

Dunedin City Council Land Information Memorandum

82548

**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 **3 April 2018**

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

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

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

PROPERTY ADDRESS

14A Michie Street Dunedin

LIM Applicant
Print Date

Checketts McKay
03-Apr-2018

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PROPERTY DETAILS

Property ID 5019140
Address 14A Michie Street Dunedin
Parcels LOT 2 DP 358149

Rubbish Day Tuesday

RATES DETAILS

Rate Account 2110731
Address 14A Michie Street Dunedin
Valuation Number 26970-28803
Latest Valuation Details
Capital Value \$370,000
Land Value \$144,000
Value of Improvements \$226,000
Area (Hectares) 0.0506HA
Units of Use 1
Current Rates
Current Rating Year Starting 01-Jul-2017
Dunedin City Council Rates \$2,250.71
Rates Outstanding for Year \$608.62

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

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 Storm Water & Foul Sewer Connections available.

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

Private Storm Water Drains servicing existing buildings

There are Private Storm Water drains servicing existing buildings on this land.

Private Foul Drains servicing existing buildings

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

Stormwater drain to discharge to open drain in property.

Foul drain to foul sewer in Huntly Avenue.

Watercourse in adjacent property.

Building and Drainage Consents

The following consents are recorded for this property:

Status Key:	BC	-	Building Consent Issued
	CCC	-	Code Compliance Certificate Issued
	Archived	-	In accordance with section 93(2)(b) of the Building Act, the consent was reviewed for code compliance after two years. Compliance with
	/CCC		the Building Code could not be established and therefore the Code
	Refused		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-1992-315310 Building Consent Only Lodgement - PERMIT - Drainage for New Dwelling (McIlroy)

Lodgement Date	07-Jul-1992
Decision	Granted
Decision Date	09-Jul-1992
Current Status	BC Issued
Previous Number	ABA920156
<i>(Applications before 2007)</i>	

ABA-2009-35 Building Consent Only Lodgement - Alter Garage into Bedroom

Lodgement Date	14-Jan-2009
Decision	Granted
Decision Date	22-Jan-2009
Current Status	CCC Issued
Previous Number	
<i>(Applications before 2007)</i>	

ABA-2010-1058 Building Consent Only Lodgement - Extend Car Park Area, Steps

Lodgement Date 21-May-2010
Decision Granted
Decision Date 16-Jun-2010
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-1991-112271 AAB19913229 4109 - Erect dwelling (McIlroy). The permit was lodged on 25-Nov-1991.

H-1992-235234 AAD19925372 M2883 Plumbing New Dwelling, no plan (McIlroy). The permit was lodged on 30-Jun-1992.

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

HAZARDS

SITE HAZARDS

This property was the subject of a subdivision application (2005-0596) in 2005. Check consent notices.

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:

<http://www.orc.govt.nz/Publications-and-Reports/Natural-Hazards/Natural-Hazards/Dunedin-City-District/>

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.

<http://www.orc.govt.nz/Information-and-Services/Natural-Hazards/hazards/>

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 holds 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 Certificate 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 Certificate of Title and/or a lawyer be consulted regarding the legality of any legal and/or physical access to the site (and the maintenance thereof).

Heritage New Zealand Pouhere Taonga Act 2014

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

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

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

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

Consent Notices

There are no Consent Notices recorded for this property. It is recommended that the applicant check the Certificate 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.

The rules in the 2GP that have immediate legal effect from the date of notification are:

- Rule 10.3.2.2 Maximum area of indigenous vegetation clearance
- Rule 10.4.3.3 Assessment of performance standard contraventions – Vegetation clearance (Maximum area of indigenous vegetation clearance)
- Rule 16.7.4 Minimum site size for rural zones
- Rule 16.9.5.5 Assessment of subdivision performance standard contraventions – Minimum site size (surplus dwelling subdivision)
- Definitions for Vegetation Clearance, Indigenous Vegetation Clearance and Indigenous Vegetation.

Following the close of submissions, rules in the 2GP that received no submissions in opposition have become fully operative and replaced the corresponding rule in the Operative District Plan. Rules that are now deemed operative are marked in green 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. 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 has 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 <http://www.dunedin.govt.nz/your-council/district-plan> and the 2GP which can be found on our website at <http://www.2gp.dunedin.govt.nz> 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.

<i>Zone</i>	<i>Subzone</i>	<i>Name</i>
RESIDENTIAL	R1	Dunedin

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_{max} 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/40Nt dBA, 45SP dBA

SECOND GENERATION PLAN INFORMATION

Zoning

- General Residential 1

Hazards

- Nil

Overlay Zones

- Nil

Mapped Areas

- Nil

Scheduled Items

- Nil

Resource Consents

The following Resource Consents are recorded for this property.

<u>RMA-2005-369204</u>	Resource Management Act (Historical Data)
Description	FOUR (4) LOT RESIDENTIAL SUBDIVISION
Lodgement Date	28-Jun-2005
Decision	Granted
Decision Date	19-Jul-2005
Current Status	Consent Issued

Consent Stages

Type	s223 Certificate
Issued Date	21 September 2005
Further Details	
Type	s224 Certificate
Issued Date	21 September 2005
Further Details	

<u>RMA-1989-352699</u>	Resource Management Act (Historical Data)
Description	ER DWG WITH ATTACHED GARAGE Ownr:MCILROY / App: MCILROY
Lodgement Date	21-Dec-1989
Decision	Granted
Decision Date	21-Dec-1989
Current Status	Consent Issued

<u>RMA-1995-359197</u>	Resource Management Act (Historical Data)
Description	flats plan
Lodgement Date	07-Dec-1995
Decision	Granted
Decision Date	09-May-1996
Current Status	Consent Issued

RESOURCE CONSENTS WITHIN 50 METRES OF 14A MICHIE STREET DUNEDIN 5019114 28 Michie Street Dunedin

RMA-2005-369055 Resource Management Act (Historical Data) HEIGHT PLANE, YARD & SITE COVERAGE ENCROACHMENTS (Non-Notified - Restricted Discretionary). The outcome was Granted on 21/06/2005.

5019116 24 Michie Street Dunedin

RMA-1985-351757 Resource Management Act (Historical Data) ERECT DWG Ownr:PETRIE (Non-Notified - Non Complying). The outcome was Granted on 10/10/1985.

5019135 28 Lawson Street Dunedin

POL-2017-19 Planning Other Legislation Section 348 Right of way. The outcome was Granted on 29/05/2017.

LUC-2011-225 Land Use Consent construct a dwelling.

LUC-2007-278 Land Use Consent Garage on boundary and without associated permitted residential activity.. The outcome was Granted on 30/07/2007.

5019138 33 Bruce Street Dunedin

POL-2017-19 Planning Other Legislation Section 348 Right of way. The outcome was Granted on 29/05/2017.

5019141 16 Michie Street Dunedin

LUC-2011-256 Land Use Consent construct a two storey extension to existing dwelling. The outcome was Granted on 01/08/2011.

RMA-2005-369204 Resource Management Act (Historical Data) FOUR (4) LOT RESIDENTIAL SUBDIVISION (Non-Notified - Non Complying). The outcome was Granted on 19/07/2005.

RMA-2006-370178 Resource Management Act (Historical Data) FURTHER SUBDIVISION OF LOTS 1 & 4 DP 358149 (Non-Notified - Restricted Discretionary). The outcome was Granted on 09/06/2006.

5019142 8 Michie Street Dunedin

LUC-2017-372 Land Use Consent land use consent to remove a silver beech tree, T790 on the significant tree register. The outcome was Granted on 15/01/2018.

5103173 14 Michie Street Dunedin

RMA-2005-369204 Resource Management Act (Historical Data) FOUR (4) LOT RESIDENTIAL SUBDIVISION (Non-Notified - Non Complying). The outcome was Granted on 19/07/2005.

RMA-1995-359197 Resource Management Act (Historical Data) flats plan (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 09/05/1996.

5111829 10 Michie Street Dunedin

RMA-2005-369204 Resource Management Act (Historical Data) FOUR (4) LOT RESIDENTIAL SUBDIVISION (Non-Notified - Non Complying). The outcome was Granted on 19/07/2005.

RMA-2006-370178 Resource Management Act (Historical Data) FURTHER SUBDIVISION OF LOTS 1 & 4 DP 358149 (Non-Notified - Restricted Discretionary). The outcome was Granted on 09/06/2006.

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.

TRANSPORTATION

No Transportation information was found for this property

As of the 24th April 2015, the Transportation Group no longer inspects the site as part of a LIM. Only the electronic records since 2002 have been examined for Transportation 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 Transportation on 477 4000.

For properties abutting the state highway, the New Zealand Transport Agency (NZTA) is the Road Controlling Authority.

WATER and WASTE

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, and flows available to the property can be provided on request. Any change in water use (e.g. for a new commercial activity) requires a new application to be made to the Council. It is recommended that the applicant check the property for the location and suitability of the water service.

Terms and conditions of supply

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

Water pressure

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

Water reticulation maps

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

WASTE

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 Water and Waste Services of the Dunedin City Council.

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 **28th August 2001**.

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

Drainage Reticulation Plans

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

Information Regarding Watercourses

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

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

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

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

APPENDIX

Glossary of terms and abbreviations

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

Consent, Permit, Licence & Complaint types

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

Terms used in Permits & Consents

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

General terms

- RDMS Records and Document Management System



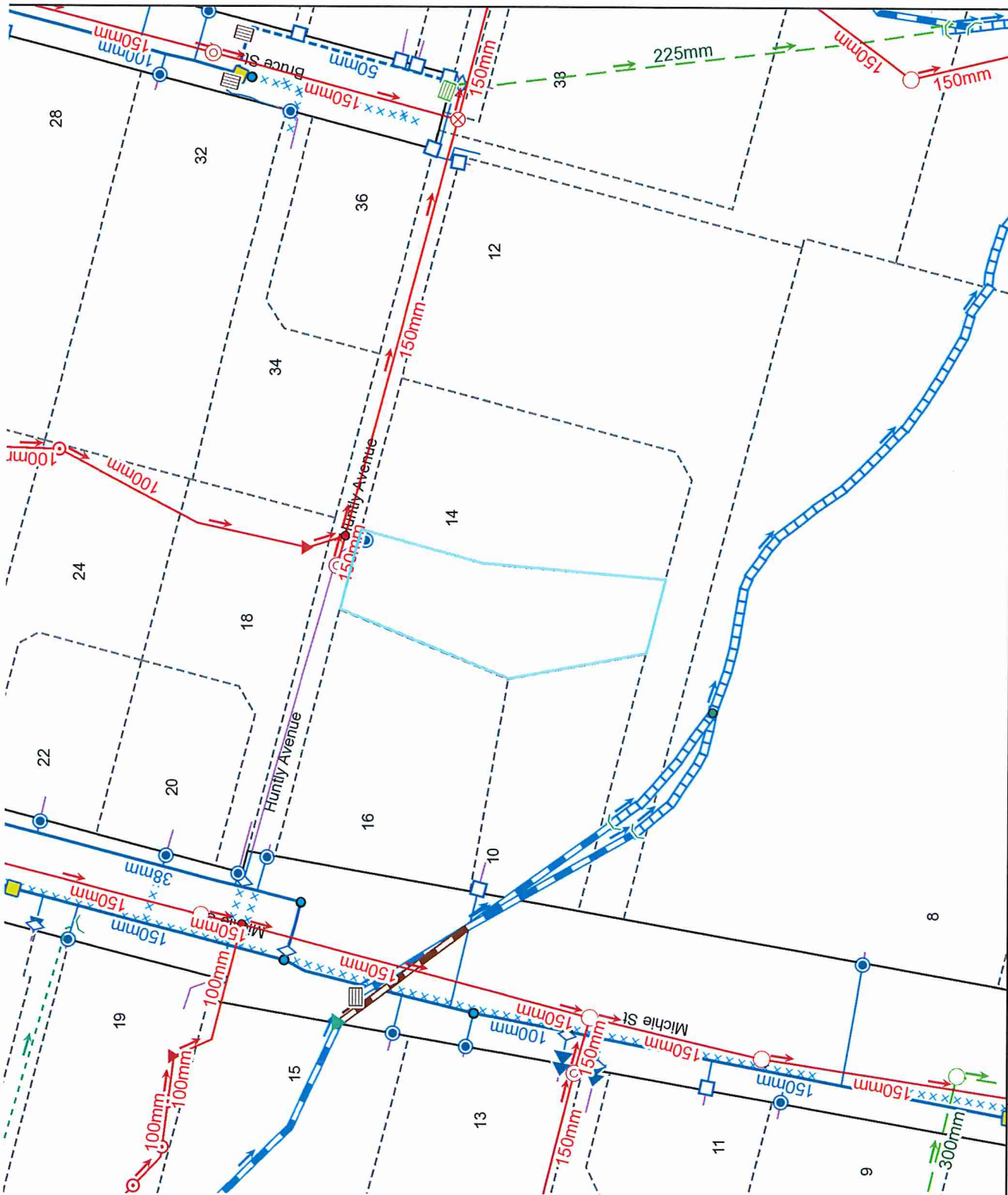
Photographic Map

Scale at A4:
1:750
 27/03/2018
 1:57:07 p.m.



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

2013 Urban and rural photography January /
 February 2013, Dunedin City Council
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 2006/2007 Urban photography March 2007,
 copyright NZAM, Rural photography March
 2006, copyright Terralink International Ltd.



Legend

Water Supply

- Manifold Box
- Water Meter
- Toby
- Meter without manifold box
- Roller 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

Foul Sewerage

- Standard Manhole
- Valve Chamber (pressurised)
- Boundary Kit
- Non-Return Valve
- Pump Station Domestic
- Drop Manhole
- Inspection Manhole
- Inspection Opening
- Lamp-hole
- Outlet

Stormwater

- SW Bubble-Up Tank
- SW Drop Manhole
- SW Insp Chamber and Grating Inlet
- SW Inspection Manhole
- SW Inspection Opening
- SW Lamp-hole
- SW Mud-tank Inlet
- SW Outlet
- SW Pipe Inlet
- SW Pressure Manhole
- SW Standard Manhole
- SW Stormwater Node

General

- DCC Water & Waste Structure
- Railway Centreline

Cadastral

- Parcel
- Road/Rail
- Hydro
- Motoway
- Parcels
- Strata
- Easement (where recorded)

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

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

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

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

Scale at A4:
1:750
27/03/2018
1:57:37 p.m.

Council Water & Drainage Services

DUNEDIN CITY COUNCIL
Partnership with a Difference

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

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

2013 Urban and rural photography January / February 2013, Dunedin City Council CC BY 3.0 NZ.

2006/2007 Urban photography March 2007, copyright NZAM. Rural photography March 2006, copyright Terralink International Ltd.

Reference: RMA2005-0596/5103173, 5019140, 5019141/
233363, 233562, 207821
Enquiries to: Jo Oranje
Direct Phone: 474 3564



20 July 2005

SLJ Warburton and ALR McNicol
C/- TL Survey Services Ltd
PO Box 901
DUNEDIN

Attention: John Willems

Dear John

RESOURCE CONSENT APPLICATION: **RMA2005-0596**
SLJ Warburton & ALR McNicol
14, 14A & 16 Michie Street
DUNEDIN

Your application for resource consent to subdivide the land at 14, 14A and 16 Michie Street, Dunedin, to create four freehold feesimple residential sites, was processed on a non-notified basis in accordance with section 93 and 94 of the Resource Management Act 1991. A Senior Planner considered the application under delegated authority on 19 July 2005.

I advise that the Council has **granted** consent to the application. The full text of the decision commences on page 4. The consent must be given effect to within five years, in accordance with section 125 of the Resource Management Act.

DESCRIPTION OF ACTIVITY

Consent is sought to subdivide the three properties at 14, 14A and 16 Michie Street, Dunedin, to create four sites. There are three dwellings existing on the sites. The dwelling at 16 Michie Street is on an existing freehold feesimple title and has approximately 35 metres of frontage directly to Michie Street. The dwellings at 14 and 14A Michie Street are presently held in cross lease tenure; together those properties possess 6 metres of frontage to Michie Street but gain vehicle access via existing rights of way over Huntley Avenue (not a legal road and also known as Lawson Street).

The proposed subdivision will reconfigure the property boundaries, and remove the cross lease tenure, such that four freehold feesimple sites are created. These are described as follows:

- Proposed Lot 1 includes the existing dwelling at 16 Michie Street on an area of 844m². The site will have 26 metres of frontage to Michie Street. The existing vehicle access directly to Michie Street is to remain unchanged.
- Proposed Lot 2 contains the existing dwelling at 14A Michie Street on an area of 500m² (subject to survey). The boundaries of this site will reflect the existing cross lease flat boundaries with the exception of the loss of the leg-in strip and frontage to Michie Street. Vehicle access will continue to be via existing rights of way over Huntley Avenue to Michie Street. This property will become freehold feesimple.
- Proposed Lot 3 contains the existing dwelling at 14 Michie Street on an area of 700m². As with Lot 2 above, the existing flat boundaries are recognised other than the severing of the leg-in to Michie Street. Vehicle access over Huntley Avenue to remain unchanged. This property will become freehold feesimple.
- Proposed Lot 4 is a 500m² allotment (subject to survey) vacant of buildings. The site is presently clad in various species of exotic and native plants. The applicants propose to

construct a new dwelling on this site and obtain vehicle access directly to Michie Street via the site's 14.7 metres of frontage.

A geotechnical report prepared by Geolink Land Investigations regarding the suitability of Lot 4 for buildings was included with the application.

DISTRICT PLAN PROVISIONS

The site is zoned **Residential 1** in the Dunedin City District Plan. Subdivision in the Residential 1 zone is a discretionary (restricted) activity provided that the resulting allotments comply with the minimum site area (500m²) and frontage (3.5m) requirements for the zone. In this instance, the proposal promotes that all sites will be equal to, or in excess of, the 500m² minimum area, although the application notes that this is subject to survey. Lots 2 and 3 will lose their existing frontage to Michie Street and rely solely on the existing rights of way over Huntley Avenue for vehicle access. As those sites will not have any road frontage, the overall proposal is a **non-complying activity**, in accordance with Rule 18.5.2.

EFFECTS ASSESSMENT

Affected Persons

No written approvals were submitted with the application. No parties are considered to be adversely affected by the proposal. The proposal will allow the creation of an additional allotment that will eventually accommodate the applicants' dwelling. The present configuration of the allotments does not allow for the construction of an additional dwelling in conformance with the density requirements of the District Plan. The resulting sites will comply with the minimum area requirements, and although the activity is non-complying by virtue of Lots 2 and 3 not having road frontage, those sites can achieve satisfactory legal and vehicle access. Conversion of the land tenure of the dwellings at 14 and 14A Michie Street will not give rise to any tangible effects.

Effects on the Environment

The following assessment of effects on the environment has been carried out in accordance with section 104(1) of the Resource Management Act 1991. It addresses those assessment matters listed in section 8.13 (Residential zones) of the District Plan considered relevant to the proposed activity, and is carried out on the basis that the environment is characterised by residential activities at a mix of densities. The land to the south and east of the site is primarily bush clad, but residential buildings are present at a low-density. The land to the north and west comprises more intensely developed residential properties.

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

- (i) Sustainability (8.13.1, 18.6.1(b), 18.6.1(d, j))
The proposal is consistent with the objectives and policies of the Sustainability section of the District Plan. Although the subdivision does not comply with the minimum frontage requirements for the zone, the subdivision will not introduce any new effects on the environment. The subdivision will allow the freehold feesimple ownership of the two dwellings at 14 and 14A Michie Street while creating an additional site for residential development. The amenity values and character of the residential area are maintained and the proposal will not require any extensions to Council's infrastructural services. The matter of the reduced road frontage for Lots 2 and 3 is a technical non-compliance; I am satisfied that the existing conditional right of way easements ensure the physical access arrangements meet the intention of the Residential 1 zone rules.
- (ii) Amenity values (8.13.3, 8.13.5)
The proposal will not significantly alter the existing amenity values of the site or area generally. Although the proposal will allow the introduction of an additional dwelling to the area, the site created for that purpose meets the minimum standards for development in the Residential 1 zone. There will be no change in the operation of the

properties at 14 and 14A Michie Street. Despite losing their road frontage, there will be no change to the existing use of the land. It is not clear on the ground that the present leg-in strips form a part of the sites at 14 and 14A Michie Street. The boundary of Lot 1 reflects the existing occupation of the land.

The area on which the new dwelling is proposed is currently bush-clad and vacant of buildings. It is the applicants' intention to retain as much bush on the site as is possible. This will mitigate the visual effects of the presence of an additional dwelling. The applicant advises that the new dwelling will comply with the bulk and location requirements for the Residential 1 zone; the Contour Model plan submitted with the application certainly suggests it will comply with the yard and site coverage requirements. Elevations of the proposed dwelling have not been submitted so I cannot confirm compliance with all requirements. The applicant is advised, that any breaches of the performance standards of Rule 8.7.2 will require further resource consent, and any resulting effects on the amenity can be considered at that time.

(iii) Cumulative effects (8.13.13, 18.6.1(f))

The subdivision will not give rise to significant effects over and above those generated by the existing activities on the sites. Any adverse effects generated by the activity will remain less than minor when considered cumulatively upon effects from existing activities.

(iv) Water supply and effluent disposal (8.13.10, 18.6.1(i, m-o))

Council's Water and Waste Services Business Unit has considered the proposal. The Consents Officer, Water and Waste Services, advises that the existing dwellings on Lots 1, 2 and 3 are fully served for wastewater, stormwater and water supply. Proposed Lot 4 can be served for wastewater via connection to the Dunedin City Council foul sewer in Michie Street. Stormwater can discharge to the watercourse within the section or to Michie Street kerb and channel. Note that any new buildings on this new lot must be sited 1 metre clear of the watercourse. Water supply to this site can be obtained by way of connection to the existing watermain in Michie Street. Conditions will be imposed regarding the water supply to Lot 4.

(v) Transportation (8.13.7, 18.6.1(c, l), 20.6.5, 20.6.7-10)

The Technical Engineer, Transportation Planning, has considered the proposal and visited the site. She advises that the vehicle access to Lot 1 is formed to a satisfactory standard and is hard-surfaced. Huntley Avenue currently provides vehicle access to three residential units, with a further section having access. It is hard-surfaced for its entire length and formed to a minimum width of 3 metres and therefore meets the Transportation requirements. Lot 4 will obtain vehicle access directly from Michie Street; this will require a new vehicle access to be constructed. The Technical Engineer notes that there is no footpath along this portion of Michie Street and it is not on Council's list to be constructed in the immediate future. However, as it may eventually be constructed, the vehicle access cannot be formed in such a way that a footpath would be difficult to construct. The first two metres of the vehicle access from the back of the kerb should therefore be formed to a similar level as the kerb and then follow the gradient of the land down to the garage. This information will be included as an advice notice.

Transportation Planning is satisfied that the effects of the proposal on the transportation network will be no more than minor.

(vi) Lot size, dimension and physical limitations (including hazards) (18.6.1(j, p, t))

The subdivision design is practical and will convert the properties at 14 and 14A Michie Street to freehold feesimple, thus relieving the owners of those properties from the additional legal restrictions associated with cross lease tenure. The boundaries of Lots 1, 2 and 3 reflect the existing occupation of the land including all that land that presently forms the curtilage of the existing dwellings. The shape of Lot 4 is rectangular, allowing for a degree of flexibility in the location of the proposed dwelling. In any event, the applicant has selected a dwelling design that is also rectangular in

shape and can be constructed on the site in a position that complies with the performance standards for the zone.

It is noted that the application states that Lots 2 and 4 are expected to be 500m², being the minimum site area for the zone, but that the area is subject to survey. Given that there is 'room to move' with the areas of Lots 1 and 3 being significantly larger than 500m², the applicant is advised that its Council's expectation that Lots 2 and 4 will not be smaller than 500m² following the survey. Any proposal to have any of the allotments less than 500m² in area will require a variation to this consent, or a fresh consent, to allow consideration of the effects of an undersized residential site.

The application included a geotechnical report prepared by Geolink Land Investigations. The application was forwarded to Council's consultant engineers, Montgomery Watson Harza (MWH) for comment. MWH's Senior Engineer visited the site and noted that the tree cover and ground profile made inspecting the site slightly difficult. MWH is not aware of a record of any hazard on the site. The Geolink report confirmed the presence of volcanic lava deposits in the locality. The report determined that there are no signs of land instability and that the lower terrace will not be a risk from flooding or erosion from stormwater discharge. It noted that the lower terrace comprises alluvial deposits and that the bearing capacity of these alluvial soils will be relatively low.

MWH's Senior Engineer liaised with Dunedin City Council Water and Waste Services to determine whether there could be issues regarding the disposal of stormwater into Lot 4. Water and Waste Services has no record of drainage problems at the site. It was noted that the floor level of the new dwelling is likely to be 3 or 4 metres below the Michie Street foul sewer level and the pumping of sewage may be required.

The Senior Engineer concludes:

Based on the geotechnical report provided with the application and our discussions with [Water and Waste Services] we do not consider the proposed building platform to be at risk of erosion, slippage or surface flooding. Specific foundation design will be required for any new dwelling and an earthworks permit required should vehicle access be provided to the lower terrace level. The need for an earthworks permit will be reviewed when the building consent application is received by Council.

MWH requests that a condition be imposed by way of consent notice requiring the specific design of dwelling foundations due to the presence of relatively weak soils on the lower terrace. Subject to this condition, MWH is satisfied that the site is not at risk of instability or slippage, and that the proposal will not give rise to instability or slippage.

(viii) Reserves contribution

A reserves contribution of \$7,125.00 (includes GST) is payable on this subdivision to cater for the increased demand on the City's recreational resource as a result of the creation of a new residential site. This has been calculated at 7.5% of the land value of Lot 4, estimated to be \$95,000.

CONSENT DECISION

*That pursuant to section 34A(1) and 104B and after having regard to Part II matters and sections 104 and 104D of the Resource Management Act 1991, the Dunedin City Council grants consent to the **non-complying** activity being the subdivision of the land at 14, 14A and 16 Michie Street, Dunedin, being the land legally described as Lots 1 and 2 Deposited Plan 4756 (Certificates of Title OT278/156, OT16C/895 and OT16C/896) and subject to the following conditions imposed under sections 108 and 220 of the Act:*

- 1 *The proposal shall be undertaken generally in accordance with TL Survey Services Ltd Plan titled 'Lots 1-4 being a Proposed Subdivision of Lots 1 & 2 DP 4756' dated*

September 2004 and the details submitted with the application RMA2005-0596 received by Council on 27 June 2005, except where modified by the following conditions of consent.

- 2 *Prior to certification of the survey plan pursuant to section 223 of the Resource Management Act 1991, the applicant shall ensure the following:*
 - a) *Easements for drainage shall be reserved as required.*
 - b) *If a requirement for any easements for services is incurred during the survey then those easements shall be granted or reserved and included in a Memorandum of Easements on the survey plan.*
- 3 *That prior to certification pursuant to section 224(c) of the Resource Management Act 1991, the applicant shall complete the following:*
 - a) *A reserves contribution of \$7,125.00 (includes GST) shall be paid. This has been calculated as follows:*
$$7.5\% \times \$95,000 = \$7,125.00$$
 - b) *The requirements of Parts 4 and 5 (Drainage and Water Supply) of the Dunedin City Council 'Code of Subdivision' shall be complied with. An 'Application for Water Supply' shall be submitted to the Water and Waste Services Business Unit for Lot 4, in accordance with the Code of Subdivision.*
 - c) *A separate water service at the street boundary of the property is to be installed to serve Lot 4. Size and location can be determined at the time of water application.*
 - d) *That a consent notice be prepared for registration on the certificate of title of Lot 4 for the following ongoing condition:*

"That the dwelling foundations shall be specifically designed by a suitably qualified person to address the presence of weak soils on the lower terrace of the site."

ADVICE NOTES

- 1 Transportation Planning advises that the vehicle access from the carriageway to the property boundary is over road reserve and is therefore required to be built in accordance with the Dunedin City Council Vehicle Entrance Specifications (to be obtained from Dunedin City Council Roading department).
- 2 Transportation Planning advises that the first two metres of the vehicle access from the back of the kerb should be formed to a similar level as the kerb and then follow the gradient of the land down to the garage. This is to avoid construction difficulties if a footpath is to be created along this portion of Michie Street in the future.
- 3 The first five metres of the vehicle access within the boundary is required to be hard-surfaced prior to the occupation of the residential dwelling on Lot 4. If this is not undertaken, an application for resource consent will be required to address the effects of non-compliance with the provisions of the Transportation section of the District Plan.
- 4 In addition to the conditions of a resource consent, the Resource Management Act establishes through sections 16 and 17 a duty for all persons to avoid unreasonable noise, and to avoid, remedy or mitigate any adverse effect created from an activity they undertake. A similar responsibility exists under the Health Act 1956.

- 5 Water and Waste Services advises that any new buildings on Lot 4 are required to be sited 1 metre clear of the water course.

DURATION OF CONSENT

This consent shall expire after a period of 5 years from the date of this decision unless the consent has been given effect to during this time. This period may be extended on application to the Council pursuant to Section 125 of the Resource Management Act 1991.

REASONS

Effects

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

District Plan Objectives and Policies

In accordance with section 104(1)(b) of the Resource Management Act 1991, the relevant objectives and policies, and the anticipated environmental results of sections 8.14, 18.6 and 20.7 of the District Plan (1999) were taken into account when assessing the application.

Objectives 18.2.1, 18.2.2 and 18.2.6 and Policies 18.3.1 and 18.3.7 of the Subdivision section seek to ensure that the adverse effects of subdivision activities on the City's natural resources and infrastructure are avoided, remedied or mitigated and that subdivision activity takes place in a coordinated and sustainable manner throughout the City. The subdivision does not result in the unnecessary extension of the City's infrastructure. Lots 1, 2 and 3 are separately serviced in terms of water supply and wastewater disposal. The existing access arrangements to Lots 1, 2 and 3 are adequate. Vehicle access is achievable to serve Lot 4. The proposal will not result in adverse effects on the environment that are more than minor as the subdivision will only the land tenure for Lots 2 and 3 and allow for the creation of an additional allotment in accordance with the intention of the provisions of the District Plan. The proposal is consistent with the Subdivision objectives and policies.

The proposal is considered to be consistent with the objectives and policies of the Residential zone section which seek to protect the amenity values and character of the residential areas and to ensure infrastructure is sustainably utilised. The proposal will not give rise to adverse effects on the environment; accordingly, the amenity values presently offered by the existing properties will not alter. It is the applicants' intention that the new dwelling comply with the relevant bulk and location requirements; accordingly, any effects will have been anticipated by the Residential 1 zoning of the site.

Integrity of the District Plan

Section 104(1)(c) of the Act allows the Council to consider any other relevant matters when deciding upon a resource consent application. It is worthwhile to consider here the issue of precedent and its effect on the integrity of the District Plan.

The subdivision is a non-complying activity and is therefore not anticipated by the Subdivision section of the District Plan. Granting consent to non-complying activities is generally discouraged unless the consent authority is satisfied that the adverse effects on the environment will be no more than minor, and the proposal is consistent with the objectives and policies of the District Plans (section 104D of the Act). Approving non-complying activities has the potential to affect the integrity of the Plan provisions.

Consideration must therefore be given to whether allowing this non-complying activity will set an undesirable precedent and consequently create an expectation in others that they can undertake similar developments in the vicinity or in other areas of the Residential 1 zone. Therefore, before determining whether or not to grant consent to the proposal, consideration should be given to whether the proposal exhibits any aspects that separate it from the

majority of sites in the Residential 1 zone. Alternatively, Council must be satisfied that it would accept the creation of precedent and that it would be acceptable to similarly approve like proposals.

In this instance, the proposal is non-complying by virtue of Lots 2 and 3 not achieving the minimum frontage to a legal road. The existing accesses with associated right of way easements over 'Huntley Avenue' will ensure that both sites achieve legal and physical vehicle access in accordance with the Transportation section of the Plan. For these reasons, Council need not be concerned if granting consent to this proposal creates an expectation that consent will be granted for like proposals. A true exception is therefore not required to distinguish this proposal from similar applications.

Part II Matters

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

Section 104D

In accordance with section 104D of the Resource Management Act 1991, Council cannot grant consent to a non-complying activity unless either:

- a) the adverse effects of the activity will be no more than minor; or
- b) the proposal will not be contrary to the objectives and policies of the District Plans.

In this instance, it has been determined that the adverse effects of the activity, if any, will be no more than minor, in the issues addressed under the heading 'Effects on the Environment' above. The activity is not inconsistent with the objectives and policies of the District Plans. Therefore, Council can consider granting consent to the proposal.

COMPLIANCE WITH CONDITIONS

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

BUILDING CONSENT

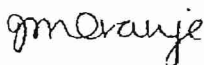
This is a resource consent. A building consent may be required before any work is undertaken on the site. Please check with the Building Control Office, Development Services to establish whether or not a building consent is required.

RIGHTS OF OBJECTION

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

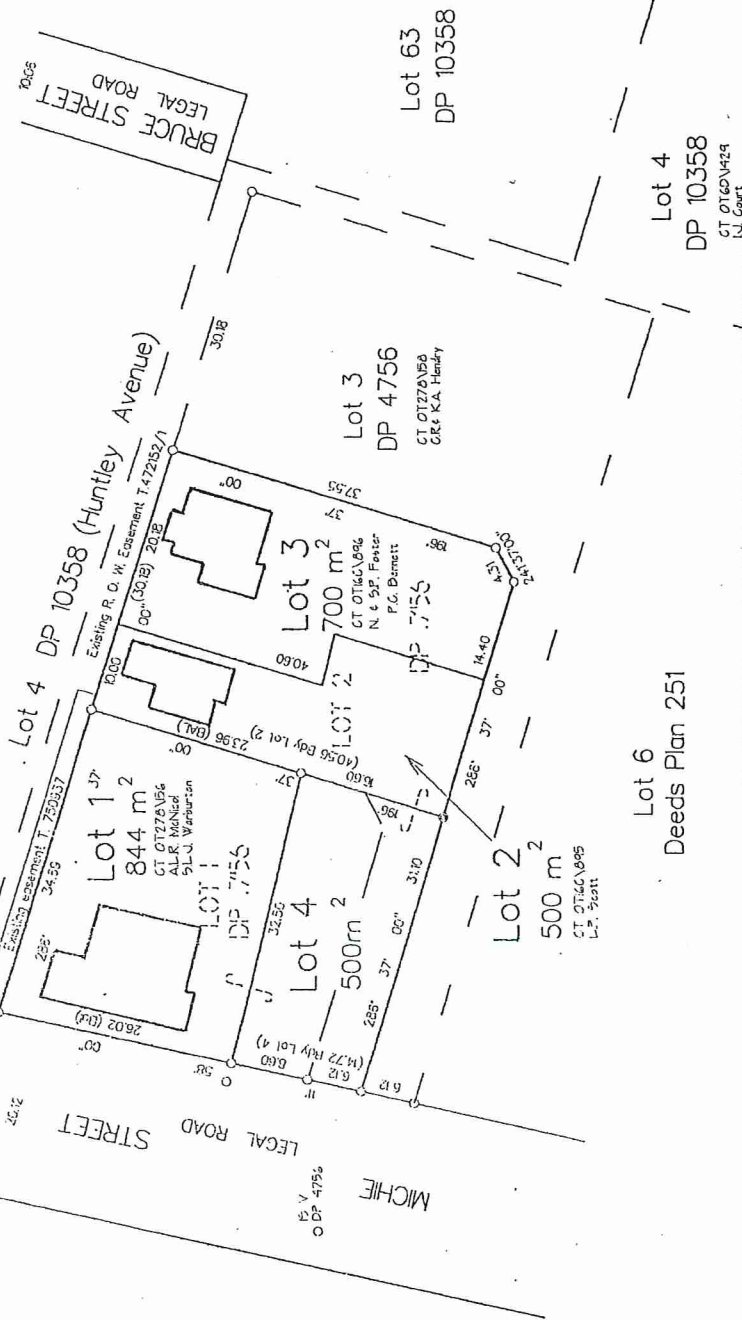
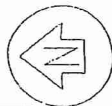
Dunedin City Council
P O Box 5045
DUNEDIN
Attn: Senior Planner- Enquiries 1st Floor

Yours faithfully



Jo Oranje
PLANNER

Approvals



Boundary dimensions are from DP 4756 unless shown otherwise.

ALL AREAS AND BOUNDARY DIMENSIONS ARE SUBJECT TO FINAL SURVEY.

Planning Application Diagram

14 - 16 Michie St., Dn.

Proposed Subdivision
Lots 1 - 2 DP 4756
situated within
Block VI
Town Survey District



Prepared by
TL Survey Services Ltd
PO Box 301, 184 High St
Ph. 03-477 1133
Fax. 03-477 1127

File 0512-02
Area 182
Resubmission Main Street

Approved 12/11/04

PLAN UPON WHICH RESOURCE CONSENT CONSIDERED

RMA: 2005DS96,
DATE: 20/07/05

SIGNATURE: *Marjorie*

THE FOLLOWING ARE THE APPROXIMATE AREAS TO BE DEDUCTED FROM THE RELEVANT TLIES.

The area to come out of CT OT278/156 is 300m²

The area to come out of CT OT18C/895 & 856 is 200m²

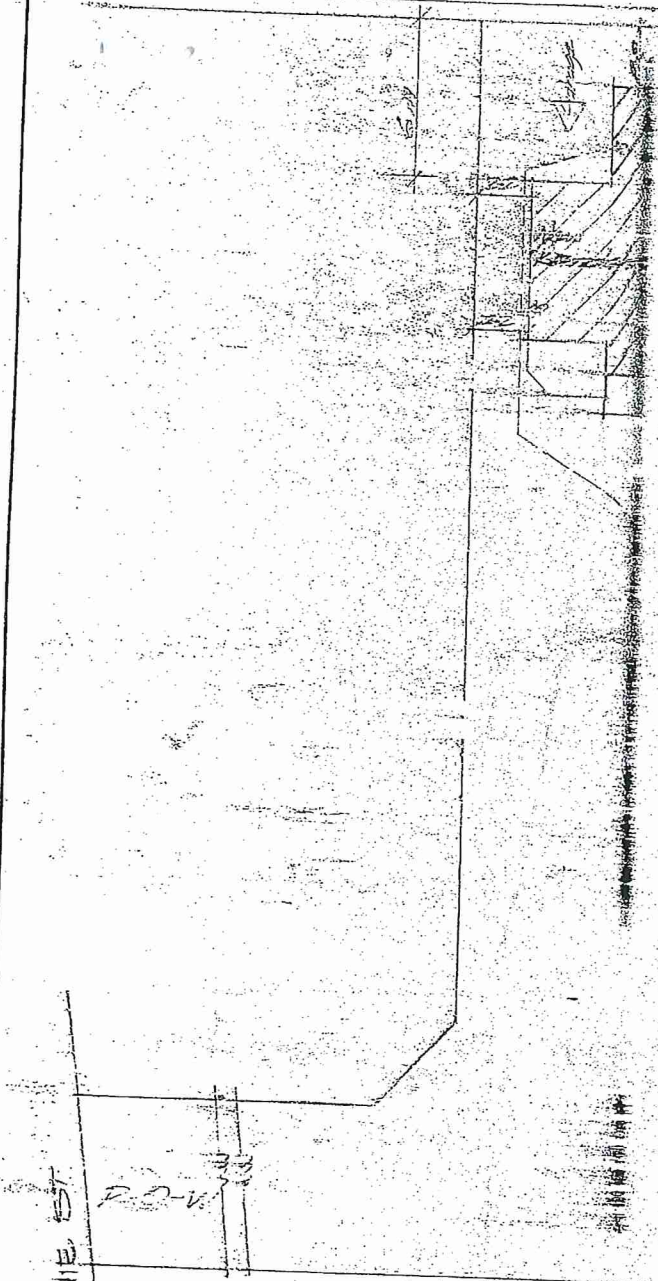
TERRITORIAL AUTHORITY: Dunedin City
Surveyed by: TL Survey Services Ltd
Scale 1: 400 @ A2 Date: September 2004
Scale 1: 800 @ A4

Lots 1 - 4 being a Proposed Subdivision
of Lots 1 & 2 DP 4756

LAND DISTRICT OTAGO
Survey Blk. & Dist. VI Town District

As a condition, DIRECTOR GENERAL/SURVEY GENERAL DEPARTMENT OF SURVEY AND LAND INFORMATION, WELLINGTON

HUNTLEY



SITE PLAN
Scale 1:200

DUNEDIN CITY COUNCIL ROADING REQUIREMENTS

Finished Levels

The back of footpath level shall be 80^{MM} ABOVE TOP OF KERB

The boundary level shall be _____

The development shall recognise and conform to the grade and level of the street at all street boundaries.

Vehicle entrances are to be constructed to Councils requirements.

Contact: JIM MEARS Phone: 4743805 to determine these requirements.

[Signature] (Signed) 2-12-91 (Date)

Notes:

1) This endorsement overrules any levels or instructions shown on the plans.

2) Any damage to the street will be repaired at the applicants expense.

4109

H-1991-112271

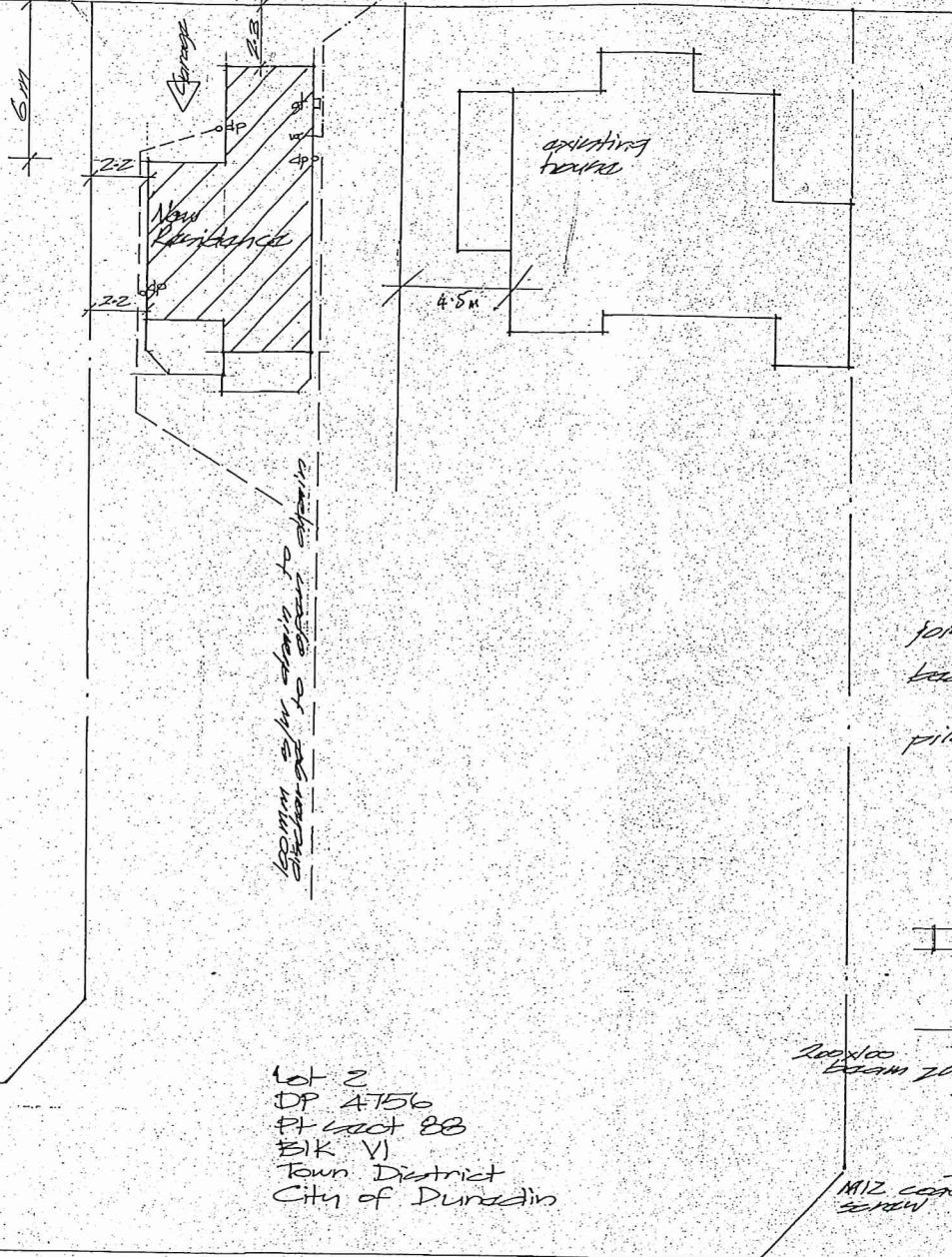
AAS 19913229

Erect dwelling

(4 pages)

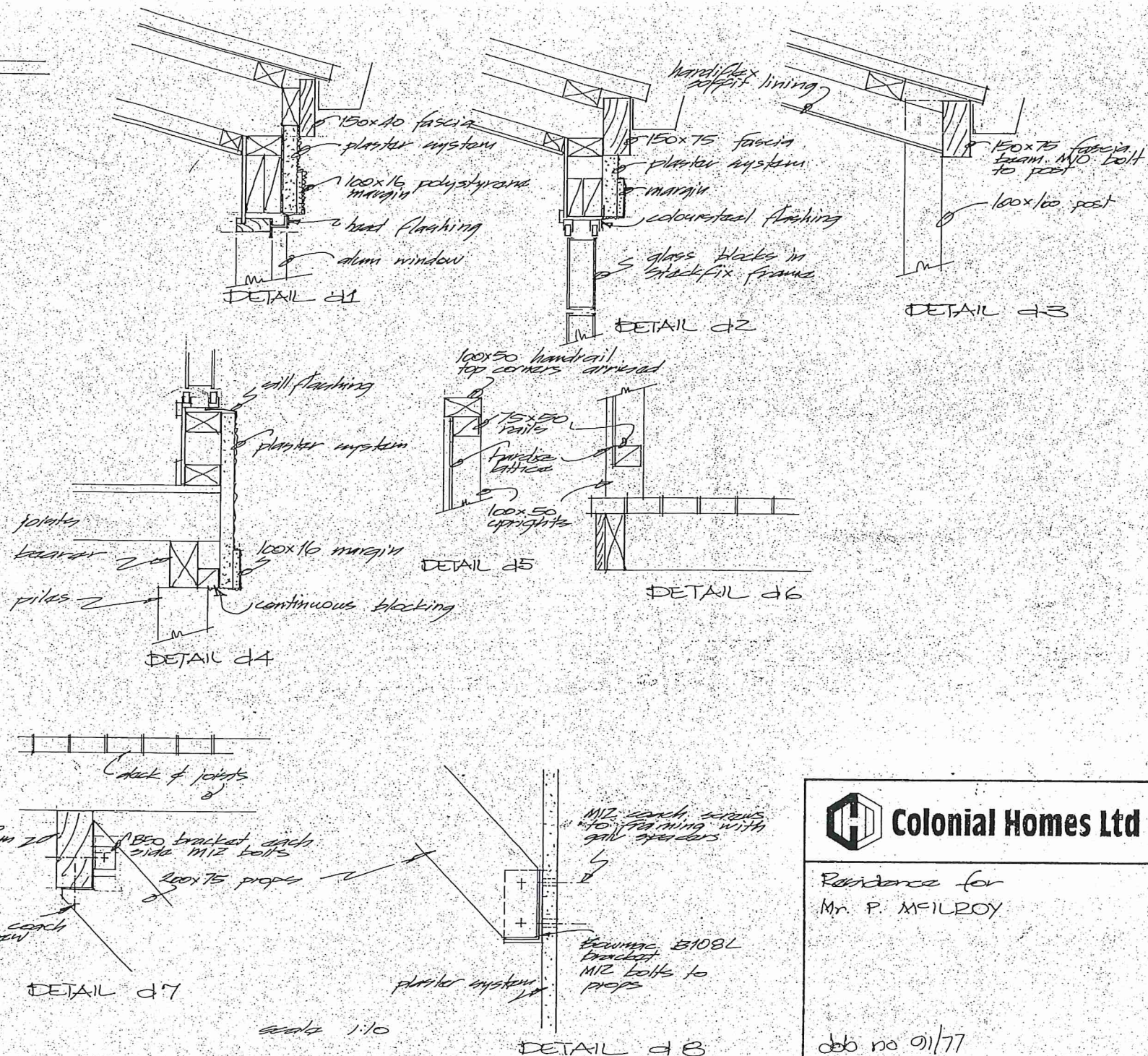
HUNTLEY AVENUE

existing foul sewer 2



Lot 2
DP 4156
Pt Sect 88
Blk VI
Town District
City of Dunedin

SITE PLAN
scale 1:200



scale 1:10

4109

Colonial Homes Ltd

Residence for
Mr. P. McILROY

job no 91/77

Special

DESIGN	COLONIAL HOMES LTD.
DRAWN	TEMA
CHECKED	
APPROVED	
DATE	23 Sept 91

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FROM COLONIAL HOMES LTD.

SCALE 1:200
1:10
SHEET 3 of 3

A separate application to the Dunedin City Council for plumbing and drainage work is required. Such work shall comply fully with the Plumbers, Gasfitters and Drainlayers Act, 1976, Plumbers, Gasfitters and Drainlayers Regulations 1977, Drainage and Plumbing Regulations, 1978.
2.25m water and sealed areas to street channel or to 225mm water course in section. Written consent from owners to discharge through adjacent property to water course.
For drainage to foul sewer in Huntley Ave.
2. Down drain required between W.C. and kitchen.
Inspector. [Signature] Centre. 2-12-91

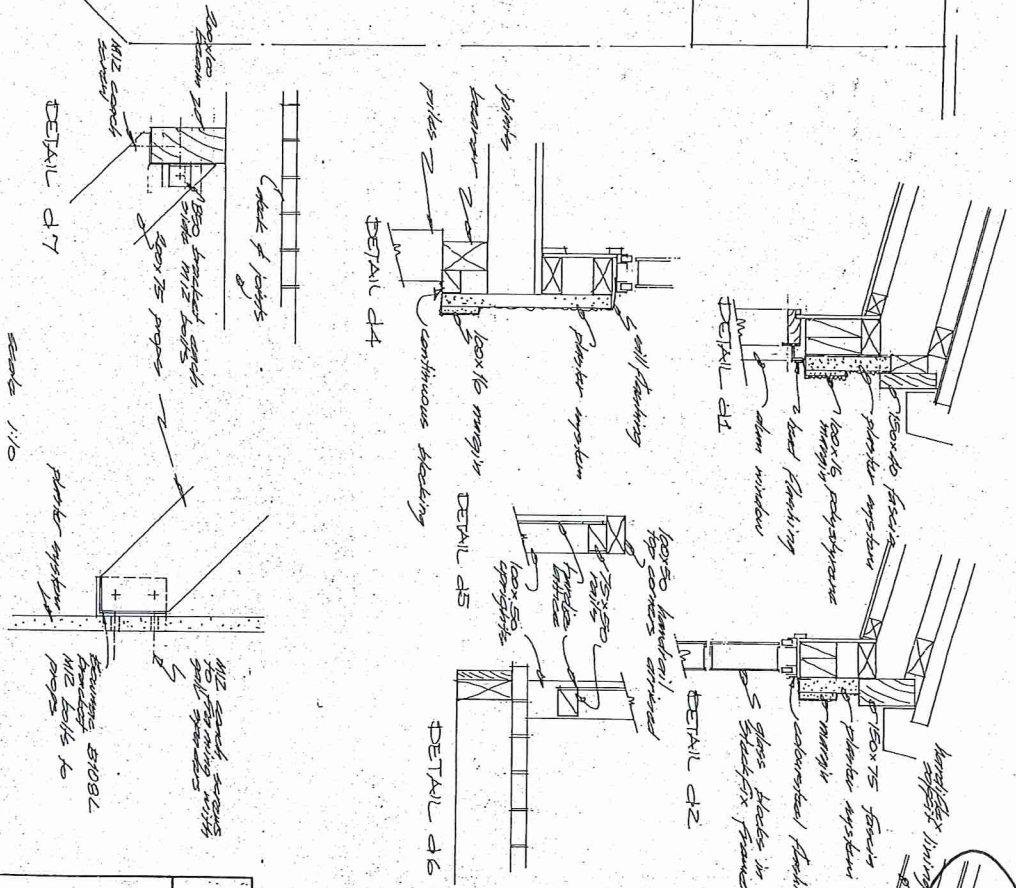
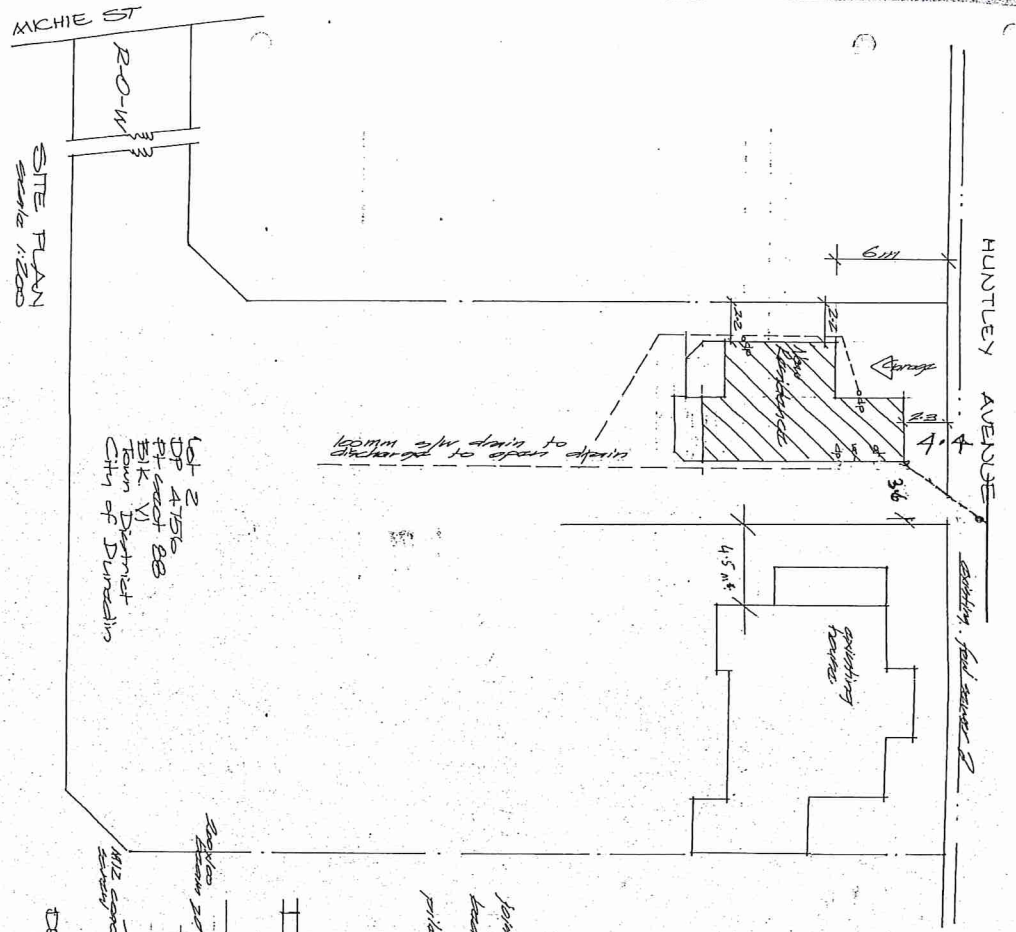
PERMIT IS ISSUED SUBJECT
ADDITIONAL CONDITIONS AS
FORCED ON BACK HEREOF

DUNEDIN CITY COUNCIL
Copy of Approved Plan
and/or Specification
TO BE RETAINED ON WORKS
AND PRODUCED ON REQUEST
OF BUILDING INSPECTOR.
[Signature] DATE 25.11.91
BUILDING INSPECTOR

DUNEDIN CITY COUNCIL
Pursuant to the provisions of the District Scheme, these plans and specifications are approved, provided that no change shall be made to the details shown hereon, and contained in the specification attached hereto, and subject to
Zone [Signature] Signed [Signature]
Dated 2/11/91



14 Michie St



92/0156
8-7-92
AB.

DUNDEE CITY COUNCIL
Copy of Approved Plan
and/or Specifications
TO BE RETAINED ON REQUEST
OF BUILDING INSPECTOR
DATE 25/11/91
R. P. M.

DUNDEE CITY COUNCIL
For the purpose of the provisions of the Planning (Scotland) Act 1977, this plan and specification are approved for use in connection with the development of the site shown hereon, and contained in the specification of the development hereon.
No. 12
21/11/91

Colonial Homes Ltd
Residence for
Mr. P. McILROY

dbb no 01/77

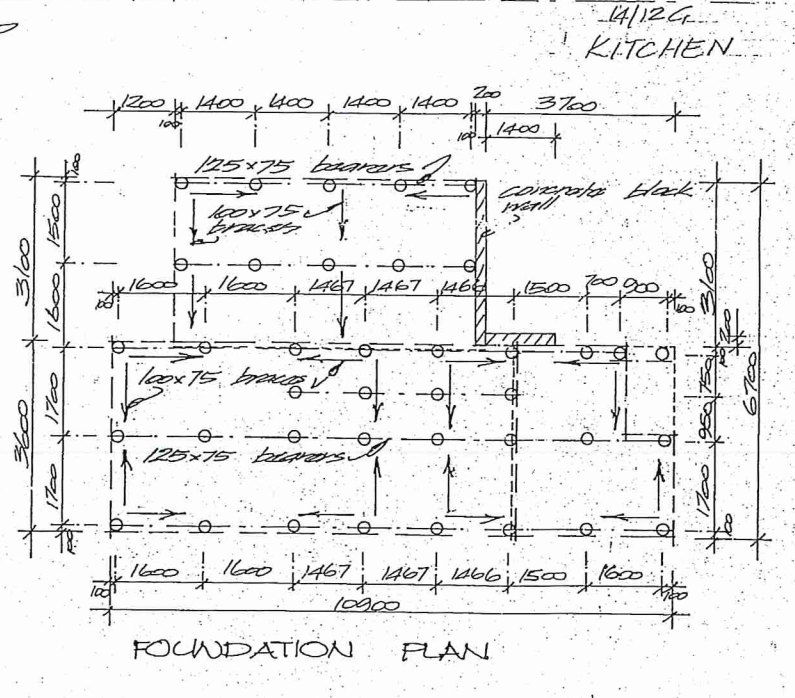
DESIGN	COLONIAL HOMES LTD.
DRAWN	7/2000
CHECKED	
APPROVED	
DATE	25 Sept 91

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SCALE 1:200 SHEET 3 of 3

8-7-92

A hand-drawn diagram showing a diamond-shaped structure. To the left of the diamond is the label 'H2O'. To the right of the diamond is the label '500'. A line connects the 'H2O' label to the diamond, and another line connects the '500' label to the diamond.



14 - Michie St

 Colonial Homes Ltd	
<p><i>Residence for</i> <i>Mr P. McILROY</i></p> <p><i>dbb no 91/77</i> <i>Special</i></p>	
DESIGN	COLONIAL HOMES LTD.
DRAWN	<i>JEMM</i>
CHECKED	
APPROVED	
DATE	<i>20 Sept 1991</i>
<p>COPYRIGHT:</p> <p>ALL COLONIAL HOMES DESIGNS AND PLANS ARE SUBJECT TO COPYRIGHT AND SHALL NOT BE REPRODUCED, COPIED OR USED FOR CONSTRUCTION PURPOSES UNLESS SUPPLIED WITH A KIT FROM COLONIAL HOMES LTD.</p>	
SCALE <i>1:100</i> <i>& as shown</i>	SHEET <i>1 of 3</i>

COPY

CODE COMPLIANCE CERTIFICATE

DCCBCA 14-07 v2.0

Section 95, Building Act 2004

CCC NO:	ABA-2009-35	Telephone No:	03 477 4000
APPLICANT		PROJECT	
S A Buchan 14A Michie Street Dunedin 9011		Work Type: Alterations/Repairs Intended Use/Description of Work: Alter Garage into Bedroom	
PROJECT LOCATION		Intended Life: Indefinite, not less than 50 years. This CCC also applies to the following Amended Consents: N/A	
14A Michie Street Dunedin			
LEGAL DESCRIPTION			
Legal Description: LOT 2 DP 358149 Valuation Roll No: 26970-28803 Building Name: N/A			

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

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

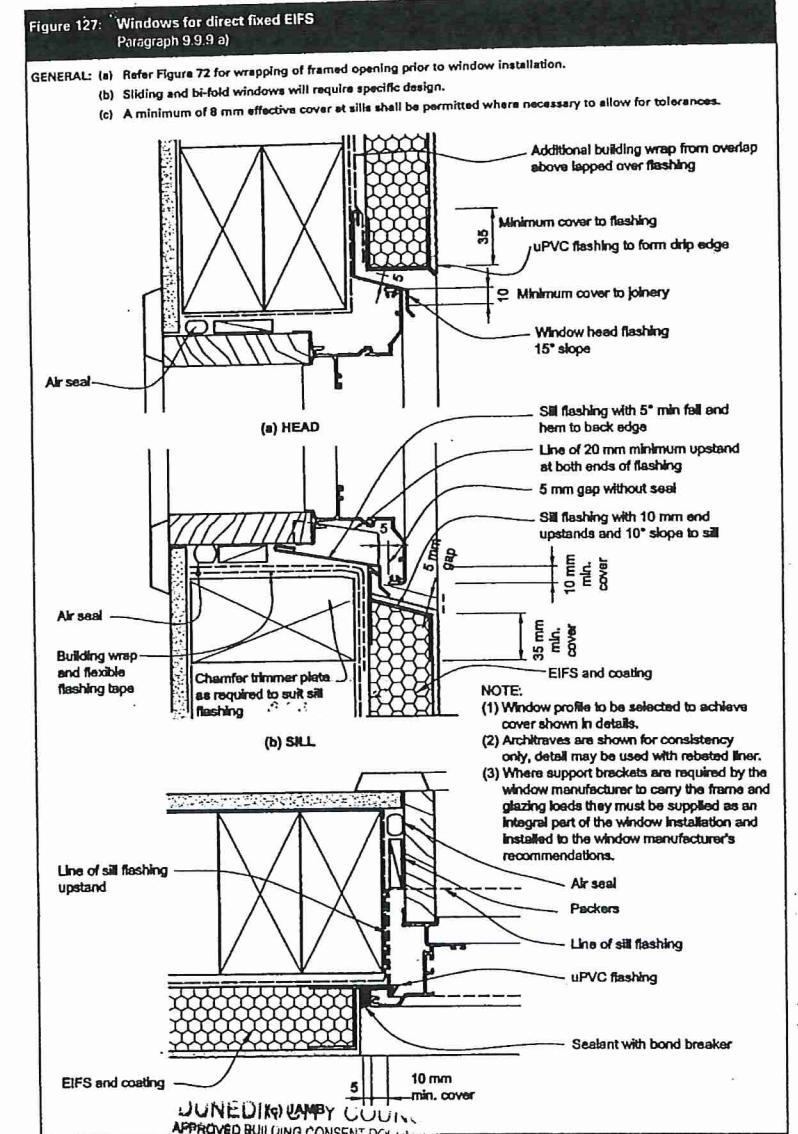
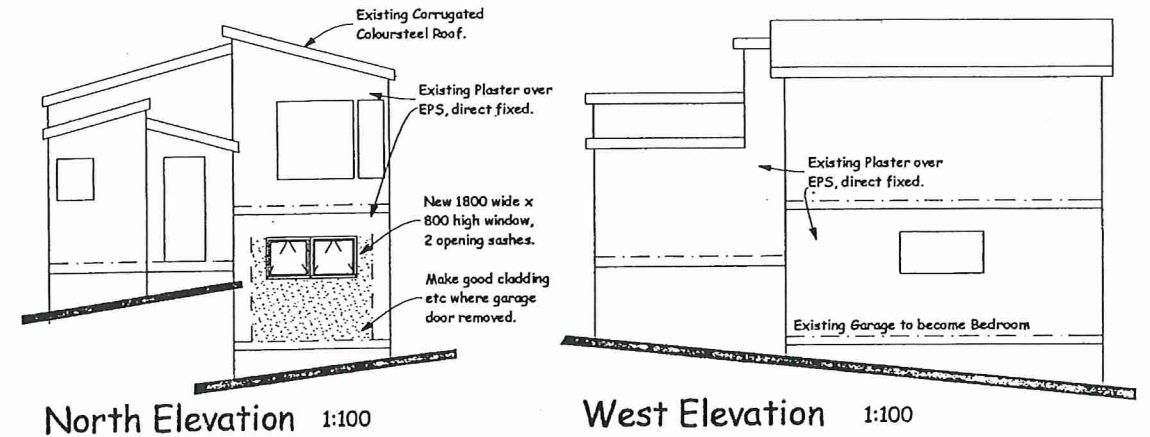
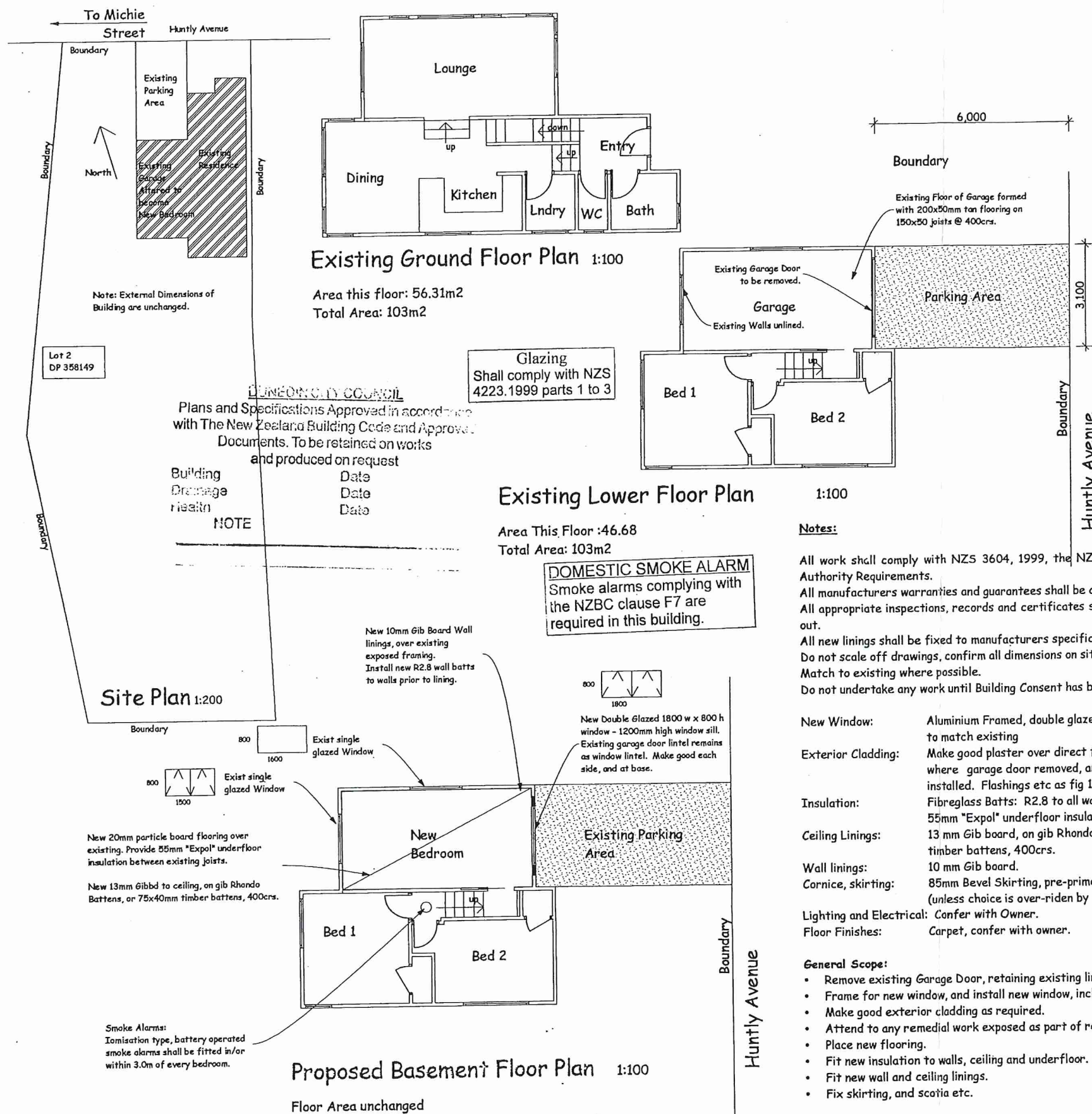
☐ Compliance Schedule attached

Signed for and on behalf of the Council:



TEAM LEADER INSPECTIONS

Date: 20 February 2012



2009-35

ALISON CAREY

ARCHITECTURAL DESIGNER

3 Kilmarnock Close, Wavy Knowles, Waldronville, DUNEDIN
Mobile: 027 699 0363 Fax: 488 3177 Phone: 488 2177

Proposed Alteration of Existing Residence for: Ms S Buchanan
at: 14 A Michie Street, Belleknowles, Dunedin.

Revision:	Date:
	13.1.09
Job No.:	Sheet No.:
A223	1/1

BA-2009-35

Alter Garage into Bedroom.

(1 page)

CODE COMPLIANCE CERTIFICATE

DCCBCA-F4-07 v2.0

Section 95, Building Act 2004

CCC NO:	ABA-2010-1058	Telephone No:	03 477 4000
APPLICANT		PROJECT	
S A Buchan 14A Michie Street Dunedin 9011		Work Type: Additions/Extensions Intended Use/Description of Work: Extend Car Park Area, Steps	
PROJECT LOCATION		Intended Life: Indefinite, not less than 50 years.	
14A Michie Street Dunedin			
LEGAL DESCRIPTION			
Legal Description: LOT 2 DP 358149 Valuation Roll No: 26970-28803 Building Name: N/A		This CCC also applies to the following Amended Consents: 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: 12 June 2012

new CARPARK
area

As Built SW
Drainage

new
Sump

new
Sump

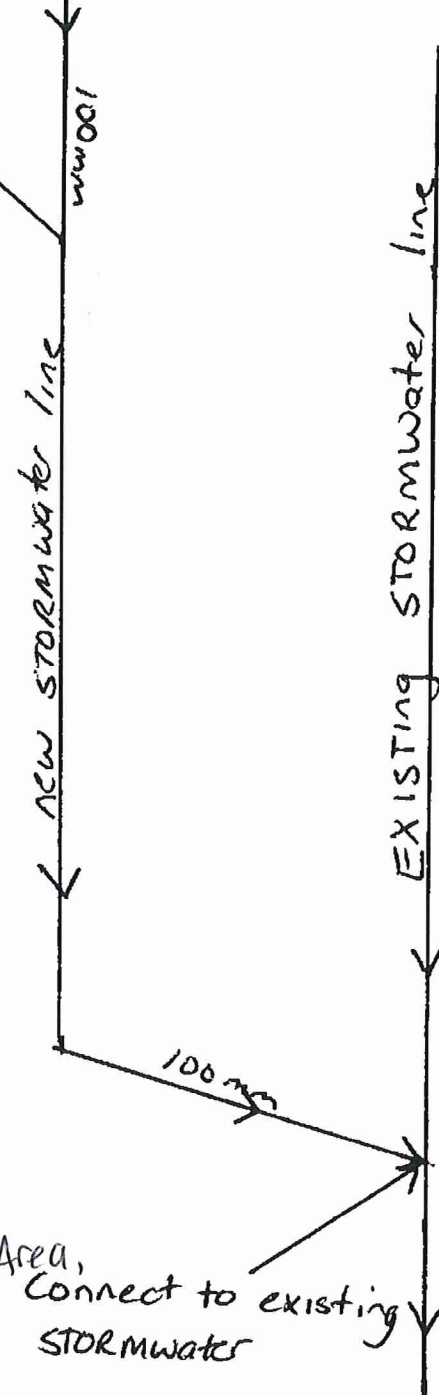
14 AMICHELIE ST
S. BUCHAN

As Built Plan

Received by: [Signature]

Date: 10-5-12

ABA No: 10-1058



ABA - 2010 - 1058

Extend Carpark Area,
Steps.
Connect to existing
STORMWATER



P.I.M. No. **DCC COPY**
Building Regulation Clause(s)

PRODUCER STATEMENT – PS1 – DESIGN

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

ISSUED BY: David Littleton
(Suitably qualified Design Professional)

TO: Sherril Buchan
(Owner)

TO BE SUPPLIED TO DCC
(Territorial Authority)

IN RESPECT OF: Car deck addition to residence
(Description of Building Work)

AT: 14a Michie St.
Dunedin
(Address)

Lot 2 DP 358149 Blk

David Littleton has been engaged by Sherril Buchan
(Design Firm) (Owner/Developer/Contractor)

to provide Structural design services in respect of the
(Extent of Engagement)

requirements of Clause(s) B1 of the Building Regulations 1992 for

☒ All ☐ Part only as specified:

of the building work. The design has been prepared in accordance with B1/VM1
(verification method(s)/acceptable solutions(s))

(respectively) of the approved documents issued by the Building Industry Authority and the work is described on

David Littleton drawings titled Proposed Car Park Alterations
(Design Firm)

and numbered 10/018 sheets 1 & 2 and other documents according to which the building is proposed to be constructed.

As an independent design professional covered by a current policy of Professional Indemnity Insurance to a minimum value of \$200,000. I BELIEVE ON REASONABLE GROUNDS that subject to:

(i) the site verification of the following design assumptions: Footings bear on 'Good Ground' as defined in NZS 3604.

and (ii) all proprietary products meeting the performance specification requirements, the drawings, specifications, and other documents according to which the building is proposed to be constructed comply with the relevant provisions of the building code.

(Signature suitably qualified Design Professional)

Date 27/4/10

... MIPENZ (Structural), CPEng MIPENZ No 138914
(Professional Qualifications)

... RD2, Waitati, Dunedin
(Address)

Member ☐ ACENZ
☒ IPENZ

This form to accompany Form 3 of the Building Regulations 1992 for the application of a Building Consent.

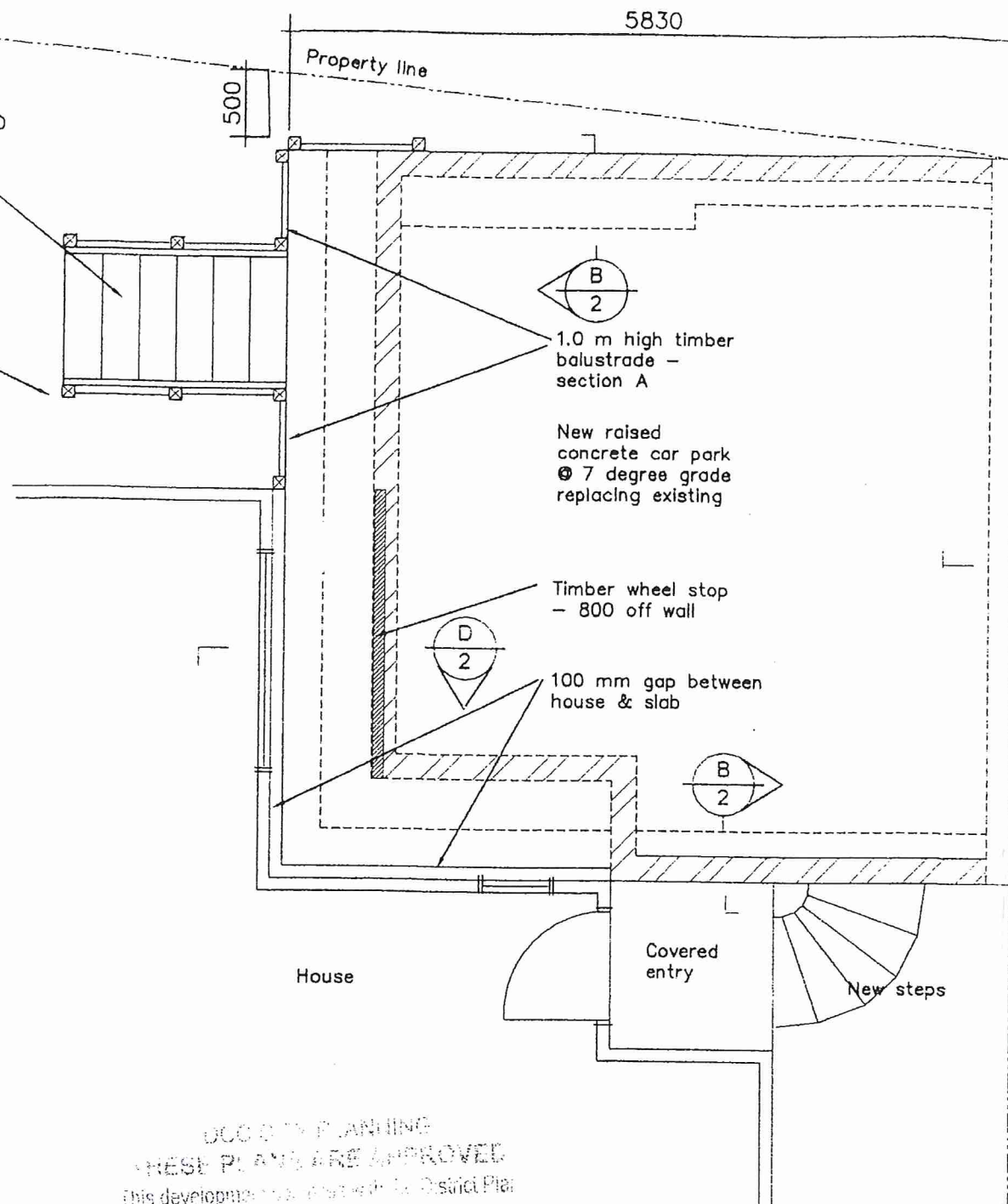
DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT

2010 1058

October 94

New timber stairs 300 treads, 180 risers. 300x50 stringers with balustrade similar to slab edge balustrade

End posts on bowmac brackets in 300x300x300 conc footings



Proposed Car Park Plan
1:50

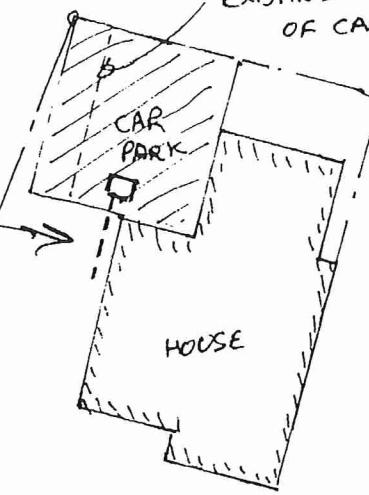
DCC DTP PLANNING
THESE PLANS ARE APPROVED
(this development must comply with the District Plan)
Subject to

[Signature] 15/6/2010
Date

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

Mudbank a drain
coil connected to
existing slw
drainage

Huntley Ave
EXISTING LIMIT
OF CAR PARK



DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT

2010 1058

LEGAL DESCRIPTION
LOT 2, DP 358149



0 5 10

Site Plan

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 *[Signature]* Date 15/6/2010
Plumbing *[Signature]* Date 16/6/10
Health *[Signature]* Date

NOTE

Notes:

1. Concrete 28 day cert comp strength shall be 17.5 to footings & 25 MPa to slab
2. Timber shall be H3.2 MSG 6 or VSG 6
3. Concrete block shall be 20 series all cells filled 17.5 MPa grout
4. Lower block wall shall be propped prior to backfilling & until 5 days after slab poured



STRUCTURAL DESIGN

DAVID LITTLETON

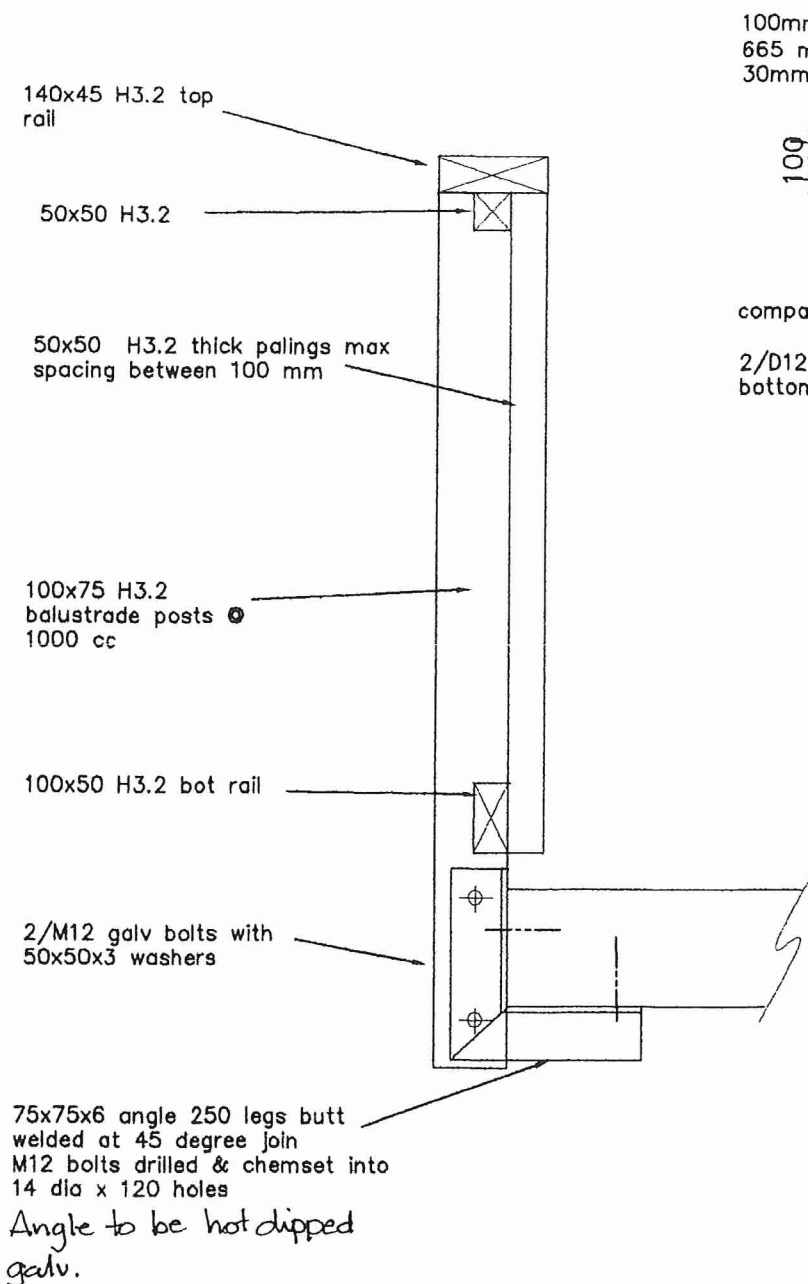
David Littleton
B. Sc. (Hons) Civil Eng.,
MIPENZ (Structural), CPEng
1060 Mt Cargill Rd, RD2 Waitati, Dunedin
Phone & Facsimile (03) 482-1668
Mobile (027) 4368-239

Proposed Car Park Alterations
14a Michie St., Dunedin
for Sherril Buchan

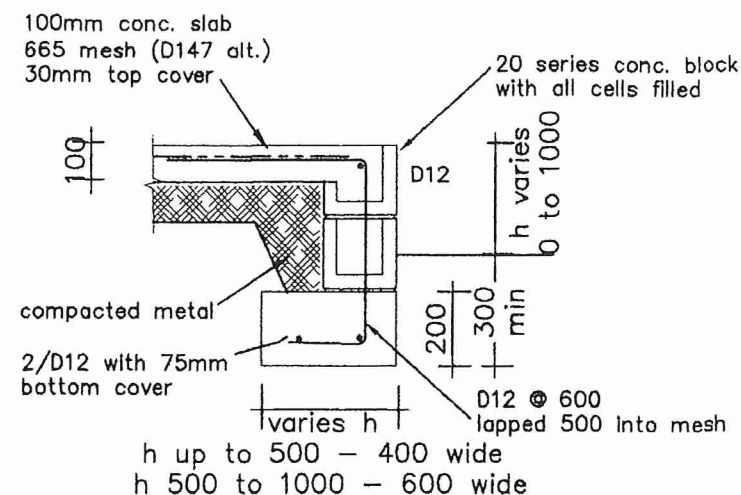
Structural Details

Notes: 1/ This drawing is copyright © of David Littleton
2/ Contractor must verify all dimensions on site
3/ Do not scale drawings

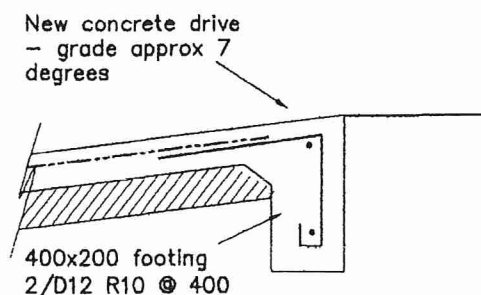
Issue	Date	Amendment	Sheet
1	13/4/10	Consent drawings	1 of 2
-	-	-	Job No.
-	-	-	10/018



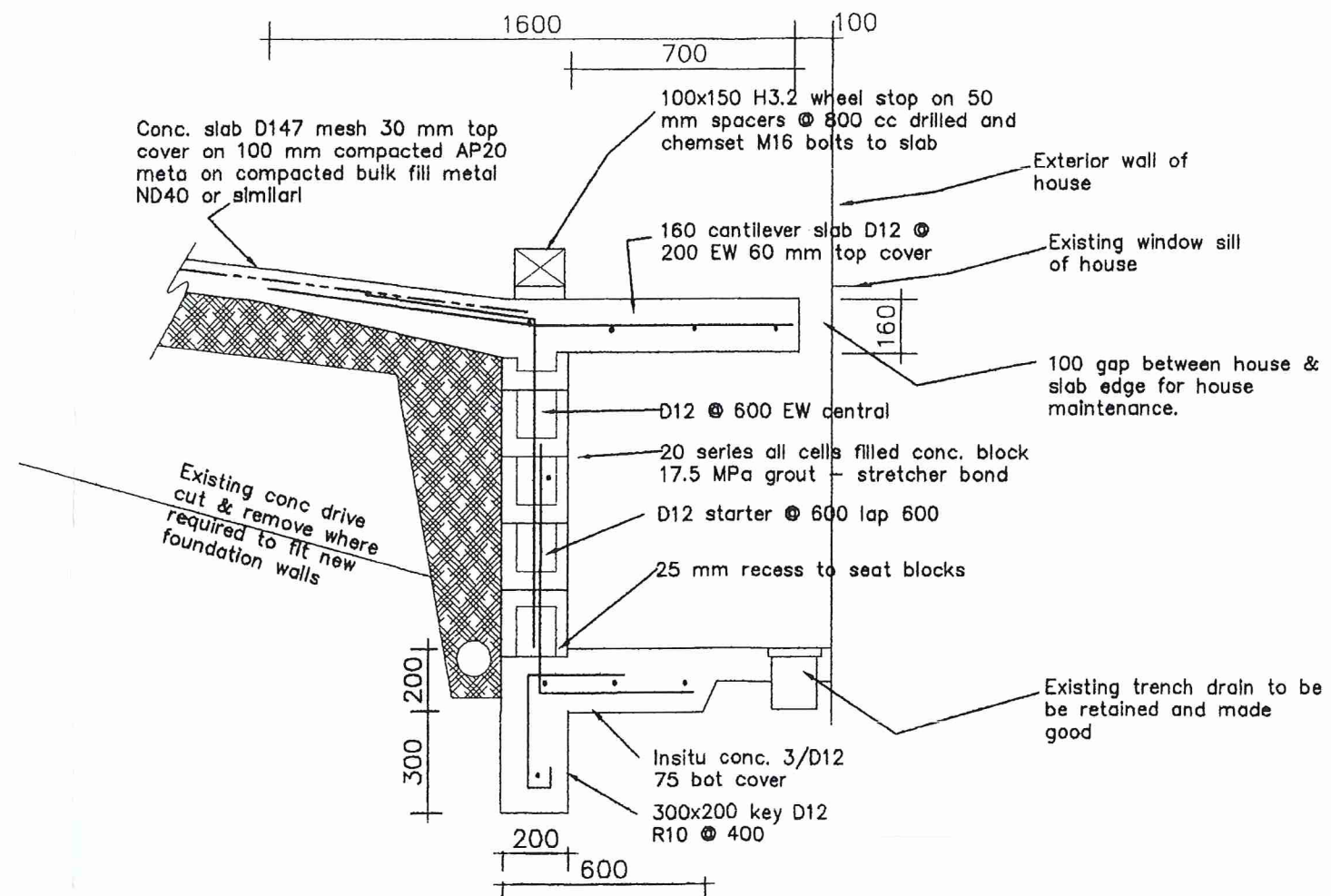
Section A
1:10



Section B
1:20



Section C
1:20



Section D
1:20

DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DRAWING

2010 1058

<div><div><div></div><div></div><div></div><div></div><div></div></div><div>STRUCTURAL DESIGN</div><div>DAVID LITTLETON</div></div>	<div>David Littleton B. Sc. (Hons) Civil Eng., MIPENZ (Structural), CPEng</div> <div>1080 Mt Cargill Rd, RD2 Waitati, Dunedin Phone & Facsimile (03) 482-1669 Mobile (027) 4368-239</div>	<div>Proposed Car Park Alterations 14a Michie St., Dunedin for Sherril Buchan</div>	<div>Structural Details</div> <div>Notes: 1/ This drawing is copyright © of David Littleton 2/ Contractor must verify all dimensions on site 3/ Do not scale drawings</div>	<div>Issue</div> <div>Date</div> <div>Amendment</div>	<div>Sheet</div>		
				1	13/4/10	Consent drawings	2 of 2
				-	-/-/-		Job No.
				-	-/-/-	-	10/018
				-	/ / -	-	

Moisture Inspection Report

Customer: Sherril Buchan
Address: 14a Michie Street Dunedin
Phone: 027 810 1034
Email: sherril@cutlers.co.nz

Property Address: 14a Michie Street Dunedin 9011
Thermography date: 01.03.2018
Thermographer: Harlem Irwin
Outdoor temperature: 16°C
Indoor temperature: 18°C
Temp diff In-Out Δt : 2°C
Weather Conditions: Overcast



Preliminary Comments

- 1) **Purpose of Inspection:** Maintenance
- 2) **Methodology:** Moisture-level reading equipment was employed during this inspection. Where levels were deemed at the margin of acceptability, infrared thermal imaging techniques were applied.

Inspection Summary

Moisture Levels	0-16%	ACCEPTABLE
Moisture Levels	16.1%+	NOT ACCEPTABLE

Overall Comments

Weather in the previous 72 hours consisted of brief showers then periods of sun and overcast conditions. On the morning of inspection, the conditions were warm and overcast.

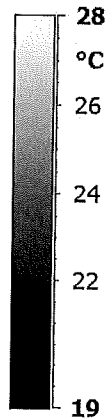
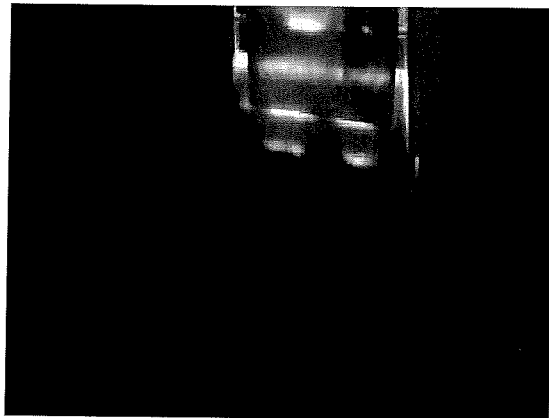
And while the outside to inside temperature differential was not ideal, some serviceable information was gleaned from the thermal images.

Apart from the areas highlighted in this report the building appeared to be in good order, with low moisture readings consistent across the structure.

Note: The wall paper in living areas and bedrooms made interpretation of the thermal images quite a challenge. So, in these areas close attention was paid to the moisture measuring equipment.

Picture 1. Captured at: Foyer/ Bathroom

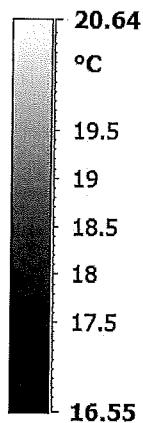
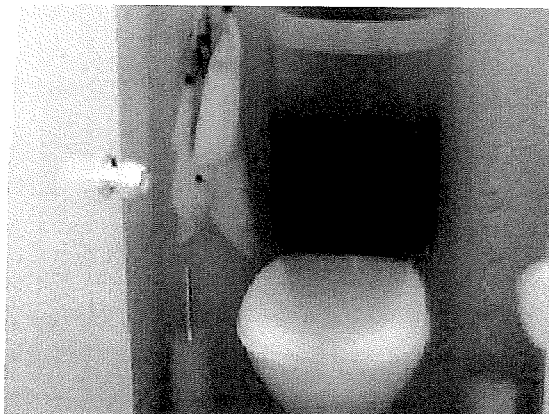
Date & Time: 01.03.2018 09:33:22



Comment: OK

Picture 2. Captured at: Toilet and Laundry

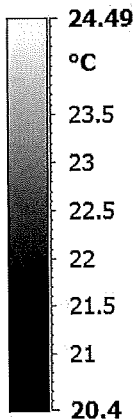
Date & Time: 01.03.2018 09:34:46



Comment: OK

Picture 3. Captured at: Kitchen

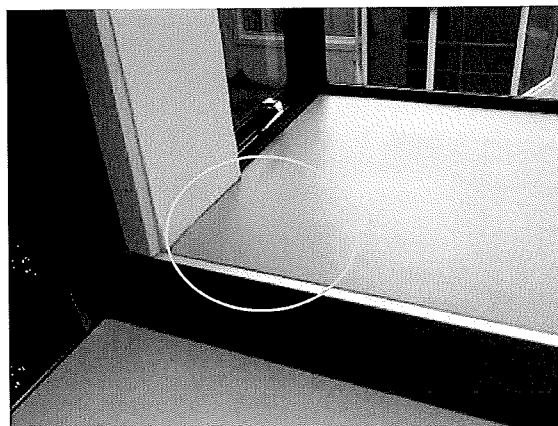
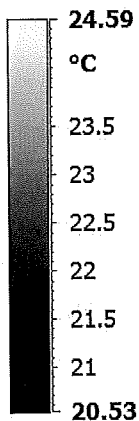
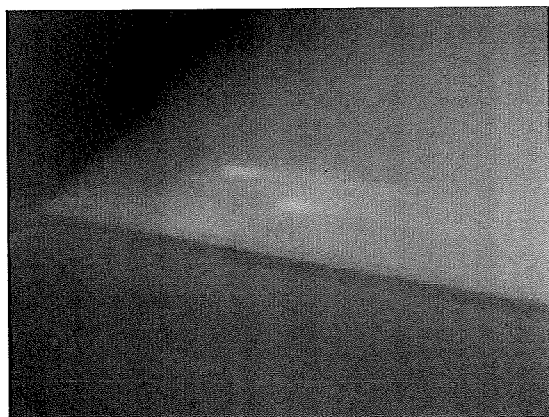
Date & Time: 01.03.2018 09:38:22



Comment: See following images and comments

Picture 4. Captured at: Kitchen window sill

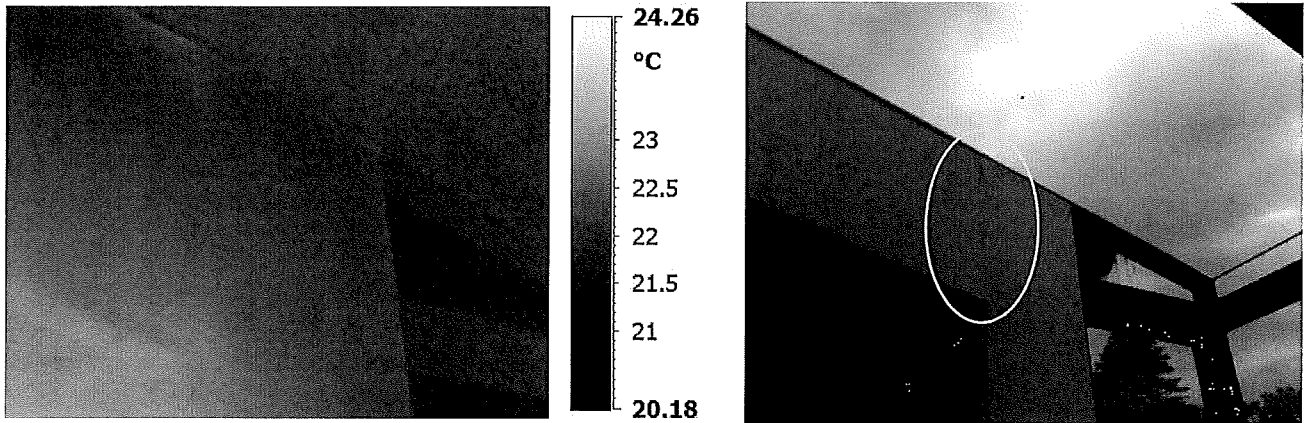
Date & Time: 01.03.2018 09:42:10



Comment: Historic / current moisture evidence. Reading of 13% average of 8% more than average moisture levels

Picture 5. Captured at: Kitchen window lining

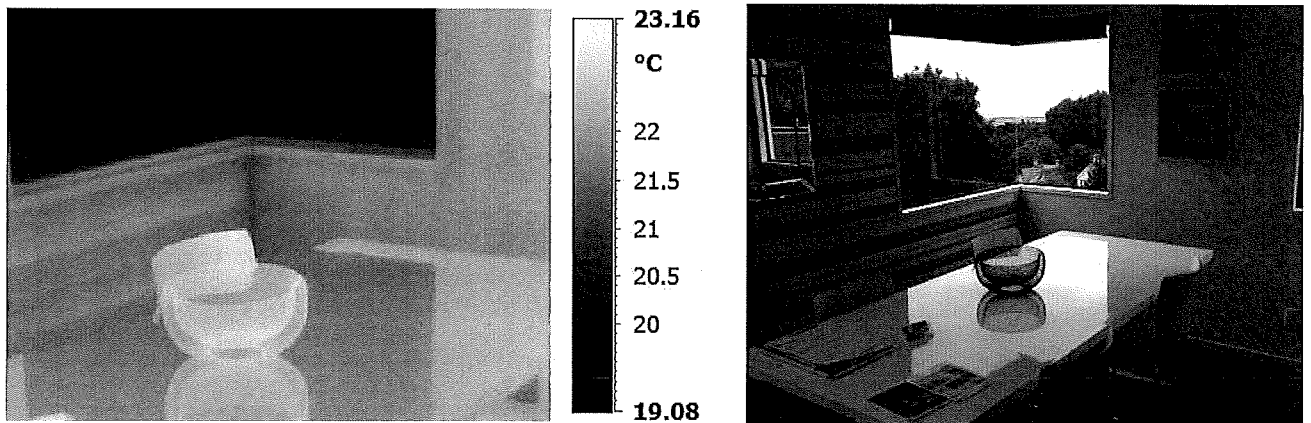
Date & Time: 01.03.2018 09:43:18



Comment: Historic moisture evidence, no increase in moisture % over room average.

Picture 6. Captured at: Dining

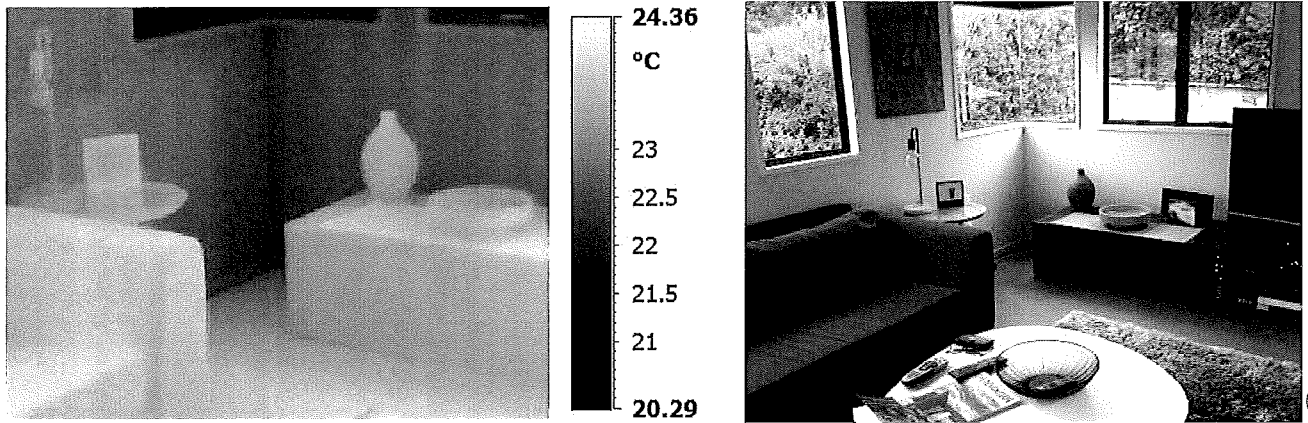
Date & Time: 01.03.2018 09:44:04



Comment: OK

Picture 7. Captured at: Lounge

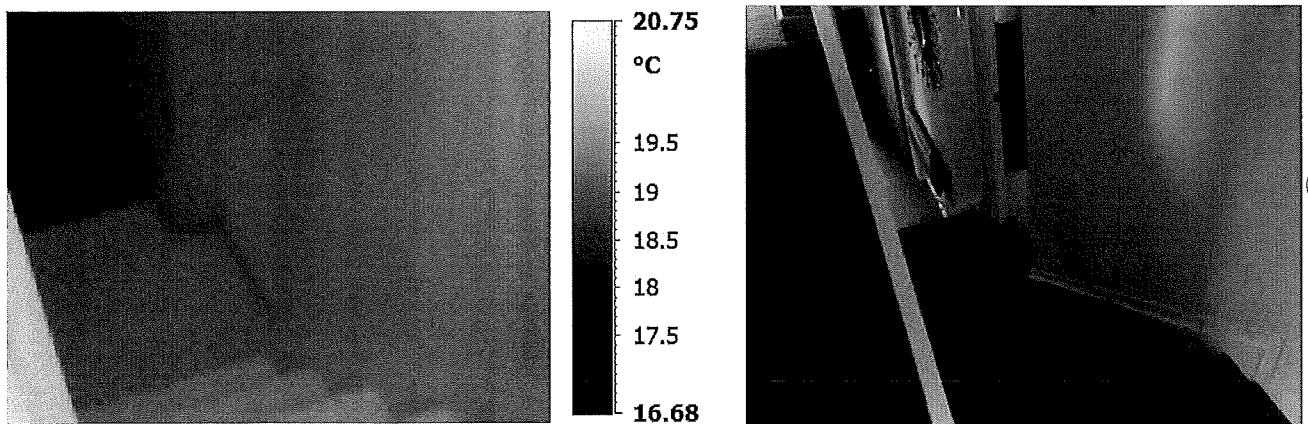
Date & Time: 01.03.2018 09:48:35



Comment: OK

Picture 8. Captured at: Stairs

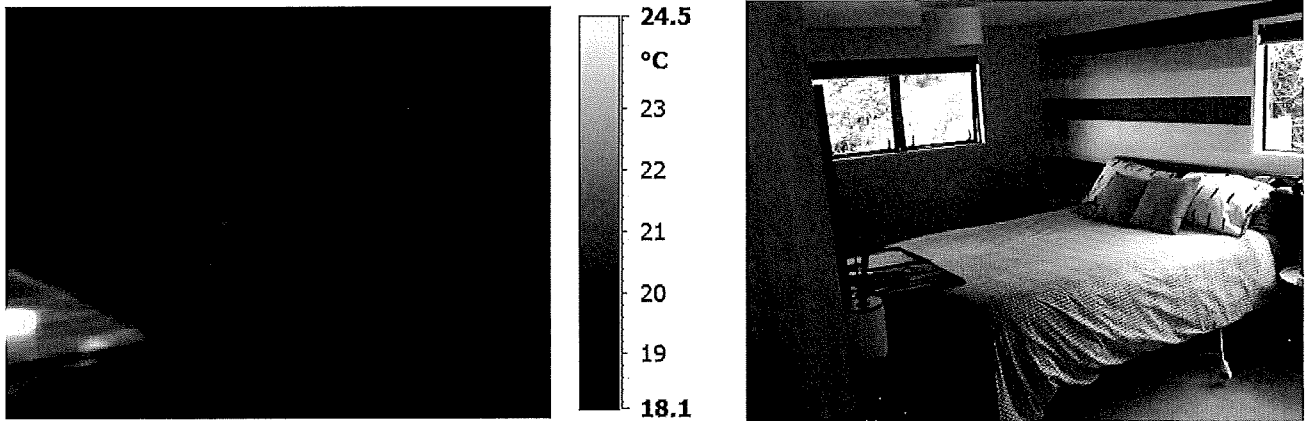
Date & Time: 01.03.2018 10:01:46



Comment: OK

Picture 9. Captured at: Master bedroom

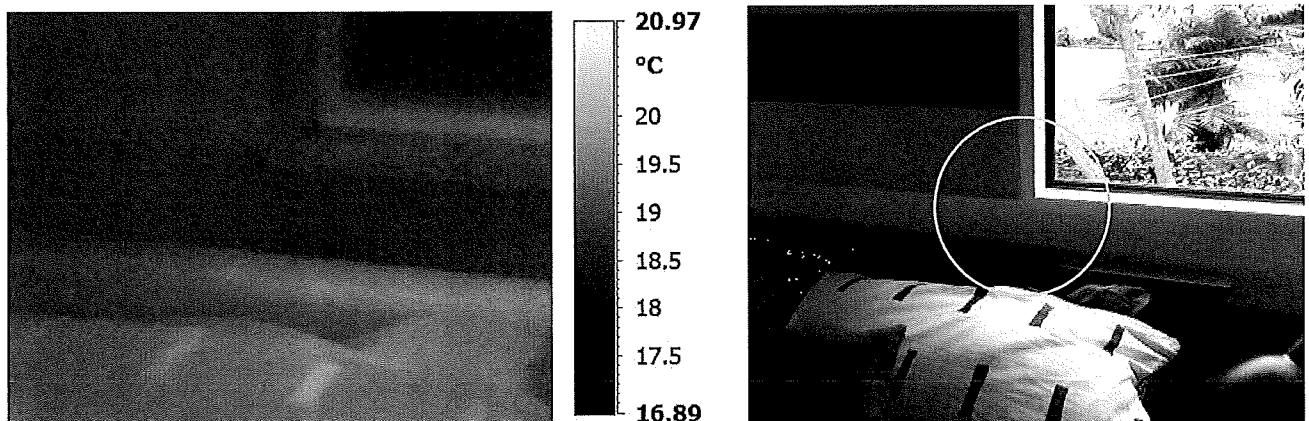
Date & Time: 01.03.2018 10:04:20



Comment: See following image and comment

Picture 10. Captured at: Master bedroom

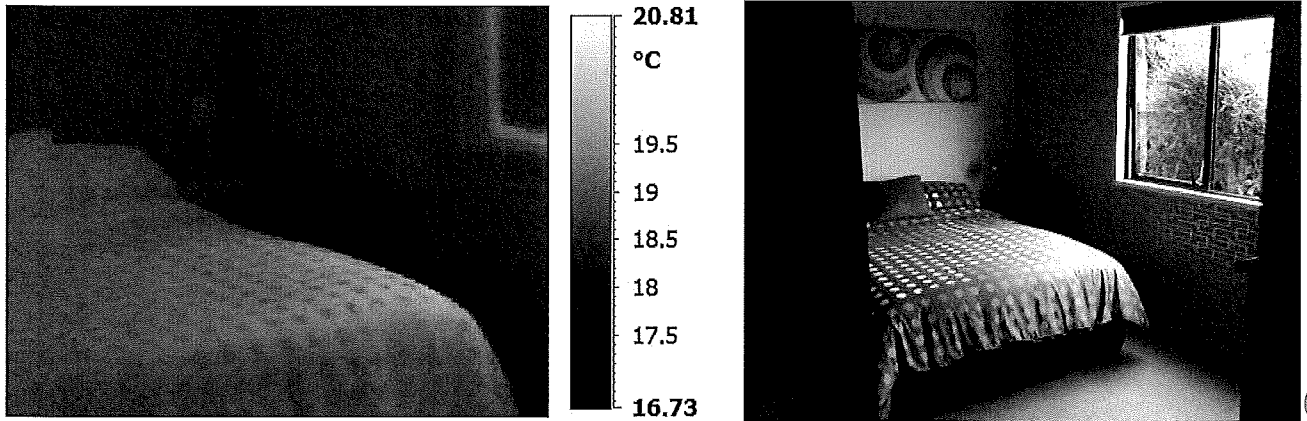
Date & Time: 01.03.2018 10:06:08



Comment: Lower left of west window readings of 18% at pictured area down to 14% at the skirting to floor junction immediately below circled area

Picture 11. Captured at: Bedroom 2

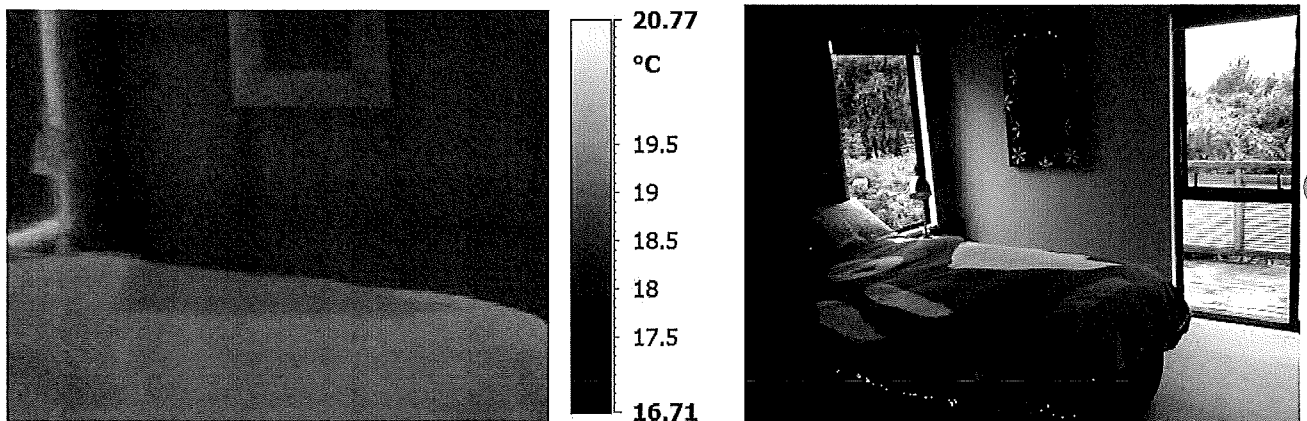
Date & Time: 01.03.2018 10:08:14



Comment: OK

Picture 12. Captured at: Bedroom 3

Date & Time: 01.03.2018 10:10:48



Comment: OK

O'NEILL DEVEREUX LAWYERS

Partners: Joseph Gerard O'Neill BA LLB
Michael Martin O'Neill BA LLB
Paul Stafford O'Neill LLB
Todd Craig Whitcombe LLB B.Com.
Lauren Nicole Pegg B.S.W. LLB
Associate: Joanne Kay Hambleton BA LLB PGDipChAd
Staff Solicitor: Jared Luke St Clair-Newman LLB
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EMAIL mail@ond.co.nz
www.ond.co.nz

Facsimile to Checketts McKay Law
For Justine Baird
Fax number (03) 448 8960
And to Cutlers Limited
For Nicholas Beard
Fax number (03) 464 0934
From Todd Whitcombe
Date 6 April 2018
File reference #245763-4
Pages 1 Including Cover Page
Subject **BUCHAN TO RILLSTONE FAMILY TRUST – 14A MICHIE STREET,
DUNEDIN**

We refer to the above matter, and are instructed by our client to advise that our client has no knowledge of any moisture, damp, flooding or possible leaky home issues, either historic or current affecting the property other than those disclosed in the IRTECHNHZ Report.

Yours sincerely
O'NEILL DEVEREUX



Todd Whitcombe
Partner
Email: todd@ond.co.nz

cc: Client – by e-mail

TCW-245763-4-22-V1
CITMFOOTER

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