HEARINGS COMMITTEE AGENDA

FRIDAY,5 MAY 2023, 1.00 PM
Council Chamber, Dunedin Public Art Gallery,
30 The Octagon, Dunedin

MEMBERSHIP: Commissioner Megan Justice (Chairperson), Councillors Cherry Lucas and Jim O'Malley

IN ATTENDANCE: Campbell Thomson (Senior Planner/Committee Advisor), Nicola Petrie (Processing Planner) and Wendy Collard (Governance Support Officer)

PART A (Committee has the power to decide these matters):

1 **RESOURCE CONSENT APPLICATION – LUC-2013-424C, 262 MAIN SOUTH ROAD, EAST TAIERI**

Introduction
Applicant to introduce themselves and their team.

Procedural Issues
Any procedural matters to be raised.

Presentation of the Planner's Report
Report from Nicola Petrie
Refer to pages 1 - 19

The Applicant's Presentation
Application
Refer to pages 20 - 118

Council Officer's Evidence
- Email from Heritage Advisor
  Refer to page 119 - 123

Draft Conditions
Refer to pages 124 – 126

Council Officer's Site Visit Photos
Refer to pages 127 - 139

The Planner's Review of their Recommendation
The Planner reviews their recommendation with consideration to the evidence presented

The Applicant's Response
The Applicant to present their right of reply

PLEASE NOTE: The **only** section of the hearing which is not open to the public is the Committee's final consideration of its decision, which is undertaken in private. Following completion of submissions by the applicant, submitters and the applicant's right of reply, the Committee will make the following resolution to exclude the public. All those present at the hearing will be asked to leave the meeting at this point.

RESOLUTION TO EXCLUDE THE PUBLIC

To be moved:

"That the public be excluded from the following parts of the proceedings of this meeting, namely, Item 1.

The general subject of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under Section 48 (1) of the Local Government Official Information and Meetings Act 1987 for the passing of this resolution are as follows:

	General subject of each matter to be considered.	Reason for passing this resolution in relation to each matter.	Ground(s) under section 48 for the passing of this resolution.
1	**Resource Consent application – 262 Main South Road, East Taieri**	**That a right of appeal lies to any Court or Tribunal against the Dunedin City Council in these proceedings.**	**Section 48(1)(d)**

DUNEDIN CITY COUNCIL | kaunihera a-rohe o Ōtepoti

Report

TO:	Hearings Committee
FROM:	Nicola Petrie, Planner
DATE:	19 April 2023
SUBJECT:	**RESOURCE CONSENT VARIATION APPLICATION LUC-2023-424/C 262 Main South Road, East Taieri ANNA and ANDREW CHARLES JACKSON**

INTRODUCTION

[1] This report has been prepared on the basis of information available on 18 November 2022. The purpose of the report is to provide a framework for the Committee's consideration of the application and the Committee is not bound by any comments made within the report. The Committee is required to make a thorough assessment of the application using the statutory framework of the Resource Management Act 1991 (the Act) before reaching a decision.

SUMMARY OF RECOMMENDATION

[2] In the assessment that follows, I have concluded that the environmental effects of the proposed activity will be no more than minor.

[3] However, Policy 16.2.1.7 of the Proposed 2GP provides a very specific directive to avoid residential activity on site that does not comply with the density provisions of the zone. I consider that there is a clear policy directive that does not support the granting of consent to this proposal.

[5] There is, however, a true exception element for this case. The circumstances of the cottage being an original early settlers' cottage alleviates concerns I would normally reserve, in regards to an undesirable precedent being established by the granting of the consent sought. I consider that these circumstances are sufficiently unique to allow the cottage to be retained. Furthermore, allowing the cottage to be occupied will invariably lead to more favourable outcomes for the cottage in terms of repairs and maintenance.

[6] Coupled with the above, I have considered the applicant's willingness to accept restrictions regarding occupancy of the cottage to family members and friends, and a no subdivision clause to ensure the cottage remains in the guardianship of the main residence owners.

[7] As a result, I have concluded the request to cancel the condition which requires the cottage be removed from site be **approved**. In doing this, there will be two authorised residential dwellings on a site that is undersized for one residential activity. While the intended occupation of the cottage may be similar in purpose to a family flat, I note that the proposal will not qualify for consideration as a family flat under the rule provisions of the 2GP for this activity.

DESCRIPTION OF PROPOSAL

[8] A variation is sought pursuant to Section 127 of the Resource Management Act 1991 to amend the existing resource consent LUC-2013-424/C to delete condition 4 allowing the original cottage to be retained on site, in a self-contained state (i.e. not remove the kitchen). A copy of the application is contained in Appendix 1 of this report.

[9] Condition 4 requires the original cottage to be removed from the site 6 months after the issue of the code of compliance certificate (CCC) for the new dwelling authorised by the consent. The new dwelling was constructed pursuant to Building Consent ABA-2019-2575 (as amended by ABA-2020-326) and the CCC was issued on 13 April 2021. The property was sold to the current owner and settled on the 16 March 2022.

[10] The current owner and applicant, Annie Jackson, made contact with the Council, over the past 12 months, to discover steps that would enable the cottage to be retained. As part of these steps, a report has been commissioned by the owner from New Zealand Heritage Properties Limited which has revealed the heritage significance of the site and cottage.

DESCRIPTION OF SITE AND ACTIVITY

[11] The site is of rectangular shape, generally flat and is located on the intersection of Gladfield Road and Main South Road (State Highway 1). The original cottage is located on the south- eastern corner of the site and has an existing vehicle access off Main South Road. This building has two water tanks nestled in beside an existing shed.

Image: approximate location of new dwelling in relation to existing cottage.

[12] The new dwelling constructed on the property is located on the north-west corner of the site and has vehicle access off Gladfield Road. There is also an existing shed, two water tanks and an effluent disposal area adjacent to and associated with this dwelling.

[13] The subject site is legally described as Lot 1 Deposited Plan 26395, and has an area of 4.35ha held in record of title OT 18B/847. Main South Road is a Limited Access Road being part of State Highway 1. A consent notice was imposed as part of the subdivision creating the subject site (RMA-1996-360321) restricting access to the state highway to the one vehicle crossing only, which is the present access to the cottage. The consent notice was registered against the title as CONO 939493.1 on 13.11.1997.

BACKGROUND

[14] The site has been the subject of resource consent LUC-2013-454 which sought to establish a building platform for a dwelling on an undersized rural site. The justification was made that the undersized site had an existing residential dwelling and that they would like to replace the residential activity with a new build, located further away from the state highway.

[15] The location of the approved building platform for the new dwelling was altered by LUC-2013-454/A, being the previous section 127 variation of the consent conditions. The new dwelling was constructed pursuant to the building consents noted above, and is located on the north-west corner of the site and has vehicle access off Gladfield Road. The approved building consent plans also show the existing shed, water tanks and effluent disposal area associated with the dwelling.

[16] LUC-2013-454 was approved under delegated authority on the 28 November 2013. This decision identified that the cottage should be 'demolished or decapacitated' to safeguard from possible future use which would result in two dwellings on site. Variation LUC-2013-454/A approved on 30 November 2017, did not alter this requirement. LUC-2013-454/B issued on 3 December 2018 was an application pursuant to Section 125 of the Resource Management Act 1991 that extended the lapse date for the consent until 29 November 2023.

[17] The original consent decision for LUC-2013-454 did identify that an archaeological authority may be required for the demolition or removal of the cottage building, as it was suspected the building pre-dated 1900. No further details were provided or sought at that time regarding the significance of the history of the cottage.

ACTIVITY STATUS

[18] Section 127 of the Resource Management Act 1991 states:

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

In accordance with the provisions of section 127(3)(a) of the Resource Management Act 1991, the application to vary resource consent LUC-2013-424 is a **discretionary** activity.

National Environmental Standards

[25] The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 came into effect on 1 January 2012. The National Environmental Standard applies to any piece of land on which an activity or industry described in the current edition of the Hazardous Activities and Industries List (HAIL) is being undertaken, has been undertaken or is more likely than not to have been undertaken. Activities on HAIL sites may need to comply with permitted activity conditions specified in the National Environmental Standard and/or might require resource consent.

[26] A search of council records and historical aerial photography have not revealed any evidence of HAIL activities. Additionally, there is no proposed change of use or soil disturbance proposed for the site. On the basis of the information currently available, it is considered the NES-CS is not applicable. There are no other National Environmental Standards relevant to this application.

Highly Productive Land

26A The application is subject to consideration of the National Policy Statement for Highly Productive Land 2022, as the land within the site is classed as Land Use Capability Class 3 as shown in the Landcare Research database maps. However, this matter does not affect the activity status and is addressed in this report in the assessment of the section 104 considerations.

Activity Status

[27] Overall, the application is a considered to be a **discretionary** activity in accordance with Section 127(3) of the Resource Management Act 1991.

NOTIFICATION AND SUBMISSIONS

Affected Persons

[28] Section 127(4)(b) of the Resource Management Act 1991 means that the Council can only consider the adverse effects of the variation itself, being those effects over and above the effects of the existing resource consent, when determine affected parties. The original consents were granted basis of no affected parties, as any adverse effects will be less than minor.

[29] Section 127(4)(a) of the Resource Management Act 1991 also directs Council to consider whether any submitters on the original application could be adversely affected by the variation. The original application was process on a non-notified basis, and accordingly there are no submitters who could be adversely affected by the variation.

ENVIRONMENTAL EFFECTS OF ALLOWING THE ACTIVITY

[30] Section 104(1)(a) of the Act requires that the Council have regard to any actual and potential effects on the environment of allowing the activity. 'Effect' is defined in Section 3 of the Act as including-

a) Any positive or adverse effect; and
b) Any temporary or permanent effect; and
c) Any past, present, or future effect; and

d) Any cumulative effect which arises over time or in combination with other effects–

regardless of the scale, intensity, duration or frequency of the effect, and also includes –

e) Any potential effect of high probability; and

f) Any potential effect of low probability which has a high potential impact.

Permitted baseline

[31] Under sections 95D(b) and 104(2) of the Resource Management Act 1991, the Council may disregard an adverse effect of the activity on the environment if the district plan or a national environmental standard permits an activity with that effect. This is the permitted baseline.

[32] In terms of residential activity, the permitted baseline for development of this property does not involve any further residential activity. The subject site is under 15 hectares. The activity does not seek to introduce a new residential dwelling, but rather retain the original cottage for family and friends to reside in when they visit. However, by contrast, the rule provisions for development of farm buildings in Rural zones (where the land is not subject of any overlay zone) are generally permissive.

[33] Additional sheds and other structures for farming purposes may be erected on the site. These buildings are subject to compliance with the performance standards for development activity, and the relevant citywide rules such as the provisions for small scale earthworks. Structures could potentially be built at almost any location within the site, subject to the setback requirement in Rule 16.6.10.

[34] Nevertheless, it is hard to make any meaningful determination of the scale and effects of retaining the development, as it relies upon a judgement of what may be fanciful for farming activity on a property of this size.

Consented baseline / receiving environment

[35] As the conditions of consent requires the existing dwelling to be removed, a variation to the consent would be required for the dwelling to remain even in a reduced state/ capacity, i.e. kitchen removed.

[36] Had the new house been established closer to the original cottage and been able to meet all the design performance standards set out for family flats, it may have been appropriate to consider the resource consent variation required under delegated authority, as the land use development would be more in line with the 2GP provisions. The performance standards include distance from primary unit, shared driveway, shared water and wastewater infrastructure, maximum floor area.

Assessment of Effects on the Environment

[37] Consideration is required of the relevant assessment matters in the Operative District Plan and the relevant assessment rules in the Proposed 2GP, along with the matters in any relevant national environmental standard. In carrying out this assessment, no regard has been given to any trade competition or any effects of trade competition.

Rural Character and Amenity Values, Reverse Sensitivity and Loss of Rural Productivity (Assessment Rule 16.9.5.5)

[38] The cottage has been on the site for 160 years, originally built in 1863. It is located on State Highway 1, approximately 565m from the intersection of Law Road and SH1. The site is well screened behind mature vegetation. There are a number of significantly undersized rural properties in this area, therefore the retention of a second dwelling on this property would be less noticed than other more traditional coastal rural areas.

[39] It is noted, that in this particular stretch of Main South Road into East-Taieri Allanton Road there are two scheduled heritage buildings in close proximity, and two others nearby. As noted below by the Heritage Advisor, it is considered that the cottage is part of a cluster of dwellings associated with early Pakeha settlement in the area. Should the cottage be successfully scheduled in the 2GP as a heritage building, it would add to the recognised heritage values, and may encourage greater protection overall for all the scheduled buildings in this area.

[40] The building has been in that location for 160 years, any reverse sensitivity effects to the residential property are well established. The applicant has verbally confirmed that the cottage will be utilised for family and friends to reside in.

[41] The applicant was open to having a covenant registered on the title preventing future subdivision of the cottage from the main residential dwelling.

Positive effects and Heritage Value

[42] The application was forwarded to Heritage Advisor Mr. Mark Mawdsley, he made the following comments:

The Proposal

1. *The property owner has requested to delete a condition from LUC-2013-454 requiring the demolition of the subject dwelling. This memo will consider the request from a heritage perspective to support the assessment of the processing planner.*

Existing Consent

2. *The demolition of the existing dwelling by condition four of LUC-2013-454, as follows: 'Use of the existing dwelling shall cease when a code of compliance certificate (CCC) has been issued for a new dwelling on the subject site. The existing dwelling shall be removed from the site within six months of the issue of the CCC.'*

3. *It is understood that the reasons for this condition relates to non-heritage plan provisions. There are no established scheduled heritage buildings, sites, or large precincts associated with the subject land parcel. At the time the earlier consent was submitted, there was no mechanism to trigger a consideration of unknown heritage values.*

4. *The consent included an advice note stating that archaeological authority would likely be required from the then Historic Places Trust.*

Image 1: the cottage at 262 Main South Road. Taken by Nicola Petrie, 12 April 2023

Potential Heritage Values

5. *The subject building is not identified in the 2GP (or the Operative District Plan) as scheduled heritage building. However, it was constructed pre-1900 and is considered an archaeological site by the Heritage New Zealand Pouhere Taonga Act 2014. Demolition of this building requires an archaeological authority from HNZPT.*

6. *In preparing an archaeological authority application, the owner commissioned historic research on the identified on the subject dwelling (Appendix A). This research identified that the cottage, previously known as 'Helenslea', has origins in the 1860s settlement in the area. It has now been established that the cottage:*

    - *Was constructed on land given to William Allan by way of the Crown Grant in 1863.*
    - *Is associated with the Allan family, the nearby settlement Allanton is named after them.*
    - *Is part of a cluster of dwellings associated with early Pakeha settlement in the area. These have been identified as scheduled heritage buildings in the 2GP and also included on the Heritage New Zealand Pouhere Taonga List. At least two of these are associated with the Allan Family.*

7. *This research is sufficient to demonstrate that the dwelling as heritage significance per the criteria in Policy 2.4.2.1 of the 2GP, specifically historic and social significance. This research has also established that the cottage is part of a broader context associated with the nearby scheduled heritage buildings.*

Nearby Historic Dwellings

8. *The following dwelling are in close proximity to the subject dwelling and are identified in the 2GP Heritage Schedule and the Heritage New Zealand Pouhere Taonga List:*

    - *Springbank View, 311 East Taieri-Allanton Road Allanton, Scheduled Heritage Building B625, HNZPT Category 2 Historic Place #5234*
    - *Springbank, 279 Main South Road East Taieri, Scheduled Heritage Building B623, HNZPT Category 2 Historic Place #5241*
    - *Dunrobin, 186 Main South Road East Taieri, Scheduled Heritage Building B624, HNZPT Category 2 Historic Place #5242*
    - *Bellfield, 134 Main South Road East Taieri, Scheduled Heritage Building B626, HNZPT Category 2 Historic Place #5240*

Commentary

9. *I encourage the processing planner to reconsider the initial position of Council now that historic research has established the heritage values of the building, specifically historic and social significance.*

10. *I am strongly in favour of retaining the cottage provided that the building can continue to be occupied and maintained.*

11. *The cottage sits within a broader context of at least four other scheduled heritage buildings that date from the same period/settlement. This property has sufficient social/historic value for inclusion on the District Plan Heritage Schedule.*

12. *Heritage protection by way of the District Plan could be an appropriate way to mitigate the potential policy issues. I strongly recommend that the agreement of the property owner, for the inclusion of the subject dwelling in the 2GP Heritage Schedule (as part of the next district plan variation), is sought as part of consent.*

13. *For a historic building, ongoing maintenance is important for the conservation for heritage fabric. Occupation of the building generally means that maintenance requirements for identified and attended to in a timely matter (as well as heating and ventilation of interior spaces). I would discourage any consent conditions that required this building is left uninhabited, allowing this building to be occupied with the beneficial to its long-term conservation of its heritage values.* ***Policy 2.4.2.1.iii*** *supports the adaptive re-use the building and I contend that allowing its original (as opposed to adaptive) use to continue now that the heritage values have been identified.*

14. *Council is acutely aware of heritage buildings that have suffered from little/no maintenance. The following text has been reproduced from section* ***13.1 Introduction; 'One*** *of the key resource management issues relating to such buildings is the degradation of the heritage fabric, leading to demolition because the building has become dangerous under the Building Act 2004, or because it has become too costly to repair. In some cases, a lack of long-term maintenance has led to this ''demolition by neglect"'.*

15. ***Policy 13.2.1.1*** *identifies the need for maintenance and ongoing use of heritage buildings to achieve the protection of scheduled heritage buildings* ***Objective 13.12.1.*** *It is noted that the building is not scheduled at present, however, it is my view that this building meets the threshold for scheduling in the 2GP District Plan Heritage Schedule.*

16. *The general assessment guidance accompanying Rule 13.6.2.1.c.i again identifies the importance of enabling the ongoing use of the heritage building. This specifically*

relates to the assessment of 'Restricted Discretionary Activities' and is therefore not applicable to this application, however, it useful in demonstrating the importance of enabling ongoing use of heritage buildings for positive heritage outcomes.

17. *Additional to heritage protection in the District Plan, I am strongly in favour of enabling the ongoing use and occupation of this residential building to support its long-term retention and conservation.*

18. *A 'Conservation Works Schedule', prepared by a suitably qualified heritage consultant, that identifies both priority and long-term maintenance requirements in a schedule can assist the owner in caring for this building. The Dunedin Heritage Fund may provide the owner with financial assistance for the preparation of this report. You may wish to consider conditions of consent to this effect.*

Summary

19. *I am strongly in favour of:*
    a. *Retaining the cottage now that heritage values have been established by historic research;*
    b. *Seeking the agreement of the property owner, as a condition of consent, for inclusion of the subject dwelling in the 2GP Heritage Schedule;*
    c. *Enabling the ongoing use and occupation of this residential building to support its long-term retention and conservation; and*
    d. *The preparation of the 'Conservation Works Schedule', by a suitably qualified heritage consultant, that identifies both priority and long-term maintenance requirements in a schedule can assist the owner in caring for this building.*

[43] I concur with Mr. Mawdsley's assessment of the heritage value and positive effects of retaining the cottage. I am comforted by the fact that Mr Mawdsley sees this building fit for inclusion in the Scheduled Heritage Building Register. By being added to the register the cottage would then become eligible for Heritage Funding and stronger protections under the 2GP. As such, I am satisfied that the heritage value of the cottage is of true exception/ unique nature and having flexibility in this case will assist in retaining the heritage value for future generations to enjoy.

Cumulative Effects (Assessment Matter)

[44] The concept of cumulative effects, as defined in Dye v Auckland Regional Council & Rodney District Council [2001] NZRMA 513, is:

"… one of a gradual build-up of consequences. The concept of combination with other effects is one of effect A combining with effects B and C to create an overall composite effect D. All of these are effects which are going to happen as a result of the activity which is under consideration".

[45] Similarly, some effects may not presently seem an issue, but after having continued over time those effects may have significant impact on the environment. In both of these scenarios, the effects can be considered to be 'cumulative'.

[46] In this case a relevant question is whether the legalising of the existing house and associated domestic activities in a rural area represents a tipping point where the character of the locality changes from rural to more of a rural residential character. In this situation, I do not consider that the granting consent for the retention of the existing cottage's residential activity will lead to this tipping point given the comments from the Council's Heritage Advisor.

[47] I further note that the dwelling is only partially visible from the road. I do not consider that the existing cottage dwelling appears incongruous in this setting. The cottage's existence in this location for the last 160 years is not out of place. The retention of the cottage will not raise questions by passer-byers.

[48] The location, whilst not ideal for Rural Zone objectives, being of the opposite corner of the property, allows heritage enthusiasts to view the cottage without interfering with the main household's privacy.

[49] Given the unique history, already forementioned, I do not have concerns that this will open the floodgates to many other properties to establish a second dwelling on their undersized rural properties. Whilst I am unfamiliar with numbers, I suspect that original cottages of this age, in this salvageable condition are not that common of occurrence.

[50] In terms of the loss of productive rural land to residential activity it is my view that any cumulative effects of the proposal would be no more than minor given the small size of the site and grazing activity, which are considered to be legitimate rural activity.

Effects Assessment Conclusion

[51] After considering the likely effects of this proposal above, overall, I consider the effects of the proposal can be appropriately mitigated by conditions of consent so as to be no more than minor.

OFFSETTING OR COMPENSATION MEASURES ASSESSMENT

[52] Section 104(1)(ab) of the Resource Management Act 1991 requires that the Council have regard to any measure proposed or agreed to by the applicant for the purpose of ensuring positive effects on the environment to offset or compensate for any adverse effects on the environment that will or may result from allowing the activity.

[53] In this case, no offsetting or compensation measures have been proposed or agreed to by the applicant.

NOTIFICATION ASSESSMENT

Public Notification

[54] Section 95A of the Resource Management Act 1991 sets out a step-by-step process for determining public notification. Each step is considered in turn below.

<u>Step 1: Mandatory public notification in certain circumstances</u>

- Public notification has not been requested.
- There has been no failure or refusal to provide further information.
- There has been no failure to respond or refusal to a report commissioning request.
- The application does not involve the exchange of recreation reserve land.

<u>Step 2: If not required by Step 1, public notification precluded in certain circumstances</u>

- There are no rules or national environmental standards precluding public notification.
- The application does not involve: a controlled activity, nor a boundary activity. As a result, public notification is not precluded under Step 2.

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

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

Step 4: Public notification in special circumstances

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

Limited Notification

[55] Section 95B of the Resource Management Act 1991 sets out a step-by-step process for determining limited notification.

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

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

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

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

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

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

Step 4: Further notification in special circumstances

- There are no special circumstances that warrant the application being limited notified. There is nothing exceptional or unusual about the application that makes limited notification to any other persons desirable.

SUBSTANTIVE DECISION ASSESSMENT

Effects

[56] In accordance with section 104(1)(a) of a 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 adverse effects on the environment arising from the proposal are no more than minor.

OFFSETTING OR COMPENSATION MEASURES ASSESSMENT

[57] The applicant has not offered any off-setting or compensation measure that can be considered in accordance with section 104(1)(ab) of the Resource Management Act 1991.

OBJECTIVES AND POLICIES

[58] In accordance with section 104(1)(b) of the Resource Management Act 1991, the objectives and policies of the Dunedin City District Plan and the proposed 2GP were taken into account in assessing this variation application. I note that at the time the original consent was assessed the 2GP had not been publicly notified and only the provisions of the Dunedin City District Plan were considered.

Operative District Plan

[59] Due to the advanced stage of the Proposed 2GP, wherein the rules of relevance to this proposal, and the majority of the objectives are now fully operative, a full assessment of the Operative Plan objectives and policies has not been undertaken. A brief assessment of the proposal against the Operative Plan Rural Zone provisions below has been provided below for context. These include the objectives and policies considered for the original resource consent LUC-2013-454.

Provision reference	Summary of provisions	Assessment
Objective 4.2.1 and Policy 4.3.1	These seek to promote enhancing and maintaining the amenity values of the Dunedin area.	The proposal is **consistent** with this policy in that the cottage will provide a landmark of the history of the area.
Objectives 6.2.1 and Policies 6.3.1, 6.3.2, 6.3.3, 6.3.9 & 6.3.11 (Rural Section)	These seek to maintain the ability of the land resource to meet the needs of future generations by: • sustaining the productive capacity of the rural zone; • providing for activities based on the productive use of rural land and other appropriate activities whose adverse effects can be avoided, remedied or mitigated; • discouraging the establishment of non-productive uses.	The proposal is considered to be **inconsistent** with these provisions given that it involves the authorising of a non-productive use which are to be discouraged in order to sustain the productive capacity of the rural zone.
Objectives 13.2.3 and Policy 13.3.13 (Townscape Section)	These ensure that buildings, places and sites which are of heritage value are recognised and protected.	The proposal is considered to be **consistent** with these provisions, given that it involves the authorising of retaining an early settlers' cottage building and protect the heritage values for future generations to enjoy.
Objective 20.2.1 and Policy 20.3.1	These seek to avoid or mitigate adverse effects on the environment from use of the transportation network	No change is proposed to the existing access to State Highway 1. While the removal of the cottage may have eliminated the need for this access, it was approved by NZTA at the time of subdivision RMA-1996-360321.

Proposed 2GP

[60] Below is an assessment of the relevant objectives and policies of the 2GP, and the proposal's compliance with these provisions.

Transportation

Provision reference	Summary of provisions	Assessment
Objective 6.2.3 and Policies 6.2.3.3, 6.2.3.9 and 6.2.3.10	These seek to ensure that land use, development and subdivision activities maintain the safety and efficiency of the transport network for all travel methods, including by providing sufficient on-site manoeuvring.	The proposal is considered to be **consistent** with these provisions. There are no changes proposed to the roading network or site access. There is ample space on site to accommodate parking and manoeuvring associated with the proposed activity.

Public Health and Safety

Provision reference	Summary of provisions	Assessment
Objective 9.2.1 and Policy 9.2.1.1 and Policy 9.2.1.1A, Policy 9.2.1.	These seek to ensure that land use activities maintain or enhance the efficiency and affordability of public water supply, wastewater and stormwater infrastructure, and will not lead to future pressure for unplanned expansion of infrastructure.	The proposal is considered to be **consistent** with this objective and policy. The existing cottage is self-reliant with respect to services and is not expected to lead to future pressure for expansion of infrastructure.
Objective 9.2.2 and Policies 9.2.2.1, 9.2.2.4, 9.2.2.9 & 9.2.2.X	These seek to ensure that land use and development activities maintain or enhance people's health and safety, including by ensuring the following: • That activities are designed to properly manage noise and light spill; • that wastewater and stormwater are properly disposed of; • that new residential buildings have access to adequate firefighting water supply; • and that potential contaminants in soil are identified and properly managed.	The proposal is considered to be **consistent** with this objective and policies. The proposal does not present any particular concern in relation to noise or light spill from this or adjoining properties. As noted previously, the proposed dwelling will be self-serviced with regard to wastewater and stormwater. As no new residential building is proposed by the change sought to the consent compliance with the current firefighting standards is not required. However, any improvement to the availability of water supply for fire-fighting is encouraged. No history of HAIL activities or potential sources of soil contamination have been identified at the time of writing.

Natural Hazards

Provision reference	Summary of provisions	Assessment
Objective 11.2.1	This objective seeks to develop and locate land use activities in such a way as to ensure that only risk from natural hazards is no more than low in the short to long term.	The council record identifies Hazard 3 (alluvial) as a low-risk hazard. The regional council system identifies the site as subject to alluvial fan floodwater dominated. As such the proposal is considered to be **consistent** with this objective. 2GP Table 11.1.4A identifies potential risk as low.

Heritage Section

Provision reference	Summary of provisions	Assessment
Objective 13.2.4 and Policy 13.2.4.1	Dunedin's archaeological sites are protected from inappropriate development and use.	The proposal is considered to be **consistent** with these provisions in the respect that removing the cottage would result in a loss of the heritage values and a decommissioning of the building would reduce likely occupancy which would result in undesirable effects to the heritage values of the cottage.

Rural Zones

Provision reference	Summary of provisions	Assessment
Objective 16.2.1 and Policy 16.2.1.7	These seek to reserve rural zones for productive rural activities and the protection and enhancement of the natural environment, including by avoiding residential activity on sites that do not comply with the density provisions for the zone except in the following circumstances: where the residential activity is associated with a surplus dwelling subdivision, or associated with long term management and/or capital investment that will result in significant positive effects for rural productivity and/or a significant contribution to the enhancement or protection of biodiversity values.	The proposal is considered to be **contrary** to these provisions which rely on the avoidance of residential activities on under-sized rural sites in order to reserve the rural zones for productive rural activities and enhancement of the natural environment. The site is just 4350m^2 in size whereas the minimum site size for a residential activity is 15 hectares and 80 hectares for a second residential activity. The proposal is not considered to meet any of the circumstances set out in the policy in which residential activity not meeting the zone density provisions might be acceptable.

Policy 16.2.1.1	This policy seeks to enable farming, grazing and conservation in the rural zones.	The proposal is considered to be generally **consistent** with this policy given the small size of the site which somewhat limits its potential for farming. The applicant intends to graze livestock on site and horses were observed on site.
Objective 16.2.2 and Policy 16.2.2.1	These seek to minimise conflict between activities in rural zones by ensuring the potential for reverse sensitivity issues is minimised and a reasonable level of amenity for residential activities is maintained, including by requiring residential buildings to be setback an adequate distance from site boundaries and activities such as intensive farming and mining which have the potential to cause noise, odour and other such effects that have the potential to adversely effect residential amenity.	The proposal is considered to be **consistent** with these provisions. As outlined in the assessment of effects, any risk of reverse sensitivity is well established and the site enjoys screening from mature vegetation.
Objective 16.2.3 and Policies 16.2.3.1 and 16.2.3.2.	These seek to maintain and enhance rural character and amenity	The proposal is considered to be **consistent** with these provisions. The dwelling is set behind dense vegetation and is only partially visible from Main South Road, which has a speed limit of 100km/h.
Objective 16.2.4 and Policy 16.2.4.4	These seek to maintain or enhance the productivity of rural activities in rural zones including by ensuring that residential activity will not displace rural activities over time.	The objective seeks to maintain or enhance productivity in the rural zone. Policy 16.2.4.4 seeks to ensure that residential activity in the rural zones is at a density that will not, over time and cumulatively, reduce rural productively by displacing rural activities. Although the proposal will not comply with the density requirement for the zone, the site is an existing, significantly under-sized site and accordingly I consider that the level of displacement of rural activities is relatively low. In fact, as noted earlier in this report, a more established residential activity, within the cottage will have better historical conservation outcomes. Therefore, it is considered that the proposal is **consistent** with this objective and Policy.

Conclusion with regards to Objectives and Policies

[61] As the relevant rules in the proposed District Plan (2GP) are deemed operative and the relevant rules in the operative District Plan are deemed inoperative, significantly more weight is given to the objectives and policies of the 2GP. However, some weight has been assigned to the operative Plan because 2GP Policy 16.2.2.1 is subject to an appeal.

[62] When looked at on the whole, the application could be said to be generally consistent with many objectives and policies of the 2GP, given the specific characteristics of the site and the proposed nature of the residential activity, all as outlined in the assessment of effects above.

[63] However, Policy 16.2.1.7 prescribes that residential activity on a site that does not comply with density standards of the zone shall be 'avoided.' The 2GP provides specific and directive instructions for the intensity of residential activity in rural zones. It dictates that it is to be avoided in Rural Zones where that density cannot be met. Consequently, this clear policy direction dissuades the granting of this type of activity unless a limited scope of circumstances can be met. This existing dwelling and the informal heritage conservation efforts do not meet these prescribed circumstances in the policy framework of the 2GP. Accordingly, the strongly directive wording of Policy 16.2.1.7 cannot be overlooked or downplayed in the assessment of the objectives and policies.

[64] There is a distinct gap in either the operative or proposed plans to protect heritage buildings not yet recognised as a scheduled heritage building. This puts the onus on owners to persue assessment of the heritage value of these unidentified heritage buildings in order to seek inclusion in the District Plan schedule of heritage buildings or protection by other means.

[65] It is with this in mind, I consider that when focusing on the key objectives and policies, without considering the magnitude of the effects on the environment, the objectives and policies of the Proposed Plan do not support the granting of this consent. In particular, in the absence of any regard to heritage values the variation sought conflicts with the directive of Policy 16.2.1.7.

[66] The Operative Plan objectives and policies are considered to be less directive than those of the Proposed 2GP. I consider that given the specific characteristic of the site and the proposed nature of the residential activity that the application could be said to be inconsistent with, but not contrary to the relevant objectives and policies of Operative Plan.

Assessment of Regional Policy Statements (Section 104(1)(b)(v))

[67] The objectives and policies of the Partially Operative Regional Policy Statement ("RPS") were taken into consideration when assessing the application. The RPS was made partially operative in January 2019.

[68] The 2GP provisions of central importance to the application are generally beyond appeal, and as such are deemed to give effect to the relevant objectives and policies of the Regional Policy Statement (RPS). The policy assessment above has found that the proposal is contrary to a key objective and policy of the 2GP in relation to residential activity and development in rural zones. The nature of an 'avoid' policy makes this particularly important. The 2GP objectives and policies for the rural zone are more directive when compared with equivalent objectives and policies contained in the RPS. This reflects the fact they are more specific to the function of the District Plan to manage land use effects at the site level. For example, objective 4.5 and policy 4.5.1, and objective 5.3 and policy

5.3.1 contain similar themes to the provisions of the 2GP but are broader in nature. As such I consider that the proposal could be said to be inconsistent with some aspects of these policy provisions, but not contrary to the relevant objectives and policies of the RPS.

National Policy Statement

[69] Productive soils are a relevant matter for assessment as the land is Land Use Capability Class 3. The provisions of the National Policy Statement are directive and include Policy 16.2.4.2 which states:

"Only allow activities other than farming on highly productive land where:

a. the scale, size and nature of the activity means that any loss of current or potential future rural productivity would be:

i. insignificant in any high-class soils mapped area; and

ii. no more than minor in other areas of highly productive land; unless

b. for mining, the activity must locate on highly productive land due to operational requirements and there are no practicable alternative locations."

With reference to the proposal, no loss of soil will result directly from the variation sought as the condition subject of the application relates to the status of an existing building. Any additional productivity gain that could otherwise arise from the use of the land following demolition or removal of the cottage and its curtilage would be likely to be very marginal. This is because of the location and small size of the property, and the limited area occupied by the building. For this reason, it is considered that any effect on highly productive land will be less than minor.

DECISION MAKING FRAMEWORK

Part 2 Matters

[70] It is considered that the site has significant heritage values that have not been recognised to date through previous scheduling of heritage buildings. This is primarily due to the unknown status of the cottage. The focus on the policy provisions of the Plan for heritage is on buildings, structures and precincts that are scheduled or otherwise identified in the Plan. However, the fact that a heritage assessment has now been undertaken for the cottage does give an evidential basis for some consideration of the 2GP heritage provisions in this case.

[71] The appeal of this particular rule, and absence of any overarching rule for all zones, leaves heritage buildings not yet scheduled, like this cottage, vulnerable to alteration or demolition resulting in a loss of the history.

[72] The retention of the cottage is in line with the guardianship we need to exercise to protect these historical treasures for future generations to enjoy.

Section 104(1)(c)

[73] Section 104(1)(c) of the Resource management Act 1991 requires the Council to have regard to any other matters considered relevant and reasonably necessary to determine the application. The matters of precedence and plan integrity are considered relevant

here for a non-complying activity. As this variation must be assessed as a discretionary activity, these matters may not apply, but given the conflict with the 'avoid' policy in the 2GP, it may be useful to consider whether the granting of the variation will create an undesirable precedent for other resource consent applications, where similar restrictions have been applied to decisions. Where a plan's integrity is at risk by virtue of such a precedent, the 'true exception test' provides a means for determining whether the precedent concerns are warranted. This is particularly relevant where the proposed activity is contrary to objectives and policies of the district plan and/or the proposed district plan.

[74] The 2GP sets a clear policy direction in terms of circumstances wherein residential activity is anticipated in rural zones. However, the historical significance of the cottage does present a unique aspect that I am satisfied would meet the true exception threshold. Further, any potential precedent may be limited to other applications where a replacement dwelling has been approved on the basis an existing residence will be removed or decommissioned, as required by condition 4 of LUC-2013-454.

[75] Coupled with the intention of the owner to restore the cottage, should residential activity be allowed to continue in the cottage, this will secure the future of the cottage to be restored to its former glory. I am satisfied this cottage and the significant heritage values of the cottage provide a unique aspect to this consent that that meet the true exception rule.

[76] In this regard, I do not consider that the proposed activity represents a challenge to the integrity of the Dunedin City District Plan. I conclude, based on the historical significance reflected in the archaeological appraisal provided by the applicant, the heritage impact assessment provided by the DCC Heritage Advisor, it is a relatively unique and confined proposal. I consider that its potential approval would be unlikely to undermine public confidence in the plan's provisions.

[77] The building has newly discovered historical importance as identified and supported by a heritage assessment. Although it is not recognised by the District Plan schedule of heritage buildings (or Heritage Places Trust register) at the present time, there is clear evidence to support a change when the opportunity arises. Given the relationship of the cottage building to other scheduled heritage buildings within close proximity there is a strong case for inclusion of the cottage building in the District Plan as part of any review of or variation to the heritage schedule.

[78] For the above reasons, I consider that approval of the proposal will not undermine the integrity of the Plan as the activity will produce only localised and minor effects, if any. I therefore do not consider that the Committee needs to be concerned about the potential for an undesirable precedent to be set in this regard.

RECOMMENDATION

After having regard to the above planning assessment, I recommend that:

[79] ***Pursuant to Part 2 and Sections 34A(1), 104, 104B and 127 of the Resource Management Act 1991, the Dunedin City Council <u>grant</u> the proposal for a discretionary activity being the variation of LUC-2013-454 (as amended by LUC-2013-454A & B) to remove condition 4 and authorise a second residential activity within an existing cottage on an under-sized Rural-zoned site at 262 Main South Road, East Taieri ; subject to the amended conditions***

REASONS FOR RECOMMENDATION

[81] Provided that the recommended conditions of consent are implemented, I consider that the likely adverse effects of the proposed activity can be adequately mitigated and will be no more than minor.

[82] The proposal is considered to be contrary to a key policy of the 2GP but is otherwise consistent with many objectives and policies of policies of both the Dunedin City District Plan and the Proposed 2GP.

[83] The proposal is considered to be a true exception due to the unique historical nature of the cottage which has been identified as an original early settler cottage and will be utilised by friends and family much like a family flat.

[84] Should consent be granted to retain the cottage, in its self-contained state, I do not have concerns that this will lead to an influx of similar cases based on the unique history of the cottage.

Report prepared by:

_____

Nicola Petrie
Planner

_____

20 April 2023

Report checked by:

_____

Campbell Thomson
Senior Planner

_____

Date

APPENDIX 1:
THE APPLICATION

APPLICATION FORM FOR A RESOURCE CONSENT CONDITION CHANGE OR CANCELLATION

(S127 of the Resource Management Act 1991)

PLEASE FILL IN ALL THE FIELDS

Application details

I/We Anne Jackson and Andrew Charles Jackson

(must be the FULL name(s) of an individual or an entity registered with the New Zealand Companies Office. Family Trust names and unofficial trading names are not acceptable: in those situations, use the trustee(s) and director(s) names instead) hereby apply for a change/cancellation (delete one if not applicable) of a condition(s) of a resource consent, pursuant to section 127 of the Resource Management Act 1991.

Contact details

Name: Anne Jackson (✓ applicant agent (tick one))

Address: 10 Gladfield Rd, R D 2, East Taieri, Mosgiel

Postcode: 9092

Phone (daytime): [redacted] Email: [redacted]

Chosen contact method (this will be the first point of contact for all communications for this application)

I wish the following to be used as the address for service (tick one): ✓ Email Post Other:

My/our application relates to the following resource consent

(state the application number (RMA or LUC or SUB), briefly describe the type/purpose of the resource consent and state the property to which it relates):

LUC - 2013 - 454 - ABA - 2019 - 2575
Planning Assessment - Effects on the Environment
#2 Cumulative Effects (6.7.4)... existing dwelling should be removed"

Please note: You cannot apply to change or cancel a condition relating to the duration of a resource consent or apply to change or cancel a condition relating to a subdivision consent if the survey plan has been deposited by the Registrar General of Land.

An application for a new resource consent may be required if a fundamentally different activity will result or if the new activity has materially different effects.

Current conditions

My/our application relates to the following specific condition(s) of the resource consent (please refer to the specific condition number(s)) and outline what the condition requires:

#2 Cumulative Effects (6.7.4)... existing dwelling should be removed"
#4 Use of the existing dwelling shall cease when a CCC has been issued for a new dwelling on the subject site. The existing dwelling shall be removed from the site within 6 months of the issue of the CCC.

Proposed change or cancellation of conditions

The proposed change or cancellation of condition(s) is as follows (give details of the proposal, and explain why the change or cancellation is necessary):

Due to the historic / social importance of the existing dwelling at 262 Main South Rd, I would like the existing dwelling (Cottage called "Helenslea") to be exempt from the removal order, on the resource consent. The cottage, originally known as "Helenslea"was built in 1863 by a member of the Allan family who were an important pioneer family who settled on the Taieri. The cottage is still in good repair and is worth retaining for historical reasons.
I have attached an archaeological appraisal completed by Heritage Properties, Dunedin. I have also included the email from Mark Mawdsely, Heritage Advisor, Team Leader Advisory Services, City Development(Email of 16th December, 2022

Affected persons' approvals

I/We have obtained the written approval of the following people/organisations and they have signed the plans of the proposal:

Name: N/A

Address:

Name: N/A

Address:

Please note: You must submit the completed written approval form(s), and any plans showing the proposal signed by affected persons, with this application, unless it is a fully notified application in which case affected persons' approvals need not be provided with the application. If a written approval is not obtained from an affected person, it is likely that the application will be fully notified or limited notified.

Planning application fees payment details (who are we invoicing)

THIS FORM MUST BE COMPLETED FOR ALL PLANNING APPLICATIONS THAT ATTRACT A FEE. ALL FIELDS ARE MANDATORY.

This information is required to assist us to process resource consent invoices and refunds at lodgement and the end of the process. If you have any queries about completing this form, please email *planning@dcc.govt.nz*

Deposit payment payee details:

Full name of deposit payee (person or company): Anne Jackson

Mailing address of deposit payee (please provide po box number where available): 10 Gladfield Rd, R D 2, East Taieri, Mosgiel

Email address of deposit payee: [redacted]

Daytime contact phone number: [redacted]

Important Note: The Payee will automatically be invoiced for the deposit and/or any additional costs. Should a portion of the deposit be unspent, it will be refunded to the payee.

Assessment of effects on environment

In this section you need to consider what effects the proposed change or cancellation will have on the environment. Discuss both positive and adverse (negative) effects. The extent of the assessment must be proportional to the degree of potential effects of the proposed activity.

The assessment only needs to consider the effects of the change or cancellation respectively, not the total effects of the existing activity.

Schedule 4 of the Resource Management Act 1991 provides some guidance as to what to include. Also refer also to the Council's relevant checklist and brochure on preparing this assessment. Also see the Ministry for the Environment's publication "A Guide to Preparing a Basic Assessment of Environmental Effects" available on www.mfe.govt.nz.

#2. Cumulative effects.
Due to the location of the new dwelling (10 Gladfield Rd) being built so far away from the original residential dwelling, at the other end of the property, it does not distract from the rural outlook, which we wish to retain. Both dwellings have considerable established trees / plantings which helps enhance the section as a whole. Neither dwelling is in line of sight of the other.
Another point to note, is the entrance way to both properties are on different roads.

What happens when further information is required?

If an application is not in the required form or does not include adequate information, the Council can reject the application. In addition, section 92 of the Resource Management Act 1991 allows the Council to request further information from an applicant at any stage through the process where it is considered necessary to better understand the nature of the activity, the effects it may have on the environment, or the ways in which adverse effects may be mitigated.

Declaration

I certify that, to the best of my knowledge and belief, the information given in this application is true and correct.

I accept that I have a legal obligation to comply with any conditions imposed on the Resource Consent should this application be approved.

Subject to my/our rights under section 357B and 358 of the RMA to object to any costs, I agree to pay all the fees and charges levied by the Dunedin City Council for processing this application, including a further account if the cost of processing the application exceeds the deposit paid.

Signature of ✓ Applicant Agent (tick one):

Anne Jackson

27/02/23
Date:

Privacy – Local Government Official Information and Meetings Act 1987

You should be aware that this document becomes a public record once submitted. Under the above Act, anyone can request to see copies of applications lodged with the Council. The Council is obliged to make available the information requested unless there are grounds under the above Act that justify withholding it. While you may request that it be withheld, the Council will make a decision following consultation with you. If the Council decides to withhold an application, or part of it, that decision can be reviewed by the Office of the Ombudsmen.

Please advise if you consider it necessary to withhold your application, or parts of it, from any persons (including the media) to (tick those that apply):

Avoid unreasonably prejudicing your commercial position

Protect information you have supplied to Council in confidence

Avoid serious offence to tikanga Māori or disclosing location of waahi tapu

Fees

The actual deposits, fees and rates are set annually during the annual plan process. These are intended to cover the actual and reasonable costs of processing your application. Most applications require a deposit and costs above this deposit will be recovered. A current fees schedule is available on www.dunedin.govt.nz or from Planning staff. Planning staff also have information on the actual cost of applications that have been processed.

Further assistance

Please discuss your proposal with us if you require any further help with preparing your application. The Council does provide pre-application meetings without charge to assist in understanding the issues associated with your proposal and completing your application. This service is there to help you.

Please note that we are able to provide you with planning information but we cannot prepare the application for you. You may need to discuss your application with an independent planning consultant if you need further planning advice.

City Planning Staff can be contacted as follows:

IN WRITING: Dunedin City Council, PO Box 5045, Dunedin 9054

IN PERSON: Customer Services Centre, Ground Floor, Civic Centre, 50 The Octagon

BY PHONE: (03) 477 4000

BY EMAIL: planning@dcc.govt.nz

There is also information on our website at *www.dunedin.govt.nz*

Information requirements

Original Consent Decision

Completed and Signed Application Form

Written Approvals

Forms and plans and any other relevant documentation signed and dated by Affected Persons

Particular Conditions Specified

Clear Discussion of Proposed Change or Cancellation

Assessment of Effects of Proposed Change or Cancellation

Certificate of Title including any relevant restrictions (such as consent notices, covenants, encumbrances, building line restrictions)

Payee details

Application fee (cash, eftpos, direct credit or credit card (surcharge may apply))

In order to ensure your application is not rejected or delayed through requests for further information, please make sure you have included all of the necessary information.

OFFICE USE ONLY

Has the application been completed appropriately (including necessary information)? Yes No

Application: Received Rejected

Received by: Counter Post Courier Other:

Comments:

(Include reasons for rejection and/or notes to handling officer)

Planning Officer: Date:

RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD

Search Copy

R.W. Muir
Registrar-General
of Land

Identifier	**OT18B/846**
Land Registration District	**Otago**
Date Issued	13 November 1997

Prior References
OT13A/1488 OT258/289

Estate	Fee Simple
Area	4.3500 hectares more or less
Legal Description	Lot 1 Deposited Plan 26395
Registered Owners	

Andrew Charles Jackson and Anne Jackson

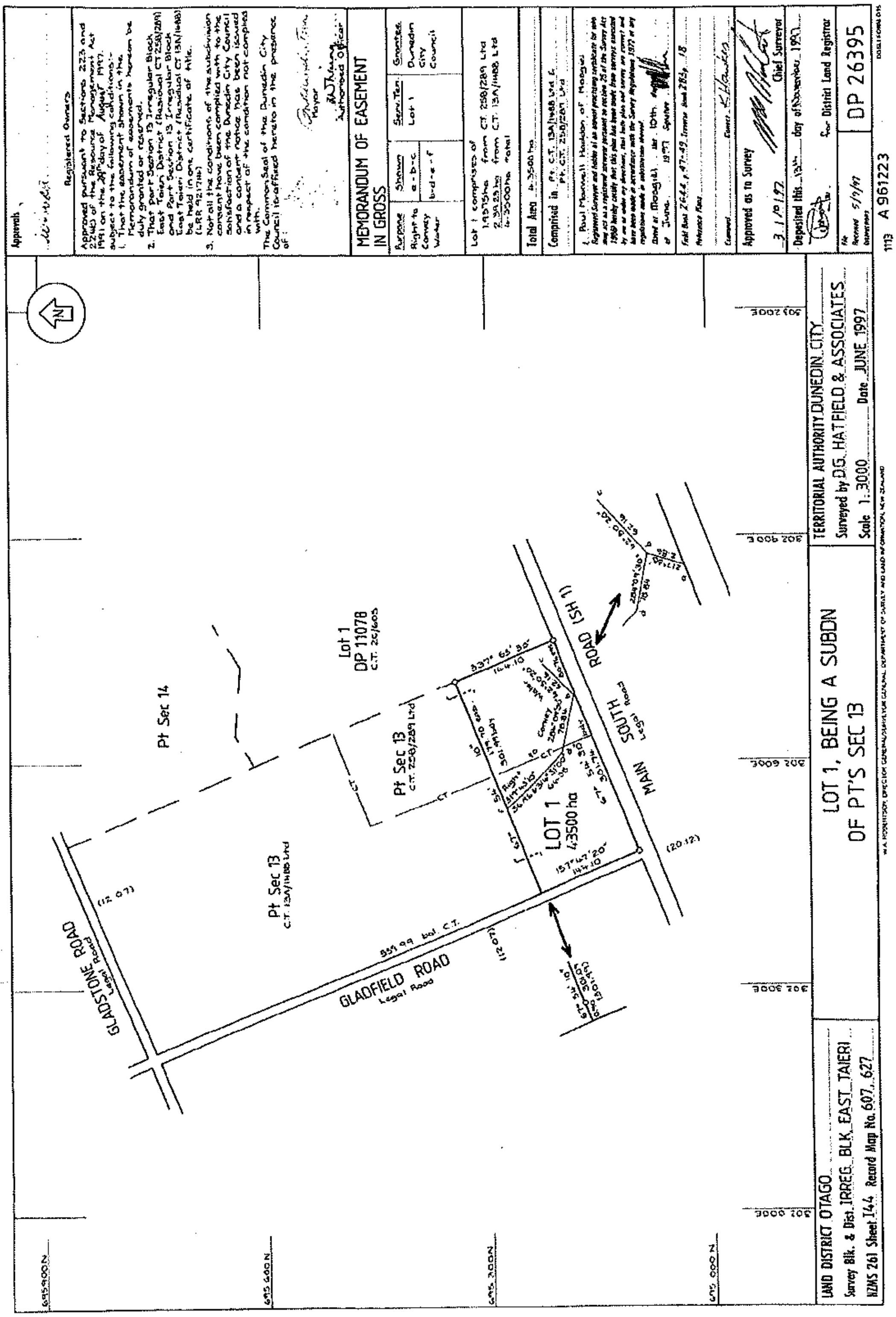
Interests

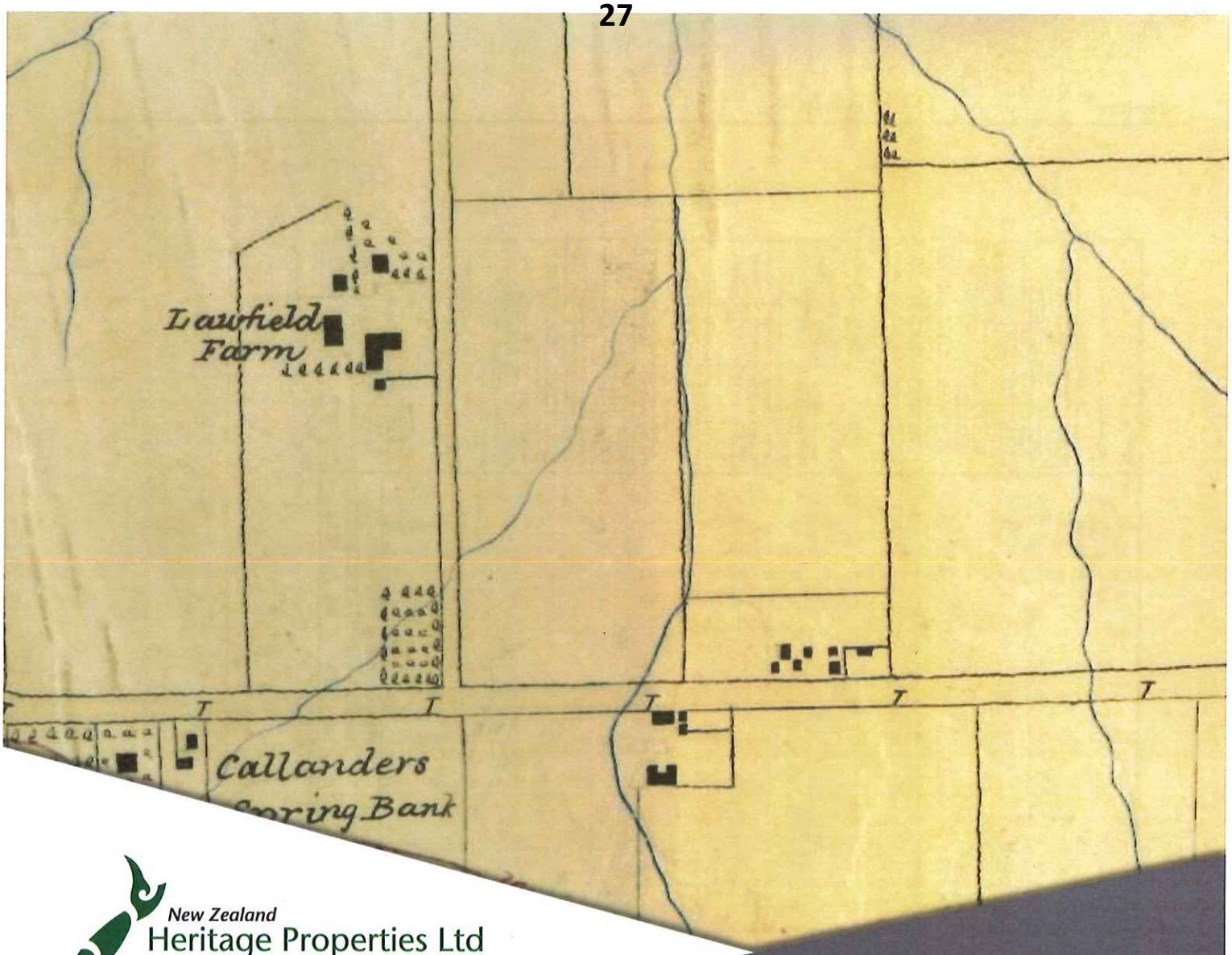
347675 Gazette Notice declaring No 1 State Highway (Picton-Bluff) fronting the within land to be a limited access road - 13.11.1969 at 10.00 am

939493.1 Consent Notice pursuant to Section 221 Resource Management Act 1991 - 13.11.1997 at 10.55 am

939493.3 Transfer creating the following easements in gross - 13.11.1997 at 10.55 am

Type	Servient Tenement	Easement Area	Grantee	Statutory Restriction
Convey water	Lot 1 Deposited Plan 26395 - herein	a-b-c DP 26395	Dunedin City Council	Resource Management Act 1991 Section 243 (a)
Convey water	Lot 1 Deposited Plan 26395 - herein	b-d-e-f DP 26395	Dunedin City Council	Resource Management Act 1991 Section 243 (a)


Approvals
Registered Owners
MEMORANDUM OF EASEMENT IN GROSS
Purpose
Shown
Serv. Ten.
Grantee
Right to Convey Water
a-b-c
b-d-e-f
Lot 1
Dunedin City Council
Lot 1 comprises of
1.9575ha from CT 258/289 Ltd
2.3925ha from CT 13A/1488 Ltd
4.3500ha total
Total Area 4.3500 ha
Approved as to Survey
Chief Surveyor
for District Land Registrar
DP 26395
A 961223
TERRITORIAL AUTHORITY DUNEDIN CITY
Surveyed by D.G. HATFIELD & ASSOCIATES
Scale 1:3000
Date JUNE 1997
LOT 1, BEING A SUBDN
OF PT'S SEC 13
LAND DISTRICT OTAGO
Survey Blk. & Dist. IRREG. BLK. EAST TAIERI
NZMS 261 Sheet I44 Record Map No. 607, 627
LOT 1
4.3500 ha
Pt Sec 13
C.T. 258/289 Ltd
Pt Sec 13
C.T. 13A/1488 Ltd
Pt Sec 14
Lot 1
DP 11078
C.T. 25/605
MAIN SOUTH ROAD (SH 1)
Legal Road
GLADFIELD ROAD
Legal Road
GLADSTONE ROAD
Legal Road



New Zealand
Heritage Properties Ltd
Investing In Our Heritage

262 Main South Road, East Taieri

An Archaeological Appraisal

Report Prepared for Annie Jackson
Author: Alison Breese and Jessie Hurford
Reviewed by: Naomi Woods

New Zealand Heritage Properties Ltd
Investing In Our Heritage

262 Main South Road, East Taieri

An Archaeological Appraisal

Prepared by
New Zealand Heritage Properties Ltd, Salisbury House, 106 Bond Street, Dunedin
T +64 3 477 3933 F +64 3 477 3928 www.heritageproperties.co.nz

Project Details

Site Address	262 Main South Road – Lot 1 DP 26395
Client	Annie Jackson
Client Address	262 Main South Road, East Taieri
Report Authors	Alison Breese and Jessie Hurford
Reviewed By	Naomi Woods
Report Submitted To	Client
Document Control ID	J011238_AA_REVA

Document Control

Revision No.	Date Submitted	Description	Prepared By	Reviewed By
A	25-08-2022	Draft to client	AB, JH	NW

Ownership and Disclaimer

Cover Photo: Detail from Sheet 24, Neill's Military Map showing project area, 1901 (Neill, 1901).

1 Introduction

New Zealand Heritage Properties Ltd (NZHP) has been commissioned by Annie Jackson to undertake an archaeological appraisal of Lot 1 DP 26395 (262 Main South Road, East Taieri). The purpose of this report is to determine if there are any archaeological and heritage requirements for the retention or demolition of the extant cottage as per the Heritage New Zealand Pouhere Taonga Act 2014 (HNZPTA 2014). This appraisal comprises desktop research only, and consultation has not been undertaken with manawhenua.

The HNZPTA 2014 defines an archaeological site as any place in New Zealand, including any building or structure (or part of a building or structure), that (i) was associated with human activity that occurred before 1900 or is the site of the wreck of any vessel where the wreck occurred before 1900; and (ii) provides or may provide, through investigation by archaeological methods, evidence relating to the history of New Zealand; and (b) includes a site for which a declaration is made under section 43(1).

1.1 Project Area

The project area is defined as 262 Main South Road, East Taieri, encompassing one land parcel (Lot 1 DP 26395), and a summary of the project area is provided in Table 1-1 and Figure 1-1.

Within the project area there are no previously recorded archaeological sites and no significant and valued historical and cultural heritage places are included on The New Zealand Heritage List/Rārangi Kōrero ('the List'). It is not scheduled on the Dunedin City Council District Plan (2GP). The project area is not within a Statutory Acknowledgement Area. This appraisal has not identified that there is a covenant or heritage order affecting the project area.

Table 1-1. Summary of project area.

Site Address	262 Main South Road – Lot 1 DP 26395
Landowner/Occupier	Anne and Andrew Charles Jackson
Legal Description	Lot 1 DP 26395
Territorial Authority	Dunedin City Council
New Zealand Heritage List/Rārangi Kōrero	No
Covenant or Heritage Order	No
Scheduled on District Plan	No
Reserve Status	No
Statutory Acknowledgement Area	No
Customary Marine Title	No

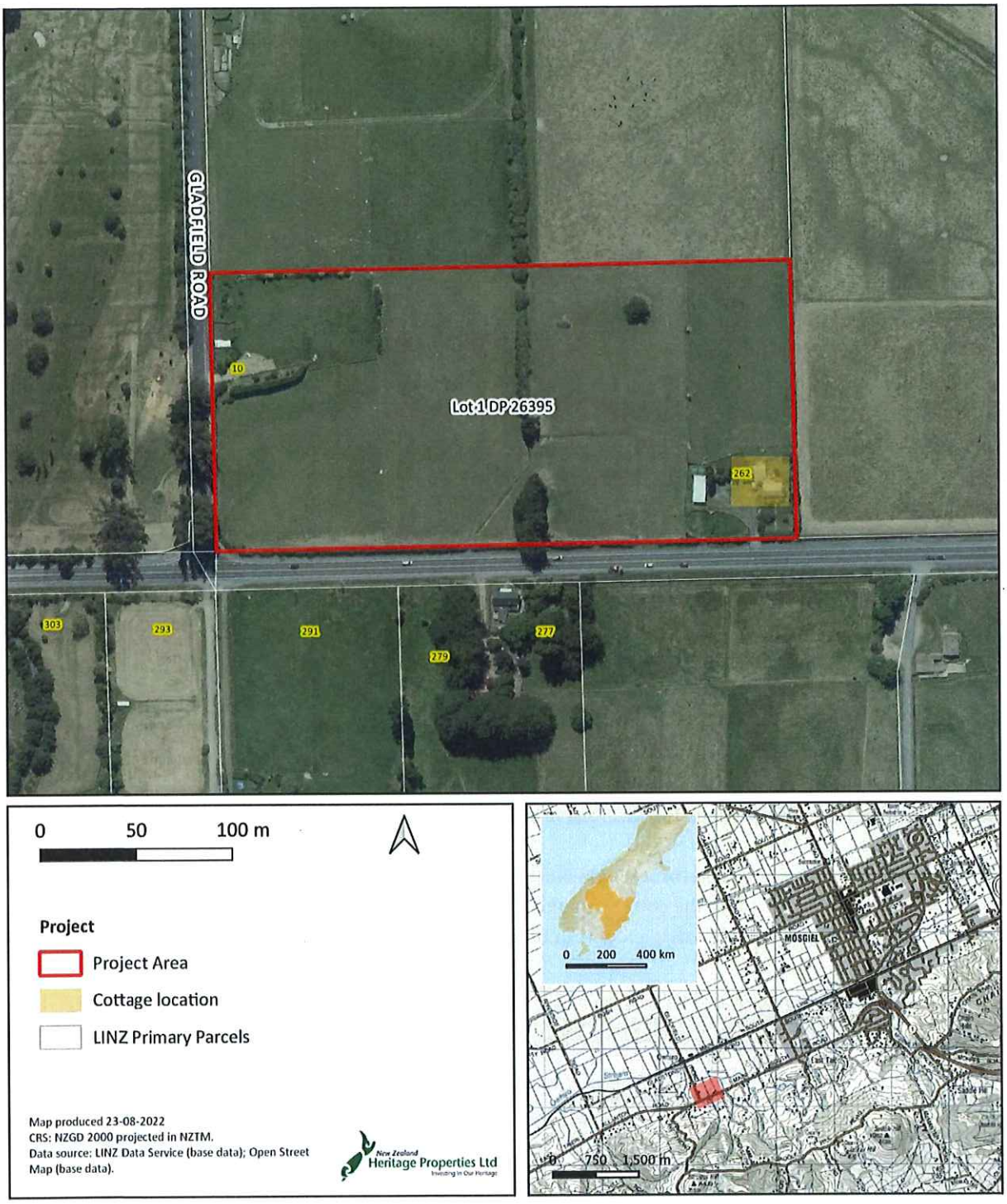


Figure 1-1. 262 Main South Road, East Taieri, with highlighted yellow square marking cottage site.

2 Documentary Research

The primary aim of this appraisal is to determine whether or not there is evidence of an archaeological site within the project area. A full history is not provided, and research is limited to desktop research only, without consultation of non-digital resources at Archives New Zealand, local libraries, museums, or knowledge from manawhenua. The following section provides a brief history of the project area, including a summary of Māori and European occupation, followed by a history of key events and land transactions associated with the project area.

NZHP consulted Land Information New Zealand plans, Papers Past newspaper articles and tenders and historic photographs and found that there is no reasonable cause to suspect that a Māori archaeological site is present within the project area. There is, however, reasonable cause to suggest a pre-1900 archaeological site is present, relating to the extant cottage within the project area.

2.1 Māori Occupation

The wider Dunedin area is well known for the presence of numerous archaeological sites and places of cultural importance and the Dunedin city area has been identified on the DCC 2GP as various wāhi tūpuna, as it was used and valued by manawhenua. Sites have been identified by Te Rūnanga o Ōtākou and Kāti Huirapa Rūnaka ki Puketeraki as sites of high importance to the rūnaka. They include settlements (kāika), battle sites, burial places (urupā), wāhi tapu and wāhi taoka sites, mahika kai, trails, significant landscape features such as peaks and ridgelines, and views (Dunedin City Council, n.d.). The broader landscape encompassing Pūrākaunui to Hikaroroa to Huriawa (A4.14) features between the Waikouaiti River, Hikaroroa and Whareakeake were a significant area of Māori settlement and activity up to the period of European settlement (Dunedin City Council, n.d.). Māpoutahi (A4.17) is an ancient pā site and sacred area near the project area. (Dunedin City Council, n.d.). NZHP consulted and found that there is no evidence to indicate that a Māori archaeological site is present within the project area.

The wider Taiari (Taieri) area and provided abundant resources and kai for those living in the area, as well as those travelling in from the coast. The rivers were important mahika kai resources. The Taiari River was central for early occupation as it flowed entirely around Pātearoa (Rock and Pillar Range) (Te Rūnanga o Ngāi Tahu, 2019). In the 1879 Royal Commission of Inquiry into the Kāi Tahu land claims, Kai Tahu kaumātua recorded Taiari specifically as a kāika mahika tuna and kāika nohoanga (settlement) (Te Rūnanga o Ngāi Tahu, 2019).

2.2 Post-Contact Occupation of East Taieri

The East Taieri area, originally a wetland, was drained significantly with the arrival and occupation by Pākehā. The European settlers of the East Taieri area engaged extensively in farming. The appellation of Lot 1, DP 26395 was originally Section 13, Irregular Block IV, East Taieri with the Crown Grant awarded to William Allan in 1863.

NZHP consulted Papers Past, Land Information New Zealand, Hocken Hakena, Digital NZ and found that there is reasonable cause to suspect that the cottage is a post-contact archaeological site constructed in or around 1863. A summary of key events and land transactions can be found in Table 2-1.

Table 2-1. Summary of land transactions and key events records for 262 Main South Road, East Taier.

Year	Event	Source
1863	Cottage constructed	(New Zealand Government, 1897)
1863	Crown Grant – Her Majesty the Queen to Allan	(Deeds D569)
1867	William Allan Probate	(Deeds D569)
1868	Stables, barn, byre and shed constructed	(New Zealand Government, 1897)
1885	Property transfers from Allan to Milne	(Deeds D569)
1897	Arthur S Young, John Milne owner with one wooden iron roofed dwelling, constructed 1863 with stables, barn, byre and shed on site. Outbuildings listed as constructed in 1868.	(New Zealand Government, 1897)
1902	Property ownership to Mrs John Milne, occupied by Arthur E Young.	New Zealand Government, 1897)
1910	Probate recorded for Milne	(Deeds D569)
1911	Property transfers from Allan to Kirk	(Deeds D569)

The Taieri Plains was at that time largely wetlands, with much raupo and flax, and required extensive draining before it could become used by Europeans for pastoral land. The East Taieri district formed:

> "a sort of bench between the hills and plain, cut through by numerous small valleys with gently rounded sides, and has a soil relatively free from rocks, and therefore readily ploughable"(Thomson, 1929).

The lack of heavy bush along the area that is now Main South Road also made it attractive to the early settlers as no major clearing was required. One of the first families to settle there were the Allans. William Brown Allan was the son of John Thomas Allan and Agnes Allan, who came to New Zealand from Kilmarnock, Ayrshire, Scotland in 1842 (Thomson, 1929). They arrived originally in Nelson and then travelled to Dunedin in 1848, originally residing in Andersons Bay before moving out to East Taieri and establishing the Bellfield homestead and farm (Thomson, 1929).

Figure 2. Mr John Allan's farm, Tuarima (part of Hopehill), on the Taieri Plain, c1886 (Burton Brothers, 1886).

Along the Main South Road, the Allan family had five homesteads - Bellfield, at the top of the rise from Riccarton; Dunrobin, adjoining Bellfield; the Holmes next run by James Allan, a little off the road towards the plain; Helenslea, run by William B Allan on the Main South Road adjoining the Holmes farm; and Hopehill, run by James Allan (another in the family) beyond Allanton (Thomson, 1929).

The cottage at 262 Main South Road was owned by William Allan and known as "Helenslea". He had arrived in East Taieri with his family in 1848 and received the land by Crown Grant in 1863. William Brown Allan, the youngest son of John and Agnes, had married Helen Webster Speid in April, 1861 (Figure 3), and had settled at Helenslea, on the Main South Road (Thomson, 1929). They had three children, John Alexander, born 1861, William born 1864 and Agnes born 1866.

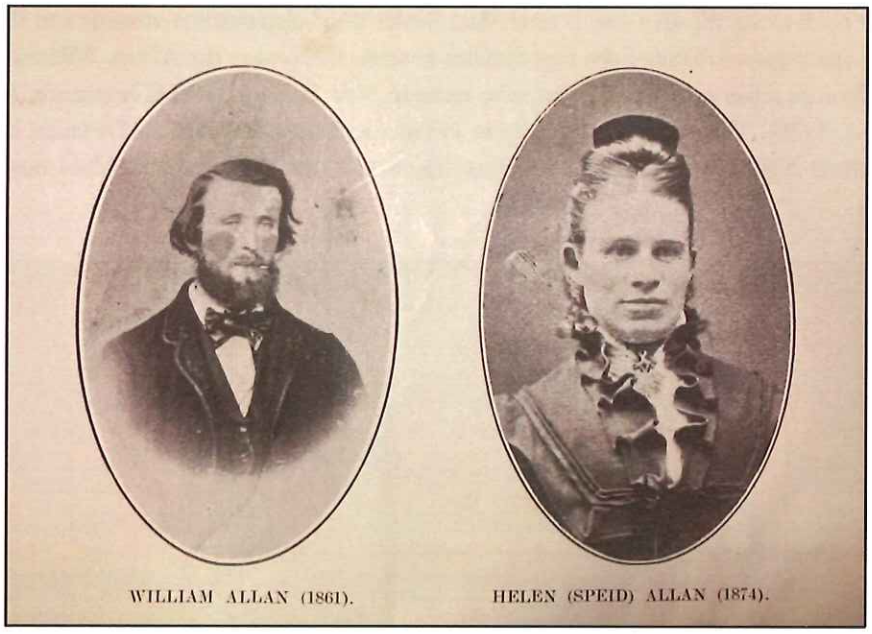


Figure 3. William and Helen Allan, who lived at Helenslea from 1863 (Thomson, 1929).

The cottage is recorded as constructed in 1863 in the East Taieri District Valuation Rolls (New Zealand Government, 1897). William died aged 40 in 1867 (place of death being "Helenslea") but the property remained in the Trustees of Allan until 1885 (see Figure 4) where the property was purchased by John Milne (Deeds D569). The associated buildings, including the cottage, appear in the Neill's 1901 Military Map (Figure 5). The property sells after John Milne's death in 1910 and is advertised as "Helenslea" farm (see Figure 6). The project area is located within the previous Taieri County Council authority (1876-1977) and then Silverpeaks County Council from 1977 until its merger with Dunedin City Council in 1989 (DCC Archives). No pre-1938 building records survive for the Taieri Council records which leaves only the 1897-1905 Valuation Roll for the East Taieri Riding available for date confirmation of the cottage.

PRELIMINARY NOTICE.

Valuable Freehold Farm

In the

East Taieri District.

DONALD REID & CO. have received instructions from the Trustees under the Will of the late W. B. Allan to sell by auction, at an early date, of which due notice will be given.

That valuable Farm, containing 103½ acres of first-class agricultural land, being section 6, block IV, and section 13, irregular block, East Taieri district.

This property adjoins the Owhiro Railway-station. It is all in the highest state of cultivation. Dwelling-house and all necessary out-buildings.

Liberal terms of payment can be arranged.

Full particulars on application to

DONALD REID & CO.,

7m Auctioneers.

Figure 4. Advertisement of property for sale 1885 (Otago Witness, 1885).

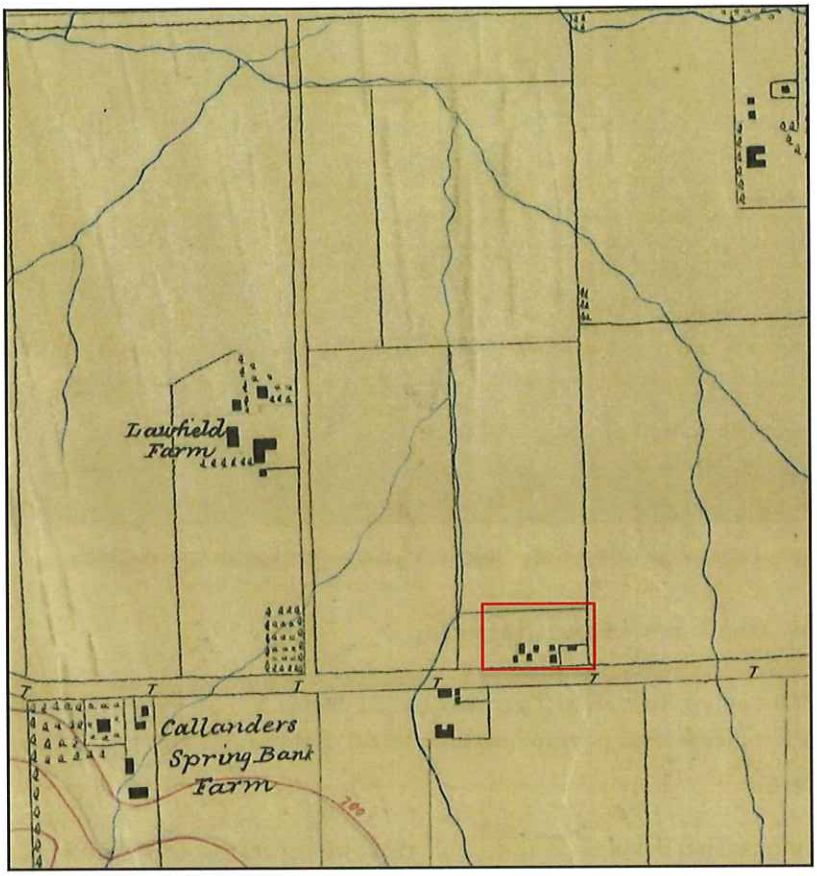


Figure 5. Detail from Neill's Military Map 1901 showing buildings on project area (outlined in red), Sheet 24 (Neill, 1901).

PRELIMINARY NOTICE.

SATURDAY, 3rd DECEMBER,
At 12 o'clock.

At Their Land Salerooms, High street, Dunedin.

SALE OF FREEHOLD FARM, NEAR MOSGIEL.

WRIGHT, STEPHENSON, & CO. (LIMITED) have received instructions from the Trustees of the late Mrs Elizabeth Milne, to offer for sale by auction:

The Helenslea Farm, comprising 103 acres 3 roods (more or less), being Section 13, irregular block, and Part Section 6, Block IV, East Taieri District.

Terms (which will be liberal) and fuller particulars in later issue and on application to

WRIGHT, STEPHENSON, & CO. (LTD.),
19n Auctioneers.

Figure 6. Land mentioned as 'Helenslea Farm' when Trustees of Elizabeth Milne sells property (Otago Daily Times, 1910).

Figure 7. 262 Main South Road today, photo supplied by Annie Jackson.

3 Conclusions and Recommendations

The cottage at 262 Main South Road, East Taieri was settled originally by William Allan and his family and was constructed in 1863. The Allans were a prominent early settler family in the area and Allanton and Mount Allan are named after them.

This appraisal has demonstrated that there is reasonable cause to suspect that an archaeological site, as defined by the HNZPTA 2014, is within the project area. The following recommendations address options for the retention or demolition of the extant cottage.

Retention of the extant cottage

The history of the extant cottage and associated historic occupation of Lot 1 DP 26395 is associated with a prominent family in the East Taieri area in 1863. While archaeological and heritage values have not been assessed as part of this appraisal, the retention of cottage is the preferred option to ensure any archaeological and heritage values are protected.

Based on this appraisal, should retention of the cottage be proposed, NZHP make the following recommendations:

- The retention of the cottage will negate the need for an archaeological authority from HNZPT.
- Options for maintenance should be sought
    - A suitably qualified heritage professional should be consulted regarding appropriate options for maintenance.
    - The Dunedin City Council Heritage Fund may assist with proposed maintenance.
- The archaeological site(s) should be recorded on the New Zealand Archaeological Association site recording scheme to enable future management of the site.

Demolition of the extant cottage

In the first instance, all efforts should be made to avoid modifying or damaging an archaeological site. Demolition of the extant cottage and any associated earthworks will modify or destroy the whole or a part of an archaeological site (historic – domestic site type).

Based on this appraisal, should demolition of the cottage be proposed, NZHP make the following recommendations:

- A general archaeological authority, following a pre-application discussion with HNZPT.

- An archaeological assessment of the proposed works will be required to accompany the application for a general authority application to HNZPT.
    - It is important to note that demolition may be determined as an inappropriate option following an assessment of archaeological and heritage values.
- The archaeological site(s) should be recorded on the New Zealand Archaeological Association site recording scheme.

4 References

Burton Brothers. (1886). *Mr John Allan's farm, Tuarima, on the Taieri Plain.* https://www.flickr.com/photos/dccarchives/48899715851/in/album-72157645735703265/

Dunedin City Council. (n.d.). *Dunedin City Council Second Generation Plan Appeals Version - A4 Wahi Tupuna.* https://2gp.dunedin.govt.nz/pages/plan/Book.aspx?exhibit=DCC2GP&hid=41395&s=purakaunui

Neill, W. T. (1901). *Military Topographical Survey [Map Sheets 1-29].* New Zealand Intelligence Office.

New Zealand Government. (1897). *Dunedin City Council Valuation Roll - East Taieri 1897-1902.*

Otago Daily Times. (1910). *Page 16 Advertisements Column 2.* https://paperspast.natlib.govt.nz/newspapers/ODT19101119.2.116.2

Otago Witness. (1885). *Page 16 Advertisements Column 3.* https://paperspast.natlib.govt.nz/newspapers/OW18850307.2.48.3

Thomson, J. A. (1929). *The Taieri Allans and Related Families.* https://archive.org/stream/TheTaieriAllansAndRelatedFamilies/The+Taieri+Allans+and+Related+Families_djvu.txt

PLEASE NOTE:

This LIM Report has been provided by Edinburgh Realty Ltd and copies have been made available to prospective and interested parties for general information purposes only. However, neither the Vendor nor Edinburgh Realty Limited, licensed under the REA Act 2008, warrant the accuracy of this copy and we accept no liability for any errors or omissions in the report. All parties are urged to take legal advice and it is recommended to all prospective purchasers and interested parties that they obtain and rely on their own report for any decision to purchase the property.

Dunedin City Council
Land Information Memorandum
91509

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 **18 January 2022**

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

262 Main South Road East Taieri

LIM Applicant	Edinburgh Realty Limited
Print Date	18-Jan-2022

CONTENTS

PROPERTY DETAILS

Property ID	5050576
Address	262 Main South Road East Taieri
Parcels	LOT 1 DP 26395
Property ID	5131353
Address	10 Gladfield Road East Taieri
Parcels	LOT 1 DP 26395
Rubbish Day	Thursday

RATES DETAILS

Rate Account	2050576
Address	262 Main South Road East Taieri
Valuation Number	27871-14507
Latest Valuation Details	
Capital Value	$1,185,000
Land Value	$395,000
Value of Improvements	$790,000
Area (Hectares)	4.35HA
Units of Use	2
Current Rates	
Current Rating Year Starting	01-Jul-2021
Dunedin City Council Rates	$4,365.55
Rates Outstanding for Year	$2,405.19

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% probably 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

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.

Septic Tank and Effluent Disposal
This property has onsite Septic Tank and Effluent Disposal

Building and Drainage Consents
The following consents are recorded for this property:

Status Key:	BC -	Building Consent Issued
	CCC -	Code Compliance Certificate Issued
	Archived /CCC Refused -	In accordance with section 93(2)(b) of the Building Act, the consent was reviewed for code compliance after two years. Compliance with the Building Code could not be established and therefore the Code Compliance Certificate has been refused.
	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-2004-304187 Building Consent Only Lodgement - HEATER-KENT LOGFIRE

Lodgement Date	14-May-2004
Decision	Granted
Decision Date	18-May-2004
Current Status	**CCC Issued**
Previous Number *(Applications before 2007)*	ABA41420

ABA-2004-306158 Building Consent Only Lodgement - ERECT FARM SHED

Lodgement Date	12-Nov-2004
Decision	Granted
Decision Date	10-Dec-2004
Current Status	**CCC Issued**
Previous Number	ABA43410
(Applications before 2007)	

ABA-2008-484 Building Consent Only Lodgement - Erect double garage.

Lodgement Date	07-Mar-2008
Decision	Granted
Decision Date	18-Apr-2008
Current Status	**CCC Issued**
Previous Number	
(Applications before 2007)	

ABA-2014-803 Building Consent Only Lodgement - Remove Wall and Install Lintel between Toilet and Bedroom add new bath to bathroom in Dwelling

Lodgement Date	09-May-2014
Decision	Granted
Decision Date	23-May-2014
Current Status	**CCC Issued**
Previous Number	
(Applications before 2007)	

ABA-2018-1639 Building Consent Only Lodgement - Install Masport I2000 Insert Heater in Dwelling

Lodgement Date	07-Aug-2018
Decision	Granted
Decision Date	08-Aug-2018
Current Status	**CCC Issued**
Previous Number	
(Applications before 2007)	

ABA-2019-2575 Building Consent Only Lodgement - Erect Dwelling with Attached Garage, Oasis S2000 Septic System, 20,000 Litre Water Tank and Stovax Riva Studio 2 Heater

Lodgement Date	12-Dec-2019
Decision	Granted
Decision Date	14-Feb-2020
Current Status	**CCC Issued**
Previous Number	
(Applications before 2007)	

ABA-2020-326 Building Consent Only Lodgement - Amendment to ABA-2019-2575 - Alter Position of Dwelling on Site

Lodgement Date	27-Feb-2020
Decision	Granted
Decision Date	27-Mar-2020
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-1975-276984 AAS19750360

2606 - Fit toilet and tub to extensions, lay foul sewer drains to septic tank and effluent from septic tank, plan (Welham). The permit was lodged on 27-May-1975.

H-1975-276985 AAS19750361
G53921 - Erect garage and add laundry and toilet, plan (Welham). The permit was lodged on 27-May-1975.

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

Natural hazards on the Taieri Plains, Otago

This property has been identified as lying within Flood Hazard Area 22
The flood hazards in this area are derived from the Owhiro Stream and the hill tributaries on its southern side. Flood hazard is primarily associated with overland flow, and in some places, the presence of an active, floodwater dominant alluvial fan. This area is sufficiently elevated to not be affected by the Taieri River or the Silver Stream.
This information has been sourced from the ***Otago Regional Council Report (2012) Natural Hazards on the Taieri Plains, Otago***. Further details, including a copy of the report are available on their website:
https://www.orc.govt.nz/media/1722/flood-hazard-on-the-taieri-plain.pdf

This property has been identified as being affected by active faults & folds GNS April 2021 seismic - fault proximity - Titri, Haz Id 12094.

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.

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 hold any information in relation to Location Test Certificates If you have any questions, please contact Worksafe.

Contaminated Site, Hazardous Substances and Dangerous Goods Information

No information

ENVIRONMENTAL HEALTH

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

LICENSING

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

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

CITY PLANNING

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

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

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

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

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

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

Consent Notice
There is a consent notice recorded against the title for this property as follows:

- Consent Notice CONO 939493.1

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

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 have legal effect from the date of notification. Once the initial submission ends on Thursday 4 March 2021, rules that do not have submissions in opposition to them will be 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 Rural in the District Plan.

Trees - Significant Tree or Group of Trees on Nearby/Adjoining Property
There is a protected tree or a protected group of trees on a nearby or adjoining property which is listed in Schedule 25.3 of the District Plan and is subject to Rule 15.5.1. The branches of that tree or group of trees may or may not extend over the boundary into this site.

Tree No	*Common Name*
T490	Blue gum
T491	Blue gum
T492	Blue gum

Indigenous Vegetation and Fauna - Interim Rule 16.6.2
Rule 16.6.2 applies in the Rural and Rural Residential zones, but not in any Urban Landscape Conservation Area. The rule imposes controls on the clearance or modification of indigenous vegetation, and on earthworks in respect of coastal habitat, wetland, skink habitat and indigenous vegetation. Also refer to Planning Map 79.

Type

0.5ha

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

Noise Zone

55 Dt/40Nt dBA within 50m of a residence

Designations
This property is subject to the designation below. Refer to the Planning Maps and Schedule 25.5 of the District Plan for more information. Contact Planning staff should you wish to know the exact nature of the conditions applying to the designation.

Desig. No.	*Authority*	*Name and Purpose*	*Conditions*
D463	NZ Transport Agency	SH 1 - Mosgiel Interchange to Waipori River - "State Highway Purposes (SH 1)"	No

Road Hierarchy
The State Highway adjoining this property is classified as a National Road in the District Plan Roading Hierarchy. All other roads adjoining this property but not listed here are classified as Local Roads. Refer to Section 20 of the District Plan for more information.

Type	*NZTA Control*
NATIONAL	LIMITED ACCESS

SECOND GENERATION PLAN INFORMATION

Zoning
- Taieri Plain (refer Section 16, Rural)

Scheduled Items
- Scheduled Trees within 30m of site
  - Plan ID: T490
  - Common Name: Blue gum
  - Plan ID: T491
  - Common Name: Blue gum
  - Plan ID: T492
  - Common Name: Blue gum

- Designations
  - Plan ID: D463
  - Authority: NZ Transport Agency
  - Purpose: SH 1 - Mosgiel Interchange to Waipori River - State Highway Purposes (SH 1)
  - Plan ID: D218
  - Authority: Otago Regional Council
  - Purpose: East Taieri Drainage Scheme - includes all works, structures, facilities, devices and appliances associated with the scheme and all activities relating to the scheme including construction, operation, maintenance, repair, reconstruction, extension modification and replacement.

Overlay Zones

- Hazard 3 (alluvial fan) Overlay Zone

Mapped Areas

- Road Classification Hierarchy (main roads within 30m of site)
  - East Taieri-Allanton Rd is a Strategic Road
  - ain South Rd is a Strategic Road

Please note that some of the items noted above extend over part of the property only. Some of the items also overlap.

Resource Consents

The following Resource Consents are recorded for this property.

RMA-2006-370613 Resource Management Act (Historical Data)

Description	Land use consent to establish a building site for new residential dwelling on an undersized rural allotment.
Lodgement Date	07-Sep-2006
Decision	Withdrawn
Decision Date	06-Oct-2008
Current Status	**Application Withdrawn**

SUB-1981-354232 Subdivision Consent

Description	subdivision of CT 8C/482 (scheme plan 254)
Lodgement Date	31-Jul-1981
Decision	Granted
Decision Date	21-Nov-1981
Current Status	**Completed**

LUC-2013-454 Land Use Consent

Description	establish a building platform for a dwelling on an undersize Rural site
Lodgement Date	12-Nov-2013
Decision	Granted
Decision Date	28-Nov-2013
Current Status	**Consent Superseded**

RMA-1996-360321 Resource Management Act (Historical Data)

Description	BOUNDARY ADJUSTMENT SUBDIVISION OF CTs OT13A/1488 & OT 258/289 (CONSENT NOTICE ISSUED REGARDING ACCESS TO SH1)
Lodgement Date	12-Nov-1996
Decision	Granted
Decision Date	19-Dec-1996
Current Status	**s224c Issued**

Consent Stages

Type	s223 Certificate
Issued Date	28 August 1997
Further Details	
Type	s224 Certificate
Issued Date	28 August 1997
Further Details	

LUC-2013-454/A Land Use Consent

Description	s127 change of conditions for LUC-2013-454 to establish a building platform for a dwelling on an undersized Rural site
Lodgement Date	30-Oct-2017
Decision	s127 Upheld
Decision Date	30-Nov-2017
Current Status	**Consent Superseded**

LUC-2013-454/B Land Use Consent

Description	s125 extension of time for land use consent LUC-2013-454 (as amended by LUC-2013-454A) to establish a building platform for a dwelling on an undersized Rural site
Lodgement Date	07-Nov-2018
Decision	s125 Granted
Decision Date	03-Dec-2018
Current Status	**Monitoring Commenced**

RESOURCE CONSENTS WITHIN 50 METRES OF 262 MAIN SOUTH ROAD EAST TAIERI

687 R Gladfield Road East Taieri
RMA-1995-357476 Resource Management Act (Historical Data) Subdivision Boundary Adjustment Owner: MCMILLAN D.J. / App: N.J. Dunckley PO Box 1083 (Non-Notified - Non Complying).

5050575 34 Gladfield Road East Taieri
SUB-1981-354232 Subdivision Consent subdivision of CT 8C/482 (scheme plan 254). The outcome was Granted on 21/11/1981.
RMA-1998-362232 Resource Management Act (Historical Data) EXTENSION OF DEER SHED WITHIN YARD REQUIREMENT (Non-Notified - Restricted Discretionary). The outcome was Granted on 26/08/1998.
RMA-1996-360321 Resource Management Act (Historical Data) BOUNDARY ADJUSTMENT SUBDIVISION OF CTs OT13A/1488 & OT 258/289 (CONSENT NOTICE ISSUED REGARDING ACCESS TO SH1) (Non-Notified - Non Complying). The outcome was Granted on 19/12/1996.

5050582 190 Main South Road East Taieri
SUB-1963-363711 Subdivision Consent scheme plan 32. The outcome was Granted on 01/06/1963.

5066241 232 Main South Road East Taieri
SUB-1974-354023 Subdivision Consent scheme plan 138. The outcome was Declined on 05/09/1974.
SUB-1974-354022 Subdivision Consent scheme plan 138/2. The outcome was Declined on 14/03/1975.
SUB-1975-354084 Subdivision Consent scheme plan 138/3 specified departure for subdivision of 7.9ha lot from 34.6 ha title (OT264/15Ltd) subject to amalgamation of balance land with other farm titles. The outcome was Granted on 09/09/1975.

5067778 257 Main South Road East Taieri
SUB-1987-354606 Subdivision Consent scheme plan 429 being subdivision of two titles (10C/1334 & 10C 237) into 19 lots and road (Sproull Drive) - stage 1 creating DP20673 and stage 2 creating DP21515. The outcome was Granted on 30/11/1987.

SUB-1974-354023 Subdivision Consent scheme plan 138. The outcome was Declined on 05/09/1974.
SUB-1974-354022 Subdivision Consent scheme plan 138/2. The outcome was Declined on 14/03/1975.
SUB-1975-354084 Subdivision Consent scheme plan 138/3 specified departure for subdivision of 7.9ha lot from 34.6 ha title (OT264/15Ltd) subject to amalgamation of balance land with other farm titles. The outcome was Granted on 09/09/1975.
SUB-1976-353462 Subdivision Consent scheme plan 176. The outcome was Declined on 05/07/1977.
SUB-1984-354368 Subdivision Consent scheme plan 322 being subdivision of CT OT8A/857 Ltd into three lots to be amalgamated with adjacent titles. The outcome was Granted on 13/12/1984.
LUC-1985-354425 Land Use Consent application to extend wood processing to include wood not sourced from owners property. The outcome was Declined on 02/12/1985.
LUC-1978-354088 Land Use Consent application for the sale and processing of firewood. The outcome was Granted on 03/03/1980.
RMA-1994-356564 Resource Management Act (Historical Data) SUBDIVISION CREATING TWO LOTS AND BALANCE SITE Owner: EF & MJ CLOUSTON (Non-Notified - Non Complying). The outcome was Granted on 26/08/1994.
RMA-1995-358708 Resource Management Act (Historical Data) CERTIFICATE OF COMPLIANCE (Other). The outcome was Granted on 05/07/1995.
RMA-1996-359379 Resource Management Act (Historical Data) ELECTRICAL SUPPLY EQUIPMENT (Non-Notified - Non Complying). The outcome was Granted on 01/04/1996.

5131009 33 Gladfield Road East Taieri

SUB-2018-118 Subdivision Consent for a two-lot subdivision. The outcome was Granted on 15/08/2019.
RMA-2003-367420 Resource Management Act (Historical Data) Crown raising of Eucalyptus globulus tree, PDP no. 1496 (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 16/06/2003.
RMA-2002-365571 Resource Management Act (Historical Data) CONSTRUCT AN OFFICE FOR GLADFIELD GOLF CLUB (Non-Notified - Restricted Discretionary). The outcome was Granted on 15/04/2002.
RMA-1992-354904 Resource Management Act (Historical Data) EXTEND LIQUOR LICENCE HOURS Owner: GLADFIELD GOLF CLUB / App: GLADFIELD GOLF CLUB C/- BOX 58 MSG (Non-Notified - Non Complying). The outcome was Granted on 05/03/1992.

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

Transportation is aware of the following information related to this property:

This property has frontage onto a State Highway. The New Zealand Transport Agency, NZTA is the Road Controlling Authority (RCA) for State Highways.**Transportation is aware of the following information related to this property:**

The following Transportation information is attached to this document:

- Pātaka nickname: 9794438, 09 01 2020 - 262 Main South Road (Gladfield frontage)
  - Vehicle crossing approval 09 01 2020.docx, date 09/01/2020

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

Rural water supply area - East Taieri Scheme - Connected
The subject property is located within the East Taieri Rural Water Scheme as shown in Appendix B of the Dunedin City Council Water Bylaw 2011. The water supply from this scheme is a low-pressure, restricted flow supply. This property has a scheme connection and receives 1 water unit(s)/day (1m3 litres/day). New connections and allocation of new water units or re-allocation of existing units is at the discretion of the Council.

It is a scheme requirement that a storage tank is in place, and capacity of at least 2 days storage for domestic use is recommended. As this rural scheme does not incorporate fire-fighting capability, it is strongly recommended that water storage facilities also comply with the New Zealand Fire Service Firefighting Water Supplies Code of Practice (SNZ PAS 4509).

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

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

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

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

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

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

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

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

WASTE

No Services Available
No Dunedin City Council-owned stormwater or foul sewer services are available for connection at the subject property

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

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1:2,500
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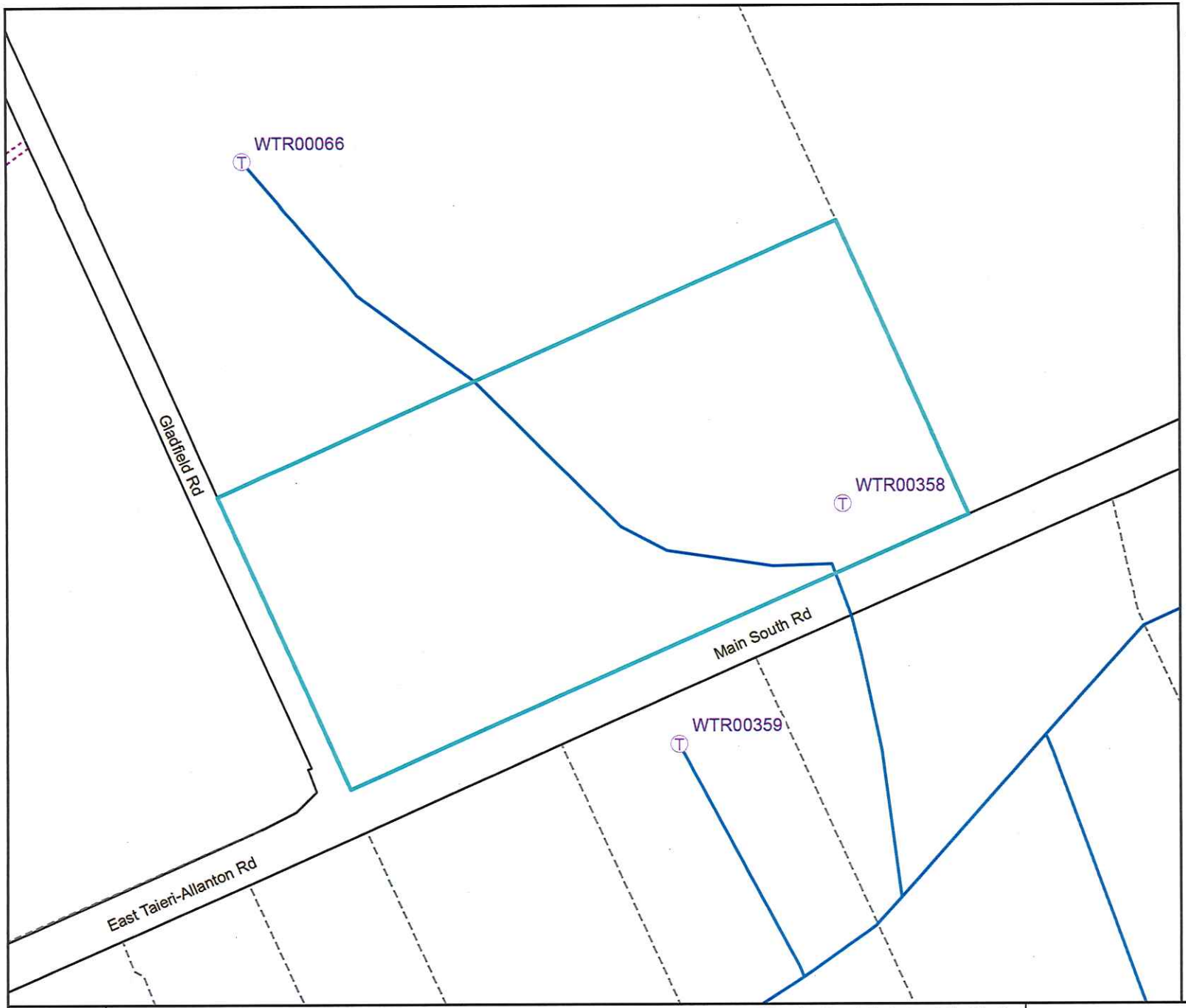
N

PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARES
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.



Legend

Water Supply

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

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

Foul Sewerage

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

NOTE:
Private foul drains heve 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

- DCC Water & Waste Structure
- Railway Centreline

Cadastral
- Parcel
- Road/Rail
- Hydro
- 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 BOUNDARES
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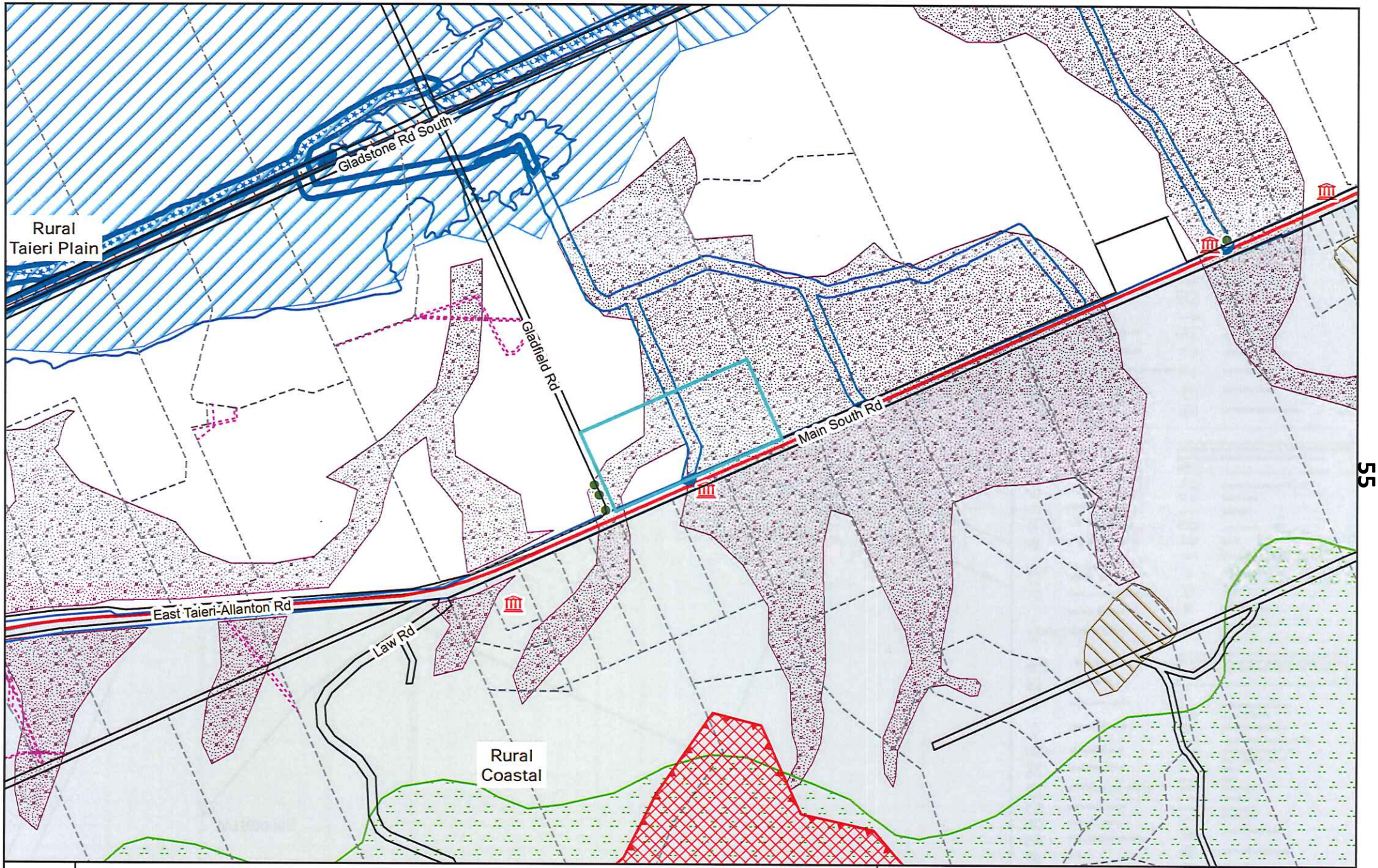

Second Generation District Plan

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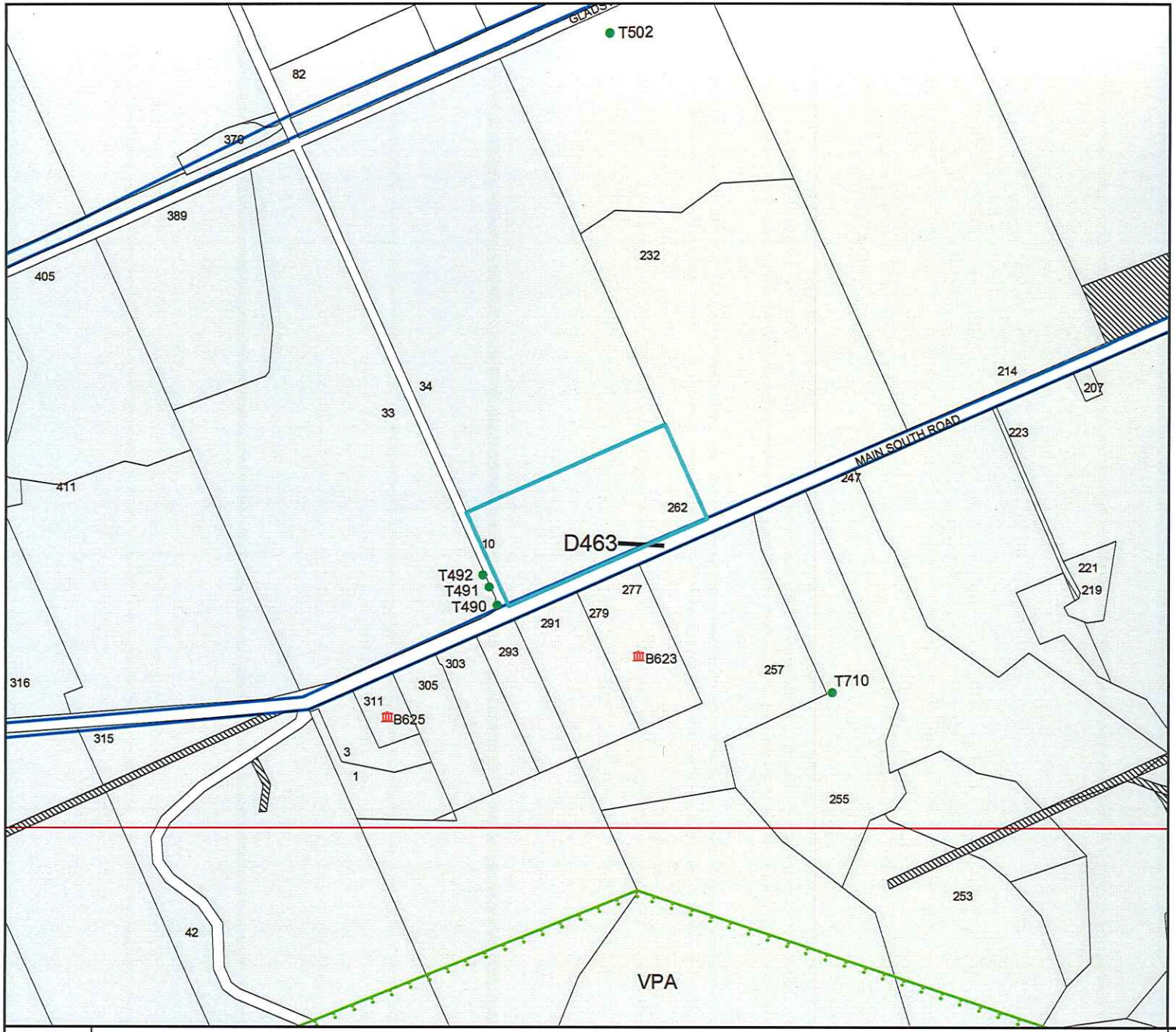

Legend

- 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 Taieri Aerodrome
- Restricted Water Supply Area
- Ground Water Protection Zone A
- Ground Water Protection Zone B
- Public Roads not Legal
- Unformed Legal Road

Port & Airport Noise

- Air Noise Boundary
- Airport Outer Control Boundary
- Outer Port Control Boundary
- Port Noise Boundary

Esplanade Requirement

- Esplanade Reserve Required
- Esplanade Strip Required

Landscape Management Boundary

- outside boundary
- boundary between areas
- prominency 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 (Esturine edge)
- Areas of Significant Conservation Value (Wetland)

Zones

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

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

This Planning Map is indicative.

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

Operative District Plan Map

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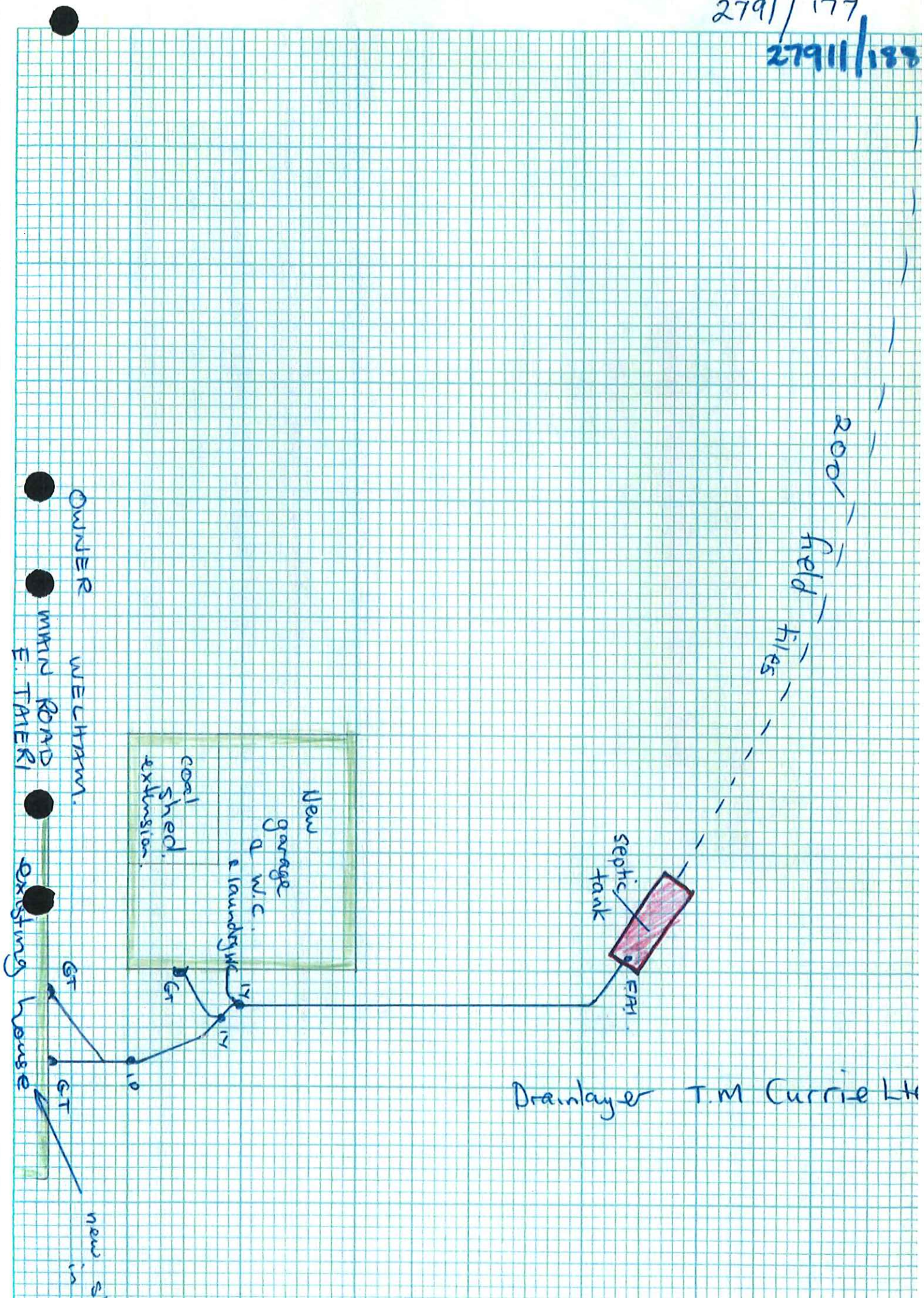
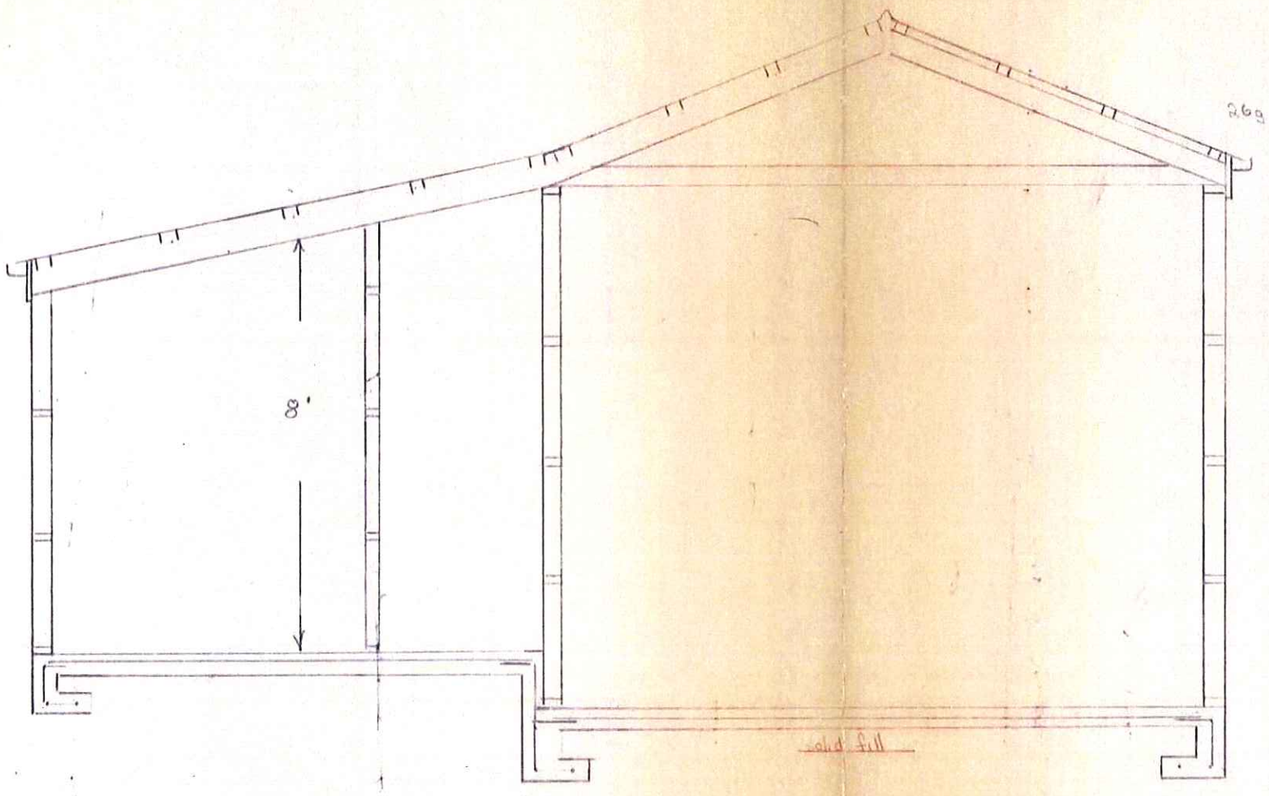
PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES
This map is for illustration purposes only and is not accurate to surveying, engineering or orthophotographic standards. Every effort has been made to ensure correctness and timeliness of the information presented.

2791/177

2791/188





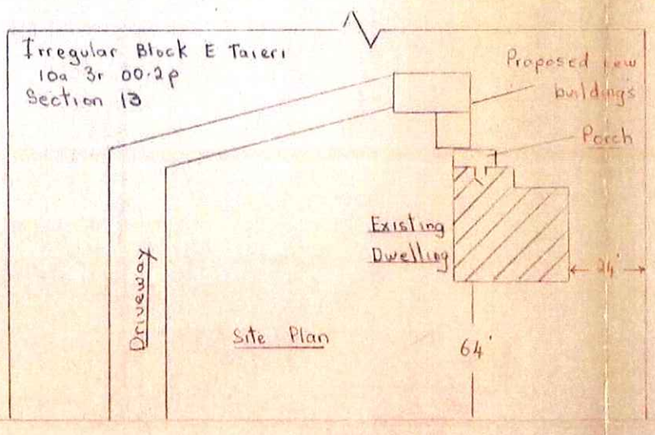
Cross Section Scale ½" - 1"

26g iron paper + netting.
3x2 purlins.
4x2 rafters.
4x3 collarties.
8x1 facia.

Exterior lining
Flexiboard.

4x2 dwangs, framing

6" slab.
668 mesh
⅜ starters.
½ rods.



Site Plan

Main South Rd East Taieri

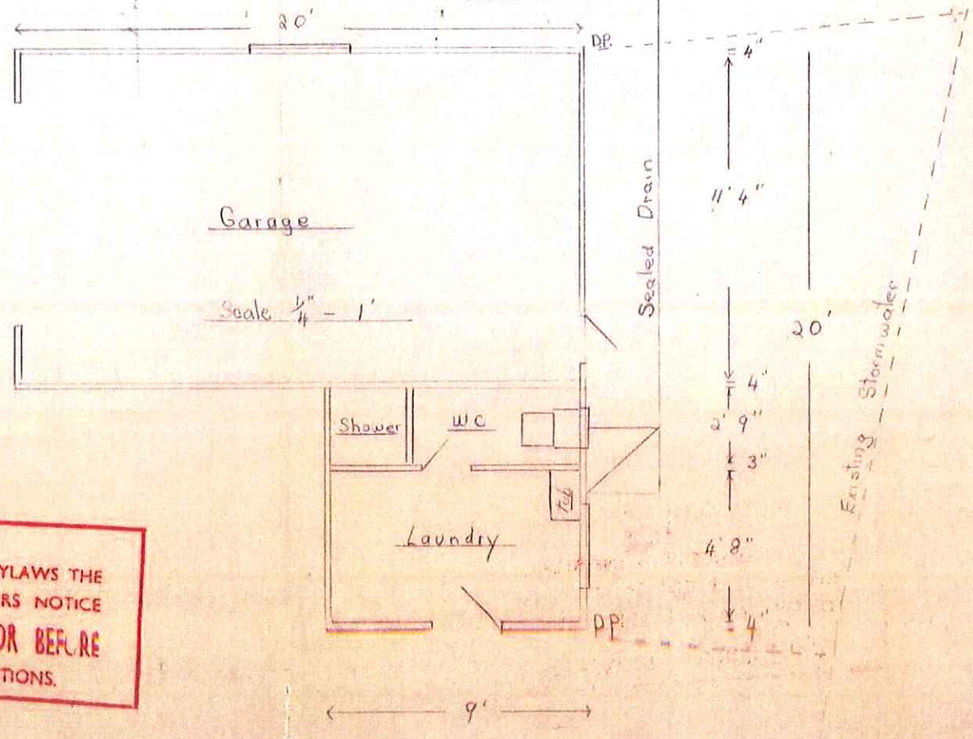
TAIERI COUNTY COUNCIL
Approved subject to the Bylaws.
Date 27 MAY 1975

NOTE
IN ACCORDANCE WITH THE BYLAWS THE BUILDER SHALL GIVE 24 HOURS NOTICE TO THE BUILDING INSPECTOR BEFORE POURING CONCRETE FOUNDATIONS.

200' Field Tile

Built to Specification

Septic Tank



Scale ¼" - 1'

Proposed Additions for Mr + Mrs Pelham

CODE COMPLIANCE CERTIFICATE

Section 43(3), Building Act 1991

ISSUED BY: DUNEDIN CITY COUNCIL

Telephone No:	477-4000	CCC No:	ABA 41420	Reference No:	5050576

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

PROJECT LOCATION

Name and Mailing Address:

TENNENT, EVAN ROBERT
291 GEORGE STREET
DUNEDIN 9001

LEGAL DESCRIPTION

Property Number: 5050576
Valuation Roll No: 27871 14507

Street Address:
262 MAIN SOUTH (S H 1) ROAD, EAST TAIERI 9007

Legal Description:

LOT 1 DP 26395

PROJECT

All ☒

Stage No .....of an intended .....stages

New Building ☐

Alteration ☒

Intended Use(s) in detail:
HEATER-KENT LOGFIRE

Intended Life:

Indefinite, not less than 50 years ☒

Specified as ..... years

Demolition ☐

This is:

☒ A final code compliance issued in respect of all of the building work under the above building consent.

☐ An interim code compliance certificate in respect of part only, as specified in the attached particulars, of the building work under the above building consent.

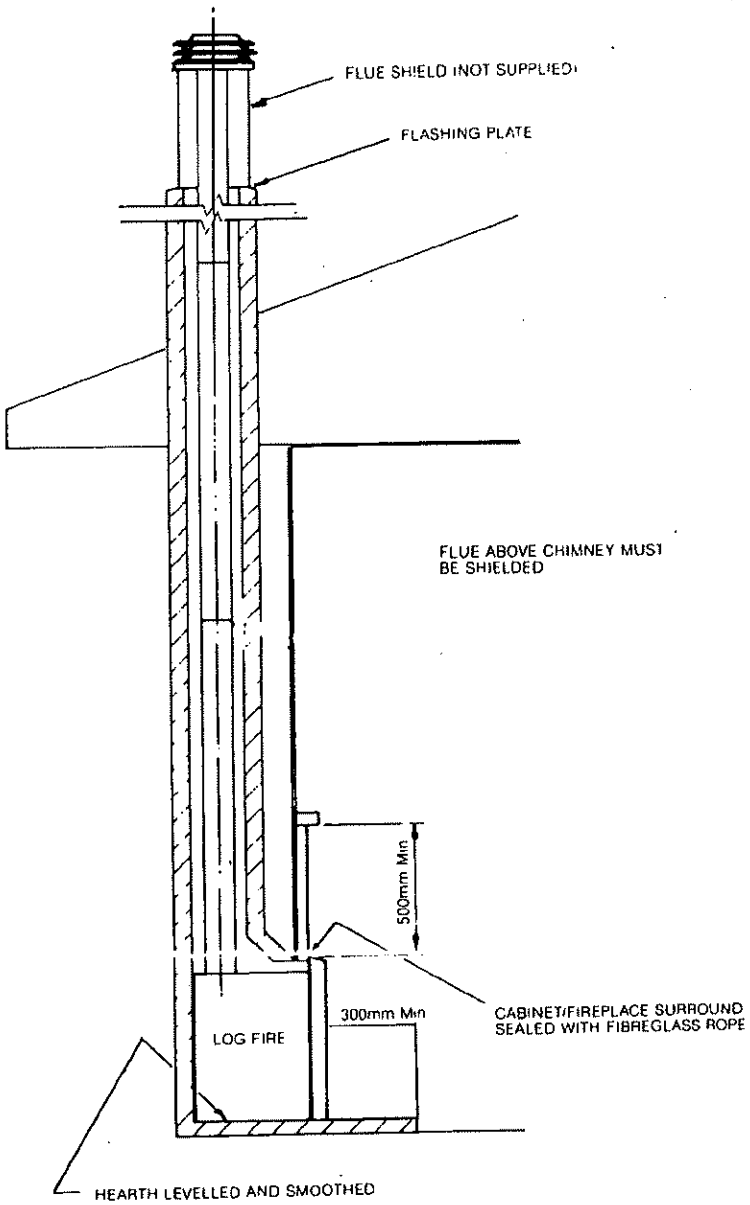
☐ This certificate is issued subject to the conditions specified in the attached ..... page(s) headed "Conditions of Code Compliance Certificate No:....." (being this certificate).

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

Signed for and on behalf of the Council:

Name:.....

Position: AUTHORISED OFFICER Date: 05/08/2004



TYPICAL LOG FIRE INSTALLATION

(1) Determine total length of flue and casing required by measurement.
(2) Check that the end of the flue length (or bend) which goes into the flue spigot is a good fit and will allow manipulation.
(3) Secure sealing plate, if needed, to fireplace and seal with caulking compound.
(4) Slide heat exchanger assembly into fireplace and fit high temperature fibreglass rope behind casing flange.
(5) Secure heat exchanger flange to fireplace.
(6) Assemble flue lengths with all female joints upwards. (This can be done on the ground and then lowered down the chimney or assembled length by length as it is lowered into the chimney.)

NOTE:
- All joints must be sealed with flue sealing compound and screwed together.

(7) Locate flue or flue bend into flue spiggot.
(8) Weather seal top of chimney using a chimney flashing plate. **NOTE:** This must not be fixed to the flue.
(9) Fix flue casing, if required, to flashing plate and trim to length (casing must terminate inside skirt of cowl).
(10) Fit cowl to flue.
(11) Screw cowl to casing

REMEMBER:
The flue must terminate at least 600mm above the highest ridge of the house.

• • • • • • • • • •

CODE COMPLIANCE CERTIFICATE

Section 95, Building Act 2004

ISSUED BY: DUNEDIN CITY COUNCIL

Telephone No:	477-4000	CCC No:	ABA 43410	Reference No:	5050576

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

PROJECT LOCATION

Owner:
TENNENT, EVAN ROBERT
262 MAIN SOUTH RD
R D 2
EAST TAIERI
MOSGIEL 9032

LEGAL DESCRIPTION

Building Name:
Property Number: 5050576
Valuation Roll No: 27871 14507

Street Address:
262 MAIN SOUTH (S H 1) ROAD, EAST TAIERI 9007
Building Use:
Year Constructed:
Legal Description:
LOT 1 DP 26395

PROJECT

All [X]

Stage No .....of an intended .....stages

New Building [X]

Alteration [ ]

Intended Use(s) in detail:
ERECT FARM SHED

Intended Life:

Indefinite, not less than 50 years [X]

Specified as ..... years

Demolition [ ]

The building consent authority named above is satisfied, on reasonable grounds, that:

(a) The building work comples 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.

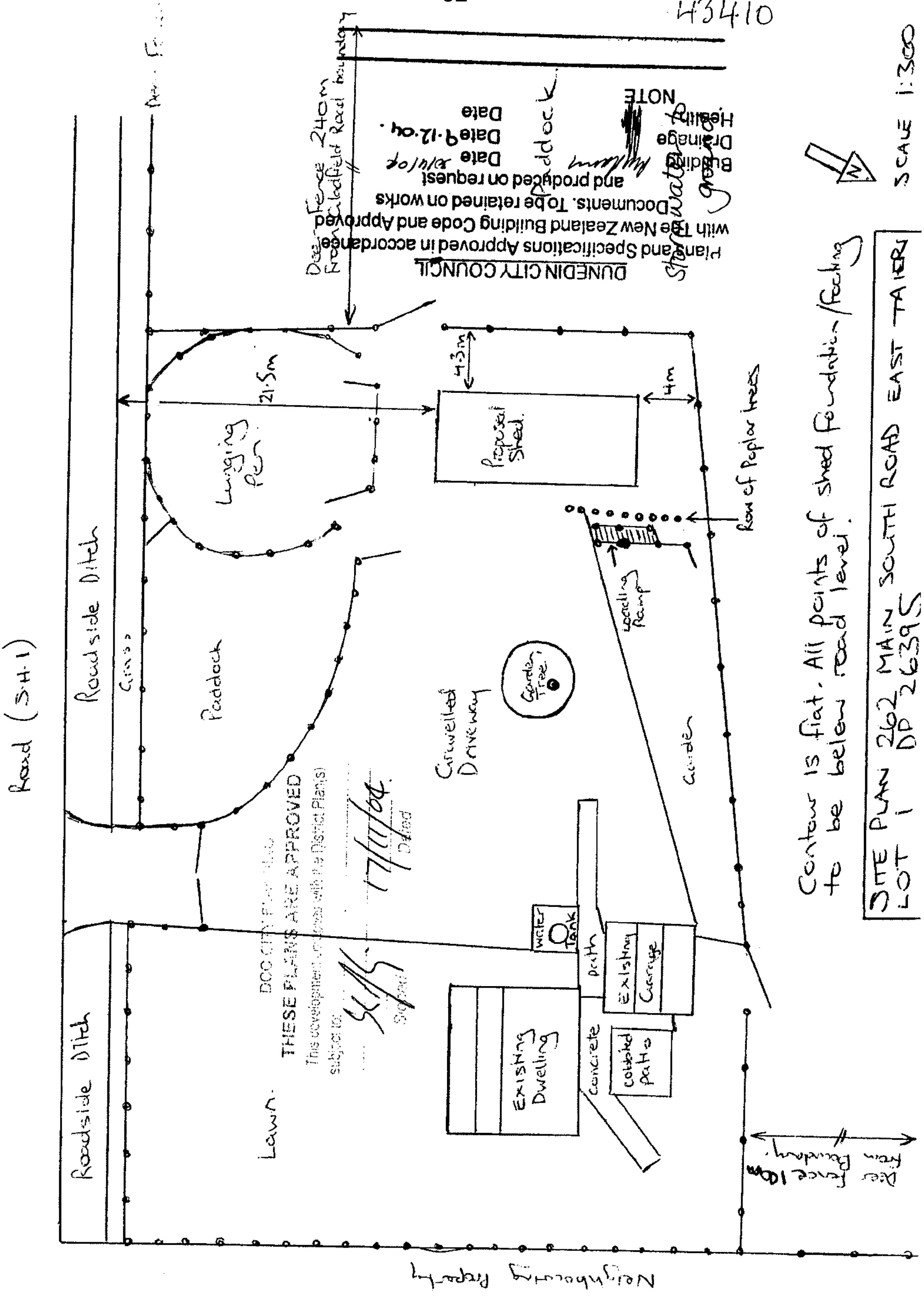
The Council charges payable on the uplifting of this code compliance, in accordance with the attached details are: $
Receipt No:

Signed for and on behalf of the Council:

Name:.....

Position: AUTHORISED OFFICER Date: 22/06/2005

43410



SITE PLAN 262 MAIN SOUTH ROAD EAST TAIERI
LOT 1 DP 26395
Contour is flat. All points of shed foundation/footing to be below road level.
SCALE 1:300
N
Road (S.H.1)
Roadside Ditch
Roadside Ditch
Grass
Paddock
Lunging Pen
21.5m
4.3m
4m
Proposed Shed.
Row of Poplar trees
Loading Ramp
Garden Tree
Gravelled Driveway
Garden
Water Tank
Path
Existing Garage
Existing Dwelling
Concrete
Cobbled Patio
Lawn
Neighbouring Property
Deer Fence 10m from Boundary.
DUNEDIN CITY COUNCIL
Plans and Specifications Approved in accordance with The New Zealand Building Code and Approved Documents. To be retained on works and produced on request
Building Date
Drainage Date 9.12.04.
Health Date
NOTE
DCC CITY PLANNING
THESE PLANS ARE APPROVED
Signed
Dated 17/11/04

DUNEDIN CITY COUNCIL
Kaunihera-a-rohe o Otepoti

50 The Octagon, PO Box 5045, Dunedin 9031, New Zealand
Telephone: 03 477 4000, Fax: 03 474 3594,
Email: dcc@dcc.govt.nz

CODE COMPLIANCE CERTIFICATE

Section 95, Building Act 2004

CCC NO:	ABA-2008-484	Telephone No:	03 477 4000

APPLICANT	PROJECT
J G Gardner and R J Cassidy Mosgiel Health Centre 21 Inglis Street Mosgiel 9024	**Work Type:** New Construction **Intended Use/Description of Work:** Erect double garage.
PROJECT LOCATION	
262 Main South Road East Taieri	**Intended Life:** Indefinite, not less than 50 years.
LEGAL DESCRIPTION	
Legal Description: LOT 1 DP 26395 **Valuation Roll No:** 27871-14507 **Building Name:** N/A	**This CCC also applies to the following Amended Consents:** N/A

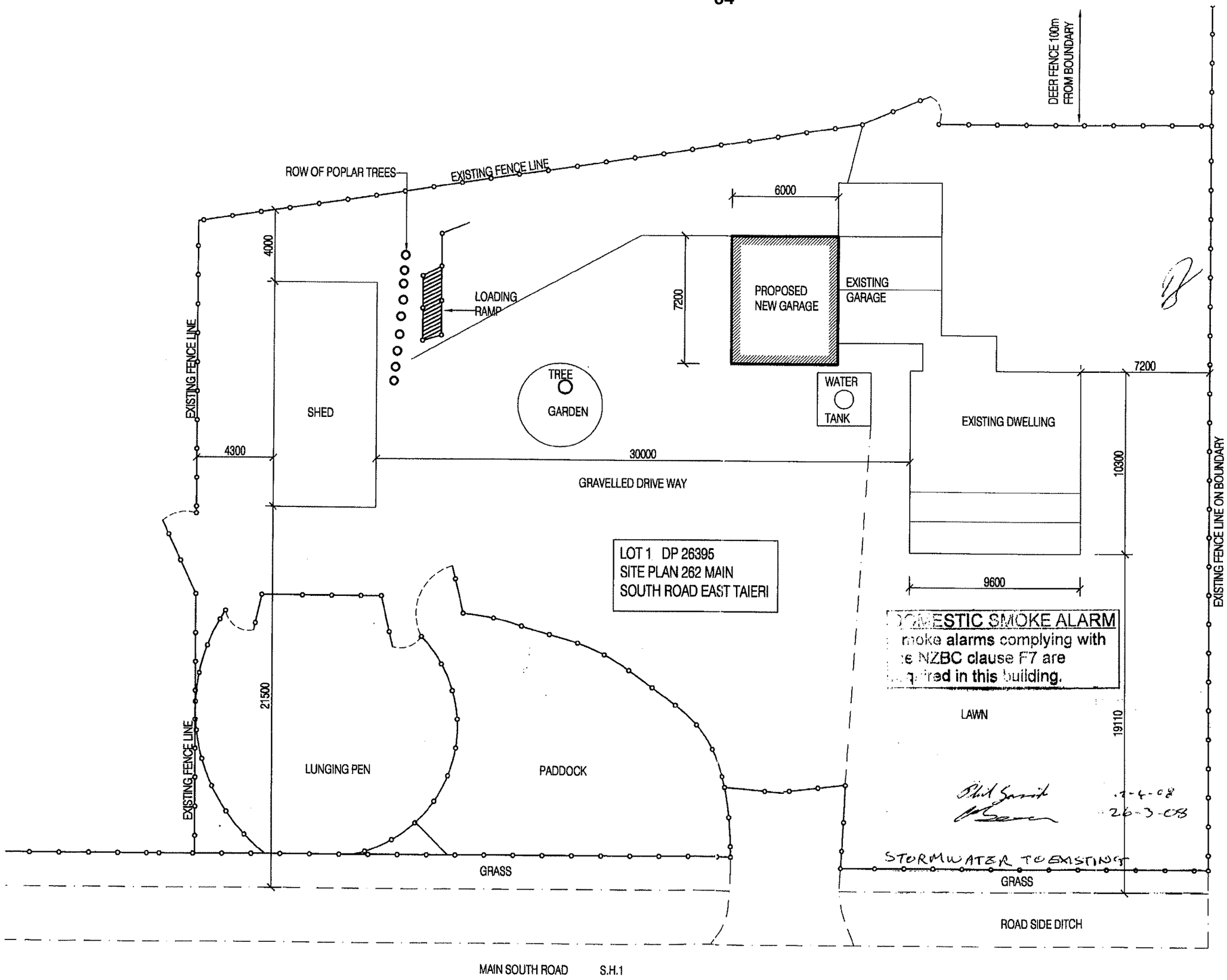
The Building Consent Authority named above is satisfied, on reasonable grounds, that:

(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: 27 March 2009



18/3/08

12-4-08
26-3-08

Date | Revisions | Issue

Do Not Scale From These Drawings. Use Figured Dimensions Only. COPYRIGHT ©

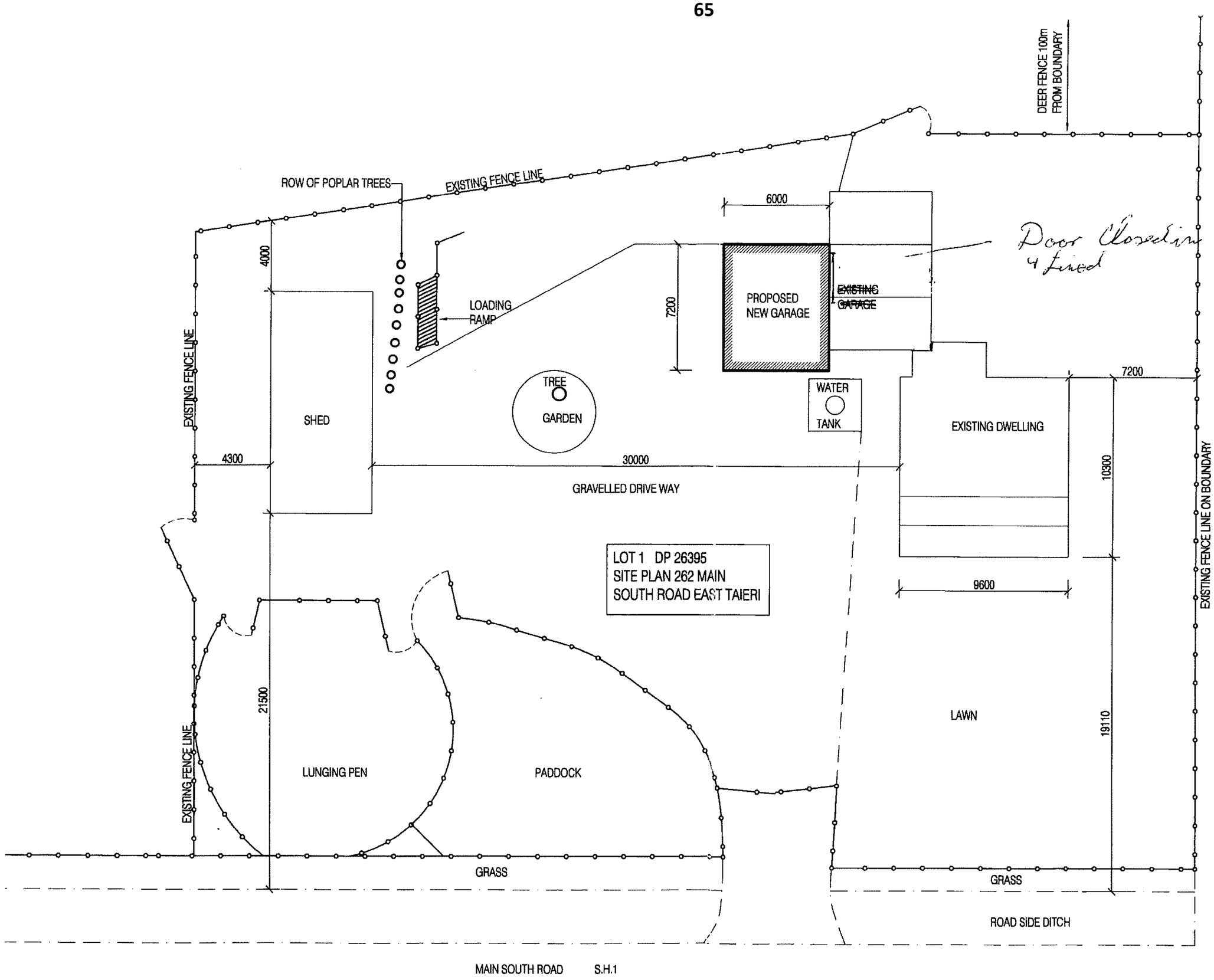
Contract:

SITE PLAN
262 MAIN SOUTH ROAD
EAST TAIERI

Drawn: W.J.Cochrov | Date: February 2008
Scales: 1:200 @ A3
Sheet Title: Existing Site Plan

Contract: 08013
File No.:
CAD File Name:

Sheet: **a01** of
Revision:
A3



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

Building Date 17-4-08
Drainage PP Nbe.
Health Date

NOTE

[redacted]

Date	Revisions	Issue

Do Not Scale From These Drawings. Use Figured Dimensions Only. - COPYRIGHT (C) -

Contract:

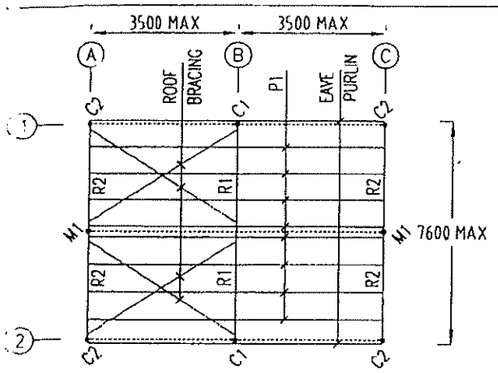
SITE PLAN
262 MAIN SOUTH ROAD
EAST TAIERI

Drawn:	Date:
W.J.Outdoor	February 2008
Scale: 1:200 @ A3	

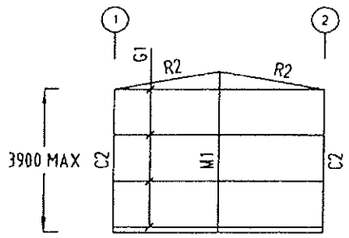
Sheet Title:
Existing Site Plan

Contract:	Sheet:
08013	a01
File No.:	of
CAD File Name:	Revision:

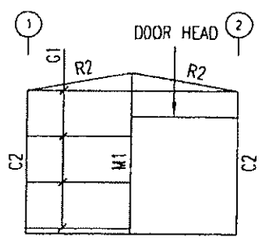
A3



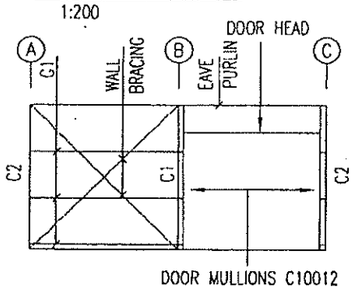
ROOF FRAMING PLAN
1:200



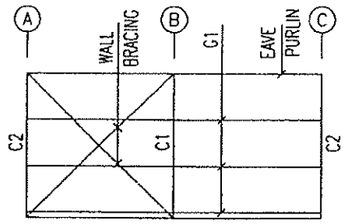
FRONT WALL ELEVATION – FULLY CLAD
1:200



FRONT WALL ELEVATION – WITH DOOR
1:200



SIDE WALL ELEVATION – WITH DOOR
1:200



SIDE WALL ELEVATION – FULLY CLAD
1:200

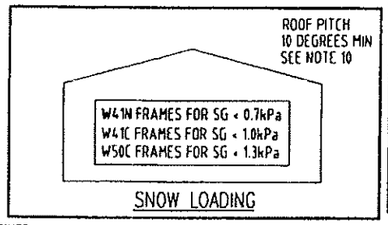
NOTE BRACING
ROOF & WALL BRACING TO BE INSTALLED IN EVERY 5th BAY. BRACING REMOVED BY OPENING TO BE INCLUDED IN ADJACENT BAY OR OPPOSITE WALL, UNO.

PORTAL FRAME 7600 SPAN – 3000m & 3500m BAYS		W33N	W33C/W41N	W41C/W50N	W50C
2700 MAX. HEIGHT	PORTAL FRAME 'C1/R1'	C15012	C15015	C15018	C20015
	PORTAL FRAME 'C2/R2'	C10012	C10012 or 15012	C10012	C15012
3900 MAX. HEIGHT	PORTAL FRAME 'C1/R1'	C15015	C15018	C20015	C20018
	PORTAL FRAME 'C2/R2'	C10012	C15012	C15015	C15015

MULLIONS 'M1'	W33N	W33C/W41N	W41C/W50N	W50C
2700 HIGH	C10012	C10019	C15012	C15015
3000 HIGH	C10012	C10019	C15015	C15018
3300 HIGH	C10019	C15012	C15015	C20015
3600 HIGH	C15012	C15015	C20015	C20018
4200 HIGH	C15012	C15018	C20018	C25015
4500 HIGH	C15015	C20015	C20018	C25018
5000 HIGH	C15018	C20018	C25015	C30015
6000 HIGH	C20015	C20018	C30015	C35018

PURLIN SELECTION – 'P1' 7600 SPAN	3000 BAY	3000 BAY		3500 BAY	3500 BA
WIND SPEED	PURLIN	SPACING	NOTES	PURLIN	SPACING
W33N	TH6075	1200	10% LAPPING REQUIRED	TH6095	1100
W33C/W41N	TH6075	1000	10% LAPPING REQUIRED	TH6095	1000
W41C/W50N	TH6075	1000	10% LAPPING REQUIRED	TH6095	1000
W50C	TH6095	900	10% LAPPING REQUIRED	TH10075	1000

GIRT SELECTION – 'G1' 7600 SPAN	3000 BAY	3000 BAY		3500 BAY	3500 BA
WIND SPEED	GIRT	SPACING	NOTES	GIRT	SPACING
W33N	TH6075	1500	10% LAPPING REQUIRED	TH6095	1400
W33C/W41N	TH6075	1200	10% LAPPING REQUIRED	TH6095	1200
W41C/W50N	TH6075	1200	10% LAPPING REQUIRED	TH6095	1200
W50C	TH6095	1000	10% LAPPING REQUIRED	TH10075	1250



SNOW LOADING

NZ WIND SPEED SELECTOR			
NEW ZEALAND WIND ZONE NZS 3604	DEPENDABLE DESIGN WINDSPEED AS/NZS 1170.2	PERMISSIBLE WINDSPEED AS1170.2/AS405	
		Enclosed Building	Dominon Opening One Side
MEDIUM	37 m/s	W33N	W33C
HIGH	44 m/s	W41N	W41C
VERY HIGH	50 m/s	W50N	W50C

GENERAL NOTES
1. Setting out of dimensions and sizes of structual shall not be obtained by scaling the structual drawings.
2. Any setting out dimensions shown on the structual drawings shall be checked by the contractor before construction commences.
3. During construction the structure shall be maintained in a stable condition. Construction loads must not exceed the capacity of the structure at the time of loading.
4. All workmanship and materials shall be in accordance with the requirements of the current editions including amendments of the relevant SA/SNZ standards, SA/SNZ codes of practice except as varied by the contract documents and of the by-laws of the local authority.
5. Wind loads have been assessed in accordance with AS/NZS 1170.2
6. Live loading are in accordance with AS/NZS 1170.1
7. Wind loads for housing in accordance with NZS 3604.
8. This structure may have internal lining and be a habitable dwelling when additional bracing and foundations provided. Refer to Engineer.

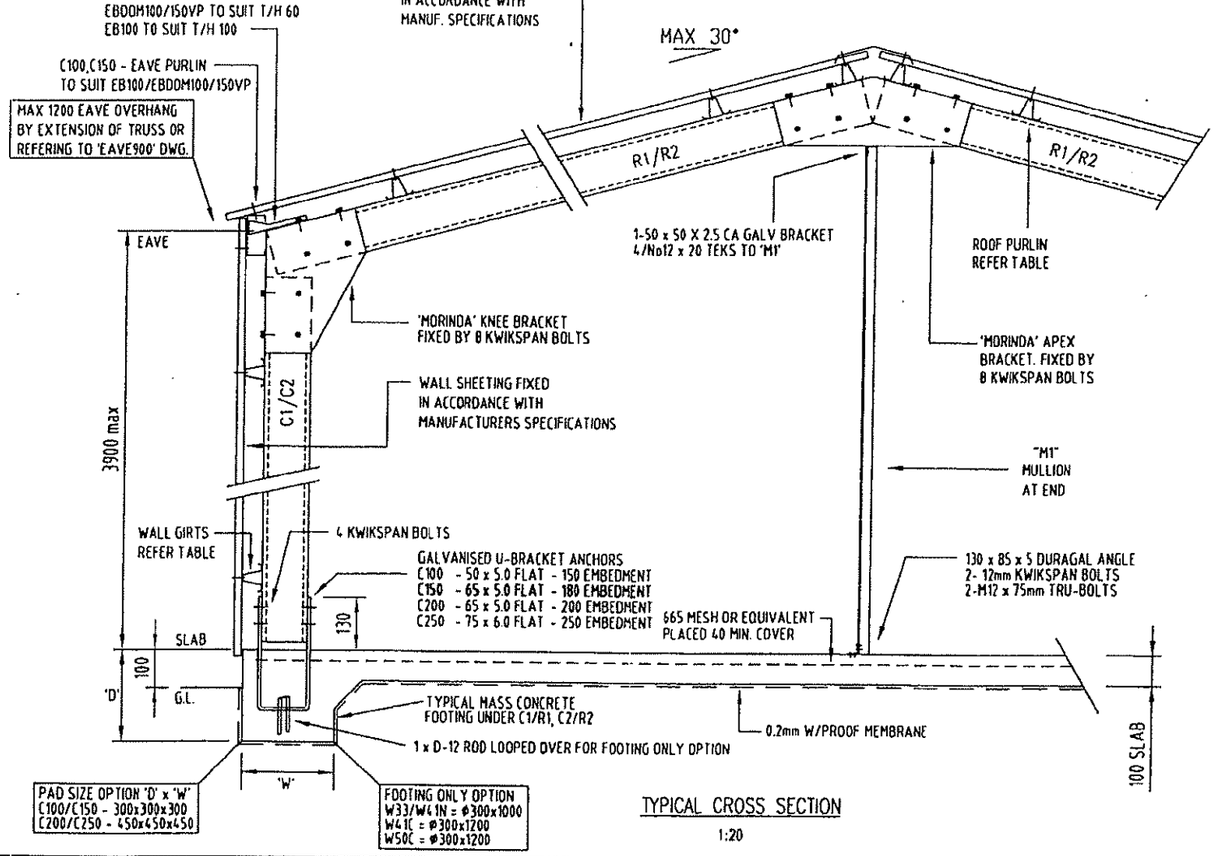
STEELWORK
1. All steel work to be in accordance with NZS 3404, AS/NZS 1594, NZS 3401, AS/NZS 3679 and NZS/BS 4848.
2. All welding to be in accordance with AS/NZS 1554 carried out by qualfied welders in accordance with NZS 4711.
3. Except where varied by the contract documents, all steel shall be in accordance with AS 1163 G450 for RHS sections.
4. Bolts shall be in accordance with AS/NZS 1252.
5. Hot rolled steel sections shall have a minimum Steel Grade of G300 (MPa).

CLD FORMED SECTIONS
6. Cold formed sections shall comply with AS/NZS 4600 and AS/NZS 1595.
7. Cold formed steel sections shall have the following minimum Steel Grades:
t > 1.5mm G450 (MPa)
1.15mm < t < 1.45mm G500 (MPa)
t < 1.0mm G550 (MPa)
8. All sections shall have a minimum hot dipped zinc coating thickness of 275 gms/m2.

FRAMING NOTES
1. Roof cross bracing can be placed in any bay and must be placed in the same bay. Wall cross bracing can be placed in any bay.
2. Roof and wall cladding shall be fixed strictly in accordance with the manufacturers specification.
3. All battens lapped to a minimum 10 % of largest adjacent span.
4. Provide 4x12/20 tek screws to roof and wall battens to internal spans.
5. Provide 2x12/20 tek screws to roof and wall battens to end spans in non-cyclonic areas. Provide 4x12/20 tek screws in cyclonic areas.
6. Provide 12 gauge fasteners to roof sheeting in non-cyclonic areas. Provide 14 gauge fasteners to roof sheeting in cyclonic areas, no cyclone caps.
7. Bracing fasteners to be 12/20 tek screws. Bracing members to be 25x0.75 G550 single. Denotes one strap only.
8. Door and window sizes, position and quantity illustrative only.
9. Load case followed by "C" on span tables denotes building design for +0.7 internal pressure.
10. Snow Loads are for std portals for sub-alpine regions only. For alpine regions, refer to Engineer.
11. Buildings designed at W41N and above adequately cater for Flood Loading up to 1 mtr per second.

FOUNDATIONS
1. Footings have been designed based on a firm clay material or sand, minimum class M soil conditions. If foundation material is less than firm engineer to be contacted for alternative design.
2. Footings shall be placed centrally under columns.
3. Excavations shall be kept free of ponding water before placing concrete.
4. Concrete grade 20MPa, max slump 80, max aggregate 20mm.
5. Concrete shall be mechanically placed to ensure removal of voids.
6. Concrete shall be protected from excessive loss of moisture for a period of 3 days.
7. Slabs longer than 24m shall have a dowelled construction joint installed and slab mesh shall be upgraded to 664 or equivalent.

ROOF ONLY BUILDINGS
1. Frames for roof only buildings shall be selected from the equivalent cyclonic load case.
2. End frames shall not be reduced.



TYPICAL CROSS SECTION
1:20

3.	GENERAL REVISIONS	01/06/05
2.	SNOW & FLOOD LOADING INCLUSIONS	02/06/03
1.	AMENDMENT DESCRIPTION	DATE

DESIGN ENGINEER:
John L. Towler
Civil and Structural Engineering
John L Towler
B.E.(Civil) R.P.E.Q. No 4562
N.P.E.R. No 131 7430
25 ASHFORD RD, CYMPIE 4570
Phone: + 61 7 5428 1146
Fax: + 61 7 5482 3854

PEER REVIEW ENGINEER:
EMC² Limited
Structural & Civil Engineering
Eric MacLeod
P.O. BOX 55 264
MISSION BAY, AUCKLAND NZ.
Phone: 09 578 3041
Fax: 09 578 3042

SHED BOSS
196 SPENCE ST
CAIRNS QLD 4870
Ph + 61 7 4031 1911
Fax + 61 7 4031 3072
A.C.N 082 051 287

DESIGN: 7.6m WIDE BUILDING
3.0 + 3.5m BAYS
REGIONS A6, A7 & W

SCALE: 1:20, 1:200
DATE: JUN '0
DWG NO: NZDOM-7.6/1 OF

DUNEDIN CITY COUNCIL
Kaunihera-a-rohe o Otepoti

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

Code Compliance Certificate Form 7

Section 95, Building Act 2004

J G Gardner and R J Cassidy
262 Main South Road
RD 2
Mosgiel 9092

The building

Street address of building: 262 Main South Road East Taieri

Legal description of land where building is located: LOT 1 DP 26395

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:** 1914

The owner

Name of owner: J G Gardner and R J Cassidy

Contact person: J G Gardner and R J Cassidy

Mailing address: 262 Main South Road, RD 2, Mosgiel 9092

Street address/registered office:

Mobile: 021 489 135 **Landline:** 03 489 8701

Email address:

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

Building work

Building Consent Number: ABA-2018-1639 Install Masport I2000 Insert Heater in Dwelling

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

Issued by: Dunedin City Council

Code Compliance

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

(a) The building work complies with the building consent

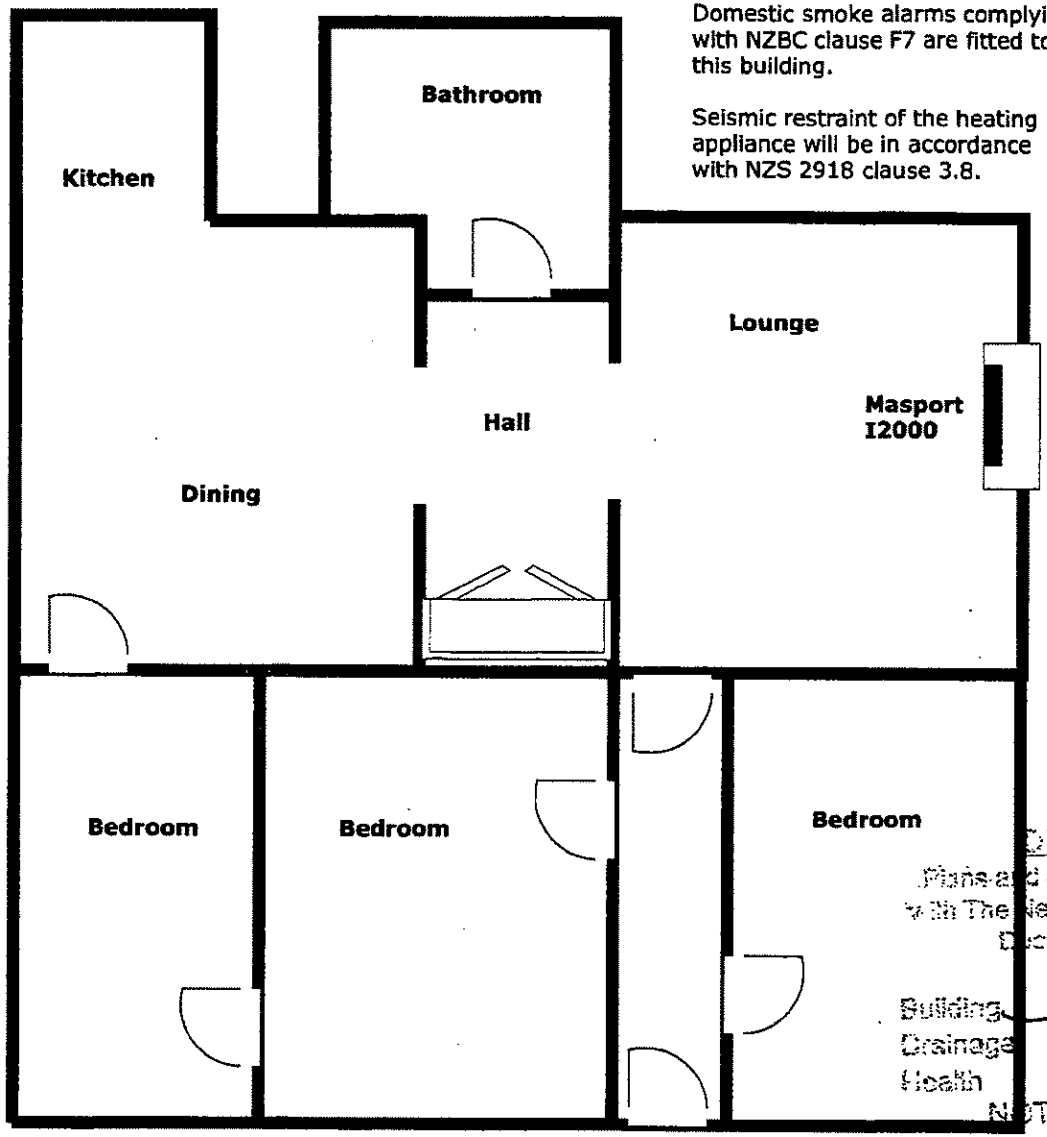
Team Leader Inspections
On behalf of Dunedin City Council Date: 11 September 2018

Wood fire and flue specifications are attached.

Domestic smoke alarms complying with NZBC clause F7 are fitted to this building.

Seismic restraint of the heating appliance will be in accordance with NZS 2918 clause 3.8.

DCC COPY



DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT
2018 - - 1639

DUNEDIN CITY COUNCIL
Plans and Specifications Approved in accordance with The New Zealand Building Code and Approved Documents. To be retained on site and produced on request.
Building
Drainage
Health
NOTE
Date 8-8-18
Date
Date

262 Main South Road, Mosgiel

DUNEDIN CITY COUNCIL | kaunihera a-rohe o Ōtepoti

Code Compliance Certificate Form 7

Section 95, Building Act 2004

J G Gardner and S A Staley
C/O Castle Construction Otago Limited
PO Box 13063
Green Island
Dunedin 9052

The building

Street address of building: 262 Main South Road East Taieri

Legal description of land where building is located: LOT 1 DP 26395

Building Name: n/a

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

Level/unit Number: n/a

Current, lawfully established, use: Housing

Number of occupants: **Year first constructed:** 2020

The owner

Name of owner: J G Gardner and S A Staley

Contact person: J G Gardner and S A Staley

Mailing address: C/O Castle Construction Otago Limited, PO Box 13063, Green Island, Dunedin 9052

Street address/registered office:

Mobile: 021 489 135 **Landline:** 03 489 8701

Email address: janegardnernz@gmail.com

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

Building work

Building Consent Number:
ABA-2019-2575 - Erect Dwelling with Attached Garage, Oasis S2000 Septic System, 20,000 Litre Water Tank and Stovax Riva Studio 2 Heater

This CCC also applies to the following amended consents:
ABA-2020-326 - Amendment - Alter Position of Dwelling on Site

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: 13 April 2021

Please note that for the purpose of this agenda, some of the construction plans have been excluded as the consent concerns the retention of the existing dwelling only.

DUNEDIN CITY COUNCIL - Approved Building Consent Document
ABA 2019-2575

Revision Schedule

Ref.	Date	Description
A	27.11.19	For Consent

Drawing List

Sheet Number	Sheet Name	Date	Revision
A0.0	Cover Page	27.11.19	A
A1.0	Proposed Location Plan	13.01.20	C
A1.1	Proposed Site Plan	13.01.20	C
A2.0	Proposed Foundation Plan	27.11.19	A
A2.1	Proposed Drainage Plan	13.01.20	B
A2.2	Proposed Floor Plan	12.12.19	C
A2.3	Proposed Lintels / Fixings / Referencing Plan	12.12.19	B
A2.4	Proposed Bracing Plan	27.11.19	A
A2.5	Proposed Roof Framing Plan	12.12.19	B
A2.6	Proposed Roof Plan	13.01.20	C
A3.0	Proposed Elevations	12.12.19	B
A3.1	Proposed Elevations	12.12.19	B
A4.0	Proposed Section A-A	27.11.19	A
A4.1	Proposed Section B-B	27.11.19	A
A5.0	Proposed Details	27.11.19	A
A5.1	Proposed Details	27.11.19	A
A5.2	Proposed Details	27.11.19	A
A5.3	Proposed Details	27.11.19	A
A5.4	Proposed Details	27.11.19	A
A5.5	Proposed Details	27.11.19	A
A5.6	Proposed Details	27.11.19	A
A5.7	Proposed Details	27.11.19	A
A5.8	Proposed Details	12.12.19	B
A5.9	Proposed Details	27.11.19	A
A5.10	Proposed Details	27.11.19	A
A5.11	Proposed Details	27.11.19	A
A5.12	Proposed Details	27.11.19	A

Drawing List

Sheet Number	Sheet Name	Date	Revision
A5.13	Proposed Details	27.11.19	A
A5.14	Proposed Details	27.11.19	A
A5.15	Proposed Details	27.11.19	A
A5.16	Proposed Details	27.11.19	A
A5.17	Proposed Details	27.11.19	A
A5.18	Proposed Details	27.11.19	A
A5.19	Proposed Details	27.11.19	A
A5.20	Proposed Details	27.11.19	A
A5.21	Proposed WANZ Details	27.11.19	A
A5.22	Proposed WANZ Details	27.11.19	A
A5.23	Proposed WANZ Details	27.11.19	A
A5.24	Proposed WANZ Details	27.11.19	A
A5.25	Proposed WANZ Details	27.11.19	A
A5.26	Proposed WANZ Details	27.11.19	A
A5.27	Proposed WANZ Details	27.11.19	A
A5.28	Proposed Details	27.11.19	A
A5.29	Proposed Details	27.11.19	A
A5.30	Proposed Details	13.01.20	B
A6.0	Proposed Schedule	27.11.19	A
A6.1	Proposed Schedule	12.12.19	B
A7.0	Bracing Details	27.11.19	A
A7.1	Bracing Details	27.11.19	A
A7.2	Bracing Details	27.11.19	A
A7.3	Bracing Details	27.11.19	A
A8.0	Fixing Details 1	27.11.19	A
A8.1	Fixing Details 2	27.11.19	A
A8.2	Fixing Details 3	27.11.19	A
A9.0	Durability Charts	27.11.19	A

Critical Details List

Detail View Name	Sheet
*Typical 250UB Steel Elevation	A5.2
*Typical Connection Detail to B2 Beam	A5.2
*Typical 1.2m max Retaining Wall Footing Detail	A5.0
*Typical Step Foundation Wall Detail	A5.1

The Contractor shall verify all dimensions on site before commencing construction. Do not scale off drawings. Documents are for obtaining building consent and construction not suitable for fixed price contracts or quotes

DAVID REID HOMES STANDARD — RAISING THE

DESIGNED FOR YOU BY **Richard Copland**

JOB TITLE

Proposed New Residence for J. Gardner at 262 Main South Road East Taieri

SHEET TITLE

Cover Page

DATE	SCALE	JOB No.	SHEET No.
Nov'19		1996	A0.0
DRAWN	CHECKED	REVISION	
JH	RJW	A	

For Consent

ORIGINAL SHEET SIZE A3 [420x297]

RAISING THE DAVID REID HOMES STANDARD

DESIGNED FOR YOU BY
Richard Copland

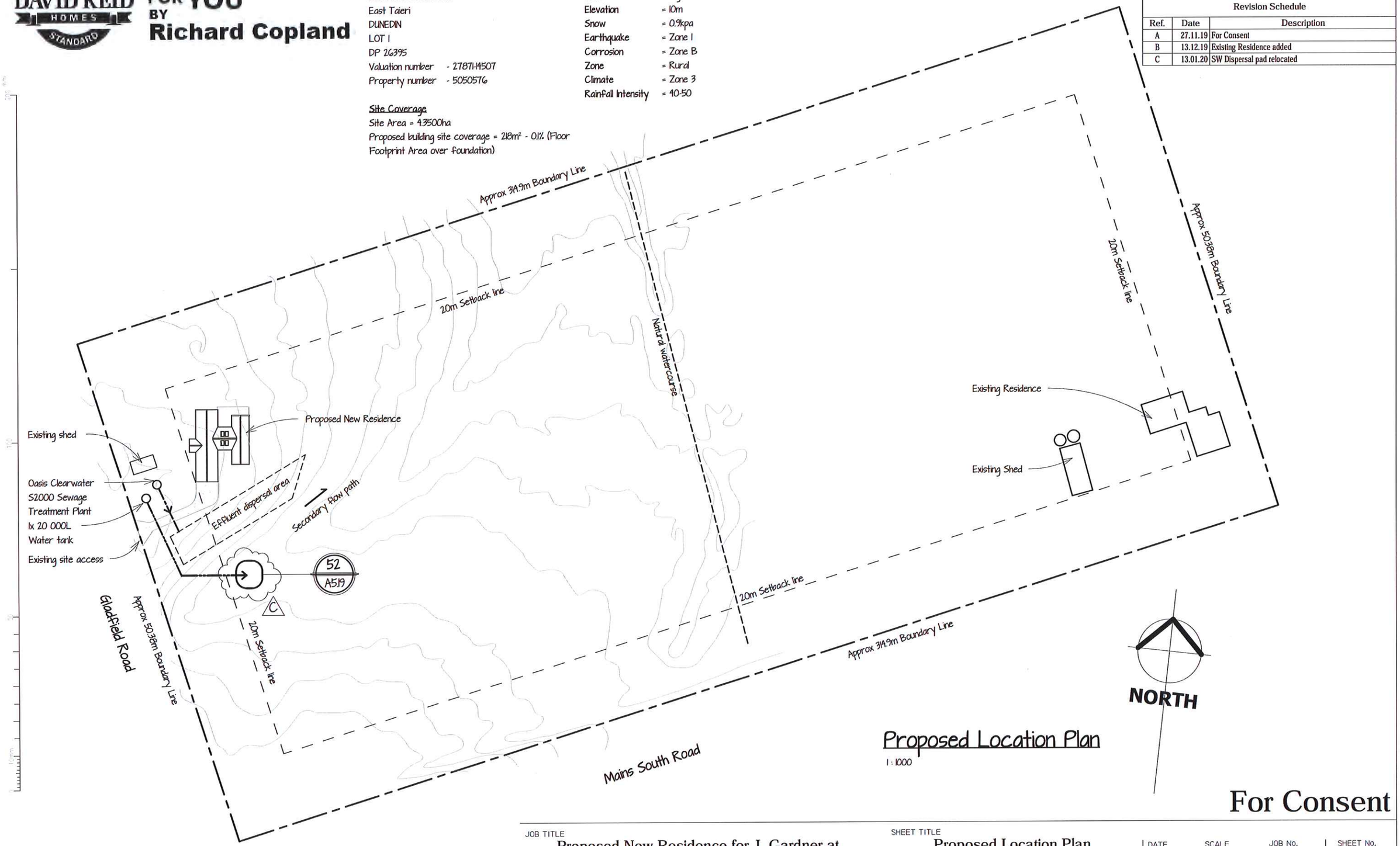
Legal Description
262 Main South Road
East Taieri
DUNEDIN
LOT 1
DP 26395
Valuation number - 27871.14507
Property number - 5050576

Site Coverage
Site Area = 4.3500ha
Proposed building site coverage = 218m² - 0.1% (Floor Footprint Area over foundation)

Zoning

Wind	= High
Elevation	= 10m
Snow	= 0.9kpa
Earthquake	= Zone 1
Corrosion	= Zone B
Zone	= Rural
Climate	= Zone 3
Rainfall Intensity	= 40-50

Revision Schedule		
Ref.	Date	Description
A	27.11.19	For Consent
B	13.12.19	Existing Residence added
C	13.01.20	SW Dispersal pad relocated



Proposed Location Plan

1 : 1000

For Consent

JOB TITLE
Proposed New Residence for J. Gardner at
262 Main South Road
East Taieri

SHEET TITLE
Proposed Location Plan

DATE	SCALE	JOB No.	SHEET No.
Nov'19	1 : 1000	1996	A1.0
DRAWN	CHECKED	REVISION	
JH	RJW	C	

ORIGINAL SHEET SIZE A3 [420/297]

The Contractor shall verify all dimensions on site before commencing construction. Do not scale off drawings. Documents are for obtaining building consent and construction not suitable for fixed price contracts or quotes

DUNEDIN CITY COUNCIL - Approved Building Consent Document
ABA 2019-2575

Revision Schedule		
Ref.	Date	Description
A	27.11.19	For Consent
B	05.12.19	Floor Area Amended

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

Date: 14/02/2020 Building: C Edmunds

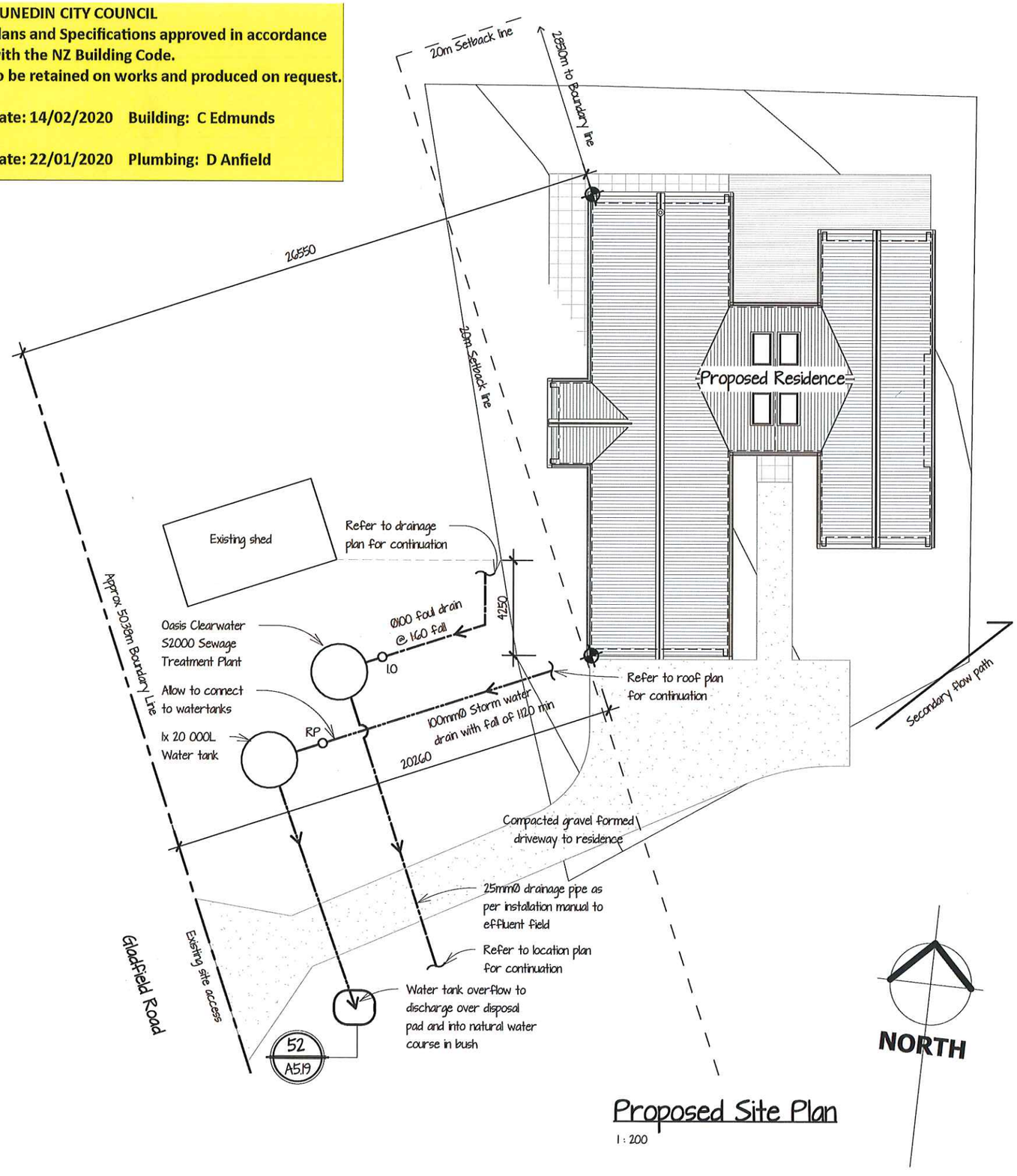
Date: 22/01/2020 Plumbing: D Anfield

NOTE:

1. The site has not been tested and it is assumed the ground min ultimate bearing capacity of 300 kPa. If unsure allow to engage an engineer to inspect soil bearing before construction. If bearing is not to NZS 3604, 3.1.2 Foundations and 3.1.3 Determination of good ground, allow to contact structural engineer for further detailing.
2. Final position of residence to be confirmed on site.
3. The Contractor shall verify all dimensions on site before commencing construction. Do not scale off drawings.
4. Run new Ø25mm water supply from watertank to residence. Confirm location on site before construction.
5. Confirm location of power supply and telephone supply run in common trench 500mm underground to residence.
6. It is the responsibility of the contractor to ensure that the building does not breach the relevant height, boundary setbacks or any other conditions attached to permitted activities in the applicable district plan, as indicated on the documents
7. If boundaries are not clearly defined and contractor is unsure of relevant height restrictions provide a certificate prepared by a registered surveyor that the set-out is complete and that the building is accurately placed on the site and that the building complies with all suitable clause's in applicable district plan and as detailed on the documents.
8. During construction provide a certificate, prepared by the same registered surveyor confirming the set-out of the foundations and grid lines.
9. While it remains the contractor's responsibility to set out the works accurately and correctly and to confirm any changes from the approved location with the territorial authority, obtain the owner's written confirmation that they have sighted the proposed building location, site datum and profiles, before commencing any further work.
10. Confirm and finalise slab F.F.L. with Drainlayer and Surveyor to ensure a 1:60 min. fall is achieved to foul connection

DCC CITY PLANNING
THESE PLANS ARE APPROVED
This development is permitted by resource consent LUC-2013-454/B, subject to the consent conditions therein.

Signed: kbain
Date: 05/02/2020



Proposed Site Plan
1 : 200

Legal Description
262 Main South Road
East Taieri
DUNEDIN
LOT 1
DP 26395
Valuation number - 27871.14507
Property number - 5050576

Site Coverage
Site Area = 4.3500ha
Proposed building site coverage = 218m² - 0.1% (Floor Footprint Area over foundation)

Zoning

Wind	= High
Elevation	= 10m
Snow	= 0.9kpa
Earthquake	= Zone 1
Corrosion	= Zone B
Zone	= Rural
Climate	= Zone 3
Rainfall Intensity	= 10-50

The Contractor shall verify all dimensions on site before commencing construction. Do not scale off drawings. Documents are for obtaining building consent and construction not suitable for fixed price contracts or quotes

DESIGNED FOR YOU BY Richard Copland

JOB TITLE
Proposed New Residence for J. Gardner at
262 Main South Road
East Taieri

SHEET TITLE
Proposed Site Plan

DATE	SCALE	JOB No.	SHEET No.
Nov'19	1 : 200	1996	A1.1
DRAWN	CHECKED	REVISION	
JH	RJW	B	

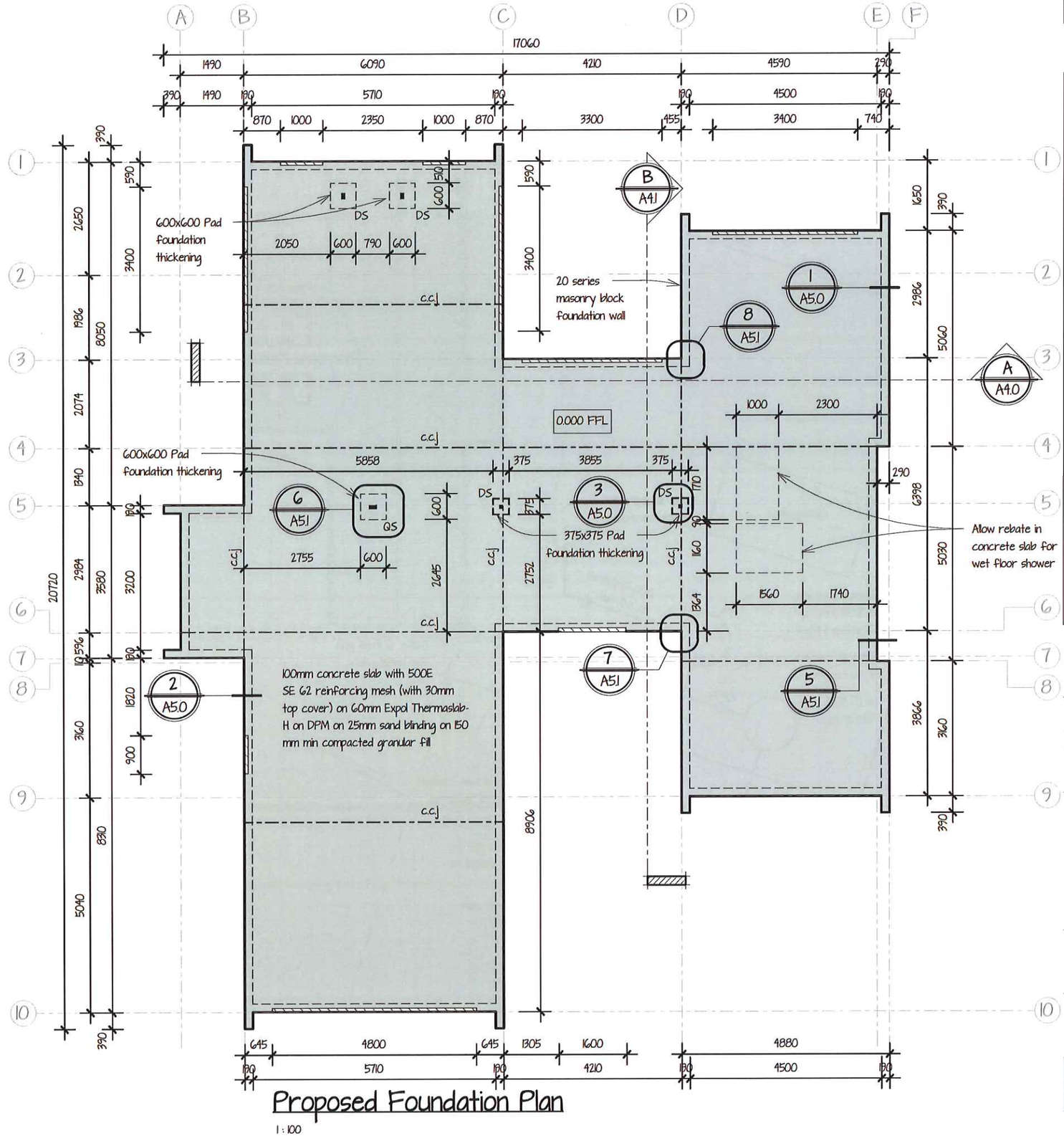
For Consent

ORIGINAL SHEET SIZE A3 [420x297]

Revision Schedule		
Ref.	Date	Description
A	27.11.19	For Consent

NOTE:

1. The site has not been tested and it is assumed the ground min ultimate bearing capacity of 300 kPa. If unsure allow to engage an engineer to inspect soil bearing before construction. If bearing is not to NZS 3604, 3.1.2 Foundations and 3.1.3 Determination of good ground, allow to contact structural engineer for further detailing.
2. Contractor to confirm positions of all loadbearing walls with truss manufacturer before construction.
3. The Contractor shall verify all dimensions on site before commencing construction. Do not scale off drawings.
4. Min. external cover to reinforcement
   (a) Against ground 75mm.
   (b) Against formwork 50mm.
   (c) Top cover to mesh 30mm.
5. All timber to be SG 8 unless specified otherwise.
6. Drainage to AS/NZS 3500
7. Bench tops and fittings to be proprietary fittings purchased from reputable suppliers
8. Allow to rebate slab for aluminium joinery sills. Confirm rebate size with aluminium joinery fabricator before construction.
9. Confirm invert level of foul drain BEFORE slab construction.
10. Confirm and finalise slab F.F.L. with Drainlayer and Surveyor to ensure a 1:60 min. fall is achieved to foul connection point



Proposed Foundation Plan

1 : 100

NOTE :

1. Crack Control Joints in slab shall comply with the following criteria:
   (a) Crack Control Joints shall be positioned to coincide with major changes of plan
   (b) Supplementary steel (2/D10 bars 12m long) at each internal corner except across Crack Control Joints.
   (c) The bay dimensions formed by construction or Crack
2. Control Joints shall have a maximum ratio of length:width of 2:1
3. Cut slabs where indicated on the drawings as required to control shrinkage cracking. Form by saw cutting the slab (blade width approximately 5 mm) to a quarter of the depth of the slab after it has hardened (saw cutting shall take place no later than 24 hours after initial set for average ambient temperatures above 20 °C, and 48 hours for average ambient temperatures below 20°C).

Legend:

- DS / QS = Double Studs/ Quadruple Studs
- = Slab rebates for aluminium joinery
- = Crack Control Joint

The Contractor shall verify all dimensions on site before commencing construction. Do not scale off drawings. Documents are for obtaining building consent and construction not suitable for fixed price contracts or quotes

DESIGNED FOR YOU BY Richard Copland

JOB TITLE

Proposed New Residence for J. Gardner at

262 Main South Road
East Taieri

SHEET TITLE

Proposed Foundation Plan

DATE	SCALE	JOB No.	SHEET No.
Nov'19	1 : 100	1996	A2.0
DRAWN	CHECKED	REVISION	
JH	RJW	A	

For Consent

ORIGINAL SHEET SIZE A3 [420x297]

FIXTURE DISCHARGE UNITS

LOCATION	FITTING	FDU's
Kitchen	Sink	3
	Dishwasher	3
Laundry	Tub	5
Bathroom	WC	-
	Shower	-
	Bath	-
	Vanity	-
	combined in one compartment	6
Ensuite	WC	-
	Shower	-
	Vanity	-
	combined in one compartment	6
Seperate WC	WC	4
	Whb	1
TOTAL		28

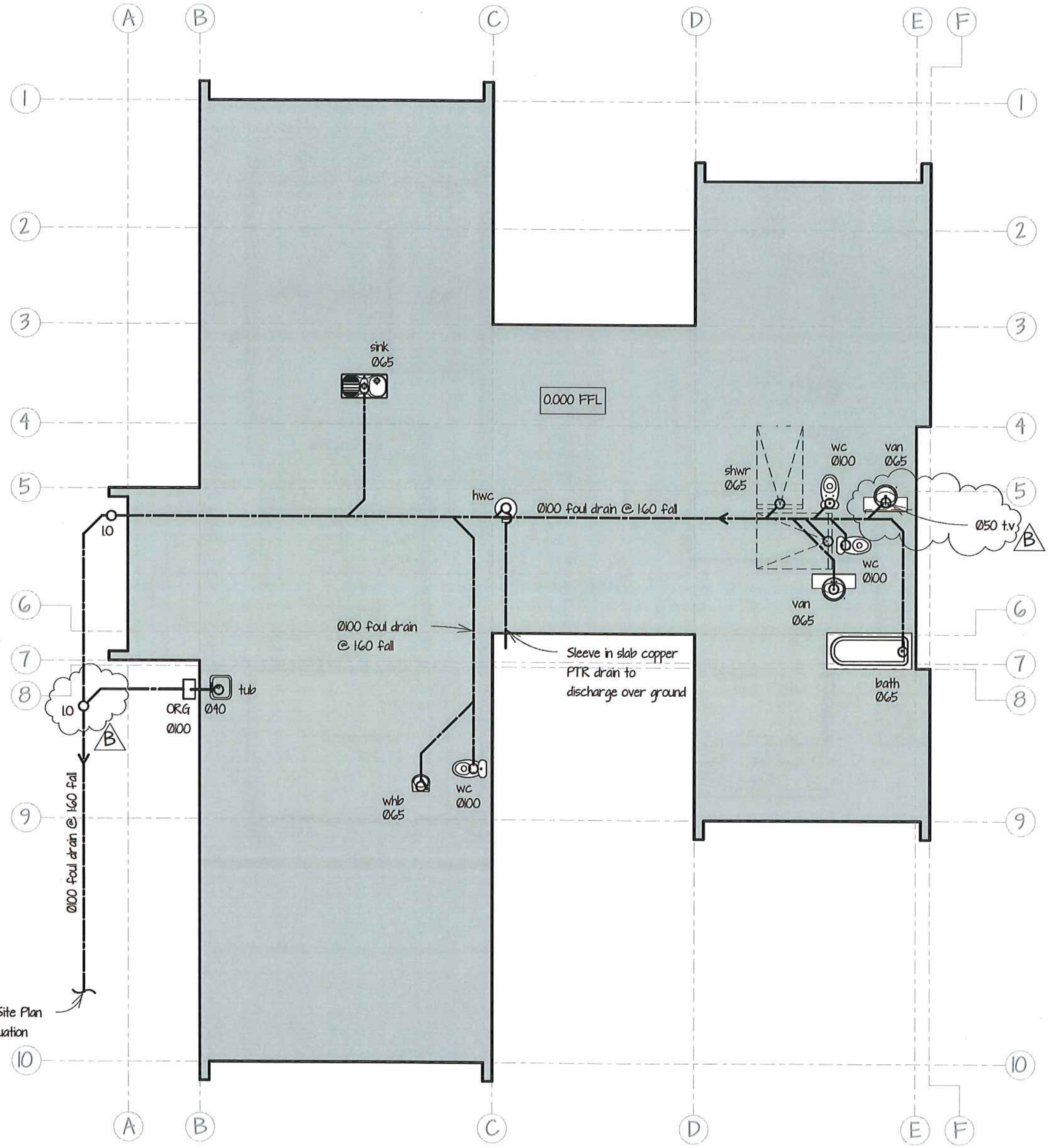
Waste pipe & trap diameters

Basins Ø40mm
Sink Ø40mm
Tub Ø40mm
Shower Ø40mm
Toilet Ø100mm
All pipework to be uPVC to AS/NZS 1260

All new sewers, sanitary and stormwater drainage and other non-pressure installations shall be tested using the Hydrostatic test method as below:

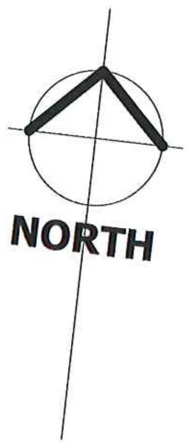
The pipeline shall be filled with water to a height of not less than 1 m above the natural ground level at the highest point of the section being tested, or to the flood level of the lowest sanitary fixture, but not exceeding 5 m at the lowest point of the test section.
The pressure shall be maintained without leakage for at least 15 minutes. The source of any leak shall then be ascertained and any defects repaired. The pipeline shall then be retested.

NOTE: Testing should not be carried out if groundwater is present above the pipeline. If groundwater is present, the test pressure should be increased to compensate for the depth of groundwater at a rate of 10 kPa for every 1 m of groundwater depth.



Proposed Drainage Plan

1 : 100



REVISION SCHEDULE

Ref.	Date	Description
A	27.11.19	For Consent
B	13.01.20	TV note revised & IO added

NOTE:

1. Contractor to confirm positions of all loadbearing walls with truss manufacturer before construction
2. The Contractor shall verify all dimensions on site before commencing construction. Do not scale off drawings.
3. Confirm invert level of foul drain BEFORE slab construction.
4. Drainage to AS/NZS 3500
5. Bench tops and fittings to be proprietary fittings purchased from reputable suppliers
6. 650 drains to have 1:40 gradient
7. 1000 drains to have 1:60 gradient
8. 400 drains to have gradient of 1:40 if no more than 4 discharge units , gradeint of 1:30 if no more than 5 discharge units, and a gradient of 1:20 if no more than 6 discharge units

The Contractor shall verify all dimensions on site before commencing construction. Do not scale off drawings. Documents are for obtaining building consent and construction not suitable for fixed price contracts or quotes

DAVID REID HOMES — RAISING THE STANDARD
DESIGNED FOR YOU BY Richard Copland

JOB TITLE
Proposed New Residence for J. Gardner at 262 Main South Road East Taieri

SHEET TITLE
Proposed Drainage Plan

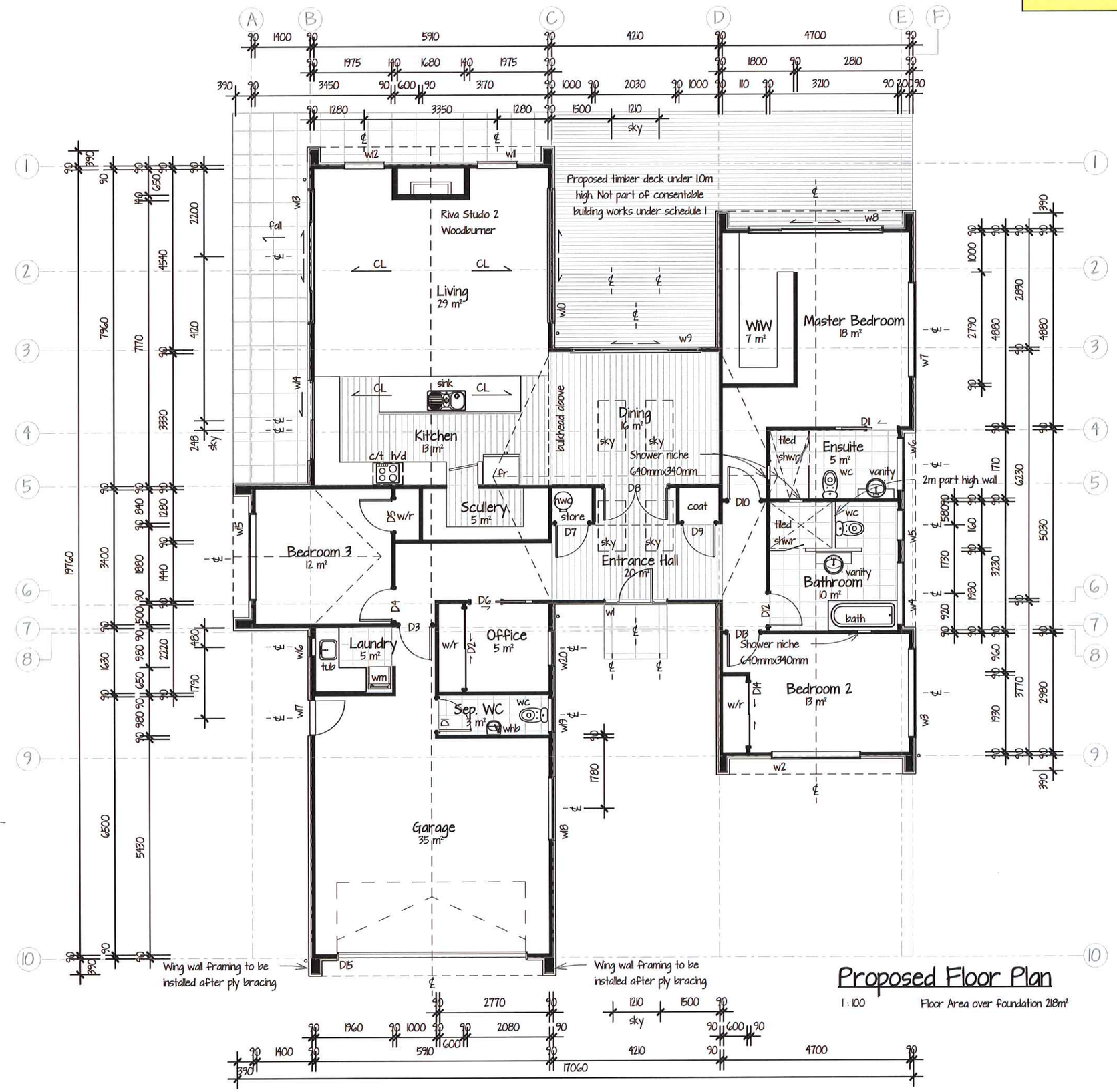
DATE	SCALE	JOB No.	SHEET No.
Nov'19	1 : 100	1996	A2.1
DRAWN	CHECKED	REVISION	
JH	RJW	B	

For Consent

ORIGINAL SHEET SIZE A3 [420x297]

DUNEDIN CITY COUNCIL - Approved Building Consent Document
ABA 2019-2575

Revision Schedule		
Ref.	Date	Description
A	27.11.19	For Consent
B	05.12.19	Floor Area Amended
C	12.12.19	Floor Area Amended & Kitchen Skylights Removed



NORTH

Proposed Floor Plan

1 : 100

Floor Area over Foundation 218m²

NOTE:

1. Confirm all lintel sizes and load bearing wall positions with truss manufacturer before construction.
2. All timber to be SG 8 unless specified otherwise.
3. Hard surfaced landscaping to entry finished 150mm max from finished floor level. Surface to have a slip resistance have a mean coefficient of friction, of not less than 0.4
4. Proprietary shower screens, formed to shape with 8mm Tempafloat, complete with matching hardware.
5. Internal non-loadbearing walls to be 90x45 SG8 studs at 600crs with dwangs at 800crs max

Legend

- Selected timber overlay
- Selected timber decking
- Selected paving
- Selected tiles
- CL — Direction of sloping ceiling
- sky — Location of Skylights

The Contractor shall verify all dimensions on site before commencing construction. Do not scale off drawings. Documents are for obtaining building consent and construction not suitable for fixed price contracts or quotes

DAVID REID HOMES — RAISING THE STANDARD

DESIGNED FOR YOU BY Richard Copland

JOB TITLE

Proposed New Residence for J. Gardner at

262 Main South Road
East Taieri

SHEET TITLE

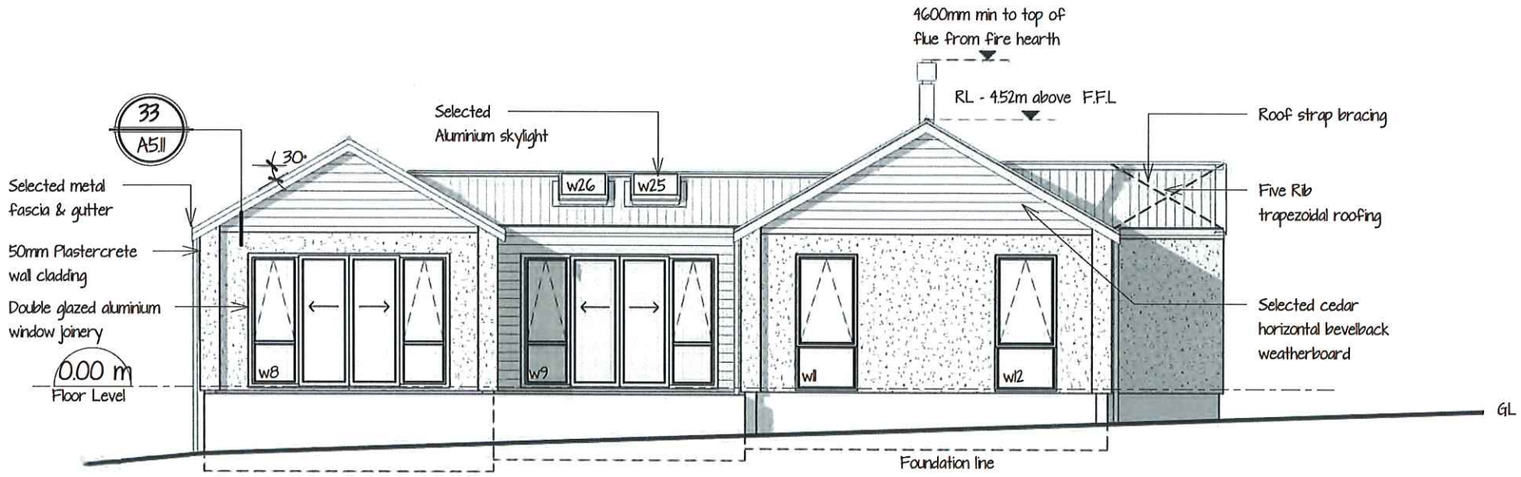
Proposed Floor Plan

DATE	SCALE	JOB No.	SHEET No.
Nov'19	1 : 100	1996	A2.2
DRAWN	CHECKED	REVISION	
JH	RJW	C	

For Consent

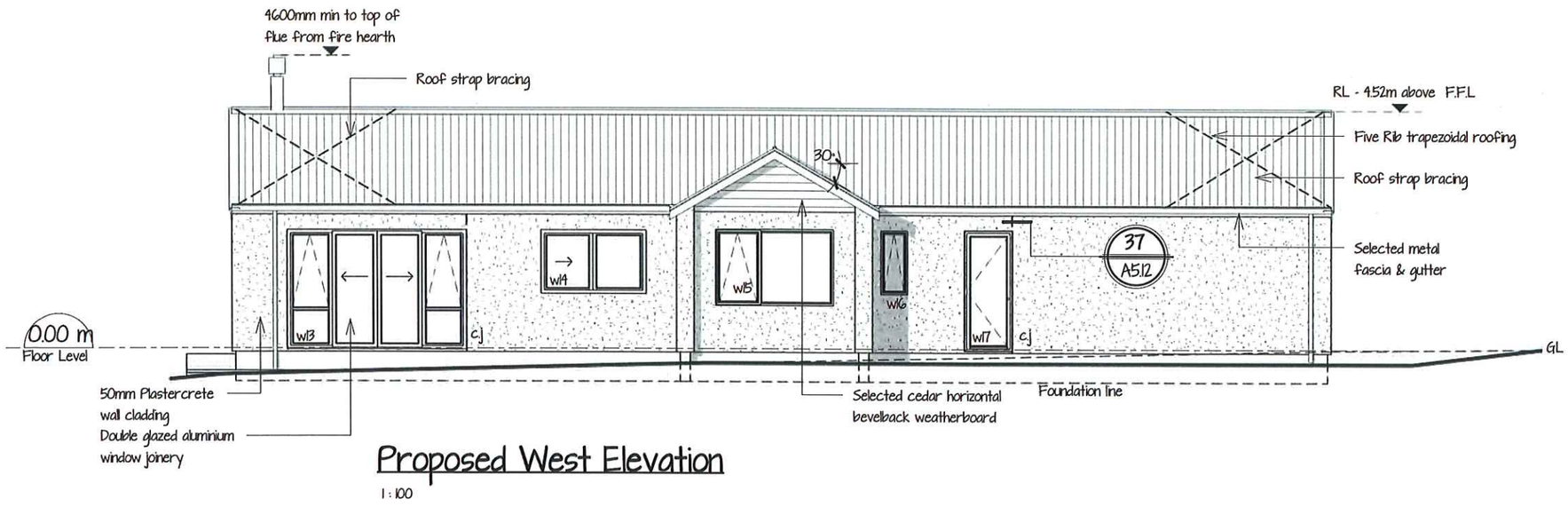
ORIGINAL SHEET SIZE A3 [420x297]

Revision Schedule		
Ref.	Date	Description
A	27.11.19	For Consent
B	12.12.19	Kitchen Skylights Removed



Proposed North Elevation

1 : 100



Proposed West Elevation

1 : 100

NOTE:

1. It is the responsibility of the contractor to ensure that the building does not breach the relevant height plane angle, maximum height, boundary set backs or any other conditions attached to permitted activities in the applicable district plan, as indicated on the documents. If unsure please engage a Registered Surveyor to verify that the building complies with all suitable clause's in the applicable district plan and as detailed on the documents.
2. Existing ground levels and foundation lines shown are indicative only and should not be used for pricing. Confirm on site before construction

DAVID REID HOMES STANDARD — RAISING THE

DESIGNED FOR YOU BY
Richard Copland

JOB TITLE

Proposed New Residence for J. Gardner at

262 Main South Road
East Taieri

SHEET TITLE

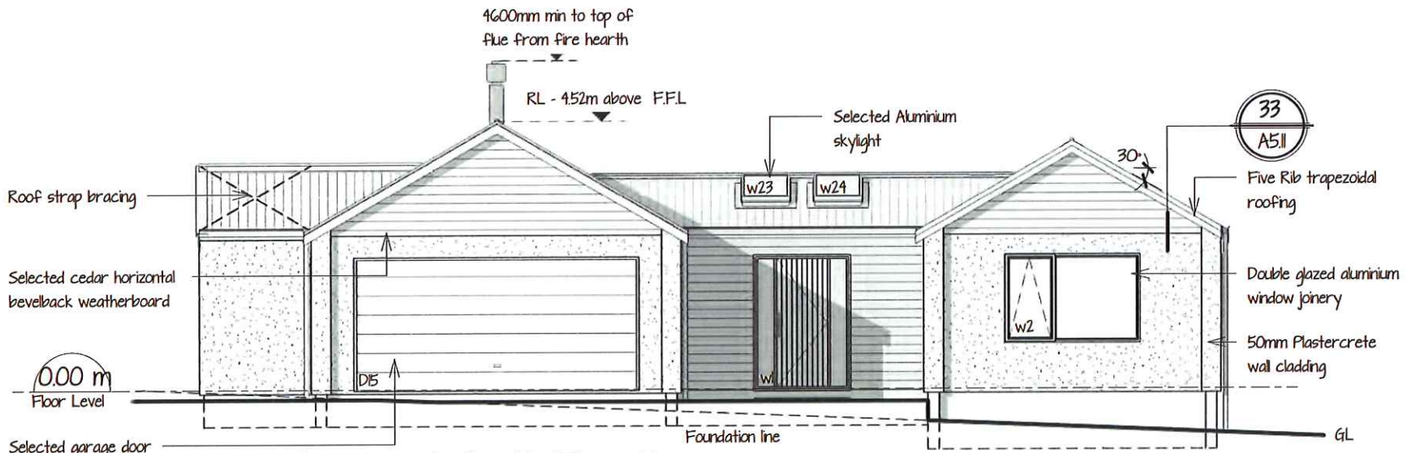
Proposed Elevations

DATE	SCALE	JOB No.	SHEET No.
Nov'19	1 : 100	1996	A3.0
DRAWN	CHECKED	REVISION	
JH	RJW	B	

For Consent

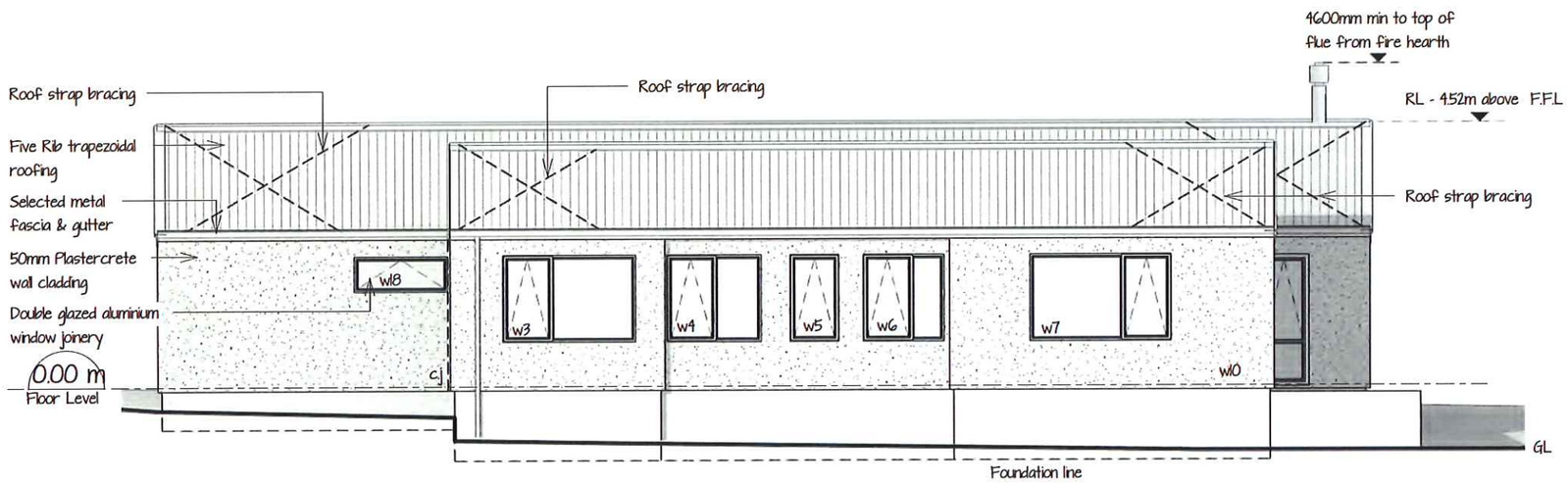
ORIGINAL SHEET SIZE A3 [420x297]

Revision Schedule		
Ref.	Date	Description
A	27.11.19	For Consent
B	12.12.19	Kitchen Skylights Removed



Proposed South Elevation

1 : 100



Proposed East Elevation

1 : 100

NOTE:

1. It is the responsibility of the contractor to ensure that the building does not breach the relevant height plane angle, maximum height, boundary set backs or any other conditions attached to permitted activities in the applicable district plan, as indicated on the documents. If unsure please engage a Registered Surveyor to verify that the building complies with all suitable clause's in the applicable district plan and as detailed on the documents.
2. Existing ground levels and foundation lines shown are indicative only and should not be used for pricing. Confirm on site before construction

The Contractor shall verify all dimensions on site before commencing construction. Do not scale off drawings. Documents are for obtaining building consent and construction not suitable for fixed price contracts or quotes

DESIGNED FOR YOU BY Richard Copland

JOB TITLE

Proposed New Residence for J. Gardner at

262 Main South Road
East Taieri

SHEET TITLE

Proposed Elevations

DATE	SCALE	JOB No.	SHEET No.
Nov'19	1 : 100	1996	A3.1
DRAWN	CHECKED	REVISION	
JH	RJW	B	

For Consent

ORIGINAL SHEET SIZE A3 [420x297]

As Built Plan
Received by: KH
Date: 23.2.2021
ABA No: 2019 - 2575

DCC CITY PLANNING
THESE PLANS ARE APPROVED
This development is authorised by resource consent LUC-2013-454/A, subject to the conditions therein.

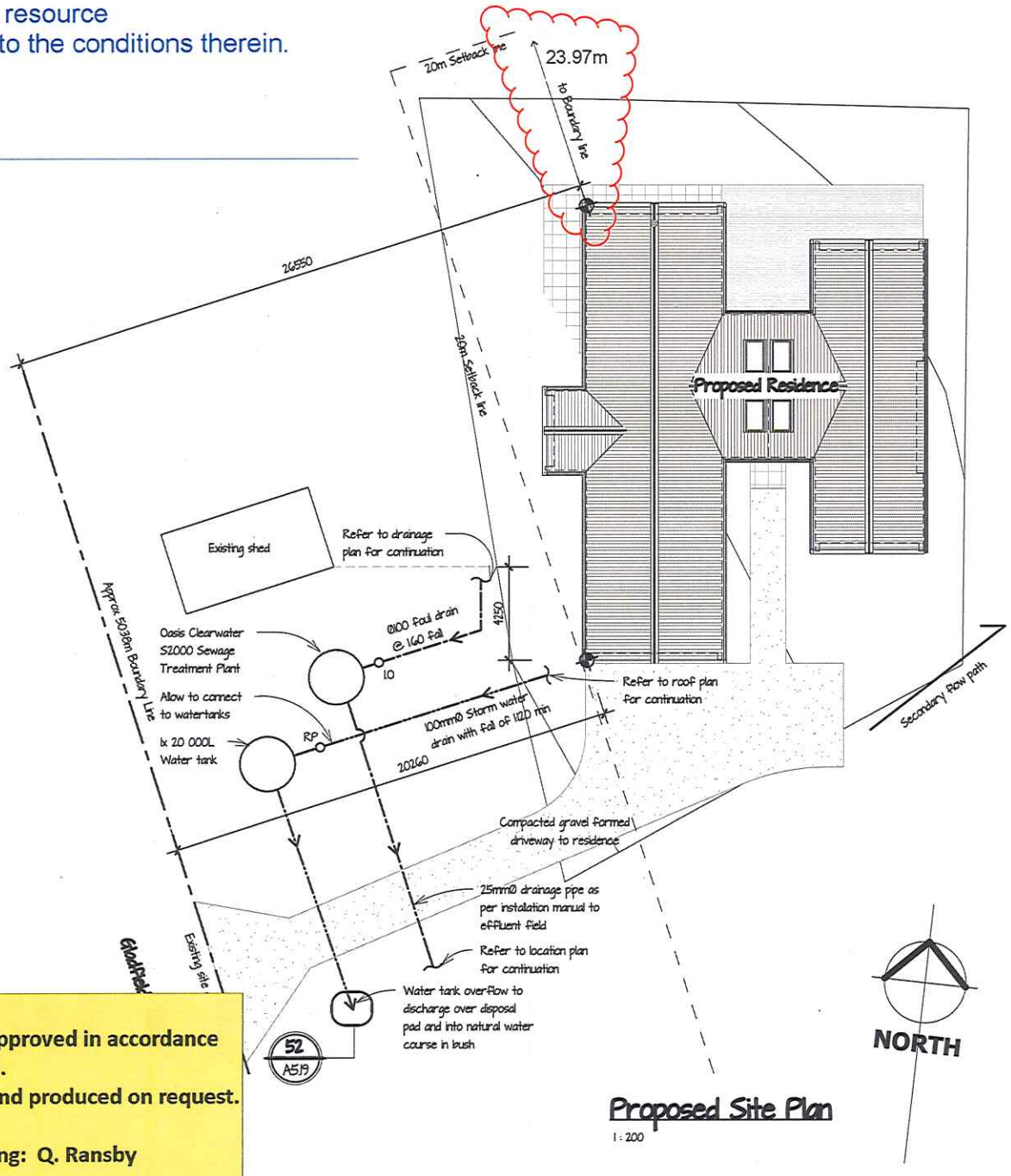
Signed: jgrey
Date: 19/03/2020

DUNEDIN CITY COUNCIL - Approved Building Consent Document
ABA 2020-326 (amendment to ABA 2019-2575)

Revision Schedule		
Ref.	Date	Description
A	27.11.19	For Consent
B	05.12.19	Floor Area Amended
C	27/2/20	House siting Revised

NOTE:

1. The site has not been tested and it is assumed the ground min ultimate bearing capacity of 300 kPa. If unsure allow to engage an engineer to inspect soil bearing before construction. If bearing is not to NZS 3604, 3.1.2 **Foundations** and 3.1.3 **Determination of good ground** allow to contact structural engineer for further detailing.
2. Final position of residence to be confirmed on site.
3. The Contractor shall verify all dimensions on site before commencing construction. Do not scale off drawings.
4. Run new Ø25mm water supply from watertank to residence. Confirm location on site before construction.
5. Confirm location of power supply and telephone supply run in common trench 500mm underground to residence.
6. It is the responsibility of the contractor to ensure that the building does not breach the relevant height, boundary setbacks or any other conditions attached to permitted activities in the applicable district plan, as indicated on the documents
7. If boundaries are not clearly defined and contractor is unsure of relevant height restrictions provide a certificate prepared by a registered surveyor that the set-out is complete and that the building is accurately placed on the site and that the building complies with all suitable clause's in applicable district plan and as detailed on the documents.
8. During construction provide a certificate, prepared by the same registered surveyor confirming the set-out of the foundations and grid lines.
9. While it remains the contractor's responsibility to set out the works accurately and correctly and to confirm any changes from the approved location with the territorial authority, obtain the owner's written confirmation that they have sighted the proposed building location, site datum and profiles, before commencing any further work.
10. **Confirm and finalise slab F.F.L. with Drainlayer and Surveyor to ensure a 1:60 min. fall is achieved to foul connection**



Proposed Site Plan
1 : 200

Legal Description
262 Main South Road
East Taieri
DUNEDIN
LOT 1
DP 26395
Valuation number - 27871-1507
Property number - 5050576

Site Coverage
Site Area = 4.3500ha
Proposed building site coverage = 218m² - 0.1% (Floor Footprint Area over Foundation)

Zoning

Wind	= High
Elevation	= 10m
Snow	= 0.9kpa
Earthquake	= Zone 1
Corrosion	= Zone B
Zone	= Rural
Climate	= Zone 3
Rainfall intensity	= 40-50

The Contractor shall verify all dimensions on site before commencing construction. Do not scale off drawings. Documents are for obtaining building consent and construction not suitable for fixed price contracts or quotes

DAVID REID HOMES STANDARD — DESIGNED FOR YOU BY **Richard Copland**

JOB TITLE
Proposed New Residence for J. Gardner at
262 Main South Road
East Taieri

SHEET TITLE
Proposed Site Plan

DATE	SCALE	JOB No.	SHEET No.
Nov'19	1 : 200	1996	A1.1
DRAWN	CHECKED	REVISION	
JH	RJW	B	

For Consent

ORIGINAL SHEET SIZE A3 [420x297]

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

Date: 27/03/2020 Building: Q. Ransby

Date: 10/03/2020 Plumbing: C. McCormack

DUNEDIN CITY COUNCIL

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

Your Reference: 1113
Our Reference: A961223
Enquiries To: Nick Williamson
Telephone: 477 1686

19 December 1996

D G Hatfield & Associates
P O Box 235
DUNEDIN

Attention: Mr P M Haddon

Dear Sir

RESOURCE CONSENT:	A961223
APPLICANT:	G V Judd & R C White
ADDRESS:	32 Gladfield Road, Owhiro
LEGAL DESCRIPTION:	Parts Section 13 Irregular Block East Taieri SD

Thank you for your letter dated 31 October 1996 submitting a subdivision consent application at 32 Gladfield Road, Owhiro. Your application was considered by the Consent Applications Subcommittee on 19 December 1996.

THE APPLICATION

Subdivision Consent was sought to adjust the boundaries between the two existing parcels comprised in CsT 13A/1488 and 258/289. The existing 4.35 hectare parcel is a rectangular property generally lying in a north-south direction. It was proposed that the parcel be re-oriented 90° so as to lie in a west-east direction. Both properties contain existing dwellings, and the respective areas of each will remain unchanged. The only notable difference in practical terms is that one less allotment has direct frontage onto State Highway 1.

DECISION

After considering your application the Consent Applications Subcommittee has granted Subdivision Consent as a non-notified, non-complying activity under Section 105 of the *Resource Management Act 1991* subject to the conditions in the attached schedule.

A copy of the approved plan is enclosed.

REASONS FOR DECISION

The site is zoned Rural A in the Silverpeaks Section of the Transitional District Plan. Boundary adjustments are specifically provided for as controlled activities in terms of this Plan. The effects of any resultant land use will be the same or similar nature, character and intensity as the present land uses.

The site is zoned Rural in the Proposed District Plan. The proposed subdivision is strictly non-complying in terms of this Plan as Lot 1 does not contain the minimum 15 hectares required for subdivision as a discretionary activity. However, as the resultant areas are identical to the existing areas, the subdivision is not considered to exacerbate the existing non-compliance.

Transit New Zealand has approved the construction of a new access to the existing dwelling within proposed Lot 1, but will not approve any additional access points onto the highway. This was conveyed to the applicant directly in their letter of 7 August 1996. A condition of consent stating that access to Lot 1 shall be at the new crossing only has been imposed at the request of Transit New Zealand.

The Water Department requires that the East Taieri Rural Water Supply Scheme, which passes through the property be protected by an easement.

An amalgamation condition has been imposed to ensure that the 2 hectare area of land which will no longer form part of the smaller parcel is amalgamated with the larger parcel.

No reserves contribution is payable as no additional sites will be created by the subdivision.

While the boundary adjustment is strictly a non-complying activity, the extent to which Lot 1 fails to comply with the minimum area requirements of the

Proposed District Plan remains unchanged. The adjustment is unlikely to detrimentally effect the use of the resultant sites.

It is considered that no persons will be adversely affected by the proposal and all identifiable adverse effects will be avoided, remedied or mitigated by the provisions of the District Plan and the conditions in the attached schedule. For these reasons, the proposal was treated as a non-notified application.

DURATION OF CONSENT

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

OTHER NECESSARY CONSENTS

It is brought to your attention that this resource consent is for ***subdivision only***. Any activity which would otherwise contravene Section 9 or Section 13 of the *Resource Management Act 1991* requires a ***further land use consent.*** A separate application for Building Consent may also be required in terms of the *Building Act 1991* before any work is undertaken on site.

RIGHTS OF APPEAL

Pursuant to Section 127(1) of the *Resource Management Act 1991*, the consent holder may apply to the Dunedin City Council for the change or cancellation of any conditions of the subdivision consent:

a) Within a period of three months from the date of consent; or
b) At any time on the grounds that a change in circumstances has caused the condition to become inappropriate or unnecessary.

In accordance with Section 357 of the *Resource Management Act 1991* you may seek a review of this decision or any of its conditions within fifteen (15) working days of the decision being received by applying to the Dunedin City Council Hearings Commissioner. Application for review must be in writing and must be lodged with a $150 review fee.

Applications should be addressed to:

The Secretary
Consent Applications Subcommittee
Dunedin City Council
P O Box 5045
DUNEDIN

Yours faithfully

Pam Jordan
COMMITTEE SECRETARY

Encl.

20 December 1996

SCHEDULE FOR REPORT ON A961223

Resource Consent for subdivision is granted pursuant to Section 105 of the *Resource Management Act 1991.*

The following conditions are imposed in accordance with Sections 108 and 220 of the *Resource Management Act 1991.*

IN THE MATTER OF ROADING & ACCESS

1 That access to Lot 1 from the State Highway shall be via one crossing only, that being the access to the dwelling as at 12 December 1996.

REASONS:
This condition has been imposed to ensure that adequate vehicular access is provided to each allotment, while avoiding any adverse effects on the State Highway network.

IN THE MATTER OF EASEMENTS

2 That an easement in gross shall be granted or reserved over the 15mm diameter East Taieri Rural Water Scheme pipeline where it crosses proposed Lot 1.

NOTE: The Dunedin City Council Water Department will locate and mark the route of this pipeline on request.

REASONS:
This condition has been imposed to ensure the lawful conveyance of services *ad infinitum.*

IN THE MATTER OF CONSENT NOTICES

3 That Condition 1 above shall be noted on the certificates of title for Lot 1 by way of a consent notice under Section 221 of the *Resource Management Act 1991.*

REASONS:
This condition has been imposed to ensure that Condition 1 is complied with on a continuing basis by the subdividing owner and subsequent owners.

IN THE MATTER OF AMALGAMATIONS

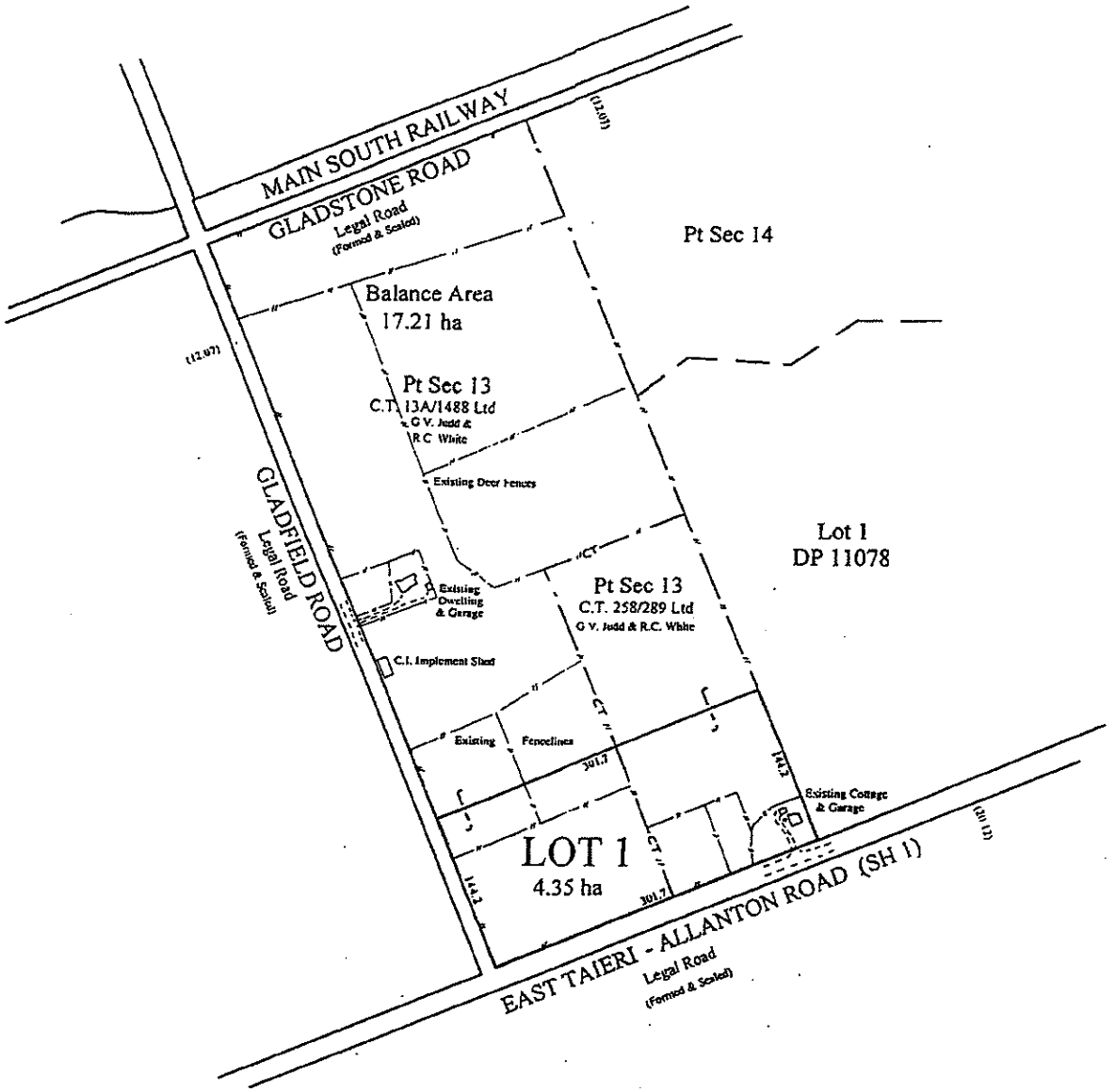
4 That the following amalgamation condition be expressed on the survey plan prior to Council's certification under Section 223 of the *Resource Management Act 1991*:

20 December 1996

"That part Section 13 Irregular Block East Taieri District (Residual CT 258/289) and Part Section 13 Irregular Block East Taieri District (Residual CT 13A/1488) be held in one certificate of title. (LRR 921714)"

REASONS:
The above Conditions is that which has been approved by the District Land Registrar.

END OF CONDITIONS



87

2.17

D.G.HATFIELD & ASSOCIATES
SURVEYING & RESOURCE MANAGEMENT
DUNEDIN MOSGIEL BALCLUTHA

LOT 1 BEING A PROPOSED SUBDN OF PT SEC'S 13, IRREG. BLK EAST TAIERI S.D.

No.	AMENDMENTS	Initials	Date

SURVEY		DRAWN	MLH	10/96	
LEVEL		TRACED			
DESIGN		CHECKED			

ORIG. SCALE 1:300
DATUM
L.S.

JOB No. 1113
PLAN No. 893

28 November 2013

Dr Jane Gardner
262 Main South Road
East Taieri
RD 2
DUNEDIN

Dear Jane,

RESOURCE CONSENT APPLICATION: LUC-2013-454
262 MAIN SOUTH ROAD
EAST TAIERI

Your application for land use consent to establish a building platform on an undersized Rural site at 262 Main South Road, East Taieri was processed on a non-notified basis in accordance with sections 95A to 95G of the Resource Management Act 1991. In considering sections 95A to 95G, it was determined that any adverse effects would be no more than minor, there were no potentially affected parties to the application, and that there were no special circumstances in relation to the proposal. Therefore, public notification of the application was not required. The application was considered by a Senior Planner – Consents, under delegated authority, on 28 November 2013.

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

BACKGROUND & DESCRIPTION OF ACTIVITY

Resource consent is sought to establish a building platform at the above site. The platform will be located in the north-western corner of the site, identified on the submitted plan as being setback 30m off the site's boundary with Gladfield Road and 30m off the site's northern boundary. Significant landscaping has been established which surrounds the proposed building platform. This includes windbreaks along the northern boundary and to the immediate east and south of the proposed building platform. In addition, a 3m+ high hawthorn hedge extends along the Gladfield Road and Main South Road boundaries. An orchard also separates the building platform from the Hawthorn hedge and Gladfield Road. The established vegetation effectively screens the building platform from surrounding properties, Gladfield Road and Main South Road.

The application site is located on the northern side of State Highway 1 (SH 1), east of its junction with Gladfield Road. The site contains an existing residential dwelling and ancillary farm buildings, located in the south eastern corner of the site adjacent to Main South Road. The applicant describes the existing house as being in a poor state of repair, estimating it to be nearly 100 years old. The applicant has stated that the existing house will be 'demolished or decapacitated' once the new house is built. The existing farm buildings in this location would remain.

The southern side of Main South Road opposite the subject site is characterised by small rural sections, typically around 2ha or less in size. The majority of these contain dwellings and mature plantings which soften the effect of the dwellings on the rural environment. Opposite the subject site on the western side of Gladfield Road is the Gladfield Golf Course. Mature vegetation is a feature of the surrounding properties.

It is noted that a resource consent application was submitted to Council in September 2006 to establish a building platform on this site, Council reference RMA20060849, however records indicate that this application was withdrawn prior to a decision being made.

The subject site is legally described as Lot 1 Deposited Plan 26395 (held within Computer Freehold Register 18B/846) and has an area of 4.3511 hectares.

REASONS FOR APPLICATION

The subject site is zoned **Rural** in the Dunedin City District Plan (the Plan) and comprises 4.3511 hectares (more or less). Rule 6.5.2 provides for residential activity on a rural site provided that the minimum area of the site is not less than 15 hectares.

The site has a 10.65 hectare shortfall to meet the minimum site area and therefore, land use consent for a **non-complying activity** is required pursuant to Rule 6.5.7(i) of the Plan.

PLANNING ASSESSMENT

Affected Persons

No affected persons forms were submitted with the application. No person or party is considered to be adversely affected by the activity for the reasons set out in the following assessment of environmental 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 6.7 of the District Plan considered relevant to the proposed activity, and is carried out on the basis that the environment is characterised as an undersized rural site which features an existing residential dwelling, ancillary buildings, and established vegetation in the form of windbreaks, tall boundary hedges and other mature plantings.

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

1 Amenity Values and Character (6.7.3)

The site history and current development demonstrate that there is an expectation of residential activity on the site. This application will effectively change the location of the residential activity from the current position, adjacent to State Highway 1, to the opposite, north-west corner of the site, adjacent to Gladfield Road.

Given the presence of established vegetation, the establishment of a building platform in the location proposed is not considered to result in any adverse amenity or character effects on the surrounding environment. From many perspectives a future dwelling in the proposed location will be obscured from view, and/or will sit comfortably in the context of the surrounding environment.

Overall, given the long established residential use of the site and the proposed location of the building platform, the proposal is considered to be in context with structures within the surrounding rural zone and is not considered to compromise the amenity of the site.

2 Cumulative Effects (6.7.4)

The cumulative effects of the existing activity in the area are presently not significant. The effects from this proposal are not expected to add to the existing effects such that the cumulative effects are more than minor, provided that the existing dwelling on the site is demolished. While the applicant has stated that the existing dwelling will either be 'demolished or decapacitated', it is considered that it should be removed to avoid visual and character effects of there being two dwellings on-site and to safeguard against its possible future use.

Future applications for activity in the area, beyond that permitted 'as-of-right' by the District Plan, will be assessed as and when they arise and the potential for cumulative effects considered again at that time.

3 Intensity of Activities (6.7.5)

Presently the site contains a single residential dwelling and various farm buildings. Given that the proposed building platform will essentially replace an existing residential dwelling, it is considered that the intensity of activity on the site will not be changing.

In this regard, the proposed building platform, and future dwelling, will not be out of character with the existing rural environment in this location and is unlikely to be a catalyst for new activities on the site.

4 Bulk and Location, Reverse Sensitivity (6.7.9 & 6.7.5)

The District Plan's permitted activity performance standards require residential dwellings in the Rural zone to be setback 20m from front boundaries and 40m from side and rear boundary. Setbacks help preserve the open space and amenity characteristics of the Rural zone, and also reduce potential reverse sensitivity effects that can arise from dwellings being located in close proximity to rural activities.

The building platform illustrated on the plan submitted by the applicant is located 30m off the site's boundary with Gladfield Road and 30m off the site's northern boundary shared with the property located at 34 Gladfield Road. Given the landscaping buffer that has already been established between these two properties, and separation between the proposed building platform and the existing dwelling on the adjoining property, a 30m setback is considered suitable in this instance. While the location of the platform means a future dwelling may be located 10m closer to the northern boundary than is anticipated under the permitted activity rules for the Rural zone, I am satisfied that a dwelling in this location would have less than minor reverse sensitivity effects, and overall will be generally compatible with development within the Rural zone in this location.

A condition is included below which specifies the minimum setback requirements for the proposed building platform. This also restricts the maximum height of the dwelling to 10m in accordance with the permitted activity standards for the Rural zone.

5 Transportation Matters

I have discussed the proposal with Council's Transportation Operations Department. It is agreed that relocation of residential activity from its current location, including the vehicle access, from Main South Road to Gladfield Road will result in an improvement in terms of safety in regards to site access. While the applicant's intentions for the future use of the existing access are not known, it is the preference of Council that the existing access be closed and reinstated to the satisfaction of the New Zealand Transport Agency. As such, an advice note is included below to this effect.

At the time of construction of any new dwelling on the proposed building platform, the consent holder will be required to construct a new vehicle access off Gladfield Road in accordance with the Dunedin City Council Vehicle Entrance Specification (available from Transportation Operations).

Overall, subject to the recommendations above, it is considered the proposal will have less than minor adverse impact on the safety and functionality of the transportation network.

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

It is possible that the existing dwelling was constructed pre 1900 and as such the proposed works may require an Archaeological Authority from the New Zealand Historic Places Trust. An advice note is included to this effect below.

CONSENT DECISION

That, pursuant to section 34A(1) and 104B and after having regard to Part II matters and section 104 and 104D of the Resource Management Act 1991, the Dunedin City Council **grants** consent to a **non-complying** activity to establish a residential building platform on an undersized rural site at 262 Main South Road, legally described as Lot 1 Deposited Plan 26395 (held within Computer Freehold Register 18B/846), subject to the conditions imposed under section 108 of the Act, as shown on the attached certificate.

REASONS

Effects

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

District Plan – Objectives and Policies

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

- **Objective 4.2.1 and Policy 4.3.1 (Sustainability Section)** that seek to promote enhancing and maintaining the amenity values of the Dunedin area.
- **Objective 6.2.1 and Policy 6.3.1 & 6.3.9 (Rural Section)** that seek to ensure the adverse effects on the amenity values and character of rural areas are avoided remedied or mitigated, and to ensure residential activities occur at a scale enabling self-sufficiency in water supply and on-site effluent disposal.
- **Objective 20.2.1 and Policy 20.3.1 (Transportation Section)** that seek to avoid, remedy or mitigate adverse effects on the environment arising from the use of the transportation network.

The proposal is also considered to be consistent with the anticipated environmental results of Section 6.8, for the reasons outlined under the heading 'Effects on the Environment' above.

Section 104D

Section 104D of the Resource Management Act 1991 specifies that resource consent for a non-complying activity must not be granted unless the proposal can meet at least one of two limbs. The limbs of section 104D require that the adverse effects on the environment will be no more than minor, or that the proposal will not be contrary to the objectives and policies of the district plan. It is considered that the proposal meets the first limb as any adverse effects arising from this proposed activity will be no more than minor. Therefore, the Council can exercise its discretion under section 104D to grant consent.

Other Matters

Section 104(1)(c) of the Resource Management Act 1991 requires the Council to have regard to any other matters considered relevant and reasonably necessary to determine the application. The matters of precedent and Plan integrity are considered relevant here. These issues have been addressed by the Environment Court (starting with *A K Russell v DCC (C92/2003))* and case law now directs the Council to consider whether approval of a non-complying activity will create an undesirable precedent. Where the Plan's integrity is at risk by virtue of such a precedent, the Council is required to apply the 'true exception test'. This is particularly relevant where the proposed activity is contrary to the objectives and policies of the District Plan.

In this case, the proposal is non-complying as the site is zoned Rural in the plan, and the applicant seeks to establish a building platform on an undersized Lot. It is considered that approval of the proposal will not undermine the integrity of the Plan as residential activity has already been established on this site and the proposal will not result in any increase in intensity of this activity. The existing residential use of the site, and its continuation, is

considered to produce only localised and less than minor effects, if any, and will not set an undesirable precedent.

Part 2 Matters

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

RIGHTS OF OBJECTION

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

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

Yours faithfully,

Hamish Osborne
PLANNER

Application Type: Land Use Consent

Application Number: LUC-2013-454

That, pursuant to section 34A(1) and 104B and after having regard to Part II matters and section 104 and 104D of the Resource Management Act 1991, the Dunedin City Council **grants** consent to a **non-complying** activity to establish a residential building platform on an undersized rural site at 262 Main South Road, legally described as Lot 1 Deposited Plan 26395 (held within Computer Freehold Register 18B/846), subject to the conditions imposed under section 108 of the Act.

Location of Activity: 262 Main South Road, East Taieri

Legal Description: Lot 1 Deposited Plan 26395 (held within Computer Freehold Register 18B/846

Lapse Date: 29 November 2018 unless the consent has been given effect to before this date.

Condition:

1. The proposed activity shall be undertaken in general accordance with the site plan, and the information provided with the resource consent application, received by the Council on 12 November 2013, except where modified by the following conditions of consent.

2. The building platform shall be in the general location indicated on the plan attached to this decision. This shall also be a minimum of 20m off the boundary with Gladfield Road and 30m off the site's northern boundary.

3. The maximum height of a dwelling located within the building platform shall be 10m.

4. Use of the existing dwelling shall cease when a code compliance certificate (CCC) has been issued for a new dwelling on the subject site. The existing dwelling shall then be removed from the site within six months of the issue of the CCC.

5. All landscaping indicated on the plan attached to this decision shall be implemented and maintained on the site indefinitely. For avoidance of doubt, this includes windbreaks and the orchard.

Advice Notes:

1 In addition to the conditions of a resource consent, the Resource Management Act establishes through sections 16 and 17 a duty for all persons to avoid unreasonable noise, and to avoid, remedy or mitigate any adverse effect created from an activity they undertake. A similar responsibility exists under the Health Act 1956.

2 The lapse period specified above may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991.

3 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.

4 This is a resource consent. Please contact the Council's Building Control Office, Development Services, about the building consent requirements for the work.

5 Resource consents are not personal property. This consent attaches to the land to which it relates, and consequently the ability to exercise this consent is not restricted to the party who applied and/or paid for the consent application.

6 It is the preference of Council that the existing access off Main South Road be closed and reinstated to the satisfaction of the New Zealand Transport Agency (NZTA). The consent holder is advised to contact NZTA to discuss their requirements.

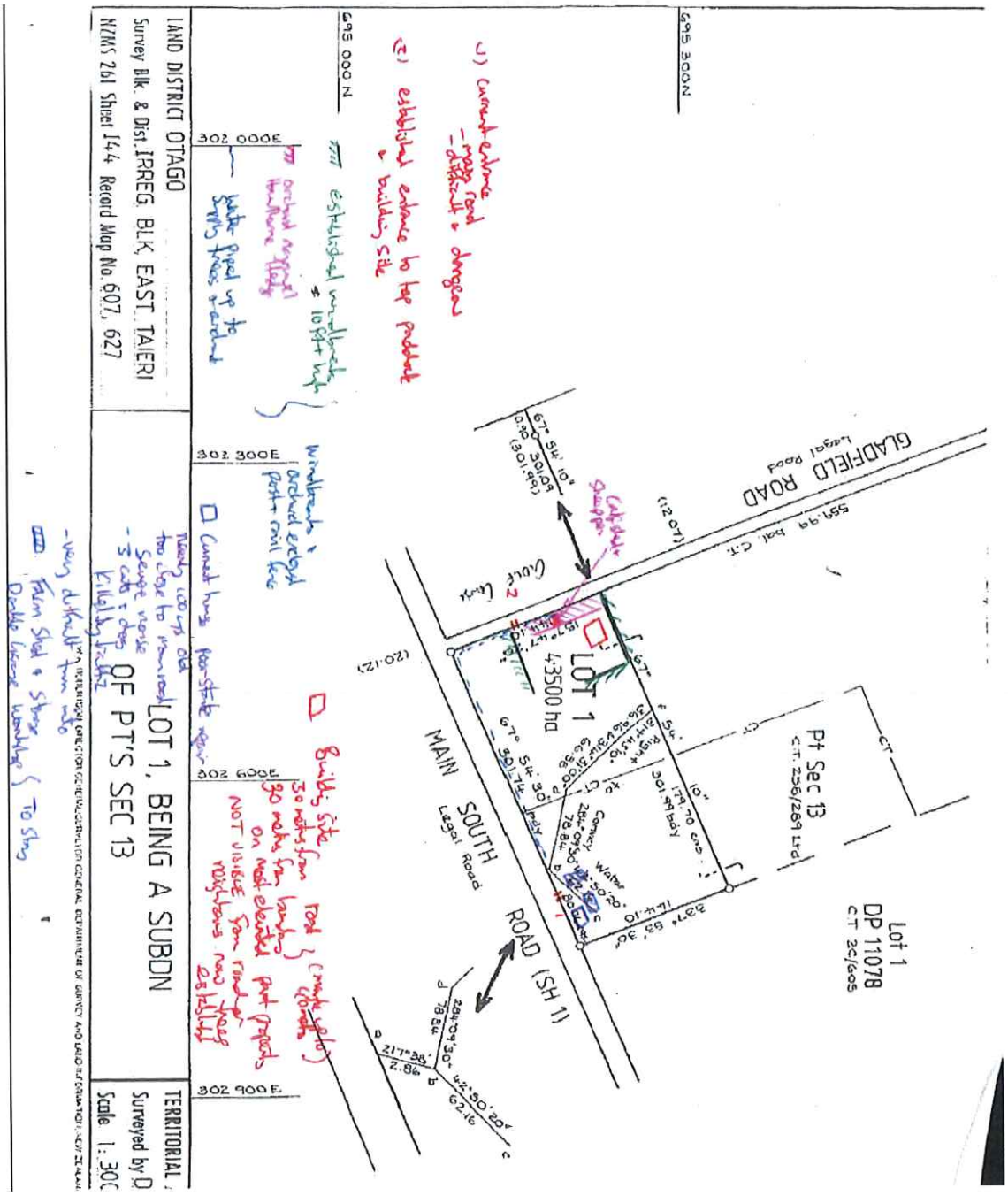
7 At the time of construction of any new dwelling on the proposed building platform, the consent holder will be required to construct a new vehicle access off Gladfield Road in accordance with the Dunedin City Council Vehicle Entrance Specification. The vehicle access shall be a minimum 3m formed width, hard surfaced from the edge of the carriageway of Gladfield Road to a distance not less than 5.0m inside the property boundary, and be adequately drained for its duration.

8 The existing dwelling on the site may have been constructed prior to 1900 and as such could be an archaeological site. Work affecting archaeological sites is subject to a consent process under the Historic Places Act 1993. If any activity associated with this proposal, such as demolition, earthworks, fencing or landscaping, may modify, damage or destroy any archaeological site(s), an authority (consent) from the New Zealand Historic Places Trust must be obtained for the work prior to commencement. It is an offence to damage or destroy a site for any purpose without an authority. The Historic Places Act 1993 contains penalties for unauthorised site damage. The applicant is advised to contact the New Zealand Historic Places Trust for further information.

Issued at Dunedin this 29 November 2013.

Hamish Osborne
PLANNER

Appendix 1 - Approved plan for LUC-2013-454
[Scanned image –Not to Scale]



30 November 2017

Dr Jane Gardner
262 Main South Road
East Taieri 9092

Dear Dr Gardner

SECTION 127 APPLICATION: **LUC-2013-454/A**
(BEING A VARIATION TO LUC-2013-454)
262 MAIN SOUTH ROAD
EAST TAIERI

Your application for a variation of Resource Consent LUC-2013-454, lodged pursuant to section 127 of the Resource Management Act, was processed on a non-notified basis in accordance with sections 95A to 95G of the Resource Management Act 1991. A Senior Planner, under delegated authority, considered the application on 30 November 2017.

I advise that the Council has **granted** the request for a variation to the consent. The report underpinning the decision is outlined below, and the decision certificate, which includes details of the consent conditions, is attached to this letter.

BACKGROUND TO APPLICATION

Resource consent was sought to establish a building platform, located in the northwestern corner of the subject site. The building platform was to be set back approximately 30m from the front boundary with Gladfield Road and approximately 30m from the northwestern common boundary with 34 Gladfield Road. It is understood that landscape planting has been established, surrounding the proposed building platform. This includes windbreaks along the northern boundary and to the immediate east and south of the proposed building platform. Further, a 3m-high, mature hawthorn hedge exists along the Gladfield Road and Main South Road boundaries. Also, an orchard is understood to separate the building platform from the Hawthorn hedge and Gladfield Road. The established vegetation effectively screens the building platform from surrounding properties, Gladfield Road and Main South Road.

It is also noted that the site contains an existing residential dwelling and ancillary farm buildings, located in the southeastern corner of the site, adjacent to Main South Road. It is understood that the applicant has previously indicated that the existing house will be demolished or decommissioned once the proposed dwelling is established. The existing farm buildings in this location would remain.

Further, a resource consent application was submitted to Council in September 2006 to establish a building platform on this site (RMA20060849). However, records indicate that this application was withdrawn prior to a decision being made.

DESCRIPTION OF APPLICATION

A variation to the original consent is now sought to alter the proposal. This involves a change to the proximity of the building platform to the front boundary with Gladfield Road and common boundary with 34 Gladfield Road. Specifically, the platform and proposed dwelling,

for which, plans have now been provided, will be approximately 20m from the former boundary and approximately 15m from the latter boundary.

The subject site is legally described as Lot 1 Deposited Plan 26395 (held within Computer Freehold Register 18B/846) and has an area of 4.3511 hectares.

REASONS FOR APPLICATION

Section 127 of the Resource Management Act 1991 states:

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

Pursuant to section 127(3)(a) of the Resource Management Act 1991, the application to vary Land Use Consent LUC-2013-454 is a **discretionary** activity.

Operative Dunedin City District Plan

The subject site is zoned **Rural** in the Dunedin City District Plan. The site is identified on the Council's Hazards Register as being subject to an inactive flood hazard relating to sediment deposition by an alluvial fan.

Proposed Second Generation Dunedin City District Plan ("Proposed 2GP")

Dunedin currently has two district plans: the Operative Dunedin City District Plan (the Operative Plan), and the Proposed Second Generation Dunedin City District Plan (the Proposed Plan). Until the Proposed Plan is made fully operative, both district plans need to be considered in assessing an activity.

The site is located in the **Rural – Taieri Plans** zone. The site is identified as being subject to a Hazard 3 – Flood hazard, however, this does not pertain to the location of the proposed dwelling. Further, the site contains an Otago Regional Council scheduled drain, proposed to be designated D218.

The Proposed 2GP was notified on 26 September 2015. Section 88A of the Resource Management Act determines that the activity status of the application (detailed in Section 127(3)(a) above) remains unaltered.

At the time of issuing this decision, none of the relevant provisions of the Proposed 2GP had become operative. Therefore, the proposal has been assessed below in relation to the current operative District Plan and associated compliance issues identified in the original consent decision.

PLANNING ASSESSMENT

Affected Persons

Section 127(4)(b) of the Resource Management Act 1991 means that the Council can only consider the adverse effects of the variation itself, being those effects over and above the effects of the existing resource consent, when determining affected parties. The original consent was granted on the basis of no affected parties, as any adverse effects will be less than minor. In this instance, because the platform (and dwelling) is to be moved 15m closer to the common boundary with 34 Gladfield Road, it was deemed that this would constitute a minor effect of the owners and occupiers of that site. Accordingly, WG Nichol and Downie Stewart Trustee Limited provided their written approval on 4 November 2017.

Section 127(4)(a) of the Resource Management Act 1991 also directs the Council to consider whether any submitters on the original application could be adversely affected by the variation. The original application was processed on a non-notified basis, and accordingly there are no submitters who could be adversely affected by the variation.

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 6.7 of the District Plan considered relevant to the proposed activity, and is carried out on the basis that the environment is characterised as an undersized rural site which features an existing residential dwelling, ancillary buildings, and established vegetation in the form of windbreaks, tall boundary hedges and other mature plantings.

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

Operative Dunedin City District Plan

1. Amenity Values and Character and Bulk and Location (6.7.3 and 6.7.9)

   As discussed above, the proposed building platform and associated dwelling are to be 20m and 15m from the front and northwestern common boundaries, respectively. As noted, written approval has been obtained from the owners and occupiers of the property at 34 Gladfield Road, which shares the northwestern common boundary. Consequently, no adverse effects on this party can be considered. In respect of the northeastern common boundary of the site, the building platform will be approximately 240m away. As a result, the proposed changes will not be readily discernible when viewed from this property, such that any adverse effects on the adjoining owner will be less than minor.

   In terms of any adverse effects on amenity values and rural character experienced from either Gladfield or Main South Roads, these will not be significant. This is due to the existing vegetation located along each front boundary, which will provide extensive screening of the proposed dwelling, indicated in the original report. Where views are available into the site, internal landscape planting will afford additional mitigation.

   On this basis, it is expected that the amenity values and rural character of the immediate area, as a result of the bulk and location of the proposed dwelling, will, at the least, be maintained, particularly once the existing dwelling is demolished.

   The condition pertaining to the minimum setback requirements for the proposed building platform has been altered according.

Proposed 2GP

In this instance, there are no applicable assessment rules.

NOTIFICATION ASSESSMENT

A separate assessment of the application has been carried out in accordance with Sections 95A and 95B of the Resource Management Act 1991. It has been determined that public notification and limited notification is not required, and hence the application can be processed on a non-notified basis. That is primarily because:

- The application as a whole is for a residential activity which, by default, is precluded from public notification.
- No special circumstances exist in relation to the application that warrant the application being publicly notified.
- Written approval has been obtained from all persons on whom the activity's adverse effects will be minor or more than minor (but not less than minor).
- No special circumstances exist in relation to the application that warrant the application being limited notified to any other persons.

CONSENT DECISION

Pursuant to sections 34(A) and 127(1) of the Resource Management Act 1991 and after having regard to section 104 of the Act, the Dunedin City Council ***grants*** *consent to the discretionary activity of varying Resource Consent LUC-2013-454, and accordingly the consent is amended as shown in the attached certificate.*

LAPSING OF CONSENT

This consent shall lapse on 28 November 2018, being 5 years from the date of the original decision, LUC-2013-454, unless the consent has been given effect to during this time. This period may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991.

REASONS

It is considered appropriate to vary Resource Consent LUC-2013-454 for the following reasons:

- The variation will not result in a fundamentally different activity or one having materially different adverse effects.

- Any adverse effects of the variation on the environment are acceptable as assessed above.

- The variation raises no new issues in terms of the objectives and policies of the Dunedin City District Plan.

- The variation has been assessed as being consistent with the objectives and policies of the Proposed 2GP, including:

  - **Objective 16.2.1 and Policy 16.2.1.7 (Rural Zones),** which seek to ensure that rural zones are reserved for productive rural activities and the protection and enhancement of the natural environment, along with certain activities that support the well-being of rural communities where these activities are most appropriately located in a rural rather than an urban environment. Residential activity in rural zones is limited to that which directly supports farming or which is associated with papakāika.

  - **Objective 16.2.3 and Policy 16.2.3.2 (Rural Zones),** which seek to ensure that rural character values and amenity of the rural zones are maintained or enhanced, elements of which include: a. a predominance of natural features over human made features; b. a high ratio of open space, low levels of artificial light, and a low density of buildings and structures; c. buildings that are rural in nature, scale and design, such as barns and sheds; d. a low density of residential activity, which is associated with rural activities; e. a high proportion of land containing farmed animals, pasture, crops, and forestry; f. significant areas of indigenous vegetation and habitats for indigenous fauna; and g. other elements as described in the character descriptions of each rural zone located in Appendix A7.

- There is no invalidity, incomplete coverage or uncertainty within either the operative Dunedin City District Plan or the Proposed 2GP. As a result, there is no need for an assessment in terms of Part 2 of the Resource Management Act 1991

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:

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

RIGHTS OF APPEAL

Pursuant to Section 120(1A) of the Resource Management Act 1991, no right of appeal to the Environment Court against the whole or any part of this decision exists for the following:

(a) A boundary activity, unless the boundary activity is a non-complying activity;
(b) A subdivision, unless the subdivision is a non-complying activity;
(c) A residential activity, unless the residential activity is a non-complying activity.

(Refer Section 87AAB of the Act for definition of "boundary activity", and refer to Section 95A(6) for definition of "residential activity".)

For all other applications, in accordance with Section 120 of the Resource Management Act 1991, you may appeal to the Environment Court against the whole or any part of this decision within 15 working days of the notice of this decision being received.

The address of the Environment Court is:

The Registrar
Environment Court
PO Box 2069
Christchurch Mail Centre
Christchurch 8013

Any appeal must be served on the Dunedin City Council.

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

Yours faithfully

Jeremy Grey
PLANNER

Consent Type: Section 127 Variation of Land Use Consent

Consent Number: LUC-2013-454/A (being a variation of LUC-2013-454)

Pursuant to sections 34(A) and 127(1) of the Resource Management Act 1991 and after having regard to section 104 of the Act, the Dunedin City Council ***grants*** *consent to the* ***discretionary*** *activity of varying Resource Consent LUC-2016-454, and accordingly the consent is amended as shown in the attached certificate. [The alterations made by this decision are shown as underlining and strikethrough.]*

The amended Consent Decision now reads:

That, pursuant to section 34A(1) and 104B and after having regard to Part II matters and section 104 and 104D of the Resource Management Act 1991, the Dunedin City Council **grants** consent to a **non-complying** activity to establish a residential building platform on an undersized rural site at 262 Main South Road, legally described as Lot 1 Deposited Plan 26395 (held within Computer Freehold Register 18B/846), subject to the conditions imposed under section 108 of the Act.

Location of Activity: 262 Main South Road, East Taieri.

Legal Description: Lot 1 Deposited Plan 26395 (held within Computer Freehold Register 18B/846).

Lapse Date: 29 November 2018 unless the consent has been given effect to before this date.

Conditions:

1. The proposed activity shall be undertaken in general accordance with the ~~site plan, and the~~ information provided with the resource consent application, received by the Council on 12 November 2013~~, except where modified by the following conditions of consent.~~, *and the site plan, elevations and relevant information submitted with Resource Consent Application LUC-2016-454/A, received by the Council on 30 October 2017, except where modified by the following conditions.*

2. ~~The building platform shall be in the general location indicated on the plan attached to this decision. This shall also be a minimum of 20m off the boundary with Gladfield Road and 30m off the site's northern boundary.~~The proposed building platform and dwelling shall be no closer 20m from the front boundary with Gladfield Road and no closer than 15m from the common boundary with the site at 34 Gladfield Road.

3. The maximum height of a dwelling located within the building platform shall be 10m.

4. Use of the existing dwelling shall cease when a code compliance certificate (CCC) has been issued for a new dwelling on the subject site. The existing dwelling shall then be removed from the site within six months of the issue of the CCC.

5. All landscaping indicated on the plan attached to this decision shall be implemented and maintained on the site indefinitely. For avoidance of doubt, this includes windbreaks and the orchard.

Advice Notes:

1. In addition to the conditions of a resource consent, the Resource Management Act establishes through sections 16 and 17 a duty for all persons to avoid unreasonable noise, and to avoid,

remedy or mitigate any adverse effect created from an activity they undertake. A similar responsibility exists under the Health Act 1956.

2. The lapse period specified above may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991.

3. 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.

4. This is a resource consent. Please contact the Council's Building Control Office, Development Services, about the building consent requirements for the work.

5. Resource consents are not personal property. This consent attaches to the land to which it relates, and consequently the ability to exercise this consent is not restricted to the party who applied and/or paid for the consent application.

6. It is the preference of Council that the existing access off Main South Road be closed and reinstated to the satisfaction of the New Zealand Transport Agency (NZTA). The consent holder is advised to contact NZTA to discuss their requirements.

7. At the time of construction of any new dwelling on the proposed building platform, the consent holder will be required to construct a new vehicle access off Gladfield Road in accordance with the Dunedin City Council Vehicle Entrance Specification. The vehicle access shall be a minimum 3m formed width, hard surfaced from the edge of the carriageway of Gladfield Road to a distance not less than 5.0m inside the property boundary, and be adequately drained for its duration.

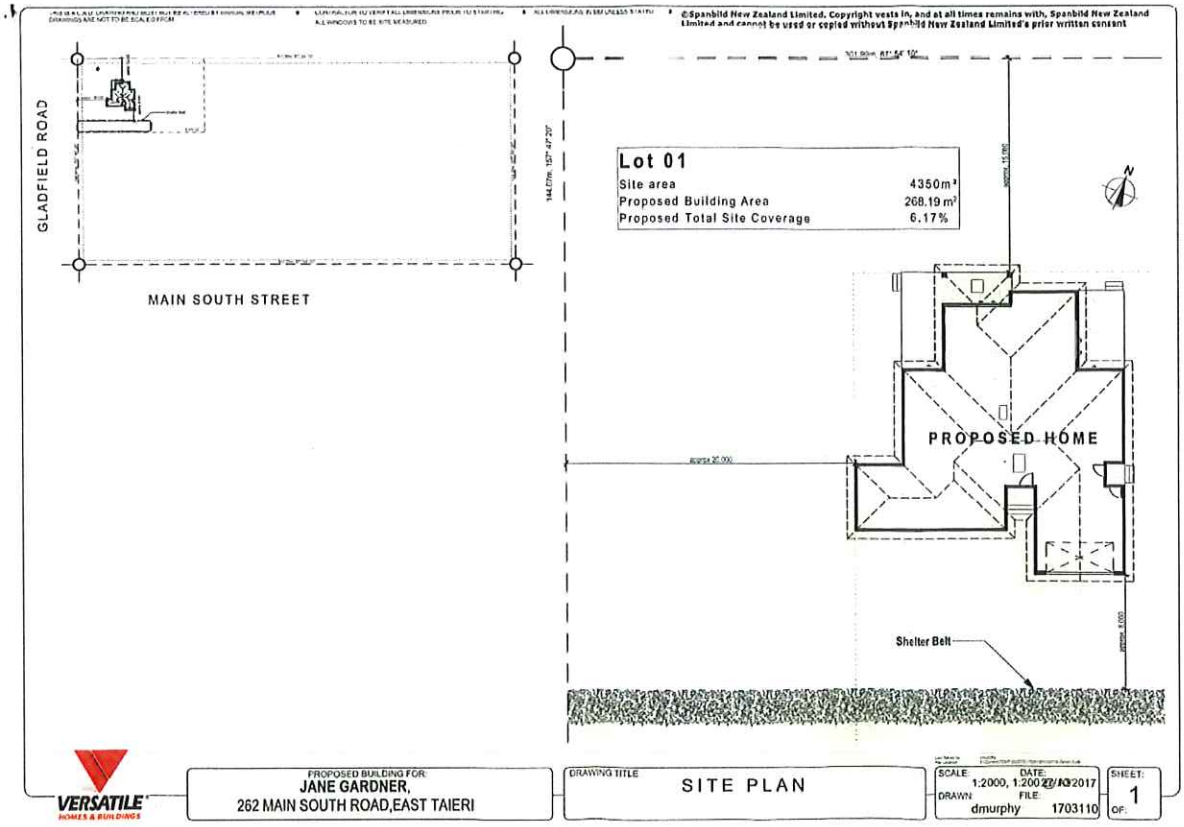
8. The existing dwelling on the site may have been constructed prior to 1900 and as such could be an archaeological site. Work affecting archaeological sites is subject to a consent process under the Historic Places Act 1993. If any activity associated with this proposal, such as demolition, earthworks, fencing or landscaping, may modify, damage or destroy any archaeological site(s), an authority (consent) from the New Zealand Historic Places Trust must be obtained for the work prior to commencement. It is an offence to damage or destroy a site for any purpose without an authority. The Historic Places Act 1993 contains penalties for unauthorised site damage. The applicant is advised to contact the New Zealand Historic Places Trust for further information.

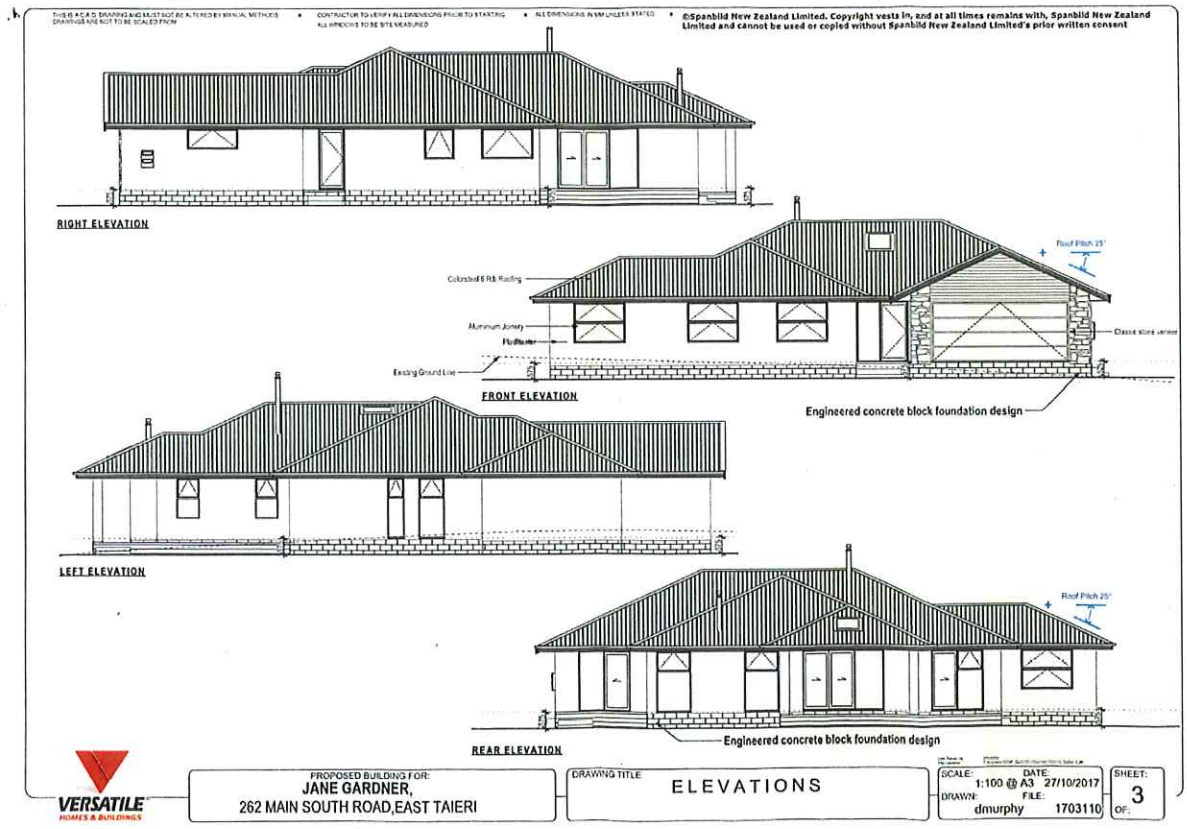
~~Issued at Dunedin this 29 November 2013.~~

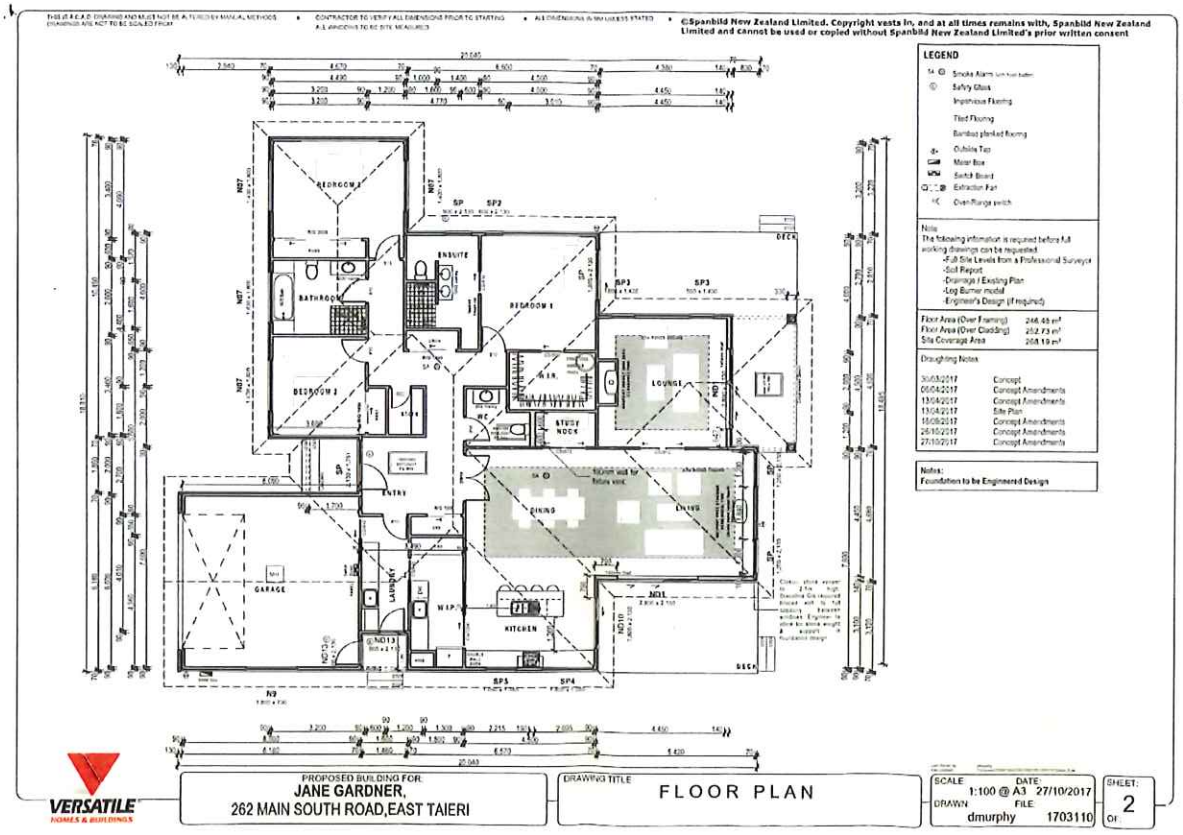
Reissued at Dunedin this 30th day of November 2017, pursuant to Section 127(1) of the Resource Management Act 1991

Jeremy Grey
PLANNER

Appendix 1 - Approved plans for LUC-2013-454/A
[Scanned image –Not to Scale]






THIS IS A C.A.D. DRAWING AND MUST NOT BE ALTERED BY MANUAL METHODS
DRAWINGS ARE NOT TO BE SCALED FROM
CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO STARTING
ALL WINDOWS TO BE SITE MEASURED
ALL DIMENSIONS IN MILLIMETRES STATED
©Spanbild New Zealand Limited. Copyright vests in, and at all times remains with, Spanbild New Zealand Limited and cannot be used or copied without Spanbild New Zealand Limited's prior written consent
LEGEND
Smoke Alarm
Safety Glass
Impervious Flooring
Tiled Flooring
Bamboo planked flooring
Outside Tap
Meter Box
Switch Board
Extraction Fan
Oven Range switch
Note
The following information is required before full working drawings can be requested
-Full Site Levels from a Professional Surveyor
-Soil Report
-Drainage / Existing Plan
-Log Burner model
-Engineer's Design (if required)
Floor Area (Over Framing) 246.48 m²
Floor Area (Over Cladding) 252.73 m²
Site Coverage Area 268.19 m²
Draughting Notes
30/03/2017 Concept
05/04/2017 Concept Amendments
13/04/2017 Concept Amendments
13/04/2017 Site Plan
18/08/2017 Concept Amendments
26/10/2017 Concept Amendments
27/10/2017 Concept Amendments
Notes:
Foundations to be Engineered Design
BEDROOM 4
BEDROOM 3
BEDROOM 2
BEDROOM 1
ENSUITE
BATHROOM
W.I.R.
STUDY NOOK
LOUNGE
DINING
LIVING
ENTRY
GARAGE
LAUNDRY
W.I.P.
KITCHEN
DECK
VERSATILE
HOMES & BUILDINGS
PROPOSED BUILDING FOR:
JANE GARDNER,
262 MAIN SOUTH ROAD,EAST TAIERI
DRAWING TITLE
FLOOR PLAN
SCALE 1:100 @ A3
DATE: 27/10/2017
DRAWN dmurphy
FILE 1703110
SHEET: 2
OF

DUNEDIN CITY COUNCIL
Kaunihera-a-rohe o Otepoti

50 The Octagon, PO Box 5045, Moray Place
Dunedin 9058, New Zealand
Telephone: 03 477 4000, Fax: 03 474 3523
Email: planning@dcc.govt.nz
www.dunedin.govt.nz

3 December 2018

J G Gardner
262 Main South Road
RD2
Mosgiel 9092

Via email: [redacted]

Dear Jane

SECTION 125 APPLICATION: **LUC-2013-454/B (EXTENSION OF LAPSE PERIOD OF LUC-2013-454) 262 MAIN SOUTH ROAD, EAST TAIERI DUNEDIN**

Your application extend the lapse period of a resource consent, lodged pursuant to section 125 of the Resource Management Act 1991, considered by a Senior Planner, under delegated authority, on 3 December 2018.

The Council has granted consent to the extension of the lapse period of the resource consent. The assessment of the application, including the reasons for the decision, is set out in the report attached to this letter. The consent certificate showing the revised lapse date is attached to the rear of this letter.

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

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

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

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

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

Yours faithfully

Melissa Shipman
Planner

REPORT TO SENIOR PLANNER

3 December 2018

APPLICATION LUC-2013-454/B TO EXTEND LAPSE PERIOD OF LUC-2013-454: 262 MAIN SOUTH ROAD, EAST TAIERI, DUNEDIN

Department: Resource Consents

DESCRIPTION

Resource consent was granted on 28 November 2018 to establish a building platform on an undersized allotment located in the north western corner of the subject site. The building platform was setback approximately 30m from the front boundary with Gladfield Road and approximately 30m from the north western common boundary with 34 Gladfield Road. Landscape planting was established around the building platform. The established vegetation within the site effectively screens the building platform from surrounding properties, Gladfield Road and Main South Road. An existing house on site will be demolished or decommissioned once the approved dwelling is established.

A variation was granted on 30 November 2018 (LUC-2013-454/A) to change the proximity of the building platform to the front boundary with Gladfield Road and the common boundary with 34 Gladfield Road.

The applicant seeks a further five years within which to connect power to the property and to construct their dwelling on the approved site. They require a further five years as their circumstances require them to work overseas part of the year.

The site is is legally described as Lot 1 Deposited Plan 26395 (held within Computer Freehold Register 18B/846) and has an area of 4.3511 hectares.

REASONS FOR APPLICATION

Section 125 of the Resource Management Act 1991 states that a resource consent lapses on the date specified in the consent, or where no date is specified, five years from the date of commencement unless:

a) It has been given effect to; or
b) An application for an extension has been made before the consent lapses.

The subject resource consent was issued with a five year lapse period ending on 29 November 2018. The letter requesting an extension of time was received by the Council on 7 November 2018, prior to the lapsing of the consent. The Council can therefore consider the application.

Section 125(1)(b) allows for an extension of the duration of a consent provided that:

(b) An application is made to the consent authority to extend the period after which the consent lapses, and the consent authority decides to grant an extension after taking into account –
(i) whether substantial progress or effort has been, and continues to be, made towards giving effect to the consent; and
(ii) whether the applicant has obtained approval from persons who may be adversely affected by the granting of an extension; and
(iii) the effect of the extension on the policies and objectives of any plan or proposed plan.

REPORT TO SENIOR PLANNER

3 December 2018

PLANNING ASSESSMENT

Substantial Progress or Effort

The application states that since consent was issued on 28 November 2013 (LUC-2013-454), the following progress has been made towards giving effect to the consent:

- Shelterbelts have been established and are matured sufficient to screen the site from adjoining properties.
- The driveway has been part formed.
- Architectural drawings have been completed with Versatile Homes Dunedin.
- A variation to the original consent has been approved to allow a shift in the building platform location.

Still to be progressed is the establishment of power to the site and construction of the approved dwelling. The existing dwelling remains on the property and has not been demolished which is a requirement of the original consent and the varied consent. The timeframe set out in condition 4 of LUC-2013-454/A requires the dwelling to be demolished upon obtaining a Certificate of Compliance for the new dwelling. The applicant resides in the existing dwelling therefore its demolition cannot be progressed until the new dwelling is constructed.

The solidification of the plans for the dwelling and the cementing of the dwelling location in applying for a variation in 2013 demonstrate a commitment and work towards establishing a dwelling on the site. The establishment of planting across the site is demonstrable of physical effort occurring concurrently with the non-physical dwelling design work.

It is considered that the work detailed above is evidence that adequate progress has been made to meet the provision of section 125(1)(b)(i).

Affected Persons

The original application was processed on a non-notified basis. No parties were considered to be affected by the proposal. However, at the time of processing the variation, the adjoining property owner at 34 Gladfield Road was deemed to be an adversely affected party and their written approval was obtained.

Section 125(1)(b)(ii) allows only the consideration of the effects of allowing additional time to give effect to the activity when determining who could be adversely affected by an extension of consent period. The granting of an extension should not create any additional effect on any party beyond what is reasonably expected as a result of the original consent. Consequently, no persons will be adversely affected by the granting of the extension.

The environment has not changed since written approval was first obtained, and the party most affected by the changed building platform position at 34 Gladfield Road has more recently provided their written approval (2013). The policy context has changed and this is outlined in more detail below.

The provisions of section 125(1)(b)(ii) are therefore satisfied.

Objectives and Policies

Dunedin currently has two district plans: the Operative Dunedin City District Plan 2006 (the "Operative District Plan", and the Proposed Second Generation Dunedin City District Plan (the "Proposed 2GP"). Section 125(1)(b)(iii) requires the Council to consider the extension in terms of the objectives and policies of "any plan".

Operative District Plan

The objectives and policies of the Operative District Plan have not changed since the original decision. Therefore, the extension of time for the activity is accepted as being consistent with the objectives and policies of that plan. Allowing this extension of consent period will not introduce any inconsistencies in terms of those objectives and policies.

Proposed 2GP

The objectives and policies of the Proposed 2GP must be considered alongside the objectives and policies of the Operative District Plan. The proposed extension of consent period is considered to be consistent with the following Proposed 2GP objectives and policies:

- **Objective 6.2.3 and Policies 6.2.3.3, 6.2.3.4 and 6.2.3.9 (Transportation Section),** which seek to ensure that land use, development and subdivision activities maintain the safety and efficiency of the transport network for all travel methods
- **Objective 16.2.1 and Policy 16.2.1.10 (Rural Zones Section)** which seek to ensure that rural zones are reserved for productive rural activities and the protection and enhancement of the natural environment, along with certain activities that support the well-being of rural communities where these activities are most appropriately located in a rural rather than an urban environment. Residential activity in rural zones is limited to that which directly supports farming or which is associated with papakāika.
- **Objective 16.2.3 and Policy 16.2.3.2 (Rural Zones Section)** which seek to ensure that the rural character values and amenity of the rural zones are maintained or enhanced.
- **Objective 16.2.4 and Policy 16.2.4.3 (Rural Zones Section)** which seek to ensure that the productivity of rural activities in the rural zones is maintained or enhanced.

Minimum site size in the Rural Taieri Plain Zone has become more restrictive under the Proposed 2GP: increasing from 15 hectares to 25 hectares albeit remaining a non-complying activity (as opposed to prohibited). While an exemption is provided for certain rural zones allowing a single residential activity on any site that existed before 26 September 2015 that is 15 ha or larger, providing the residential activity is established prior to 7 November 2023, no such provision is provided for new dwellings in the subject zone.

However, an existing dwelling remains established on the site (since the 1900s) therefore, the renewal of this consent, will not modify a situation which has existed for some time. A condition of the existing consent ensures that the 'second' dwelling is removed at the time of the new dwelling being completed/occupied.

As the direction is for a considerably lower density of development than what has previously been allowed in this particular zone it cannot be consistent with it, although the proposal is still only inconsistent. Notwithstanding this, more weight can be applied to the current Operative Plan since the proposed 2GP had legal effect on the 7 November 2018 and the appeal period has not concluded.

The proposal was assessed as being consistent with the current Plan under the original 2013 consent and the varied consent both processed in 2013.

CONCLUSION

In light of the above assessment, it is considered that the application meets all three requirements of section 125(1)(b) of the Resource Management Act 1991 and the application to extend the consent period can be approved.

REPORT TO SENIOR PLANNER

3 December 2018

RECOMMENDATION

After having regard to the above planning assessment, I recommend that:

1. The Council grant the extension of the lapse period to the resource consent under delegated authority, in accordance with section 125 of the Resource Management Act 1991.

Melissa Shipman
Planner

Date: 3 December 2018

DECISION

I have read the assessment in this report. I agree with the recommendation above.

Under delegated authority on behalf of the Dunedin City Council, I accordingly approve the extension of the lapse period of the resource consent:

Pursuant to sections 34A(1) and 125 of the Resource Management Act 1991, the Dunedin City Council ***grants*** *the extension to the lapse period for resource consent* LUC-2013-454, *for a further five years, and the consent will now lapse on 29 November 2023.*

Campbell Thomson
Senior Planner

Date: 3 December 2018

DUNEDIN CITY COUNCIL
Kaunihera-a-rohe o Otepoti

50 The Octagon, PO Box 5045, Moray Place
Dunedin 9058, New Zealand
Telephone: 03 477 4000, Fax: 03 474 3523
Email: planning@dcc.govt.nz
www.dunedin.govt.nz

Consent Type: Land Use Consent

Consent Number: LUC-2013-454, as varied by LUC-2013-454/B

Purpose:	Establish a residential building platform on an undersized rural site.
Location of Activity:	262 Main South Road, East Taieri
Legal Description:	Lot 1 Deposited Plan 26395 (held within Computer Freehold Register 18B/846
Lapse Date:	29 November 2023, unless the consent has been given effect to before this date.

Conditions:

1. The proposed activity shall be undertaken in general accordance with the information provided with the resource consent application, received by the Council on 12 November 2013_and the site plan, elevations and relevant information submitted with Resource Consent Application LUC-2016-454/A, received by the Council on 30 October 2017 and on 7 November 2018 (for the extension of time application), except where modified by the following conditions.

2. The proposed building platform and dwelling shall be no closer 20m from the front boundary with Gladfield Road and no closer than 15m from the common boundary with the site at 34 Gladfield Road.

3. The maximum height of a dwelling located within the building platform shall be 10m.

4. Use of the existing dwelling shall cease when a code compliance certificate (CCC) has been issued for a new dwelling on the subject site. The existing dwelling shall then be removed from the site within six months of the issue of the CCC.

5. All landscaping indicated on the plan attached to this decision shall be implemented and maintained on the site indefinitely. For avoidance of doubt, this includes windbreaks and the orchard.

Advice Notes:

1. In addition to the conditions of a resource consent, the Resource Management Act establishes through sections 16 and 17 a duty for all persons to avoid unreasonable noise, and to avoid, remedy or mitigate any adverse effect created from an activity they undertake. A similar responsibility exists under the Health Act 1956.

2. The lapse period specified above may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991.

3. 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.

4. This is a resource consent. Please contact the Council's Building Control Office, Development Services, about the building consent requirements for the work.

5. Resource consents are not personal property. This consent attaches to the land to which it relates, and consequently the ability to exercise this consent is not restricted to the party who applied and/or paid for the consent application.

6. It is the preference of Council that the existing access off Main South Road be closed and reinstated to the satisfaction of the New Zealand Transport Agency (NZTA). The consent holder is advised to contact NZTA to discuss their requirements.

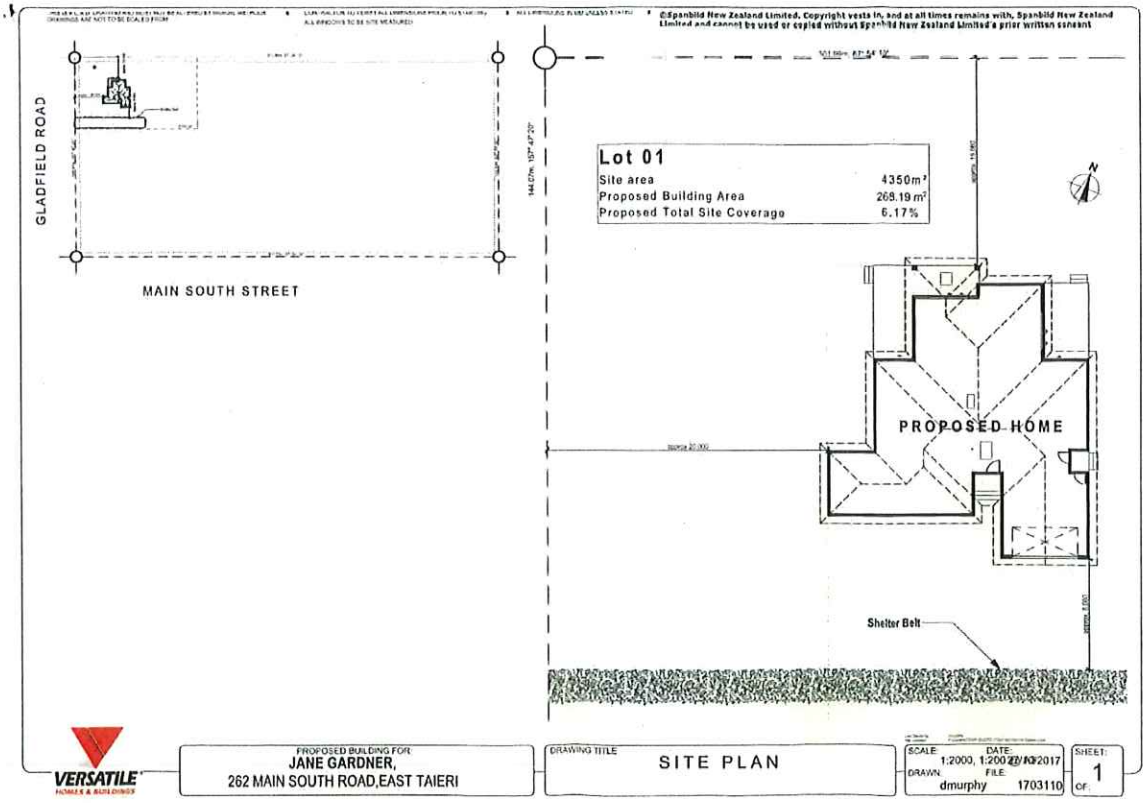
7. At the time of construction of any new dwelling on the proposed building platform, the consent holder will be required to construct a new vehicle access off Gladfield Road in accordance with the Dunedin City Council Vehicle Entrance Specification. The vehicle access shall be a minimum 3m formed width, hard surfaced from the edge of the carriageway of Gladfield Road to a distance not less than 5.0m inside the property boundary, and be adequately drained for its duration.

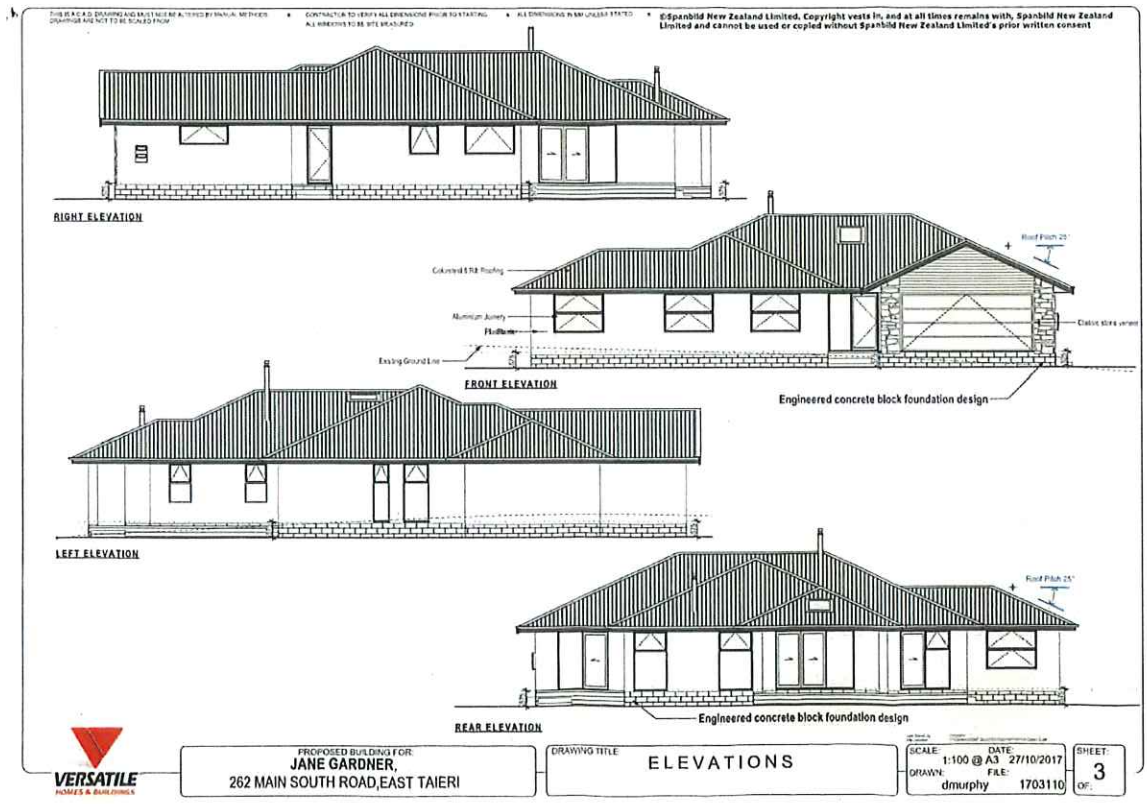
8. The existing dwelling on the site may have been constructed prior to 1900 and as such could be an archaeological site. Work affecting archaeological sites is subject to a consent process under the Historic Places Act 1993. If any activity associated with this proposal, such as demolition, earthworks, fencing or landscaping, may modify, damage or destroy any archaeological site(s), an authority (consent) from the New Zealand Historic Places Trust must be obtained for the work prior to commencement. It is an offence to damage or destroy a site for any purpose without an authority. The Historic Places Act 1993 contains penalties for unauthorised site damage. The applicant is advised to contact the New Zealand Historic Places Trust for further information.

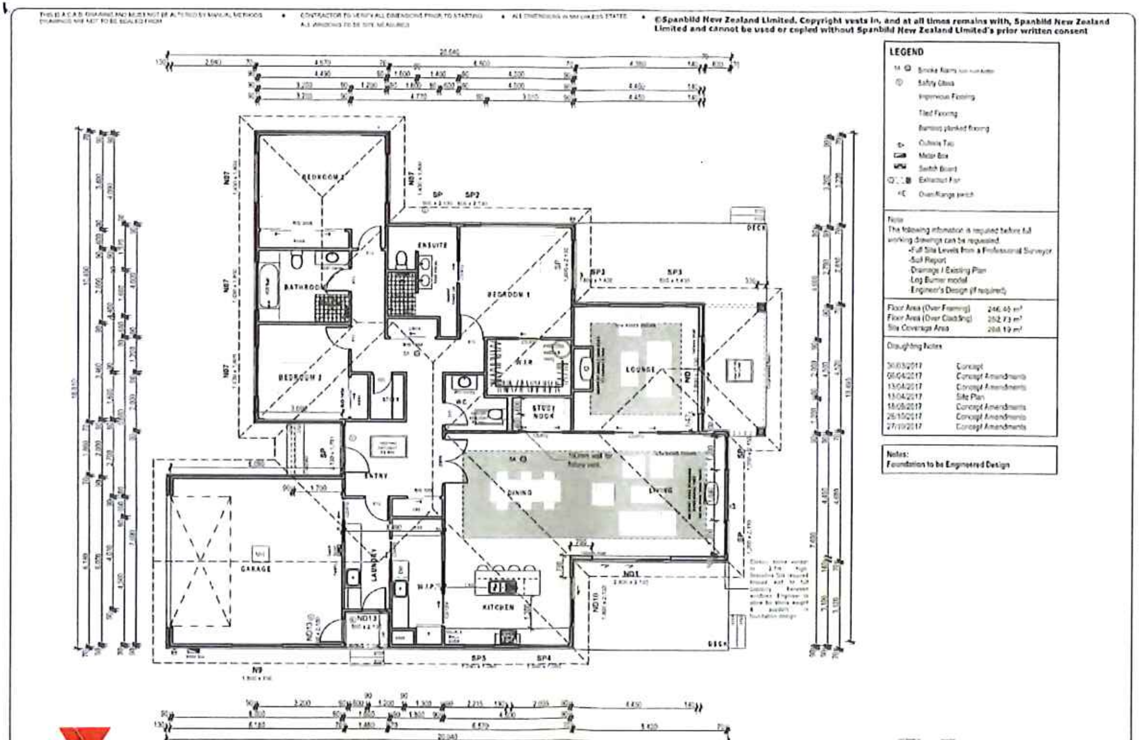
~~Issued at Dunedin this 29 November 2013.~~
~~Reissued at Dunedin this 30th day of November 2017, pursuant to Section 127(1) of the Resource Management Act 1991~~
Reissued at Dunedin on 3 December 2018 with the lapse period extended pursuant to section 125 of the Resource Management Act 1991

Melissa Shipman
Planner

Appendix One: Approved Plans for LUC-2013-454/B (scanned images), not to scale)







VERSATILE HOMES & BUILDINGS

PROPOSED BUILDING FOR:
JANE GARDNER,
262 MAIN SOUTH ROAD, EAST TAIERI

DRAWING TITLE
FLOOR PLAN

SCALE 1:100 @ A3 DATE 27/10/2017
DRAWN dmurphy FILE 1703110
SHEET: 2 OF:

DUNEDIN CITY COUNCIL
CONSENT NOTICE PURSUANT TO SECTION 221 RESOURCE MANAGEMENT ACT 1991

IN THE MATTER of Lot1Deposited Plan 26395 being a subdivision of Parts Section 13 Irregular Block East Taieri.

AND

IN THE MATTER of subdivision consent pursuant to Sections 105, 220, and 221 Resource Management Act 1991

Pursuant to Section 221 of the Resource Management Act 1991 the Dunedin City Council by resolution passed under delegated authority on the 19th day of December 1996, imposed the following condition on the subdivision consent:

Transit New Zealand has approved the construction of a new crossing to the existing dwelling situated on the within lot but it will not approve any additional access points for Lot 1 onto State Highway 1. Access to the within lot from State Highway 1 shall therefore be limited to the said new crossing.

Dated at Dunedin this 16th day of September 1997

Chief Executive Officer

P:\GS\OTHER\RESMANCN.DOC

10.55 13.NOV97 939493.1

PARTICULARS ENTERED IN REGISTER
LAND REGISTRY OTAGO
ASST. LAND REGISTRAR

DUNEDIN CITY COUNCIL | kaunihera a-rohe o Ōtepoti

9 January 2020

[redacted]

Dear [redacted]

APPROVAL FOR UPGRADE OF VEHICLE ENTRANCE – 262 MAIN SOUTH ROAD, EAST TAIERI (GLADFIELD ROAD FRONTAGE)

In response to your Building Consent application ABA-2019-2575, I wish to advise that the upgrade of the existing vehicle entrance to the above property is required.

Vehicle entrances and reinstatement of footpaths must be carried out by a DCC approved Contractor. Attached is the Council's list of approved contractors for this work. A quotation for the construction of your entrance can be obtained from any contractor on this list.

Any work on road reserve including the construction of a vehicle entrance requires a Corridor Access Request, through www.beforeudig.co.nz

Construction Requirements

1) The existing 'farm access' on the Gladfield Road frontage shall be upgraded to an asphaltic dish crossing with a width not exceeding six (6) metres.
2) The berm area shall be excavated and reconstructed in accordance with the Specification for the Construction of Vehicle Entrances.
3) The on street drive shall be a normal type crossing with an asphalt surface from the edge of the existing formed carriageway to the property boundary.
    a) It is advised that the drive within the property be sealed or hard surfaced for at least the first metre to minimise the potential for damage to the road corridor. It is important to note that the property owner may be liable for any damage to the road corridor resulting from an unformed drive.
4) The finished levels of the drive at the boundary shall be greater than or equal to the existing level at the crown of the road.
5) Stormwater runoff from the drive shall be captured at the boundary and managed in a way where it does not cause a nuisance to neighbouring properties, including the road corridor.
6) The work shall be carried out in accordance with the Council's Specifications for the Construction of Vehicle Entrances.

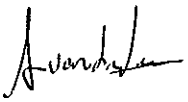
This approval is valid for one year from the above date or 3 months after Code of Compliance signoff, whichever of the two is longer.

Please contact the undersigned on 477 4000 for any clarifications regarding this letter.

Approval must be obtained from a DCC Transport Asset Supervisor, prior to any deviations from these construction requirements. Approved deviations will then be recorded on the property file.

Please note: This outlines DCC Transport requirements only. It is subject to the District Plan, Building Code and any other consent conditions. Please contact City Planning's Public Enquiries Counter and Dunedin City Council Development Services or telephone 477 4000 if you wish to discuss these aspects.

Yours faithfully



Aaron van der Veen
Network Asset Supervisor
Transport

Encl. Councils list of approved contractors for vehicle entrance construction.

Cc:

[redacted]

[redacted]

APPENDIX 2:
HERITAGE ADVISORS' ASSESSMENT

DUNEDIN CITY COUNCIL | kaunihera a-rohe o Ōtepoti

Memorandum

TO:	Nicola Petrie
FROM:	Mark Mawdsley, Heritage Advisor
DATE:	17 April 2023
SUBJECT:	**LUC-2013-424/C - 262 MAIN SOUTH ROAD, EAST TAIERI**

Dear Nicola,

Please find my heritage comments for application LUC-2013-424/C to support your s42a report regarding the retention of the cottage at 262 Main South Road.

The Proposal

1. The property owner has requested to delete a condition from LUC-2013-454 requiring the demolition of the subject dwelling. This memo will consider the request from a heritage perspective to support the assessment of the processing planner.

Existing Consent

2. The demolition of the existing dwelling is required by condition four of LUC-2013-454, as follows:

   Use of the existing dwelling shall cease when a code compliance certificate (CCC) has been issued for a new dwelling on the subject site. The existing dwelling shall then be removed from the site within six months of the issue of the CCC.

3. It is understood that the reason for this condition relates to non-heritage plan provisions. There are no established scheduled heritage buildings, sites, or heritage precincts associated with the subject land parcel. At the time the earlier consent was submitted, there was no mechanism to trigger a consideration of unknown heritage values.

4. The consent included an advice note stating that archaeological authority would likely be required from the then Historic Places Trust.

Potential Heritage Values

5. The subject building is not identified in the 2GP (or the Operative District Plan) as a scheduled heritage building. However, it was constructed pre-1900 and is considered an archaeological site by the Heritage New Zealand Pouhere Taonga Act 2014. Demolition of this building requires an archaeological authority from HNZPT.

6. In preparing an archaeological authority application, the owner commissioned historic research on the subject dwelling (Appendix A). This research identified that the cottage, previously known as 'Helenslea', has origins in the 1860s settlement in the area. It has now been established that the cottage:
    - Was constructed on land given to William Allan by way of a Crown Grant in 1863
    - Is associated with the Allan family, the nearby settlement Allanton is reportedly named after them.
    - Is part of a cluster of dwellings associated with early Pakeha settlement in the area. These have been identified as scheduled heritage buildings in the 2GP and included on the Heritage New Zealand Pouhere Taonga List. At least two of these are associated with the Allan family.

7. This research is sufficient to demonstrate that the dwelling as heritage significance per the criteria in **Policy 2.4.2.1** of the 2GP, specifically historic and social significance. This research has also established that the cottage is part of a broader context associated with the nearby scheduled heritage buildings.

Nearby Historic Dwellings

8. The following historic places are in close proximity to the subject dwelling and are identified in the 2GP Heritage Schedule and the Heritage New Zealand Pouhere Taonga List:
    - Springbank View, 311 East Taieri-Allanton Road Allanton, Scheduled Heritage Building B625, HNZPT Category 2 Historic Place #5234
    - Springbank, 279 Main South Road East Taieri, Scheduled Heritage Building B623, HNZPT Category 2 Historic Place #5241
    - Dunrobin, 186 Main South Road East Taieri, Scheduled Heritage Building B624, HNZPT Category 2 Historic Place #5242
    - Bellfield, 134 Main South Road East Taieri, Scheduled Heritage Building B626, HNZPT Category 2 Historic Place #5240

Commentary

9. I would encourage the processing planner to reconsider the initial position of Council now that historic research has established the heritage values of the building, specifically historic and social significance.

10. I am strongly in favour of retaining the cottage provided that the building can continue to be occupied and maintained.

11. The cottage sits within a broader context of at least four other scheduled heritage buildings that date from the same period/settlement. This property has sufficient social/historic value for inclusion on the District Plan Heritage Schedule.

12. Heritage protection by way of the District Plan could be an appropriate way to mitigate the potential policy issues. I strongly recommend that the agreement of the property owner, for the inclusion of the subject dwelling in the 2GP Heritage Schedule (as part of the next district plan variation), is sought as a condition of consent.

13. For a historic building, ongoing maintenance is important for the conservation the heritage fabric. Occupation of the building generally means that maintenance requirements are identified and attended to in a timely matter (as well as heating and ventilation of interior spaces). I would discourage any consent conditions that require this building is left uninhabited, allowing this building to be occupied will be beneficial to its long-term

conservation of its heritage values. **Policy 2.4.2.1.iii** supports the adaptive re-use of buildings and I contend that allowing its original (as opposed to adaptive) use to continue know that is heritage values have been identified.

14. Council is acutely aware of heritage buildings that have suffered from little/no maintenance. The following text has been reproduced from section **13.1 Introduction**; *One of the key resource management issues relating to such buildings is the degradation of the heritage fabric, leading to demolition because the building has become dangerous under the Building Act 2004, or because it has become too costly to repair. In some cases, a lack of long-term maintenance has led to this 'demolition by neglect'.*

15. **Policy 13.2.1.1** identifies the need for maintenance and ongoing use of heritage buildings to achieve the protection of scheduled heritage buildings **Objective 13.12.1**. It is noted that the building is not scheduled at present, however, it is my view that this building meets the threshold for scheduling in the 2GP District Plan Heritage Schedule.

16. The general assessment guidance accompanying **Rule 13.6.2.1.c.i** again identifies the importance of enabling the ongoing use of the heritage building. This specifically relates to the assessment of 'Restricted Discretionary Activities' and is therefore not applicable to this application, however, it useful in demonstrating the importance of enabling ongoing use of heritage buildings for positive heritage outcomes.

17. Additional to heritage protection in the District Plan, I am strongly in favour of enabling the ongoing use and occupation of this residential building to support its long-term retention and conservation.

18. A 'Conservation Works Schedule', prepared by a suitably qualified heritage consultant, that identifies both priority and long-term maintenance requirements in a schedule can assist the owner in caring for this building. The Dunedin Heritage Fund may provide the owner with financial assistance for the preparation of this report. You may wish to consider conditions of consent to this effect.

Summary

19. I am strongly in favour of:
    a. Retaining the cottage now that heritage values have been established by historic research;
    b. Seeking the agreement of the property owner, as a condition of consent, for inclusion of the subject dwelling in the 2GP Heritage Schedule;
    c. Enabling the ongoing use and occupation of this residential building to support its long-term retention and conservation; and,
    d. The preparation of a 'Conservation Works Schedule', by a suitably qualified heritage consultant, that identifies both priority and long-term maintenance requirements in a schedule can assist the owner in caring for this building.

Yours sincerely,

Mark Mawdsley
Heritage Advisor
City Development

Image 1.
The cottage at 262 Main South Road. Taken by Nicola Petrie, April 2023

APPENDIX 3:
DRAFT CONDITIONS

Conditions for LUC-2013-434/C

LUC-2013-454, as varied by LUC-2013-454C

1. The proposed activity shall be undertaken in general accordance with the information provided with the resource consent application, received by the Council on 12 November 2013 and the site plan, elevations and relevant information submitted with Resource consent Application LUC-2013-464/A, received by the Council on 30 October 2017 and on 7 November 2018 (for the extension of time application), except where modified by the following conditions.

2. The proposed building platform and dwelling shall be no closer 20m from the front boundary with Gladfield Road and no closer than 15m from the common boundary with the site at Gladfield Road.

3. The maximum height of a dwelling located within the building platform shall be 10m.

~~4. Use the existing dwelling shall cease when a code compliance certificate (CCC) has been issued for a new dwelling on the subject site. The existing dwelling shall then be removed from the site within six months of the issue of the CCC.~~

4. Restrict tenancy of the cottage to be only occupied by:

   a.) a person or persons related to or dependent on the household that lives in the primary residential unit on the same site; or

   b.) employed on site, in a paid or voluntary capacity, as a domestic, child-care, farm or conservation worker by the household that lives in the primary residential unit on the same site.

   And not be on a different tenancy agreement to the primary residential unit.

5. All landscaping indicated on the plan attached to this decision shall be implemented and maintained on the site indefinitely. For avoidance of doubt, this includes windbreaks and the orchard.

Advice Notes:

1. In addition to the conditions of a resource consent, the Resource Management Act establishes through sections 16 and 17 a duty for all persons to avoid unreasonable noise, and to avoid, remedy or mitigate any adverse effect created from an activity they undertake. A similar responsibility exists under the Health Act 1956.

2. The lapse period specified above may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991.

3. 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 condition may result in prosecution, the penalties for which are outlined in section 339 of the Resource Management Act 1991.

4. This is a resource consent. Please contact the Council's Building Control Office, Development Services, about the building consent requirements for the work.

5. Resource consent s are not personal property. This consent attaches to the land to which it relates, and consequently the ability to exercise this consent is not restricted to the party who applied and/or paid for the consent application.

6. It is the preference of Council that the existing access off Main South Road be closed and reinstated to the satisfaction of the New Zealand Transport Agency (NZTA). The consent holder is advised to contact NZTA to discuss their requirements.

7. At the time of construction of any new dwelling on the proposed building platform, the consent holder will be required to construct a new vehicle access of Gladfield Road in accordance with the Dunedin City Council Vehicle Entrance Specification. The vehicles access shall be a minimum 3m formed width, hard surfaced from the edged of the carriageway of Gladfield Road to a distance no less than 5.0m inside the property boundary, and be adequately drained for its duration.

8. The existing dwelling on the site may have been constructed prior to 1900 and as such could be an archaeological site. Work affecting archaeological sites is subject to a consent process under the Historic Places Act 1993. If any activity associated with this proposal, such as demolition, earthworks, fencing or landscaping, may modify, damage or destroy any archaeological site(s), an authority (consent) from the New Zealand Historic Places Trust must be obtained for the work prior to commencement. It is an offence to damage or destroy a stie for any purpose without an authority. The Historic Places Act 1993 contains penalties for unauthorised site damage. The applicant is advised to contact the New Zealand Historic Places Trust for further information.

~~Issued at Dunedin this 29 November 2013~~
~~Reissued at Dunedin this 30th day of November 2018, pursuant to Section 127(1) of the Resource Management Act 1991~~
~~Reissued at Dunedin on 03 Dunedin on 3 December 2018 with the lapse period extended pursuant to section 125 of the Resource Management Act 1991~~
Reissued at xx XXX 2023

APPENDIX 4:
COUNCIL OFFICERS SITE VISIT PHOTOS

Image 1: view looking toward cottage, from across Main South Road (above accessway)

Image 2: view looking towards cottage from across Main Southy Road (below accessway)

Image 3: Cottage exterior

Image 4: Demonstrating Cottage has weatherboard exterior but has been rough cast at a later date.

Image 5: Internal front room, floor deteriorating

Image 6: Internal front room, demonstrating sarking

Image 7: Attic: demonstrating old wallpaper and newspaper lining, proof of habitation of attic

Image 8: Attic: towards wall

Image 9: Attic: demonstrating old newspaper lining (Otago Witness and Chatterbox), proof of habitation

Image 10: Attic: demonstrating old newspaper lining (Otago Witness and Chatterbox), proof of habitation

Image 11: Attic: demonstrating old newspaper lining (Otago Witness), proof of habitation

Image 12: Exterior photo of chimneys

Image 13: Exterior photo of side profile of façade

Image 14: Exterior photo of front façade

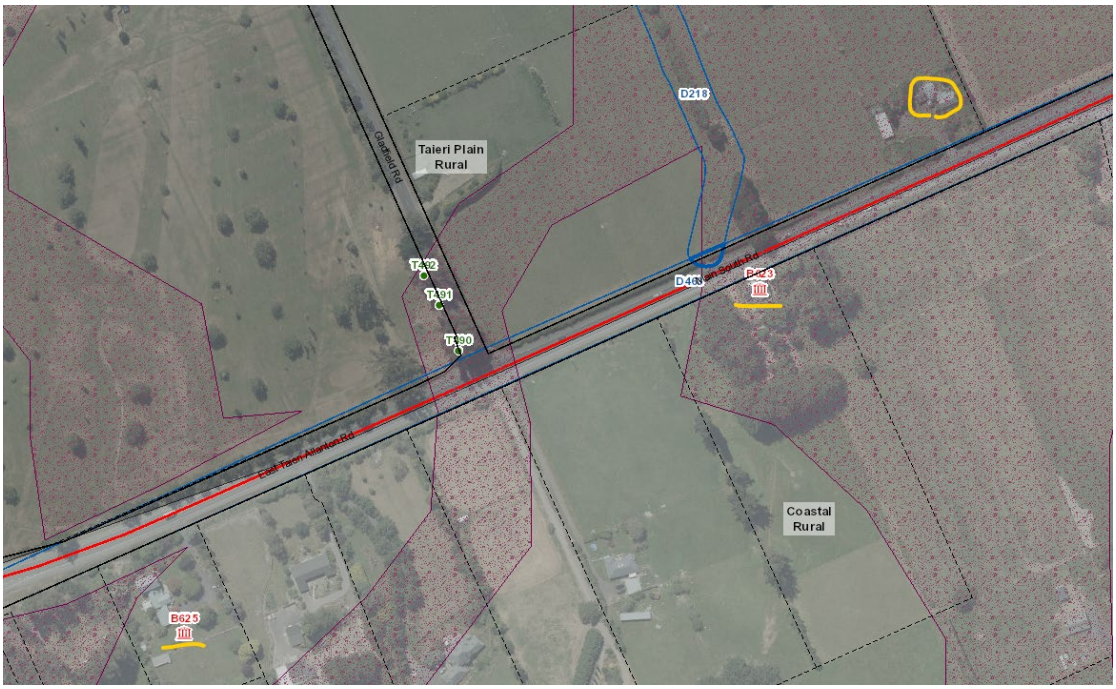


Image 15: Aerial satellite photo showing cottage and two scheduled heritage buildings close by.