Dunedin City Council – Land Information Memorandum

Property Address: 42 Easther Crescent Dunedin

Prepared for: Glen Anthony Holland
Prepared on: 18-Dec-2025

Property Details:

Property ID	5036546
Address	42 Easther Crescent Dunedin
Parcels	LOT 4 DP 4596

Disclaimer:

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 Sections 44A, 44B, 44C, and 44D of the Local Government Official Information and Meetings Act 1987. It contains only information obtained from the records held by the Dunedin City Council as at 18-Dec-2025

The Dunedin City Council has not carried out an inspection of the land and/or buildings for the purposes of preparing this LIM. The Dunedin City Council records may not show illegal or unauthorised buildings or works on the land. Accordingly this report may not necessarily reflect the current status of the property. Examples of situations which affect the property but are not recorded in this report include: unauthorised work not known to Council and breaches of Consents or Licences that are not the subject of a formal Requisition or Notice. The applicant is solely responsible for ensuring that the land or any building or works on the land is suitable for a particular purpose. The applicant should check the Certificate(s) of Title as this report may not include information that is registered on the Certificate(s) of title. The Certificate(s) of title may record further information or obligations relating to the land.

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

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s44A(2)(a) Information identifying any special feature or characteristics of the land

District Plan Hazard Information

Refer to District Plan for Natural Hazards Information *section: s44A (2)(f) Information relating to the use to which the land may be put and any conditions attached to that use*.

Other Natural Hazard Information

Flood Hazards

No information.

Land Stability Hazards

No information.

Coastal Hazards

No information.

Seismic Hazards

No information.

Other Natural Hazards

No information.

Otago Regional Council Hazard Information

The Regional Council is required to provide information that it holds on Natural Hazards:
https://www.orc.govt.nz/managing-our-environment/natural-hazards/otago-natural-hazards-database

Contaminated Site, Hazardous Substances and Dangerous Goods

Contaminated Site Information

No information.

Historic Dangerous Goods Licence(s)

No information.

Hazardous Substances

No information.

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.

s44A(2)(b) Information on private and public stormwater and sewerage drains

Drainage

Drainage plans on file are indicative only.
Obtaining your own independent review may be required before commencing drainage works.

Foul Sewer and Waste Water

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.

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 **26th November 2001**.

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

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.

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.

s44A(2)(bb) Information Council holds regarding drinking water supply to the land

Water Supply

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

s44A(2)(c) Information relating to any rates owing in relation to the land

Rates Details

Rates Assessment Details

Rate Account	2036546
Address	42 Easther Crescent Dunedin
Valuation Number	27360-63200

Latest Valuation Details

Capital Value	$630,000
Land Value	$225,000
Value of Improvements	$405,000
Area (Hectares)	0.0506HA
Units of Use	1

Current Rates

Current Rating Year Starting	01-Jul-2025
Dunedin City Council Rates	$3,989.88

Rates Outstanding for Year $0.00

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.

s44A(2)(d) Consents, Certificates, Notices, Orders or Requisitions affecting the land or any buildings on the land

(da) the information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004:s44A and

(2)(e) Information concerning any Certificate issued by a Building Certifier pursuant to the Building Act 1991 or the Building Act 2004

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-2000-290687 Building Consent - Heater Jayline Gem

Lodgement Date	01-Jun-2000
Decision	Granted
Decision Date	06-Jun-2000
Current Status	**CCC Issued**
Previous Number *(Applications before 2007)*	ABA1419

ABA-2016-380 Building Consent - Alter Dwelling - Remove Section of Wall and Install Beam, Relocate Hot Water Cylinder, Alter Kitchen

Lodgement Date	14-Mar-2016
Decision	Granted
Decision Date	18-Apr-2016
Current Status	**CCC Issued**
Previous Number *(Applications before 2007)*	

Building and Drainage Permits

H-1936-19165 AAB19360719
6168 - Erect Dwelling, (Muir). The permit was lodged on 01-Dec-1936.
H-1941-24051 AAB19410501
9880 - Erect Garage, (Muir). The permit was lodged on 26-Jun-1941.
H-1944-26169 AAB19440559
2192 - Erect Tool Shed, (Muir). The permit was lodged on 20-Dec-1944.
H-1991-110468 AAB19911386
1602 - Add Conservatory, (Sydney). The permit was lodged on 15-Mar-1991.
H-1937-153976 AAD19370857
D2579 - Plumbing and Drainage for New Dwelling, (Muir). The permit was lodged on 16-Aug-1937.
H-1992-234777 AAD19922043
No Permit Number - Clear Drainage, No Plan (Advised by Foleys). The permit was lodged on 21-Feb-1992.

Building Notices

No Building Notices

Resource Consents

The following Resource Consent(s) are recorded for this property:

RMA-1995-353070 - Resource Management Act (Historical Data)

Description	Dispensation for conservatory in side yard
Lodgement Date	09-Mar-1991
Decision	Granted
Decision Date	25-Mar-1991
Current Status	**Consent Issued**

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.

Alcohol Licensing

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

Health Licensing

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

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s44A(2)(ea) Information notified under Section 124 of the Weathertight Homes Resolution Services Act 2006

No information.

s44A (2)(f) Information relating to the use to which the land may be put and any conditions attached to that use

District Plan

The information on district plan requirements is correct at the date this LIM is issued. Note that the Dunedin City Second Generation District Plan ("The 2GP") is subject to change at any time. To check whether any changes have occurred since the date this LIM was issued, consult the information and relevant planning maps in 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.

SECOND GENERATION DISTRICT PLAN INFORMATION

Zoning

- General Residential 1 (refer Section 15, Residential)

Scheduled Items

- Nil

Overlay Zones

- Nil

Mapped Areas

- Road Classification Hierarchy (main roads within 30m of site)
  - Easther Cr is a Collector road

District Plan Map

The District Plan map is available online here. Instructions on how to use the map are available here.

You can also access the District Plan map and instructions by visiting the Dunedin City Council 2GP Website at:
https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan

s44A(2)(g) Information regarding the land which has been notified to Council by another statutory organisation

No information.

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s44A(2)(h) Information regarding the land which has been notified to Council by any network utility operator pursuant to the Building Act 1991 or Building Act 2004

No information.

Section 44A(3) Information concerning the land as the authority considers, at its discretion, to be relevant.

Building Information

Restricted Building Work

Restricted Building Work - Owner Builder Exemption
Statutory declaration as to **owner-builder status** placed on property file (section 45, section 87A, and section 90D, Building Act 2004).
Building Consent Reference: ABA 2016-380

Drainage

Form 5 (building consent) copy
This property contains building consent application/s where a copy of the building consent (Form 5) is not able to be provided.
This may be due to the age of the consent and/or processes that were in place at the time.

Seepage

A seepage incident has been lodged on this property.

Seepage Incident:125495 – 12.12.2013 - Completed### 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

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.

Planning

Resource Consents within 50m of 42 Easther Crescent Dunedin

5036528 49 Easther Crescent Dunedin
RMA-1993-355927 Resource Management Act (Historical Data) ER DECK ADDITION TO DWELLING Ownr:B MCKINNEY / App: B MCKINNEY 49 EASTHER CRESCENT (Non-Notified - Non Complying). The outcome was Granted on 25/02/1993.

5036531 41 Easther Crescent Dunedin
LUC-2007-474 Land Use Consent An extension to an existing deck within the side yard. The outcome was Granted on 28/09/2007.

5036533 39 Easther Crescent Dunedin
LUC-2011-591/A Land Use Consent s127 change of conditions for LUC-2011-591, changing the driveway formation requirements. The outcome was s127 Upheld on 15/06/2017.
POL-2014-38 Planning Other Legislation section 348 right of way for proposed shared driveway involving 35, 37 and 39 Easther Crescent. The outcome was Granted on 16/11/2017.
LUC-2011-591 Land Use Consent construct a shared driveway involving 35, 37 and 39 Easther Crescent. The outcome was Granted on 12/01/2012.

5036534 37 Easther Crescent Dunedin
LUC-2011-591/A Land Use Consent s127 change of conditions for LUC-2011-591, changing the driveway formation requirements. The outcome was s127 Upheld on 15/06/2017.
POL-2014-38 Planning Other Legislation section 348 right of way for proposed shared driveway involving 35, 37 and 39 Easther Crescent. The outcome was Granted on 16/11/2017.
LUC-2011-591 Land Use Consent construct a shared driveway involving 35, 37 and 39 Easther Crescent. The outcome was Granted on 12/01/2012.

5036536 35 Easther Crescent Dunedin
LUC-2011-591/A Land Use Consent s127 change of conditions for LUC-2011-591, changing the driveway formation requirements. The outcome was s127 Upheld on 15/06/2017.
POL-2014-38 Planning Other Legislation section 348 right of way for proposed shared driveway involving 35, 37 and 39 Easther Crescent. The outcome was Granted on 16/11/2017.
LUC-2011-591 Land Use Consent construct a shared driveway involving 35, 37 and 39 Easther Crescent. The outcome was Granted on 12/01/2012.

5036542 34 Easther Crescent Dunedin
RMA-2003-366554 Resource Management Act (Historical Data) ADDITION OF STAIRS & DECK IN FRONT YARD (Non-Notified - Restricted Discretionary). The outcome was Granted on 20/05/2003.

5036544 36 Easther Crescent Dunedin
RMA-1995-350703 Resource Management Act (Historical Data) Subdivision Boundary Adjustment Ownr:WOODS / App: M.D. Body PO Box 235 (Non-Notified - Non Complying). The outcome was Granted on 27/07/1990.

5036549 54 Easther Crescent Dunedin
LUC-2016-237 Land Use Consent Land use consent to undertake earthworks and establish a new retaining wall that will breach the maximum change in ground level threshold and which will accommodate a fence (safety barrier) that breaches the height restriction. The outcome was Granted on 01/07/2016.

5036556 27 Bangor Terrace Dunedin
RMA-1994-357037 Resource Management Act (Historical Data) CONSTRUCT GARAGE CLOSE TO ROAD FRONTAGE Ownr:MARTIN SCHLUP / App: MARTIN SCLUP 27 BANGOR TCE (Non-Notified - Non Complying). The outcome was Granted on 28/10/1994.

5036558 19 Bangor Terrace Dunedin
POL-2021-63 Planning Other Legislation Cancellation of building line restriction as part of LUC-2021-624. The outcome was Withdrawn on 30/11/2021.
LUC-2021-624 Land Use Consent the establishment of a new double carport within the road boundary setback and the side boundary setback. The outcome was Granted on 23/11/2021.

5036560 11 Bangor Terrace Dunedin
RMA-1998-362199 Resource Management Act (Historical Data) CONSTRUCT DECK WITHIN SIDE YARD REQUIREMENTS UNDER TRANSITIONAL & PROPOSED DISTRICT PLAN (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 18/08/1998.

5036561 9 Bangor Terrace Dunedin
RMA-1995-350703 Resource Management Act (Historical Data) Subdivision Boundary Adjustment Ownr:WOODS / App: M.D. Body PO Box 235 (Non-Notified - Non Complying). The outcome was Granted on 27/07/1990.

5036562 9 Rainton Road Dunedin
LUC-2025-81 Land Use Consent Undertake earthworks and construct retaining walls supporting fill up to 3.1m along site boundaries.. The outcome was Granted on 28/04/2025.
LUC-2018-633 Land Use Consent land use consent for the construction of a deck that will breach the front yard setback requirements; and a vehicle crossing and parking area that will require earthworks and retaining walls. The outcome was Granted on 12/12/2018.

5036577 8 Bangor Terrace Dunedin
RMA-1996-360222 Resource Management Act (Historical Data) Erect Garage (Non-Notified - Non Complying). The outcome was Granted on 14/11/1996.

5036579 10 Bangor Terrace Dunedin
RMA-1989-352496 Resource Management Act (Historical Data) ADD DECK TO DWG Ownr:BARDWELL (Non-Notified - Non Complying). The outcome was Granted on 10/04/1989.

5036580 12 Bangor Terrace Dunedin
RMA-1989-352478 Resource Management Act (Historical Data) DWG ADDN Ownr:PATRICK (Non-Notified - Non Complying). The outcome was Granted on 07/03/1989.

5036581 14 Bangor Terrace Dunedin
RMA-1990-352739 Resource Management Act (Historical Data) ERECT CONSERVATORY (Non-Notified - Non Complying). The outcome was Granted on 02/03/1990.

5036585 24 Bangor Terrace Dunedin
LUC-2021-432 Land Use Consent the earthworks and retaining walls to establish a garage and form a driveway, the retaining wall along the driveway is within the required setback from the boundary. The outcome was Granted on 04/08/2021.
LUC-2007-372 Land Use Consent Existing deck within the side yard. The outcome was Granted on 25/07/2007.

5069511 46 Easther Crescent Dunedin
RMA-1999-363080 Resource Management Act (Historical Data) ERECT A CONSERVATORY (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 16/07/1999.

RMA-1993-355884 Resource Management Act (Historical Data) Unit Development Plan in Substitution and the Final Stage Unit Plan - Units on Lot 1 DP 4596. Ref 93270 (Non-Notified - Non Complying).
RMA-1993-358021 Resource Management Act (Historical Data) Duplicate application of RMA-1993-355884 (Non-Notified - Non Complying).
RMA-1992-355029 Resource Management Act (Historical Data) deck addition to dwelling (Non-Notified - Non Complying). The outcome was Granted on 30/04/1992.
RMA-1991-351226 Resource Management Act (Historical Data) Unit Title Plan - Units on Lot 1 DP 4596 (Non-Notified - Non Complying).

5069512 48 Easther Crescent Dunedin
RMA-1993-355884 Resource Management Act (Historical Data) Unit Development Plan in Substitution and the Final Stage Unit Plan - Units on Lot 1 DP 4596. Ref 93270 (Non-Notified - Non Complying).
RMA-1991-351226 Resource Management Act (Historical Data) Unit Title Plan - Units on Lot 1 DP 4596 (Non-Notified - Non Complying).

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.

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.

3 Waters

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.

Transport

DCC Transport has carried out a desktop inspection of this property and found the following:

Encroachment on road reserve – privately owned vegetation over footpath
It appears that the vegetation at this property's frontage on 42 Easther Crescent is encroaching on the footpath. Private vegetation is required to be maintained so that it does not interfere with footpath users or extend over your property boundary. It appears that the gate, handrail, path and supporting structures may be encroaching on to road reserve. Council accepts this situation but accepts no liability. Maintenance is the responsibility of the property owner. The Council may require this to be addressed in the future.

Non-compliant vehicle crossing.
The footpath at the garage has been shaped to better match the garage floor levels. This has resulted in a non-standard footpath profile where stormwater run-off may enter the property.
Council accepts this situation but accepts no liability, and points out that maintenance is the responsibility of the property owner. The Council may require this to be addressed in the future.

Private stormwater lateral.
Private stormwater laterals collect stormwater from private properties guttering and runs under the footpath to the kerb and channel on the roadside. The stormwater laterals are private pipes and are the responsibility of the landowner who they service, the repair and maintenance of these pipe's rests solely with the property owner. As the landowner you must maintain your stormwater lateral to ensure that it doesn't become a safety hazard for pedestrians or other road users.

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.

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 and Supply of Alcohol Act
BCM	Building Complaint
CER	Certifier
COA	Certificate of Acceptance
DGL	Dangerous Goods Licensing
ENV	Health complaint
HTH	Health licence
LIQ	Alcohol 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

DUNEDIN CITY COUNCIL | kaunihera a-rohe o Ōtepoti

Appendices



Photographic Map

Scale at A4:
1:750
15/12/2025
8:03:04 PM

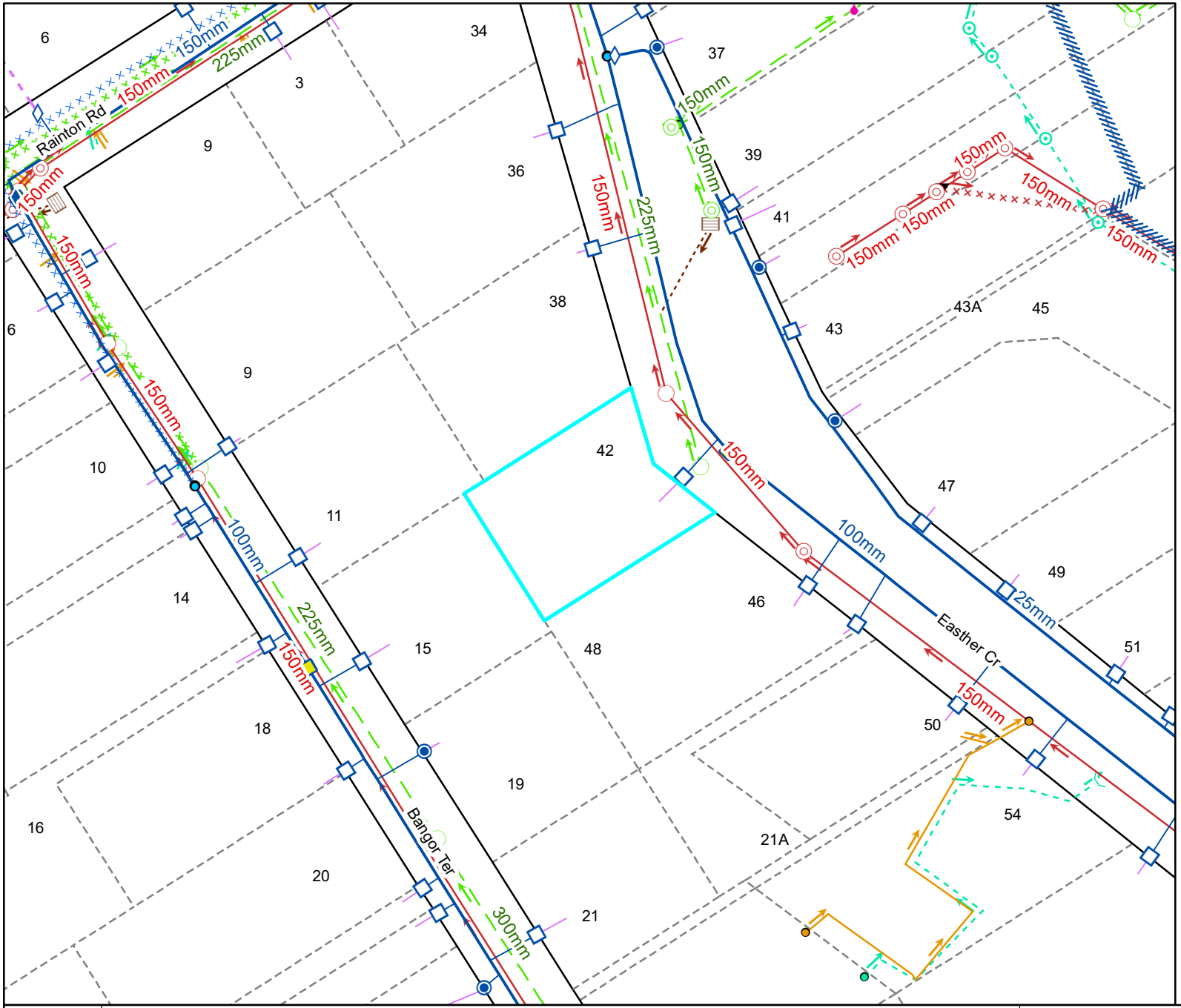
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PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARES
This map is for illustration purposes only and is not accurate to surveying, engineering or orthophotographic standards. Every effort has been made to ensure correctness and timeliness of the information 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 Teralink 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
- Roading Bubble-Up Tank
- Roading Mudtank
- Stormwater Main
- Stormwater Trunk Main
- DCC Open Channel
- Piped WC
- Open WC
- Culvert
- Stormwater Mudtank Pipe
- Redundant Stormwater Main
- SW Sump
- SW Pump Station

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

General

- DCC Water & Waste Structure
- Railway Centreline

Cadastral

- Parcel
- Hydro
- Strata
- Road/Rail
- Motorway Parcels
- Easment (where recorded)

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

Council Water & Drainage Services

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

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1:750
15/12/2025
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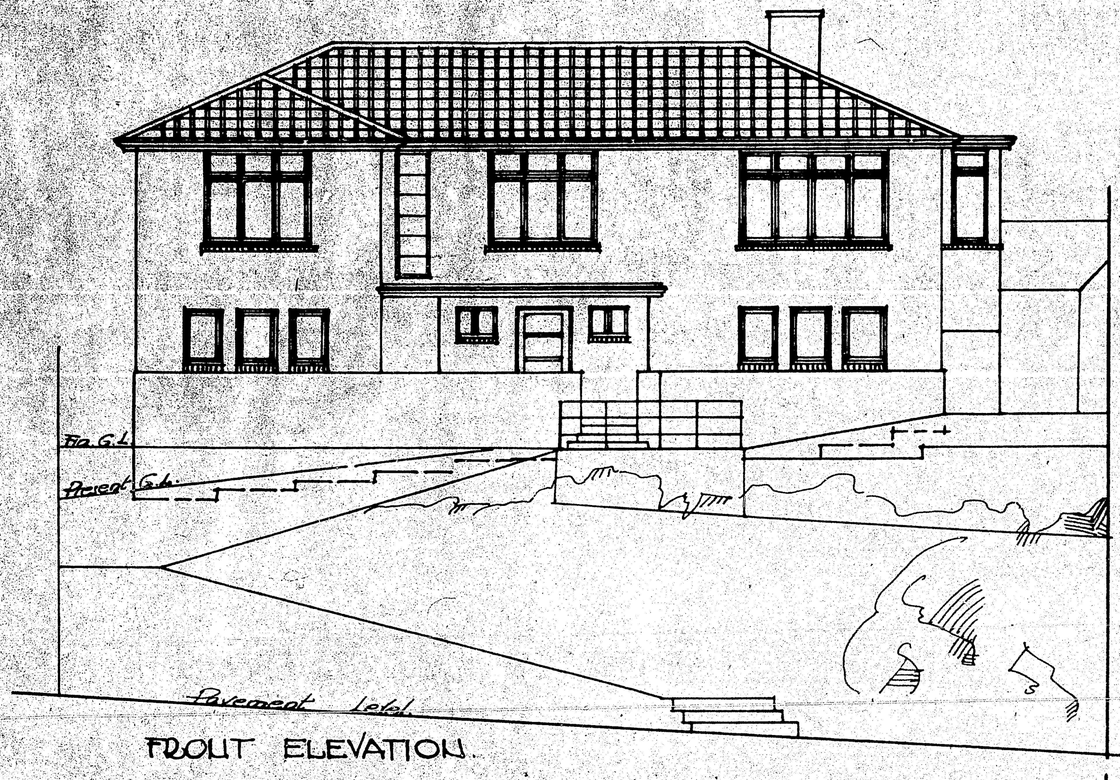
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PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES
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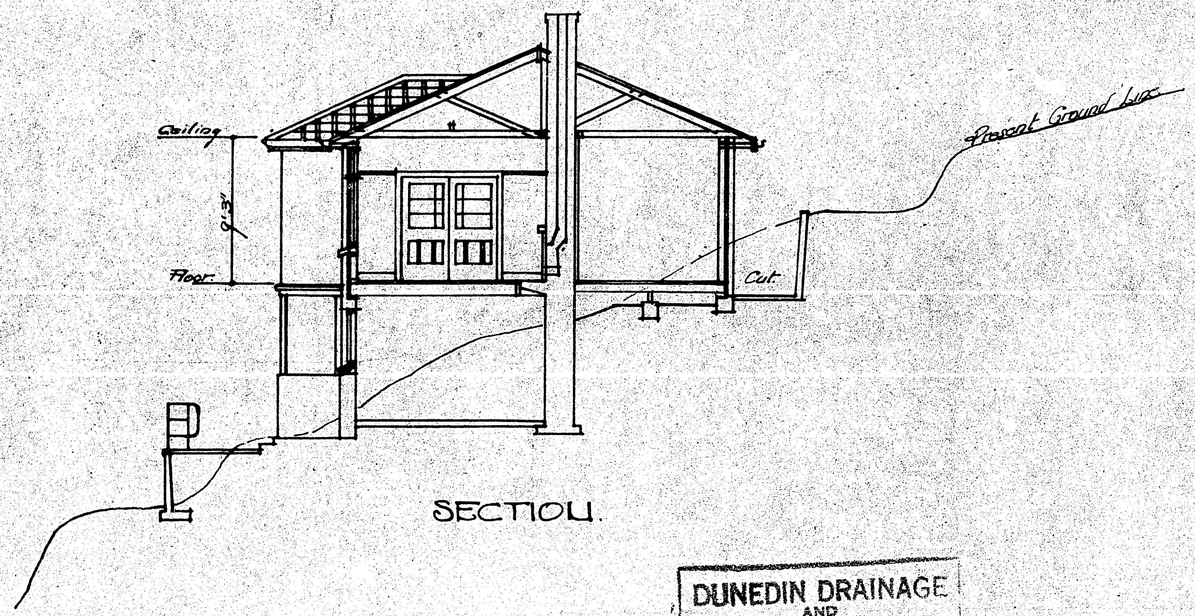
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2013 Urban and rural photography Jan/Feb 2013. Copyright DCC. CC BY 3.0 NZ.

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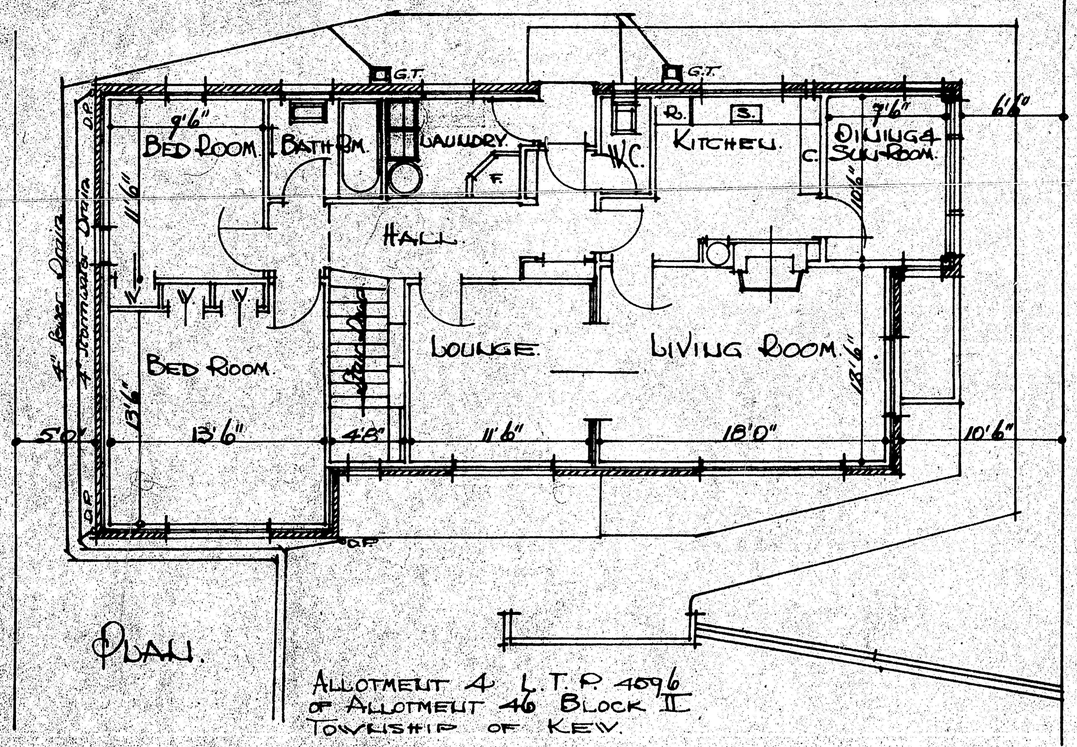


FRONT ELEVATION.

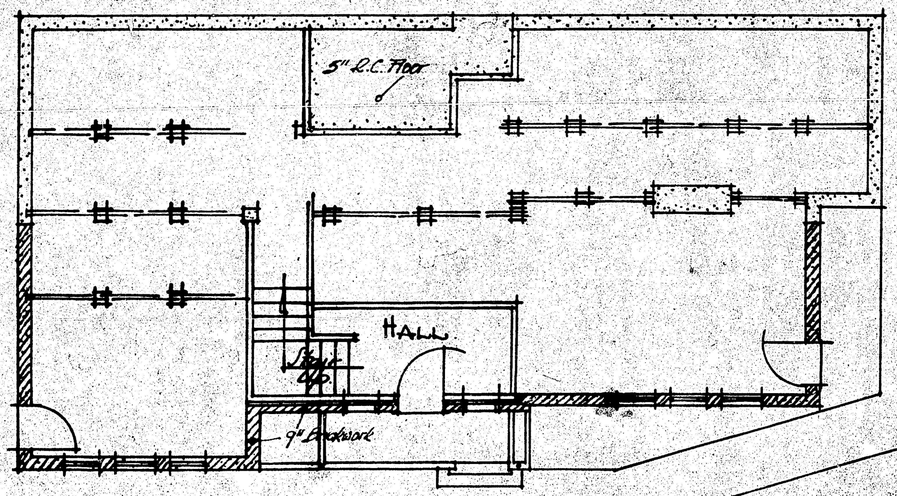


SECTION.

DUNEDIN DRAINAGE AND SEWERAGE BOARD
DATE 1/12/36
L. Brunner



PLAN.



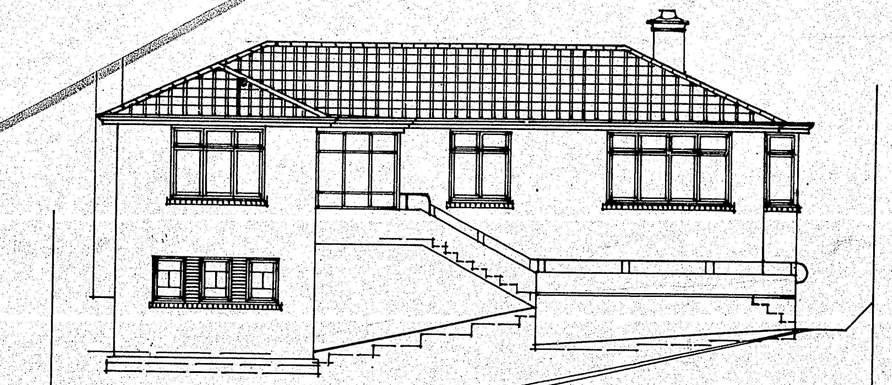
FOUNDATION PLAN.

Amended Plan 6168

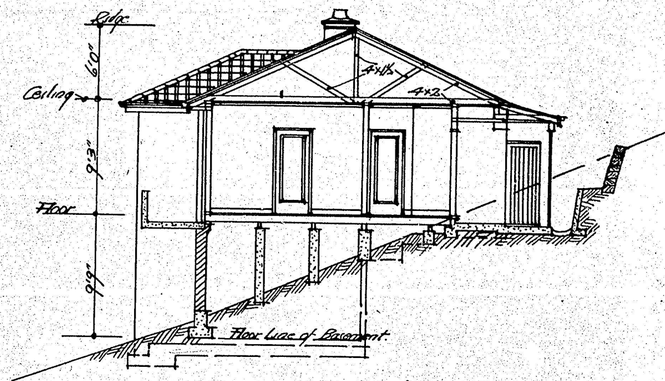
ALLOTMENT 4 L.T.P. 4096 OF ALLOTMENT 46 BLOCK II TOWNSHIP OF KEW.

SCALE :- ONE INCH = EIGHT FEET.

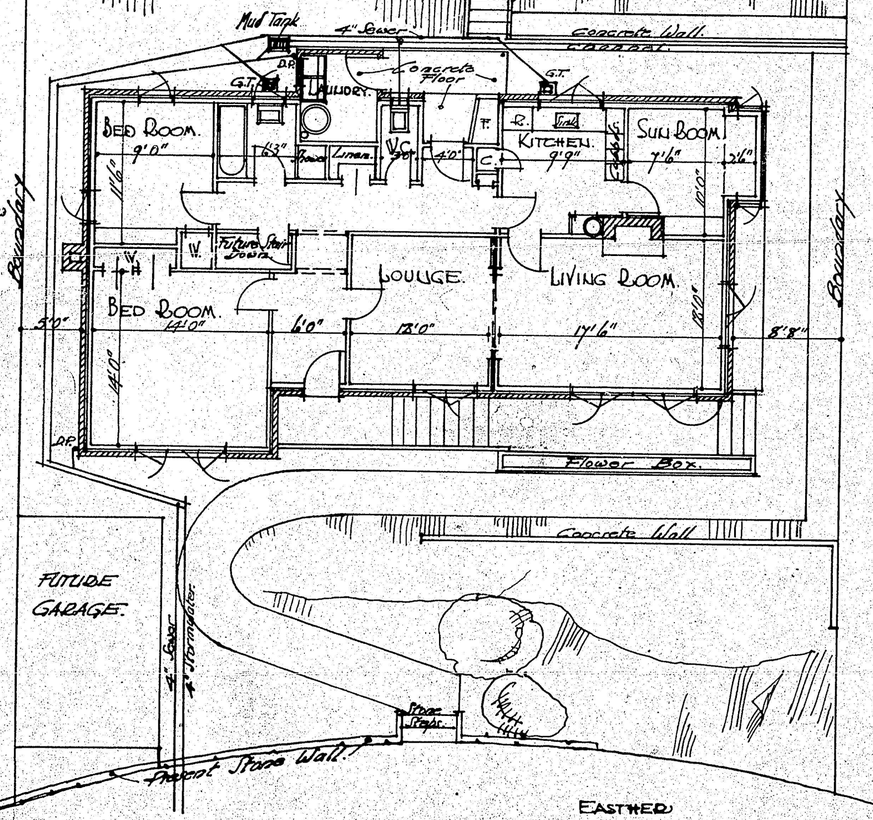
AMENDED PLAN. RESIDENCE EASTHER CRESCENT KEW. DUNEDIN.



FRONT ELEVATION



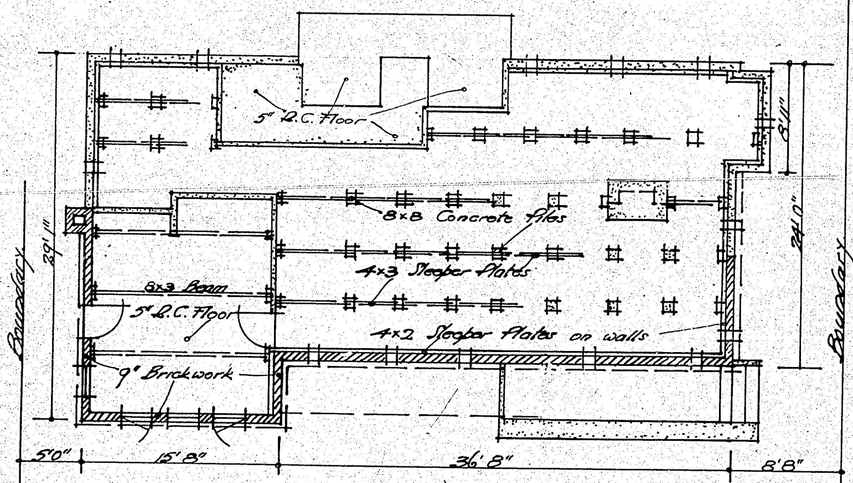
SECTION A.A.



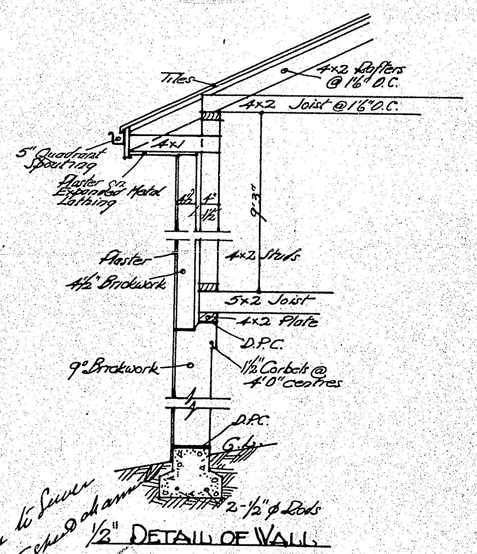
PLAN.

ALLOTMENT 4 I.T.P. 4596.
OF ALLOTMENT 46 BLOCK II
TOWNSHIP OF KEW.

SCALE :- ONE INCH = EIGHT FEET.



FOUNDATION PLAN



½" DETAIL OF WALL.

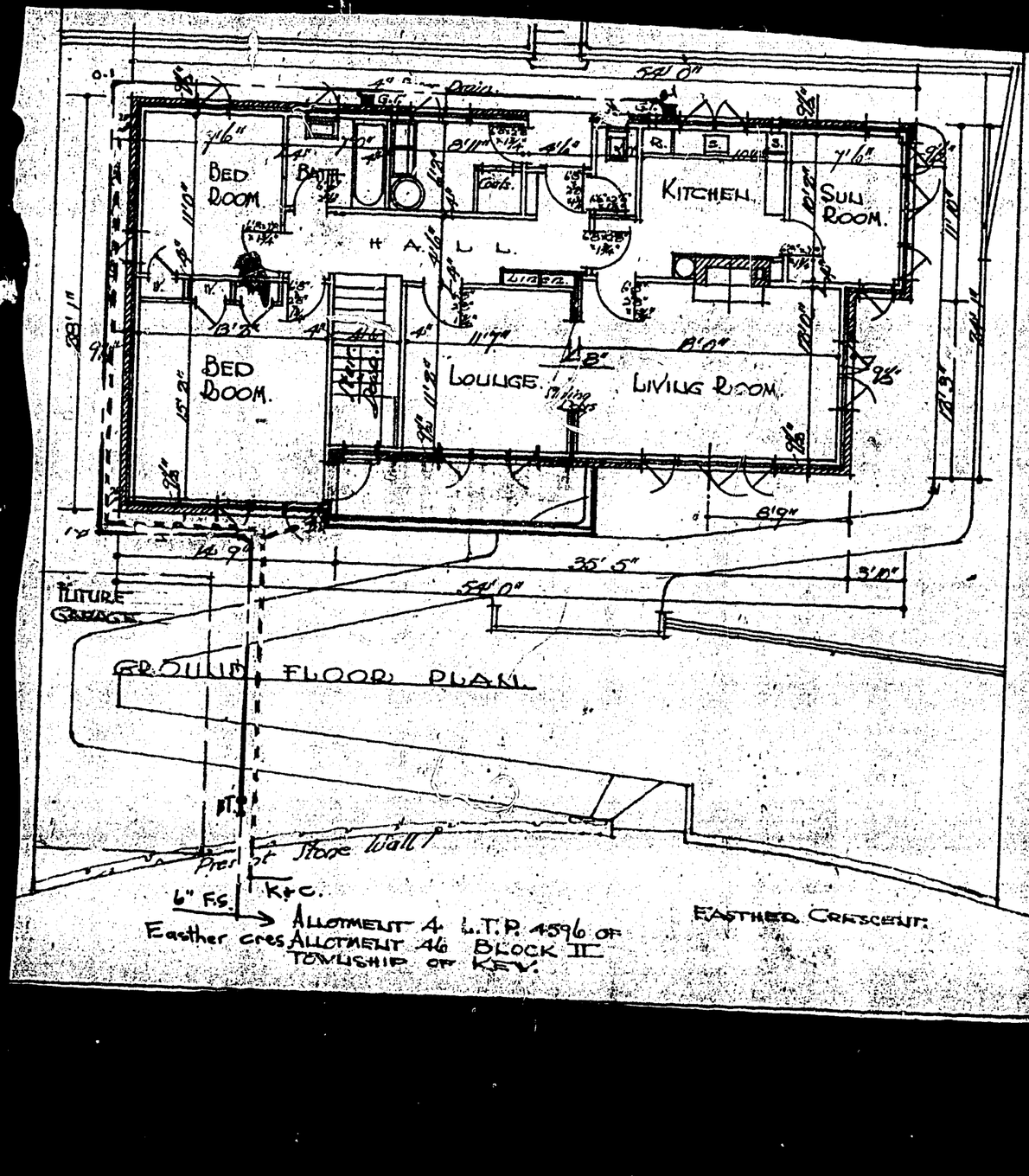
In all drawings to Sewer
Pipe made to show channel

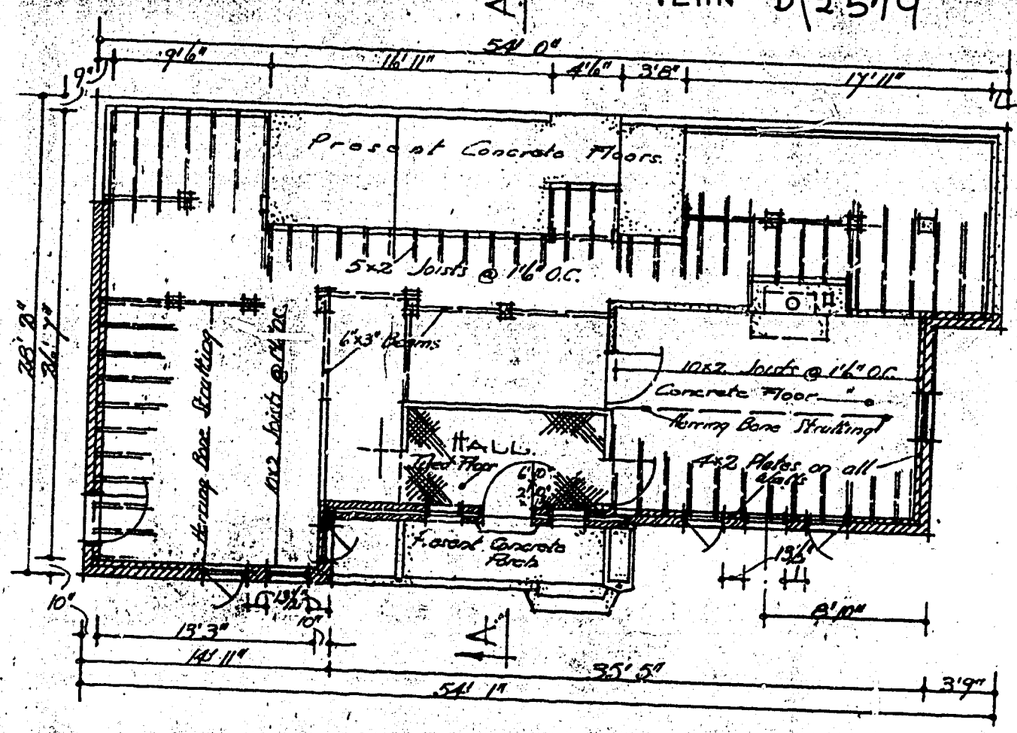
DUNEDIN DRAINAGE & SEWERAGE BOARD
DATE 3/12/36
H. Taylor Chief Inspector

6168

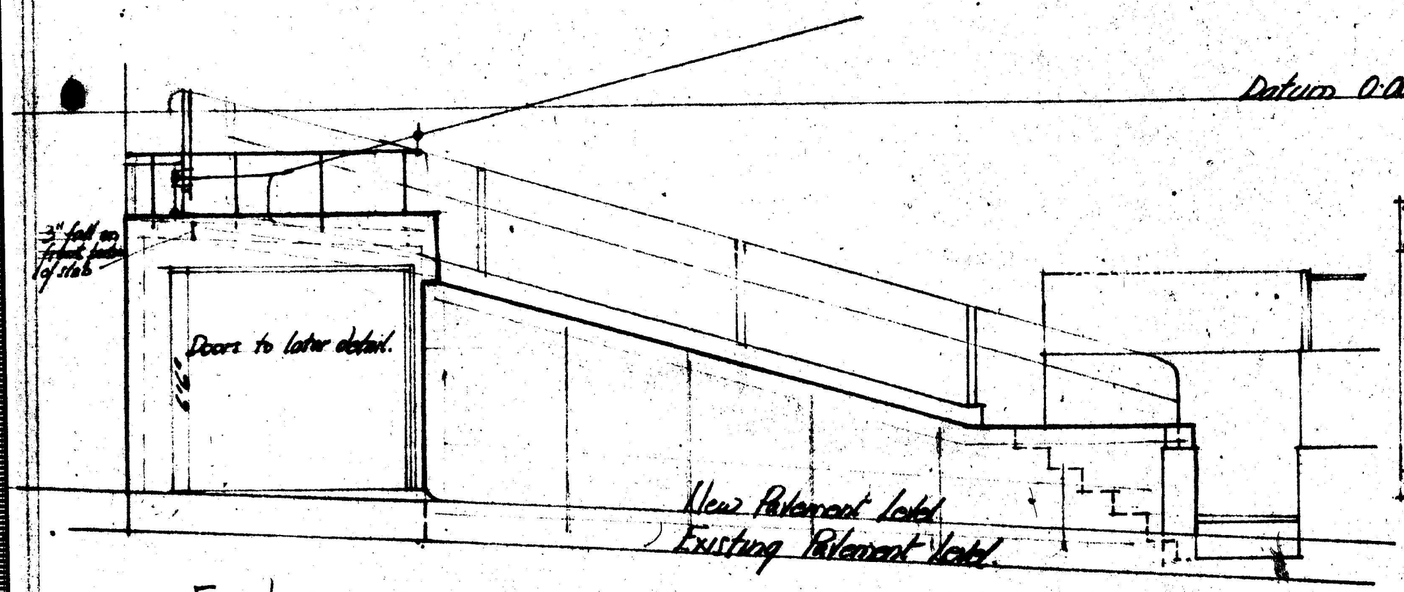
PROPOSED RESIDENCE EASTHER CRESCENT KEW DUNEDIN.

PLAN D/2579

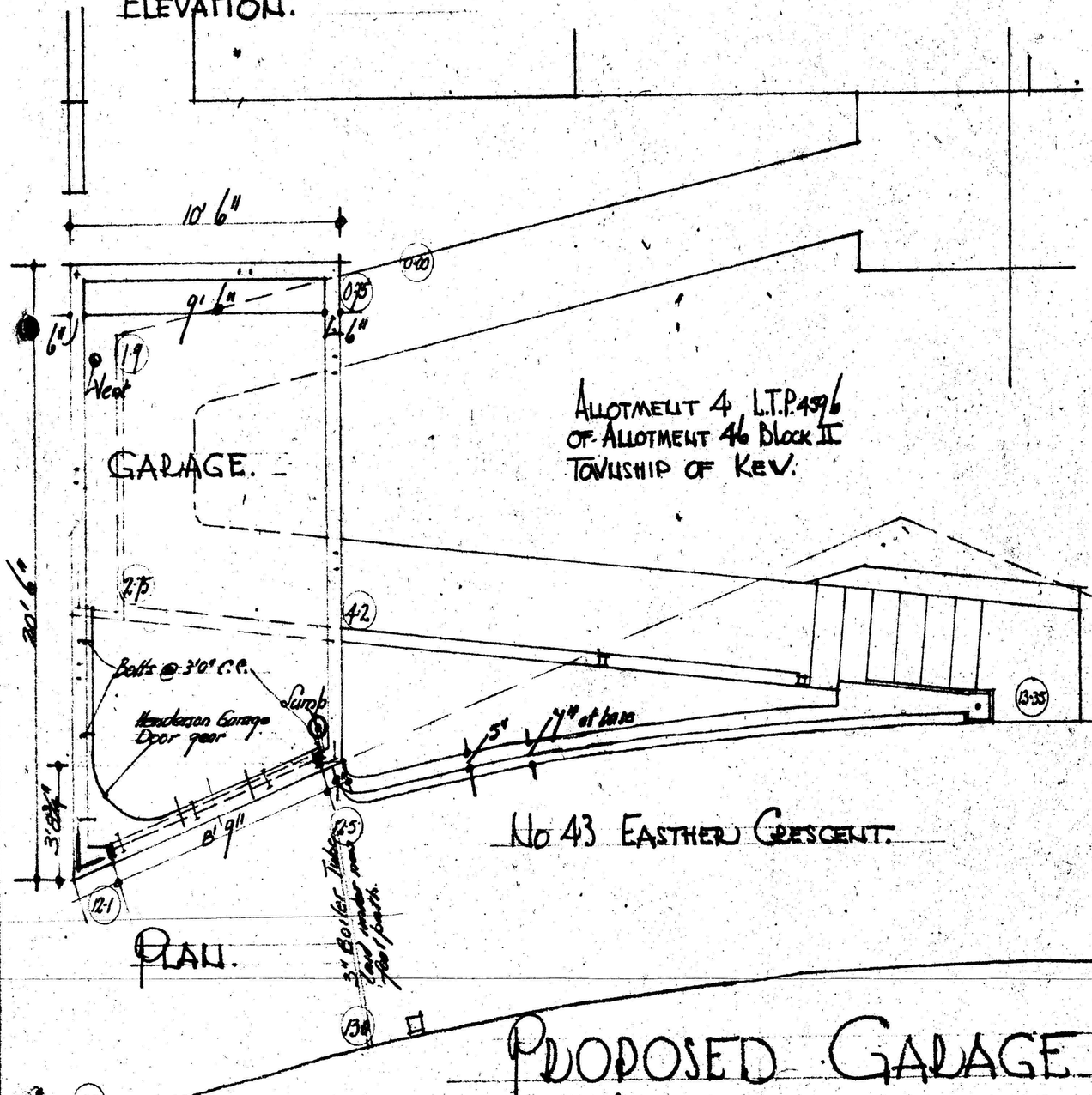




FOUNDATION PLAN.



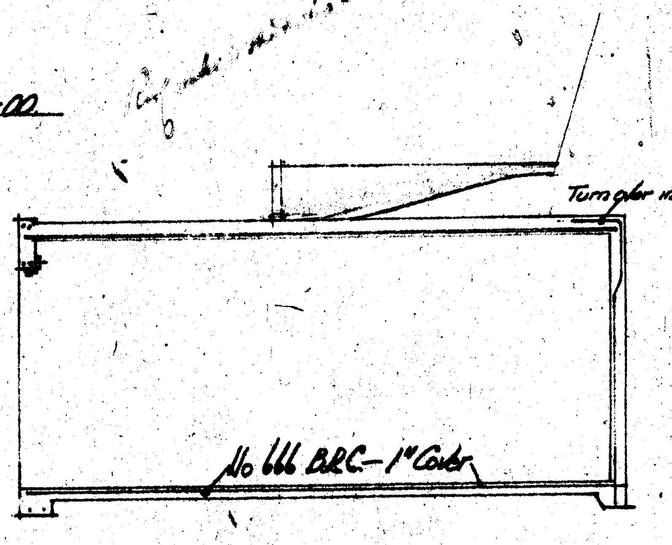
ELEVATION.

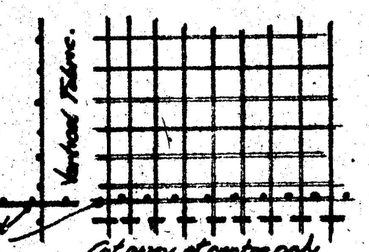


PLAN.

ALLOTMENT 4 L.T.P. 4596
OF ALLOTMENT 46 BLOCK II
TOWNSHIP OF KEW.

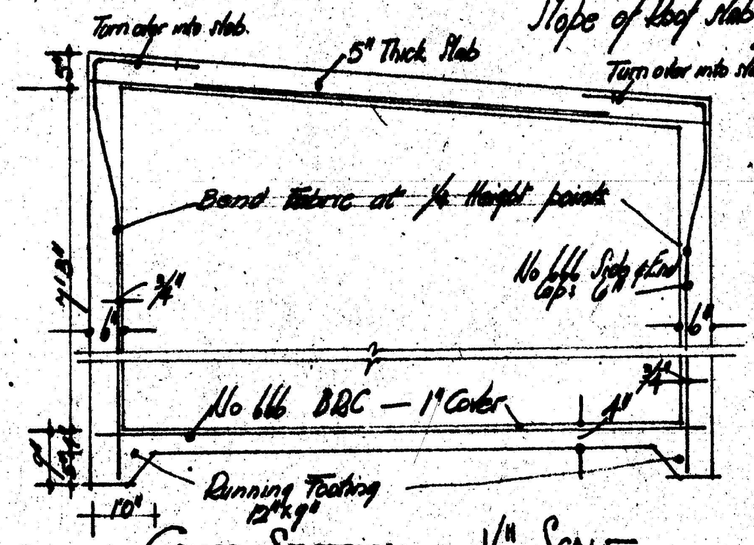
No 43 EASTHER CRESCENT.



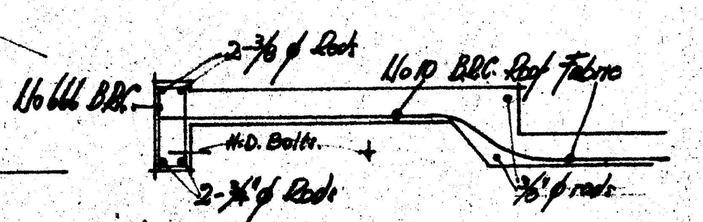


METHOD OF LAPPING FABRIC AT RIGHT ANGLES.

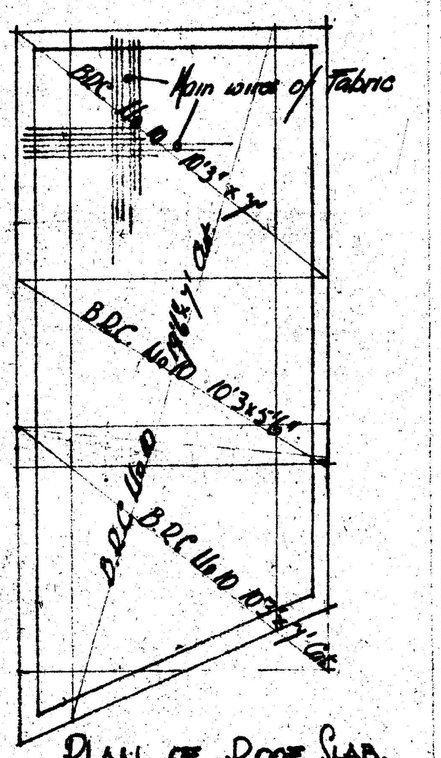
Slope of Roof Slab determined by path over.



CROSS SECTION ½" SCALE.



½" DETAIL OF BEAM OVER DOOR.



PLAN OF ROOF SLAB.

PROPOSED GARAGE FOR CLIFFORD MUIR ESQ

GLASSHOUSE.

Existing Stone wall.

PROPOSED SHED.

RESIDENCE.

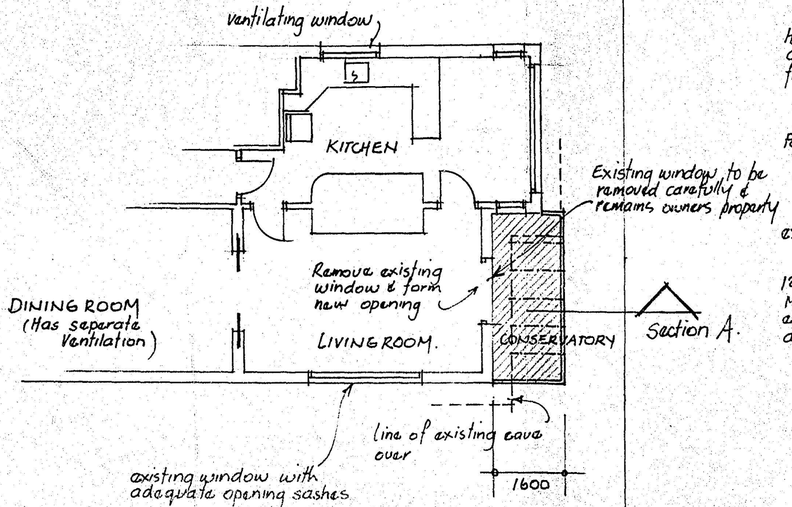
GARAGE.

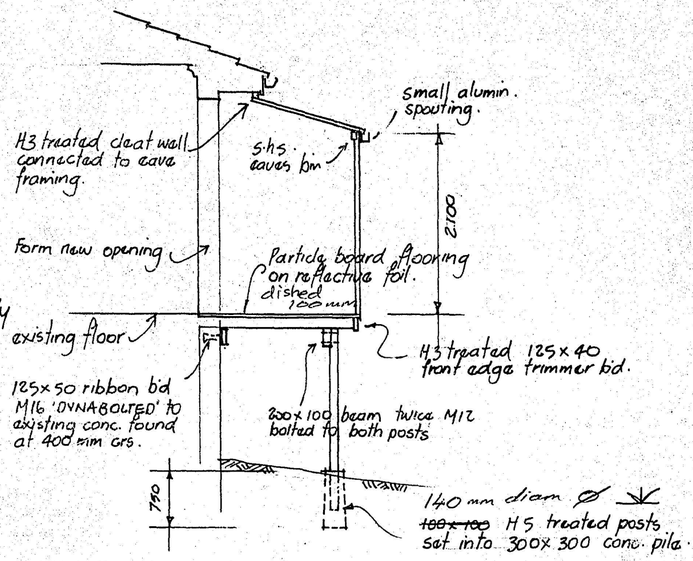
PROPOSED GARDEN TOOL SHED.

SCALE 1 INCH = 8 FEET.

43 EASTHER CRESCENT.

ALLOTMENT 4 L.T.P. 459/6 OF
ALLOTMENT 16 BLOCK II
TOWNSHIP OF KEW.





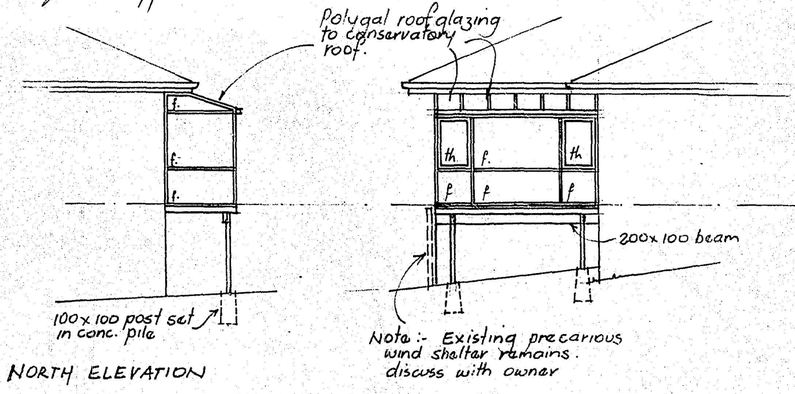
Section 'A' scale 1:50

A separate application to the Dunedin City Council for plumbing and/or drainage work is required. Such work shall comply fully with the Plumbers, Gasfitters and Drainlayers act, 1976, Plumbers, Gasfitters and Drainlayers Regulations 1977, Drainage and Plumbing Regulations, 1978.

for minutes to existing facilities

Inspector ..... Centre .....

91



NORTH ELEVATION

WEST ELEVATION 1:100

Relative orientation of EASTHER CRES.

Part Floor & Site Plan. 1:100

Specification :-

SCOPE OF WORK :- Includes for the construction of a new conservatory as an addition to an existing dwelling.

BASE :- The base for the conservatory shall be constructed from timber as indicated on drawings and generally to conform with N.Z.S. 3604.

ALUMINIUM FRAMING :- shall be NEBULITE Aztec (Heavy Duty) These sections; the way they are arranged & secured shall all be as certified by S.H. Fairclough registered Engineer.

ALUMINIUM COLOUR :- white powder coat

GLAZING :-

(1) General - glazing to conservatory shall comply with N.Z.S 4223

(2) Roof glazing shall be Bronze Polygal.

(3) Wall glazing shall be grey tinted Sheet.

STORMWATER :- The conservatory shall be fitted with a small alumin spouting & D.P. Stormwater discharge shall be reticulated to & connected into existing stormwater system (by others.)

DUNEDIN CITY COUNCIL
Copy of Approved Plan and/or Specification
TO BE RETAINED ON WORKS AND PRODUCED ON REQUEST OF BUILDING INSPECTOR.
DATE 15-3-91
BUILDING INSPECTOR

DUNEDIN CITY COUNCIL
Pursuant to the provisions of the District Scheme, these plans and specifications are approved, provided that no change shall be made to the details shown hereon, and contained in the specification attached hereto, and subject to
No 1666
Zone Res A Signed ..... Dated 22/3/91

1602

NAYLOR LOVE LIMITED
7 Halsey Street
Dunedin
P.O. Box 363
Phone (03) 474-1153
Fax (03) 474-1832

NEW CONSERVATORY 42 EASTHER CRES. KEW for MR & MRS M.J. SYDNEY.

DRAWN N. ASHBY	DATE March 1991	SHEET 1.	
SCALE As Indicated.	DRAWING NO	OF 1 SHEETS	

CODE COMPLIANCE CERTIFICATE

Section 43(3), Building Act 1991

ISSUED BY: DUNEDIN CITY COUNCIL

Telephone No:	477-4000	CCC No:	ABA 1419	Reference No:	5036546

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

PROJECT LOCATION

Name and Mailing Address:

SYDNEY, MICHAEL JOHN
42 EASTHER CRES
DUNEDIN

LEGAL DESCRIPTION

Property Number: 5036546
Valuation Roll No: 27360 63200

Street Address:
42 EASTHER CRESCENT, DUNEDIN 9001

Legal Description:

LOT 4 DP 4596

PROJECT

All ☒

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

New Building ☐

Alteration ☒

Intended Use(s) in detail:

HEATER JAYLINE GEM

Intended Life:

Indefinite, not less than 50 years ☒

Specified as ..... years

Demolition ☐

This is is:

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

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

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

The Council charges payable on the uplifting of this code compliance, in accordance with the attached details are: $

Receipt No:

Signed for and on behalf of the Council:

Name:.....

Position: AUTHORISED OFFICER

Date: 09/06/2000

50 The Octagon, P.O. Box 5045, Dunedin 9031, New Zealand
Telephone (03) 477 4000 - Facsimile (03) 474 3594 - www.CityofDunedin.com

BUILDING CONSENT

Section 35, Building Act 1991

ISSUED BY: DUNEDIN CITY COUNCIL

Telephone No:	477-4000	Consent No:	ABA 1419	Reference No:	5036546

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

APPLICANT

Name: SYDNEY, MICHAEL JOHN
42 EASTHER CRES
DUNEDIN

PROJECT LOCATION

Street Address:

42 EASTHER CRESCENT, DUNEDIN 9001

LEGAL DESCRIPTION

Property Number: 5036546

Valuation Roll No: 27360 63200

Legal Description:
LOT 4 DP 4596

PROJECT

All ☒

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

New Building ☐

Alteration ☒

Intended Use(s) in detail:

HEATER JAYLINE GEM

Intended Life:

Indefinite, not less than 50 years ☒

Specified as years

Demolition ☐

Estimated Value: $2300

COUNCIL CHARGES

The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are:

Total: $

ALL FEES ARE GST INCLUSIVE

Signed for and on behalf of the Council:

Name:.....

Position: AUTHORISED OFFICER

Date: 06/06/2000

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....."

50 The Octagon, P.O. Box 5045, Dunedin 9031, New Zealand
Telephone (03) 477 4000 - Facsimile (03) 474 3594 - www.CityofDunedin.com

1. Draw a plan accurately locating the heater within the building and the adjacent walls, windows and doors.

2. Show the location of the existing water cylinder if a wetback/hot water booster is to be fitted.

FOR THE FINAL INSPECTION OF YOUR HEATING APPLIANCE PLEASE ENSURE THAT ACCESS IS AVAILABLE TO THE CEILING SPACE IF REQUIRED AND THAT THE CEILING PLATE IS LEFT UNATTACHED



BUILDING COUNCIL

Plans and Specifications Approved in accordance with The New Zealand Building Code and Approved Documents. To be held on site on request

Building Surveyor
Health
NOTE

Date
Date
Date 6-6-2000

ENVIRONMENTAL HEALTH CONDITIONS -
SOLID FUEL BURNER TO BE OPERATED IN NUISANCE FREE MANNER
PLEASE CONTACT ENVIRONMENTAL HEALTH SECTION Ph. 477-4000 FOR ADVICE ON OWNER RESPONSIBILITIES

Plan of proposed solid fuel heater at:

42 Eastbourne Gdns.

Project No: 1419

Approving Officer: [signature]

Date: 6-6-2000

DUNEDIN CITY COUNCIL
Kaunihera-a-rohe o Otepoti

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

Code Compliance Certificate Form 7

Section 95, Building Act 2004

N B Beard and N Beard Trustee Company Limited
284 Stuart Street
Dunedin 9016

The building

Street address of building: 42 Easther Crescent Dunedin

Legal description of land where building is located: LOT 4 DP 4596

Building Name: N/A

Location of building within site/block number:

Level/unit Number:

Current, lawfully established, use:

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

The owner

Name of owner: N B Beard and N Beard Trustee Company Limited

Contact person: N B Beard and N Beard Trustee Company Limited

Mailing address: 284 Stuart Street, Dunedin 9016

Street address/registered office:

Mobile: 027 342 1706 **Landline:**

Email address: nick@cutlers.co.nz

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

Building work

Building Consent Number: ABA-2016-380 Alter Dwelling - Remove Section of Wall and Install Beam, Relocate Hot Water Cylinder, Alter Kitchen

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

Issued by: Dunedin City Council

Code Compliance

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

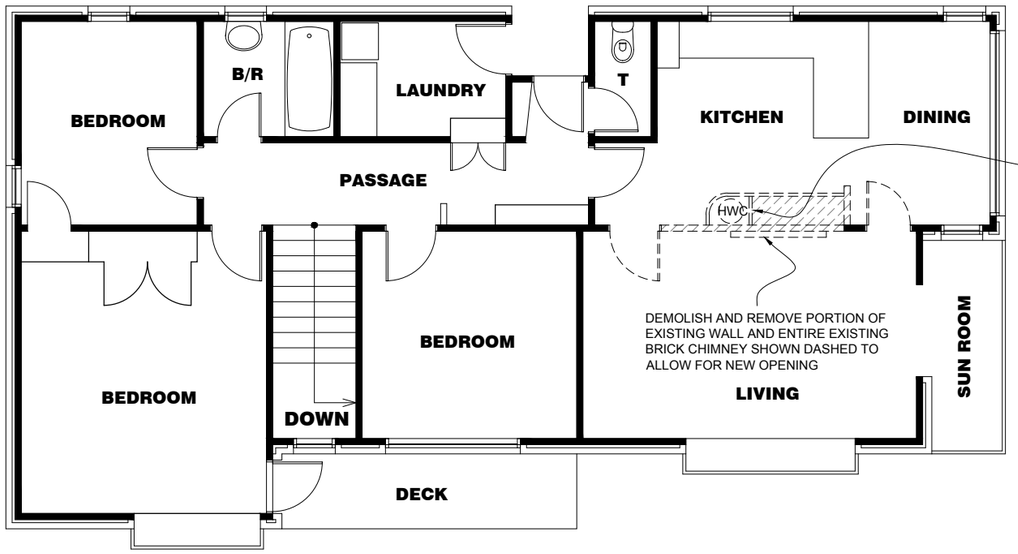
(a) The building work complies with the building consent

Team Leader Inspections
On behalf of Dunedin City Council

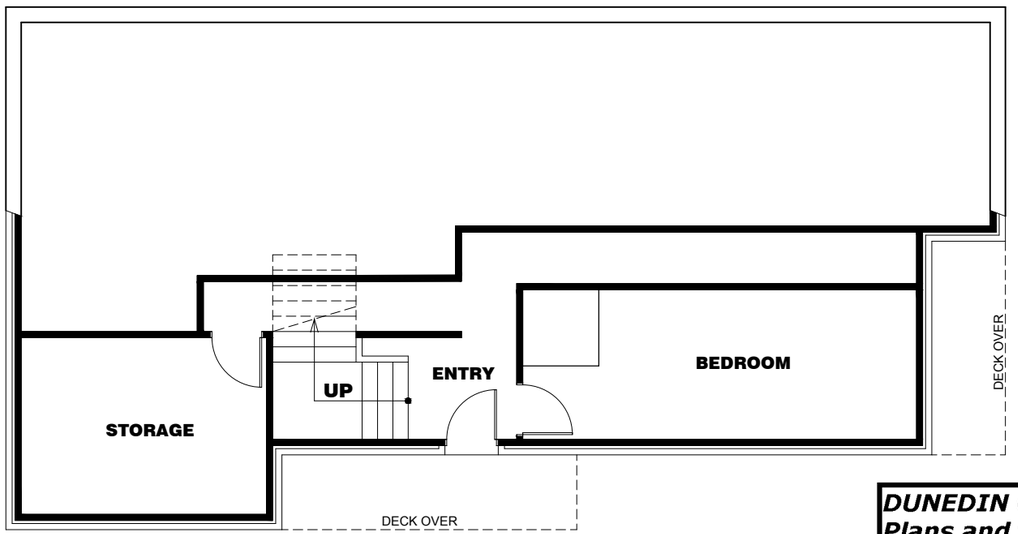
Date: 9 November 2017

COPY

DUNEDIN CITY COUNCIL - Approved Building Consent Document
ABA 2016-380



EXISTING UPPER FLOOR PLAN
SCALE 1:100 @ A3



EXISTING GROUND FLOOR PLAN
SCALE 1:100 @ A3

SPECIFICATION NOTES

THE CONTRACTOR SHALL COMPLY WITH ALL RELEVANT REQUIREMENTS OF THE BUILDING ACT 2004, THE N.Z.B.C., AND THE TERRITORIAL AUTHORITY REQUIREMENTS

ALL MATERIALS, SIZES, AND WORKMANSHIP SHALL COMPLY WITH N.Z.S.3604, THE N.Z.B.C. AND ANY OTHER APPROVED DOCUMENTS RELEVANT TO THE WORK AT HAND

PLUMBING AND DRAINAGE WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH LOCAL HEALTH AUTHORITY REQUIREMENTS, AS/NZS 3500.2.2, AND RELEVANT SECTIONS OF THE N.Z.B.C.

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

Date: 18/04/2016 ***Building: G Sinclair***
Date: 18/04/2016 ***Plumbing: C McCormack***

LEGAL DESCRIPTION
LOT 4 DP 4596

stevenson design limited
architectural design consultants

234 FORBURY ROAD, ST CLAIR
PO BOX 9008, DUNEDIN 9047
phone: (03) 4555440
mike@stevensondesign.co.nz

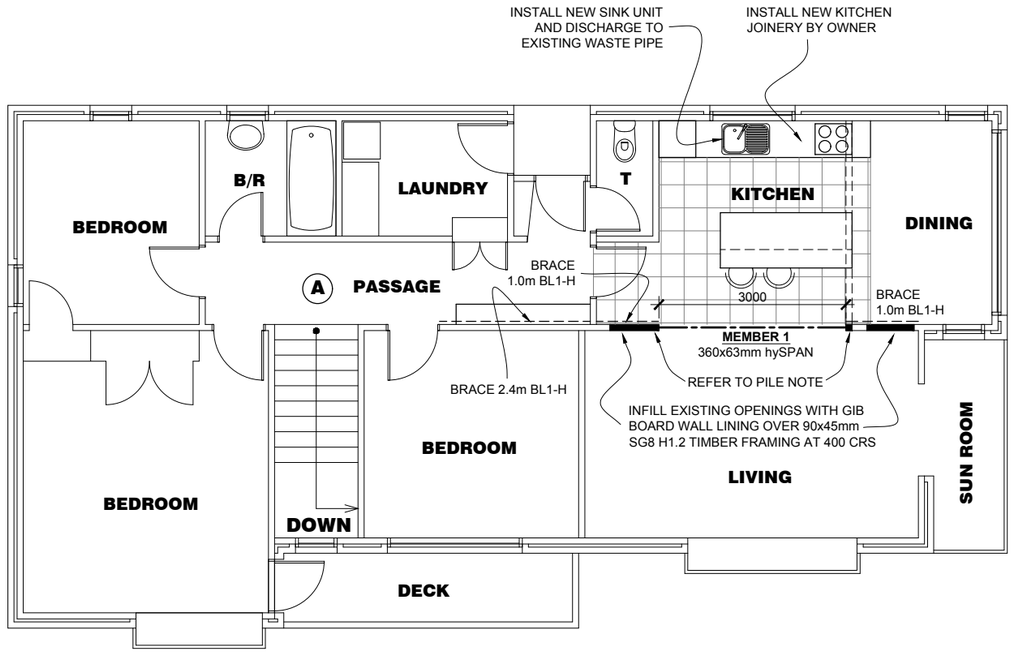
42 EASTHER CRESCENT
PROPOSED ALTERATIONS - PRELIMINARY SKETCH PLANS

42 EASTHER CRESCENT,
DUNEDIN

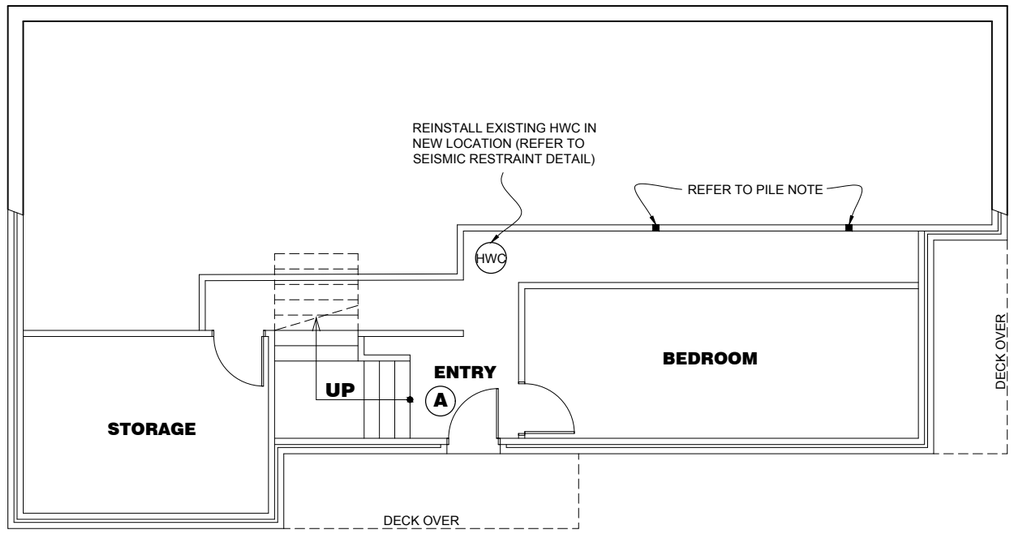
NO.	REVISION	SCALE	1:100 @ A3	SHEET No	A1
		DATE	12-03-2016		
		PROJECT No	-	OF 2	REV -

EXISTING GROUND & UPPER FLOOR PLANS

DUNEDIN CITY COUNCIL - Approved Building Consent Document
ABA 2016-380



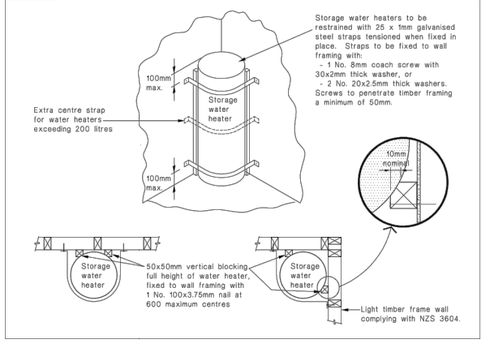
PROPOSED UPPER FLOOR PLAN
SCALE 1:100 @ A3



PROPOSED GROUND FLOOR PLAN
SCALE 1:100 @ A3

Amend 5 Feb 2004

Figure 14: Seismic Restraint of Storage Water Heaters 90 – 360 litres
Paragraph 6.11.4



6.11.4 Structural Support

NZBC B1.3.2 requires *building elements* (including *storage water heaters)* to be adequately supported including support against earthquake forces. The method illustrated in Figure 14 is acceptable for *water heaters* up to 360 litre capacity. Where fittings and pipework are attached to the *water heater* through the supporting platform or floor a 50 mm minimum clearance shall be provided between the fitting and the support structure.

Third Edition Dec 2007

6.11.5 Another acceptable solution for securing *storage water heaters* against seismic forces is given in Section 203 of NZS 4603.

6.12 Hot water pipe sizes

6.12.1 The *diameter* of hot water supply pipes from *storage water heaters* and to *sanitary fixtures* shall be no less than those required by Table 4.

Amend 6 Feb 2004

6.13 Wet-back water heaters

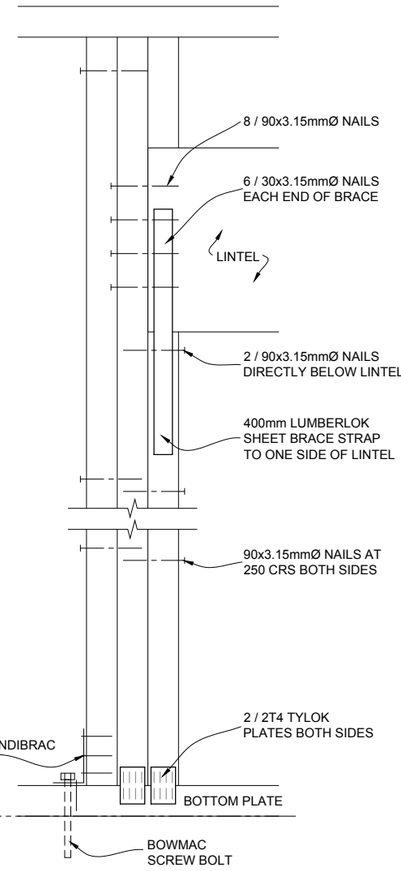
6.13.1 Wet-back *water heaters* shall be:

a) Connected only to *open vented storage water heaters*, or a water storage vessel (see Figure 15), and

b) Made of copper.

6.13.2 Copper pipework shall be used between the wet-back and the *water tank*.

Amend 5 Feb 2004



1 SEISMIC RESTRAINT DETAIL
SCALE 1:10 @ A3

2 LINTEL SPAN 2.0m - 4.5m
SCALE 1:10 @ A3

6.8m MAX RAFTER / TRUSS SPAN

SPECIFICATION NOTES

THE CONTRACTOR SHALL COMPLY WITH ALL RELEVANT REQUIREMENTS OF THE BUILDING ACT 2004, THE N.Z.B.C., AND THE TERRITORIAL AUTHORITY REQUIREMENTS

ALL MATERIALS, SIZES, AND WORKMANSHIP SHALL COMPLY WITH N.Z.S.3604, THE N.Z.B.C. AND ANY OTHER APPROVED DOCUMENTS RELEVANT TO THE WORK AT HAND

PLUMBING AND DRAINAGE WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH LOCAL HEALTH AUTHORITY REQUIREMENTS, AS/NZS 3500.2.2, AND RELEVANT SECTIONS OF THE N.Z.B.C.

WARNING SYSTEMS

A SMOKE ALARMS:
PDL SD SERIES, DIRECT WIRED OR WITH 9V BATTERY (MIN. REQUIRED- WITHIN 3m OF BEDROOM DOORWAYS

PILE

CONFIRM EXISTENCE OF PILES OR FOUNDATION WALL BELOW EACH END OF NEW BEAMS. INSTALL 125x125mm H5 PILES SET IN 300mm SQR x 300mm DEEP CONCRETE FOOTINGS AS REQUIRED

GIB BRACING SYSTEMS

BL1-H (10/13)	10/13mm GIB BRACELINE FIXED ONE FACE WITH HOLD DOWNS

GIB BRACING SHALL BE INSTALLED IN ACCORDANCE WITH GIB EZYBRACE SPECIFICATIONS (INCLUDED IN PROJECT SPECIFICATION)

WHERE PLASTERBOARD SUBSTITUTION IS REQUIRED REFER TO 'PERMITTED GIB PLASTERBOARD SUBSTITUTIONS IN EZYBRACE SYSTEMS' (INCLUDED IN PROJECT SPECIFICATION)

PROPOSED GROUND & UPPER FLOOR PLANS

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42 EASTHER CRESCENT
PROPOSED ALTERATIONS - BUILDING CONSENT ISSUE

42 EASTHER CRESCENT, DUNEDIN

NO.	REVISION	SCALE	AS SHOWN	SHEET No	A2
		DATE	12-03-2016		
		PROJECT No	-	OF 2	REV -