

Dunedin City Council Land Information Memorandum

97194

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 **9 May 2024**

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

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

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

PROPERTY ADDRESS

98 Canongate Dunedin

LIM Applicant
Print Date

Michael Wardill
09-May-2024

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PROPERTY DETAILS

Property ID 5027279
Address 98 Canongate Dunedin
Parcels PT SEC 5 BLK X SO 14194 TN OF DUNEDIN, PT SEC 5 BLK X SO 14194 1/2 SH 0.0003HA TN OF DUNEDIN

Rubbish Day Tuesday

RATES DETAILS

Rate Account 2027279
Address 98 Canongate Dunedin
Valuation Number 27160-64200

Latest Valuation Details
Capital Value \$495,000
Land Value \$330,000
Value of Improvements \$165,000
Area (Hectares) 0.0297HA
Units of Use 1

Current Rates
Current Rating Year Starting 01-Jul-2023
Dunedin City Council Rates \$2,687.77

Rates Outstanding for Year \$739.18

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

BUILDING, PLUMBING AND DRAINAGE

Minimum Floor Levels

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

Public Sewer sheets.

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

Dunedin City Council Private Drainage plans incomplete.

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

Building and Drainage Information

Drain In Common

A drain serving more than one lot/certificate of title will be considered drains in common, as will the section of 100mm diameter drain within the road reserve between the lots served by it and the pipeline to which it connects.

Drainage plan indicates Private Foul Drain in common with 9, 11 Russell Street and 98 Canongate connecting to Council Foul Sewer in Canongate.

FOUL

Council Stormwater & Foul Sewer Connections available.

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

Private Stormwater Drains servicing existing buildings

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

Drainage Plan indicates Private Stormwater Drain discharges to Street channel.

Private Foul Drains servicing existing buildings

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

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	-	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.
Refused		-	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
Lapsed		-	

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

[ABA-2003-299905](#) Building Consent - Wet Area Shower/Alter Bathroom

Lodgement Date 22-Apr-2003

Decision Granted

Decision Date 24-Apr-2003

Current Status **CCC Issued**

Previous Number ABA31006

(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-1969-69843](#) AAB19690802

19820 - Repair Dwelling (Beres). The permit was lodged on 13-Jan-1969.

[H-1969-69844](#) AAB19690803

458 - Plaster Dwelling, No Plan (Beres). The permit was lodged on 13-May-1969.

[H-1908-118930](#) AAD19080476

No PERMIT Number - Plumbing, No Plan (Moss). The permit was lodged on 28-Apr-1908.

[H-1907-117892](#) AAD19070024

2325 - Drainage (Christie). The permit was lodged on 07-Mar-1907.

[H-1908-119311](#) AAD19081914

3686 - Private Drain in Common with 9 Russell Street and 98 Canongate, (Garland). The permit was lodged on 22-May-1908.

[H-1908-119312](#) AAD19081915

3687 - Private Drain in Common with 11 Russell Street and 98 Canongate, (Gorman). The permit was lodged on 22-May-1908.

[H-1916-132746](#) AAD19160585

A10559 - Stormwater Drainage, (Moss). The permit was lodged on 02-May-1916.

[H-1953-170798](#) AAD19530607

F1292 - Repair Private Drain in Common, No Plan (Carson, Hardy & Watson). The permit was lodged on 12-Jan-1953.

[H-1985-219572](#) AAD19850855

K9034 - Boiler Tubes, No Plan. The permit was lodged on 17-Dec-1985.

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

HAZARDS

SITE HAZARDS

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

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

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

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

Otago Regional Council - Natural Hazards Database

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

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

HAZARDOUS SUBSTANCES

WARNING – Change in legislation and management of hazardous substances

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

Contaminated Site, Hazardous Substances and Dangerous Goods Information

No information

ENVIRONMENTAL HEALTH

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

LICENSING

Health Licensing

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

Liquor Licensing

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

CITY PLANNING

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

Accuracy of Boundaries

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

Access to Site

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

Heritage New Zealand Pouhere Taonga Act 2014

The Heritage New Zealand Pouhere Taonga Act 2014 applies in addition to any protection provided to a building or site by the District Plan. The Heritage New Zealand Pouhere Taonga Act 2014 makes it unlawful for any person to destroy, or modify the whole or any part of an archaeological site, whether or not the land on which the site is located is designated, or a resource or building consent has been issued, without the prior authority of Heritage New Zealand. The Heritage New Zealand Pouhere Taonga Act 2014 defines an archaeological site as a place associated with pre-1900 activity, where there may be evidence relating to the history of New Zealand. Pre-1900 buildings are considered archaeological sites under the Heritage New Zealand Pouhere Taonga Act 2014 and are also often associated with subsurface archaeological remains that provide evidence of pre-existing use of the site. Council records may not necessarily identify the precise date upon which an existing building was constructed. Contact the Dunedin office of Heritage New Zealand for further information: infodeepsouth@heritage.org.nz ; 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://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan/appeals-received-on-the-2gp>.

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

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

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

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

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

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

OPERATIVE DISTRICT PLAN INFORMATION

Zoning

This property is zoned as follows in the District Plan.

Zone

RESIDENTIAL 4

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

55Dt/40Nt dBA

SECOND GENERATION PLAN INFORMATION

Zoning

- Inner City Residential (refer Section 15, Residential)

Scheduled Items

- Nil

Overlay Zones

- Nil

Mapped Areas

- Archaeological Alert Layer

Resource Consents

There are no resource consents for this property.

RESOURCE CONSENTS WITHIN 50 METRES OF 98 CANONGATE DUNEDIN

[5026923](#) 1 - 99 Canongate Dunedin

[RMA-1991-351187](#) Resource Management Act (Historical Data) Certificate 312 Ownr:DCC / App: N.J. Dunckley PO Box 5045 (Non-Notified - Non Complying). The outcome was Granted on 08/10/1991.

[5026924](#) 97 Canongate Dunedin

[SUB-2016-55/B](#) Subdivision Consent s127 change for Stages 1 & 2 to include right of way easements (including easements over and in favour of Lot 2 DP 12008), specification of right of way widths, and a revised plan. The outcome was s127 Upheld on 05/10/2018.

[LUC-2016-317/A](#) Land Use Consent s127 change for breaching side yard and height plane angle by proposed units and associated breaches of the earthworks scale thresholds. The outcome was s127 Upheld on 05/10/2018.

[SUB-2016-55/A](#) Subdivision Consent s357 objection to decision for SUB-2016-55. The outcome was S357 Upheld on 23/02/2017.

[SUB-2016-55](#) Subdivision Consent subdivision creating 5 residential lots. The outcome was Granted on 19/01/2017.

[LUC-2016-317](#) Land Use Consent land use consent for the breaches of side yard and height plane angle by proposed units and associated breaches of the earthworks scale thresholds. The outcome was Granted on 19/01/2017.

[RMA-1991-351187](#) Resource Management Act (Historical Data) Certificate 312 Ownr:DCC / App: N.J. Dunckley PO Box 5045 (Non-Notified - Non Complying). The outcome was Granted on 08/10/1991.

[5026926](#) 109 Canongate Dunedin

[LUC-2018-321](#) Land Use Consent land use consent to undertake earthworks and retaining on the site for the creation of access and platforms for two new dwellings with performance standard breaches (car parking shortfall, amenity open space deficiency, reduced yard setback and height plane angle protrusions). The outcome was Granted on 06/09/2018.

[5027234](#) 24 Russell Street Dunedin

[RMA-1985-351735](#) Resource Management Act (Historical Data) DWG ADDN Ownr:SMILLIE / App: SMILLIE Designer: SMILLIE (Non-Notified - Non Complying). The outcome was Granted on 10/09/1985.

[5027235](#) 22 Russell Street Dunedin

[RMA-1984-351586](#) Resource Management Act (Historical Data) DWELLING ADDITION Ownr:LAWRENCE / App: LAWRENCE Designer: LAWRENCE (Non-Notified - Non Complying). The outcome was Granted on 06/12/1984.

[5027257](#) 19A Russell Street Dunedin

[LUC-2019-499](#) Land Use Consent land use consent for the conversion of an ancillary building (sleepout) to a residential unit/habitable room resulting in increased density, a car parking shortfall and a contravention of open space living requirements. The outcome was Granted on 31/10/2019.

[LUC-2018-761](#) Land Use Consent land use consent for residential activity comprising four residential units, incorporating the use of an existing accessory building as a habitable room (as part of one residential unit) where the accessory building does not meet setback and height plane angle requirements. The outcome was Granted on 22/02/2019.

[5027258](#) 23 Russell Street Dunedin

[LUC-2023-390](#) Land Use Consent a new dwelling on Lot 2 breaching the outdoor living space performance standard; subdivision/change of use under the NESCS; and soil disturbance breaching the permitted activity standards of the NESCS. The outcome was Granted on 07/03/2024.

[SUB-2023-137](#) Subdivision Consent the subdivision of the site into two lots. The outcome was Granted on 07/03/2024.

[5027277](#) 102A Canongate Dunedin

[RMA-1991-351189](#) Resource Management Act (Historical Data) Certificate 312 (Non-Notified - Non Complying). The outcome was Granted on 09/10/1991.

[5027282](#) 1 - 3 Russell Street Dunedin

[RMA-1998-362246](#) Resource Management Act (Historical Data) SUBDIVIDE LOT 1 INTO 4 UNITS. LAND USE ALREADY GRANTED BY ENVIRONMENT COURT - RMA95/3435 (Other). The outcome was Granted on 24/09/1998.

[RMA-1995-358801](#) Resource Management Act (Historical Data) ERECT 4 APARTMENTS (CROSS REF 3 RUSSELL ST - PROP NO. 5101691) Declined Hearings Committee 18/12/1995 Consent Order Approved Environment Court 17/6/1997 (Non-Notified - Non Complying). The outcome was Consent Order Issued by Environment Court on 17/06/1997.

[5066512](#) 113 Canongate Dunedin

[LUC-2021-413](#) Land Use Consent establishment of a multi-unit development with performance standard breaches. The outcome was Granted on 05/11/2021.

[RMA-1994-358157](#) Resource Management Act (Historical Data) Subdivision Ownr:JANSEN M.M. / App: M.D. Body PO Box 235 (Non-Notified - Non Complying). The outcome was Granted on 30/06/1994.

[RMA-1994-356513](#) Resource Management Act (Historical Data) Ownr:MRS MM JANSEN / App: MRS MM JANSEN (Non-Notified - Non Complying). The outcome was Granted on 08/06/1994.

[5101691](#) 3 Russell Street Dunedin

[RMA-1998-362246](#) Resource Management Act (Historical Data) SUBDIVIDE LOT 1 INTO 4 UNITS. LAND USE ALREADY GRANTED BY ENVIRONMENT COURT - RMA95/3435 (Other). The outcome was Granted on 24/09/1998.

[RMA-1995-358801](#) Resource Management Act (Historical Data) ERECT 4 APARTMENTS (CROSS REF 3 RUSSELL ST - PROP NO. 5101691) Declined Hearings Committee 18/12/1995 Consent Order Approved Environment Court 17/6/1997 (Non-Notified - Non Complying). The outcome was Consent Order Issued by Environment Court on 17/06/1997.

5105698 4 - 3 Russell Street Dunedin

[RMA-1998-362246](#) Resource Management Act (Historical Data) SUBDIVIDE LOT 1 INTO 4 UNITS. LAND USE ALREADY GRANTED BY ENVIRONMENT COURT - RMA95/3435 (Other). The outcome was Granted on 24/09/1998.

[RMA-1995-358801](#) Resource Management Act (Historical Data) ERECT 4 APARTMENTS (CROSS REF 3 RUSSELL ST - PROP NO. 5101691) Declined Hearings Committee 18/12/1995 Consent Order Approved Environment Court 17/6/1997 (Non-Notified - Non Complying). The outcome was Consent Order Issued by Environment Court on 17/06/1997.

5107238 15 Russell Street Dunedin

[LUC-2022-420](#) Land Use Consent The establishment of a multi-unit development breaching height plane angles and resulting in earthworks-related breaches.. The outcome was Granted on 16/11/2022.

[LUC-2018-555/A](#) Land Use Consent s357 objection to fees for LUC-2018-555 - land use consent to construct a residential dwelling, including associated earthworks and retaining walls. The outcome was S357 Upheld on 02/12/2019.

[LUC-2018-555](#) Land Use Consent land use consent to construct a residential dwelling, including associated earthworks and retaining walls. The outcome was Consent Order Issued by Environment Court on 23/10/2019.

5109588 2 - 3 Russell Street Dunedin

[RMA-1998-362246](#) Resource Management Act (Historical Data) SUBDIVIDE LOT 1 INTO 4 UNITS. LAND USE ALREADY GRANTED BY ENVIRONMENT COURT - RMA95/3435 (Other). The outcome was Granted on 24/09/1998.

[RMA-1995-358801](#) Resource Management Act (Historical Data) ERECT 4 APARTMENTS (CROSS REF 3 RUSSELL ST - PROP NO. 5101691) Declined Hearings Committee 18/12/1995 Consent Order Approved Environment Court 17/6/1997 (Non-Notified - Non Complying). The outcome was Consent Order Issued by Environment Court on 17/06/1997.

5109589 3 - 3 Russell Street Dunedin

[RMA-1998-362246](#) Resource Management Act (Historical Data) SUBDIVIDE LOT 1 INTO 4 UNITS. LAND USE ALREADY GRANTED BY ENVIRONMENT COURT - RMA95/3435 (Other). The outcome was Granted on 24/09/1998.

[RMA-1995-358801](#) Resource Management Act (Historical Data) ERECT 4 APARTMENTS (CROSS REF 3 RUSSELL ST - PROP NO. 5101691) Declined Hearings Committee 18/12/1995 Consent Order Approved Environment Court 17/6/1997 (Non-Notified - Non Complying). The outcome was Consent Order Issued by Environment Court on 17/06/1997.

5113666 94 Canongate Dunedin

[LUC-2008-224](#) Land Use Consent Land use consent for technical breaches as a result of a three lot unit title subdivision. The outcome was Granted on 01/05/2008.

[SUB-2008-48](#) Subdivision Consent Three lot unit title subdivision. The outcome was Granted on 01/05/2008.

[RMA-2005-369476](#) Resource Management Act (Historical Data) Construct three townhouses (Notified - Non Complying). The outcome was Granted on 20/12/2005.

5114039 94B Canongate Dunedin

[LUC-2008-224](#) Land Use Consent Land use consent for technical breaches as a result of a three lot unit title subdivision. The outcome was Granted on 01/05/2008.

[SUB-2008-48](#) Subdivision Consent Three lot unit title subdivision. The outcome was Granted on 01/05/2008.

[RMA-2005-369476](#) Resource Management Act (Historical Data) Construct three townhouses (Notified - Non Complying). The outcome was Granted on 20/12/2005.

5114040 94A Canongate Dunedin

[LUC-2008-224](#) Land Use Consent Land use consent for technical breaches as a result of a three lot unit title subdivision. The outcome was Granted on 01/05/2008.

[SUB-2008-48](#) Subdivision Consent Three lot unit title subdivision. The outcome was Granted on 01/05/2008.

[RMA-2005-369476](#) Resource Management Act (Historical Data) Construct three townhouses (Notified - Non Complying). The outcome was Granted on 20/12/2005.

[RMA-1995-352076](#) Resource Management Act (Historical Data) ERECT GARAGE Ownr:TWOHIG (Non-Notified - Non Complying). The outcome was Granted on 14/04/1987.

5114041 7 Russell Street Dunedin

[LUC-2008-224](#) Land Use Consent Land use consent for technical breaches as a result of a three lot unit title subdivision. The outcome was Granted on 01/05/2008.

[SUB-2008-48](#) Subdivision Consent Three lot unit title subdivision. The outcome was Granted on 01/05/2008.

[RMA-2005-369476](#) Resource Management Act (Historical Data) Construct three townhouses (Notified - Non Complying). The outcome was Granted on 20/12/2005.

5119616 93A Canongate Dunedin

[SUB-2016-55/B](#) Subdivision Consent s127 change for Stages 1 & 2 to include right of way easements (including easements over and in favour of Lot 2 DP 12008), specification of right of way widths, and a revised plan. The outcome was s127 Upheld on 05/10/2018.

[LUC-2016-317/A](#) Land Use Consent s127 change for breaching side yard and height plane angle by proposed units and associated breaches of the earthworks scale thresholds. The outcome was s127 Upheld on 05/10/2018.

[SUB-2016-55/A](#) Subdivision Consent s357 objection to decision for SUB-2016-55. The outcome was S357 Upheld on 23/02/2017.

[SUB-2016-55](#) Subdivision Consent Stage 1 of SUB-2016-55. The outcome was Staged Subdivision on 19/01/2017.

[SUB-2016-55](#) Subdivision Consent subdivision creating 5 residential lots. The outcome was Granted on 19/01/2017.

[LUC-2016-317](#) Land Use Consent land use consent for the breaches of side yard and height plane angle by proposed units and associated breaches of the earthworks scale thresholds. The outcome was Granted on 19/01/2017.

[LUC-2013-13](#) Land Use Consent land use consent for breaches side yard and height plane angle by proposed units and associated earthworks (SUB-2013-4). The outcome was Granted on 06/08/2013.

[SUB-2013-4](#) Subdivision Consent subdivision creating 5 residential lots. The outcome was Granted on 06/08/2013.

[RMA-2004-368158](#) Resource Management Act (Historical Data) LAND USE CONSENT REQUIRED AS PART OF SECTION 226 CERTIFICATION FOR YARD AND HEIGHT PLANE ENCROACHMENT BY EXISTING DWELLING AND FOR LACK OF ON-SITE PARKING (Non-Notified - Restricted Discretionary). The outcome was Granted on 27/08/2004.

[RMA-2004-368150](#) Resource Management Act (Historical Data) Section 226 certification for Lots 19 and 20 DP 76 (Other). The outcome was Granted on 27/08/2004.

5119617 93 Canongate Dunedin

[SUB-2016-55/C](#) Subdivision Consent s125 extension of time on stage 2 due to labor and material shortages.. The outcome was s125 Granted on 10/12/2021.

[SUB-2016-55/B](#) Subdivision Consent s127 change for Stages 1 & 2 to include right of way easements (including easements over and in favour of Lot 2 DP 12008), specification of right of way widths, and a revised plan. The outcome was s127 Upheld on 05/10/2018.

[LUC-2016-317/A](#) Land Use Consent s127 change for breaching side yard and height plane angle by proposed units and associated breaches of the earthworks scale thresholds. The outcome was s127 Upheld on 05/10/2018.

[SUB-2016-55/A](#) Subdivision Consent s357 objection to decision for SUB-2016-55. The outcome was S357 Upheld on 23/02/2017.

[SUB-2016-55](#) Subdivision Consent Stage 2 of SUB-2016-55. The outcome was Staged Subdivision on 19/01/2017.

[SUB-2016-55](#) Subdivision Consent Stage 1 of SUB-2016-55. The outcome was Staged Subdivision on 19/01/2017.

[SUB-2016-55](#) Subdivision Consent subdivision creating 5 residential lots. The outcome was Granted on 19/01/2017.

[LUC-2016-317](#) Land Use Consent land use consent for the breaches of side yard and height plane angle by proposed units and associated breaches of the earthworks scale thresholds. The outcome was Granted on 19/01/2017.

[LUC-2013-13](#) Land Use Consent land use consent for breaches side yard and height plane angle by proposed units and associated earthworks (SUB-2013-4). The outcome was Granted on 06/08/2013.

[SUB-2013-4](#) Subdivision Consent subdivision creating 5 residential lots. The outcome was Granted on 06/08/2013.

[RMA-2004-368150](#) Resource Management Act (Historical Data) Section 226 certification for Lots 19 and 20 DP 76 (Other). The outcome was Granted on 27/08/2004.

[5119715 2 - 99 Canongate Dunedin](#)

[RMA-1991-351187](#) Resource Management Act (Historical Data) Certificate 312 Ownr:DCC / App: N.J. Dunckley PO Box 5045 (Non-Notified - Non Complying). The outcome was Granted on 08/10/1991.

[5128306 91A Canongate Dunedin](#)

[LUC-2015-369/A](#) Land Use Consent s127 change or cancellation of condition for LUC-2015-369 to widen the steps and balcony that form the access to the westernmost unit. The outcome was s127 Upheld on 22/02/2018.

[LUC-2017-620](#) Land Use Consent land use consent for bulk and location and density breaches. The outcome was Granted on 20/12/2017.

[SUB-2017-112](#) Subdivision Consent subdivision consent for two lot subdivision. The outcome was Granted on 20/12/2017.

[LUC-2015-369](#) Land Use Consent establish a building containing 2 residential units which breaches front yard and earthworks requirements (including retaining walls). The outcome was Granted on 18/09/2015.

[RMA-2004-368158](#) Resource Management Act (Historical Data) LAND USE CONSENT REQUIRED AS PART OF SECTION 226 CERTIFICATION FOR YARD AND HEIGHT PLANE ENCROACHMENT BY EXISTING DWELLING AND FOR LACK OF ON-SITE PARKING (Non-Notified - Restricted Discretionary). The outcome was Granted on 27/08/2004.

[RMA-2004-368150](#) Resource Management Act (Historical Data) Section 226 certification for Lots 19 and 20 DP 76 (Other). The outcome was Granted on 27/08/2004.

[RMA-1996-359968](#) Resource Management Act (Historical Data) COMPLIANCE CERTIFICATE (Non-Notified COC). The outcome was Granted on 26/08/1996.

[RMA-1996-360425](#) Resource Management Act (Historical Data) CERTIFICATE OF COMPLIANCE (Other). The outcome was Granted on 29/11/1996.

[5128307 91B Canongate Dunedin](#)

[LUC-2015-369/A](#) Land Use Consent s127 change or cancellation of condition for LUC-2015-369 to widen the steps and balcony that form the access to the westernmost unit. The outcome was s127 Upheld on 22/02/2018.

[LUC-2017-620](#) Land Use Consent land use consent for bulk and location and density breaches. The outcome was Granted on 20/12/2017.

[SUB-2017-112](#) Subdivision Consent subdivision consent for two lot subdivision. The outcome was Granted on 20/12/2017.

[LUC-2015-369](#) Land Use Consent establish a building containing 2 residential units which breaches front yard and earthworks requirements (including retaining walls). The outcome was Granted on 18/09/2015.

[RMA-2004-368158](#) Resource Management Act (Historical Data) LAND USE CONSENT REQUIRED AS PART OF SECTION 226 CERTIFICATION FOR YARD AND HEIGHT PLANE ENCROACHMENT BY EXISTING DWELLING AND FOR LACK OF ON-SITE PARKING (Non-Notified - Restricted Discretionary). The outcome was Granted on 27/08/2004.

[RMA-2004-368150](#) Resource Management Act (Historical Data) Section 226 certification for Lots 19 and 20 DP 76 (Other). The outcome was Granted on 27/08/2004.

[5132960 108 Canongate Dunedin](#)

[LUC-2021-263](#) Land Use Consent the two-unit residential dwelling. The outcome was Granted on 07/10/2021.

[SUB-2021-86](#) Subdivision Consent the two-lot fee-simple subdivision and associated residential dwellings. The outcome was Granted on 07/10/2021.

[SUB-2020-116](#) Subdivision Consent 2 lot residential subdivision. The outcome was Granted on 04/09/2020.

[LUC-2010-404](#) Land Use Consent site excavation works associated with proposed new residential dwelling. The outcome was Granted on 15/10/2010.

[RMA-1991-351144](#) Resource Management Act (Historical Data) Unit Title Plan Ownr:SEPSY / App: N.B. Pitts PO Box 1083 (Non-Notified - Non Complying). The outcome was Granted on 21/11/1991.

5132961 111 Arthur Street Dunedin

[LUC-2021-263](#) Land Use Consent the two-unit residential dwelling. The outcome was Granted on 07/10/2021.

[SUB-2021-86](#) Subdivision Consent the two-lot fee-simple subdivision and associated residential dwellings. The outcome was Granted on 07/10/2021.

[SUB-2020-116](#) Subdivision Consent 2 lot residential subdivision. The outcome was Granted on 04/09/2020.

[RMA-1991-351144](#) Resource Management Act (Historical Data) Unit Title Plan Ownr:SEPSY / App: N.B. Pitts PO Box 1083 (Non-Notified - Non Complying). The outcome was Granted on 21/11/1991.

5133467 97A Canongate Dunedin

[RMA-1991-351187](#) Resource Management Act (Historical Data) Certificate 312 Ownr:DCC / App: N.J. Dunckley PO Box 5045 (Non-Notified - Non Complying). The outcome was Granted on 08/10/1991.

5137917 103 Arthur Street Dunedin

[S243-2023-1](#) s243 Cancellation of Easement Variation of Conveyance 88325 so as to cancel Easement B DP 564410 in favour of Pt Sec 9 BLK X TN OF DUNEDIN (RT OT292/138) only.. The outcome was Granted on 07/03/2023.

[SUB-2022-142](#) Subdivision Consent A boundary adjustment subdivision. The outcome was Granted on 10/11/2022.

[LUC-2022-419](#) Land Use Consent The establishment of a new residential building, breaching height plane angle, set back, outdoor living and access requirements, with associated earthworks. The outcome was Granted on 17/11/2022.

[LUC-2018-557](#) Land Use Consent land use consent to undertake earthworks and construct retaining walls and a dwelling on the site.. The outcome was Granted on 06/11/2018.

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

TRANSPORT

No Transport information was found for this property

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

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

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

3 WATERS

WATER

Urban water supply area – Connected

This property is connected to the Dunedin City Council's urban (on-demand) water supply. Indicative water pressures are available to view at www.dunedin.govt.nz/water-pressure, 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

FOUL SEWER AND WASTE WATER

Urban Stormwater Catchment

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

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

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

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

Stormwater/Sewer Separation - Compliant

The Dunedin City Council requires the foul sewer and storm water being discharged from a property to be directed to the separate foul sewer and storm water networks, respectively.

This property is in an area where inspections have been undertaken to ensure compliance with this requirement. This property was certified as complying with Council's requirements for storm water separation at the time of inspection on **2nd December 1998**.

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

Drainage Reticulation Plans

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

Information Regarding Watercourses

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

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

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

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

APPENDIX

Glossary of terms and abbreviations

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

Consent, Permit, Licence & Complaint types

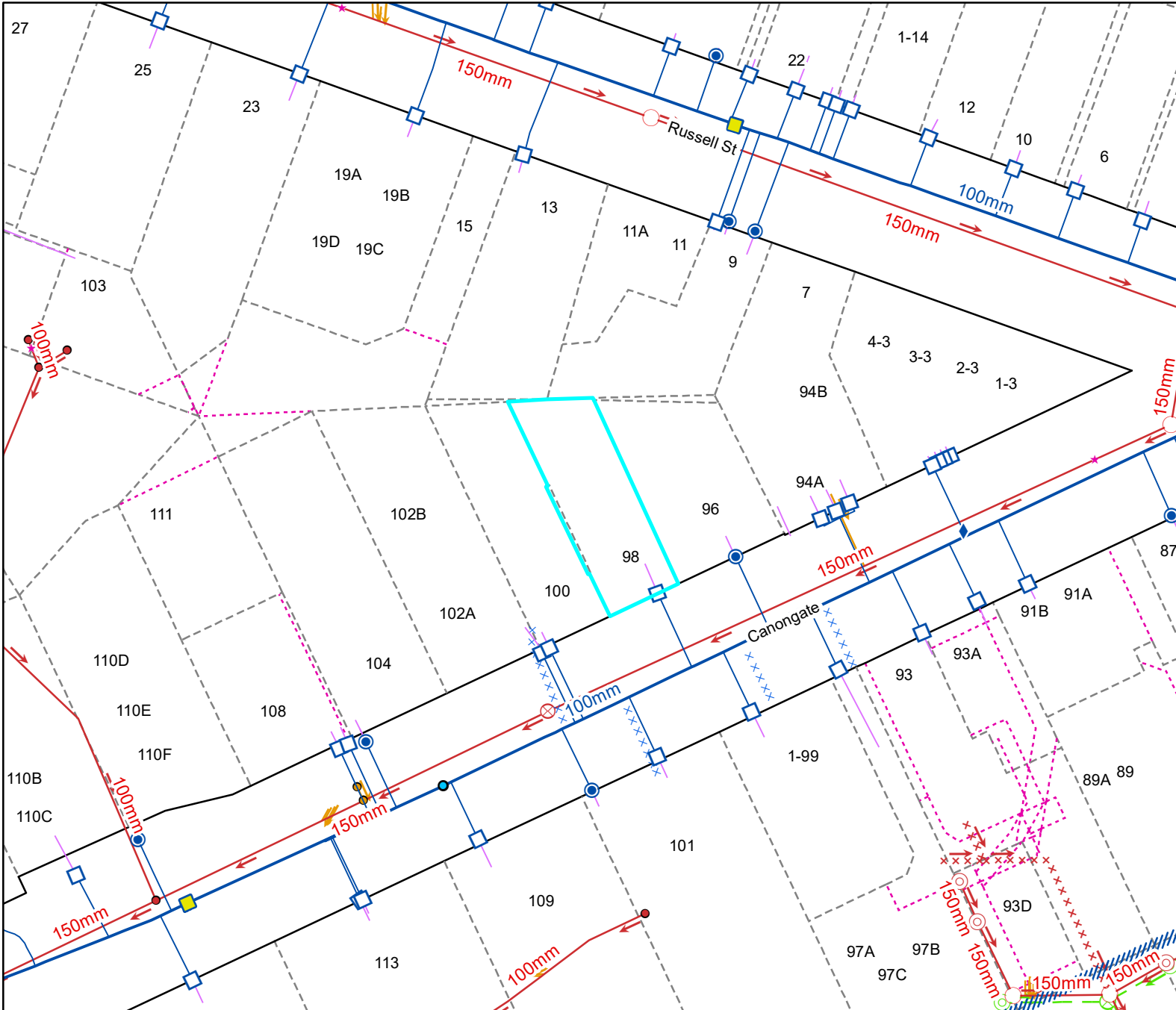
- AAB DCC Building permit
- AAD DCC Drainage permit
- AAG Green Island drainage permit
- AAH Hyde permit
- AAK St Kilda permit
- AAM Mosgiel permit
- AAP Port Chalmers permit
- AAS Silverpeaks permit
- AAT Maniototo permit
- ABA Application Building Act 1991
- AMD Amendment to a Building Consent
- BC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

Terms used in Permits & Consents

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

General terms

- RDMS Records and Document Management System



Legend

Water Supply

	Manifold Box		Water Non-Return Valve
	Water Meter		Water Pump Station
	Toby		Water Bore
	Meter without manifold box		Water Treatment Plant
	Retic Flow Meter		Water Storage Tank
	Combination Meter		Supply Main
	Manifold Box With Restrictor		Trunk Main
	Water Valve - Zone		Disused
	Non Return Valve		Reticulation
	Water Valve - Gate		Rider
	Water Valve - Sluice		Scour
	Water Hydrant		Water Service Lateral
	Water Backflow Preventor - RPZ		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		Pump Station
	Valve Chamber (pressurised)		Treatment Plant
	Boundary Kit		Vent
	Non-Return Valve		Foul Sewer Node
	Pump Station Domestic		Foul Drains in Common (public)
	Drop Manhole		Sewer
	Inspection Manhole		Trunk Sewer
	Inspection Opening		Vent Line
	Lamphole		Rising Main
	Outlet		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		Roading Bubble-Up Tank
	SW Drop Manhole		Roading Mudtank
	SW Insp Chamber and Grating Inlet		Stormwater Main
	SW Inspection Manhole		Stormwater Trunk Main
	SW Inspection Opening		DCC Open Channel
	SW Lamphole		Piped WC
	SW Mudtank Inlet		Open WC
	SW Outlet		Culvert
	SW Pipe Inlet		Stormwater Mudtank Pipe
	SW Pressure Manhole		Redundant Stormwater Main
	SW Standard Manhole		SW Sump
	SW Stormwater Node		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		Parcel		Road/Rail
	Railway Centreline		Hydro		Motorway Parcels
			Strata		Easment (where recorded)



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.

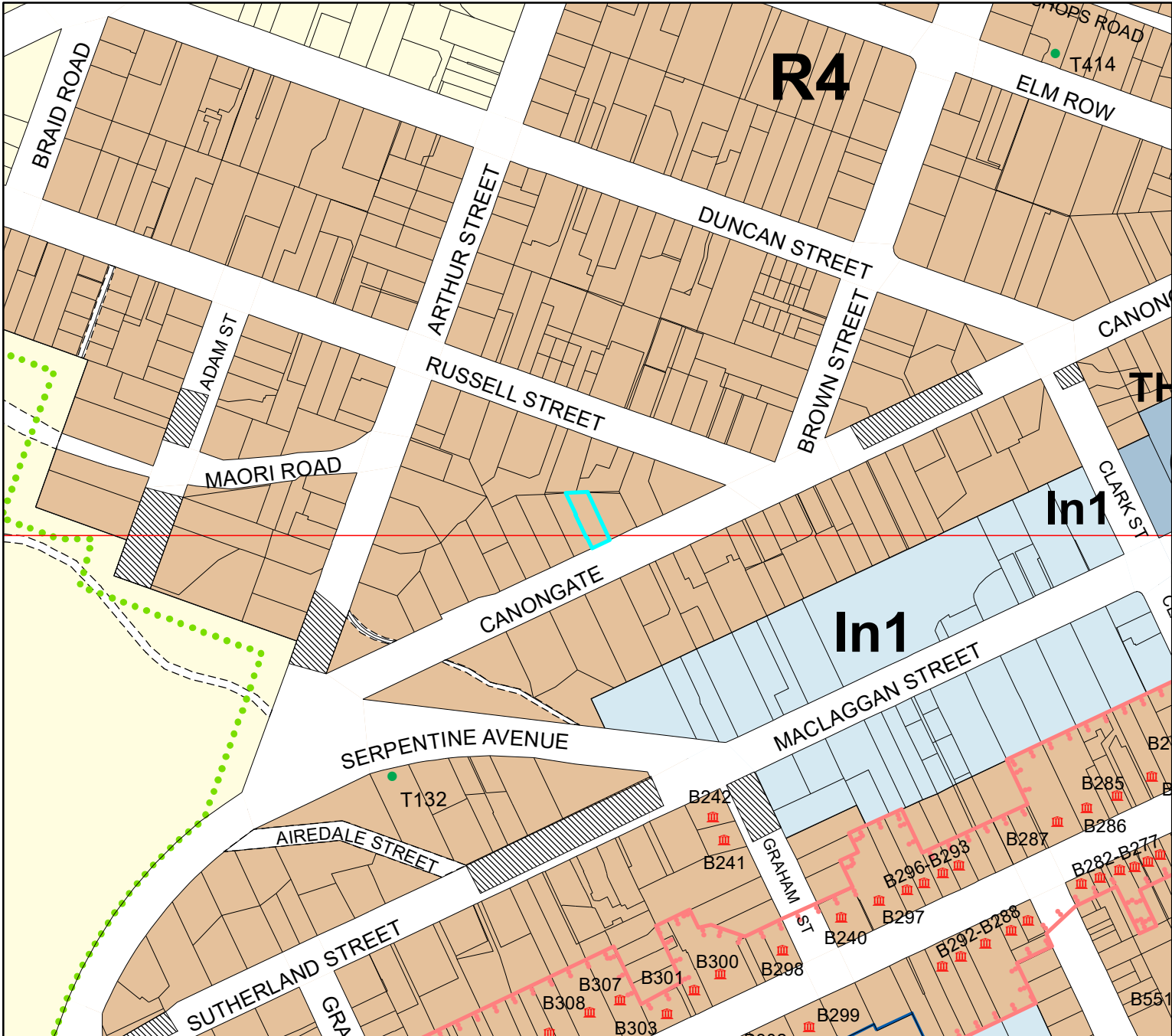
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1:750
2/05/2024
8:06:12 PM



PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES
This map is for illustration purposes only and is not accurate to surveying, engineering or orthographic 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.

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



Legend

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

Zones

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

Port & Airport Noise

- 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 (Estuarine edge)
- Areas of Significant Conservation Value (Wetland)

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

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



Operative District Plan Map

Scale at A4:
 1:3,000
 2/05/2024
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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.

9211 Russell St
e 98 Carriage

M. Philip
7/3/07
AS

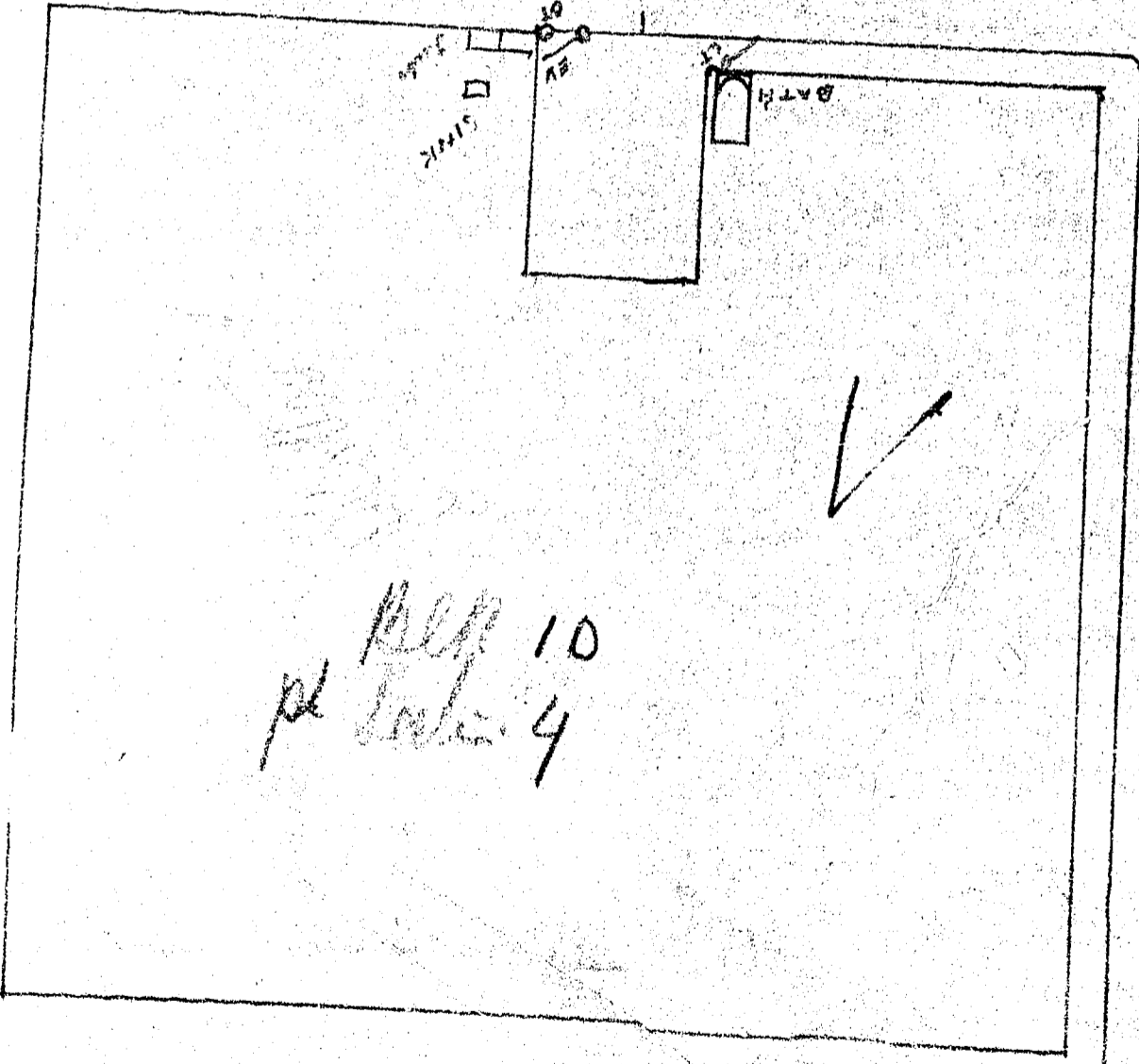
2025

Proposed Plan of W. side for

pre dr.

9211
Russell St.

W. side Christy & Annas House. Carriage



pl 10
4

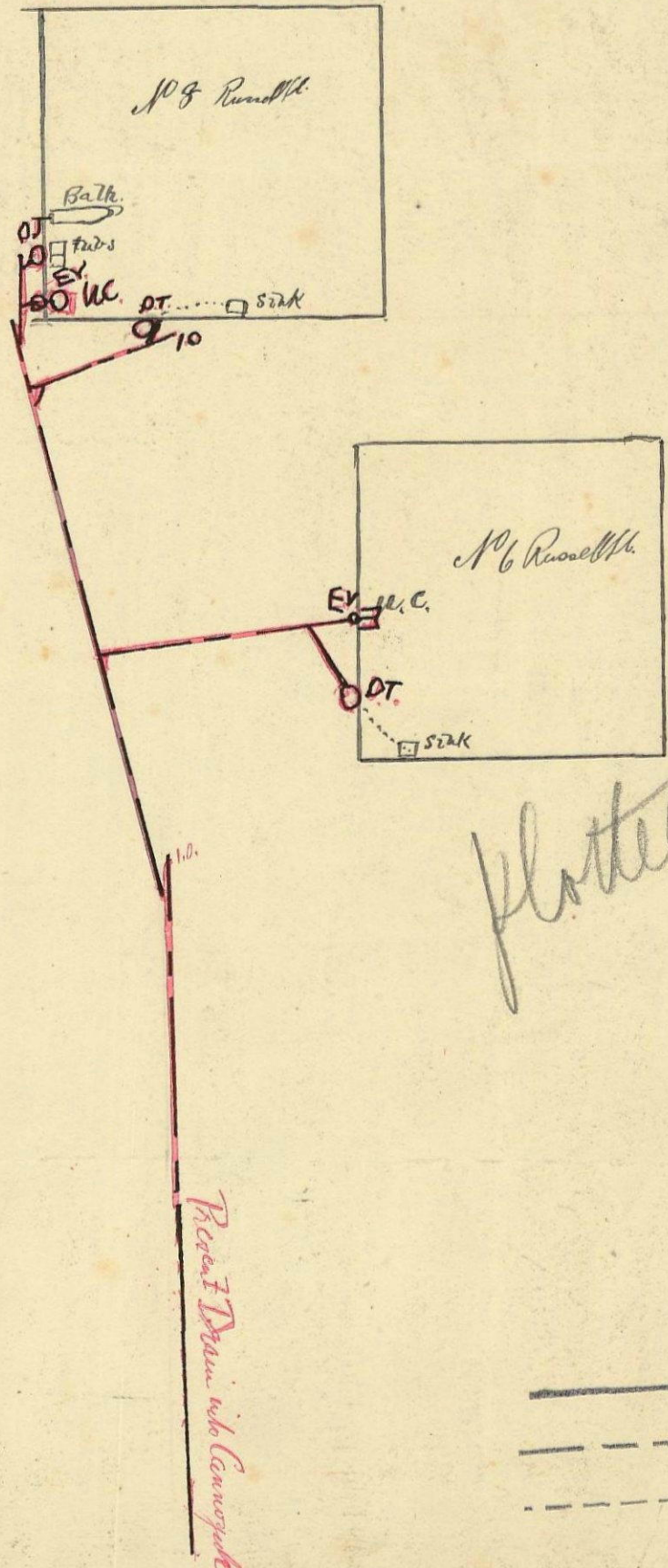
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W. Whitely
22/5/08
as

Russell St Block 10 ⁷Section 7

Owners Mr Gorman
Portobello
Mrs Garland
6 Russell St.

$\frac{1}{16}$ in to 1 ft.



plaster

Recent Drain into Cannock St

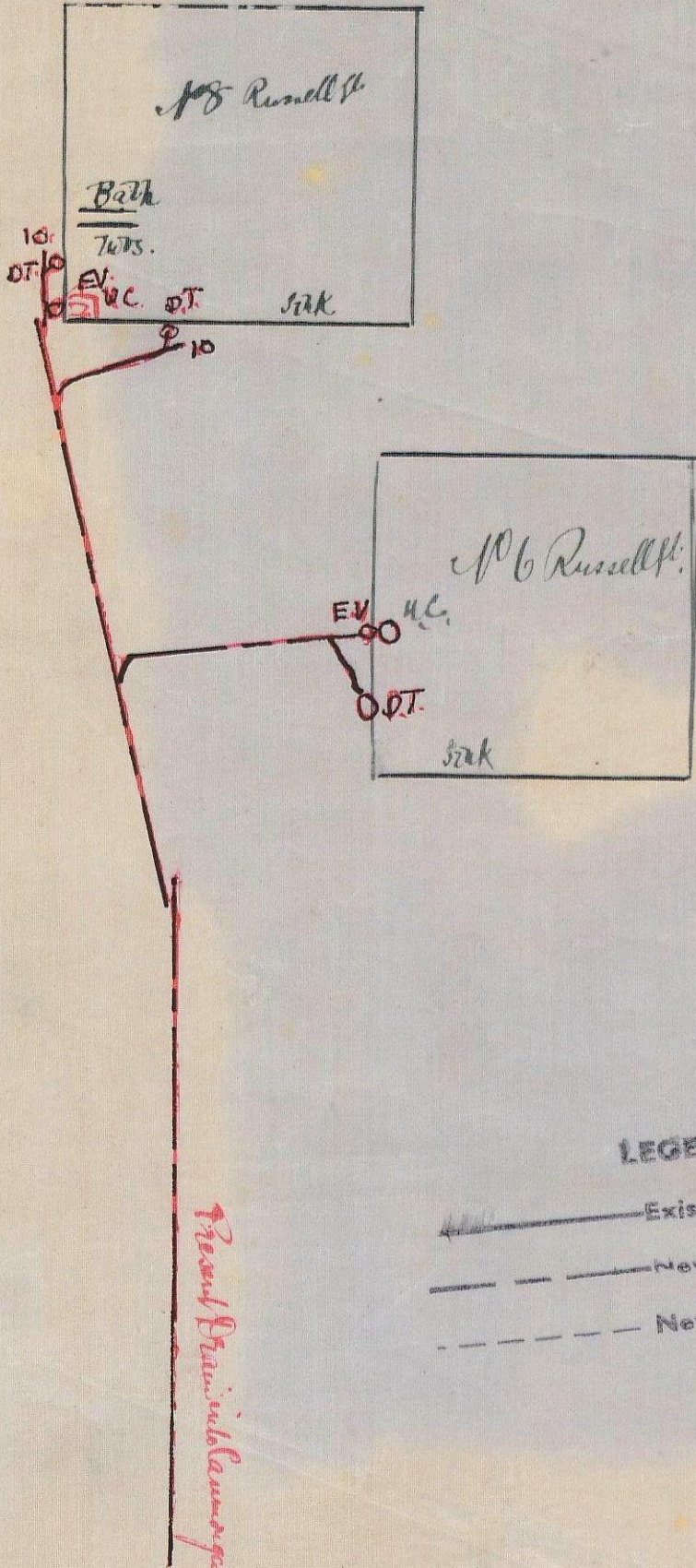
LEGEND

- Existing Drains
- - - - - New Foul Drains
- - - - - New Stormwater Drains

*W. Phillips
2/27/80
as*

Russell St. Block 10
A Section of
owned by Mr. J. Jorman
Portobello
Mrs. Garland
6 Russell St.

*in.
1/6 to 1 ft.*



LEGEND

- Existing Drains
- New Foul Drains
- New Stormwater Drains

DUNEDIN DRAINAGE AND SEWERAGE BOARD

HOUSE CONNECTION PLAN.


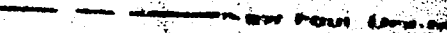

APPLICATION No. A/1053

DATE 3. 5. 19

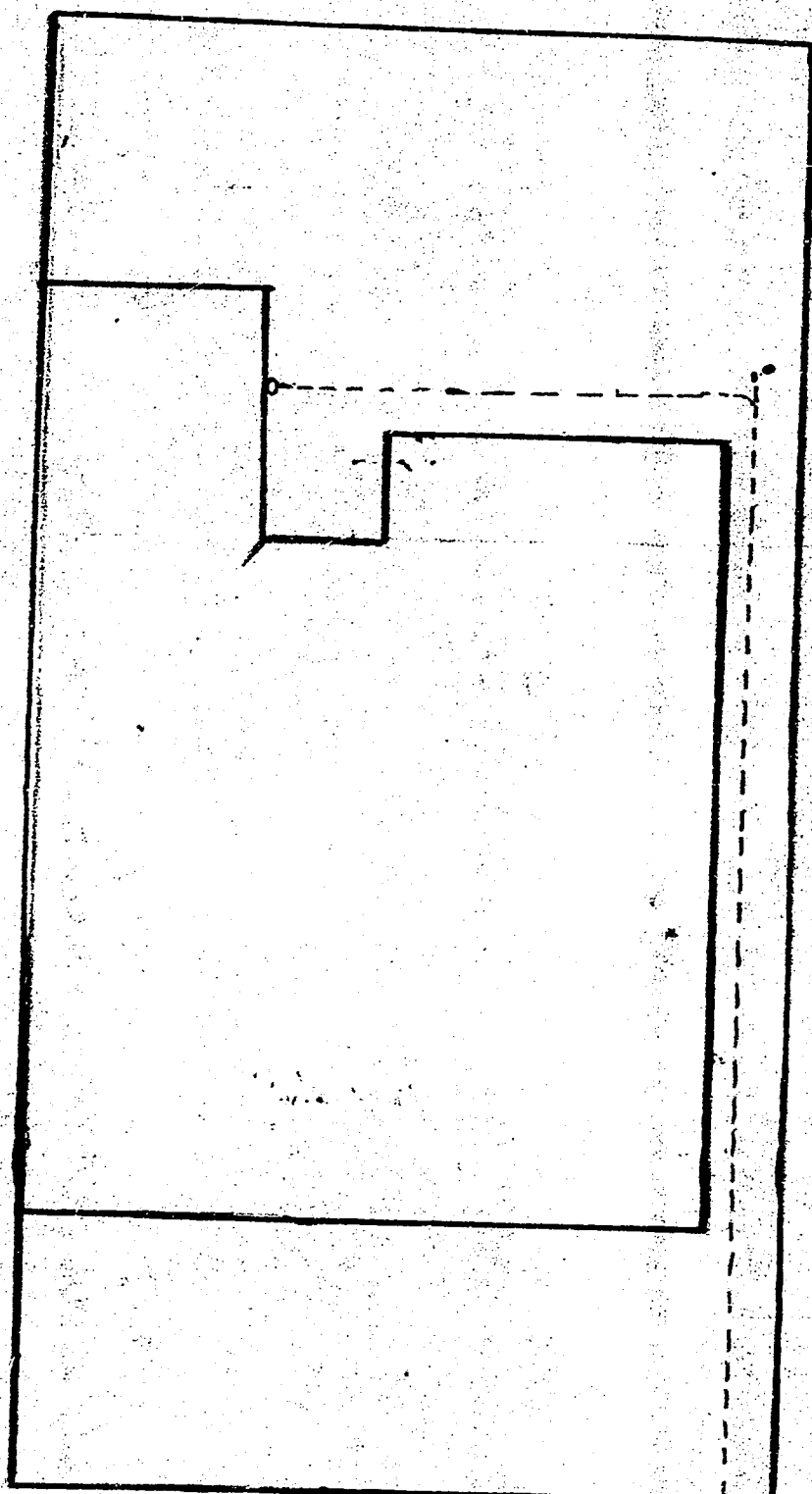
SCALE: $\frac{1}{2}$ in. to a Foot

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

LEGEND

-  Existing Drains
-  New Four (Inches)
-  New Stormwater

[Handwritten signature]



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Owner M. Moss

Block 10

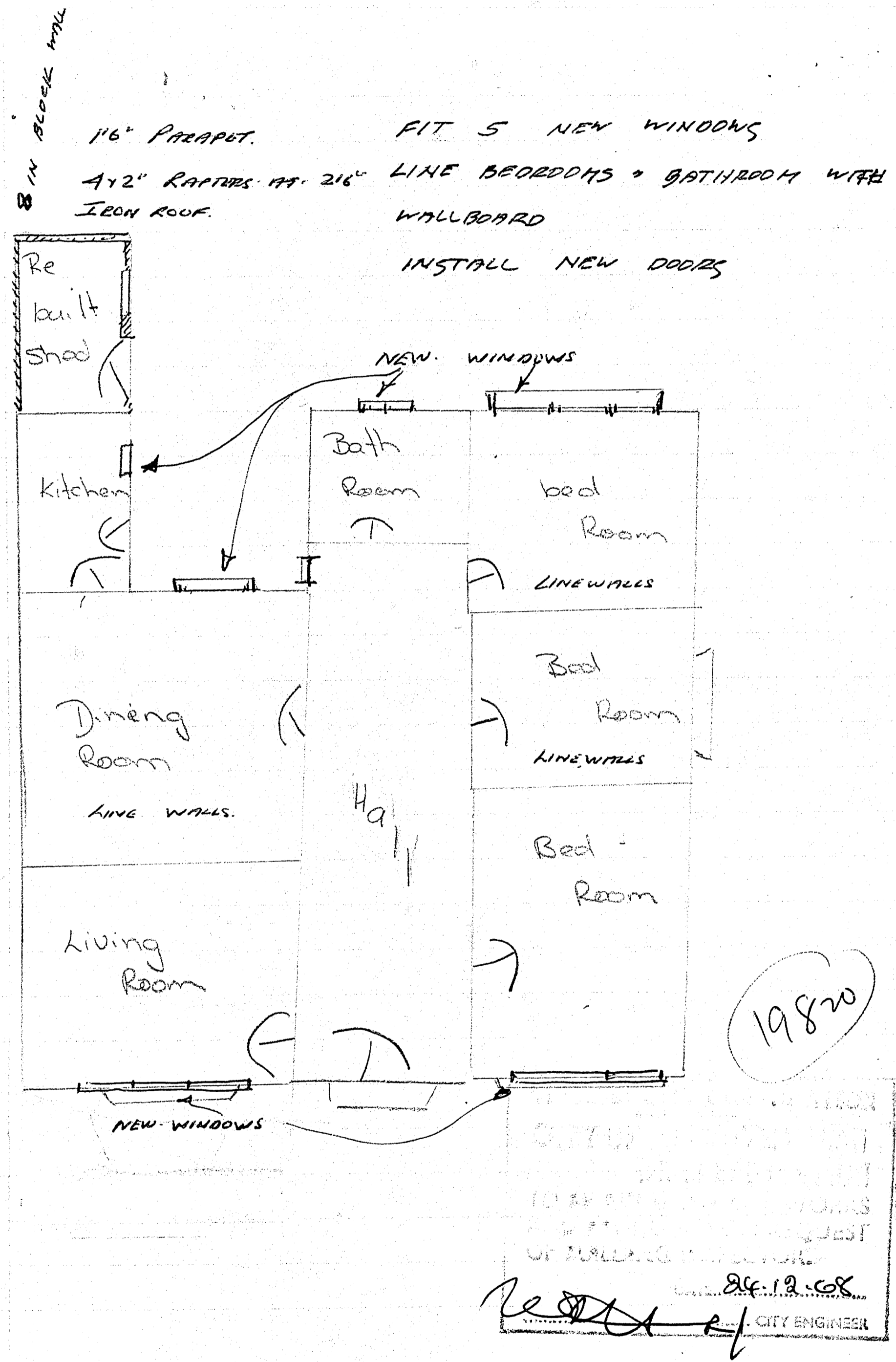
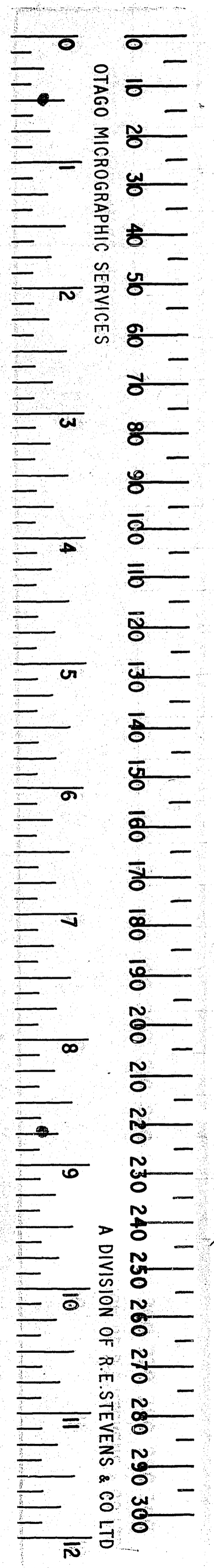
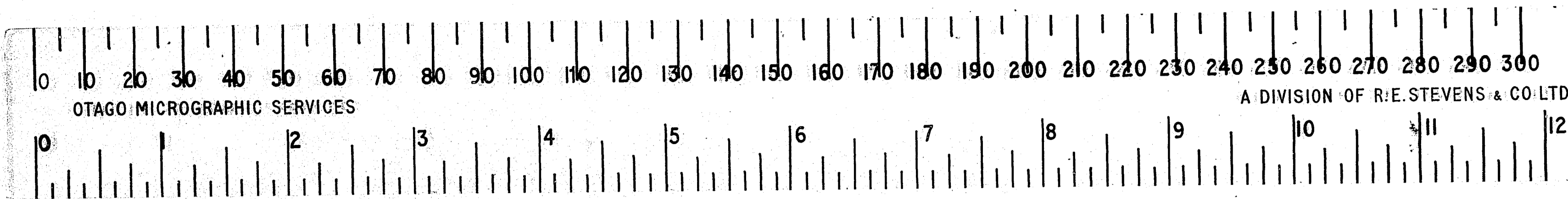
Street 52. Lamington

Section pl 5

Locality Dunedin

Allotment

Signature of Drainer James Castle



CODE COMPLIANCE CERTIFICATE

Section 43(3), Building Act 1991

ISSUED BY:



Telephone No:	477-4000	CCC No:	ABA 31006	Reference No:	5027279
---------------	----------	---------	-----------	---------------	---------

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

PROJECT LOCATION	PROJECT
<p>Name and Mailing Address:</p> <p>BERES, MARIA C/O BITZ & BOGZ PLUMBING P O BOX 1314 DUNEDIN 9015</p>	<p>All <input checked="" type="checkbox"/></p> <p>Stage Noof an intendedstages</p> <p>New Building <input type="checkbox"/></p> <p>Alteration <input checked="" type="checkbox"/></p>
LEGAL DESCRIPTION	<p>Intended Use(s) in detail: WET AREA SHOWER/ALT BATHROOM</p> <p>Intended Life:</p> <p>Indefinite, not less than 50 years <input checked="" type="checkbox"/></p> <p>Specified as years</p> <p>Demolition <input type="checkbox"/></p>
<p>Property Number: 5027279 Valuation Roll No: 27160 64200</p> <p>Street Address: 98 CANONGATE ., DUNEDIN 9001</p> <p>Legal Description: PT SEC 5 BLK X TN OF DUNEDIN (SO 14194)</p>	

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:.....*M. Allegria*.....

Position: AUTHORISED OFFICER

Date: 29/05/2003

X

BUILDING CONSENT

Section 35, Building Act 1991

ISSUED BY:



Telephone No:	477-4000	Consent No:	ABA 31006	Reference No:	5027279
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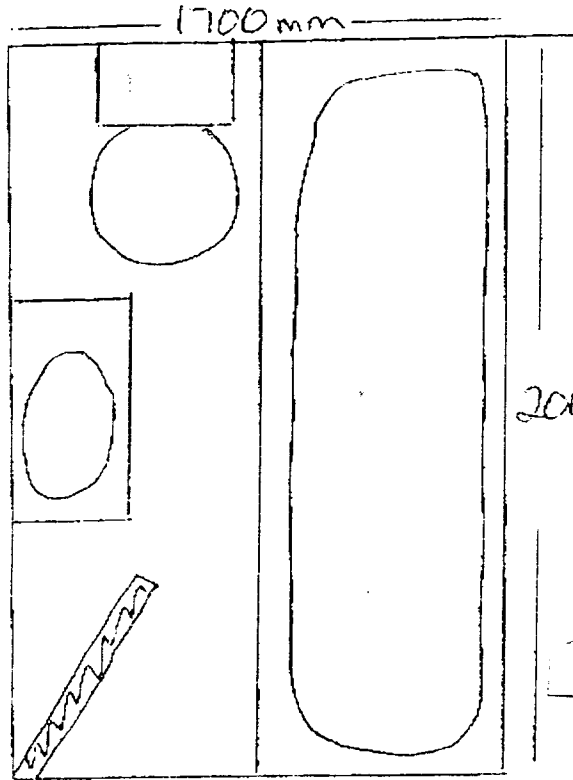
(Insert a cross in each applicable box. Attach relevant documents).

APPLICANT	PROJECT
Name: BERES, MARIA C/O BITZ & BOGZ PLUMBING P O BOX 1314 DUNEDIN 9015	All <input checked="" type="checkbox"/> Stage No of an intendedstages
PROJECT LOCATION	New Building <input type="checkbox"/>
Street Address: 98 CANONGATE ., DUNEDIN 9001	Alteration <input checked="" type="checkbox"/> Intended Use(s) in detail: WET AREA SHOWER/ALT BATHROOM
LEGAL DESCRIPTION	Intended Life:
Property Number: 5027279	Indefinite, not less than 50 years <input checked="" type="checkbox"/>
Valuation Roll No: 27160 64200	Specified as _____ years
Legal Description: PT SEC 5 BLK X TN OF DUNEDIN (SO 14194)	Demolition <input type="checkbox"/>
COUNCIL CHARGES	Estimated Value: \$4000
The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are:	Signed for and on behalf of the Council:
Total: \$	Name: <i>[Signature]</i>
ALL FEES ARE GST INCLUSIVE	Position: AUTHORISED OFFICER
	Date: 24/04/2003

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

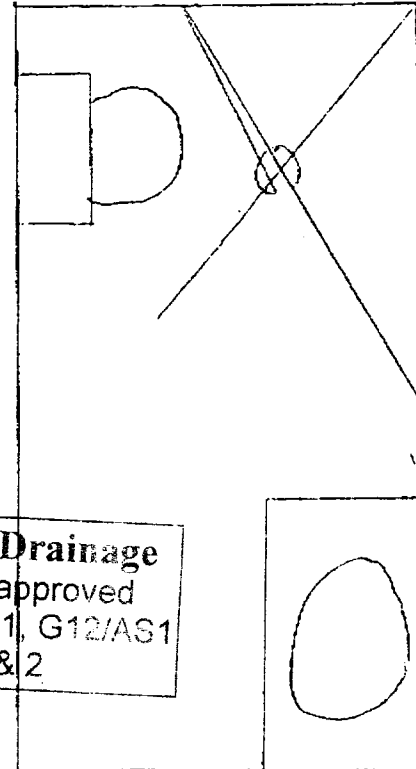
This building consent is issued subject to the conditions specified in the attached pages headed "Conditions of Building Consent No....."

Mrs Maria Beres
98 Cannongate
DUNEDIN



2000 mm

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



→ 1000 x 1000 mm

DUNEDIN CITY COUNCIL
This document has been prepared in accordance with the provisions of the Resource Management Act 1991 and the Resource Management Act 1991. It is intended for use on works and produced on request.

Date: 24/4/03
Name: [Signature]
NOTE

existing bathroom.

proposed bathroom

* Because of the existing situation of the toilet being close to the bath there is not enough room to install wet area shower therefore toilet must be shifted onto the side wall. There is not enough space for the existing vanity and it too needs to be moved. It is also of a 'vintage' that may not be able to be shifted without replacing it.

31006