

**BEFORE THE ENVIRONMENT COURT**

**Decision No. [2017] NZEnvC86**

IN THE MATTER of the Resource Management Act 1991  
AND of an appeal pursuant to section 120 of the Act  
BETWEEN CHRIS ROBERTSON AND SERGIO SALIS  
(ENV-2016-CHC-031)  
Appellants  
AND DUNEDIN CITY COUNCIL  
Respondent  
AND FILLEUL APARTMENTS J V LIMITED  
Applicant

Court: Environment Judge J R Jackson  
Commissioner W R Howie  
Commissioner I M Buchanan

Hearing: In Chambers at Christchurch

Date of Decision: 19 June 2017

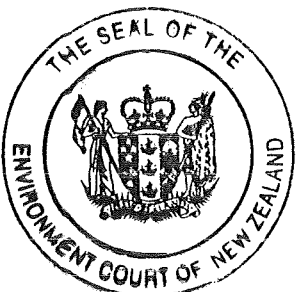
Date of Issue: 19 June 2017

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**FINAL DECISION**

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- A: Under section 290 Resource Management Act 1991 the Environment Court:
- (1) confirms the decision of the Dunedin City Council; and
  - (2) grants resource consent for the construction and operation of a four storey residential apartment building at 97 Filleul Street, Dunedin, subject to the conditions marked Schedule 1 and the associated plans in Schedule 2, attached to and forming part of this decision (changes from the original conditions are 'tracked' in red in Schedule 1).



## REASONS

### Introduction

[1] This proceeding concerns an appeal by Chris Robertson and Sergio Salis against a decision of the Dunedin City Council granting consent to Filleul Apartments J V Limited to construct and use a non-complying apartment building at 97 Filleul Street, Dunedin.

[2] On 2 March 2017 the court issued Decision [2017] NZEnvC 30 granting consent, subject to the conditions being finalised and lodged at a later date<sup>1</sup>. Filleul Apartments J V Limited (“the applicant”) and the Council have agreed on the conditions of consent<sup>2</sup>, with Messrs Chris Robertson and Sergio Salis (“the appellants”) proposing some further amendments<sup>3</sup>.

[3] This decision determines the remaining issues between the parties, attaches the final set of conditions and resolves this appeal subject to the question of costs.

### The substantive decision

[4] In its decision the court granted consent subject to the amended conditions proposed by the Council in Ms Brooking’s submissions dated 14 December 2016 and the proposed changes at [53] of the decision.

[5] At [53] of our decision we found that a method of construction that allows a new wall to be constructed on the northern boundary without intruding into the neighbouring property at 34 London Street is practicable. To that end it was stated that a condition prohibiting any significant effect on, intrusion into or reliance on the neighbouring property at 34 London Street would be appropriate.



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<sup>1</sup> As per Ms Brooking’s submissions 14 December 2016 and at [53] of Decision [2017] NZEnvC 30.

<sup>2</sup> Memorandum of counsel for the applicant and respondent dated 12 May 2017.

<sup>3</sup> Memorandum of counsel for the appellants dated 12 May 2017.

[6] A further finding of the court was that the construction methodology for the retaining wall on the western boundary with Filleul Street must prevent disturbance to services in the footpath and provide for reinstatement of any damage to the footpath<sup>4</sup>.

### **Finalising the conditions**

[7] The applicant and the Council have lodged a set of agreed conditions which incorporate the changes proposed by Ms Brooking in her submissions on behalf of the Council, dated 12 December 2016, and are intended to incorporate the changes proposed by the court at [53] of its decision<sup>5</sup>. The applicant's planner reviewed the proposed conditions and suggested three further minor amendments which the Council accepts.<sup>6</sup>

### **The Council's amended conditions**

[8] The Council supported the approach, discussed during the hearing, for the conditions relating to earthworks to include an objective relating to the effects on neighbours. The expert planners met to draft a condition and the wording proposed by the Council was as follows<sup>7</sup>:

All construction activities are to be implemented in a manner that maximizes the protection of adjoining properties, ~~as far as reasonably practicable~~, and shall provide for:

- (i) maintenance of uninterrupted access to 34 London Street;
- (ii) instability and slumping of adjoining properties is avoided through the adoption of engineering design solutions implemented in accordance with engineering best practice; ~~as far as reasonably practicable~~, and where unable to be avoided remedied without delay;
- (iii) remediate, ~~as far as reasonably practicable~~ without delay, any ground disturbance on adjoining properties, including restoration of asphalt surfaces;
- (iv) any construction activities that have the potential to disrupt the functioning of adjoining properties, including the replacement of existing retaining walls on the northern boundary shall be undertaken at times that ~~limit~~ minimises direct impacts upon the use of adjoining properties; and
- (v) measures necessary to protect owners and occupiers of adjoining properties and users of Council owned road reserve through the adoption of necessary health and safety responses during all construction activities.

<sup>4</sup> *Chris Robertson and Sergio Salis v Dunedin City Council* [2017] NZEnvC 30 at [53].  
<sup>5</sup> *Chris Robertson and Sergio Salis v Dunedin City Council* [2017] NZEnvC 30.  
<sup>6</sup> Memorandum of counsel for the applicant and respondent dated 12 May 2017.  
<sup>7</sup> Ms Brooking's submissions 14 December 2016 at [31].



[9] In relation to parking, the Council proposed and the court accepted the following condition to address the concern of the traffic engineers:

Detailed design plans for the on-site parking area must be prepared by a suitably qualified person, and be submitted to the Resource Consents Manager for approval. The plans must show adequate on-site manoeuvring for an 85<sup>th</sup> percentile design motorcar such that this class of vehicle can drive onto and off the site in a forward direction, while undertaking no more than one reverse manoeuvre when manoeuvring into or out of any provided parking space.

[10] The appellants had also proposed that a condition be added requiring bicycle storage for each unit, which the Council was prepared to support<sup>8</sup>. We rejected that suggestion in our decision, acknowledging that inner-city dwellers could keep bicycles inside their apartments<sup>9</sup>.

#### ***Proposed amendments by the appellants***

[11] The appellants seek two amendments to the conditions proposed by the applicant and the Council.

[12] First the appellants propose the inclusion of a condition stating that:

All retaining structures should be wholly on 97 Filleul Street Dunedin.

It is not clear where this condition is to be inserted. Adding it at the end of Condition 6 appears to be a logical place for it to go.

[13] Second the following changes are proposed for Condition 6 (additions underlined and deletions in strikethrough)<sup>10</sup>:

6 All construction activities are to be implemented in a manner that maximises the protection of adjoining properties and shall provide for:

- (i) maintenance of uninterrupted access to 34 London Street;

<sup>8</sup> Ms Brooking's submissions 14 December 2016 at [34].

<sup>9</sup> *Chris Robertson and Sergio Salis v Dunedin City Council* [2017] NZEnvC 30 at [63].

<sup>10</sup> This version of Condition 6 had not been tracked by the appellants, so the tracking has been added by the court for of comparison with the version of Condition 6 supplied by the applicant and respondent in the memorandum dated 12 May 2017.



- (ii) instability and slumping of adjoining properties is avoided through the adoption of engineering design solutions implemented in accordance with engineering best practice ~~and if residual instability or slumping does occur it must be remedied without delay;~~
- (iii) any significant effect on, intrusion into or reliance on the neighbouring property at 34 London Street is prohibited;
- (iv) ~~remediate, without delay,~~ accepting responsibility for remediation on terms acceptable to the adjoining property owner whose property is damaged if there is any ground disturbance on adjoining properties, including restoration of asphalt surfaces;
- (v) any construction activities that have the potential to disrupt the functioning of adjoining properties, including the replacement of existing retaining walls on the northern boundary, shall be undertaken at times and using methodology that minimises direct impacts upon the use of adjoining properties; and
- (vi) measures necessary to protect owners and occupiers of adjoining properties and users of Council owned road reserve through the adoption of necessary health and safety responses during all construction activities;
- [(vii) all retaining structures should be wholly on 67 Filleul Street, Dunedin.]

The last subcondition – (vii) – is added to satisfy the previous paragraph.

[14] The appellants propose these changes to Condition 6 for the following reasons:

- (a) the condition should not purport to authorise trespass onto the appellants' property which the proposed 6(ii) does requiring that "residual instability or slumping...must be remedied without delay" which is not appropriate in view of the refusal of the appellants to allow the applicant access to their property;
- (b) the proposed [Condition] 6(iii) gives effect to the wording of [53];
- (c) the proposed [Condition] 6(iv) specifies responsibility for remediation.

[15] During discussions amongst the parties the applicant expressed concern that the amendments proposed by the appellants were outside the scope of the orders of the court<sup>11</sup>. The applicant considers that the conditions proposed by the appellants may be difficult to enforce and perhaps address matters more appropriately included in the construction management plan<sup>12</sup>.



<sup>11</sup> Memorandum of counsel for the applicant and respondent dated 12 May 2017 at [5].

<sup>12</sup> Memorandum of counsel for the applicant and respondent dated 12 May 2017 at [6].

## Discussion

[16] The first amendment proposed by the appellants is the addition of a condition by way of clarification that retaining structures are not to be on the appellants' property. Given the appellants' firm position that the applicant is to have no access to their land, it seems such a condition ought to be included. It can be inserted at the end of Condition 6.

[17] The second set of amendments concern Condition 6. The appellants propose changes to Condition 6(ii) which remove the right of the applicant to access the appellants' property in the event of residual instability or slumping. They have done so because they do not wish to authorise "trespass" and this is made clear through Condition 6(iii), which is a new condition following the wording of the court's decision at [53]. The appellants are entitled to take that position and they are supported by the legal principle that a resource consent ought not to attach conditions requiring the consent of a third party<sup>13</sup>. If slumping or instability occurs which affects the appellants' land, despite the care taken to avoid it, Condition 6(iv) would enable remediation on terms acceptable to the appellants. Of course the successful operation of that condition will be substantially dependent on the parties keeping the lines of communication open, but we consider that is not unreasonable.

[18] We are satisfied that the amendments suggested by the appellants fall within the ambit of what the court envisaged in its decision. The changes do not make the conditions particularly onerous or raise issues of enforceability. On the contrary they appear to simplify things as the position of the appellants is now clear, as we have stated, the parties will need to communicate responsibly and temperately with each other should any issues arise during construction.

[19] We accept the conditions proposed by the applicant and the Council as amended by the appellants, finding those conditions to be appropriate and in the spirit of the substantive decision.



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<sup>13</sup> *Holt v Napier City* (1977) 6 NZTPA 132; *Campbell v Southland District Council* W114/94 (PT).

**Outcome**

[20] The decision of the Dunedin City Council will be confirmed and resource consent is granted for the construction and operation of a four storey residential apartment building at 97 Filleul Street, Dunedin, subject to the conditions marked Schedule 1 and the associated plans in Schedule 2, attached to and forming part of this decision.

For the court:

  
\_\_\_\_\_  
**J R Jackson**  
**Environment Judge**





## Schedule 1

**Application Type:** Land use Consent

**Application Numbers:** LUC-2012-468

Location of Activity: 97 Filleul Street

Legal Description: Lots 8 & 9 Deposited Plan 1119, held in Computer Freehold Registers OT98/82 and OT98/83

Lapse Date: LUC-2012-468 shall lapse ?? June 2022.

*That pursuant to Section 34A(1) and 104B and after having regard to Part 2 matters and Sections 104 and 104D of the Resource Management Act 1991, and the relevant provisions of the Dunedin City District Plan and the Proposed Second Generation Dunedin City District Plan, the Dunedin City Council **grants** consent to a **non-complying** activity being the establishment of a 25 unit residential apartment building with **10 on-site car parks** and its use for residential activity at 97 Filleul Street, Dunedin, legally described as Lots 8 & 9 Deposited Plan 1119, held in Computer Freehold Registers OT98/82 and OT98/83, subject to conditions imposed under Section 108 of the Act as shown below;*

### Conditions:

- 1 *The proposed activity shall be undertaken in general accordance with the site plan, elevations and the information provided with the revised resource consent application received by the Council on 3 February 2016, and the evidence and submissions provided at the resource consent hearing on 18 and 23 March 2016 and the evidence before the court on 21 December 2016, except where modified by the following conditions.*
- 2 *The consent holder shall undertake all construction related activities in accordance with the Construction Management Plan submitted as part of this application attached as appendix 1 of this consent. In addition the consent holder shall provide the following construction related information:*
  - a) *Details of the measures to be taken to manage erosion and sediment-laden stormwater run-off during the construction phase.*
  - b) *Details of all traffic management measure related to the parking of construction vehicles, delivery and unloading areas and this shall include details of the location of parking and loading area that are to remain in place during the construction phase; and*
  - c) *Details of consultation undertaken with the owners and occupiers of 95 Filleul Street, 34 London Street and the car park at 333A George Street in relation to the Construction Management Plan and the responses to any issues raised regarding the report required under Condition 3 below.*
- 3 *Prior to any development works commencing on the site the consent holder shall submit a geotechnical/engineering report to the Resource Consents Manager prepared by a suitably qualified professional. The report shall confirm the foundation depths of existing structures on adjoining sites and assesses the potential for instability on adjoining properties during construction works. The report shall detail a best practice specification for managing the construction works to ensure the*





stability of adjoining sites throughout the construction period including the management of temporary excavation slopes.

- 4 Prior to any development works commencing on the site the report required in Condition 3 above shall be subject to an independent peer review from a suitably qualified professional. The report and the independent peer review are to be provided to the Resource Consents Manager, and the owners and occupiers of 95 Filleul Street, 34 London Street and 333A George Street.
- 5 The best practice specification identified in the report required under Condition 3 shall be implemented as specified in the report throughout the construction period and the works are to be supervised by appropriately qualified persons.
- 56 All construction activities are to be implemented in a manner that maximises the protection of adjoining properties and shall provide for:
- (i) maintenance of uninterrupted access to 34 London Street;
  - (ii) instability and slumping of adjoining properties is avoided through the adoption of engineering design solutions implemented in accordance with engineering best practice and if residual instability or slumping does occur it must be remedied without delay;
  - (iii) any significant effect on, intrusion into or reliance on the neighbouring property at 34 London Street is prohibited;
  - (iv) remediate, without delay, accepting responsibility for remediation on terms acceptable to the adjoining property owner whose property is damaged if there is any ground disturbance on adjoining properties, including restoration of asphalt surfaces;
  - (v) any construction activities that have the potential to disrupt the functioning of adjoining properties, including the replacement of existing retaining walls on the northern boundary, shall be undertaken at times and using methodology that minimises direct impacts upon the use of adjoining properties; and
  - (vi) measures necessary to protect owners and occupiers of adjoining properties and users of Council owned road reserve through the adoption of necessary health and safety responses during all construction activities;
  - (vii) all retaining structures should be wholly on 67 Filleul Street, Dunedin.
- 67 The construction methodology for the retaining wall on the western boundary with Filleul Street must prevent disturbance to services in the footpath and provide for reinstatement of any damage to the footpath.
- 78 No earthworks may be undertaken until building consent has been granted.
- 89 Third party liability insurance which identifies and protects nearby structures shall be obtained and a letter of confirmation from the insurer must be forwarded to the adjoining landowners and the Council's Resource Consents Manger at least five working days prior to commencing any excavations.
- 910 All measures (including dampening of loose soil) shall be undertaken to ensure that dust, resulting from the proposed earthworks, does not escape the property boundary.



11 Detailed design plans for the on-site parking area must be prepared by a suitably qualified person, and be submitted to the Resource Consents Manager for approval. The plans must show adequate on-site manoeuvring for an 85<sup>th</sup> percentile design motorcar such that this class of vehicle can drive onto and off the site in a forward direction, while undertaking no more than two reverse manoeuvres when manoeuvring into or out of any provided parking space.

~~10~~12 Any redundant vehicle crossing or parts thereof, along the frontage of the site shall be reinstated as footpath, kerb, and channel at the applicant's cost.

~~11~~13 The surface of all parking, associated access and manoeuvring areas shall be formed, hard surfaced and adequately drained for their entirety, and parking spaces permanently marked.

~~12~~14 The exterior wall surfaces on the northern and southern facades are to be painted in a light colour and finish that maximises light reflection.

~~13~~15 Prior to development works commencing on the site the consent holder shall submit final design details for the southern elevation of the proposed development to the Resource Consent's Manager for approval. The final design details are to ensure the southern façade is provided with a greater level of architectural detail. This is not to be achieved through a painted surface. Additional detailing should be applied to the lower section of the façade where it would be most noticeable at the adjoining footpath and from the front yard of 95 Filleul Street.

~~14~~16 The activity authorised by this consent shall produce no greater than 8 lux of light onto any other site used for residential activity during nighttime hours.

~~15~~17 The consent holder shall provide documentation to Council demonstrating compliance with the acoustic and ventilation requirements outlined in Rule 9.5.2(x) of the Dunedin City District Plan prior to any works being undertaken on the site. This information shall be supplied either at the time of applying for building consent, or alternatively, can be submitted to Council's Resource Consents Manager by email to [rcmonitoring@dcc.govt.nz](mailto:rcmonitoring@dcc.govt.nz) prior to the building consent being lodged for approval.

~~16~~18 The consent holder shall ensure noise from activity taking place on the site will not exceed the performance standard set out in Rule 21.5.1 of the operative District Plan as at 1 April 2016. Prior to the implementation of the consent holder shall submit to the Resource Consents Manger an acoustic report prepared by a suitably qualified acoustic professional confirming that all heating and ventilation equipment to be established on the site will comply with the relevant noise limits in Rule 21.5.1.

~~17~~19 All construction noise should comply with the following noise limits as per New Zealand Standard NZS 6803:1999:

<b>Time of Week</b>	<b>Time Period</b>	<b>Leq (dBA)</b>	<b>L max(dBA)</b>
Weekdays	0730-1800	75	90
	1800-2000	70	85
	2000-0630	45	75
Saturdays	0730-1800	75	90





	1800-2000	45	75
	2000-0630	45	75
Sundays and public Holidays	0730-1800	55	85
	1800-2000	45	75
	2000-0630	45	75

~~1820~~ An "Application for Water Supply" is to be submitted to the Water and Waste Services Business Unit for approval to establish a new water connection for the development. Details of how the proposed development is to be serviced for water shall accompany the "Application for Water Supply".

~~1921~~ Upon approval by the Water and Waste Services Business Unit, water service connections shall be installed in accordance with the requirements of Section 6.6.2 of the Dunedin Code of Subdivision and Development 2010.

~~2022~~ The new water service connection shall have a water meter installed.

~~2123~~ An RPZ backflow prevention device must be installed on the Filleul Street water connection servicing the building. The backflow prevention device must be installed in accordance with the Code of Practice for Boundary Backflow Prevention (June 2013) and inspected and approved by the Education and Compliance Officer (Water), Water and Waste Services.

~~2224~~ If the consent holder:

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

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

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

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

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

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

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

(ii) advise the Consent Authority, Heritage New Zealand, and in the case of Maori features or materials, the Tangata whenua, and if required, shall make an application for an Archaeological Authority pursuant to the Heritage New Zealand Pouhere Taonga Act 2014; and



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

*Site work shall recommence following consultation with the Consent Authority.*

**Advice Notes:**

- 1 In addition to the conditions of a resource consent, the Resource Management Act 1991 establishes through sections 16 and 17 a duty for all persons to avoid unreasonable noise, and to avoid, remedy or mitigate any adverse effect created from an activity they undertake.
- 2 Resource consents are not personal property. This consent attaches to the land to which it relates, and consequently the ability to exercise this consent is not restricted to the party who applied and/or paid for the consent application.
- 3 The lapse period specified above may be extended on application to the Council pursuant to section 125 of the Resource Management Act 1991.
- 4 It is the responsibility of any party exercising this consent to comply with any conditions imposed on the resource consent prior to and during (as applicable) exercising the resource consent. Failure to comply with the conditions may result in prosecution, the penalties for which are outlined in section 339 of the Resource Management Act 1991.
- 5 This is a resource consent. Please contact the Council's Building Control Office, Development Services, about the building consent requirements for the work.
- 6 The entire building including roof eaves and guttering (and associated drainage) must be contained within the property boundaries. As the proposed building extends to the boundaries of the site care should be taken by the consent holder to accurately identify the position of these boundaries prior to building construction. Confirmation by a licenced cadastral surveyor may be required.
- 7 Where there is a risk that sediment may enter a watercourse at any stage during the earthworks, it is advised that the Otago Regional Council be consulted before works commence, to determine if the discharge of sediment will enter any watercourse and what level of treatment and/or discharge permit, if any, may be required.
- 8 This resource consent does not give the consent holder permission to undertake work on adjoining sites. Work on adjoining property can only occur with the express permission of the relevant property owner/s. The consent holder is advised to familiarise themselves with the legal requirements for undertaking construction works on adjoining sites, including temporary excavations.
- 9 Temporary stability of the site remains the responsibility of the developer.
- 10 It is recommended that a photographic condition record of all nearby or adjacent structures is made prior to undertaking any



work to avoid misplaced blame for any defects or damage identified in the future.

- 11 Parts 4, 5 and 6 (Stormwater Drainage, Wastewater and Water Supply) of the Dunedin Code of Subdivision and Development 2010 must be complied with.
- 12 All aspects relating to the availability of the water for fire-fighting should be in accordance with SNZ PAS 4509:2008, being the Fire Service Code of Practice for Fire Fighting Water Supplies, unless otherwise approved by the New Zealand Fire Service.
- 13 The consent holder is encouraged to implement water saving devices, including but not limited to, low-flow shower heads, 6/3 dual flush toilets and aerated sink mixers. This will assist in reducing water consumption and the average volume of wastewater being disposed of from the development.
- 14 The following documents are recommended as best practice guidelines for managing erosion and sediment-laden run-off during the demolition and building process:
  - i. Environment Canterbury, 2007 "Erosion and Sediment Control Guideline 2007" Report No. R06/23.
  - ii. Dunedin City Council "Silt and Sediment Control for Smaller Sites" (information brochure).
- 15 Private drainage issues and requirements (including any necessary works) are to be addressed via the building consent process.
- 16 Certain requirements for building on this site may be stipulated via the building consent process.
- 17 The Health and Safety Reform Bill that was passed by Parliament on 27 August 2015. The new law, named the Health and Safety at Work Act, comes into effect on 4 April 2016.
  - Safety in design has now also been legislated through the Health and Safety at Work Act, and the whole life of a structure must now be considered.
  - Where the long-term stability of other's land or structures may rely upon the continued stability of retaining works, the designer must confirm that the retaining structure can be safely demolished or serviced following a complete design life without creating hazards for neighbouring properties.
  - This should be a normal Building Consent process, in line with the new Law.
- 18 Council records indicate that development may have occurred on the site prior to 1900. 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 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.



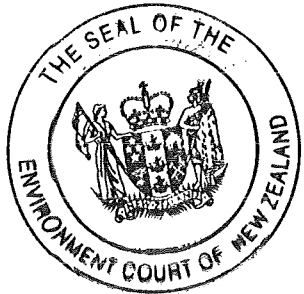
- 19 The consent holder is advised that a Traffic Management Plan (TMP) may be required to manage traffic and pedestrian movement during demolition and construction.
- 20 It is advised that any break-over angles for the vehicle access shall be designed in accordance with NZS 2890.1:2004.
- 21 Vehicle crossings are over road reserve and are required to be constructed in accordance with the Dunedin City Council Vehicle Entrance Specification (available from Transportation Operations).



**Schedule 2**  
**Approved Plans for LUC-2012-468**





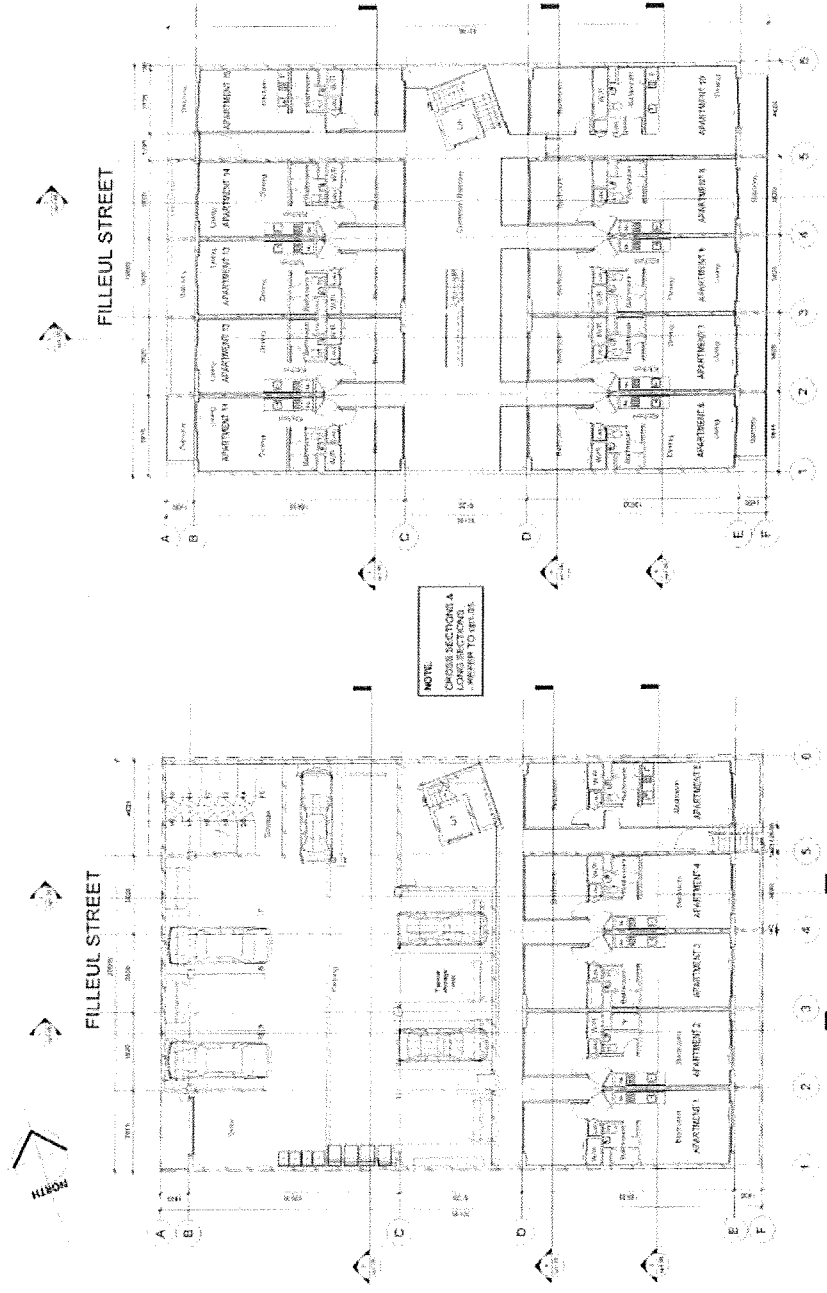


This block contains architectural drawings and photographs of a building project. On the left, there are two perspective drawings of a multi-story building with a grid of windows. On the right, there is a photograph of a physical architectural model of the same building, showing its three-dimensional form and window placement. At the bottom right, there is a contact card for Michael Owens Architect, including their address, phone number, and a signature strip. To the right of the signature strip are two small tables with various fields and checkboxes, and a total price of \$91,000.

MICHAEL OVENS  
ARCHITECT  
28 PATMOS AVE  
GLENLEITH DN  
PH 467 7967

signature

Project Name	
Client	
Project Manager	
Architect	
Contractor	
Other	
For N.Z.C.	
Bank	
Other	
Total	\$91,000



NOTE:  
SPACE BEHIND &  
CONNECTIONS  
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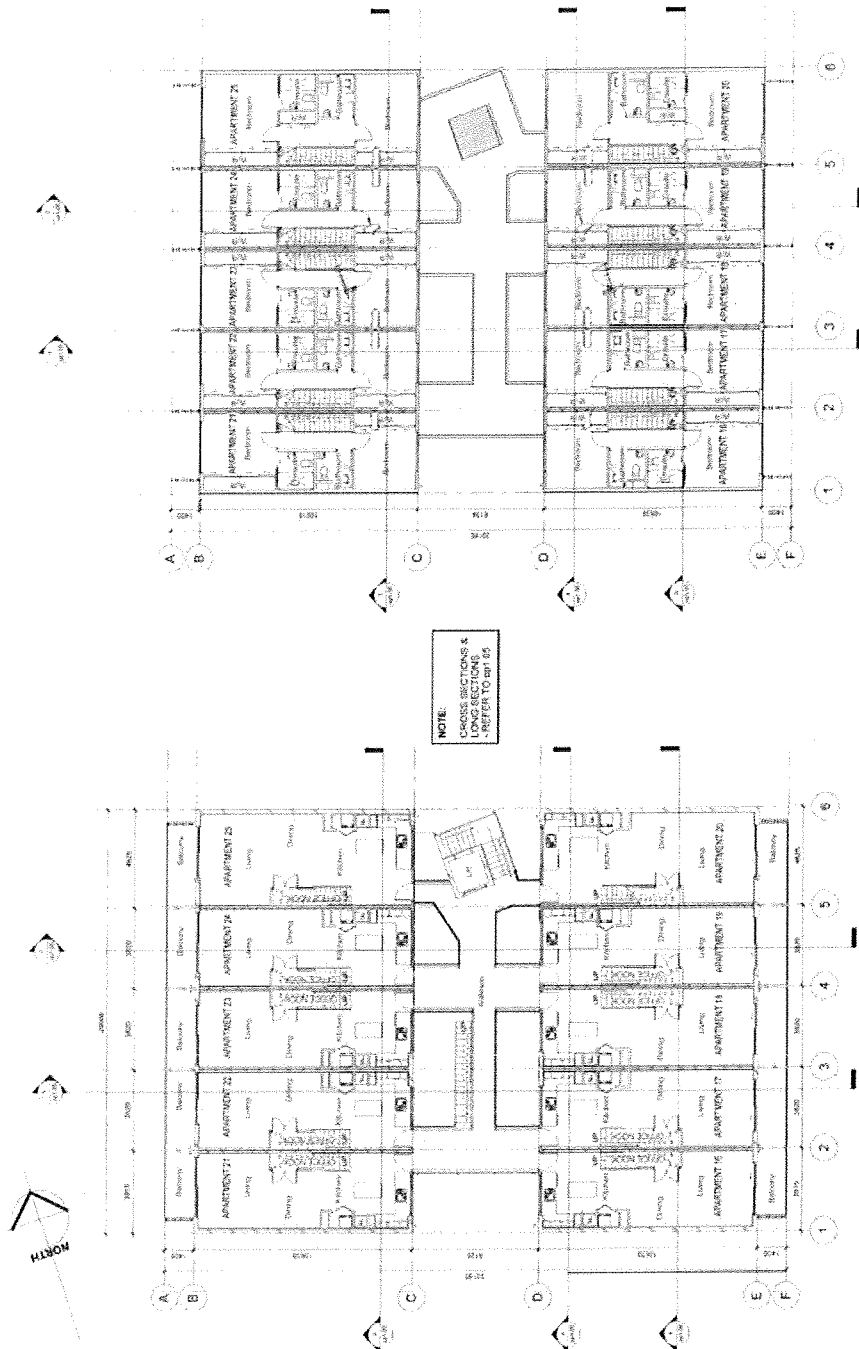
Level 2 - Ground Floor  
Scale 1:100

Level 1 - Lower Ground Level  
Scale 1:100

MICHAEL OVENS  
ARCHITECT  
28 PATMOS AVE  
GLENLEITH DN  
PH 467 9767

signature

<p>PROJECT: [illegible]</p> <p>DATE: [illegible]</p> <p>SCALE: [illegible]</p> <p>PROJECT NO: [illegible]</p> <p>DATE: [illegible]</p> <p>SCALE: [illegible]</p>	<p>10002-01</p> <p>ep1.01</p>
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MICHAEL OVENS  
ARCHITECT  
28 PATMOS AVE  
GLENLEITH DN  
PH 467 9767

signature  
Architects, Engineers and Planners, Ltd  
www.signature.co.nz  
By 27/01/2011

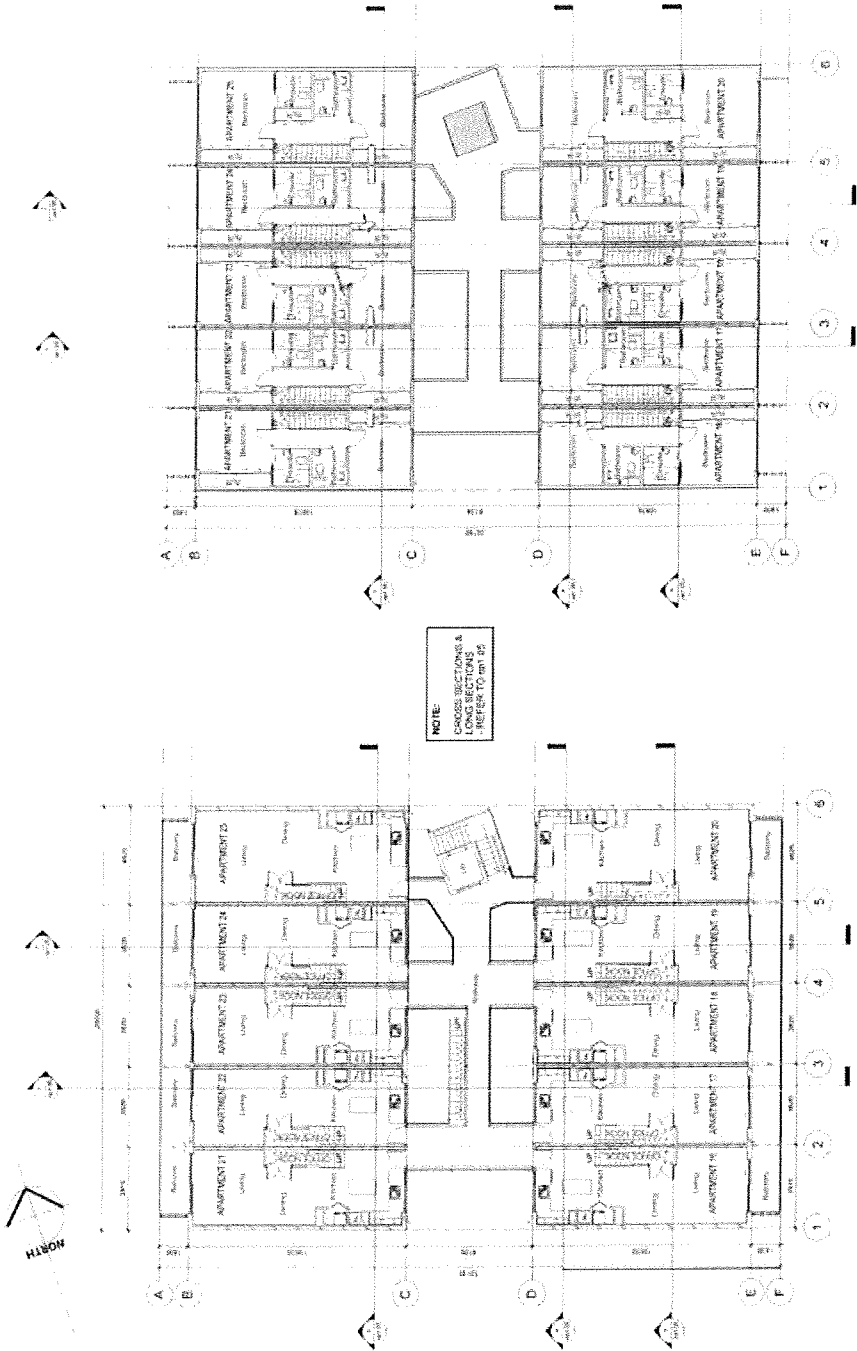
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REGISTERED ENGINEER  
REGISTERED PLANNER  
REGISTERED PLANNING CONSULTANT  
REGISTERED SURVEYOR  
REGISTERED LANDSCAPE ARCHITECT  
REGISTERED CIVIL ENGINEER  
REGISTERED ELECTRICAL ENGINEER  
REGISTERED MECHANICAL ENGINEER  
REGISTERED CHEMICAL ENGINEER  
REGISTERED AERONAUTICAL ENGINEER  
REGISTERED METALLURGICAL ENGINEER  
REGISTERED INDUSTRIAL ENGINEER  
REGISTERED AGRICULTURAL ENGINEER  
REGISTERED MARINE ENGINEER  
REGISTERED CIVIL ENGINEER (WATER RESOURCES)  
REGISTERED CIVIL ENGINEER (TRANSPORT)

REGISTERED CIVIL ENGINEER  
REGISTERED ELECTRICAL ENGINEER  
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REGISTERED CHEMICAL ENGINEER  
REGISTERED AERONAUTICAL ENGINEER  
REGISTERED METALLURGICAL ENGINEER  
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REGISTERED CIVIL ENGINEER (TRANSPORT)

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Level 4 - Second Floor  
Scale 1:100

Level 3 - First Floor  
Scale 1:100



Level 4 - Second Floor  
Sheet 1 of 10

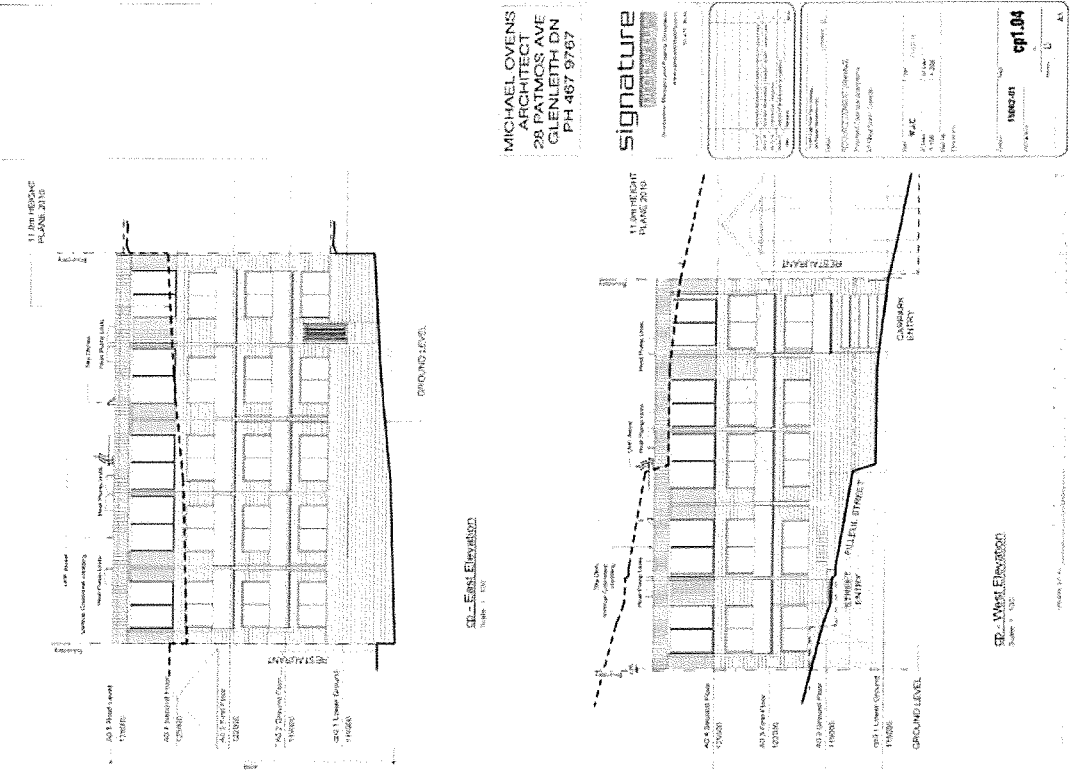
Level 3 - First Floor  
Sheet 1 of 10

MICHAEL OVENS  
ARCHITECT  
28 PATMOS AVE  
GLENLEITH DN  
PH 467 9767

signature  
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021 771 9767




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MICHAEL OVENS ARCHITECT  
28 PATMOS AVE  
GLENLEITH DN  
PH 467 9767

signature  
Professional Registration Number 358236

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Scale: 1:100

DATE: 11/05/10

PROJECT: 10/05/09

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Scale: 1:100

DATE: 11/05/10

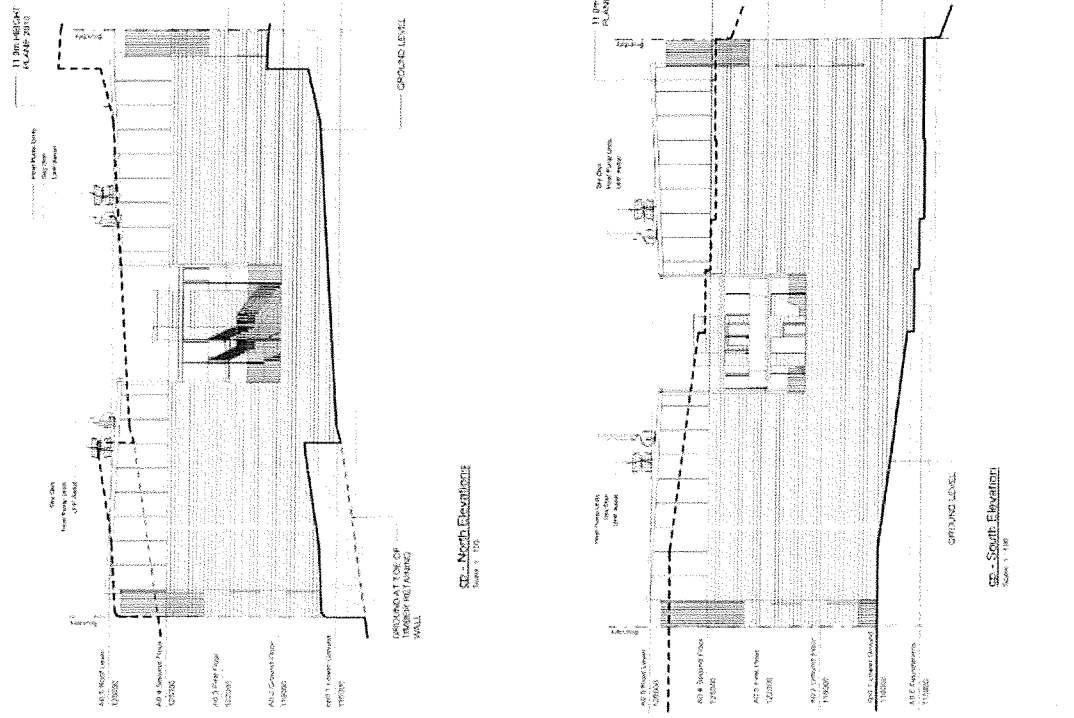
PROJECT: 10/05/09

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