

# Dunedin City Council Land Information Memorandum

96234

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

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

This Land Information Memoranda (LIM) has been prepared in accordance with Section 44A of the Local Government Official Information and Meetings Act 1987. It contains only information obtained from the records held by the Dunedin City Council as at **19 January 2024**

The Dunedin City Council has not carried out an inspection of the land and/or buildings for the purposes of preparing this LIM. The Dunedin City Council records may not show illegal or unauthorised buildings or works on the land. Accordingly this report may not necessarily reflect the current status of the property. Examples of situations which affect the property but are not recorded in this report include: unauthorised work not known to Council and breaches of Consents or Licences that are not the subject of a formal Requisition or Notice.

The applicant is solely responsible for ensuring that the land or any building or works on the land is suitable for a particular purpose. The applicant should check the Records of Title as this report may not include information that is registered on the Records of Title. The Records of Title may record further information or obligations relating to the land.

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

## PROPERTY ADDRESS

5 Burwood Avenue Dunedin

**LIM Applicant  
Print Date**

Murray Boyne Galland  
19-Jan-2024

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## PROPERTY DETAILS

**Property ID** 5016822  
**Address** 5 Burwood Avenue Dunedin  
**Parcels** LOT 2 DP 19327

**Rubbish Day** Tuesday

## RATES DETAILS

**Rate Account** 2016822  
Address 5 Burwood Avenue Dunedin  
Valuation Number 26860-46501

**Latest Valuation Details**  
Capital Value \$1,400,000  
Land Value \$620,000  
Value of Improvements \$780,000  
Area (Hectares) 0.0415HA  
Units of Use 1

**Current Rates**  
Current Rating Year Starting 01-Jul-2023  
Dunedin City Council Rates \$5,010.00

**Rates Outstanding for Year** \$2,505.02

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

## BUILDING, PLUMBING AND DRAINAGE

### Minimum Floor Levels

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

### Public Sewer sheets.

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

### Dunedin City Council Private Drainage plans incomplete.

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

### Building and Drainage Information

#### Council Stormwater & Foul Sewer Connections available.

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

#### Private Stormwater Drains servicing existing buildings

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

Private Stormwater Drain goes to Street channel.

#### Private Foul Drains servicing existing buildings

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

Private Foul Drain connects to Council Foul Sewer in Street.

### Building and Drainage Consents

The following consents are recorded for this property:

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

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

[ABA-2013-1209](#) Building Consent - Remove Wall Between Kitchen and Living, Install Beam

Lodgement Date	25-Jun-2013
Decision	Granted
Decision Date	18-Jul-2013
Current Status	<b>CCC Issued</b>
Previous Number	
(Applications before 2007)	

[ABA-2018-1088](#) Building Consent - Install Wet Floor Shower Area in Dwelling

Lodgement Date 29-May-2018

Decision Granted

Decision Date 20-Jun-2018

Current Status **CCC Issued**

Previous Number

(Applications before 2007)

### Building and Drainage Permits

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

[H-1985-96996](#) AAB19850344 9224 - Erect dwelling (Friedlander). The permit was lodged on 02-Jul-1985.

[H-1984-217943](#) AAD19840849 K7076 - Boiler Tube, No Plan (Various Owners). The permit was lodged on 27-Jul-1984.

[H-1985-220383](#) AAD19851786 K8416 - Drainage for Subdivision (Frielander). The permit was lodged on 11-Jul-1985.

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

## HAZARDS

### SITE HAZARDS

No records were found of land instability, potential erosion, avulsion, falling debris, subsidence, slippage, alluvion or inundation.

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

**These reports are publicly available and can be accessed here:**

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

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

### **Otago Regional Council - Natural Hazards Database**

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

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

## HAZARDOUS SUBSTANCES

### **WARNING – Change in legislation and management of hazardous substances**

On 1 April 2004, all Dunedin City Council Dangerous Goods Licences expired. From this date they became the responsibility of the Environmental Protection Authority (EPA) under the Hazardous Substances and New Organisms Act 1996. All new licences for hazardous substances were issued by independent Test Certifiers approved by the EPA. The Council no longer holds current information on the use of hazardous substances at these premises and hazardous substances may be present without the Council's knowledge. The Council was advised by the EPA in 2016 that Worksafe had taken over responsibility for managing Location Test certificates under the Hazardous Substances and New Organisms Act 1996. The EPA no longer hold any information in relation to Location Test Certificates. If you have any questions, please contact Worksafe.

### **Contaminated Site, Hazardous Substances and Dangerous Goods Information**

No information

## ENVIRONMENTAL HEALTH

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

## LICENSING

### **Health Licensing**

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

### **Liquor Licensing**

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

## CITY PLANNING

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

### **Accuracy of Boundaries**

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

**Access to Site**

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

**Heritage New Zealand Pouhere Taonga Act 2014**

The Heritage New Zealand Pouhere Taonga Act 2014 applies in addition to any protection provided to a building or site by the District Plan. The Heritage New Zealand Pouhere Taonga Act 2014 makes it unlawful for any person to destroy, or modify the whole or any part of an archaeological site, whether or not the land on which the site is located is designated, or a resource or building consent has been issued, without the prior authority of Heritage New Zealand. The Heritage New Zealand Pouhere Taonga Act 2014 defines an archaeological site as a place associated with pre-1900 activity, where there may be evidence relating to the history of New Zealand. Pre-1900 buildings are considered archaeological sites under the Heritage New Zealand Pouhere Taonga Act 2014 and are also often associated with subsurface archaeological remains that provide evidence of pre-existing use of the site. Council records may not necessarily identify the precise date upon which an existing building was constructed. Contact the Dunedin office of Heritage New Zealand for further information: [infodeepsouth@heritage.org.nz](mailto: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](http://www.mfe.govt.nz).) Activities on HAIL sites may need to comply with permitted activity conditions specified in the National Environmental Standard and/or might require resource consent. (The Otago Regional Council should also be consulted for any rules in might have in regards to the use or development of contaminated sites.)

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

**Consent Notices**

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

**District Plan Information**

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

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

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

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

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

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

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

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

You should ensure that you consult the information and relevant planning maps in the Operative District Plan which can be found on our website at <https://www.dunedin.govt.nz/council/district-plan/district-plan-2006> and the 2GP which can be found on our website at <https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan> as well as at all Dunedin City Council service centres and libraries.

## **OPERATIVE DISTRICT PLAN INFORMATION**

### **Zoning**

This property is zoned as follows in the District Plan.

*Zone*

RESIDENTIAL 1

### **Noise**

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

*Noise Zone*

50Dt/35Nt dBA, 45SP dBA

## **SECOND GENERATION PLAN INFORMATION**

### Zoning

- General Residential 2 (refer Section 15, Residential)

### Scheduled Items

- Scheduled Trees within 30m of site
  - Plan ID: T247
  - Common Name: Copper beech

### Overlay Zones

- Nil

### Mapped Areas

- Variation 2 Mapped Area

### Resource Consents

There are no resource consents for this property.

### RESOURCE CONSENTS WITHIN 50 METRES OF 5 BURWOOD AVENUE DUNEDIN

#### **5016808 27 Burwood Avenue Dunedin**

[RMA-1997-360911](#) Resource Management Act (Historical Data) ERECT CARPORT/GARAGE ME PIPE OR KG WHITE (Non-Notified - Restricted Discretionary). The outcome was Granted on 26/05/1997.

[RMA-1973-353979](#) Resource Management Act (Historical Data) TWO SEPERATE DWELLINGS Ownr:MELVILLE & BAKER / App: MELVILLE & BAKER DOWNIE,STEWART..BOX 1345 (Notified - Non Complying). The outcome was Granted on 13/02/1974.

[RMA-1990-350810](#) Resource Management Act (Historical Data) Remove Building Line Ownr:WILSON (Non-Notified - Non Complying). The outcome was Granted on 29/11/1990.

[RMA-1990-350806](#) Resource Management Act (Historical Data) subdivision Ownr:WILSON / App: T.B. Hendry PO Box 1083 (Non-Notified - Non Complying). The outcome was Granted on 21/02/1991.

#### **5016821 80 Newington Avenue Dunedin**

[RMA-2000-363829](#) Resource Management Act (Historical Data) TO CONSTRUCT STORAGE AREA WITHIN SIDE YARD AND HEIGHT P LANE REQUIREMENTS (Non-Notified - Restricted Discretionary). The outcome was Granted on 25/02/2000.

[RMA-1993-356076](#) Resource Management Act (Historical Data) ADD TO DWELLING Ownr:HUBBARD/MCELROY / App: HUBBARD/MCELROY HARRISON GILLIES (Non-Notified - Non Complying). The outcome was Granted on 09/06/1993.

#### **5016823 9 Burwood Avenue Dunedin**

[LUC-2021-62](#) Land Use Consent maintenance on a Significant tree (T247 - Copper beech). The outcome was Granted on 01/03/2021.

[LUC-2015-484](#) Land Use Consent installation of a 1000 litre above ground diesel tank. The outcome was Granted on 23/10/2015.

#### **5017904 71 Newington Avenue Dunedin**

[RMA-1984-354319](#) Resource Management Act (Historical Data) 4 HOUSEHOLD UNITS ON 2 SEPERATE LOTS Ownr:JAMES AND SMITH / App: N & E S PATERSON (Notified - Non Complying). The outcome was Granted on 04/12/1984.

#### **5017906 81 Newington Avenue Dunedin**

[LUC-2016-96](#) Land Use Consent demolish the existing carport and construct a new carport with a roofed outdoor amenity area. The outcome was Granted on 12/04/2016.

#### **5017907 85 Newington Avenue Dunedin**

[RMA-1986-351890](#) Resource Management Act (Historical Data) DWG ADDN Ownr:BUCKINGHAM (Non-Notified - Non Complying). The outcome was Granted on 15/05/1986.

#### **5066658 72 Newington Avenue Dunedin**

[LUC-2015-262/C](#) Land Use Consent s127 cancellation of condition 4 of LUC-2015-262 land use consent for the establishment of a medical facility, with associated earthworks and signage, and pruning of a protected copper beech. The outcome was s127 Upheld on 17/10/2019.



[LUC-2014-645/A](#) Land Use Consent Sec 127 variation of four conditions of LUC-2014-465, to provide for the addition of a "load centre" structure (with an area of approximately 38m<sup>2</sup>) to the existing generator building, the pruning of an additional scheduled tree (tree T007) to accommodate the load centre addition, and an additional 154.3m<sup>3</sup> of excavations to provide for the siting of the load centre addition, and associated trenching between the load centre, chiller compound and main hospital building. The outcome was s127 Upheld on 12/07/2016.

[LUC-2016-195](#) Land Use Consent tree maintenance or emergency works on a significant tree. The outcome was Granted on 11/05/2016.

[LUC-2015-262/B](#) Land Use Consent variation of condition 1 of land use consent LUC-2015-262, being the establishment of a medical facility, with associated earthworks and signage, and pruning of a protected copper beech. The outcome was s127 Upheld on 10/09/2015.

[LUC-2015-262/A](#) Land Use Consent s357 objection to conditions. The outcome was S357 Upheld on 15/07/2015.

[LUC-2015-262](#) Land Use Consent establish a medical facility with associated earthworks and signage, and prune a protected tree. The outcome was Granted on 30/06/2015.

[LUC-2015-236](#) Land Use Consent earthworks for construction of the upper and lower car parking areas and for vehicle access changes within the site; for construction of a parking building near the Burwood Avenue front boundary; for construction of lower car parking area supported by retaining wall; for the undertaking of construction and parking activities under significant tree T838 and T840. The outcome was Partial Surrender on 12/04/2016.

[LUC-2014-645](#) Land Use Consent undertake earthworks within the canopy spread of a significant tree. The outcome was Granted on 10/02/2015.

[LUC-2012-303](#) Land Use Consent construct, operate and maintain extensions to a private hospital. The outcome was Granted on 03/08/2012.

[LUC-2011-433](#) Land Use Consent installation of 5kl diesel fuel tank to power hospital emergency generators. The outcome was Granted on 20/10/2011.

[LUC-2011-324](#) Land Use Consent to redevelop and extend the Mercy Care building at Mercy Hospital to accommodate a specialist Dermatological clinic on the ground floor and other as yet undefined clinical uses on the second floor. The outcome was Granted on 31/08/2011.

[LUC-2006-370974/C](#) Land Use Consent Variation of land use consent LUC-2006-370974 to change on-site parking requirements. The outcome was s127 Upheld on 17/12/2010.

[LUC-2006-370974/B](#) Land Use Consent Variation of land use consent LUC-2006-370974 to change on-site parking requirements. The outcome was s127 Upheld on 03/09/2008.

[LUC-2006-370974/A](#) Land Use Consent variation to condition 5 of RMA2006-370974. The outcome was s127 Upheld on 26/11/2007.

[LUC-2007-327](#) Land Use Consent the removal or trimming of a number of trees. The outcome was Granted on 21/06/2007.

[RMA-2005-369764](#) Resource Management Act (Historical Data) BUILD EXTENSION TO CAFETERIA AT MERCY HOSPITAL (Non-Notified - Non Complying). The outcome was Granted on 30/01/2006.

[RMA-2006-371002](#) Resource Management Act (Historical Data) Work on Spreading Elm T841 - root prune in preparation to re-locate.. The outcome was Granted on 26/09/2006.

[RMA-2002-366028](#) Resource Management Act (Historical Data) ADDITION TO EXISTING BUILDING FOR HOSPITAL SERVICES (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 29/10/2002.

[RMA-2006-370974](#) Resource Management Act (Historical Data) LAND USE CONSENT FOR PROPOSED ALTERATIONS AT MERCY HOSPITAL. The outcome was Granted on 01/05/2007.

[RMA-2001-364593](#) Resource Management Act (Historical Data) TRIM BRANCHES OFF AN OAK TREE (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 01/03/2001.

[RMA-1998-362104](#) Resource Management Act (Historical Data) ALTERATION & EXTENSION TO MERCY HOSPITAL & MARINOTO CLINIC (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 16/07/1998.

[RMA-1999-363057](#) Resource Management Act (Historical Data) ALTERATION & EXTENSION TO MERCY HOSPITAL & MARINOTO CLINIC (Notified - Unrestricted Discretionary). The outcome was Granted on 31/03/2000.

[RMA-1993-356000](#) Resource Management Act (Historical Data) / App: S BARNES (Non-Notified - Non Complying). The outcome was Granted on 31/03/1993.

[RMA-1988-354556](#) Resource Management Act (Historical Data) TO EXTEND MATER (MERCY) HOSPITAL Owner: SISTERS OF MERCY / App: SISTERS OF MERCY WEBB FARRY BOX 5541 DN (Notified - Non Complying). The outcome was Granted on 31/08/1988.

**[5108060](#) 72A Newington Avenue Dunedin**

[LUC-2014-645](#) Land Use Consent undertake earthworks within the canopy spread of a significant tree. The outcome was Granted on 10/02/2015.

[RMA-2001-364593](#) Resource Management Act (Historical Data) TRIM BRANCHES OFF AN OAK TREE (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 01/03/2001.

[RMA-1998-362104](#) Resource Management Act (Historical Data) ALTERATION & EXTENSION TO MERCY HOSPITAL & MARINOTO CLINIC (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 16/07/1998.

[RMA-1999-363057](#) Resource Management Act (Historical Data) ALTERATION & EXTENSION TO MERCY HOSPITAL & MARINOTO CLINIC (Notified - Unrestricted Discretionary). The outcome was Granted on 31/03/2000.

[RMA-1993-356000](#) Resource Management Act (Historical Data) / App: S BARNES (Non-Notified - Non Complying). The outcome was Granted on 31/03/1993.

[RMA-1988-354556](#) Resource Management Act (Historical Data) TO EXTEND MATER (MERCY) HOSPITAL Owner: SISTERS OF MERCY / App: SISTERS OF MERCY WEBB FARRY BOX 5541 DN (Notified - Non Complying). The outcome was Granted on 31/08/1988.

**[5110078](#) 72 Newington Avenue Dunedin**

[LUC-2014-645](#) Land Use Consent undertake earthworks within the canopy spread of a significant tree. The outcome was Granted on 10/02/2015.

[LUC-2006-370974/C](#) Land Use Consent Variation of land use consent LUC-2006-370974 to change on-site parking requirements. The outcome was s127 Upheld on 17/12/2010.

[LUC-2006-370974/B](#) Land Use Consent Variation of land use consent LUC-2006-370974 to change on-site parking requirements. The outcome was s127 Upheld on 03/09/2008.

[LUC-2006-370974/A](#) Land Use Consent variation to condition 5 of RMA2006-370974. The outcome was s127 Upheld on 26/11/2007.

[RMA-2006-370974](#) Resource Management Act (Historical Data) LAND USE CONSENT FOR PROPOSED ALTERATIONS AT MERCY HOSPITAL. The outcome was Granted on 01/05/2007.

**[5110079](#) 72 Newington Avenue Dunedin**

[LUC-2014-645](#) Land Use Consent undertake earthworks within the canopy spread of a significant tree. The outcome was Granted on 10/02/2015.

**[5110080](#) 72 Newington Avenue Dunedin**

[LUC-2014-645](#) Land Use Consent undertake earthworks within the canopy spread of a significant tree. The outcome was Granted on 10/02/2015.

**[5117920](#) 86 Newington Avenue Dunedin**

[LUC-2017-264](#) Land Use Consent land use consent to undertake tree maintenance work on significant tree T848 Quercus robur - English Oak. The outcome was Granted on 04/07/2017.

[LUC-2012-447](#) Land Use Consent tree maintenance or emergency works on a significant tree Oak T848. The outcome was Granted on 25/09/2012.

[LUC-2011-137](#) Land Use Consent construct a garage, including a store room and hobby room. The outcome was Granted on 29/04/2011.

**[5125531](#) 72 Newington Avenue Dunedin**

[LUC-2015-262/C](#) Land Use Consent s127 cancellation of condition 4 of LUC-2015-262 land use consent for the establishment of a medical facility, with associated earthworks and signage, and pruning of a protected copper beech. The outcome was s127 Upheld on 17/10/2019.

[LUC-2014-645/A](#) Land Use Consent Sec 127 variation of four conditions of LUC-2014-465, to provide for the addition of a "load centre" structure (with an area of approximately 38m<sup>2</sup>) to the existing generator building, the pruning of an additional scheduled tree (tree T007) to accommodate the load centre addition, and an additional 154.3m<sup>3</sup> of excavations to provide for the siting of the load centre addition, and associated trenching between the load centre, chiller compound and main hospital building. The outcome was s127 Upheld on 12/07/2016.

[LUC-2016-195](#) Land Use Consent tree maintenance or emergency works on a significant tree. The outcome was Granted on 11/05/2016.

[LUC-2015-262/B](#) Land Use Consent variation of condition 1 of land use consent LUC-2015-262, being the establishment of a medical facility, with associated earthworks and signage, and pruning of a protected copper beech. The outcome was s127 Upheld on 10/09/2015.

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[LUC-2015-236](#) Land Use Consent earthworks for construction of the upper and lower car parking areas and for vehicle access changes within the site; for construction of a parking building near the Burwood Avenue front boundary; for construction of lower car parking area supported by retaining wall; for the undertaking of construction and parking activities under significant tree T838 and T840. The outcome was Partial Surrender on 12/04/2016.

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[LUC-2006-370974/A](#) Land Use Consent variation to condition 5 of RMA2006-370974. The outcome was s127 Upheld on 26/11/2007.

[LUC-2007-327](#) Land Use Consent the removal or trimming of a number of trees. The outcome was Granted on 21/06/2007.

[RMA-2005-369764](#) Resource Management Act (Historical Data) BUILD EXTENSION TO CAFETERIA AT MERCY HOSPITAL (Non-Notified - Non Complying). The outcome was Granted on 30/01/2006.

[RMA-2006-371002](#) Resource Management Act (Historical Data) Work on Spreading Elm T841 - root prune in preparation to re-locate.. The outcome was Granted on 26/09/2006.

[RMA-2002-366028](#) Resource Management Act (Historical Data) ADDITION TO EXISTING BUILDING FOR HOSPITAL SERVICES (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 29/10/2002.

[RMA-2006-370974](#) Resource Management Act (Historical Data) LAND USE CONSENT FOR PROPOSED ALTERATIONS AT MERCY HOSPITAL. The outcome was Granted on 01/05/2007.

[RMA-2001-364593](#) Resource Management Act (Historical Data) TRIM BRANCHES OFF AN OAK TREE (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 01/03/2001.

[RMA-1998-362104](#) Resource Management Act (Historical Data) ALTERATION & EXTENSION TO MERCY HOSPITAL & MARINOTO CLINIC (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 16/07/1998.

[RMA-1999-363057](#) Resource Management Act (Historical Data) ALTERATION & EXTENSION TO MERCY HOSPITAL & MARINOTO CLINIC (Notified - Unrestricted Discretionary). The outcome was Granted on 31/03/2000.

[RMA-1993-356000](#) Resource Management Act (Historical Data) / App: S BARNES (Non-Notified - Non Complying). The outcome was Granted on 31/03/1993.

[RMA-1988-354556](#) Resource Management Act (Historical Data) TO EXTEND MATER (MERCY) HOSPITAL Owner: SISTERS OF MERCY / App: SISTERS OF MERCY WEBB FARRY BOX 5541 DN (Notified - Non Complying). The outcome was Granted on 31/08/1988.

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[LUC-2015-262/C](#) Land Use Consent s127 cancellation of condition 4 of LUC-2015-262 land use consent for the establishment of a medical facility, with associated earthworks and signage, and pruning of a protected copper beech. The outcome was s127 Upheld on 17/10/2019.

[LUC-2014-645/A](#) Land Use Consent Sec 127 variation of four conditions of LUC-2014-465, to provide for the addition of a "load centre" structure (with an area of approximately 38m<sup>2</sup>) to the existing generator building, the pruning of an additional scheduled tree (tree T007) to accommodate the load centre addition, and an additional 154.3m<sup>3</sup> of excavations to provide for the siting of the load centre addition, and associated trenching between the load centre, chiller compound and main hospital building. The outcome was s127 Upheld on 12/07/2016.

[LUC-2016-195](#) Land Use Consent tree maintenance or emergency works on a significant tree. The outcome was Granted on 11/05/2016.

[LUC-2015-262/B](#) Land Use Consent variation of condition 1 of land use consent LUC-2015-262, being the establishment of a medical facility, with associated earthworks and signage, and pruning of a protected copper beech. The outcome was s127 Upheld on 10/09/2015.

[LUC-2015-262/A](#) Land Use Consent s357 objection to conditions. The outcome was S357 Upheld on 15/07/2015.

[LUC-2015-262](#) Land Use Consent establish a medical facility with associated earthworks and signage, and prune a protected tree. The outcome was Granted on 30/06/2015.

[LUC-2015-236](#) Land Use Consent earthworks for construction of the upper and lower car parking areas and for vehicle access changes within the site; for construction of a parking building near the Burwood Avenue front boundary; for construction of lower car parking area supported by retaining wall; for the undertaking of construction and parking activities under significant tree T838 and T840. The outcome was Partial Surrender on 12/04/2016.

[LUC-2014-645](#) Land Use Consent undertake earthworks within the canopy spread of a significant tree. The outcome was Granted on 10/02/2015.

[LUC-2012-303](#) Land Use Consent construct, operate and maintain extensions to a private hospital. The outcome was Granted on 03/08/2012.

[LUC-2011-433](#) Land Use Consent installation of 5kl diesel fuel tank to power hospital emergency generators. The outcome was Granted on 20/10/2011.

[LUC-2011-324](#) Land Use Consent to redevelop and extend the Mercy Care building at Mercy Hospital to accommodate a specialist Dermatological clinic on the ground floor and other as yet undefined clinical uses on the second floor. The outcome was Granted on 31/08/2011.

[LUC-2006-370974/C](#) Land Use Consent Variation of land use consent LUC-2006-370974 to change on-site parking requirements. The outcome was s127 Upheld on 17/12/2010.

[LUC-2006-370974/B](#) Land Use Consent Variation of land use consent LUC-2006-370974 to change on-site parking requirements. The outcome was s127 Upheld on 03/09/2008.

[LUC-2006-370974/A](#) Land Use Consent variation to condition 5 of RMA2006-370974. The outcome was s127 Upheld on 26/11/2007.

[LUC-2007-327](#) Land Use Consent the removal or trimming of a number of trees. The outcome was Granted on 21/06/2007.

[RMA-2005-369764](#) Resource Management Act (Historical Data) BUILD EXTENSION TO CAFETERIA AT MERCY HOSPITAL (Non-Notified - Non Complying). The outcome was Granted on 30/01/2006.

[RMA-2006-371002](#) Resource Management Act (Historical Data) Work on Spreading Elm T841 - root prune in preparation to re-locate.. The outcome was Granted on 26/09/2006.

[RMA-2002-366028](#) Resource Management Act (Historical Data) ADDITION TO EXISTING BUILDING FOR HOSPITAL SERVICES (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 29/10/2002.

[RMA-2006-370974](#) Resource Management Act (Historical Data) LAND USE CONSENT FOR PROPOSED ALTERATIONS AT MERCY HOSPITAL. The outcome was Granted on 01/05/2007.

[RMA-2001-364593](#) Resource Management Act (Historical Data) TRIM BRANCHES OFF AN OAK TREE (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 01/03/2001.

[RMA-1998-362104](#) Resource Management Act (Historical Data) ALTERATION & EXTENSION TO MERCY HOSPITAL & MARINOTO CLINIC (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 16/07/1998.

[RMA-1999-363057](#) Resource Management Act (Historical Data) ALTERATION & EXTENSION TO MERCY HOSPITAL & MARINOTO CLINIC (Notified - Unrestricted Discretionary). The outcome was Granted on 31/03/2000.

[RMA-1993-356000](#) Resource Management Act (Historical Data) / App: S BARNES (Non-Notified - Non Complying). The outcome was Granted on 31/03/1993.

[RMA-1988-354556](#) Resource Management Act (Historical Data) TO EXTEND MATER (MERCY) HOSPITAL Owner: SISTERS OF MERCY / App: SISTERS OF MERCY WEBB FARRY BOX 5541 DN (Notified - Non Complying). The outcome was Granted on 31/08/1988.

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[LUC-2015-262/C](#) Land Use Consent s127 cancellation of condition 4 of LUC-2015-262 land use consent for the establishment of a medical facility, with associated earthworks and signage, and pruning of a protected copper beech. The outcome was s127 Upheld on 17/10/2019.

[LUC-2014-645/A](#) Land Use Consent Sec 127 variation of four conditions of LUC-2014-465, to provide for the addition of a "load centre" structure (with an area of approximately 38m<sup>2</sup>) to the existing generator building, the pruning of an additional scheduled tree (tree T007) to accommodate the load centre addition, and an additional 154.3m<sup>3</sup> of excavations to provide for the siting of the load centre addition, and associated trenching between the load centre, chiller compound and main hospital building. The outcome was s127 Upheld on 12/07/2016.

[LUC-2016-195](#) Land Use Consent tree maintenance or emergency works on a significant tree. The outcome was Granted on 11/05/2016.

[LUC-2015-262/B](#) Land Use Consent variation of condition 1 of land use consent LUC-2015-262, being the establishment of a medical facility, with associated earthworks and signage, and pruning of a protected copper beech. The outcome was s127 Upheld on 10/09/2015.

[LUC-2015-262/A](#) Land Use Consent s357 objection to conditions. The outcome was S357 Upheld on 15/07/2015.

[LUC-2015-262](#) Land Use Consent establish a medical facility with associated earthworks and signage, and prune a protected tree. The outcome was Granted on 30/06/2015.

[LUC-2015-236](#) Land Use Consent earthworks for construction of the upper and lower car parking areas and for vehicle access changes within the site; for construction of a parking building near the Burwood Avenue front boundary; for construction of lower car parking area supported by retaining wall; for the undertaking of construction and parking activities under significant tree T838 and T840. The outcome was Partial Surrender on 12/04/2016.

[LUC-2014-645](#) Land Use Consent undertake earthworks within the canopy spread of a significant tree. The outcome was Granted on 10/02/2015.

[LUC-2012-303](#) Land Use Consent construct, operate and maintain extensions to a private hospital. The outcome was Granted on 03/08/2012.

[LUC-2011-433](#) Land Use Consent installation of 5kl diesel fuel tank to power hospital emergency generators. The outcome was Granted on 20/10/2011.

[LUC-2011-324](#) Land Use Consent to redevelop and extend the Mercy Care building at Mercy Hospital to accommodate a specialist Dermatological clinic on the ground floor and other as yet undefined clinical uses on the second floor. The outcome was Granted on 31/08/2011.

[LUC-2006-370974/C](#) Land Use Consent Variation of land use consent LUC-2006-370974 to change on-site parking requirements. The outcome was s127 Upheld on 17/12/2010.

[LUC-2006-370974/B](#) Land Use Consent Variation of land use consent LUC-2006-370974 to change on-site parking requirements. The outcome was s127 Upheld on 03/09/2008.

[LUC-2006-370974/A](#) Land Use Consent variation to condition 5 of RMA2006-370974. The outcome was s127 Upheld on 26/11/2007.

[LUC-2007-327](#) Land Use Consent the removal or trimming of a number of trees. The outcome was Granted on 21/06/2007.

[RMA-2005-369764](#) Resource Management Act (Historical Data) BUILD EXTENSION TO CAFETERIA AT MERCY HOSPITAL (Non-Notified - Non Complying). The outcome was Granted on 30/01/2006.

[RMA-2006-371002](#) Resource Management Act (Historical Data) Work on Spreading Elm T841 - root prune in preparation to re-locate.. The outcome was Granted on 26/09/2006.

[RMA-2002-366028](#) Resource Management Act (Historical Data) ADDITION TO EXISTING BUILDING FOR HOSPITAL SERVICES (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 29/10/2002.

[RMA-2006-370974](#) Resource Management Act (Historical Data) LAND USE CONSENT FOR PROPOSED ALTERATIONS AT MERCY HOSPITAL. The outcome was Granted on 01/05/2007.

[RMA-2001-364593](#) Resource Management Act (Historical Data) TRIM BRANCHES OFF AN OAK TREE (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 01/03/2001.

[RMA-1998-362104](#) Resource Management Act (Historical Data) ALTERATION & EXTENSION TO MERCY HOSPITAL & MARINOTO CLINIC (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 16/07/1998.

[RMA-1999-363057](#) Resource Management Act (Historical Data) ALTERATION & EXTENSION TO MERCY HOSPITAL & MARINOTO CLINIC (Notified - Unrestricted Discretionary). The outcome was Granted on 31/03/2000.

[RMA-1993-356000](#) Resource Management Act (Historical Data) / App: S BARNES (Non-Notified - Non Complying). The outcome was Granted on 31/03/1993.

[RMA-1988-354556](#) Resource Management Act (Historical Data) TO EXTEND MATER (MERCY) HOSPITAL Owner: SISTERS OF MERCY / App: SISTERS OF MERCY WEBB FARRY BOX 5541 DN (Notified - Non Complying). The outcome was Granted on 31/08/1988.

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[LUC-2015-262/C](#) Land Use Consent s127 cancellation of condition 4 of LUC-2015-262 land use consent for the establishment of a medical facility, with associated earthworks and signage, and pruning of a protected copper beech. The outcome was s127 Upheld on 17/10/2019.

[LUC-2014-645/A](#) Land Use Consent Sec 127 variation of four conditions of LUC-2014-465, to provide for the addition of a "load centre" structure (with an area of approximately 38m<sup>2</sup>) to the existing generator building, the pruning of an additional scheduled tree (tree T007) to accommodate the load centre addition, and an additional 154.3m<sup>3</sup> of excavations to provide for the siting of the load centre addition, and associated trenching between the load centre, chiller compound and main hospital building. The outcome was s127 Upheld on 12/07/2016.

[LUC-2016-195](#) Land Use Consent tree maintenance or emergency works on a significant tree. The outcome was Granted on 11/05/2016.

[LUC-2015-262/B](#) Land Use Consent variation of condition 1 of land use consent LUC-2015-262, being the establishment of a medical facility, with associated earthworks and signage, and pruning of a protected copper beech. The outcome was s127 Upheld on 10/09/2015.

[LUC-2015-262/A](#) Land Use Consent s357 objection to conditions. The outcome was S357 Upheld on 15/07/2015.

[LUC-2015-262](#) Land Use Consent establish a medical facility with associated earthworks and signage, and prune a protected tree. The outcome was Granted on 30/06/2015.

[LUC-2015-236](#) Land Use Consent earthworks for construction of the upper and lower car parking areas and for vehicle access changes within the site; for construction of a parking building near the Burwood Avenue front boundary; for construction of lower car parking area supported by retaining wall; for the undertaking of construction and parking activities under significant tree T838 and T840. The outcome was Partial Surrender on 12/04/2016.

[LUC-2014-645](#) Land Use Consent undertake earthworks within the canopy spread of a significant tree. The outcome was Granted on 10/02/2015.

[LUC-2012-303](#) Land Use Consent construct, operate and maintain extensions to a private hospital. The outcome was Granted on 03/08/2012.

[LUC-2011-433](#) Land Use Consent installation of 5kl diesel fuel tank to power hospital emergency generators. The outcome was Granted on 20/10/2011.

[LUC-2011-324](#) Land Use Consent to redevelop and extend the Mercy Care building at Mercy Hospital to accommodate a specialist Dermatological clinic on the ground floor and other as yet undefined clinical uses on the second floor. The outcome was Granted on 31/08/2011.

[LUC-2006-370974/C](#) Land Use Consent Variation of land use consent LUC-2006-370974 to change on-site parking requirements. The outcome was s127 Upheld on 17/12/2010.

[LUC-2006-370974/B](#) Land Use Consent Variation of land use consent LUC-2006-370974 to change on-site parking requirements. The outcome was s127 Upheld on 03/09/2008.

[LUC-2006-370974/A](#) Land Use Consent variation to condition 5 of RMA2006-370974. The outcome was s127 Upheld on 26/11/2007.

[LUC-2007-327](#) Land Use Consent the removal or trimming of a number of trees. The outcome was Granted on 21/06/2007.

[RMA-2005-369764](#) Resource Management Act (Historical Data) BUILD EXTENSION TO CAFETERIA AT MERCY HOSPITAL (Non-Notified - Non Complying). The outcome was Granted on 30/01/2006.

[RMA-2006-371002](#) Resource Management Act (Historical Data) Work on Spreading Elm T841 - root prune in preparation to re-locate.. The outcome was Granted on 26/09/2006.

[RMA-2002-366028](#) Resource Management Act (Historical Data) ADDITION TO EXISTING BUILDING FOR HOSPITAL SERVICES (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 29/10/2002.

[RMA-2006-370974](#) Resource Management Act (Historical Data) LAND USE CONSENT FOR PROPOSED ALTERATIONS AT MERCY HOSPITAL. The outcome was Granted on 01/05/2007.

[RMA-2001-364593](#) Resource Management Act (Historical Data) TRIM BRANCHES OFF AN OAK TREE (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 01/03/2001.

[RMA-1998-362104](#) Resource Management Act (Historical Data) ALTERATION & EXTENSION TO MERCY HOSPITAL & MARINOTO CLINIC (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 16/07/1998.

[RMA-1999-363057](#) Resource Management Act (Historical Data) ALTERATION & EXTENSION TO MERCY HOSPITAL & MARINOTO CLINIC (Notified - Unrestricted Discretionary). The outcome was Granted on 31/03/2000.

[RMA-1993-356000](#) Resource Management Act (Historical Data) / App: S BARNES (Non-Notified - Non Complying). The outcome was Granted on 31/03/1993.

[RMA-1988-354556](#) Resource Management Act (Historical Data) TO EXTEND MATER (MERCY) HOSPITAL Owner: SISTERS OF MERCY / App: SISTERS OF MERCY WEBB FARRY BOX 5541 DN (Notified - Non Complying). The outcome was Granted on 31/08/1988.

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[LUC-2023-174](#) Land Use Consent Extension of Mercy Hospital building and associated earthworks. The outcome was Granted on 30/06/2023.

[LUC-2021-428](#) Land Use Consent maintenance on a scheduled tree T834. The outcome was Granted on 19/07/2021.

[LUC-2019-641](#) Land Use Consent tree maintenance work on a significant tree - T006 - Quercus suber - Cork Oak. The outcome was Granted on 12/12/2019.

[LUC-2015-262/C](#) Land Use Consent s127 cancellation of condition 4 of LUC-2015-262 land use consent for the establishment of a medical facility, with associated earthworks and signage, and pruning of a protected copper beech. The outcome was s127 Upheld on 17/10/2019.

[LUC-2014-645/A](#) Land Use Consent Sec 127 variation of four conditions of LUC-2014-465, to provide for the addition of a "load centre" structure (with an area of approximately 38m<sup>2</sup>) to the existing generator building, the pruning of an additional scheduled tree (tree T007) to accommodate the load centre addition, and an additional 154.3m<sup>3</sup> of excavations to provide for the siting of the load centre addition, and associated trenching between the load centre, chiller compound and main hospital building. The outcome was s127 Upheld on 12/07/2016.

[LUC-2016-195](#) Land Use Consent tree maintenance or emergency works on a significant tree. The outcome was Granted on 11/05/2016.

[LUC-2015-262/B](#) Land Use Consent variation of condition 1 of land use consent LUC-2015-262, being the establishment of a medical facility, with associated earthworks and signage, and pruning of a protected copper beech. The outcome was s127 Upheld on 10/09/2015.

[LUC-2015-262/A](#) Land Use Consent s357 objection to conditions. The outcome was S357 Upheld on 15/07/2015.

[LUC-2015-262](#) Land Use Consent establish a medical facility with associated earthworks and signage, and prune a protected tree. The outcome was Granted on 30/06/2015.

[LUC-2015-236](#) Land Use Consent earthworks for construction of the upper and lower car parking areas and for vehicle access changes within the site; for construction of a parking building near the Burwood Avenue front boundary; for construction of lower car parking area supported by retaining wall; for the undertaking of construction and parking activities under significant tree T838 and T840. The outcome was Partial Surrender on 12/04/2016.

[LUC-2014-645](#) Land Use Consent undertake earthworks within the canopy spread of a significant tree. The outcome was Granted on 10/02/2015.

[LUC-2012-303](#) Land Use Consent construct, operate and maintain extensions to a private hospital. The outcome was Granted on 03/08/2012.

[LUC-2011-433](#) Land Use Consent installation of 5kl diesel fuel tank to power hospital emergency generators. The outcome was Granted on 20/10/2011.

[LUC-2011-324](#) Land Use Consent to redevelop and extend the Mercy Care building at Mercy Hospital to accommodate a specialist Dermatological clinic on the ground floor and other as yet undefined clinical uses on the second floor. The outcome was Granted on 31/08/2011.

[LUC-2006-370974/C](#) Land Use Consent Variation of land use consent LUC-2006-370974 to change on-site parking requirements. The outcome was s127 Upheld on 17/12/2010.

[LUC-2006-370974/B](#) Land Use Consent Variation of land use consent LUC-2006-370974 to change on-site parking requirements. The outcome was s127 Upheld on 03/09/2008.

[LUC-2006-370974/A](#) Land Use Consent variation to condition 5 of RMA2006-370974. The outcome was s127 Upheld on 26/11/2007.

[LUC-2007-327](#) Land Use Consent the removal or trimming of a number of trees. The outcome was Granted on 21/06/2007.

[RMA-2005-369764](#) Resource Management Act (Historical Data) BUILD EXTENSION TO CAFETERIA AT MERCY HOSPITAL (Non-Notified - Non Complying). The outcome was Granted on 30/01/2006.

[RMA-2006-371002](#) Resource Management Act (Historical Data) Work on Spreading Elm T841 - root prune in preparation to re-locate.. The outcome was Granted on 26/09/2006.

[RMA-2002-366028](#) Resource Management Act (Historical Data) ADDITION TO EXISTING BUILDING FOR HOSPITAL SERVICES (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 29/10/2002.

[RMA-2006-370974](#) Resource Management Act (Historical Data) LAND USE CONSENT FOR PROPOSED ALTERATIONS AT MERCY HOSPITAL. The outcome was Granted on 01/05/2007.

[RMA-2001-364593](#) Resource Management Act (Historical Data) TRIM BRANCHES OFF AN OAK TREE (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 01/03/2001.

[RMA-1998-362104](#) Resource Management Act (Historical Data) ALTERATION & EXTENSION TO MERCY HOSPITAL & MARINOTO CLINIC (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 16/07/1998.

[RMA-1999-363057](#) Resource Management Act (Historical Data) ALTERATION & EXTENSION TO MERCY HOSPITAL & MARINOTO CLINIC (Notified - Unrestricted Discretionary). The outcome was Granted on 31/03/2000.

[RMA-1993-356000](#) Resource Management Act (Historical Data) / App: S BARNES (Non-Notified - Non Complying). The outcome was Granted on 31/03/1993.

[RMA-1988-354556](#) Resource Management Act (Historical Data) TO EXTEND MATER (MERCY) HOSPITAL Owner: SISTERS OF MERCY / App: SISTERS OF MERCY WEBB FARRY BOX 5541 DN (Notified - Non Complying). The outcome was Granted on 31/08/1988.

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[LUC-2015-262/C](#) Land Use Consent s127 cancellation of condition 4 of LUC-2015-262 land use consent for the establishment of a medical facility, with associated earthworks and signage, and pruning of a protected copper beech. The outcome was s127 Upheld on 17/10/2019.

[LUC-2014-645/A](#) Land Use Consent Sec 127 variation of four conditions of LUC-2014-465, to provide for the addition of a "load centre" structure (with an area of approximately 38m<sup>2</sup>) to the existing generator building, the pruning of an additional scheduled tree (tree T007) to accommodate the load centre addition, and an additional 154.3m<sup>3</sup> of excavations to provide for the siting of the load centre addition, and associated trenching between the load centre, chiller compound and main hospital building. The outcome was s127 Upheld on 12/07/2016.

[LUC-2016-195](#) Land Use Consent tree maintenance or emergency works on a significant tree. The outcome was Granted on 11/05/2016.

[LUC-2015-262/B](#) Land Use Consent variation of condition 1 of land use consent LUC-2015-262, being the establishment of a medical facility, with associated earthworks and signage, and pruning of a protected copper beech. The outcome was s127 Upheld on 10/09/2015.

[LUC-2015-262/A](#) Land Use Consent s357 objection to conditions. The outcome was S357 Upheld on 15/07/2015.

[LUC-2015-262](#) Land Use Consent establish a medical facility with associated earthworks and signage, and prune a protected tree. The outcome was Granted on 30/06/2015.



[LUC-2015-236](#) Land Use Consent earthworks for construction of the upper and lower car parking areas and for vehicle access changes within the site; for construction of a parking building near the Burwood Avenue front boundary; for construction of lower car parking area supported by retaining wall; for the undertaking of construction and parking activities under significant tree T838 and T840. The outcome was Partial Surrender on 12/04/2016.

[LUC-2014-645](#) Land Use Consent undertake earthworks within the canopy spread of a significant tree. The outcome was Granted on 10/02/2015.

[LUC-2012-303](#) Land Use Consent construct, operate and maintain extensions to a private hospital. The outcome was Granted on 03/08/2012.

[LUC-2011-433](#) Land Use Consent installation of 5kl diesel fuel tank to power hospital emergency generators. The outcome was Granted on 20/10/2011.

[LUC-2011-324](#) Land Use Consent to redevelop and extend the Mercy Care building at Mercy Hospital to accommodate a specialist Dermatological clinic on the ground floor and other as yet undefined clinical uses on the second floor. The outcome was Granted on 31/08/2011.

[LUC-2006-370974/C](#) Land Use Consent Variation of land use consent LUC-2006-370974 to change on-site parking requirements. The outcome was s127 Upheld on 17/12/2010.

[LUC-2006-370974/B](#) Land Use Consent Variation of land use consent LUC-2006-370974 to change on-site parking requirements. The outcome was s127 Upheld on 03/09/2008.

[LUC-2006-370974/A](#) Land Use Consent variation to condition 5 of RMA2006-370974. The outcome was s127 Upheld on 26/11/2007.

[LUC-2007-327](#) Land Use Consent the removal or trimming of a number of trees. The outcome was Granted on 21/06/2007.

[RMA-2005-369764](#) Resource Management Act (Historical Data) BUILD EXTENSION TO CAFETERIA AT MERCY HOSPITAL (Non-Notified - Non Complying). The outcome was Granted on 30/01/2006.

[RMA-2006-371002](#) Resource Management Act (Historical Data) Work on Spreading Elm T841 - root prune in preparation to re-locate.. The outcome was Granted on 26/09/2006.

[RMA-2002-366028](#) Resource Management Act (Historical Data) ADDITION TO EXISTING BUILDING FOR HOSPITAL SERVICES (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 29/10/2002.

[RMA-2006-370974](#) Resource Management Act (Historical Data) LAND USE CONSENT FOR PROPOSED ALTERATIONS AT MERCY HOSPITAL. The outcome was Granted on 01/05/2007.

[RMA-2001-364593](#) Resource Management Act (Historical Data) TRIM BRANCHES OFF AN OAK TREE (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 01/03/2001.

[RMA-1998-362104](#) Resource Management Act (Historical Data) ALTERATION & EXTENSION TO MERCY HOSPITAL & MARINOTO CLINIC (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 16/07/1998.

[RMA-1999-363057](#) Resource Management Act (Historical Data) ALTERATION & EXTENSION TO MERCY HOSPITAL & MARINOTO CLINIC (Notified - Unrestricted Discretionary). The outcome was Granted on 31/03/2000.

[RMA-1993-356000](#) Resource Management Act (Historical Data) / App: S BARNES (Non-Notified - Non Complying). The outcome was Granted on 31/03/1993.

[RMA-1988-354556](#) Resource Management Act (Historical Data) TO EXTEND MATER (MERCY) HOSPITAL Owner: SISTERS OF MERCY / App: SISTERS OF MERCY WEBB FARRY BOX 5541 DN (Notified - Non Complying). The outcome was Granted on 31/08/1988.

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[LUC-2015-262/C](#) Land Use Consent s127 cancellation of condition 4 of LUC-2015-262 land use consent for the establishment of a medical facility, with associated earthworks and signage, and pruning of a protected copper beech. The outcome was s127 Upheld on 17/10/2019.

[LUC-2014-645/A](#) Land Use Consent Sec 127 variation of four conditions of LUC-2014-465, to provide for the addition of a "load centre" structure (with an area of approximately 38m<sup>2</sup>) to the existing generator building, the pruning of an additional scheduled tree (tree T007) to accommodate the load centre addition, and an additional 154.3m<sup>3</sup> of excavations to provide for the siting of the load centre addition, and associated trenching between the load centre, chiller compound and main hospital building. The outcome was s127 Upheld on 12/07/2016.

[LUC-2016-195](#) Land Use Consent tree maintenance or emergency works on a significant tree. The outcome was Granted on 11/05/2016.

[LUC-2015-262/B](#) Land Use Consent variation of condition 1 of land use consent LUC-2015-262, being the establishment of a medical facility, with associated earthworks and signage, and pruning of a protected copper beech. The outcome was s127 Upheld on 10/09/2015.

[LUC-2015-262/A](#) Land Use Consent s357 objection to conditions. The outcome was S357 Upheld on 15/07/2015.

[LUC-2015-262](#) Land Use Consent establish a medical facility with associated earthworks and signage, and prune a protected tree. The outcome was Granted on 30/06/2015.

[LUC-2015-236](#) Land Use Consent earthworks for construction of the upper and lower car parking areas and for vehicle access changes within the site; for construction of a parking building near the Burwood Avenue front boundary; for construction of lower car parking area supported by retaining wall; for the undertaking of construction and parking activities under significant tree T838 and T840. The outcome was Partial Surrender on 12/04/2016.

[LUC-2014-645](#) Land Use Consent undertake earthworks within the canopy spread of a significant tree. The outcome was Granted on 10/02/2015.

[LUC-2012-303](#) Land Use Consent construct, operate and maintain extensions to a private hospital. The outcome was Granted on 03/08/2012.

[LUC-2011-433](#) Land Use Consent installation of 5kl diesel fuel tank to power hospital emergency generators. The outcome was Granted on 20/10/2011.

[LUC-2011-324](#) Land Use Consent to redevelop and extend the Mercy Care building at Mercy Hospital to accommodate a specialist Dermatological clinic on the ground floor and other as yet undefined clinical uses on the second floor. The outcome was Granted on 31/08/2011.

[LUC-2006-370974/C](#) Land Use Consent Variation of land use consent LUC-2006-370974 to change on-site parking requirements. The outcome was s127 Upheld on 17/12/2010.

[LUC-2006-370974/B](#) Land Use Consent Variation of land use consent LUC-2006-370974 to change on-site parking requirements. The outcome was s127 Upheld on 03/09/2008.

[LUC-2006-370974/A](#) Land Use Consent variation to condition 5 of RMA2006-370974. The outcome was s127 Upheld on 26/11/2007.

[LUC-2007-327](#) Land Use Consent the removal or trimming of a number of trees. The outcome was Granted on 21/06/2007.

[RMA-2005-369764](#) Resource Management Act (Historical Data) BUILD EXTENSION TO CAFETERIA AT MERCY HOSPITAL (Non-Notified - Non Complying). The outcome was Granted on 30/01/2006.

[RMA-2006-371002](#) Resource Management Act (Historical Data) Work on Spreading Elm T841 - root prune in preparation to re-locate.. The outcome was Granted on 26/09/2006.

[RMA-2002-366028](#) Resource Management Act (Historical Data) ADDITION TO EXISTING BUILDING FOR HOSPITAL SERVICES (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 29/10/2002.

[RMA-2006-370974](#) Resource Management Act (Historical Data) LAND USE CONSENT FOR PROPOSED ALTERATIONS AT MERCY HOSPITAL. The outcome was Granted on 01/05/2007.

[RMA-2001-364593](#) Resource Management Act (Historical Data) TRIM BRANCHES OFF AN OAK TREE (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 01/03/2001.

[RMA-1998-362104](#) Resource Management Act (Historical Data) ALTERATION & EXTENSION TO MERCY HOSPITAL & MARINOTO CLINIC (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 16/07/1998.

[RMA-1999-363057](#) Resource Management Act (Historical Data) ALTERATION & EXTENSION TO MERCY HOSPITAL & MARINOTO CLINIC (Notified - Unrestricted Discretionary). The outcome was Granted on 31/03/2000.

[RMA-1993-356000](#) Resource Management Act (Historical Data) / App: S BARNES (Non-Notified - Non Complying). The outcome was Granted on 31/03/1993.

[RMA-1988-354556](#) Resource Management Act (Historical Data) TO EXTEND MATER (MERCY) HOSPITAL Owner: SISTERS OF MERCY / App: SISTERS OF MERCY WEBB FARRY BOX 5541 DN (Notified - Non Complying). The outcome was Granted on 31/08/1988.

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

## TRANSPORT

No Transport information was found for this property

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

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

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

## 3 WATERS

### WATER

#### **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](http://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](http://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](http://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

## FOUL SEWER AND WASTE WATER

### **Urban Stormwater Catchment**

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

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

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

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

### **Drainage Reticulation Plans**

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

### **Stormwater/Sewer Separation - Compliant**

The Dunedin City Council requires the foul sewer and storm water being discharged from a property to be directed to the separate foul sewer and storm water networks, respectively. This property is in an area where inspections have been undertaken to ensure compliance with this requirement. This property was certified as complying with Council's requirements for storm water separation at the time of inspection on **27<sup>th</sup> June 2000**.

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

### **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](http://www.dunedin.govt.nz)

## APPENDIX

### **Glossary of terms and abbreviations**

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

#### **Consent, Permit, Licence & Complaint types**

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

#### **Terms used in Permits & Consents**

- ALT Alteration
- ADD Addition
- BD D/C Board drain in common
- BLD Building
- BLDNG Building
- BT Boundary trap
- B/T Boiler tube
- CCC Code Compliance Certificate
- DAP Drainage from adjacent property
- DGE Drainage
- DIC Drain in common
- DR Drainage
- DWG Dwelling
- FS Foul sewer
- HEA Heater
- ICC Interim Code Compliance
- MH Manhole
- PL Plumbing
- PLB Plumbing
- PTE Private
- SIS Sewer in section
- WC Water course
- WT Water table
- SW Stormwater

#### **General terms**

- RDMS Records and Document Management System



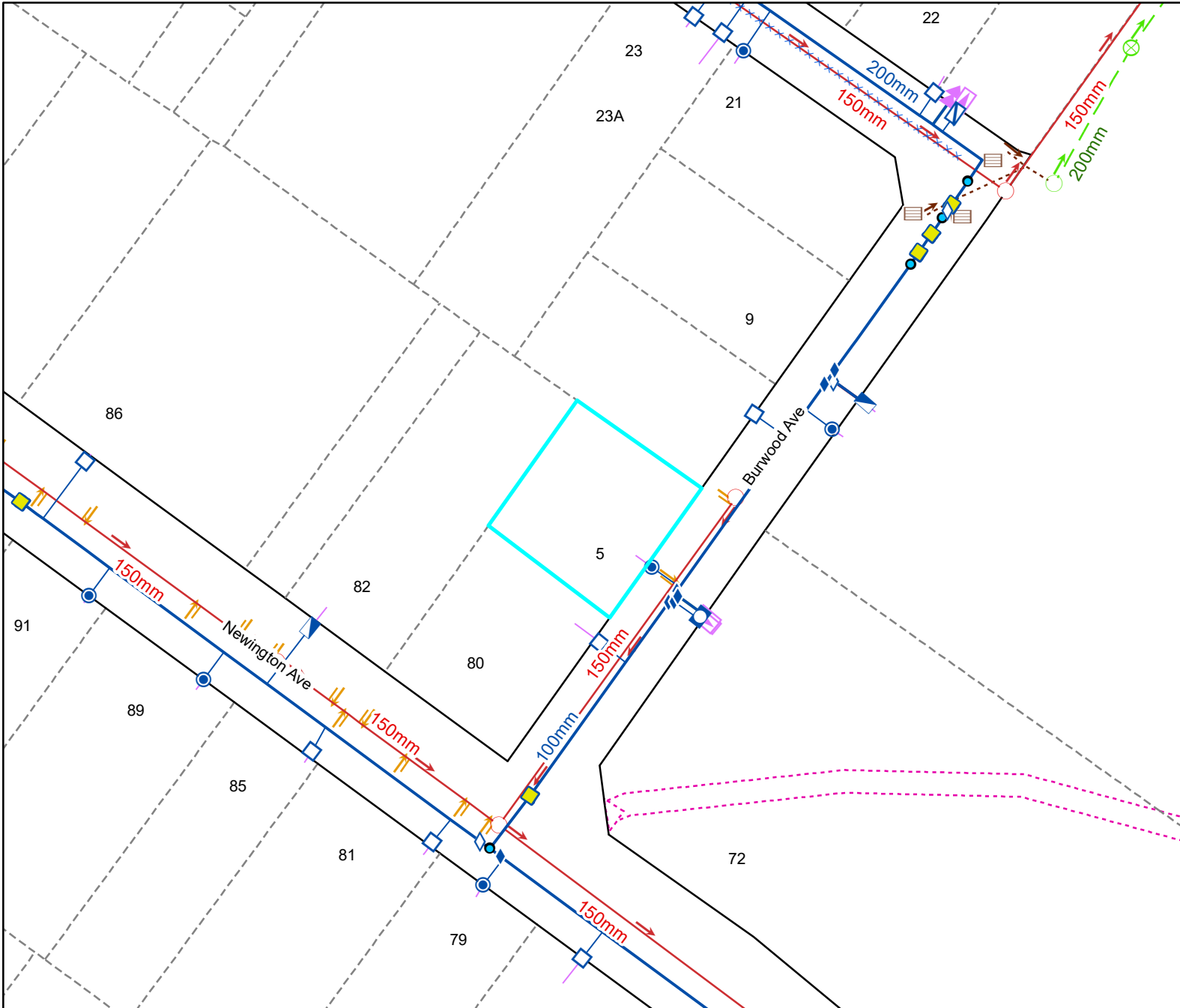
# Photographic Map

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PARCEL LINES CAN VARY FROM  
LEGAL PARCEL BOUNDARIES  
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or orthographic standards. Every effort  
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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
	NR
	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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PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES  
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# Second Generation District Plan

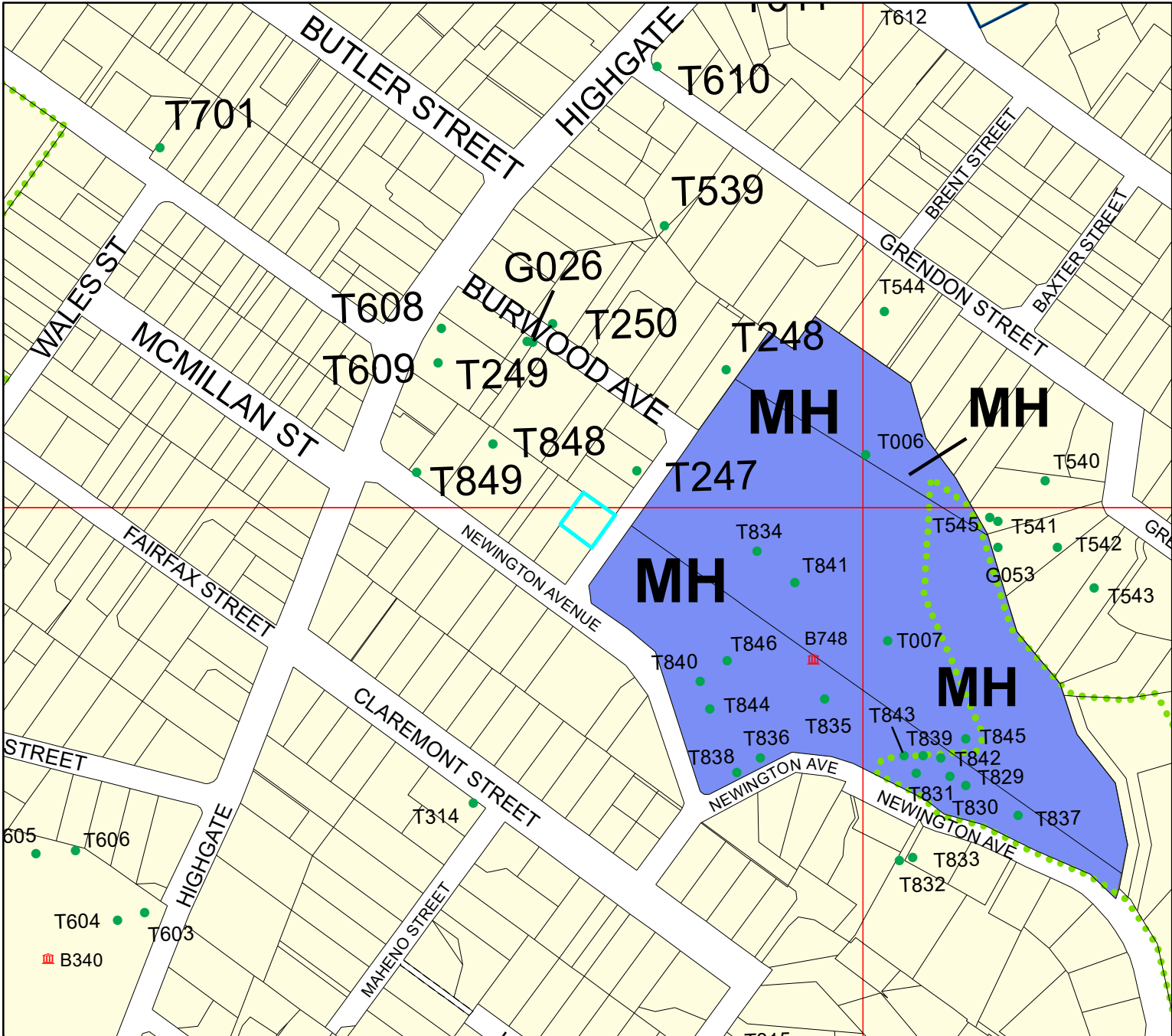
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### Legend

- Significant Trees
- ◆ Transpower Structure
- Transpower Lines
- Heritage Structure
- Heritage Facade
- ✕ DP Archaeological Sites
- Airport Fan Designation 274 bdy
- Port Height Restrictions
- DP Designations
- Urban Landscape Conservation Area
- DP Taiari Aerodrome
- Restricted Water Supply Area
- Ground Water Protection Zone A
- Ground Water Protection Zone B
- Public Roads not Legal
- Unformed Legal Road

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

- #### Port & Airport Noise
- XXXX Air Noise Boundary
  - XXXX Airport Outer Control Boundary
  - XXXX Outer Port Control Boundary
  - XXXX Port Noise Boundary

- #### Esplanade Requirement
- \*\*\* Esplanade Reserve Required
  - \*\*\*\*\* Esplanade Strip Required

- #### Landscape Management Boundary
- outside boundary
  - boundary between areas
  - prominence boundary

- #### Townscape
- Townscape and Heritage Precinct Boundary - Internal
  - Townscape and Heritage Precinct Boundary

- #### Pedestrian Frontage
- Identified Pedestrian Crossing
  - Verandah Required

- #### Areas of Significant Conservation Value boundary
- ASCV Boundary
  - ASCV Boundary - Internal
  - Areas of Significant Conservation Value (Estuarine edge)
  - Areas of Significant Conservation Value (Wetland)

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

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

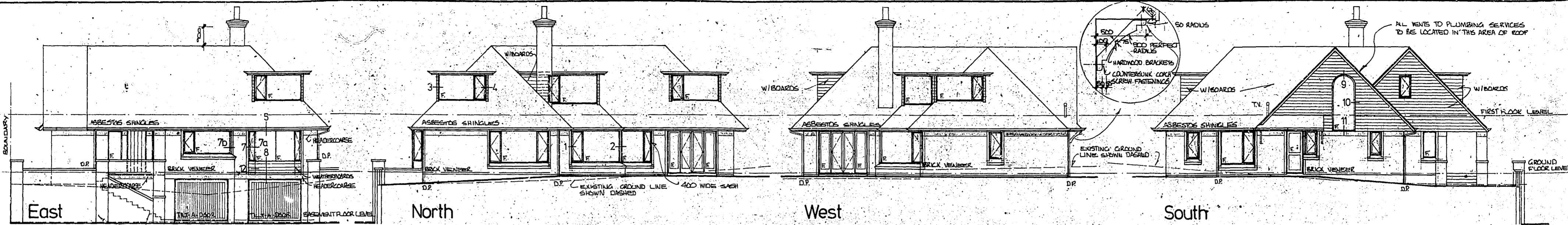


## Operative District Plan Map

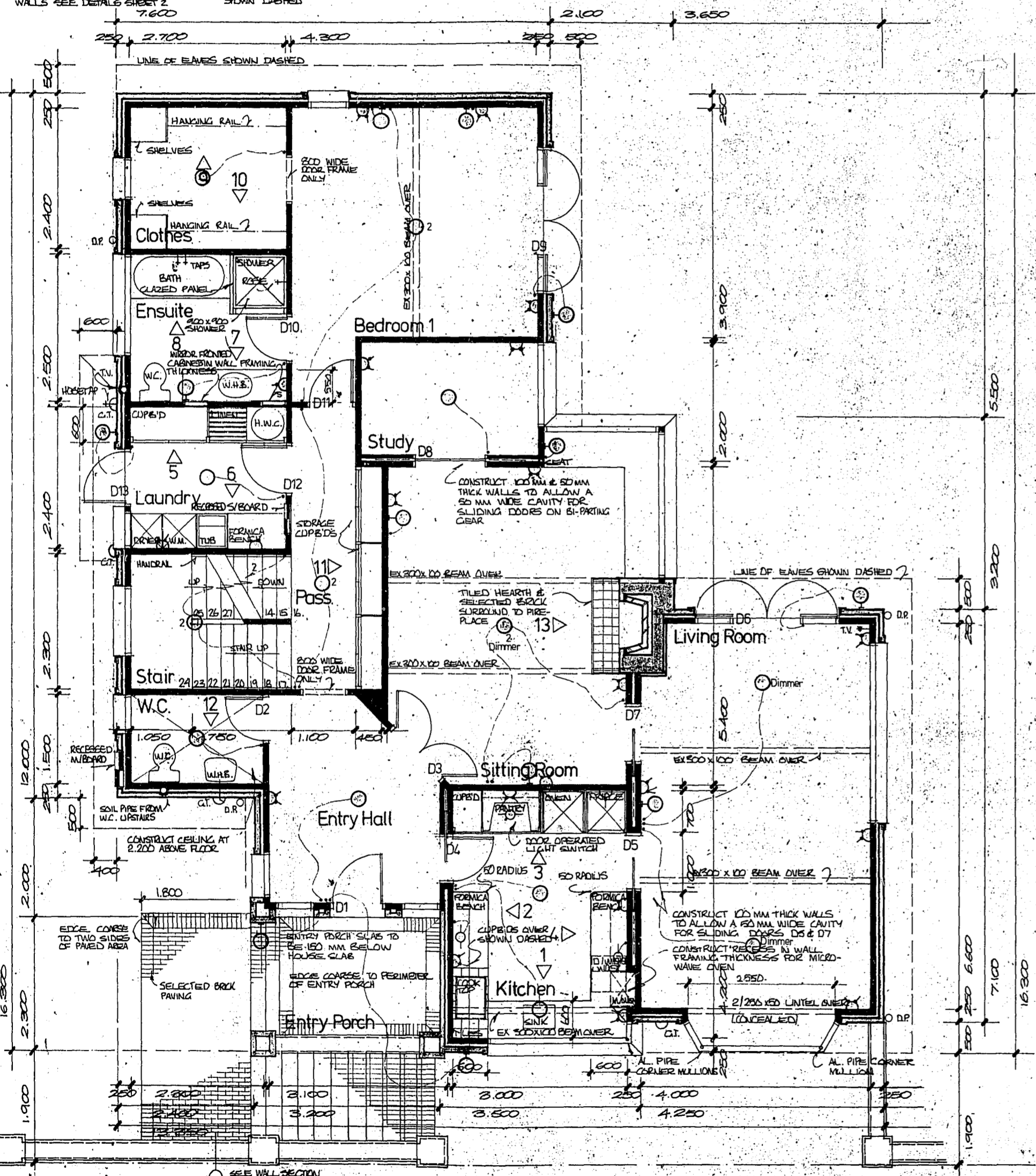
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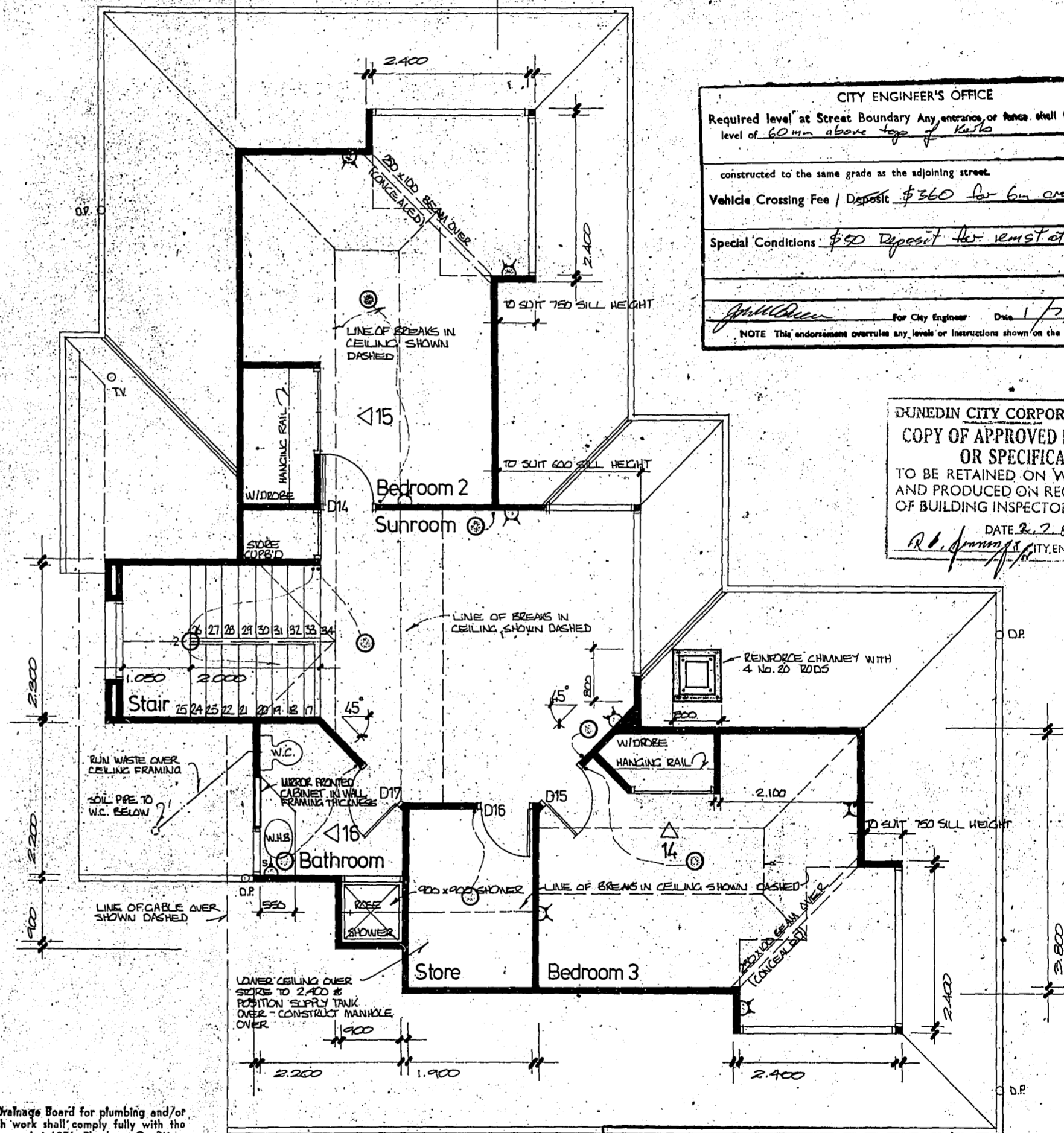
PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES  
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**South Elevations**  
SCALE 1:100



**Ground Floor Plan**  
SCALE 1:50



**9224**  
**First Floor Plan**  
SCALE 1:50

**CITY ENGINEER'S OFFICE**  
Required level at Street Boundary Any entrance or fence shall be at a level of 60 mm above top of kerb  
constructed to the same grade as the adjoining street.  
Vehicle Crossing Fee / Deposit \$360 for 6m crossing  
Special Conditions \$50 deposit for worst student  
For City Engineer Date 1/7/85  
NOTE This endorsement overrules any levels or instructions shown on the plan

**DUNEDIN CITY CORPORATION**  
COPY OF APPROVED PLAN OR SPECIFICATION TO BE RETAINED ON WORKS AND PRODUCED ON REQUEST OF BUILDING INSPECTOR.  
DATE 2.2.85  
R. B. ... CITY ENGINEER

TK separate application to the Drainage Board for plumbing and/or drainage work is required. Such work shall comply fully with the Plumbers, Gasfitters and Drainlayers Act 1976, Plumbers, Gasfitters and Drainlayers Regulations 1977, Drainage and Plumbing Regulations 1978, and the Board's By-laws.  
Stormwater to be discharged to STREET CHANNEL PLUS ANY SEALED DRIVEWAY  
FOUR DRAINAGE TO FIVE SEWER IN BURWOOD AVE.

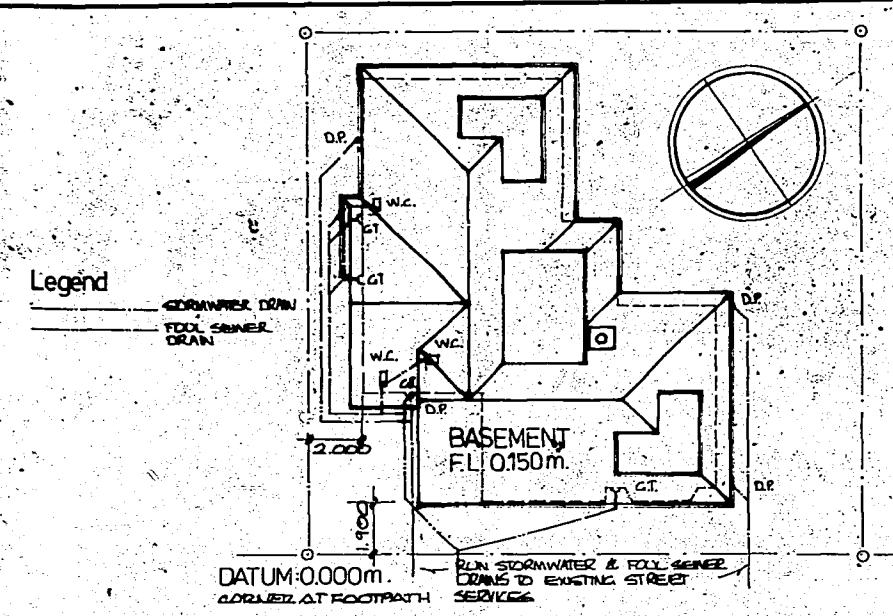
**CITY PLANNING DEPARTMENT**  
Pursuant to the provisions of the District Scheme, these plans and specifications are approved, provided that no change shall be made to the details shown hereon, and contained in the specification attached hereto, and subject to:  
Submitted by: ...  
24/4/85  
Signed: ... for City Planning Officer

**Mason & Wales Architects**  
48 YORK PLACE  
DUNEDIN  
NEW ZEALAND  
P.O. BOX 6455  
TELEPHONE 771-096

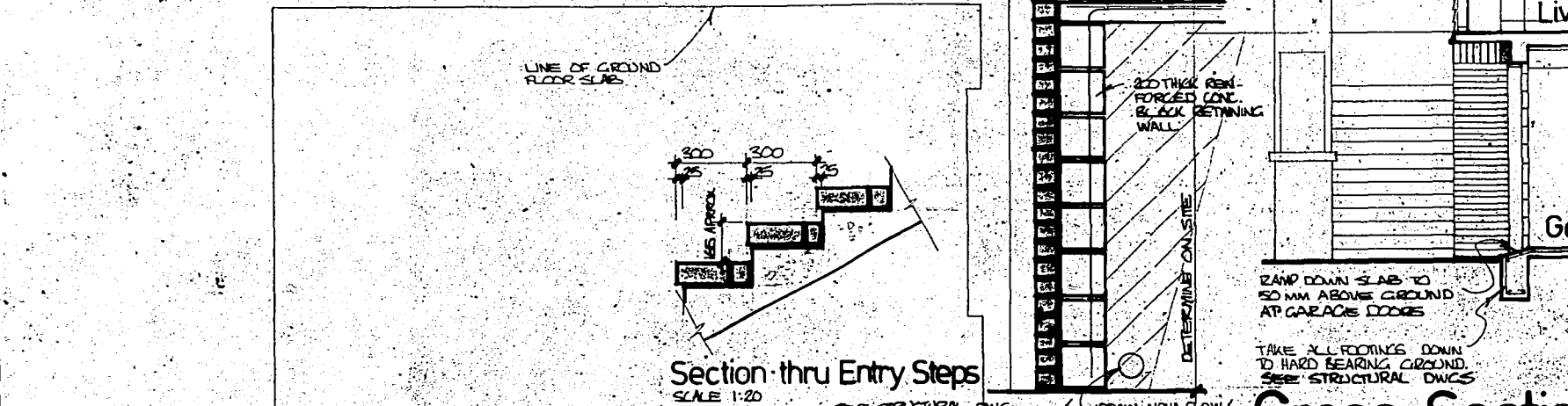
**Proposed Residence for Mr & Mrs E. M. Friedlander**  
**Burwood Avenue**

**DUNEDIN**

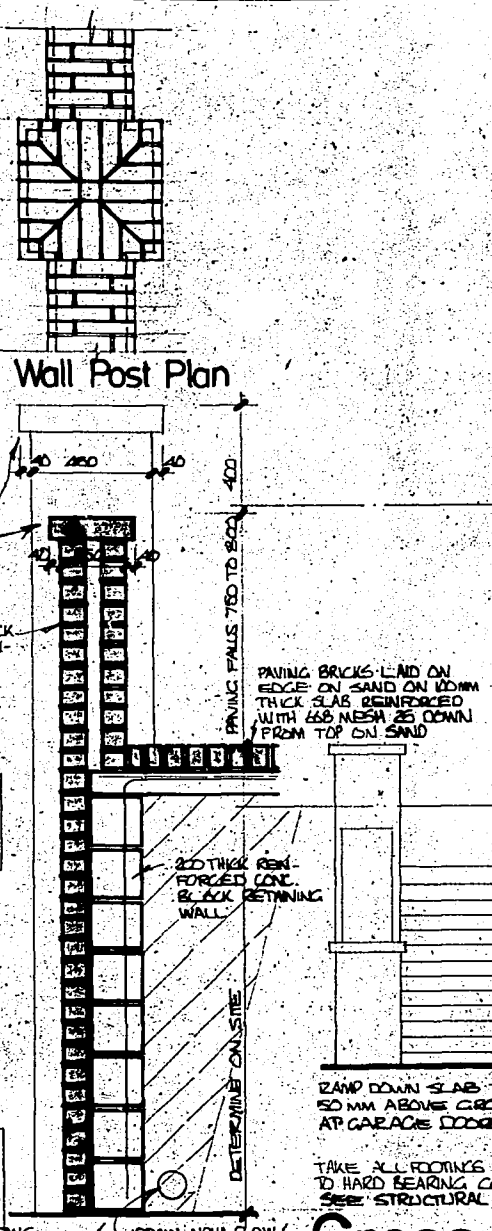
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DESIGN  
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PRINTED 15 MAY 1985



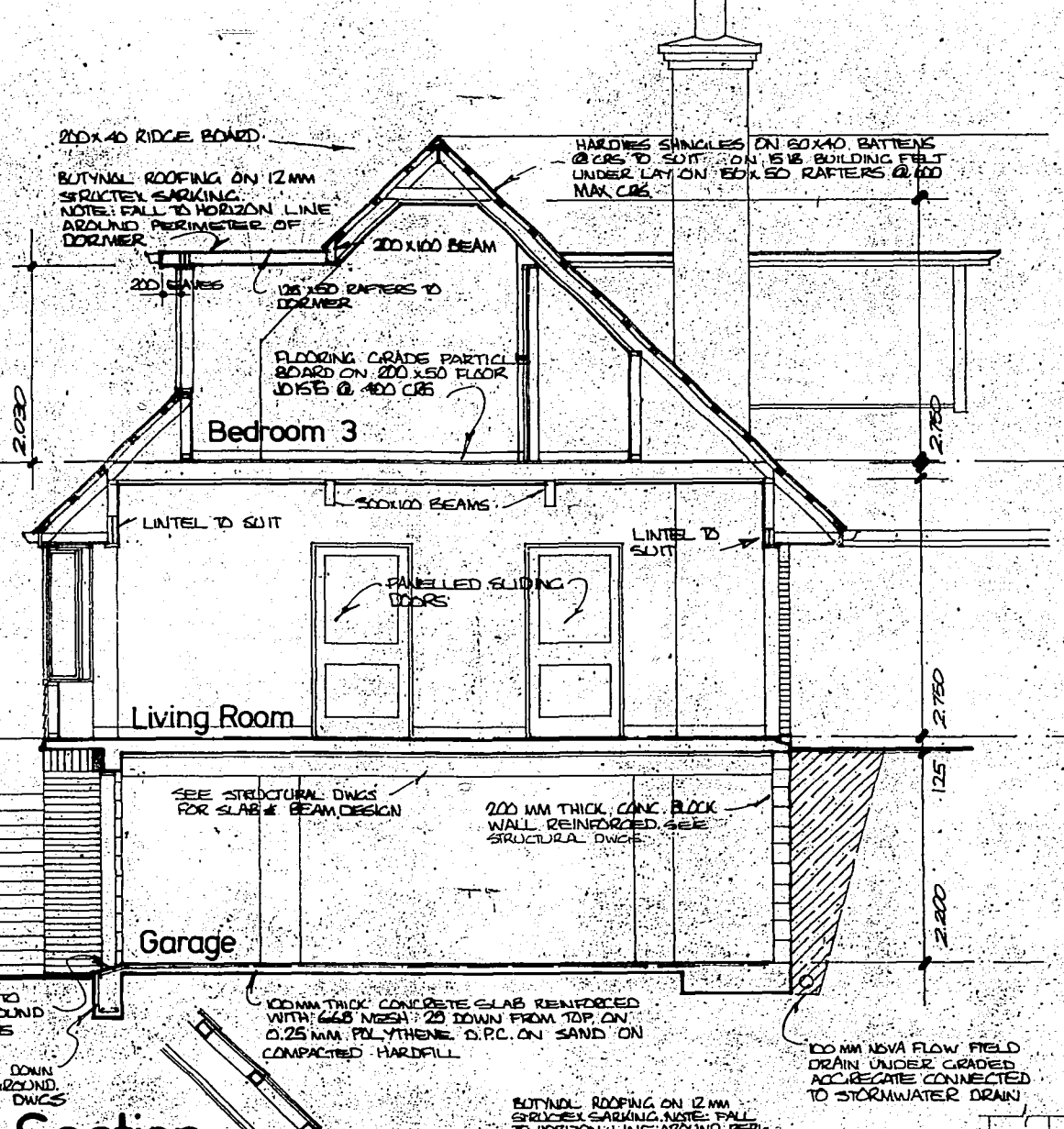
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LEGAL DESCRIPTION LOT 6 DP 172 DUNEDIN



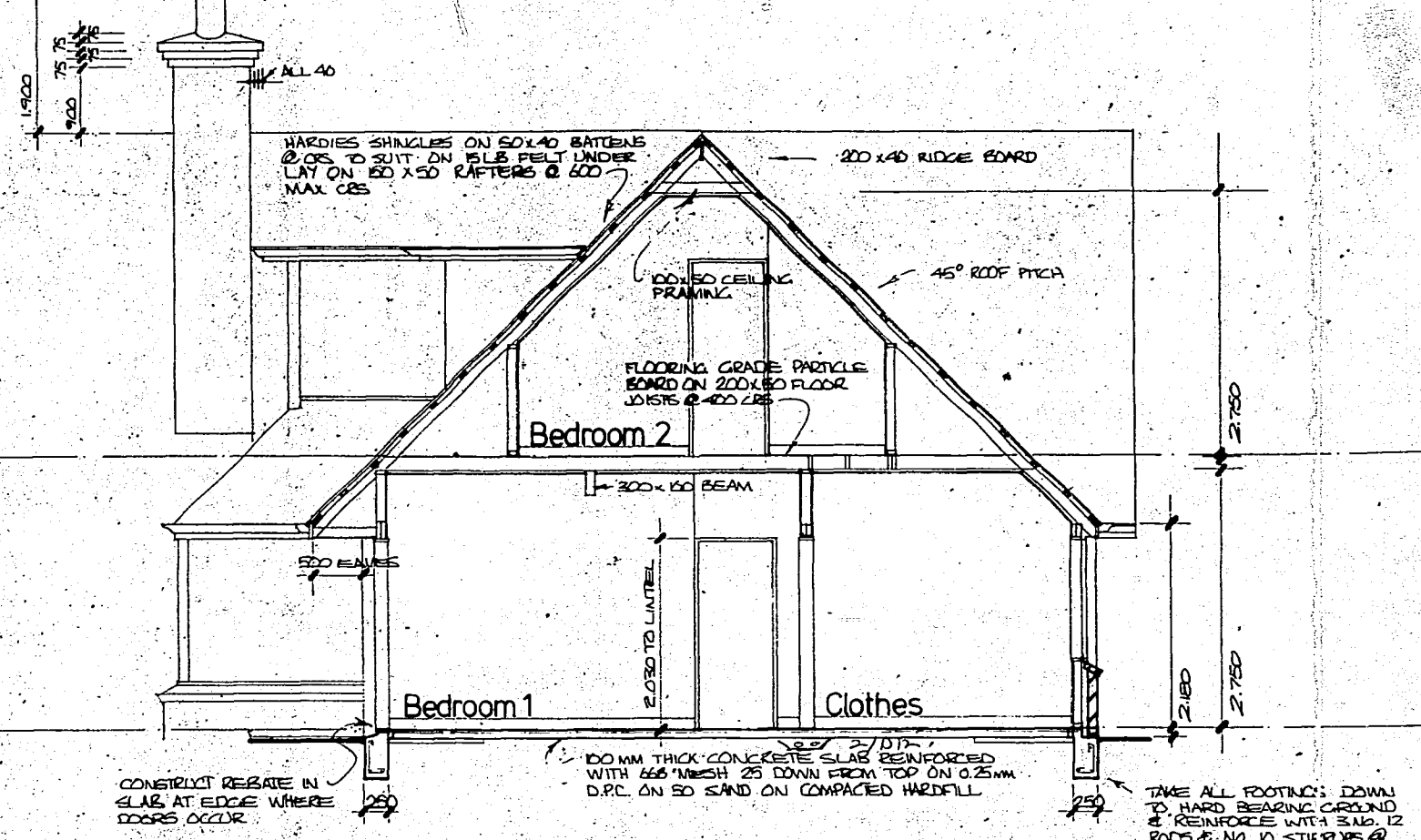
**Section-thru Entry Steps**  
SCALE 1:20



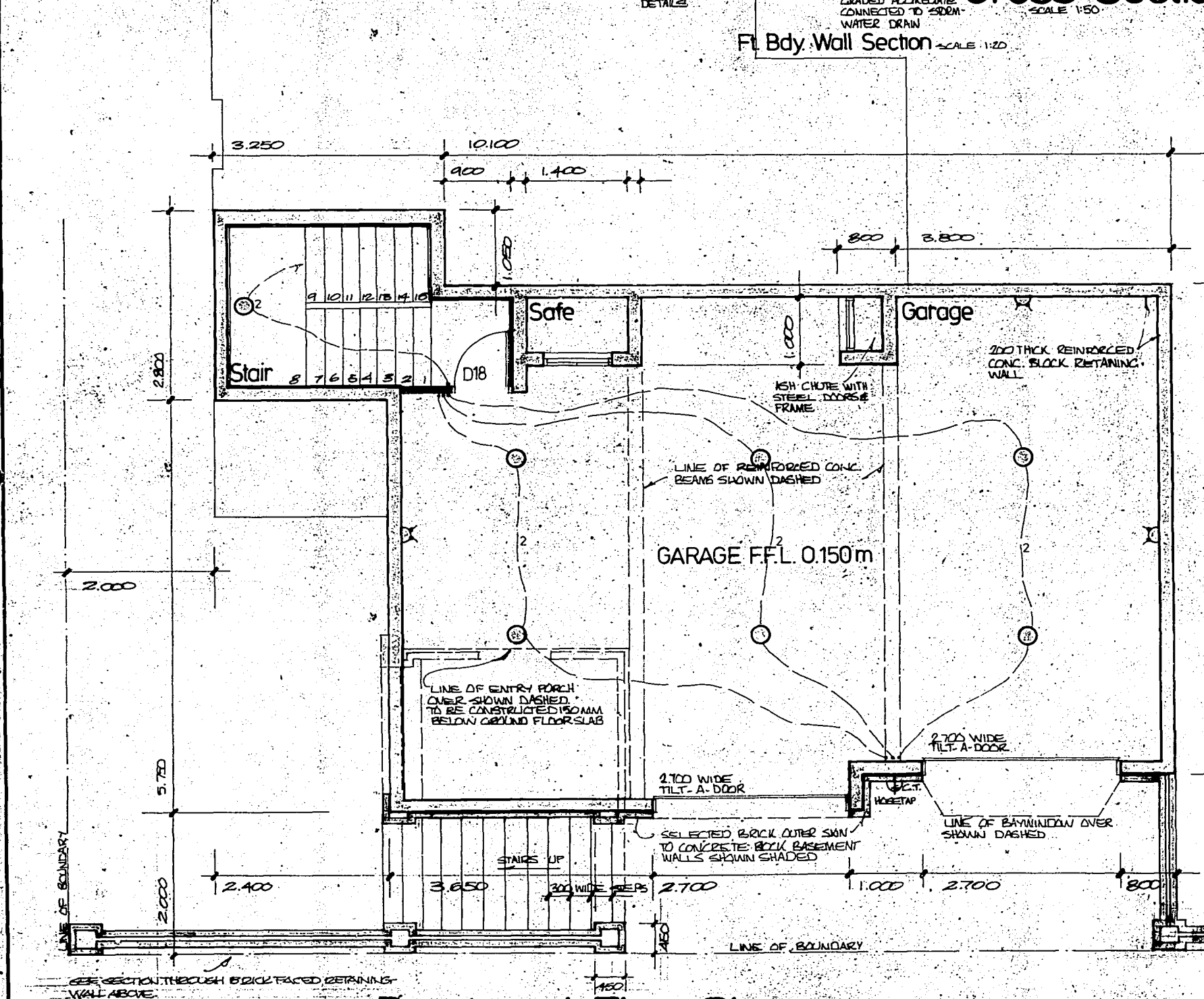
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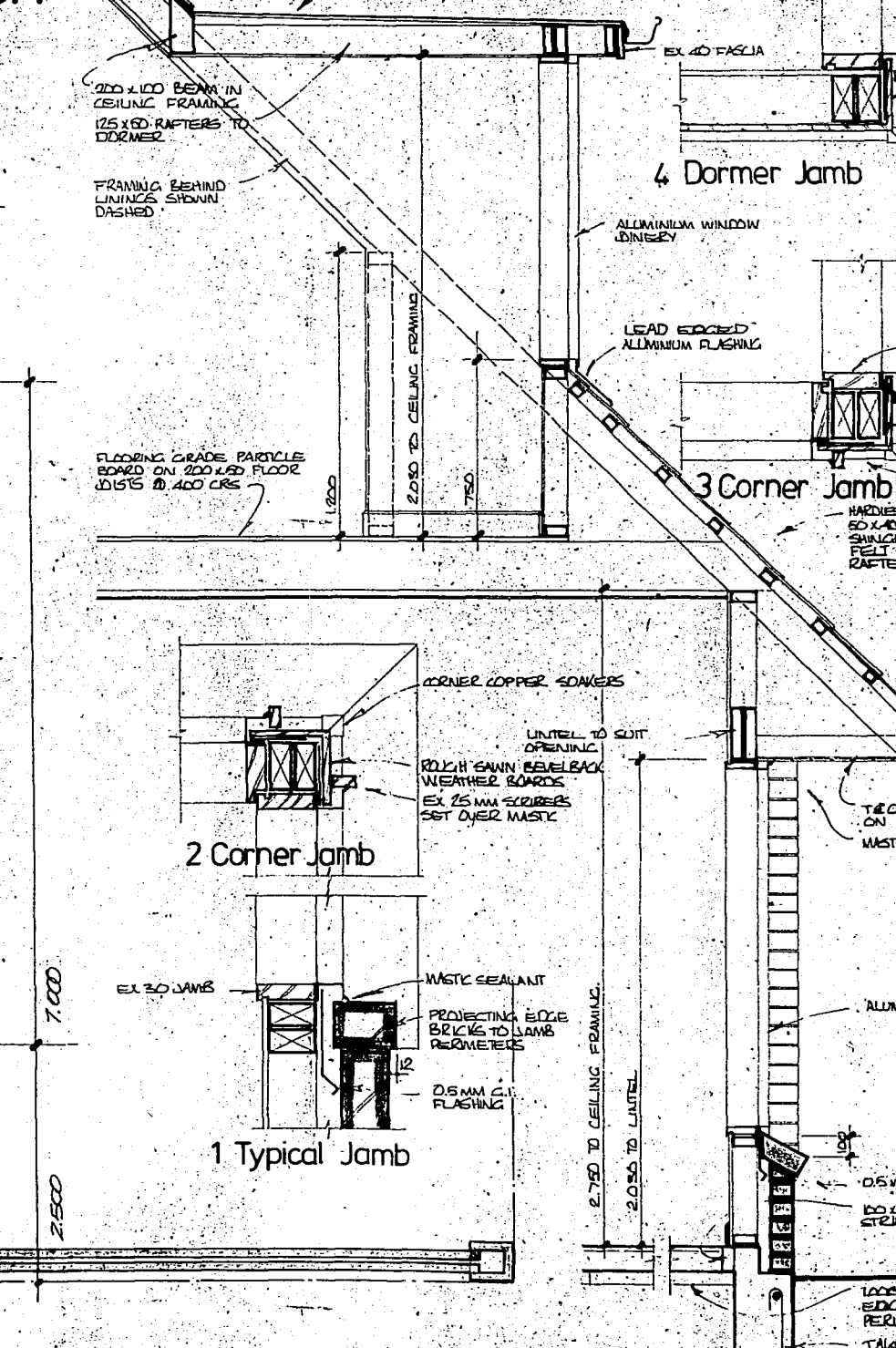
**Cross Section**  
SCALE 1:50



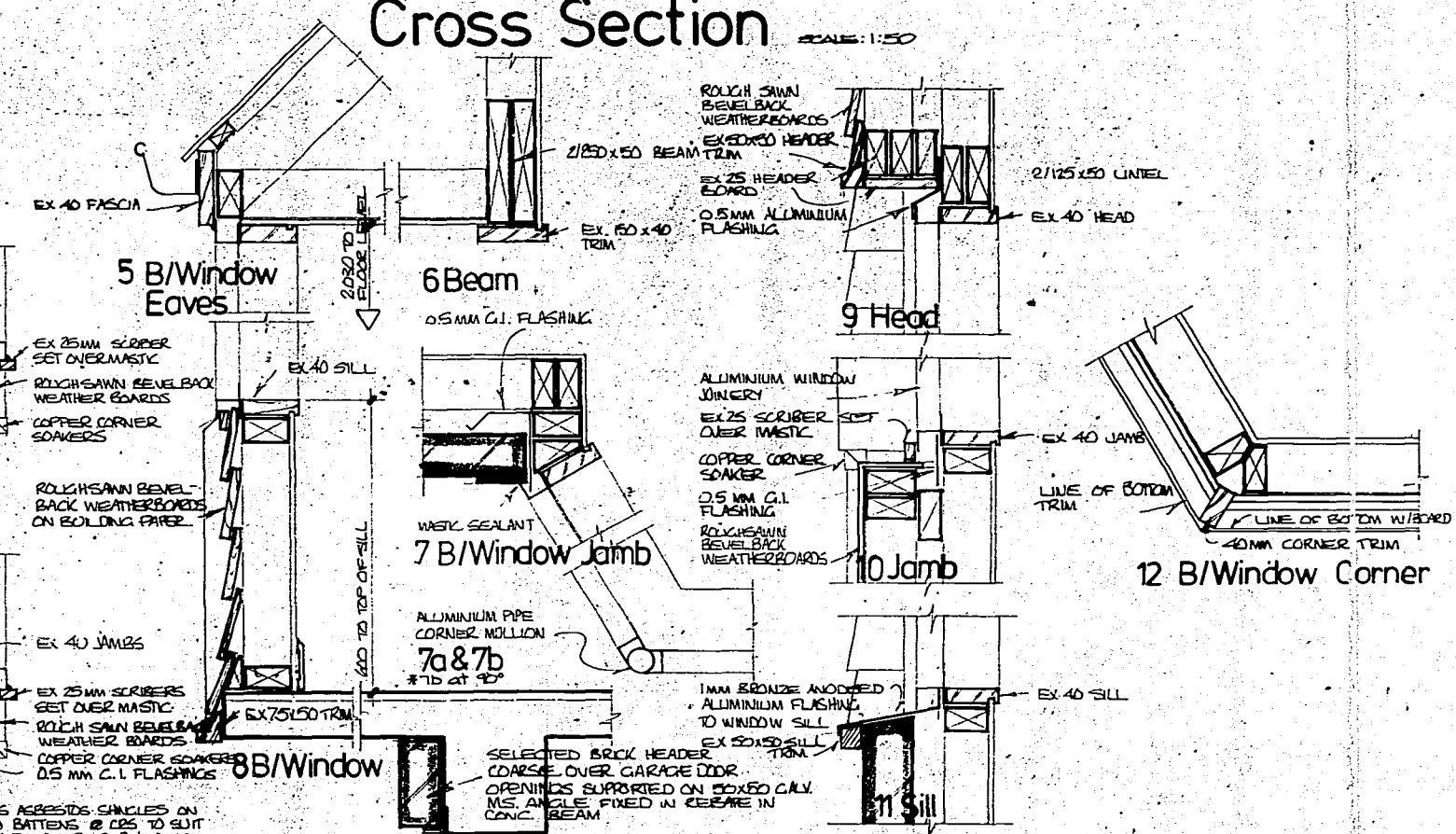
**Cross Section**  
SCALE: 1:50



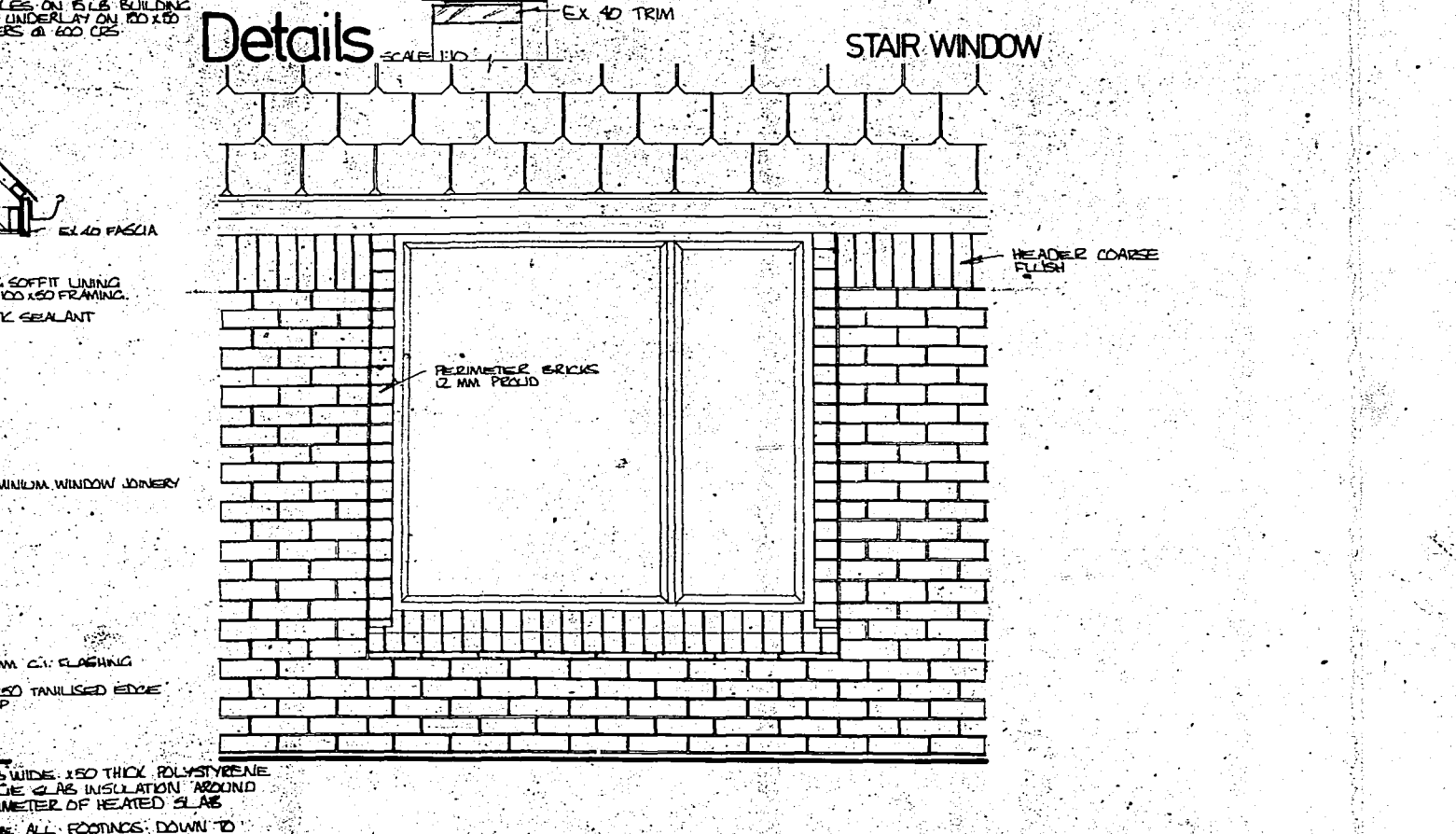
**Basement Floor Plan**  
SCALE: 1:50



**Typical Wall Section**  
SCALE 1:20



**Details**  
SCALE 1:10



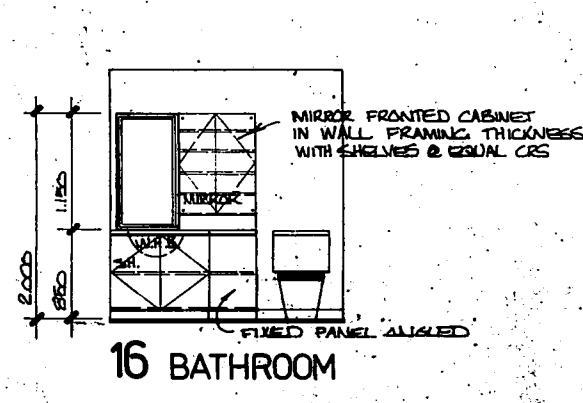
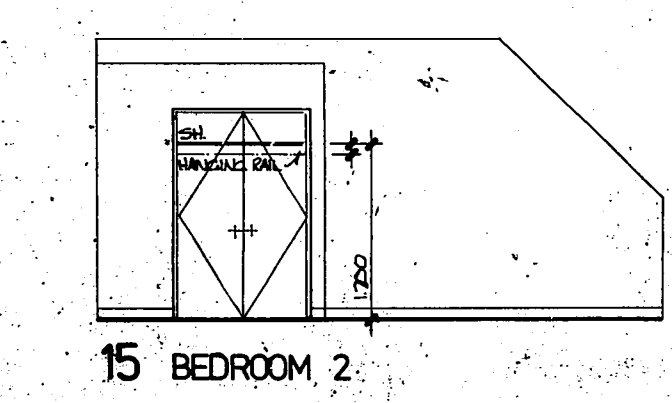
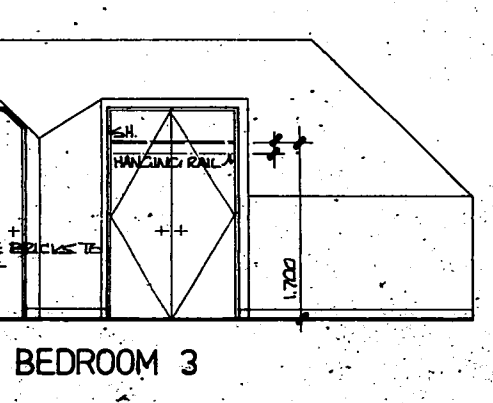
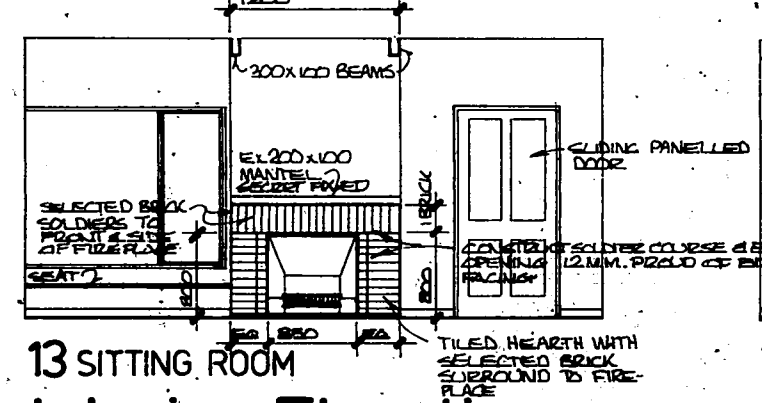
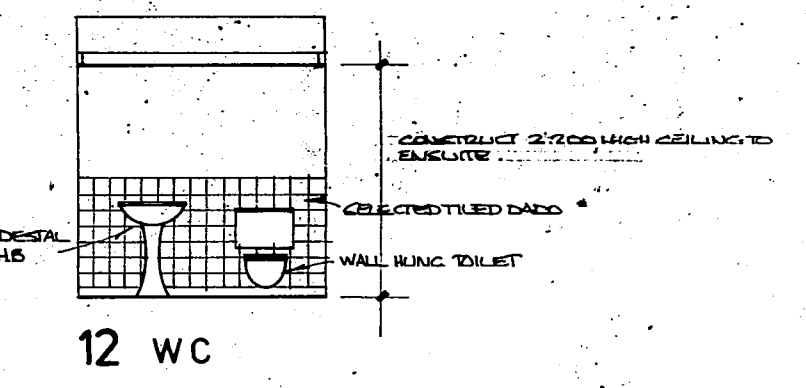
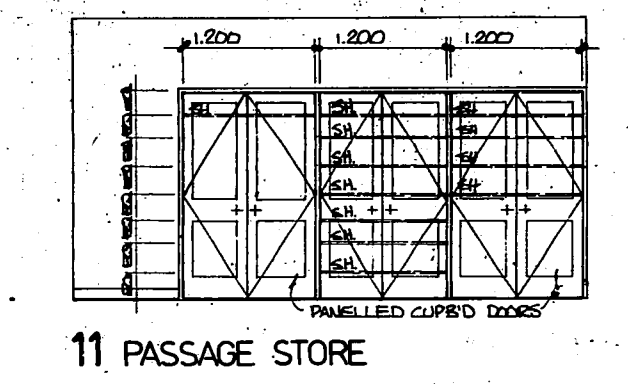
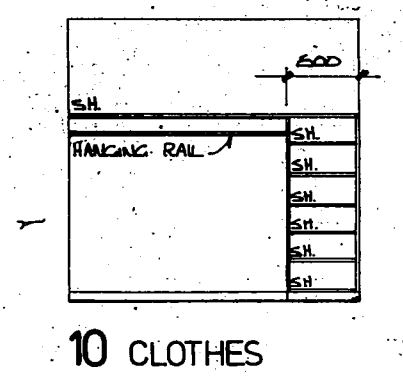
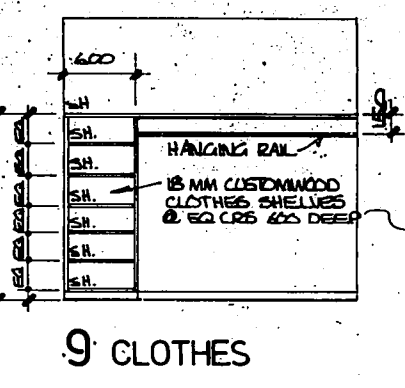
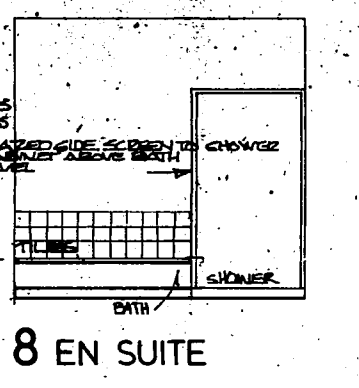
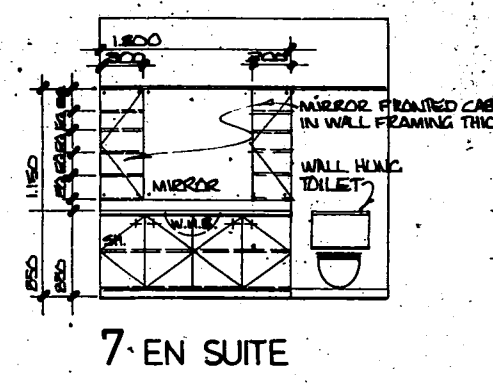
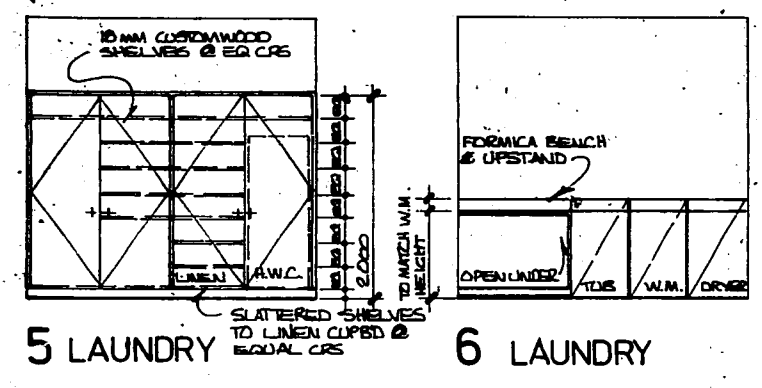
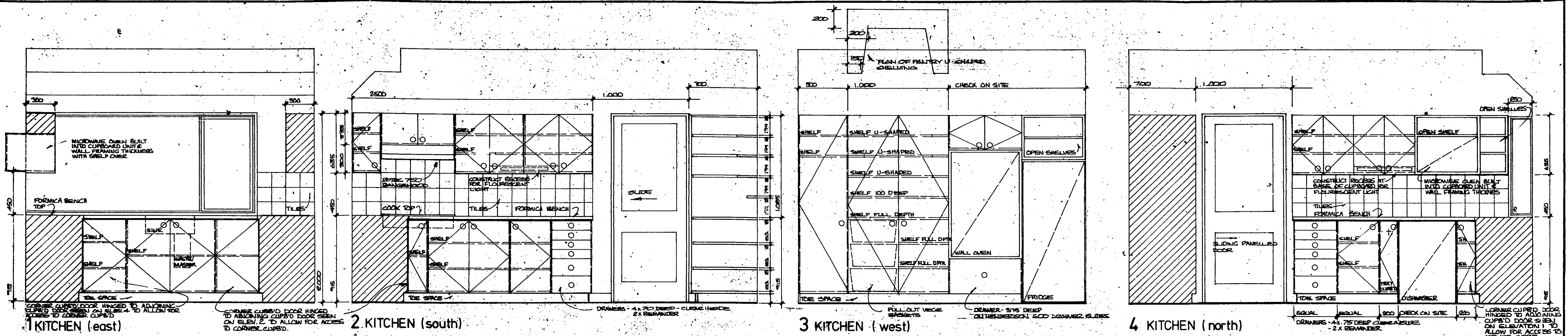
**Typical Window Elevation (Ground Floor)**  
SCALE 1:20

**Mason & Wales Architects**  
45 YORK PLACE  
DUNEDIN  
NEW ZEALAND  
P.O. BOX 5455  
TELEPHONE 771-096

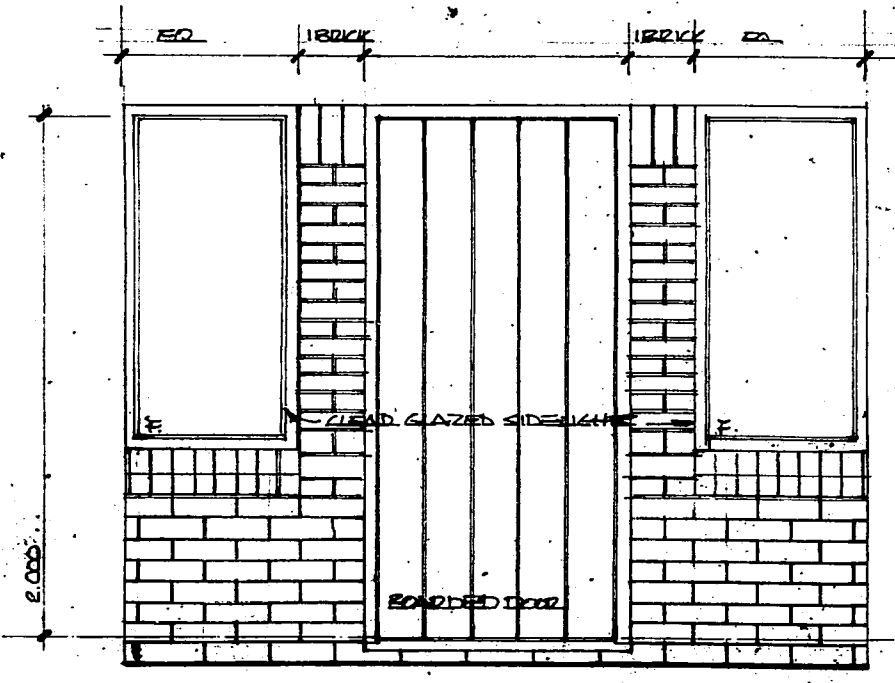
**Proposed Residence for Mr & Mrs E.M. Friedlander**  
Burwood Avenue

9224 DUNEDIN

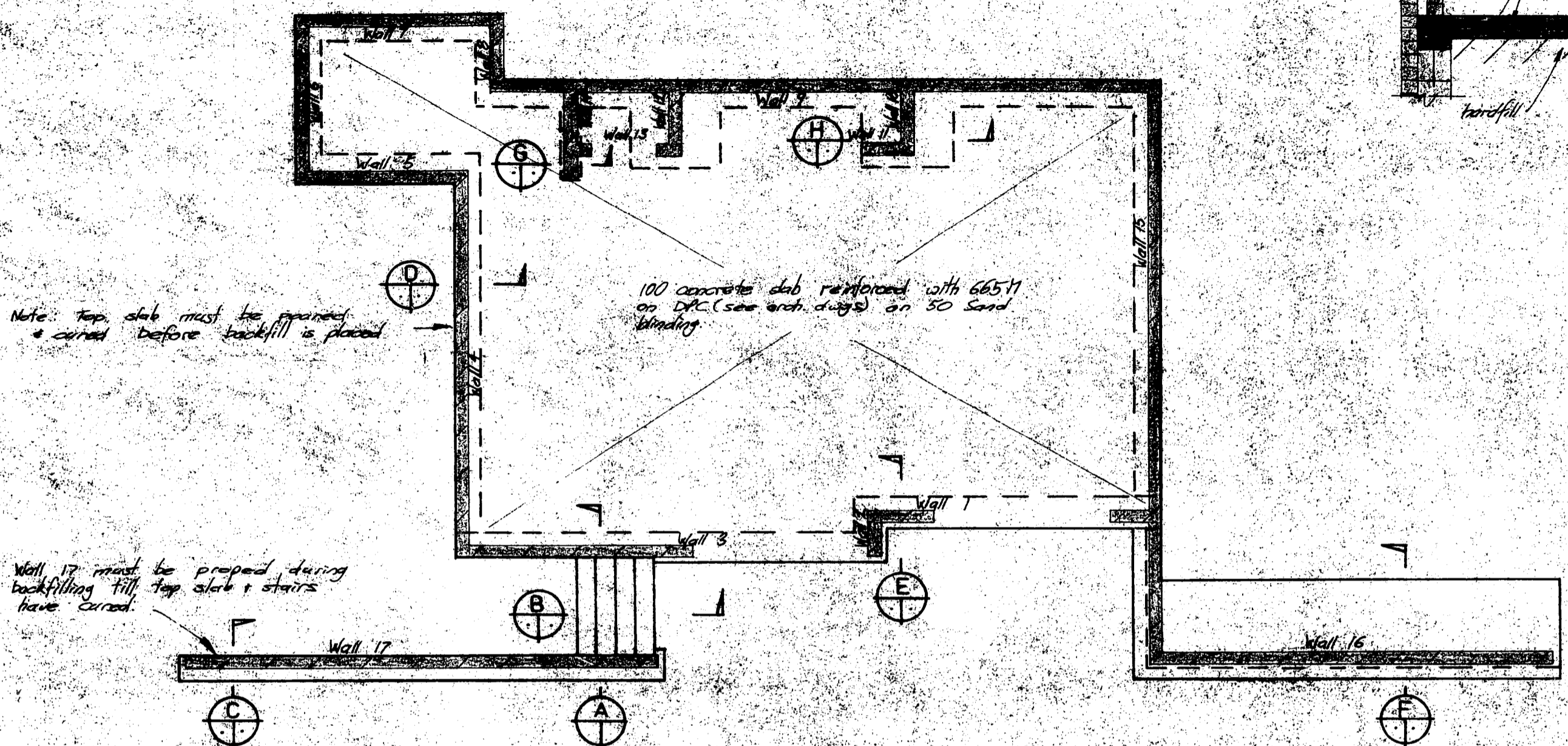
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SCALE SHOWN
DESIGN P & DAWSON
DATE APRIL 1985
PRINTED 15 MAY 1985



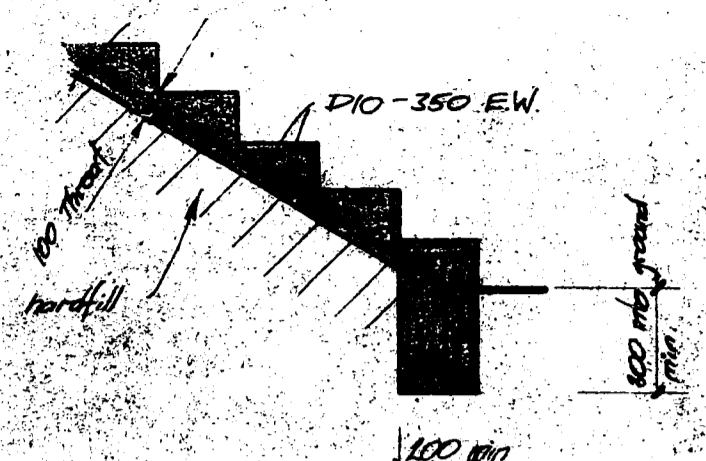
Interior Elevations SCALE: 1:20, 1:50



Entry Porch-D1 SCALE 1:20

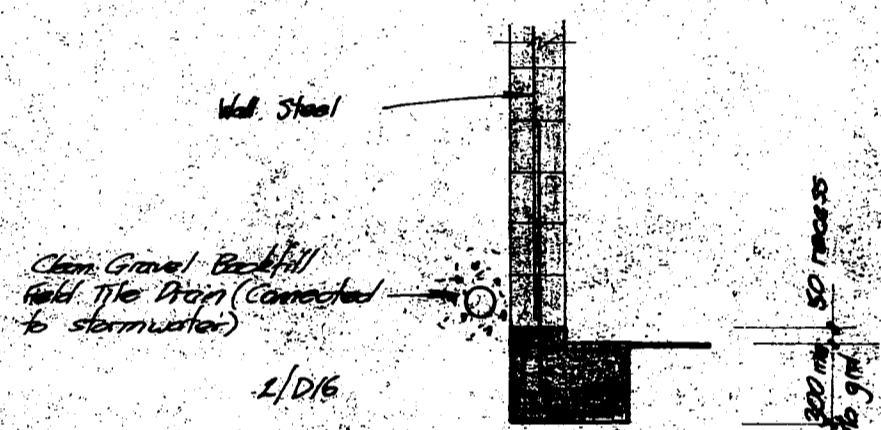


FOUNDATION PLAN

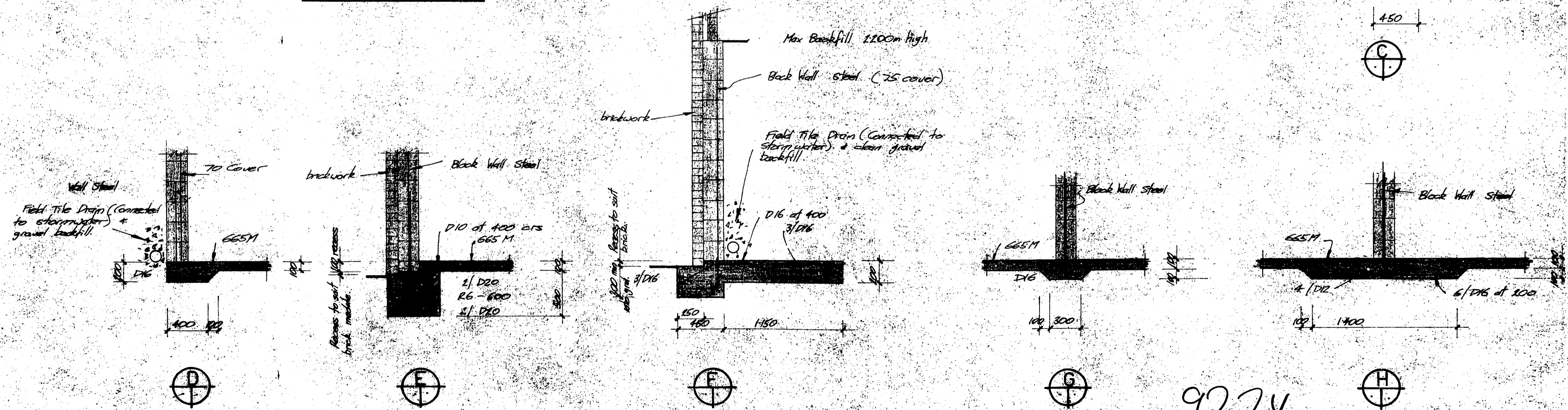


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9224

CONFIRM ALL DIMENSIONS AND PROFILES WITH DETAILS. CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE. DO NOT SCALE.

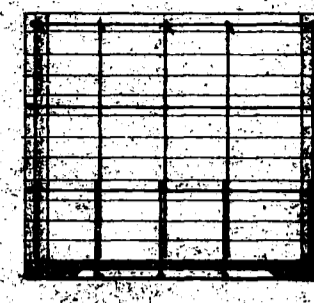
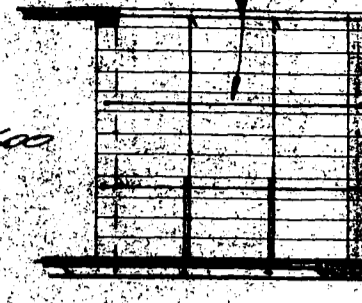
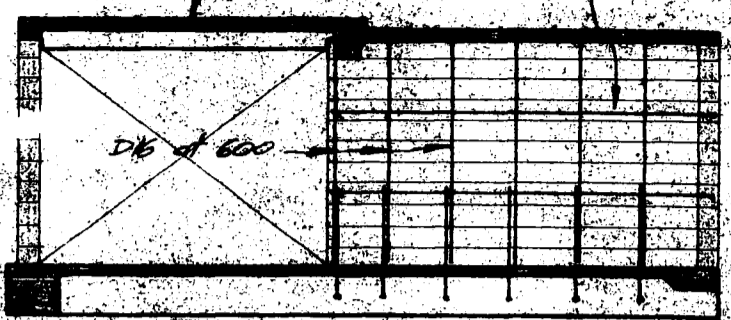
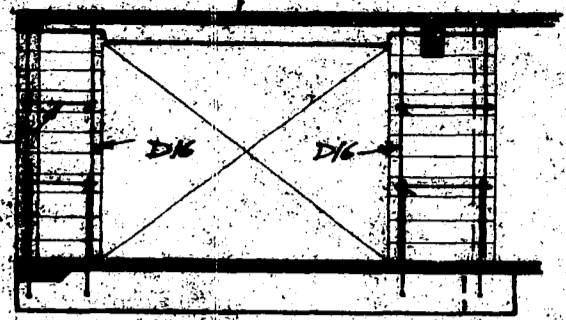
Refer to First Floor Plan  
Details for Lintel.

Refer to First Floor Plan  
Details for Lintel.

D16 of 800 c/s

D16-800

D16 of 800



1

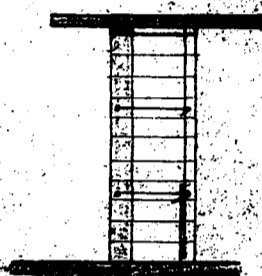
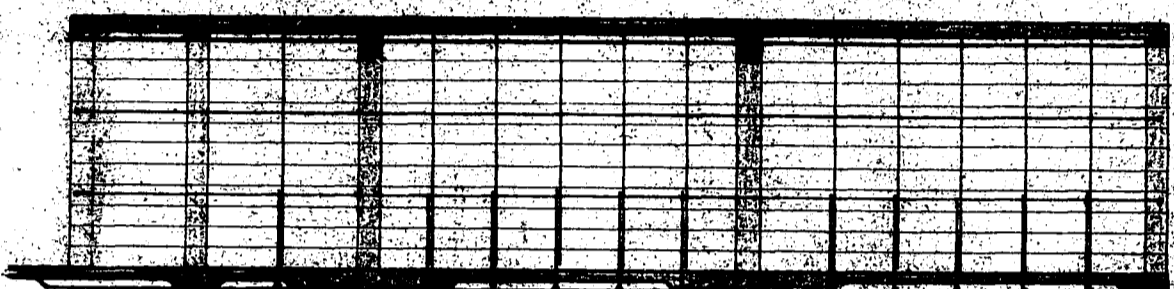
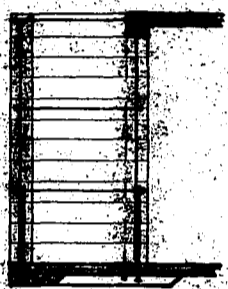
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All bars D16

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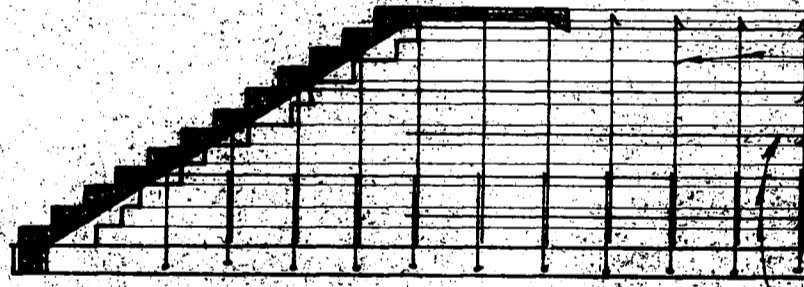
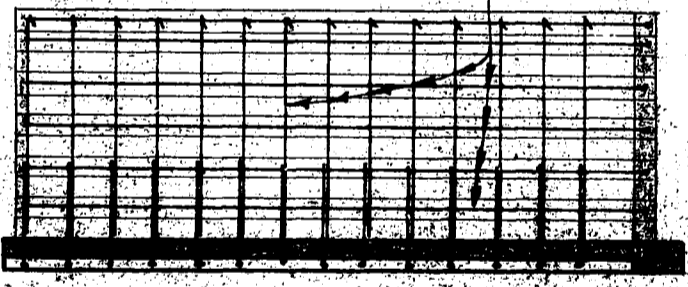
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D16-400 E.W.



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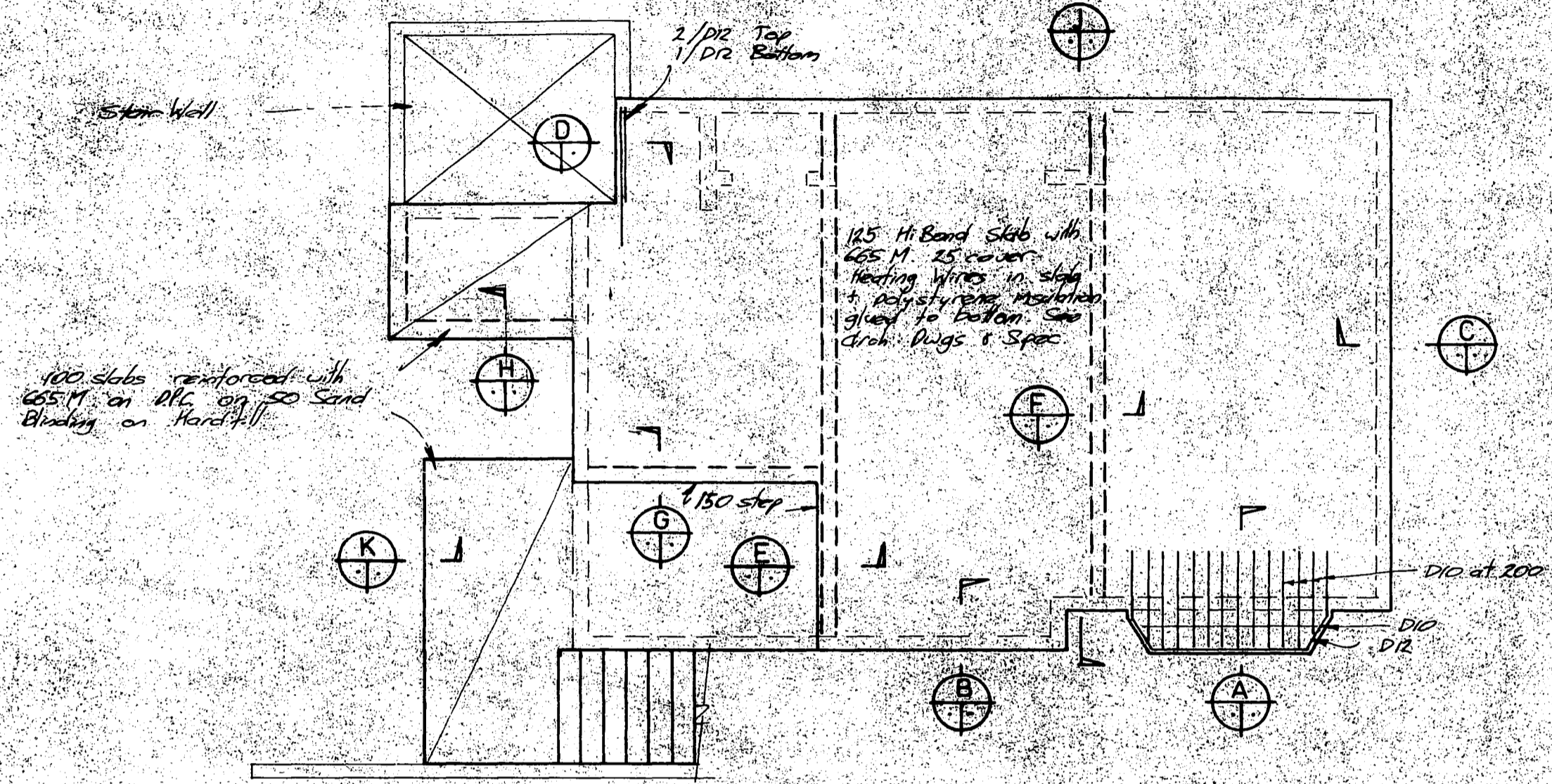
17

Notes: 1) slab starters not shown  
starters to be D10 of 400 c/s in general  
2) slab starters may be bent on site after  
blocks have been filled.

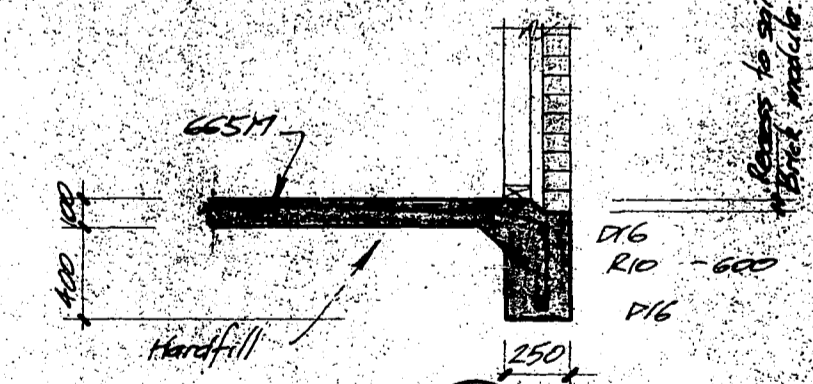
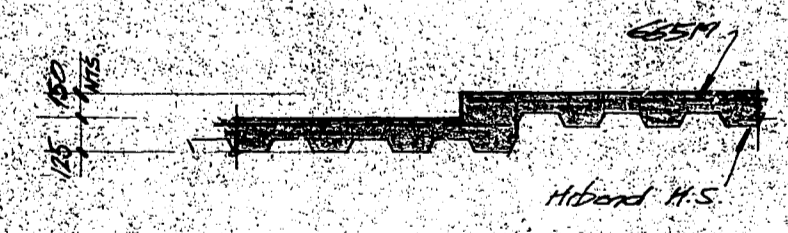
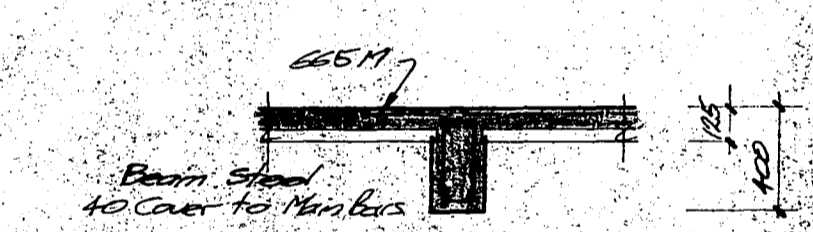
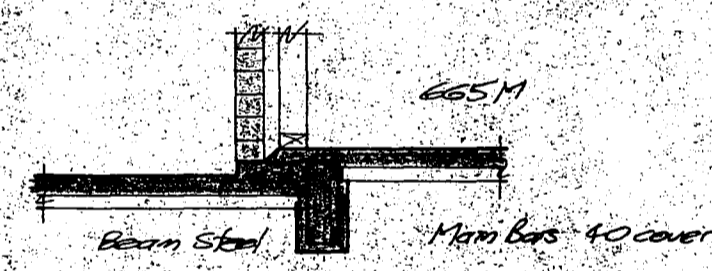
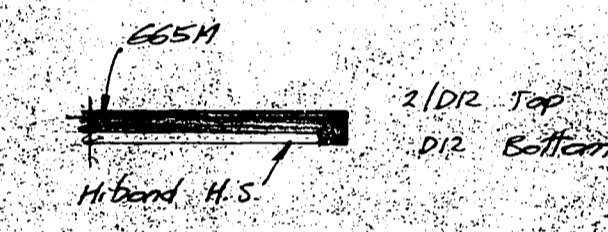
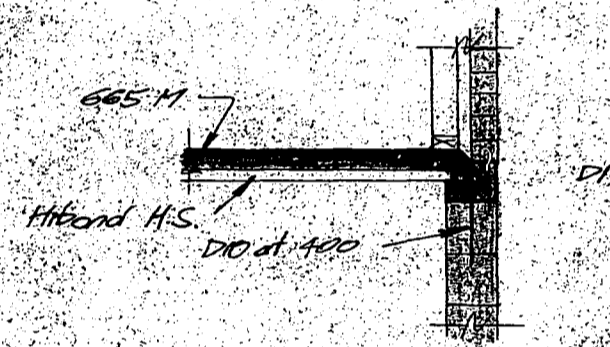
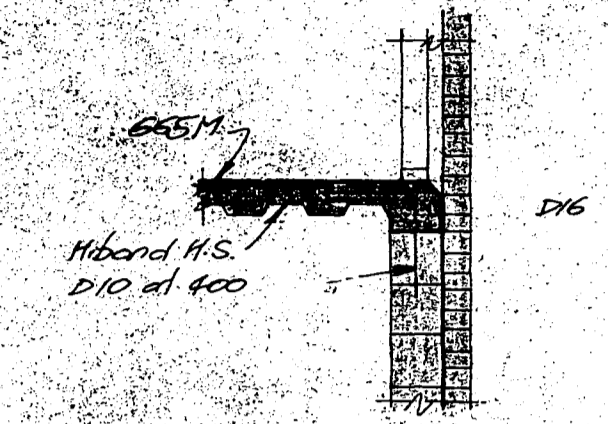
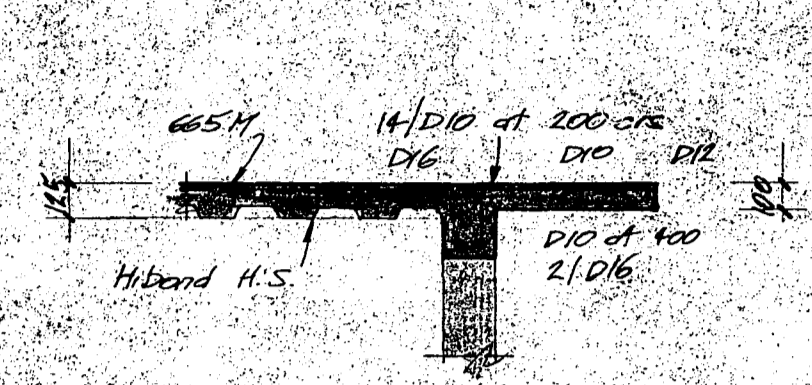
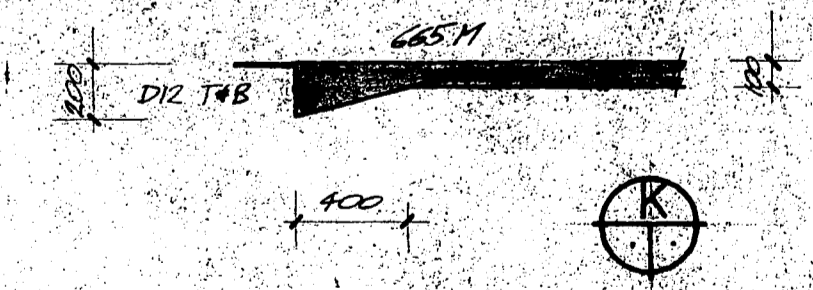
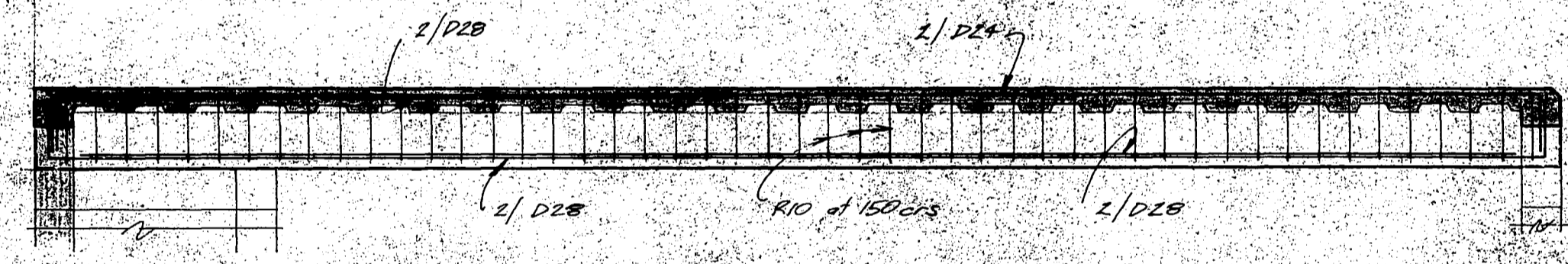
9224

CONFIRM ALL DIMENSIONS AND PROFILES WITH DETAILS. CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE. DO NOT SCALE.

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INCHES



FIRST FLOOR PLAN



9224

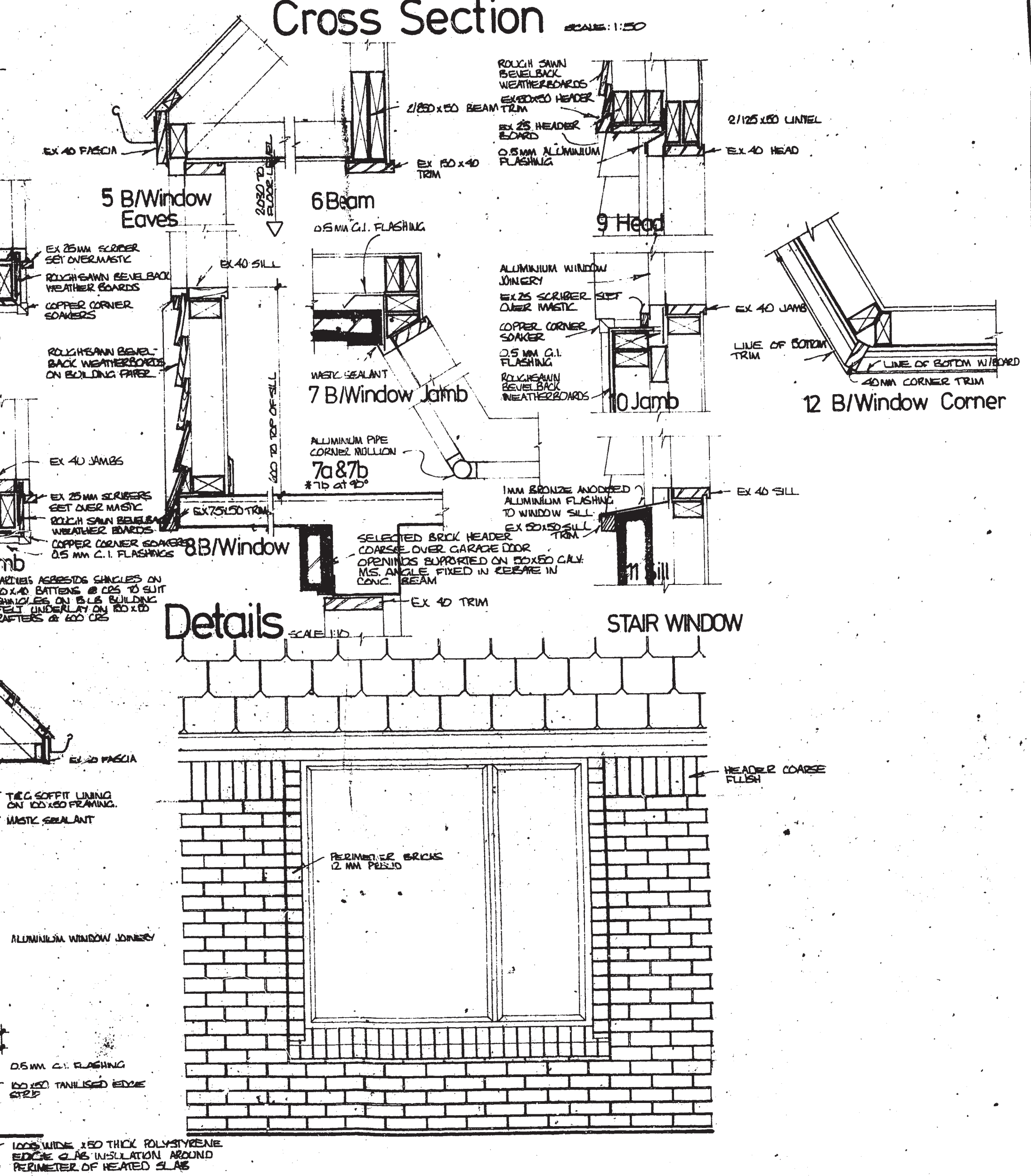
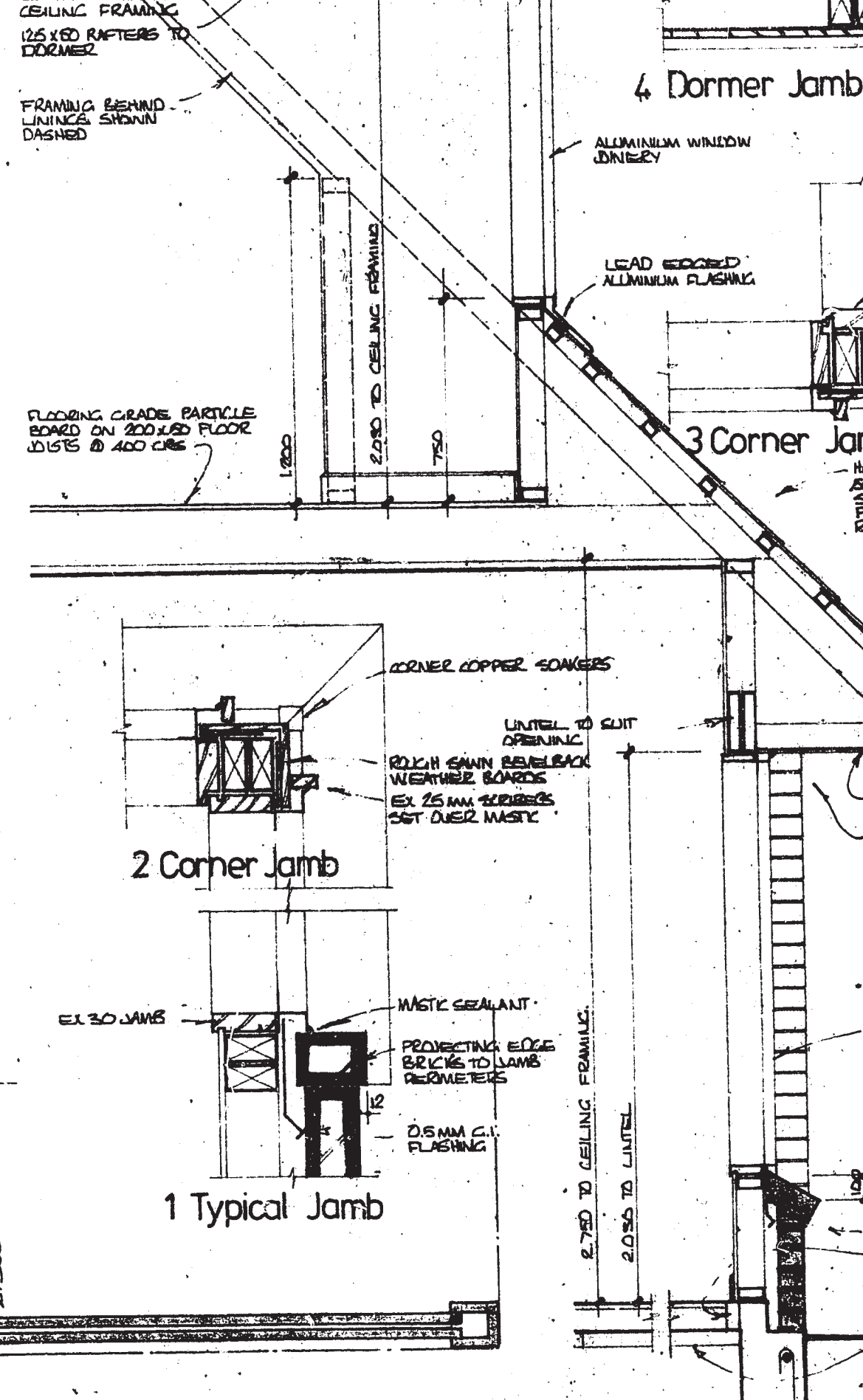
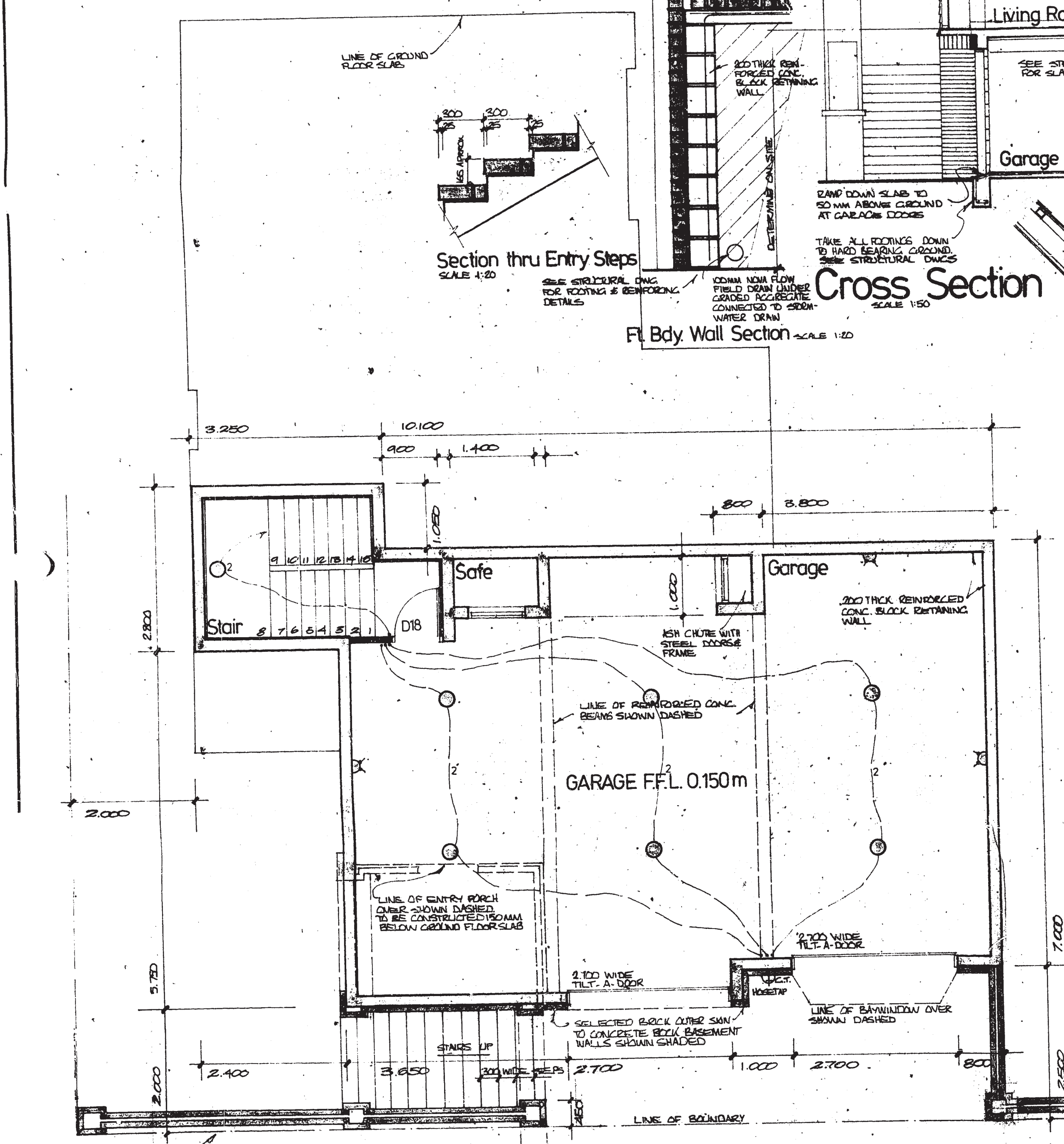
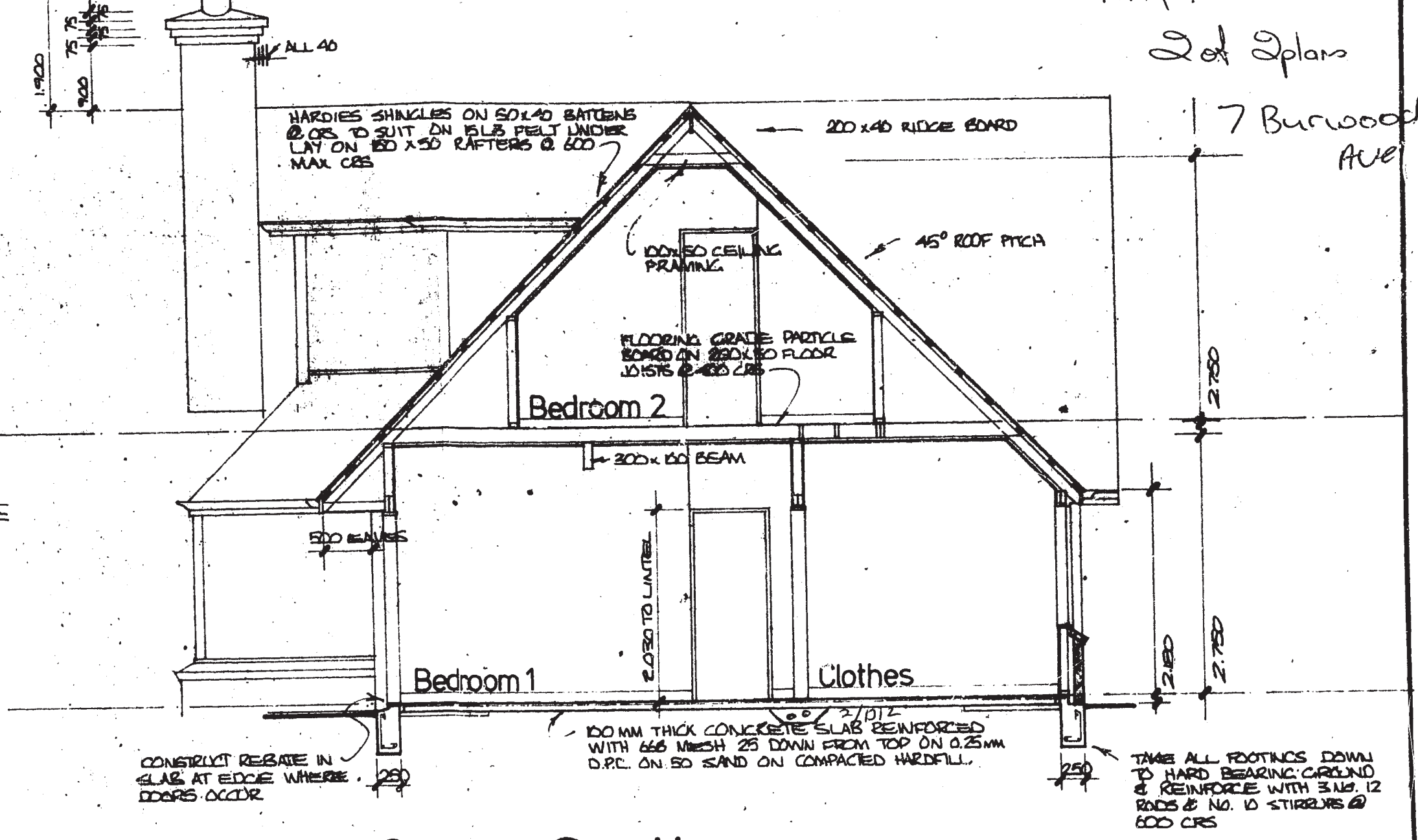
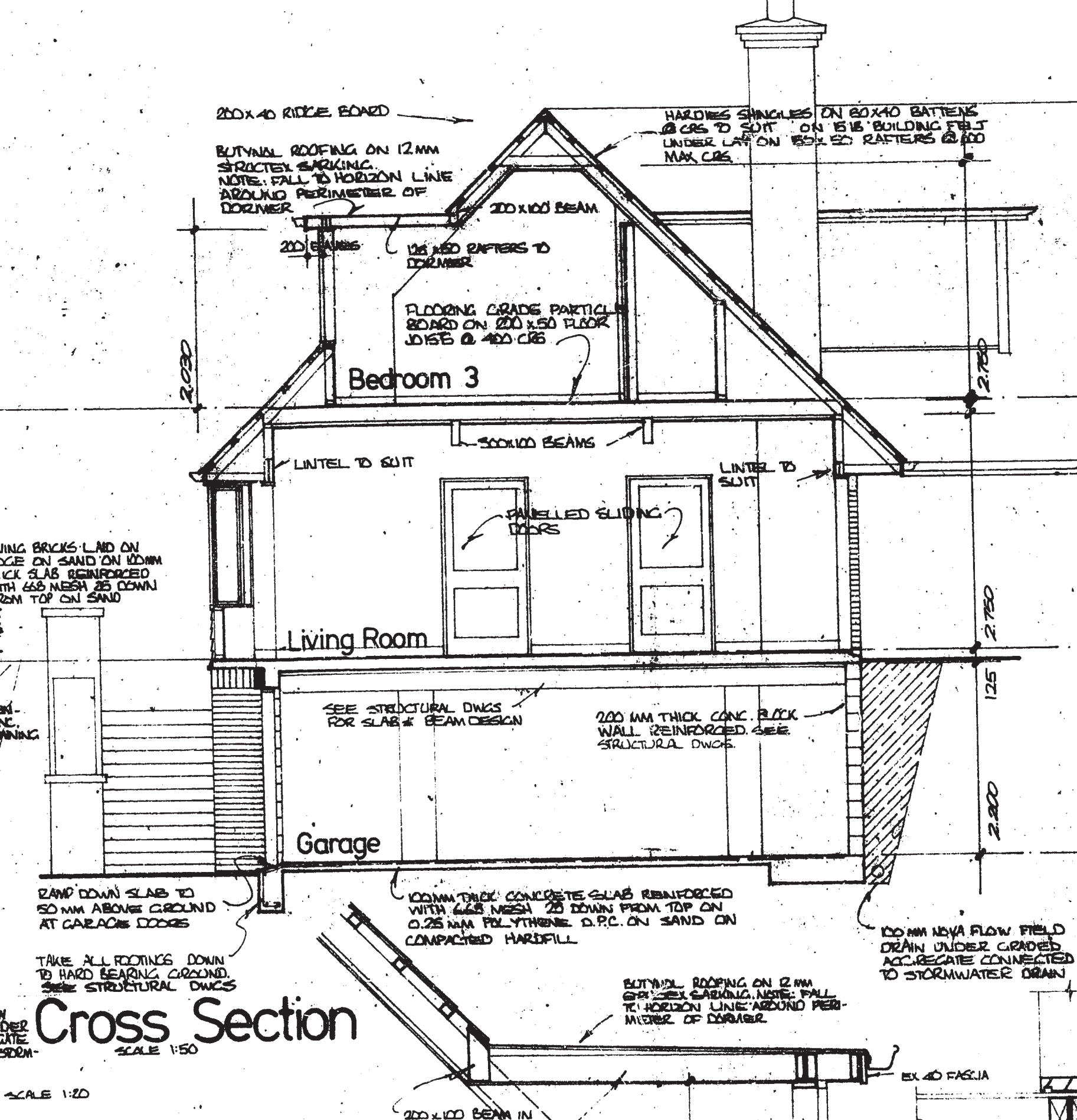
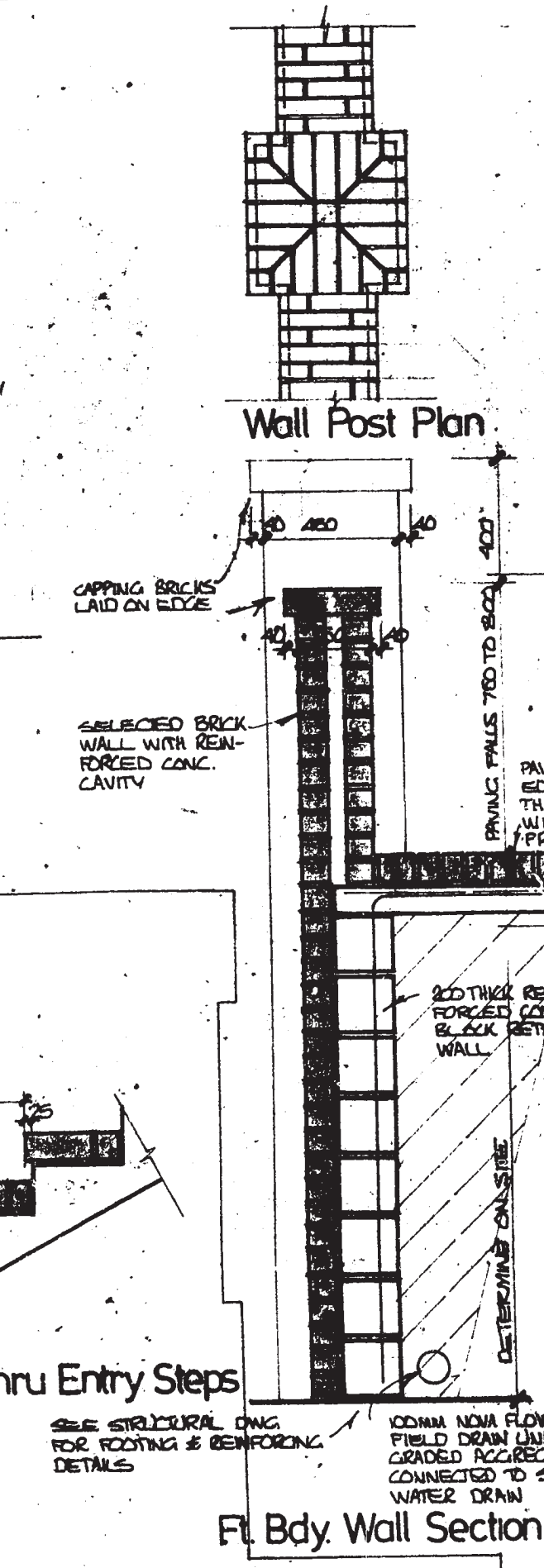
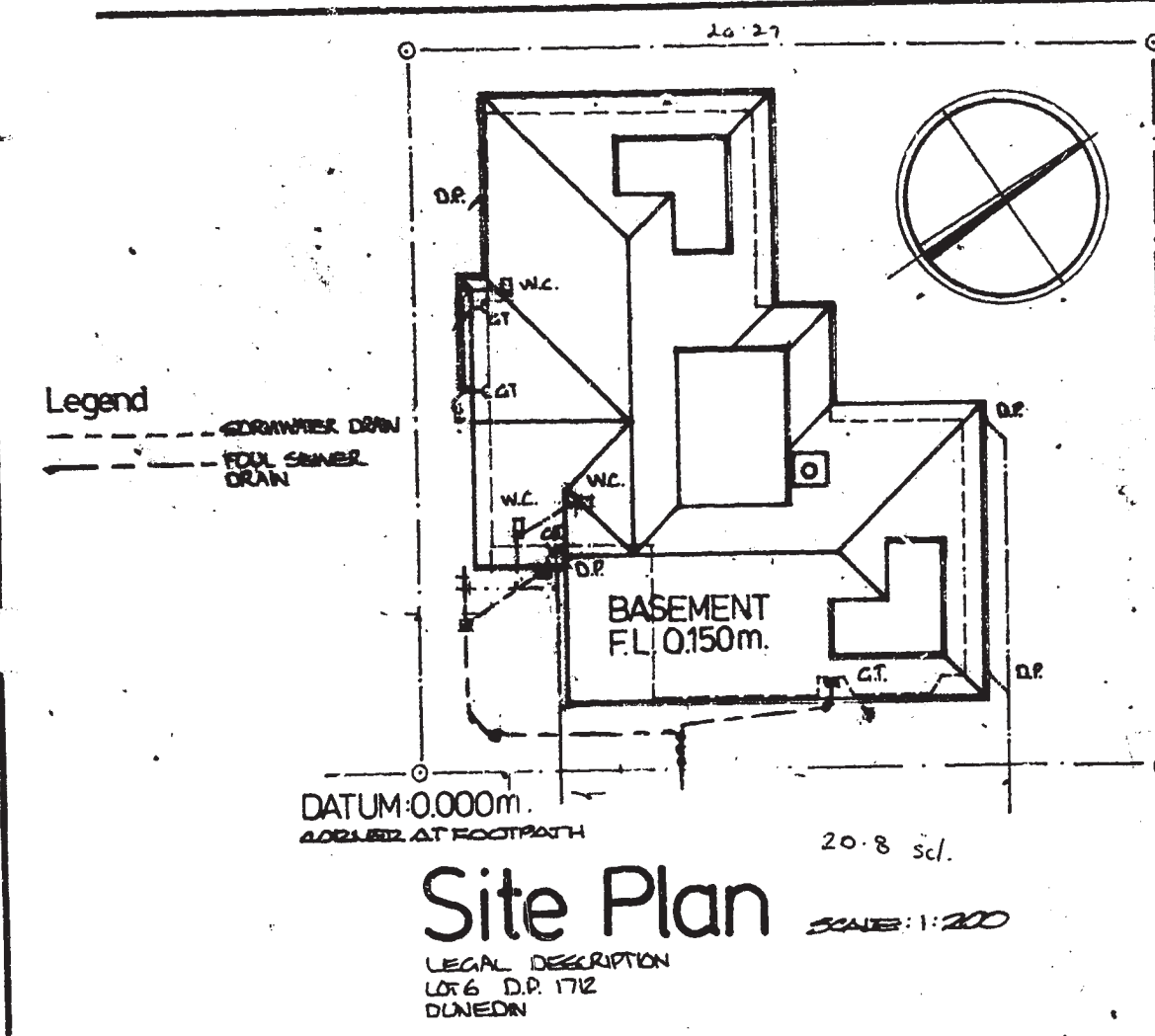
COMPARE ALL DIMENSIONS AND PROFILES WITH DETAILS. CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE. DO NOT SCALE.

**Hadley & Robinson Ltd.**  
Consulting Civil & Structural Engineers  
400 GEORGE STREET, TELEPHONE 776-923, P.O. BOX 4008, DUNEDIN

PROPOSED RESIDENCE FOR MR MRS E.M. FRIEDLANDER  
BURWOOD AVE DUNEDIN

CONTRACT NO.	DATE	REVISION	BY
854.9			

FIRST FLOOR PLAN AND DETAILS  
SCALE 1:50, 1:100



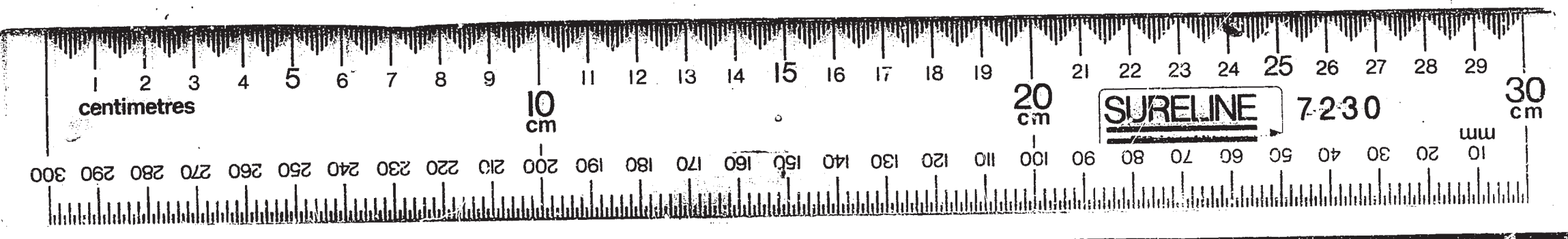
**Basement Floor Plan** SCALE: 1:50  
**Typical Wall Section** SCALE: 1:20  
**Typical Window Elevation (Ground Floor)** SCALE: 1:20

**son & Wales Architects**  
48 YORK PLACE  
DUNEDIN  
NEW ZEALAND  
P.O. BOX 9455  
TELEPHONE 771-098

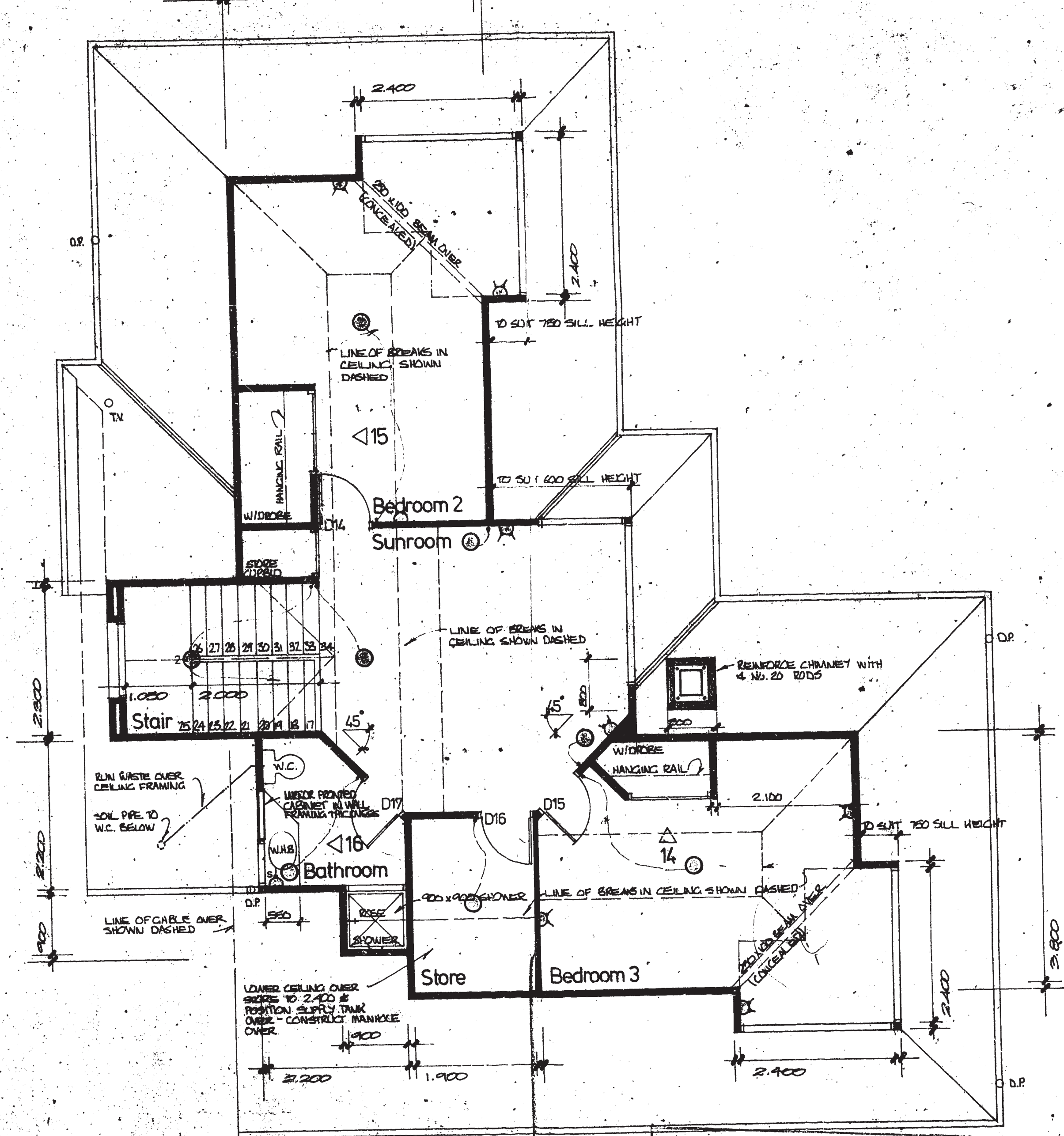
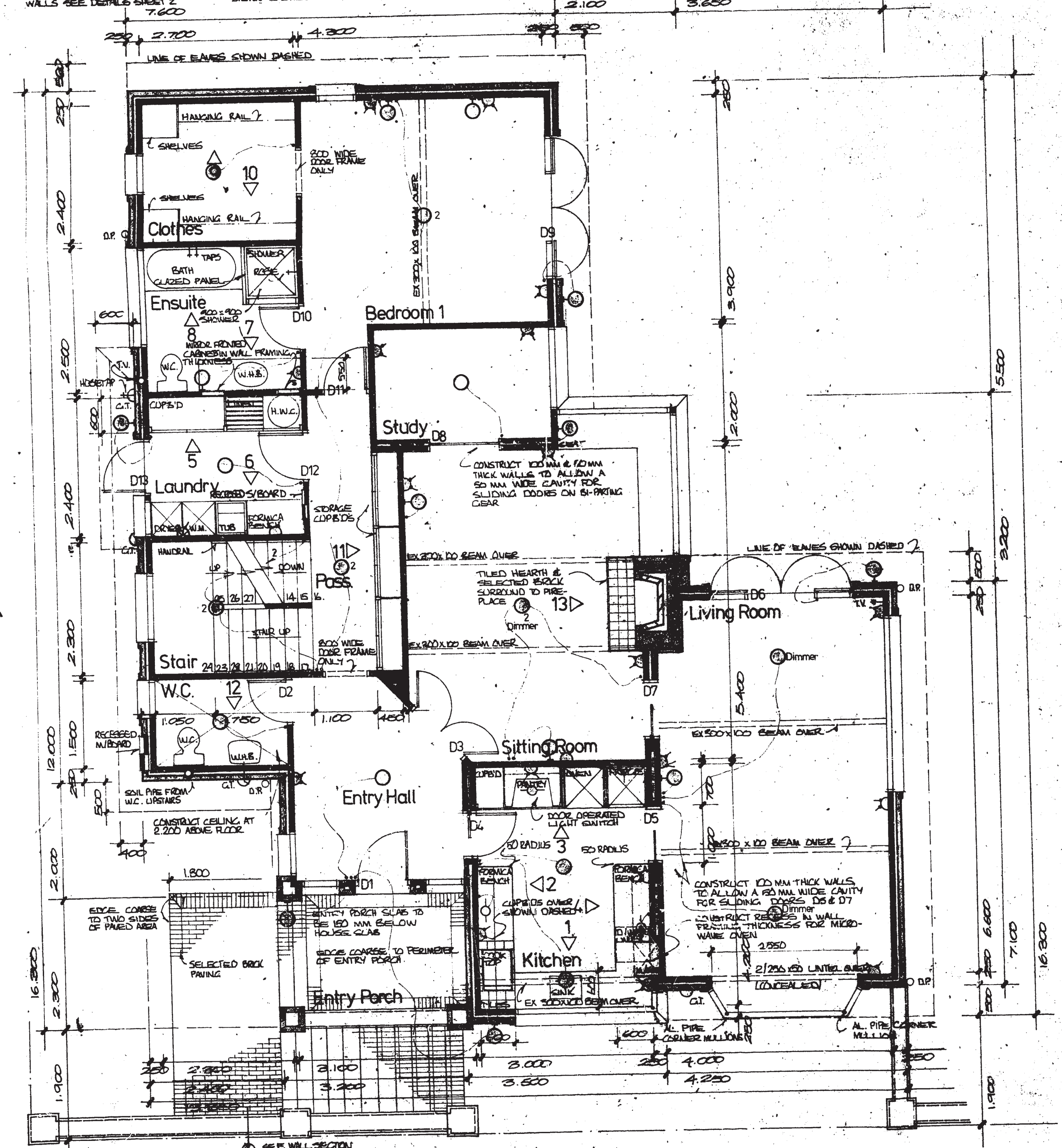
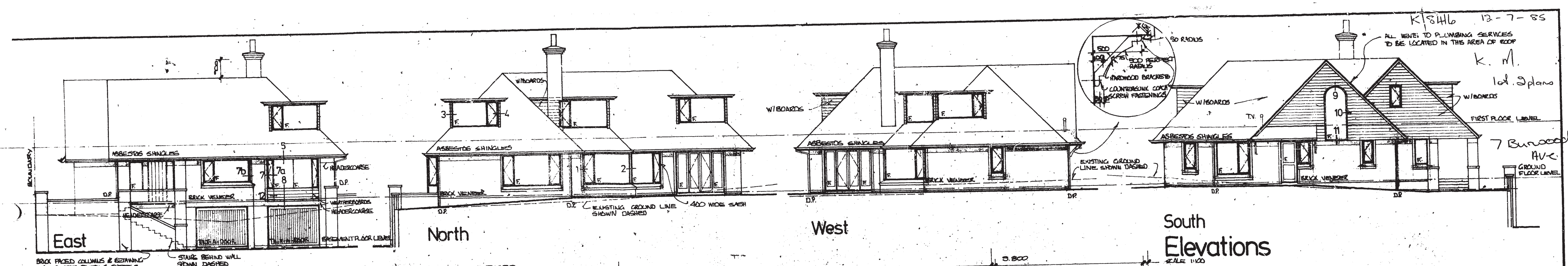
**Proposed Residence for Mr & Mrs E.M. Friedlander**  
**7 Burwood Avenue**

**DUNEDIN**

PROJECT NO.	2505
SCALE	SHOWN
DESIGN	
DRAWN	P.L. DAUNTON
DATE	APRIL 85
PRINTED	







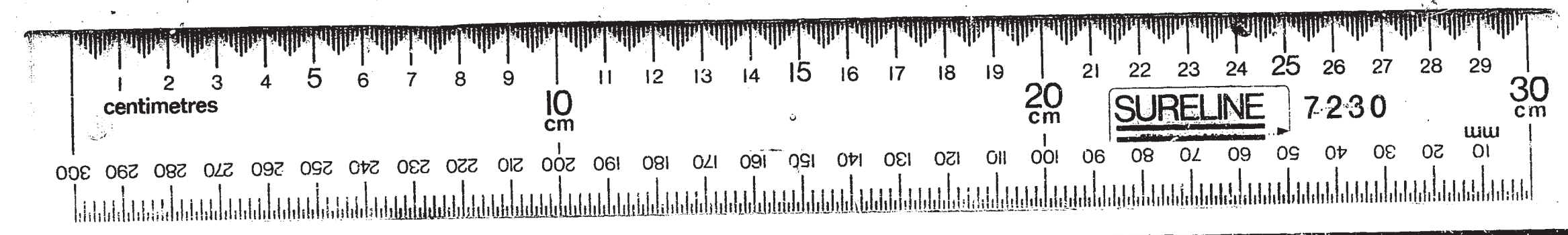
CITY PLANNING DEPARTMENT  
Pursuant to the provisions of the District Scheme, these plans and specifications are approved, provided that no change shall be made to the details shown hereon, and contained in the specification attached hereto, and subject to:

Approved by City Commissioner 28/5/85  
28/5/85  
Signed [Signature]  
RI-R3A

ason & Wales Architects  
48 YORK PLACE  
DUNEDIN  
NEW ZEALAND  
P.O. BOX 5455  
TELEPHONE 771-096

Proposed Residence for Mr & Mrs E.M. Friedlander  
7 Burwood Avenue  
DUNEDIN

SCALE SHOWN	1:50
DESIGN	DORIAN LUCAS DANSON
DATE	APRIL 85
PRINTED	16 MAY 1985



## CODE COMPLIANCE CERTIFICATE

DCCBCA-F4-07-v3.0

Section 95, Building Act 2004

CCC NO:	ABA-2013-1209	Telephone No:	03 477 4000
<b>APPLICANT</b>		<b>PROJECT</b>	
M B and V M Galland and D J Lamont 5 Burwood Avenue Dunedin 9010		<b>Work Type:</b> Alterations/Repairs  <b>Intended Use/Description of Work:</b> Remove Wall Between Kitchen and Living, Install Beam  <b>Intended Life:</b> Indefinite, not less than 50 years.	
<b>PROJECT LOCATION</b>		<b>This CCC also applies to the following Amended Consents:</b> N/A	
5 Burwood Avenue Dunedin			
<b>LEGAL DESCRIPTION</b>			
<b>Legal Description:</b> LOT 2 DP 19327 <b>Valuation Roll No:</b> 26860-46501 <b>Building Name:</b> 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: 16 June 2015

# BUILDING CONSENT


DCCBCA-F4-05-v3.0

Consent No:	ABA-2013-1209	Telephone No:	03 477 4000
<b>APPLICANT</b>		<b>PROJECT</b>	
M B Galland and V M Galland and D J Lamont C/O Keith Mitchell Builder 38 Pennant Street Dunedin 9010		<b>Work Type:</b> Alterations/Repairs <b>Intended Use/Description of Work:</b> Remove Wall Between Kitchen and Living, Install Beam	
<b>PROJECT LOCATION</b>		<b>Intended Life:</b> Indefinite, not less than 50 years.	
5 Burwood Avenue Dunedin			
<b>LEGAL DESCRIPTION</b>		<b>Number of Units:</b> 0	
<b>Legal Description:</b> LOT 2 DP 19327		<b>Number of Levels:</b> 0	
<b>Valuation Roll No:</b> 26860-46501		<b>Estimated Value:</b> \$1500	
<b>Building Name:</b> N/A			

This building consent is issued under Section 51 of the Building Act 2004 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

A Compliance Schedule is not required as a result of the building work associated with this building consent.

**Signed for and on behalf of the Council:**

Name: 

Position: AUTHORISED OFFICER

Date: 18 July 2013

**DUNEDIN CITY COUNCIL**

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

Building *A Reid*  
 Drainage  
 Health

Date *18.7.2013*  
 Date  
 Date

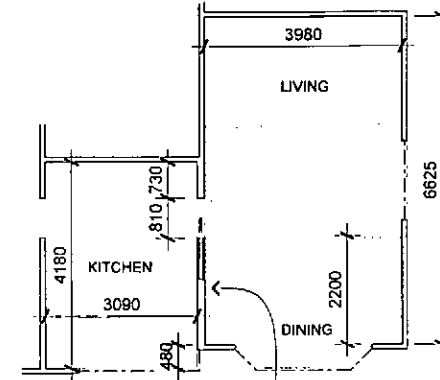
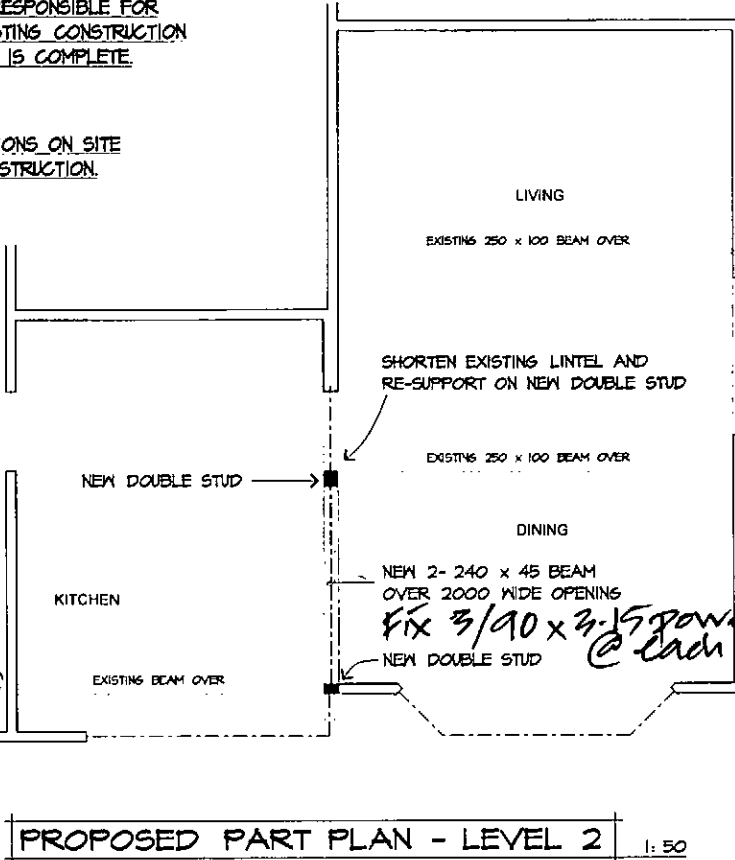
**NOTE**

*End used @ following discussion with engineer.*

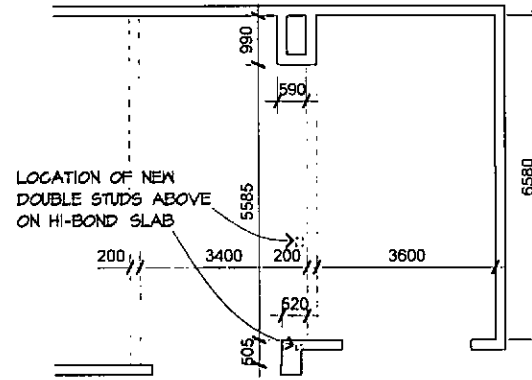
TIMBER CONSTRUCTION SHALL COMPLY WITH NZS 3604 : 2011.  
 ALL TIMBERS INDICATED SHALL BE STRESS GRADE B (S60) UNLESS STATED OTHERWISE.

CONTRACTOR SHALL BE RESPONSIBLE FOR THE SUPPORT OF THE EXISTING CONSTRUCTION UNTIL THE NEW STRUCTURE IS COMPLETE.

VERIFY LAYOUT & DIMENSIONS ON SITE BEFORE COMMENCING CONSTRUCTION.



EXISTING PART PLAN - LEVEL 2 | 1:100



EXISTING PART PLAN - GARAGE LEVEL | 1:100

**SMOKE ALARMS:**

Type 1 domestic smoke alarm system shall be located on all levels within the household in accordance with NZBC F7 / AS1. Located either:  
 a) In every sleeping space, or  
 b) Within 3.0 m of every sleeping space door.

Smoke alarms must be audible to sleeping occupants on the other side of the closed doors.

COS denotes confirm on site. All Dimensions shall be confirmed on site before commencing construction. This Drawing is Copyright and may not be reproduced in part or in full without the permission of the Engineers.

<p><b>HANLON &amp; PARTNERS Ltd</b>                  CONSULTING STRUCTURAL &amp; FIRE ENGINEERS                  Ph: (03) 477 7475 Email: office@hanlons.co.nz</p>	<p><b>Kitchen Wall Opening for Vicki Galland</b>                  5 Burwood Ave, Dunedin</p>		DESIGNED <i>David Hand</i>	DATE: <i>May 2013</i>
			DRAWN <i>Dan Casey</i>	SCALE: 1:100 @ A3
	JOB No	<b>14806</b>	SHEET NO.	<b>1</b>
	ISSUED	<i>20/06/2013</i> <i>5:05:26 pm</i>		

**DCC COPY**

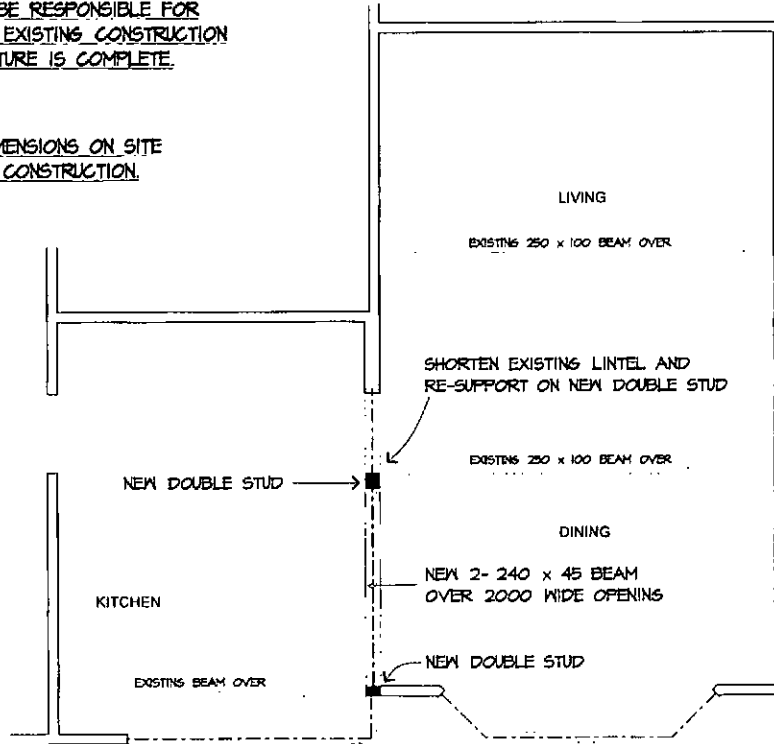
DUNEDIN CITY COUNCIL  
 APPROVED BUILDING CONSENT DOCUMENT

**2013 1209**

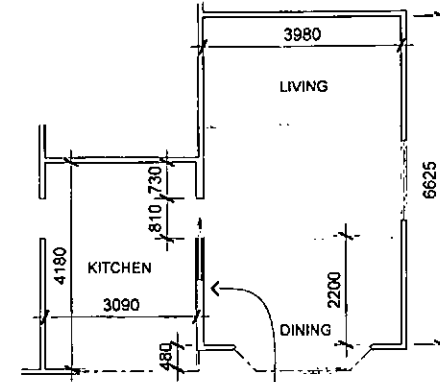
TIMBER CONSTRUCTION SHALL COMPLY WITH NZS 3604 : 2011.  
 ALL TIMBERS INDICATED SHALL BE STRESS GRADE 0 (SG0) UNLESS STATED OTHERWISE.

CONTRACTOR SHALL BE RESPONSIBLE FOR  
 THE SUPPORT OF THE EXISTING CONSTRUCTION  
 UNTIL THE NEW STRUCTURE IS COMPLETE.

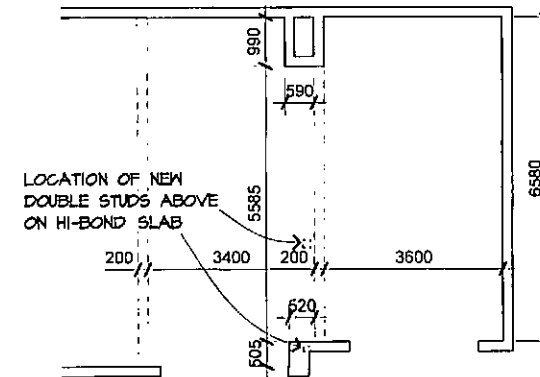
VERIFY LAYOUT & DIMENSIONS ON SITE  
 BEFORE COMMENCING CONSTRUCTION.



PROPOSED PART PLAN - LEVEL 2 1:50



EXISTING PART PLAN - LEVEL 2 1:100



EXISTING PART PLAN - GARAGE LEVEL 1 1:100

DUNEDIN CITY COUNCIL  
 APPROVED BUILDING CONSENT DOCUMENTS

2013 1209

**SMOKE ALARMS:**

Type 1 domestic smoke alarm system shall be located on all levels within the household in accordance with NZBC F7 / AS1.

- Located either:
- a) In every sleeping space, or
  - b) Within 3.0 m of every sleeping space door.

Smoke alarms must be audible to sleeping occupants on the other side of the closed doors.

COS denotes confirm on site. All Dimensions shall be confirmed on site before commencing construction. This Drawing is Copyright and may not be reproduced in part or in full without the permission of the Engineers.

**HANLON & PARTNERS Ltd**  
 CONSULTING STRUCTURAL & FIRE ENGINEERS  
 Ph: (03) 477 7475 Email: office@hanlons.co.nz

**Kitchen Wall Opening for Vicki Galland**  
 5 Burwood Ave, Dunedin

DESIGNED	David Hand	DATE	May 2013
DRAWN	Dan Casey	SCALE	1:100 @ A3
JOB No	14806	SHEET NO.	S 1
ISSUED	20/06/2013 5:05:26 p.m.		

**Code Compliance Certificate Form 7**  
Section 95, Building Act 2004

V M Galland and M B Galland and D J Lamont  
M B and V M Galland Family Trust  
5 Burwood Avenue  
Dunedin 9010

**The building**

**Street address of building:** 5 Burwood Avenue Dunedin

**Legal description of land where building is located:** LOT 2 DP 19327

**Building Name:** N/A

**Location of building within site/block number:**

**Level/unit Number:**

**Current, lawfully established, use:** Housing

**Number of occupants:** 2

**Year first constructed:** 1990

**The owner**

**Name of owner:** V M Galland and M B Galland and D J Lamont

**Contact person:** V M Galland and M B Galland and D J Lamont

**Mailing address:** M B and V M Galland Family Trust, 5 Burwood Avenue, Dunedin 9010

**Street address/registered office:**

**Mobile:**

**Landline:** 03 467 6186

**Email address:**

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

**Building work**

**Building Consent Number:** ABA-2018-1088 Install Wet Floor Shower Area 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: 11 September 2018

**BUILDING CONSENT - ABA-2018-1088**

(Section 51, Building Act 2004)

Form 5

**The building**

**Street address of building:** 5 Burwood Avenue Dunedin

**Legal description of land where building is located:** LOT 2 DP 19327

**Building Name:** N/A

**Location of building within site/block number:**

**Level/unit Number:**

**The owner**

**Name of owner:** M B Galland and V M Galland and D J Lamont

**Contact person:** M B Galland and V M Galland and D J Lamont

**Mailing address:** C/O Keith Mitchell Builder, 38 Pennant Street, Dunedin 9010

**Street address/registered office:**

**Mobile:** 027 477 1969

**Landline:** 03 467 6186

**Email address:**

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

**Building work**

**The following building work is authorised by this building consent:**

Install Wet Floor Shower Area 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:

List of Required Site Inspections



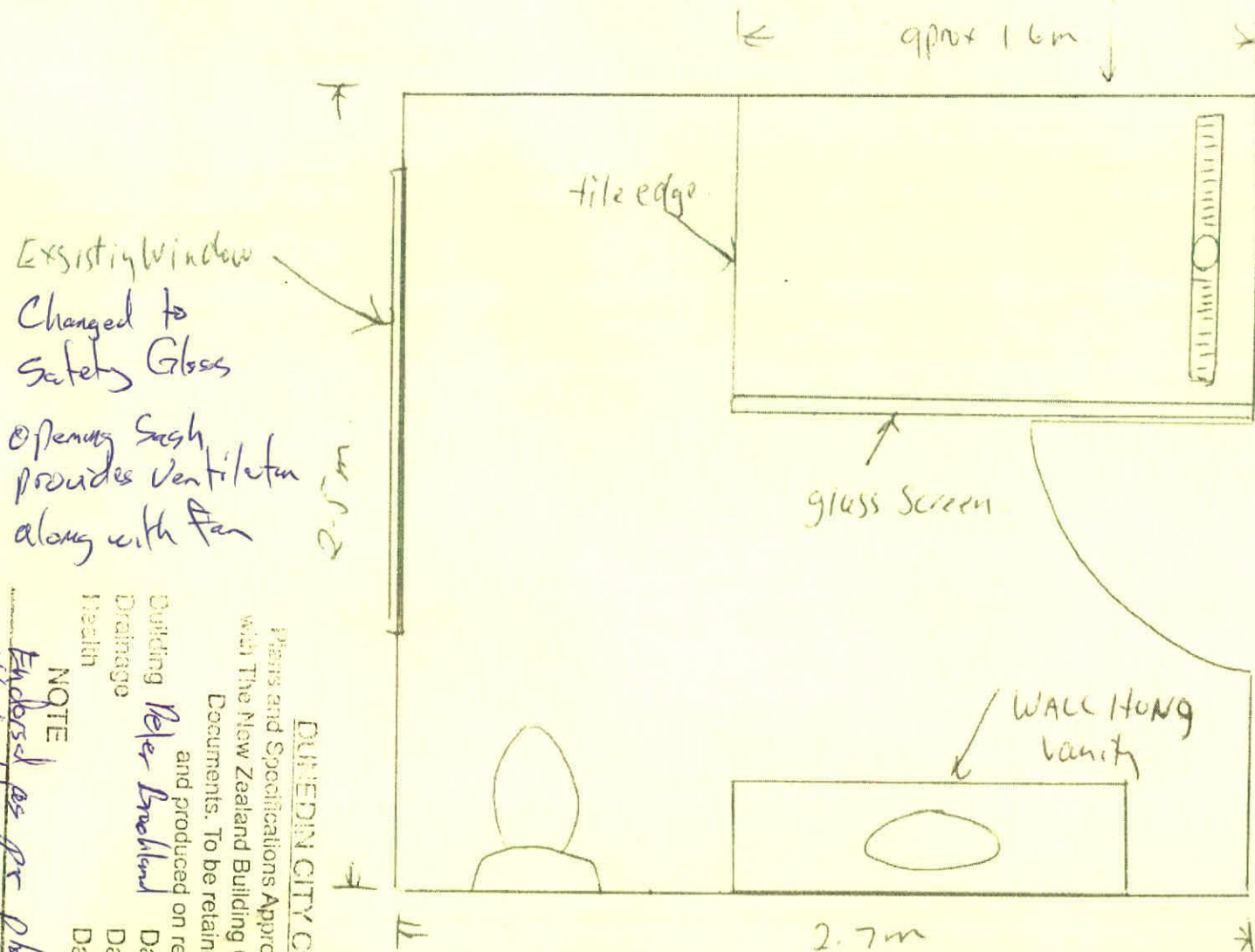
Grant Sutton  
**Authorised Officer**  
**On behalf of Dunedin City Council**

Date: 24 June 2018

# NEW ENSUITE LAYOUT

**DCC COPY**

Height of Ceiling < 4m



Tile base Marmox with 50mm wide HOB

Tile 2 Shower Walls

6 x 24cm  
10 x 24cm

Existing Floor tile Skirting -  
Remaining Walls  
Aqualite Gib painted

2018-1088

DUNEDIN CITY COUNCIL  
APPROVED BUILDING CONSENT DOCUMENT

Scale 1:20

DUNEDIN CITY COUNCIL

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

Building and produced on request  
Drainage Peter Brookland Date 20-6-18  
Health Date

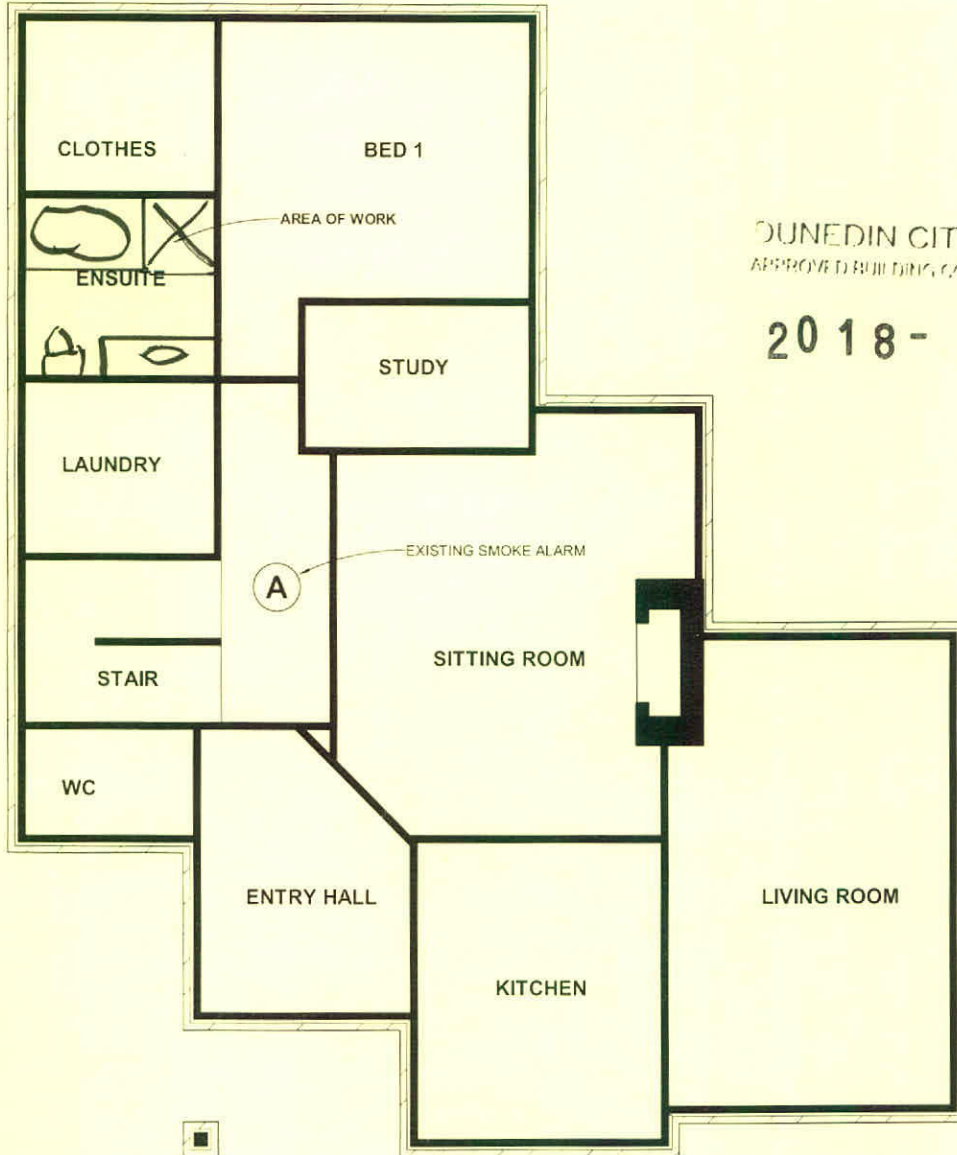
NOTE  
Endorsed as per Pba call with builder - JBS



**DCC COPY**

**DOMESTIC SMOKE ALARM**

Smoke alarms complying with the NZBC clause F7 are required in this building.



DUNEDIN CITY COUNCIL  
APPROVED BUILDING CONSENT DOCUMENT

2018-1088

**EXISTING GROUND FLOOR PLAN**

1:100

*5 Burwood Ave.*