Dunedin City Council
Land Information Memorandum
86614

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 **5 December 2019**

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

4 Wairoa Street Dunedin

LIM Applicant Coopnkeegan Limited
Print Date 05-Dec-2019

CONTENTS

Property Details
Rates Details
Building, Plumbing and Drainage
Site Hazards
Hazardous Substances
Environmental Health
Licensing
City Planning
Transportation
Water
Waste
Appendix

PROPERTY DETAILS

Property ID	5019913
Address	4 Wairoa Street Dunedin
Parcels	LOT 1 DP 8148
Property ID	5111754
Address	4A Wairoa Street Dunedin
Parcels	LOT 1 DP 8148
Rubbish Day	Tuesday

RATES DETAILS

Rate Account	2019913
Address	4 Wairoa Street Dunedin
Valuation Number	26980-07900
Latest Valuation Details	
Capital Value	$390,000
Land Value	$240,000
Value of Improvements	$150,000
Area (Hectares)	0.0482HA
Units of Use	1
Current Rates	
Current Rating Year Starting	01-Jul-2019
Dunedin City Council Rates	$3,239.95
Rates Outstanding for Year	$3,401.97

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

BUILDING, PLUMBING AND DRAINAGE

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

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

Building and Drainage Information

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

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

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

Foul Drain to Foul Sewer in Ayr Street.

Stormwater Drain to Wairoa Street Channel.

Building Act 2004 - Part 1: Exempted Building Work
Exempt building work documentation has been placed on the associated Council property file.
It is important to note:

1. The accuracy of the content of the documentation has not been validated by the Council.
2. The Council has not inspected the building works referred to in the documentation.
3. The Council has not considered the documentation in any way in regard to compliance with the New Zealand Building Code, the Building Act 2004 or to assess the quality of work.
4. The filing of the documentation does not in any way replace the fact that this work may have required a building consent.

Please refer to the Ministry of Business Innovation and Employment website for information about work exempt from a building consent: https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/check-if-you-need-consents/building-consent-exemptions-for-low-risk-work/schedule-1-guidance/

An exemption was submitted to Council on 11-Sep-2019

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-2005-307987 Building Consent Only Lodgement - Alter Laundry

Lodgement Date	09-May-2005
Decision	Granted
Decision Date	16-May-2005
Current Status	**CCC Issued**
Previous Number *(Applications before 2007)*	ABA51381

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-1969-69474 AAB19690428 352 - Convert dwelling into two flats, plan (Chandler). The permit was lodged on 24-Apr-1969.

H-1918-134276 AAD19180031 A12880 - Drainage (Pettit). The permit was lodged on 21-Mar-1918.

H-1926-142043 AAD19260042 B9292 - Plumbing, no plan (Pettit). The permit was lodged on 12-Oct-1926.

H-1969-193949 AAD19690142 H5633 - Plumbing and Drain Extension (Chandler). The permit was lodged on 15-May-1969.

H-1973-200914 AAD19730112 J2041 - Two boiler tubes, no plan (Chandler). The permit was lodged on 21-May-1973.

H-1954-43352 AAB19540451 Council - 33ft Building Line Restriction. The permit was lodged on 22-Feb-1954.

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

HAZARDS

SITE HAZARDS

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

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

These reports are publicly available and can be accessed here: https://www.orc.govt.nz/plans-policies-reports/reports-and-publications/natural-hazards

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

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

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

Noise complaints have been received by Environmental Health regarding this property in the past. Should the property be purchased for rental purposes then noise control is considered the landlords responsibility and in the event of any such offences could be liable to a fine.

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 Notices

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

District Plan Information

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

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

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

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

The 2GP is subject to change at any time. Further rules will come into legal effect and/or become fully operative at the release of decisions and the resolution of appeals. You should check with the Council whether any changes have occurred since the date this LIM report 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 http://www.dunedin.govt.nz/your-council/district-plan and the 2GP which can be found on our website at http://www.2gp.dunedin.govt.nz as well as at all Dunedin City Council service centres and libraries.

OPERATIVE DISTRICT PLAN INFORMATION

Zoning
This property is zoned as follows in the District Plan.

Zone

RESIDENTIAL 1

Noise
This property is located in a Noise Area where the noise limits outlined below apply. Rule 21.5.1(i)(b) also specifies a maximum noise limit of 75 dBA 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

50Dt/35Nt dBA, 45SP dBA

SECOND GENERATION PLAN INFORMATION

Zoning
- General Residential 1 (refer Section 15, Residential)

Scheduled Items
- Nil

Overlay Zones
- Nil

Mapped Areas
- Nil

Resource Consents
There are no resource consents for this property.

RESOURCE CONSENTS WITHIN 50 METRES OF 4 WAIROA STREET DUNEDIN
5019839 9A Wairoa Street Dunedin
RMA-1984-351532 Resource Management Act (Historical Data) ERECT 2 CARPORTS Ownr:KENNEDY / App: KENNEDY Designer: KENNEDY (Non-Notified - Non Complying). The outcome was Granted on 24/08/1984.
5019840 9B Wairoa Street Dunedin
RMA-1984-351532 Resource Management Act (Historical Data) ERECT 2 CARPORTS Ownr:KENNEDY / App: KENNEDY Designer: KENNEDY (Non-Notified - Non Complying). The outcome was Granted on 24/08/1984.
5019865 155 Taieri Road Dunedin
LUC-2014-529 Land Use Consent advertising signage for Regent Theatre. There has been no outcome yet.
5019867 159 Taieri Road Dunedin
RMA-2001-364528 Resource Management Act (Historical Data) ERECT/CONSTRUCT GARAGE AND WORKSHOP (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 24/01/2001.

5019870 163B Taieri Road Dunedin
RMA-1999-363565 Resource Management Act (Historical Data) SUBDIVIDE AN EXISTING SITE TO AMEND THE BOUNDARIES OF A CROSS-LEASE (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 02/12/1999.
RMA-1999-363558 Resource Management Act (Historical Data) TO LEGALISE BUILDING WORK ON A CROSS-LEASE SITE THAT DO ES NOT COMPLY WITH BULK AND LOCATION REQUIREMENTS (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 02/12/1999.
RMA-1988-352382 Resource Management Act (Historical Data) ERECT GARAGE Ownr:BEDFORD (Non-Notified - Non Complying). The outcome was Granted on 11/10/1988.
5019892 6 Ayr Street Dunedin
RMA-1991-353166 Resource Management Act (Historical Data) ER CARPORT Ownr:BUISSINK / App: PROFILE (Non-Notified - Non Complying). The outcome was Granted on 24/06/1991.
5019894 7 Ayr Street Dunedin
RMA-1991-353308 Resource Management Act (Historical Data) DEM.LAUNDRY/REPLACE WITH KITCH Ownr:MASTERS / App: MASTERS (Non-Notified - Non Complying). The outcome was Granted on 23/10/1991.
5019912 6 Wairoa Street Dunedin
RMA-1977-353496 Resource Management Act (Historical Data) REDUCTION IN SIDE YARD FOR 2ND STOREY Ownr:COUTTS / App: J D C & B M COUTTS 6 WAIROA STREET (Notified - Non Complying). The outcome was Declined on 14/11/1977.
5114154 167 Taieri Road Dunedin
S243-2009-4 s243 Cancellation of Easement Section 243 Cancellation of Easement. The outcome was Granted on 04/08/2009.
SUB-2007-259 Subdivision Consent 2-lot residential 1 subdivision. The outcome was Granted on 03/01/2008.
5114155 8 Ayr Street Dunedin
LUC-2009-214 Land Use Consent construct three bedroom town house. The outcome was Granted on 26/06/2009.
SUB-2007-259 Subdivision Consent 2-lot residential 1 subdivision. The outcome was Granted on 03/01/2008.
5114163 9 Ayr Street Dunedin
LUC-2007-96 Land Use Consent technical non-compliance resulting from subdivision. The outcome was Granted on 12/04/2007.
SUB-2007-37 Subdivision Consent Boundary Adjustment. The outcome was Granted on 12/04/2007.
5114164 12 Wairoa Street Dunedin
LUC-2007-96 Land Use Consent technical non-compliance resulting from subdivision. The outcome was Granted on 12/04/2007.
SUB-2007-37 Subdivision Consent Boundary Adjustment. The outcome was Granted on 12/04/2007.

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

TRANSPORTATION

No Transportation information was found for this property

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

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

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

WATER and WASTE

WATER

Urban water supply area – Connected
This property is connected to the Dunedin City Council's urban (on-demand) water supply. Indicative water pressures are available to view at www.dunedin.govt.nz/water-pressure, and flows available to the property can be provided on request. Any change in water use (e.g. for a new commercial activity) requires a new application to be made to the Council. It is recommended that the applicant check the property for the location and suitability of the water service.

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

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

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

WASTE

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

Information Regarding Watercourses

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

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

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

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

APPENDIX

Glossary of terms and abbreviations

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

Consent, Permit, Licence & Complaint types

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

Terms used in Permits & Consents

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

General terms

- RDMS Records and Document Management System

Photographic Map

Scale at A4:
1:750
29/11/2019
8:05:57 PM

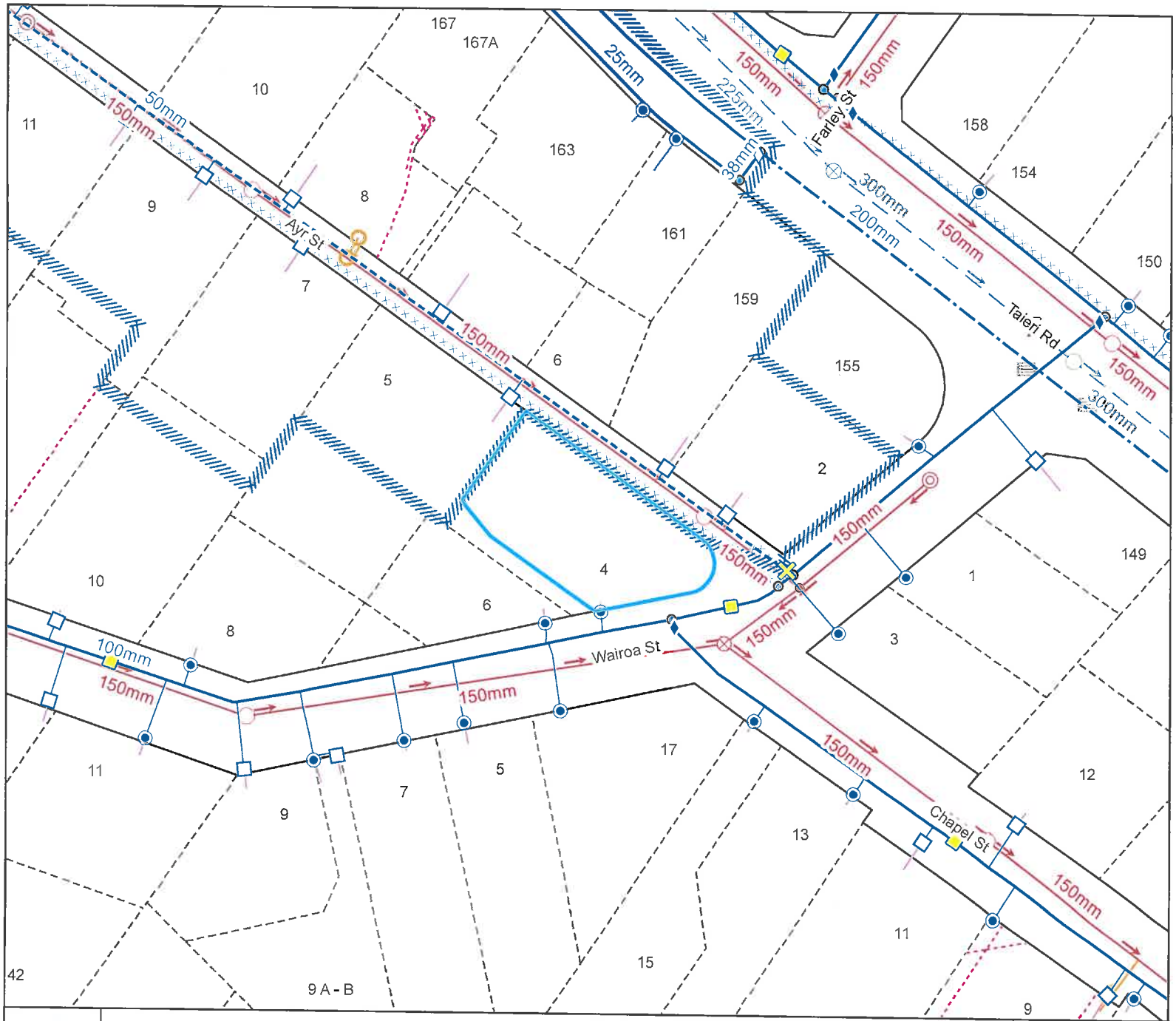
N

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.

2018-2019 Urban, Copyright DCC/Aerial Surveys Ltd. Rural, ORC/Aerial Surveys Ltd. CC BY 4.0 NZ

2013 Urban and rural photography Jan/Feb 2013. Copyright DCC. CC BY 3.0 NZ.

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



Legend

Water Supply

- Manifold Box
- Water Meter
- Toby
- Meter without manifold box
- 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 have the same symbols as those above, however they are coloured orange.

Stormwater

- SW Bubble-up Tank
- SW Drop Manhole
- SW Insp Chamber and Grating Inlet
- SW Inspection Manhole
- SW Inspection Opening
- SW Lamphole
- SW Mudtank Inlet
- SW Outlet
- SW Pipe Inlet
- SW Pressure Manhole
- SW Standard Manhole
- SW Stormwater Node
- Reading Bubble-Up Tank
- Reading 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
- Hydro
- Strata
- Road/Rail
- Motorway Parcels
- Easement (where recorded)

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

Council Water & Drainage Services

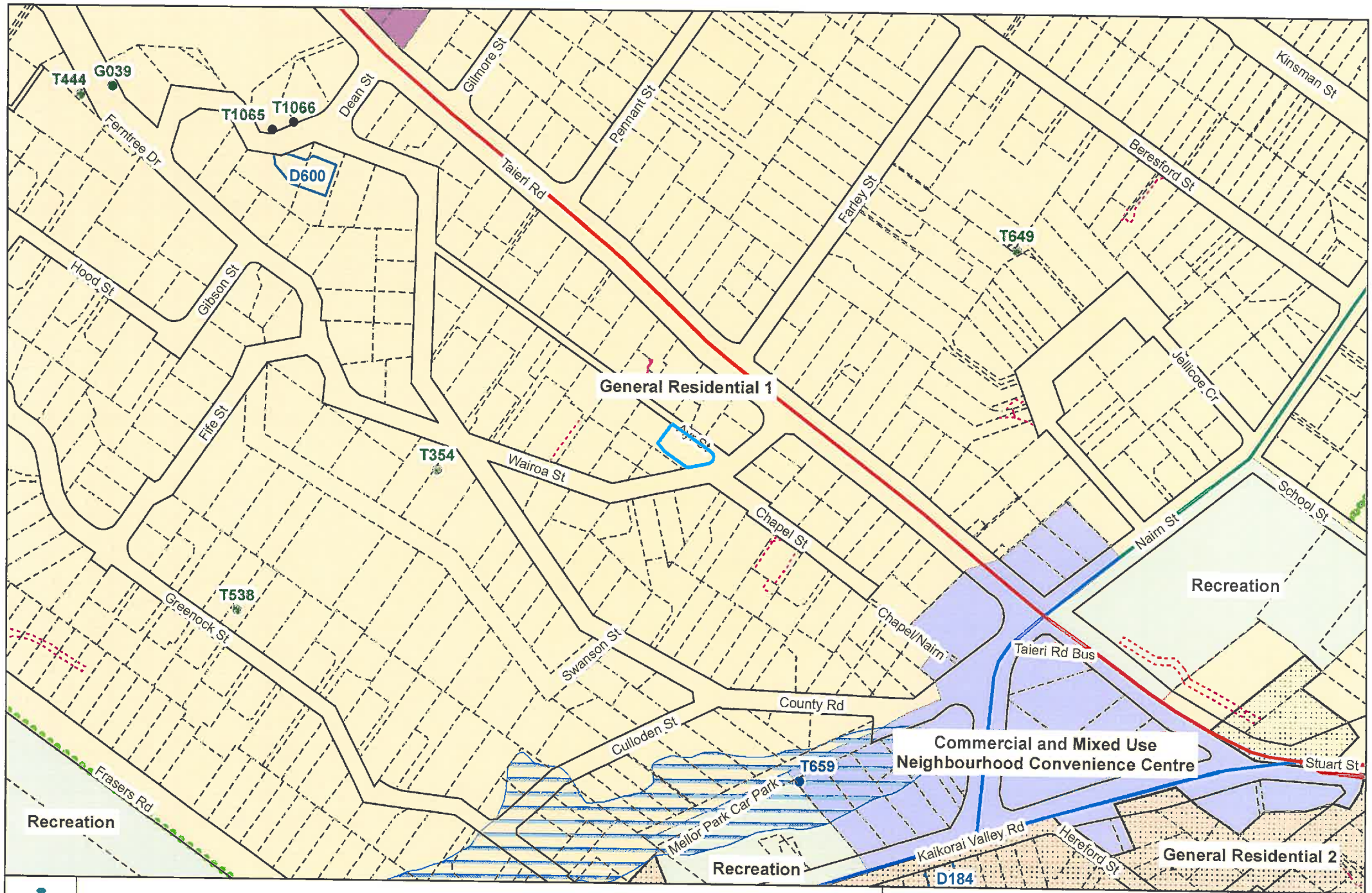
Information shown is the best available at the time of publishing. The accuracy and completeness of This information is variable. Private assets are typically not mapped. Recent changes may not be reflected. Verify on site before commencing work. For all enquiries phone 03 477 4000.

Scale at A4:
1:750
29/11/2019
8:06:04 PM

N

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.

2018-2019 Urban, Copyright DCC/Aerial Surveys Ltd. Rural, ORC/Aerial Surveys Ltd. CC BY 4.0 NZ
2013 Urban and rural photography Jan/Feb 2013. Copyright DCC. CC BY 3.0 NZ.
2006/2007 Urban photography March 2007, copyright NZAM. Rural photography March 2006, copyright Terralink International Ltd.



Second Generation District Plan

Scale at A4:
1:3,000
29/11/2019
8:06:22 PM

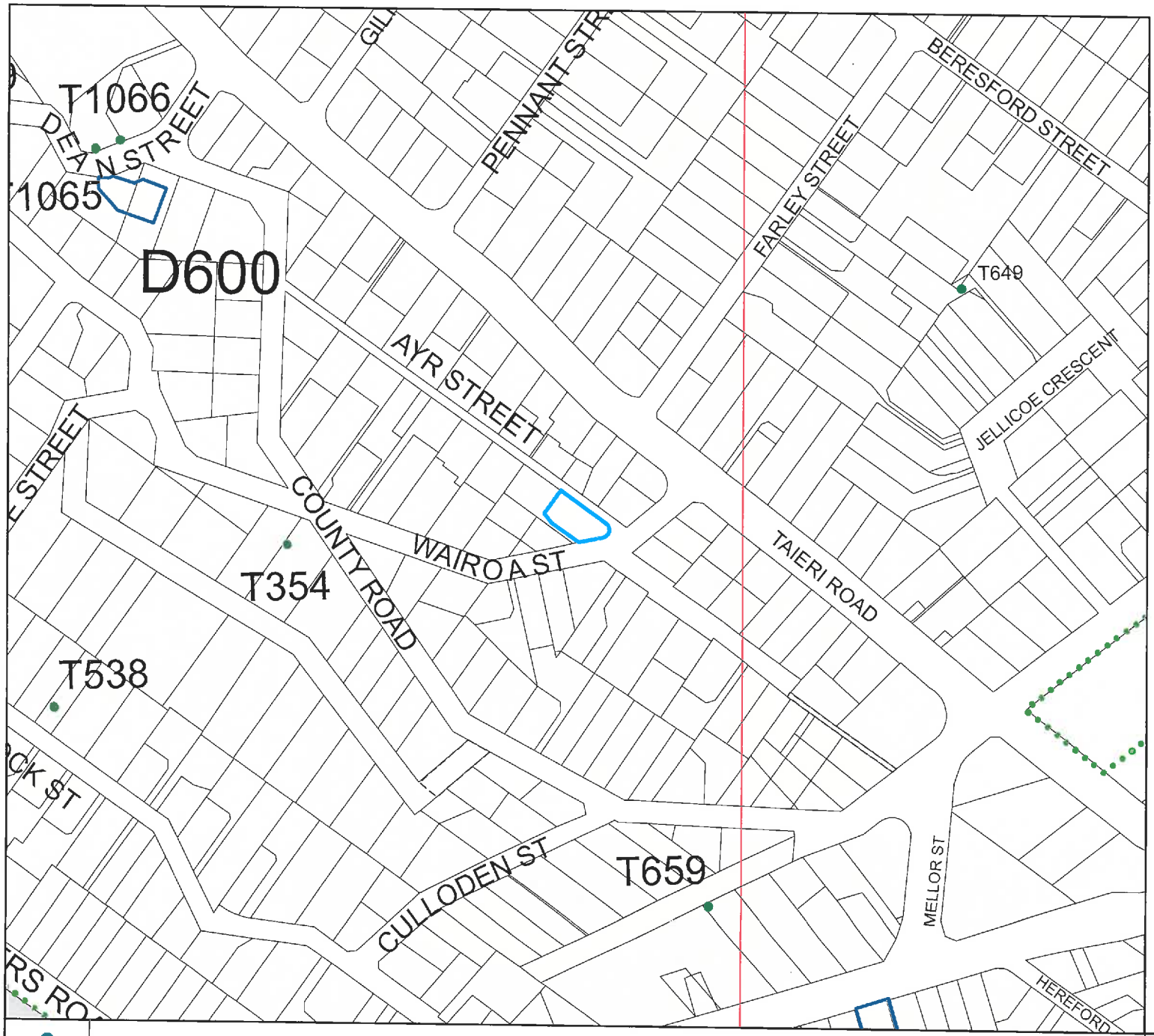
N

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.

2018-2019 Urban, Copyright DCC/Aerial Surveys Ltd. Rural, ORC/Aerial Surveys Ltd. CC BY 4.0 NZ

2013 Urban and rural photography Jan/Feb 2013, Copyright DCC, CC BY 3.0 NZ.

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



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 (Estuine 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

Scale at A4:
1:3,000
29/11/2019
8:06:27 PM

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.

DUNEDIN CITY COUNCIL
DPB002041

APPLICATION No. A/12880

DUNEDIN DRAINAGE AND SEWERAGE BOARD

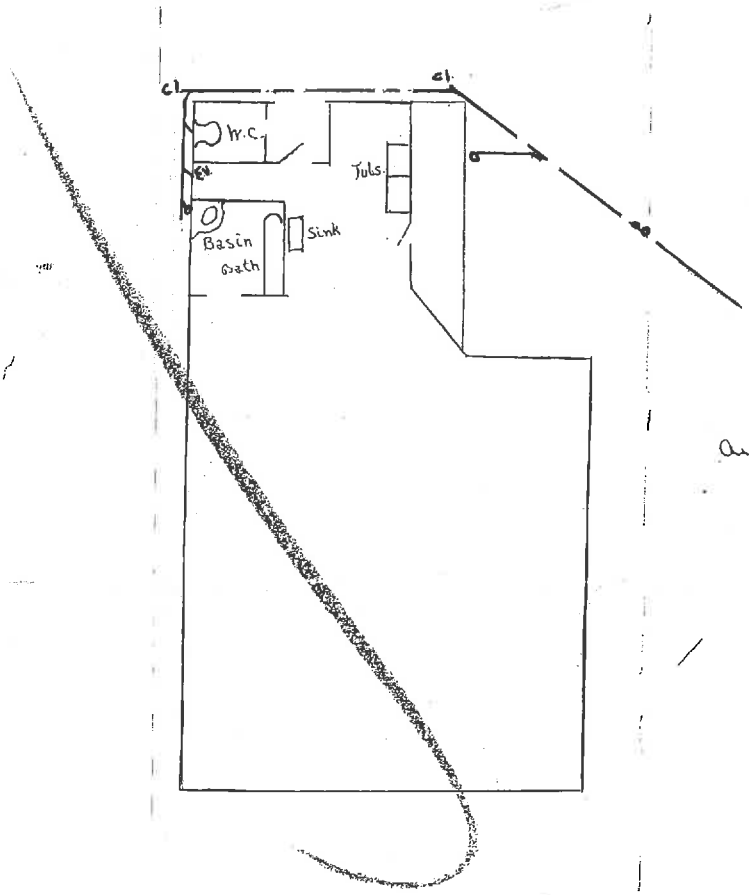
DATE 22. 3. 18

HOUSE CONNECTION PLAN.

SCALE : ⅛in. to a Foot.

NEW SEWAGE DRAINS: RED
STORM WATER: DOTTED BLACK
OLD DRAINS: FULL BLACK

BOARD CONTRACT 1753



Binding margin to be left blank

DESKTOP IMAGING LTD
www.desktopimaging.co.nz

Owner M^r A Pabbit

Street ~~Dayes~~ Rainon

Locality Parkside

Block Kirkland Hill

Section 28

Allotment

Signature of Drainer J. M. Hendrson

AAD19180031 - A12880 - Drainage

DUNEDIN CITY COUNCIL | kaunihera a-rohe o Ōtepoti

11 September 2019

Coopnkeegan Limited
377 North Road
North East Valley
Dunedin 9010

Dear Sir/Madam

RECEIPT OF NOTIFICATION OF EXEMPT BUILDING WORK CARRIED OUT UNDER SCHEDULE 1 OF THE BUILDING ACT 2004

Property address:	4 Wairoa Street, Dunedin
Property key:	5019913
Description of exempt work:	Convert house from flats to single dwelling, Remove second kitchen and bathroom, Reopen and reposition doorways, Remove chimney and non-load bearing walls

The Dunedin City Council (Council) acknowledges receipt of the notification of the exempt building work specified and advises the documentation will be placed onto the property file.

Important Note
The documentation you have submitted will not be reviewed or assessed by the Council.

The Council makes no representation or warrantee to the accuracy, completeness or reliability of the information contained in the documentation nor determine whether the building works comply with the Building Act 2004 and building code.

The Council will not assess, inspect nor make any representation to the quality of the building work.

All plans, documentation and reports submitted to the Council are public record and may be disclosed on request.

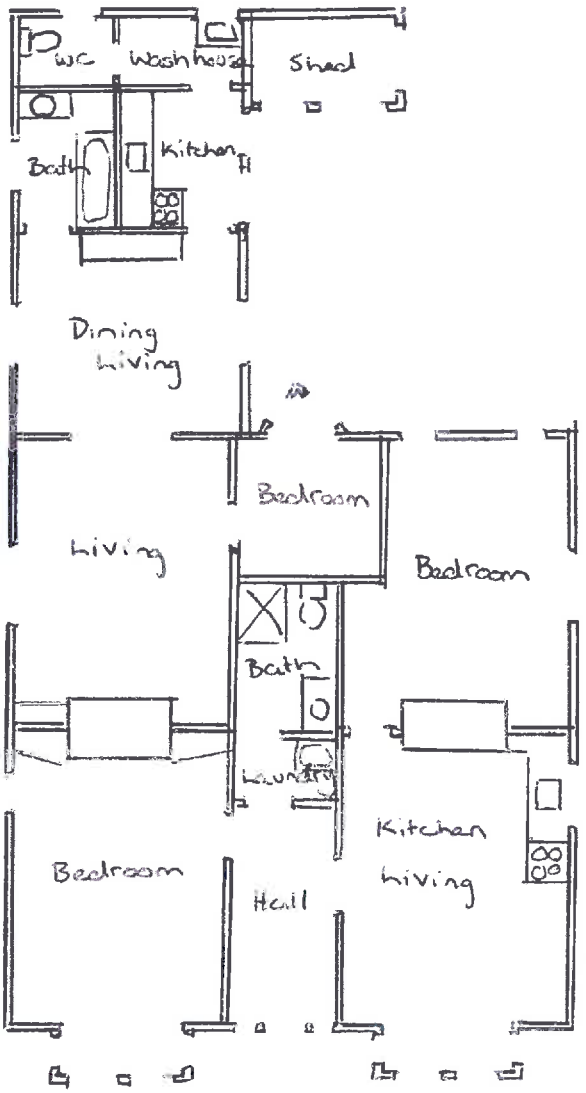
Yours faithfully

Neil McLeod

Neil McLeod
Principal Advisor-Building Solutions

DISCLAIMER FOR EXEMPT BUILDING WORK

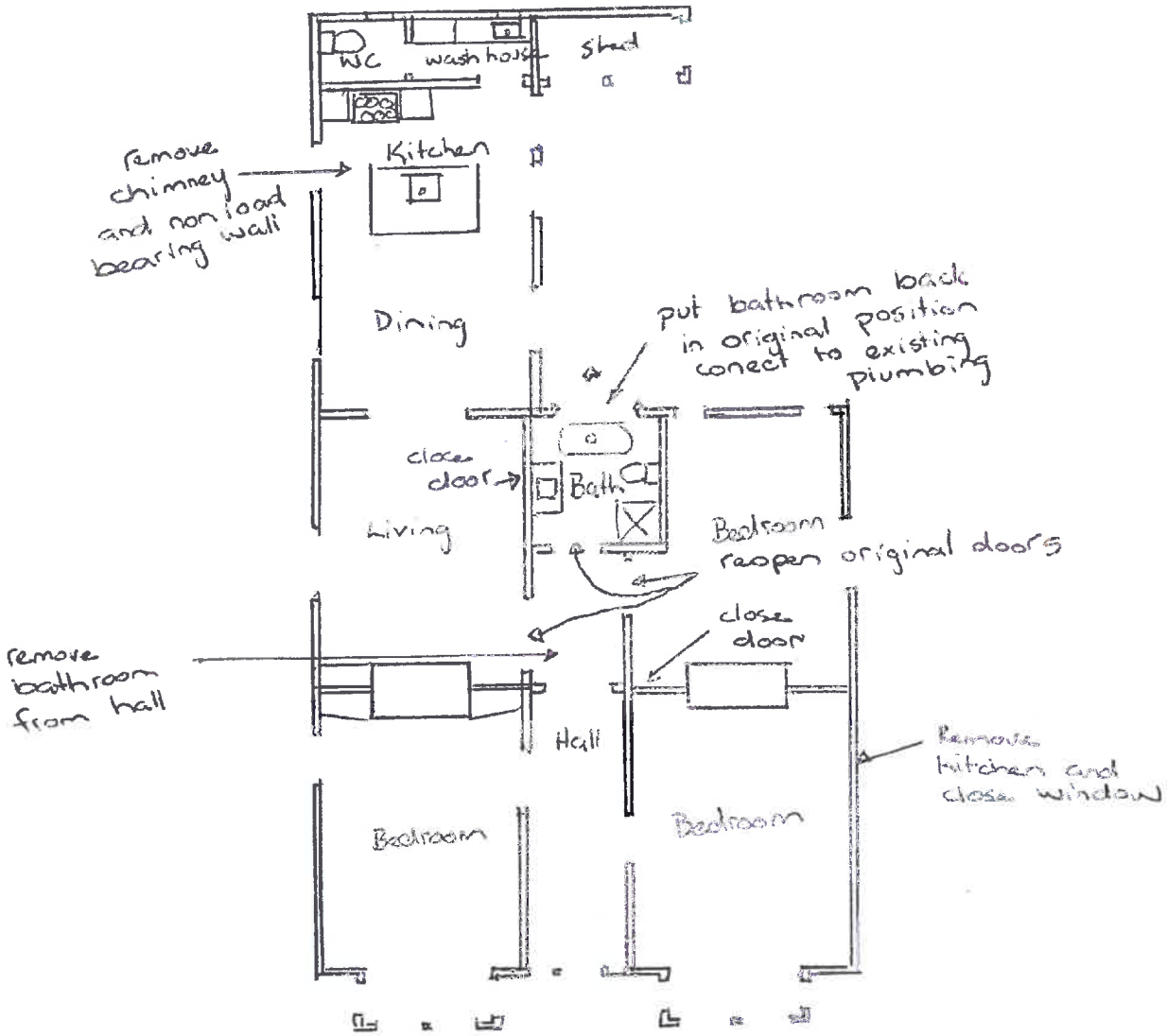
- The accuracy of the content of the documentation has not been validated by the Council
- The Council has not inspected the building works referred to in the documentation
- The Council has not considered the documentation in any way in regard to compliance with the New Zealand Building Code, the Building Act or to assess the quality of work
- The filing of the documentation does not in any way remove the fact that this work may have required a building consent



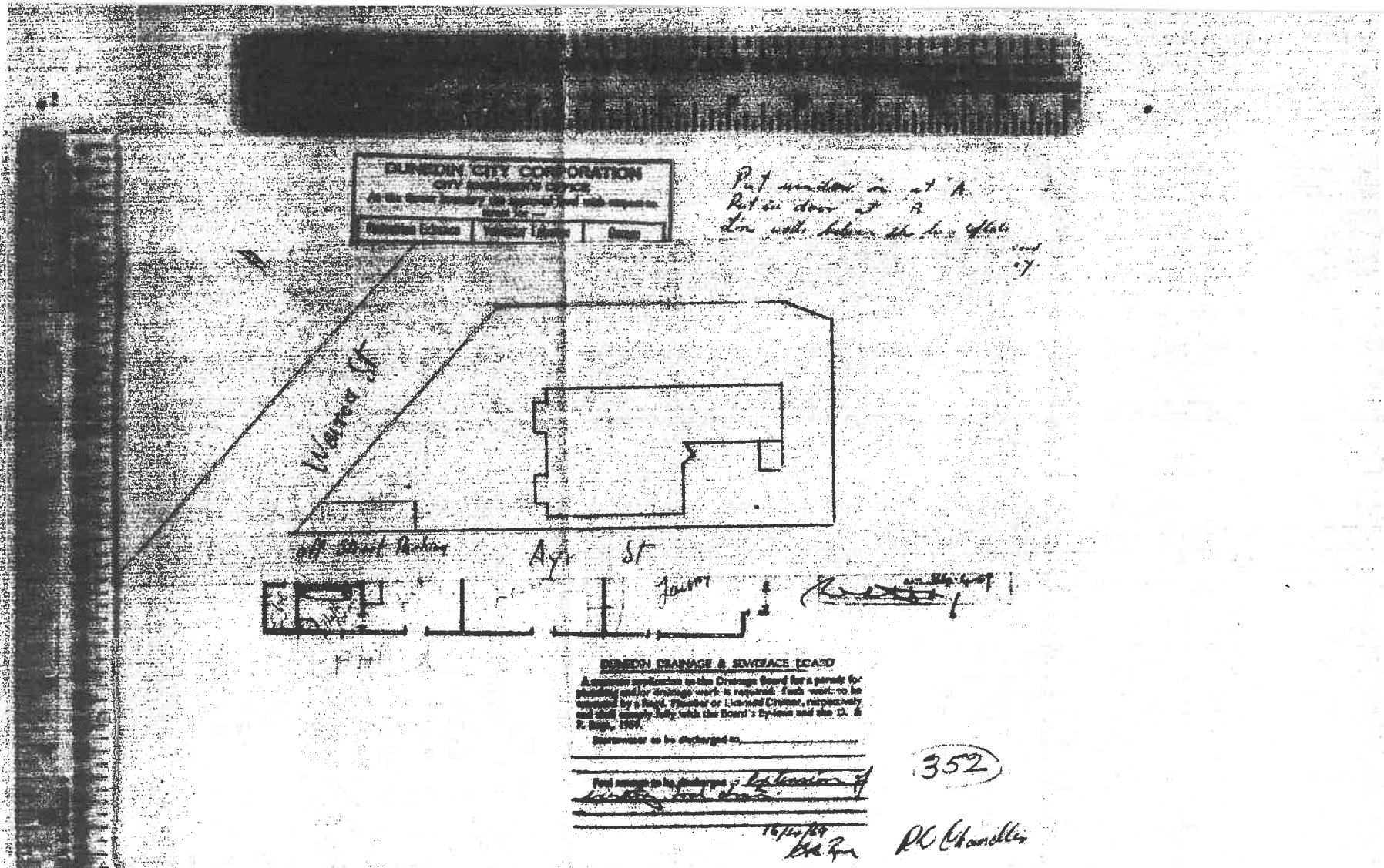
EXSISTING FLOOR PLAN
4 WAIROA STREET
DUNEDIN

DISCLAIMER FOR EXEMPT BUILDING WORK

- The accuracy of the content of the documentation has not been validated by the Council
- The Council has not inspected the building works referred to in the documentation
- The Council has not considered the documentation in any way in regard to compliance with the New Zealand Building Code, the Building Act or to assess the quality of work
- The filing of the documentation does not in any way replace the fact that this work may have required a building consent



NEW FLOOR PLAN
4 WAIROA STREET
DUNEDIN

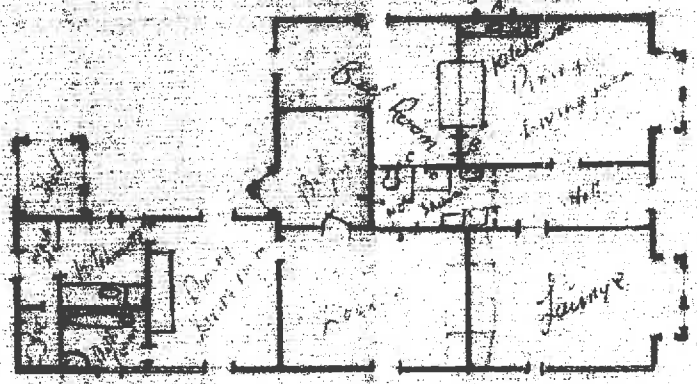


ABA-2005-307987
- ABA51381 - Alter Laundry

[redacted]

DUNEDIN CITY CORPORATION
CITY ENGINEER'S OFFICE

Put window in at A
Put in door at B.
Low walls between the two toilets on both sides with 2 brick bars put something slightly lighter on roof above WC
Close up door at D & D



DUNEDIN DRAINAGE & SEWERAGE BOARD

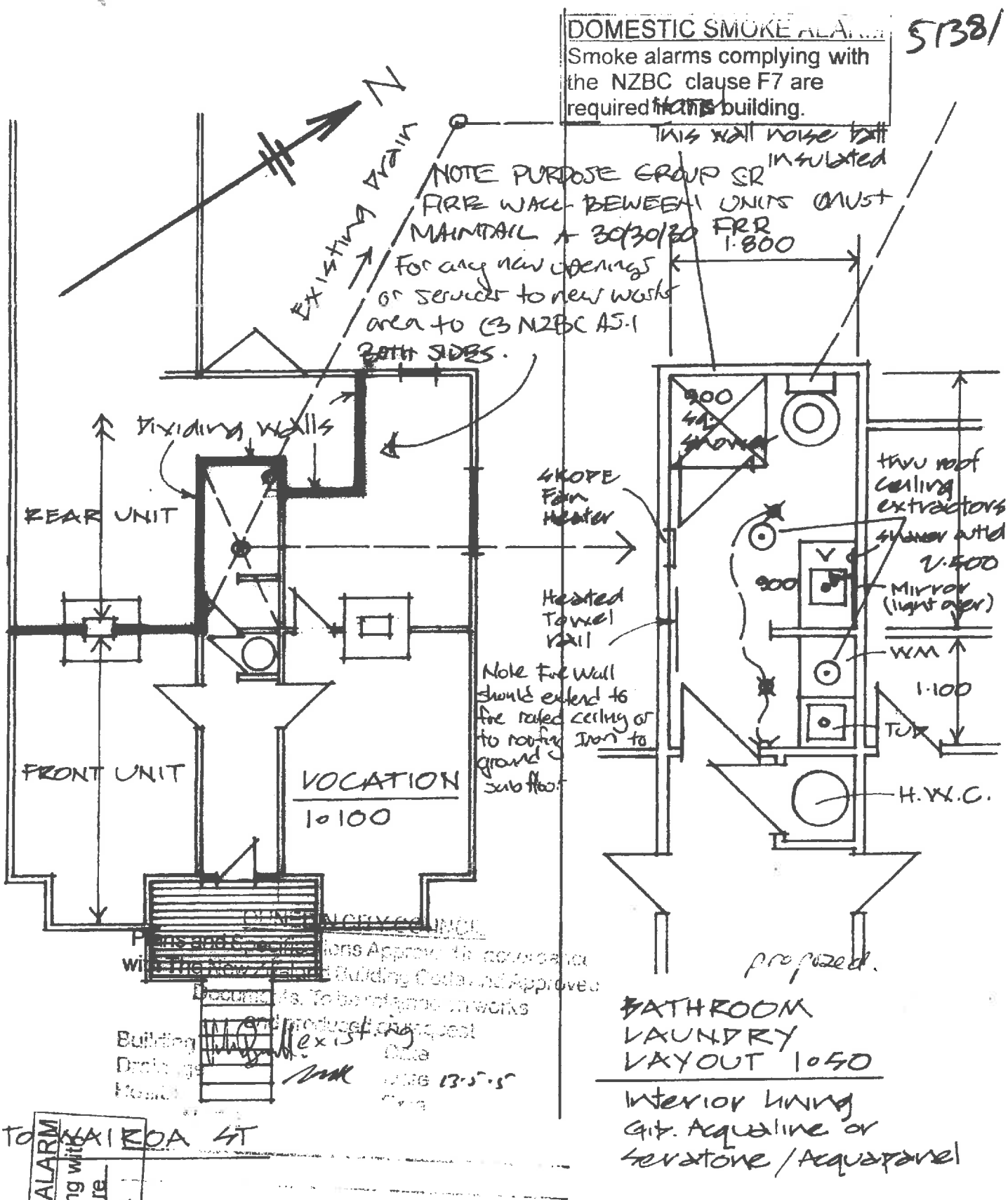
(352)

16/7/69

ABA-2005-307987
- ABA51381 - Alter Laundry

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

5138/



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

FRONT FLAT Nº.4 WAIROA ST. DN.
UPGRADING BATHROOM + LAUNDRY
MRS A. CRAWFORD OWNER 4/5/05

Plumbing and Drainage
To comply with approved documents: E1/AS1, G12/AS1, G13/AS1 & 2

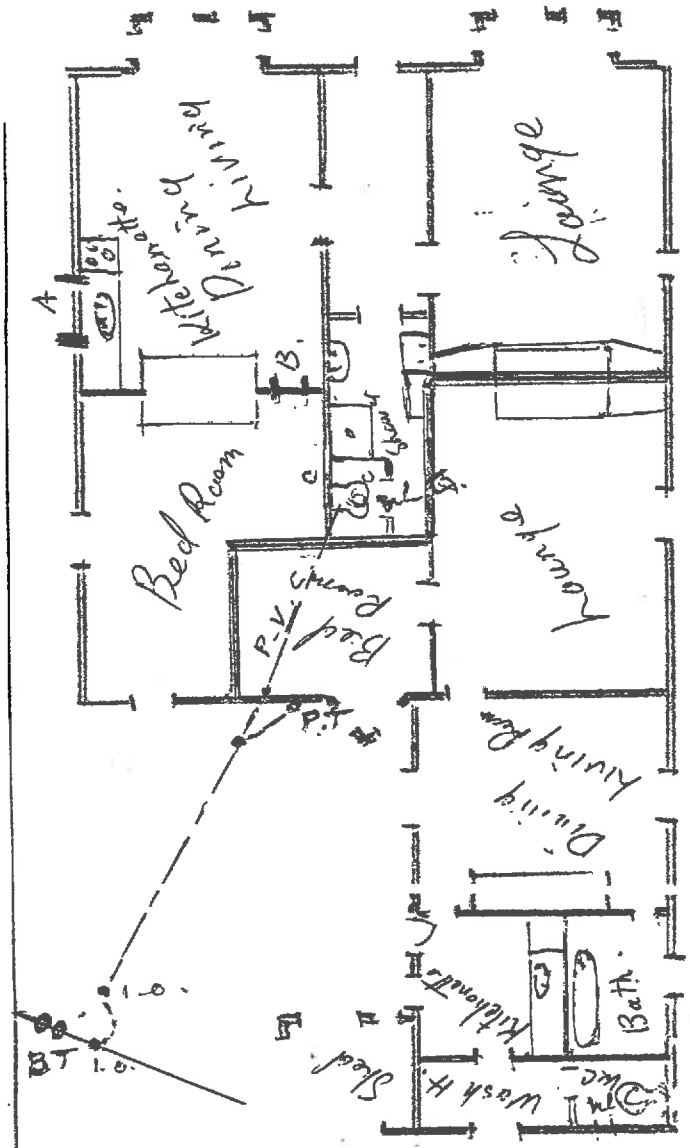
ALAN LARKINS
DESIGN ASSOCIATES LTD
63 PASSMORE CRESCENT. DUNEDIN
Ph. (03) 466 7211 Fax. (03) 466 7283

ABA-2005-307987
-ABA51381 - Alter Laundry

Put window in at A
Put in door at B
Line walls between the two flats on both sides with Gibraltor board
Put ventilating sky light in roof above W.C.
close doors at C & D.

H5633
A.M.

R.C. Manella



1/8

LEGEND

Existing Drains

New Foul Drains

New Stormwater Drains

4 Wairoa St.

C.K.

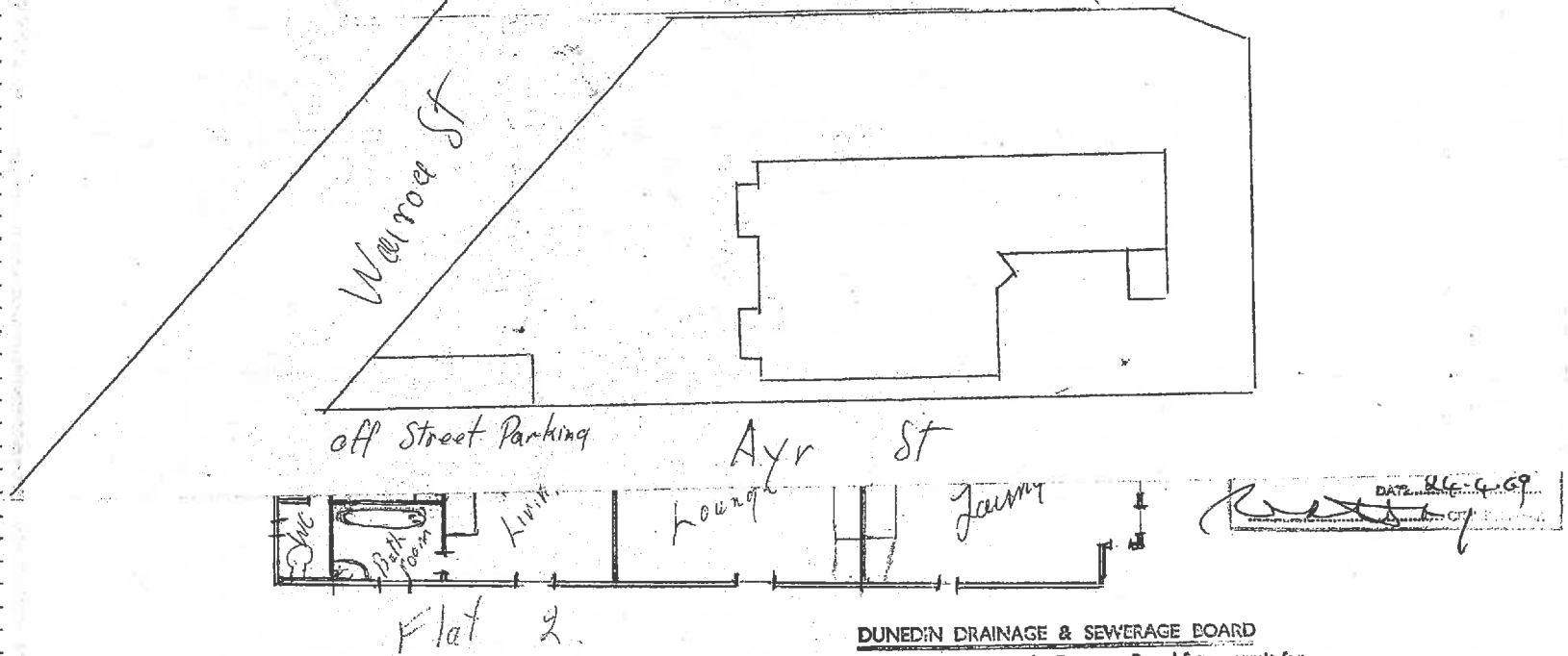
AAD19690142 - H5633 - Plumbing and Drain Extension

OTAGO MICROGRAPHIC SERVICES
A DIVISION OF R.E. STEVENS & CO. LTD

DUNEDIN CITY CORPORATION
CITY ENGINEER'S OFFICE
At the Street boundary the approved level with respect to street for —

Pedestrian Entrance	Vehicular Entrance	Garage

Put window in at 'A'.
Put in door at 'B'.
Line walls between the two flats



DATE 26-4-69

DUNEDIN DRAINAGE & SEWERAGE BOARD

A separate application to the Drainage Board for a permit for plumbing and/or drainage work is required. Such work to be executed by a Regd. Plumber or Licensed Drainer, respectively and shall comply fully with the Board's By-laws and the D. & P. Regs., 1959.

Stormwater to be discharged to

Foul sewage to be discharged to Extension of existing foul drain.

16/4/69

352

RD Chancellor

OTAGO MICROGRAPHIC SERVICES
A DIVISION OF R.E. STEVENS & CO. LTD

DUNEDIN CITY CORPORATION
CITY ENGINEER'S OFFICE

At the Street boundary the approved level with respect to street for —

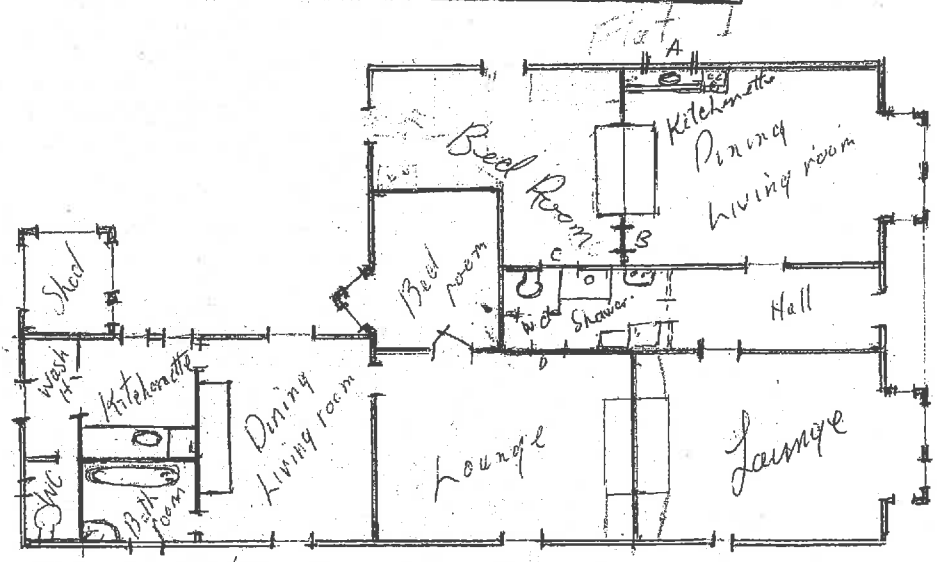
Pedestrian Entrance	Vehicular Entrance	Garage
Well	Fence	is 3 ins above kerb level

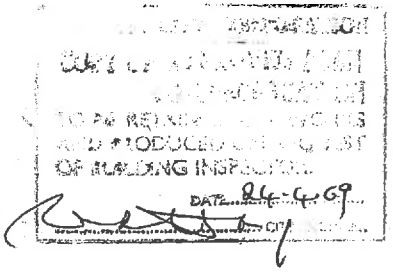
Arrangements made for Crossing are existing

for City Engineer Date 18 Apr 69

NOTE :—This Certificate is not valid unless Certified to by the Officer authorised in that behalf.

Put window in at 'A'
Put in door at 'B'
Line walls between the two flats on both sides with Gibraltar board
Put ventilating skylight in roof above WC
Close off doors at C & D





DUNEDIN DRAINAGE & SEWERAGE BOARD

A separate application to the Drainage Board for a permit for plumbing and/or drainage work is required. Such work to be executed by a Regd. Plumber or Licensed Drainer, respectively and shall comply fully with the Board's By-laws and the D. & P. Regs., 1959.

Stormwater to be discharged to

Foul sewage to be discharged to Extension of existing foul drain

16/4/69

352

R D Chancellor

AAB19690428 - 352 - Convert Dwelling into Two Flats