and Waste Services Business Unit. The details are to be generally in accordance with "Drainage Plan No.2-dated 22 October 2002" except that the stormwater discharges for Lots 14-~~17~~ ~~19~~ shall not extend within the reserve area or future reserve area of Lot 82 as shown on the plans but shall be piped ~~within the residential lots and only discharge into the watercourse by Road 1 where it crosses the watercourse together to share a maximum of 2 discharge points direct into the watercourse for all of Lots 14-20;~~
[RMA 2003-0140 & 2003-0242]
- t) That a cyclone fence shall be constructed on the periphery of the reserve area to be vested and future reserve where it abuts a residential allotment in this stage;
- u) That in respect of the reserve to be vested and future reserve, fencing covenants are to be registered on the titles of the residential lots that share a common boundary with the reserve or future reserve, with an ongoing condition absolving Council from liability for fencing costs;
- v) That electricity and telephone services shall be provided to Lots 1-~~17~~ ~~19~~, ~~and 22-24~~ ~~26~~, ~~and 31-33~~;
[RMA 2003-0242 & 1191]
- ~~w) That a consent notice shall be prepared to be registered on the certificate of title for Lot 31 for the following on-going condition: "That no direct vehicle access from Main South Road is permitted. Any vehicle access onto Sunninghurst Drive shall be at least 25m from the kerb line of Main South Road".~~
~~[RMA 2003-0242] [RMA 2003-1191]~~
- x) That a consent notice shall be prepared to be registered on the certificates of title for all lots containing uncertified fill for the following on-going condition: " That where dwellings are to be sited on filled ground (annotated on the accompanying diagram) then a specific foundation design shall be prepared by a suitably experienced civil engineer and approved by the Dunedin City Council prior to the issue of a Building Consent";
[RMA 2003-0534]

Stage Z (Plan A #2- Lots 31-33): [RMA 2003-1191]

- (1) *That the proposed subdivision shall be given effect to generally in accordance with the plans and information submitted as part of RMA 2002-0472 received by Council on the 23 & 26 July 2002 and the amendments received by Council on the 13 August 2002, 20 September 2002 and 22 October 2002, and modified by an objection under RMA 2003-0140, and further modified by a variation under RMA 2003-0242, except where modified by the following conditions of consent. [RMA 2003-0242]*
- (2) *Prior to certification of the survey plan pursuant to section 223 of the Resource Management Act 1991, the applicant shall ensure the following:*
 - i) *That if a requirement for any easements for services is incurred during the survey then those easements shall be granted or reserved and included in a Memorandum of Easements [This condition does not apply to allotments that are to vest as reserve];*
 - ii) *That the existing water easement in gross from Main South Road to Duxford Crescent be shown on the survey plan as an easement not to be extinguished;*
 - iii) *That as required, easements be provided to protect all private drainage in the subdivision;*
 - iv) *That the stage be acted upon after Stage X or concurrently with Stage X;*
- (3) *Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the applicant shall complete the following*
 - a) *All engineering works shall be carried out in accordance with the Dunedin City Council Code of Subdivision, 31 August 1999, and for any matter not covered by that standard, shall be carried out in accordance with New Zealand Standard 4404:1981 unless otherwise specified in other conditions of this consent;*
 - b) *The subdividing owner of the land shall provide a letter to the Council advising of their representative for the design and execution of the engineering works required in association with this subdivision and shall confirm that this representative will be responsible for all aspects covered under section 104 of NZS 4404:1981 “Code of Practice for Urban Land Subdivision”;*
 - c) *The owners representative appointed under condition (b) above shall provide to the Council a copy of a letter addressed to the subdividing owner of the land that explains the owners responsibility as set out in section 105.10 of NZS 4404:1981 “Code of Practice for Urban Land Subdivision”;*
 - d) *That the water reticulation work shall be constructed in accordance with the requirements of Part 5- Water Supply of Council’s Code of Subdivision, 31 August 1999;*
 - e) *Plans and specifications for each stage of the water reticulation work in the subdivision, each accompanied by a standard Dunedin City Council*

Water Business Unit “Application for an Urban Water Supply”, shall be submitted to the Dunedin City Council Water Manager for approval at least 48 hours prior to the commencement of work and approved by him in writing prior to the commencement of the work. Also, written confirmation be supplied that only materials included in the Dunedin City Council Water and Waste Services Business Unit “Approved Manufacturers and Products List for Water Supply” will be used for the water reticulation work in the subdivision;

- f) That all principal water mains in the subdivision shall be 150mm nominal bore;*
- g) That all rider mains in the subdivision shall be 50mm nominal bore and shall commence with a 50mm nominal bore sluice value;*
- h) That each separate residential property shall be served by a separate 20mm nominal bore water service connection having a manifold box at the road side property boundary of the lot being served or the right of way side of the rear lot. The common feeder pipe for double service connections shall be 25mm nominal diameter;*
- i) That as built plans of the water reticulation pipes laid within the subdivision, including the location of hydrants, valves, the pipelines, the service connections and the manifold box installations and including the pipeline materials and depth of cover over the pipelines, be submitted to the Water and Waste Services Manager for approval;*
- j) That advice of the actual cost including GST of the water reticulation work in the subdivision to be taken over by the Water and Waste Services Business Unit be submitted to the Water and Waste Services Manager;*
- k) That all drainage work shall be constructed in accordance with the requirements of Part 4-Drainage of Council’s Code of Subdivision, 31 August 1999;*
- l) Full engineering plans for the foul and stormwater reticulation be provided showing all relevant details of how each residential lot is to be served. Plans showing construction of the foul sewers, stormwater sewers and the foul sewer pumping station are to be submitted to details approved by the Water and Waste Services Business Unit. The details are to be generally in accordance with “Drainage Plan No.2-dated 22 October 2002” except that the stormwater discharges for Lots 14-~~17~~ ~~19~~ shall not extend within the reserve area or future reserve area of Lot 82 as shown on the plans but shall be piped ~~within the residential lots and only discharge into the watercourse by Road 1 where it crosses the watercourse together to share a maximum of 2 discharge points direct into the watercourse for all of Lots 14-20;~~
*[RMA 2003-0140 & 2003-0242]**
- m) That a cyclone fence shall be constructed on the periphery of the reserve area to be vested and future reserve where it abuts a residential allotment in this stage;*

- n) *That in respect of the reserve to be vested and future reserve, fencing covenants are to be registered on the titles of the residential lots that share a common boundary with the reserve or future reserve, with an ongoing condition absolving Council from liability for fencing costs;*
- o) *That electricity and telephone services shall be provided to Lots 31-33;* [RMA 2003-0242]
- p) **That a consent notice shall be prepared to be registered on the certificates of title for all lots containing uncertified fill for the following on-going condition: “ That where dwellings are to be sited on filled ground (annotated on the accompanying diagram) then a specific foundation design shall be prepared by a suitably experienced civil engineer and approved by the Dunedin City Council prior to the issue of a Building Consent”;**
[RMA 2003-0534]

Advice Notes

- (1) *The applicant is reminded that this resource consent is not a licence to create adverse effects. There is still a duty to avoid, remedy or mitigate adverse effects and to avoid unreasonable noise. As a consequence, notwithstanding any consent given, the provisions of sections 16 and 17 of the Resource Management Act 1991 and the Health Act 1956 still apply and action may be taken against any nuisance caused.*

Stage Y (Plan A #2- Lots 41-67,69-78, part 82, Roads 4 & 5):

- (1) *That the proposed subdivision shall be given effect to generally in accordance with the plans and information submitted as part of RMA 2002-0472 received by Council on the 23 & 26 July 2002 and the amendments received by Council on the 13 August 2002, 20 September 2002 and 22 October 2002, except where modified by the following condition of consent.*
- (2) *Prior to certification of the survey plan pursuant to section 223 of the Resource Management Act 1991, the applicant shall ensure the following:*
- i) *That the land shown as Roads 4 & 5 on the plan are to vest as road;*
- ii) *That an area of ~~land of 3120m²~~ **no less than 4680m²** ~~within being part of~~ Lot 82 shall vest in the Dunedin City Council and be shown on the survey plan as **Local Purpose a Recreation Reserve;** [RMA 2003-0140]*
- iii) *That if a requirement for any easements for services is incurred during the survey then those easements shall be granted or reserved and included in a Memorandum of Easements [This condition does not apply to allotments that are to vest as reserve];*
- iv) *That Right of Ways C, D, E, F, & G shall be of the legal width as shown in Table 1- Minimum Road Dimensions, Section 3- Roading of the Dunedin City Council Code of Subdivision, 31 August 1999;*

- v) *That Right of Ways C, D, E, F, & G shall be duly granted or reserved and included in a Memorandum of Easements on the survey plan;*
 - vi) *That easements be provided over Right of Way C to protect the water service pipes to serve Lots 42 & 43;*
 - vii) *That easements be provided over Right of Way D to protect the water service pipes to serve Lots 73, 74 & 75;*
 - viii) *That easements be provided over Right of Way E to protect the water service pipes to serve Lots 52, 53, 54 & 55;*
 - ix) *That easements be provided over Right of Way F to protect the water service pipes to serve Lots 61 & 62;*
 - x) *That easements be provided over Right of Way G to protect the water service pipes to serve Lots 65 & 66;*
 - xi) *That as required, easements be provided to protect all private drainage in the subdivision;*
 - xii) *That the existing stormwater easement affecting Lots 60, 63 and 64 shall be cancelled;*
 - xiii) *That the stage be acted upon after Stage 4A or concurrently with Stage 4A;*
- (3) *Prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the applicant shall complete the following*
- a) *All engineering works shall be carried out in accordance with the Dunedin City Council Code of Subdivision, 31 August 1999, and for any matter not covered by that standard, shall be carried out in accordance with New Zealand Standard 4404:1981 unless otherwise specified in other conditions of this consent;*
 - b) *The subdividing owner of the land shall provide a letter to the Council advising of their representative for the design and execution of the engineering works required in association with this subdivision and shall confirm that this representative will be responsible for all aspects covered under section 104 of NZS 4404:1981 “Code of Practice for Urban Land Subdivision”;*
 - c) *The owners representative appointed under condition (b) above shall provide to the Council a copy of a letter addressed to the subdividing owner of the land that explains the owners responsibility as set out in section 105.10 of NZS 4404:1981 “Code of Practice for Urban Land Subdivision”;*
 - d) *Prior to the commencement of any works on the land being subdivided, the applicant shall provide to the Dunedin City Council for approval, copies of specifications, calculations and design plans as is considered by the Council*

to be both necessary and adequate to detail the following engineering works required and to include the following:

- e) *All roads within the subdivision are to be designed and constructed in accordance with the Dunedin City Council's Code of Subdivision 1999 and provide for the following:*
- *The cross-section of Road 4 is to be consistent with the existing formation of Holyport Close (ie. 18.0m road reserve, 9.0m carriageway with parking one side, 2.0m footpath on both sides, 2.5m grass berms on both sides).*
 - *The minimum standard for the cross-section of the cul-de-sac (Road 5) is to be 14.0m minimum road reserve, 5.5m carriageway, 2.35m parking on one side, 2.0m footpath on one side, 4.0m minimum total berm.*
 - *Proposed Road 5 should have a minimum 10.0m turning radius in the head and be set out in a similar fashion to the "Local Road Cul-de-sac" as shown in Drawing 8 of the Code of Subdivision. Both the footpath and parking is required around the head of the cul-de-sac.*
 - *The installation of street lighting.*
- f) *Engineering plans showing details of the construction and drainage of the roads shall be submitted to Council's Transportation Planning Department and the Water and Waste Services Business Unit for approval prior to commencement of construction;*
- g) *Upon completion of all the roading works (inclusive of the maintenance period) the works are to be certified as having been constructed in accordance with the approved plans and specifications;*
- h) *That the applicant shall meet the cost of supplying and erecting the new street name plates. This work should be done in consultation with Council's Transportation Planning Department.*
- Note: The name of any new streets shall be approved by Council, however the applicant may make suggestions for consideration;*
- i) *That Right of Ways C, D, E, F, & G shall have kerb and channel down on one side to collect surface water and be hard surfaced to the formed width as shown in Table 1-Minimum Road Dimensions, Section 3- Roding of the Dunedin City Council Code of Subdivision, 31 August 1999;*
- j) *That the water reticulation work shall be constructed in accordance with the requirements of Part 5- Water Supply of Council's Code of Subdivision, 31 August 1999;*
- k) *As a conjunct to condition (d), plans and specifications for each stage of the water reticulation work in the subdivision, each accompanied by a standard Dunedin City Council Water Business Unit "Application for an Urban Water Supply", shall be submitted to the Dunedin City Council Water Manager for approval at least 48 hours prior to the commencement of work and approved by him in writing prior to the commencement of the work. Also, written*

confirmation be supplied that only materials included in the Dunedin City Council Water and Waste Services Business Unit "Approved Manufacturers and Products List for Water Supply" will be used for the water reticulation work in the subdivision;

- l) *That all principal water mains in the subdivision shall be 150mm nominal bore;*
- m) *That all rider mains in the subdivision shall be 50mm nominal bore and shall commence with a 50mm nominal bore sluice value;*
- n) *That each separate residential property shall be served by a separate 20mm nominal bore water service connection having a manifold box at the road side property boundary of the lot being served or the right of way side of the rear lot. The common feeder pipe for double service connections shall be 25mm nominal diameter;*
- o) *That the fire hydrants on the 150mm diameter principal main in Roads 4 and 5 shall be located opposite Lots 46, 51, & 64. The maximum hydrant spacing shall be 135 metres;*
- p) *That as built plans of the water reticulation pipes laid within the subdivision, including the location of hydrants, valves, the pipelines, the service connections and the manifold box installations and including the pipeline materials and depth of cover over the pipelines, be submitted to the Water and Waste Services Manager for approval;*
- q) *That advice of the actual cost including GST of the water reticulation work in the subdivision to be taken over by the Water and Waste Services Business Unit be submitted to the Water and Waste Services Manager;*
- r) *That all drainage work shall be constructed in accordance with the requirements of Part 4-Drainage of Council's Code of Subdivision, 31 August 1999;*
- s) *As a conjunct to condition (d), full engineering plans for the foul and stormwater reticulation be provided showing all relevant details of how each residential lot is to be served. Plans showing construction of the foul sewers, stormwater sewers and the foul sewer pumping station are to be submitted to details approved by the Water and Waste Services Business Unit. For this stage, the details are to be generally in accordance with "Drainage Plan No.2-dated 22 October 2002";*
- t) *That electricity and telephone services shall be provided to Lots 41-67 and 69-78;*
- u) **That a consent notice shall be prepared to be registered on the certificates of title for all lots containing uncertified fill for the following on-going condition: " That where dwellings are to be sited on filled ground (annotated on the accompanying diagram) then a specific foundation design shall be prepared by a suitably experienced civil engineer and**

approved by the Dunedin City Council prior to the issue of a Building Consent;

[RMA 2003-0534]

Advice Notes

- (1) *The applicant is reminded that this resource consent is not a licence to create adverse effects. There is still a duty to avoid, remedy or mitigate adverse effects and to avoid unreasonable noise. As a consequence, notwithstanding any consent given, the provisions of sections 16 and 17 of the Resource Management Act 1991 and the Health Act 1956 still apply and action may be taken against any nuisance caused.*

LAND USE:

The existing land use consent contained in RMA 2002-0472 is still valid, and is only reproduced here for convenience.

*That pursuant to section 34(4) and 105(1)(b) and after having regard to Part II matters and sections 104 and 105 of the Resource Management Act 1991, the Dunedin City Council **grants** consent for a discretionary activity to a land use involving the construction of new road and associated earthworks within the Urban Landscape Conservation Area affecting the subject site and new road construction on the balance of the land. No further conditions are required in addition to those imposed under the subdivision consent granted above.*

Advice Notes

- (1) *The applicant is reminded that this resource consent is not a licence to create adverse effects. There is still a duty to avoid, remedy or mitigate adverse effects and to avoid unreasonable noise. As a consequence, notwithstanding any consent given, the provisions of sections 16 and 17 of the Resource Management Act 1991 and the Health Act 1956 still apply and action may be taken against any nuisance caused.*

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 environmental effects of the proposed activity will be no more than minor.

District Plan – Objectives and Policies

In accordance with section 104(1)(b) of the Resource Management Act 1991, the Objectives and Policies of the Proposed and Transitional District Plans were taken into account in assessing the application. The Objectives and Policies of both the Transitional and Proposed District Plans (particularly Objectives 18.2.1, 18.2.2 and 18.2.6 and Policies 18.3.1 and 18.3.7 of the Proposed District Plan) seek to ensure that the adverse effects of subdivision activities on the City's natural resources and infrastructure are avoided, remedied or mitigated. The Objectives of both Plans and the Policies that stem from them seek to ensure that subdivision activity takes place in a coordinated and sustainable manner throughout the City.

The proposal is considered to be not contrary to those Objectives and Policies for the reasons outlined in points 1-9 of the Section headed 'Effects on the Environment' above.

Part II Matters

The proposed activity has also been assessed in terms of Part II matters of the Resource Management Act 1991. For the reasons outlined above, the proposed activity is considered to be not contrary to 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."

COMPLIANCE WITH CONDITIONS

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

DURATION OF CONSENT

It is brought to the consent holders attention that pursuant to Section 125 of the Resource Management Act 1991, with regard to Stage 4A, this consent shall lapse if effect has not been given to it 26 November 2004 or Council has not granted an extension of time, and with regard to Stages X, Y and Z, this consent shall lapse if effect has not been given to it by 26 November 2010 or Council has not granted an extension of time.

BUILDING CONSENT

This is only a resource consent and a separate application for building consent may be required before any work is undertaken on the site. Please check with the Building Control Office, Development Services.

RIGHTS OF APPEAL

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

The Chief Executive
Dunedin City Council
P O Box 5045
DUNEDIN

Attn: Senior Planner – Enquiries 1st Floor

Yours faithfully



Paul Freeland
PLANNER

20 May 2009



Dear 

VEHICLE ENTRANCE – 24 SUNNINGHURST DRIVE

In response to your request, I advise that your proposal to have a vehicle entrance installed at the property under reference is approved. The conditions relating to this approval are:

1. The crossing shall be a six (6) metre crossing, located at the garage entrance.
2. The footpath shall be graded and reformed to the normal footpath crossing standard.
3. The on-street drive shall be constructed to the normal (asphalt surfaced) standard.
4. The drive within the property shall be sealed or hardsurfaced for the first five (5) metres.
5. The finished levels shall remain as they are at the property boundary and at the back of the footpath. The earth that has been deposited on the road reserve shall be removed and ground returned to levels pre construction.
6. Provision is to be made for the removal of stormwater from the driveway by way of a sump then piped to the channel invert.
7. The two portions of broken footpath, one at the temporary builders entrance (a strip of 2 metres by 5 metres) and the other adjacent to the proposed vehicle entrance shall be re-asphalted. The kerb at the temporary entrance shall be repaired at that time also.
8. The work shall be carried out in accordance with the Council's Specification for construction of Vehicle Entrances.

Attached is a list of contractors approved to construct vehicle entrances. You should approach one or more of these for prices for the work.

Please note: This information addresses the requirements of Dunedin City Council's Transportation Operations Department only. The information outlined above is subject to compliance with the Council's District Plan and/or any associated resource consent issued. Please contact City Planning's Public Enquiries Counter or telephone 477 4000 if you wish to discuss these aspects.

Yours faithfully

Michael Tannock
Asset Supervisor

Encl