



Dunedin City Council – Land Information Memorandum

Property Address: 8 Merchiston Street Dunedin

Prepared for: Michael John Flatters

Prepared on: 17-Sep-2025

Property Details:

Property ID	5033180
Address	8 Merchiston Street Dunedin
Parcels	LOT 36 DP 1796

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 16-Sep-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 holds 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 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.

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 2002**.

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

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	2033180
Address	8 Merchiston Street Dunedin
Valuation Number	27270-49100
Latest Valuation Details	
Capital Value	\$680,000
Land Value	\$370,000
Value of Improvements	\$310,000
Area (Hectares)	0.0809HA
Units of Use	1
Current Rates	
Current Rating Year Starting	01-Jul-2025
Dunedin City Council Rates	\$4,112.96
Rates Outstanding for Year	\$4,112.96

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	-	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.
	/CCC	-	
	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-2005-306907](#) Building Consent - Alter Kitchen/Laundry/Yunca Wegi

Lodgement Date	07-Feb-2005
Decision	Granted
Decision Date	04-Mar-2005
Current Status	CCC Issued
Previous Number	ABA50279

(Applications before 2007)

[ABA-1993-322580](#) Building Consent - Add Deck to Dwg/Plb *SUPP*
(Shearer J)

8 Merchiston St Dunedin

Lodgement Date	17-Aug-1993
Decision	Granted
Decision Date	23-Sep-1993
Current Status	CCC Issued
Previous Number	ABA933587

(Applications before 2007)

Building and Drainage Permits

[H-1926-11267](#) AAB19260651

9381 - Erect Composite Dwelling, (Crom). The permit was lodged on 15-Oct-1926.

[H-1967-66848](#) AAB19670945

17376 - Erect Front Retaining Wall, (Seear). The permit was lodged on 18-Jul-1967.

[H-1985-97728](#) AAB19851085

8814 - Crossing, No Plan (Shearer). The permit was lodged on 07-May-1985.

[H-1992-113260](#) AAB19921913

PERMIT - 5927 - Install Stack Heater, (Shearer). The permit was lodged on 09-Jun-1992.

[H-1926-142644](#) AAD19260682

B9377 - Drainage New Dwelling, (Crom). The permit was lodged on 01-Nov-1926.

[H-1926-142645](#) AAD19260683

B9582 - Plumbing New Dwelling, (Crom). The permit was lodged on 20-Dec-1926.

Building Notices

No Building Notices

Resource Consents

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

[RMA-1993-356187](#) - Resource Management Act (Historical Data)

Description	ERECT DECK ONTO SIDE OF HOUSE
Lodgement Date	17-Aug-1993
Decision	Granted
Decision Date	13-Sep-1993
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.

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

- Nil

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.

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

Independent Building Report(s)

An Independent Building Report was submitted to Council on **03-Sep-1998**.

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.

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 8 Merchiston Street Dunedin

5033109 29 Tomahawk Road Dunedin

[RMA-1999-363084](#) Resource Management Act (Historical Data) ERECTION OF TEMPORARY ELECTION SIGNS (16 SITES ON PRIVATE PROPERTY) (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 28/06/1999.

[RMA-1991-353327](#) Resource Management Act (Historical Data) ADD TO DWG(EXTEND BEDROOM) (Non-Notified - Non Complying). The outcome was Granted on 14/11/1991.

5033133 17 Merchiston Street Dunedin

LUC-2025-309 Land Use Consent Two lot subdivision into freehold titles, and a LUC for a duplex requiring earthworks and development performance breaches. There has been no outcome yet.

SUB-2025-161 Subdivision Consent Two lot subdivision into freehold titles, and a LUC for a duplex requiring earthworks and development performance breaches. There has been no outcome yet.

BACT-2024-28 Boundary Activity Notice residential building beaching height in relation to boundary performance standard. The outcome was Issued on 12/07/2024.

LUC-2024-1 Land Use Consent Large scale earthworks contravening setback from boundary and utilities; Existing residential units on new undersized sites; and non-compliant outdoor living space.. The outcome was Granted on 13/02/2024.

SUB-2024-1 Subdivision Consent Three lot subdivision. The outcome was Granted on 13/02/2024.

5033176 43 Tomahawk Road Dunedin

RMA-1994-356656 Resource Management Act (Historical Data) ER DOUBLE CARPORT ON FRONT BNDRY Ownr: J HAYWARD / App: J HAYWARD 43 TOMAHAWK RD (Non-Notified - Non Complying). The outcome was Granted on 09/02/1994.

5033179 6 Merchiston Street Dunedin

BACT-2020-59 Boundary Activity Notice alterations to a dwelling within a rear yard. The outcome was Issued on 14/10/2020.

5033181 10 Merchiston Street Dunedin

LUC-2016-380 Land Use Consent land use consent to establish a deck and authorise an existing garage in the front yard. The outcome was Granted on 20/09/2016.

5033183 12 Merchiston Street Dunedin

LUC-2017-695/A Land Use Consent s357 objection to fees. The outcome was S357 Upheld on 23/05/2018.

LUC-2017-695 Land Use Consent land use consent to undertake earthworks including the demolition of existing retaining walls that have failed, and erection of new retaining structures; and erection of a partially suspended concrete slab. The outcome was Granted on 08/03/2018.

LUC-2010-201 Land Use Consent construct a porch that penetrates the height plane angle. The outcome was Granted on 24/05/2010.

LUC-2007-251 Land Use Consent Alter and extend the residential dwelling. The outcome was Granted on 11/07/2007.

5033185 20 Merchiston Street Dunedin

LUC-2020-362 Land Use Consent land use consent for a garage. The outcome was Granted on 03/09/2020.

POL-2020-23 Planning Other Legislation right of way linked to a land use application. The outcome was Granted on 03/09/2020.

5033186 22 Merchiston Street Dunedin

LUC-2020-362 Land Use Consent land use consent for a garage. The outcome was Granted on 03/09/2020.

POL-2020-23 Planning Other Legislation right of way linked to a land use application. The outcome was Granted on 03/09/2020.

5033217 25 Hunt Street Dunedin

RMA-1989-352567 Resource Management Act (Historical Data) ADD CARPORT TO DWG DISPENSATION 1071 Ownr: DUNN / App: DUNN Designer: DUNN (Non-Notified - Non Complying). The outcome was Granted on 10/08/1989.

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/trees

On the property's frontage there are various privately owned plantings that appear to be located on road reserve. Private vegetation is required to be maintained so that it does not interfere with footpath users. These may remain at the pleasure of Council. 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 - stormwater run-off.

It appears there are no stormwater provisions in place at this vehicle crossing. To meet current Council standards the stormwater run-off would be required to be captured at the boundary and managed in a way where it does not cause a nuisance to neighbouring properties, including the road corridor. For example: a strip drain with sump or a sump and piped to the kerb and channel. Council accepts this situation but accepts no liability and the maintenance is the responsibility of the property owner. This may be required to be upgraded in the future.

The following Transport information is attached to this document:

- 8 Merchiston Street Vegetation encroachment maintenance letter (4110392).pdf; 14/12/2016

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

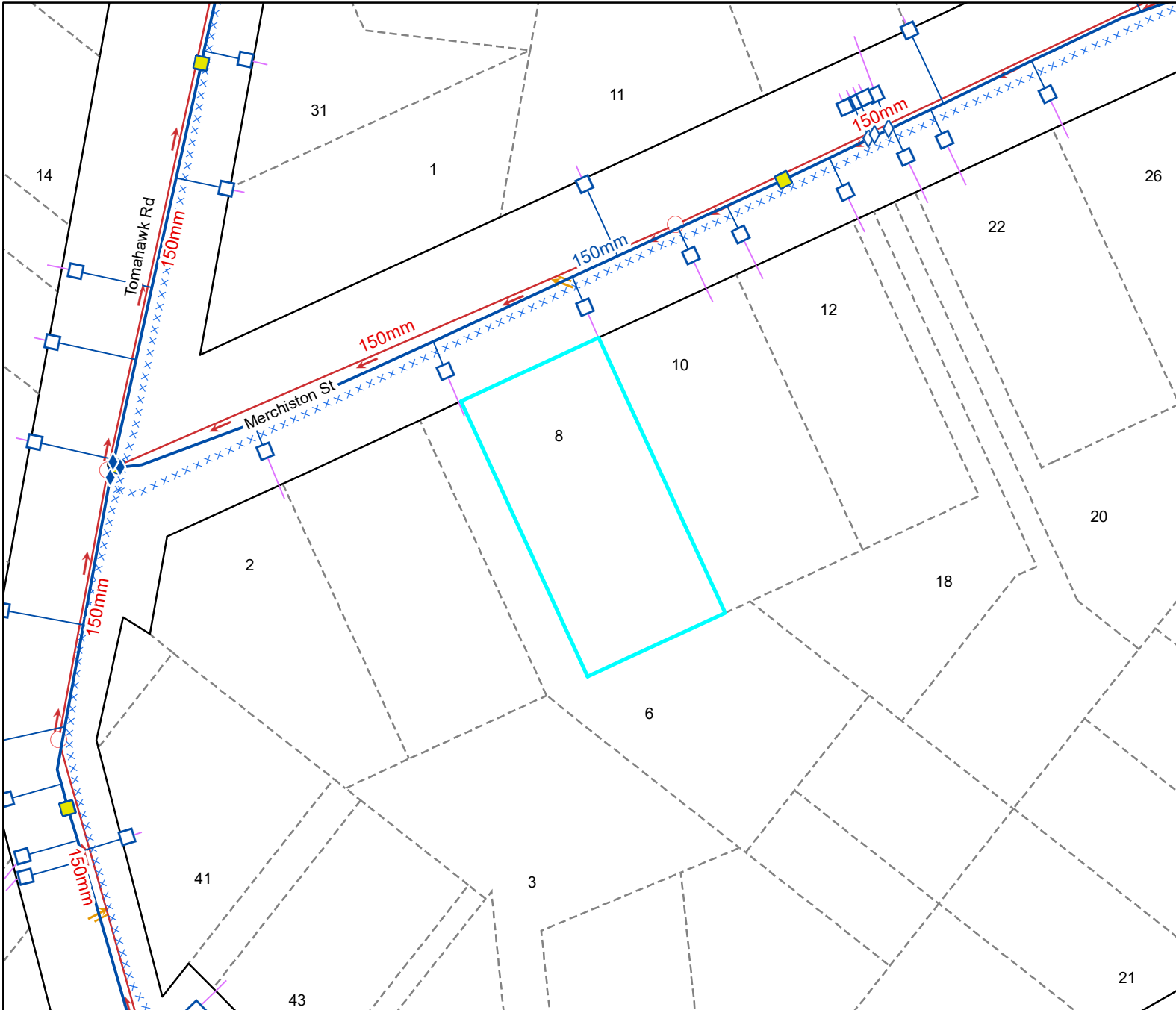
HEA	Heater
ICC	Interim Code Compliance
MH	Manhole
PL	Plumbing
PLB	Plumbing
PTE	Private
SIS	Sewer in section
WC	Water course
WT	Water table
SW	Stormwater

General terms

RDMS Records and Document Management System

Appendices





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.

Scale at A4:
1:750
11/09/2025
8:02:09 PM

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

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

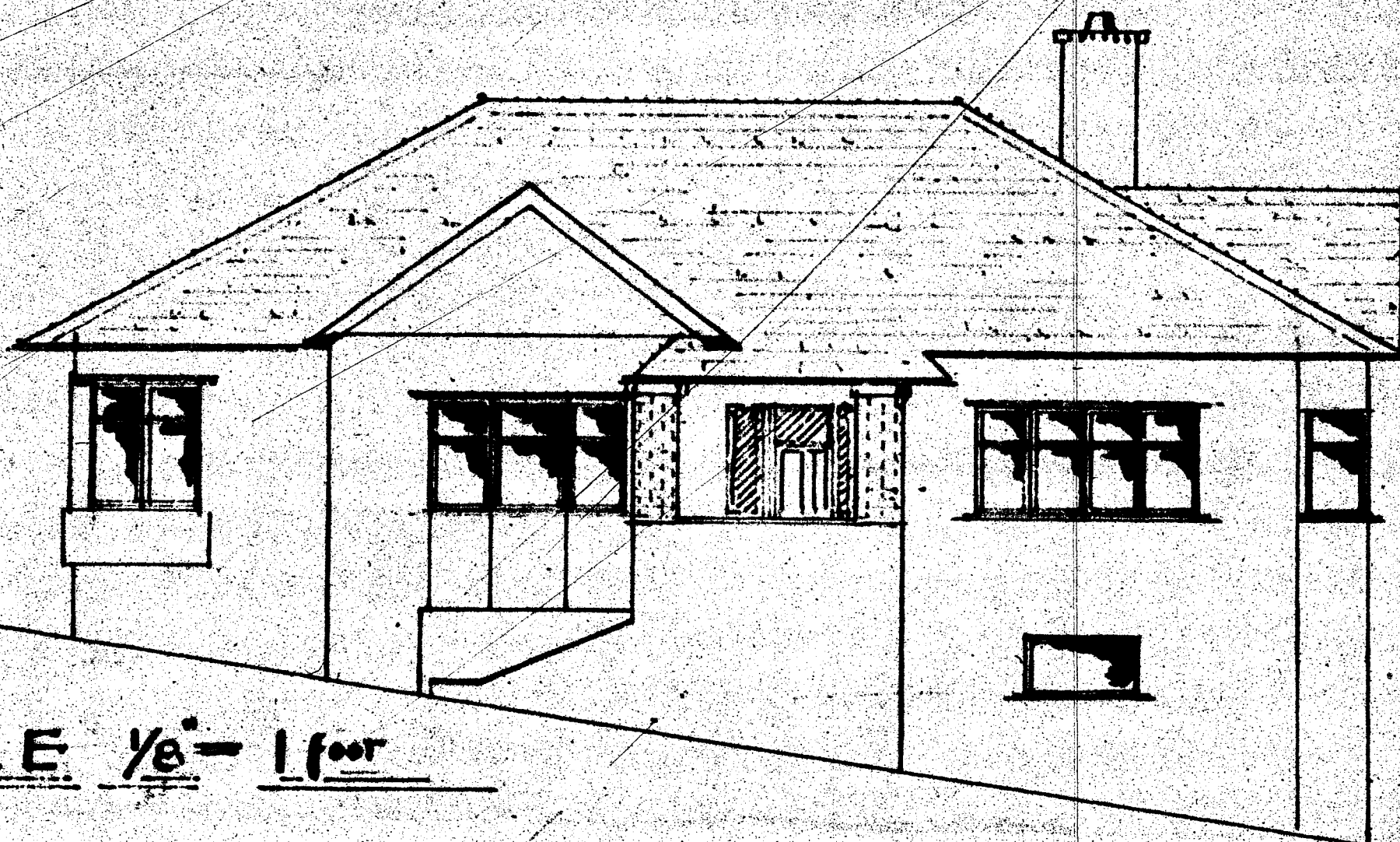
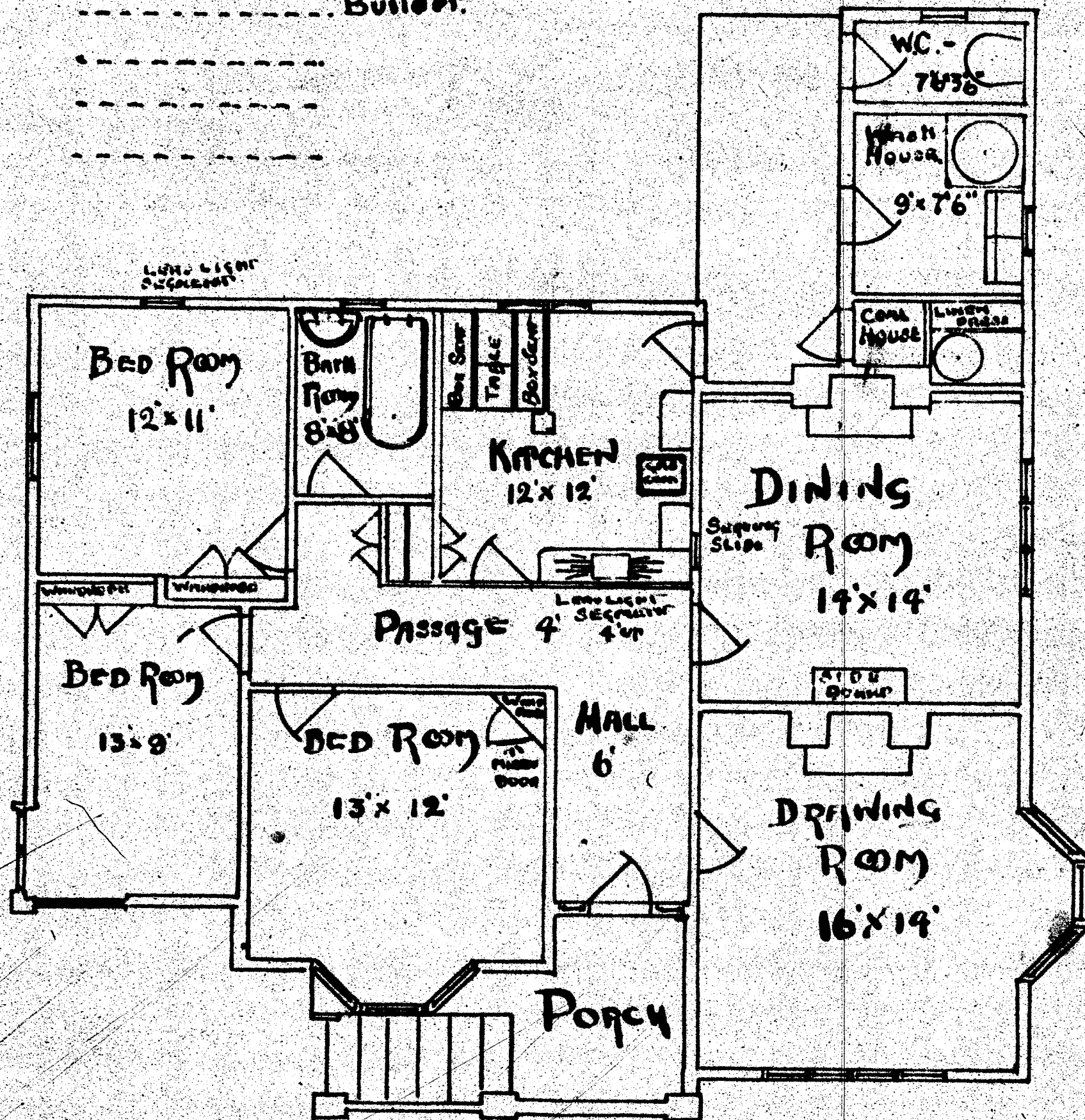
PROPOSED SIX ROOM RESIDENCE

MR

at

St.

Builder:



SCALE 1/8" = 1 foot

APPLICATION No. **B-9377**

DATE _____

NEW SEWERAGE DRAINS: RED
STORMWATER: DOTTED BLACK
OLD DRAINS: FULL BLACK



MERCHISTON ST. SEWER

LEGEND

~~_____~~ Existing Drains
~~_____~~ New Foul Drains
~~_____~~ New Stormwater Drains

Owner M. G. Brown
Street Meriditon
Locality A Bay

Block.....
Section.....
Allotment 36 on Plan 1746

Signature of Drainer R. G. Adair

Binding Margin to be left blank

DUNEDIN DRAINAGE AND SEWERAGE BOARD

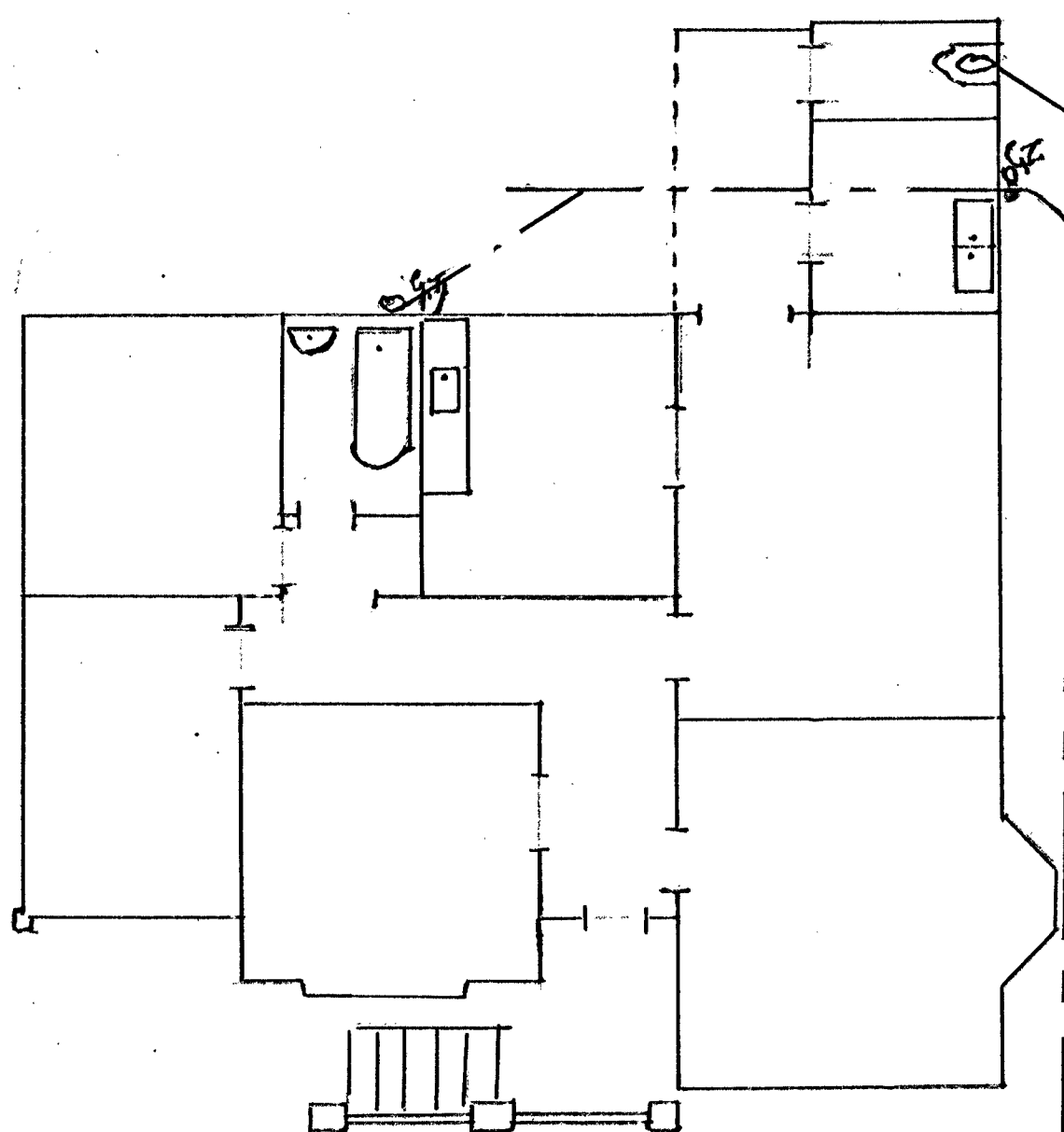
APPLICATION No. **B9582**
DATE _____

HOUSE CONNECTION PLAN.

SCALE : $\frac{1}{8}$ in. to a Foot.

NEW SEWERAGE DRAINS: RED
STORMWATER: DOTTED BLACK
OLD DRAINS: FULL BLACK

Binding Margin to be left blank



LEGEND

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

Owner *M^r Cron*
Street *Murchison St*
Locality *Andersons Bay*

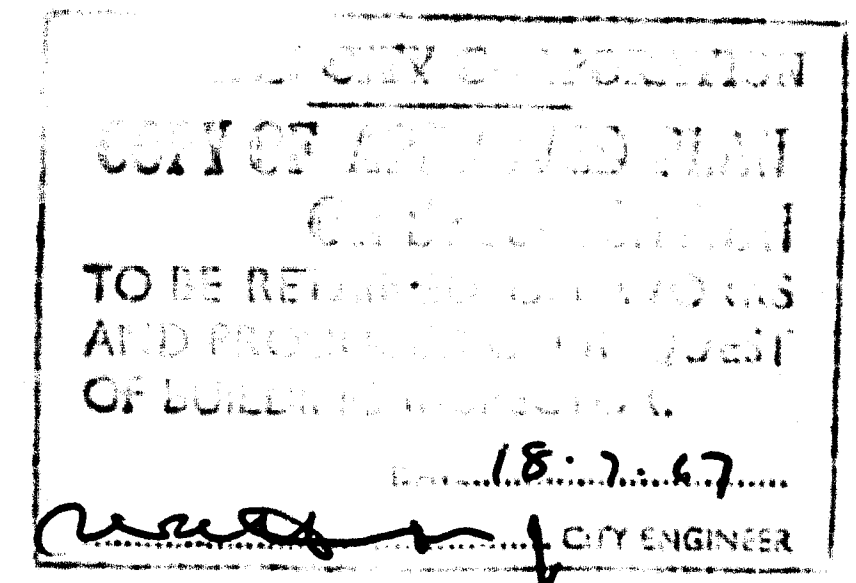
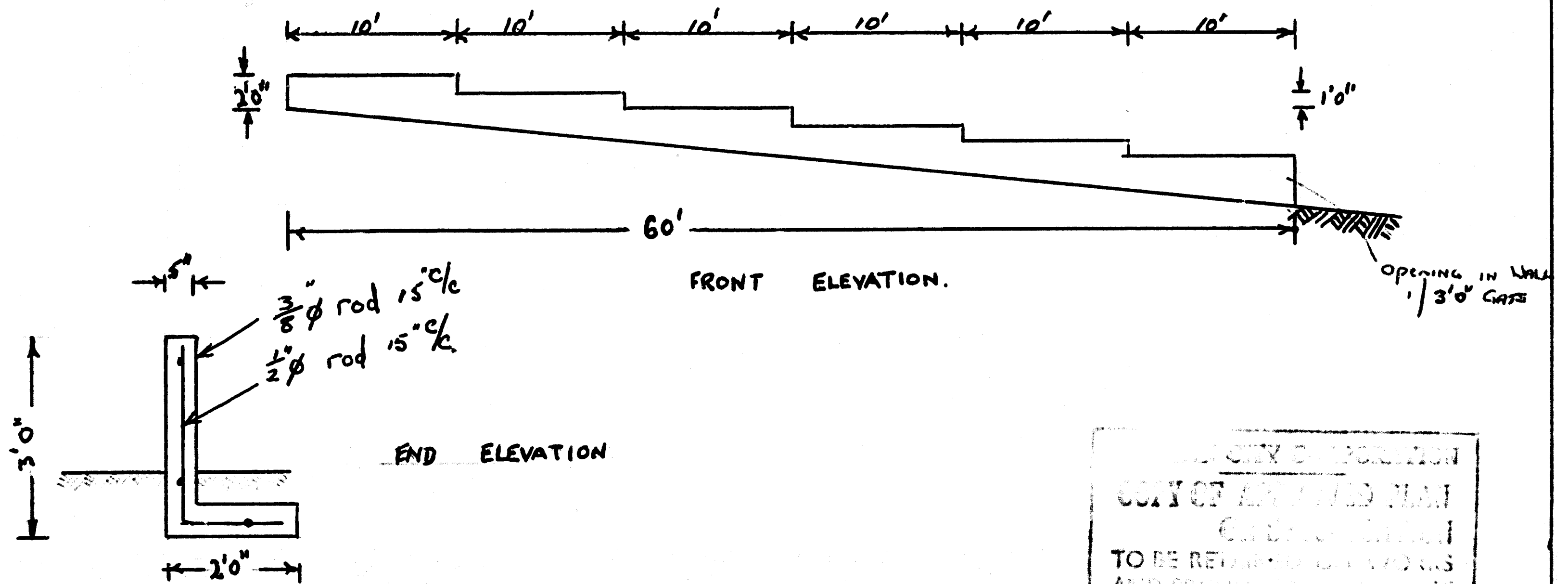
Block _____
Section _____
Allotment *36 on Plan 1496*

Signature of Drainer *H. H. Bullinger*

DUNEDIN CITY COUNCIL



D P B 0 0 3 7 0 9



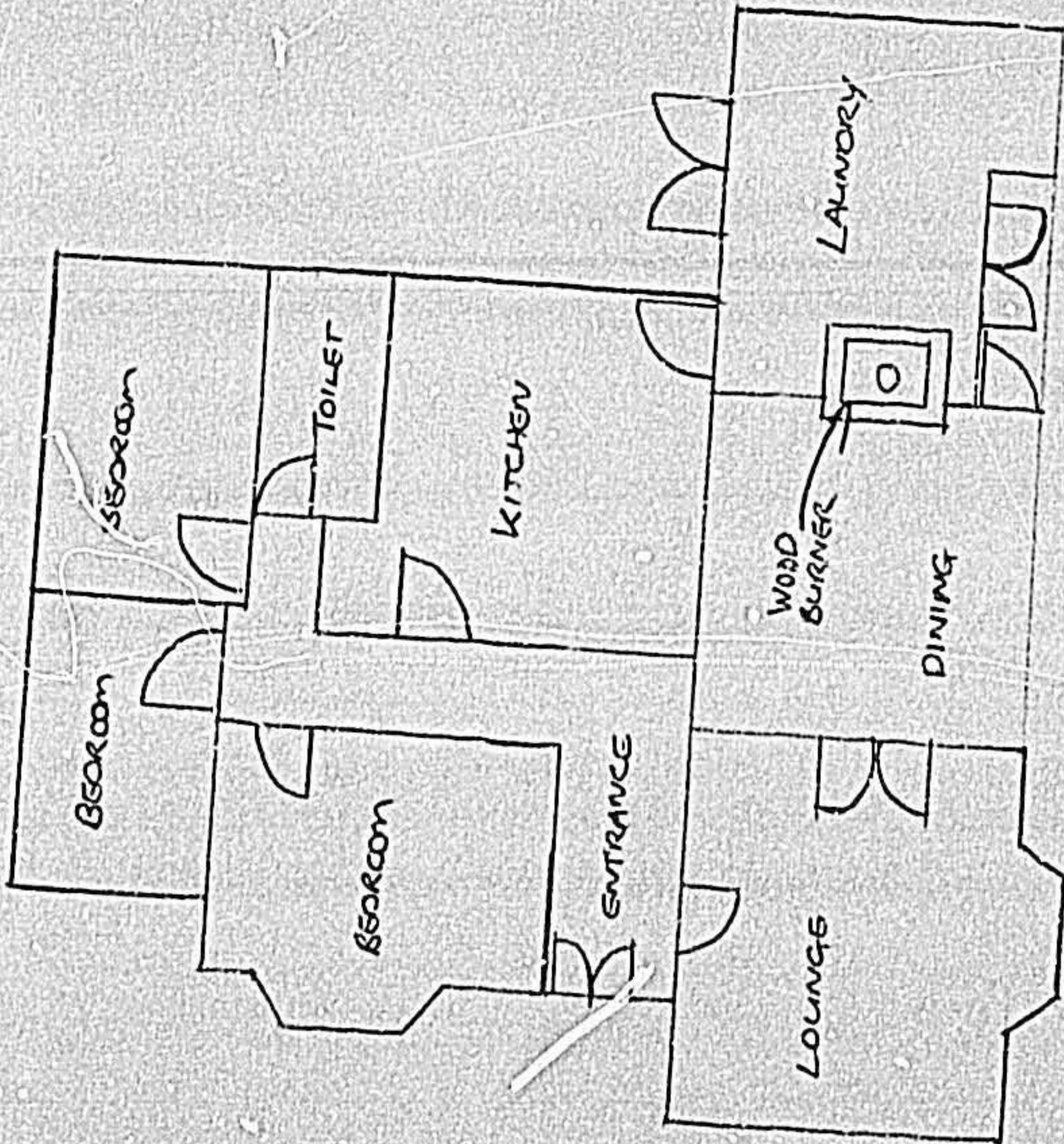
LOT SECTION 36
 PLAN 1796
 BLOCK CASTLE HILL.

17376

J. MOORE & SON
 94 CAVELL ST THINLEY.
 CONTRACTORS.

PROPOSED FRONT BOUNDARY RETAINING WALLS FOR MR S SEAR. 8 MERCHISTON ST. ANDERSONS BAY.

5927



8 HERCHISTON STREET

CODE COMPLIANCE CERTIFICATE

Section 43(3), Building Act 1991

ISSUED BY:



DUNEDIN CITY COUNCIL

50 THE OCTAGON. P.O. BOX 5045, DUNEDIN 9031, NEW ZEALAND. TELEPHONE: (03) 477-4000. FACSIMILE: (03) 474-3594

Telephone No:	477-4000	CCC No:	ABA 933587	Reference No:	5033180
---------------	----------	---------	------------	---------------	---------

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

PROJECT LOCATION	PROJECT
Name and Mailing Address: SHEARER, TRUDY MARION 8 MERCHISTON STREET DUNEDIN 9001	All ☒ Stage Noof an intendedstages New Building ☐ Alteration ☒
LEGAL DESCRIPTION	Intended Use(s) in detail:
Property Number: 5033180 Valuation Roll No: 27270 49100 Street Address: 8 MERCHISTON STREET, DUNEDIN 9001 Legal Description: LOT 36 DP 1796	ADD TO DWG/PLB Intended Life: Indefinite, not less than 50 years ☒ Specified as years Demolition ☐

This is:

- ☒ A final code compliance issued in respect of all of the building work under the above building consent.
- ☐ An interim code compliance certificate in respect of part only, as specified in the attached particulars, of the building work under the above building consent.
- ☐ This certificate is issued subject to the conditions specified in the attached page(s) headed "Conditions of Code Compliance Certificate No:....." (being this certificate).

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

Signed for and on behalf of the Council:

Name:.....

Position: AUTHORISED OFFICER

Date: 18/09/1998

BUILDING CONSENT No.:

93/5587

ISSUED BY

Section 35, Building Act 1991

Project Information Memorandum No.:

DUNEDIN CITY COUNCIL

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

APPLICANT		PROJECT	
Name: J. SHEARER Mailing Address: 8 MERCHISTON ST DUNEDIN		All ☐ Stage No. of an intended stages ☐ New Building ☐ Alteration ☐ Intended Use(s) (in detail): ADD TO DWG/PLB Intended Life: Indefinite, but not less than 50 years ☒ Specified as years Demolition ☐ Estimated Value: \$ 1,750.00	
PROJECT LOCATION			
Street Address: 8 MERCHISTON ST DUNEDIN			
LEGAL DESCRIPTION			
Property Number: 331803 Valuation Roll Number: 2727049100 Lot: 36 DP: 1796 Section: Block: Survey District:			
COUNCIL CHARGES			
The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are: Total: \$ 0.00 ALL FEES ARE G.S.T. INCLUSIVE		Signed for and on behalf of the Council: Name: <i>[Signature]</i> Position: Date: 26/09/93	

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. 1"

DP	1796	1796
VALUATION		
ROLL NUMBER	27270-491	
Block	1	
SECTION	PART OF 2	
LOT	36	
PROPERTY		
NUMBER	331803	

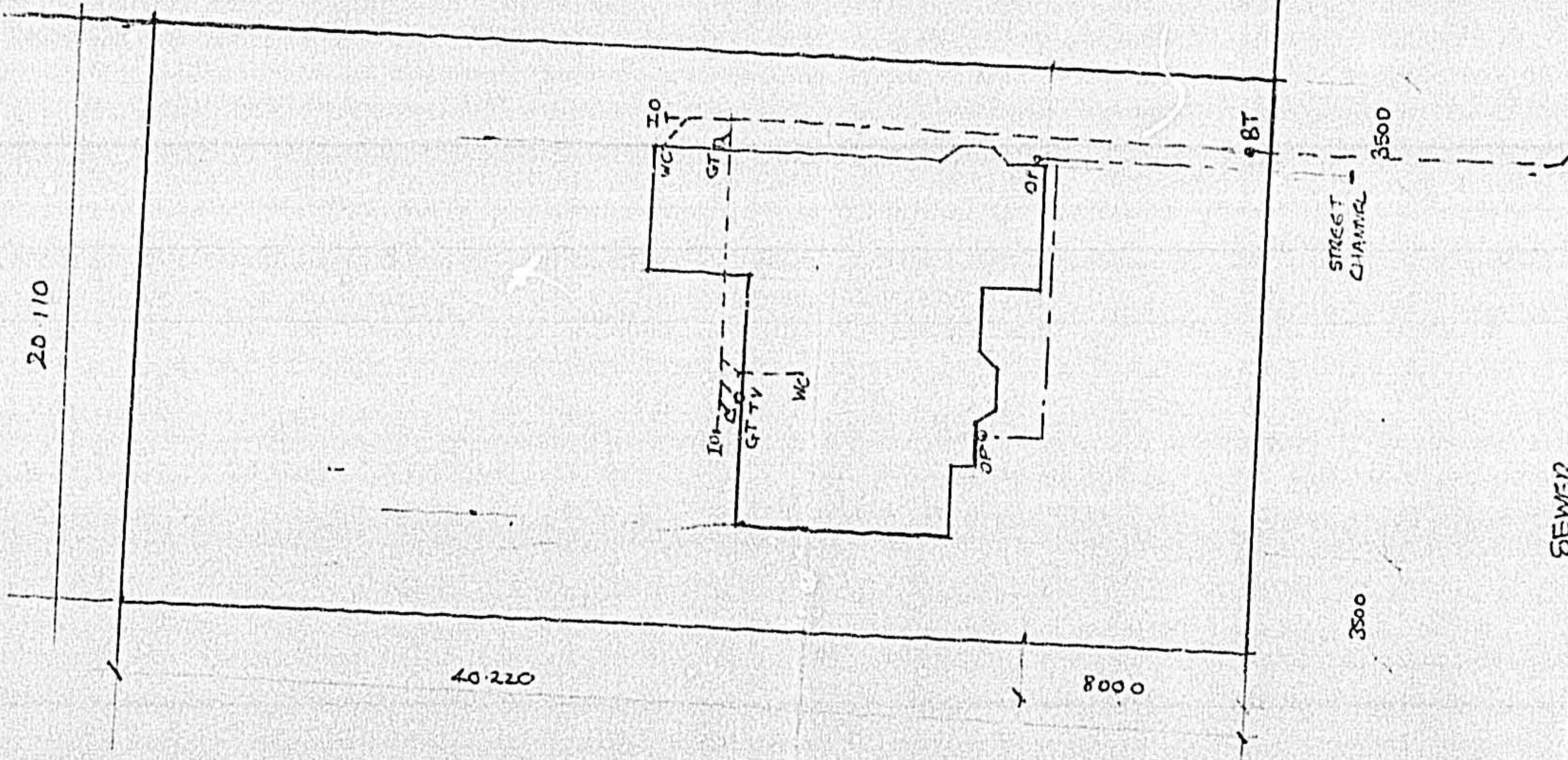
100% COMPLIANCE WITH DISTRICT PLAN

The D. W. H. D. Consent for this development DOES NOT COMPLY with the Resource Management Act 1991 nor the District Plan. Resource Consent must be applied for and granted prior to commencement of any work in connection with this development.

DUNEDIN CITY COUNCIL

Plans and Specifications
Approved in accordance with
The New Zealand Building Code
and Approved Documents.

Signed [Signature] Date 3/8/12

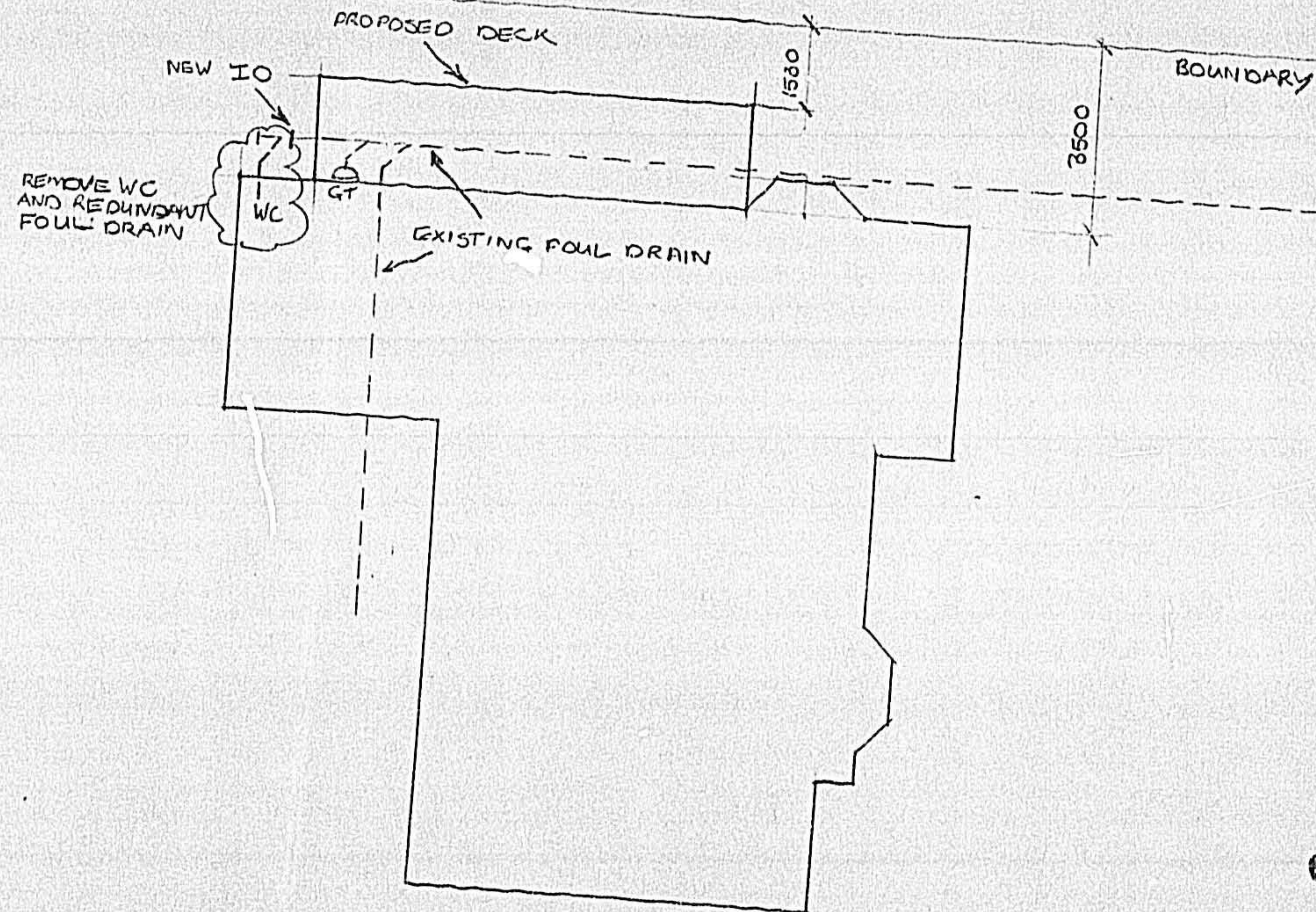


EXISTING SITE AND DRAINAGE PLAN

SCALE 1:2.00

SHEARER HOUSE 8 MERCHISTON STREET DUNEDIN

NEIGHBOUR DRIVEWAY

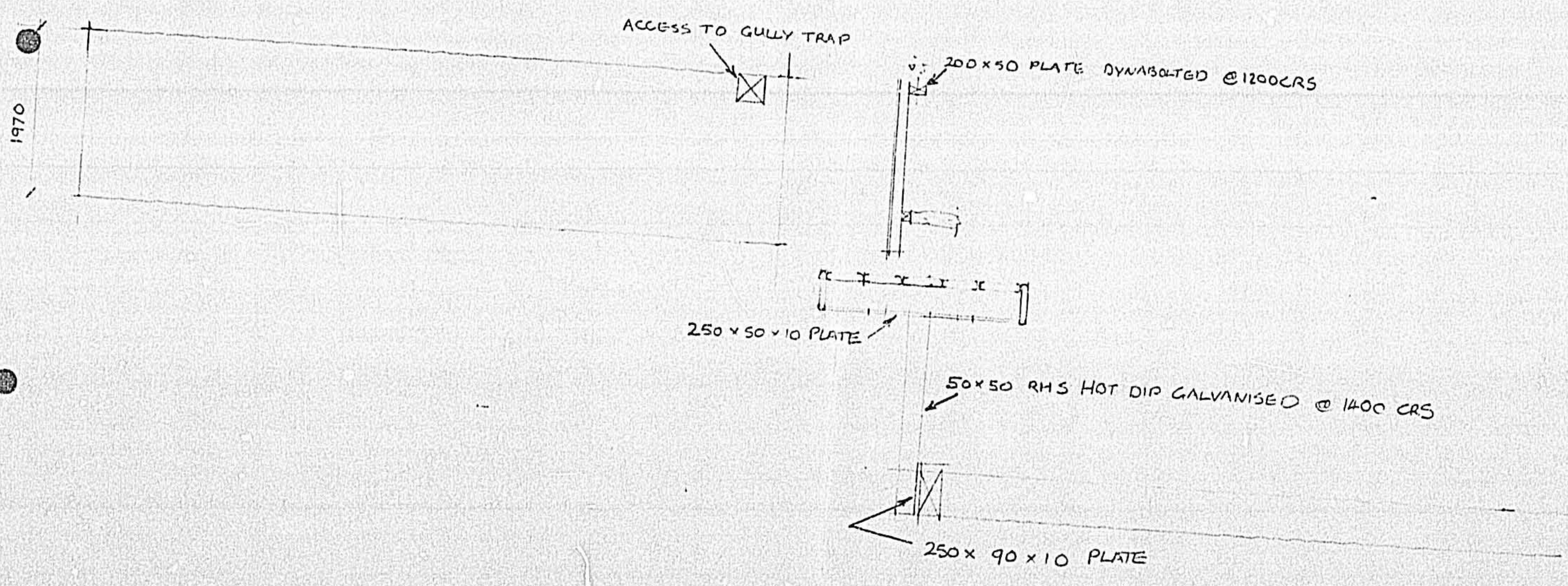
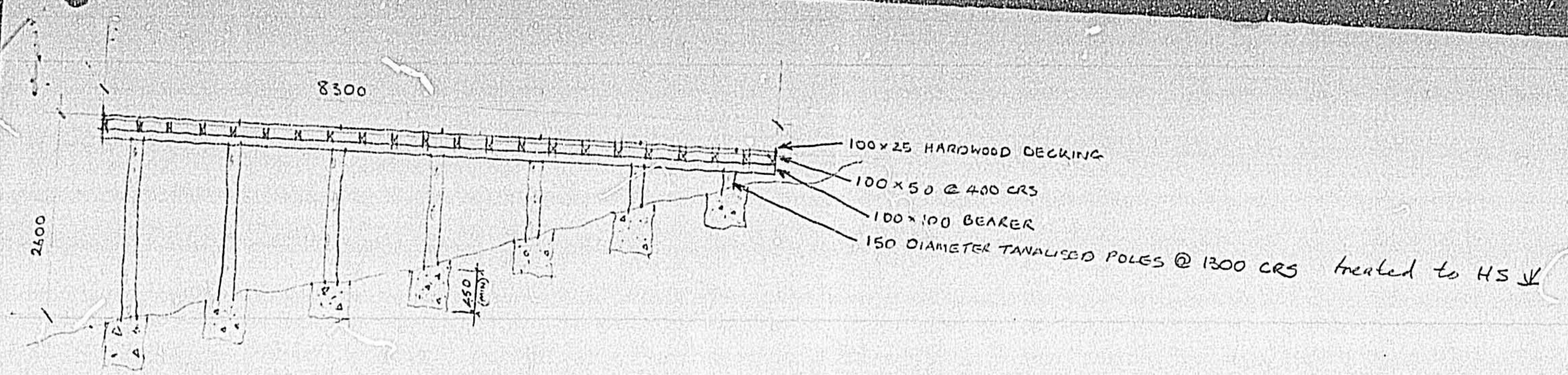


DUNEDIN CITY COUNCIL
Copy of Approved Plan
and/or Specification
TO BE RETAINED ON WORKS
AND PRODUCED ON REQUEST
OF BUILDING INSPECTOR.
DATE 22-8-93
BUILDING INSPECTOR

PROPOSED NEW DECK AND DRAINAGE PLAN

SCALE 1:100

SHEARER HOUSE 8 MERCHISTON STREET DUNEDIN

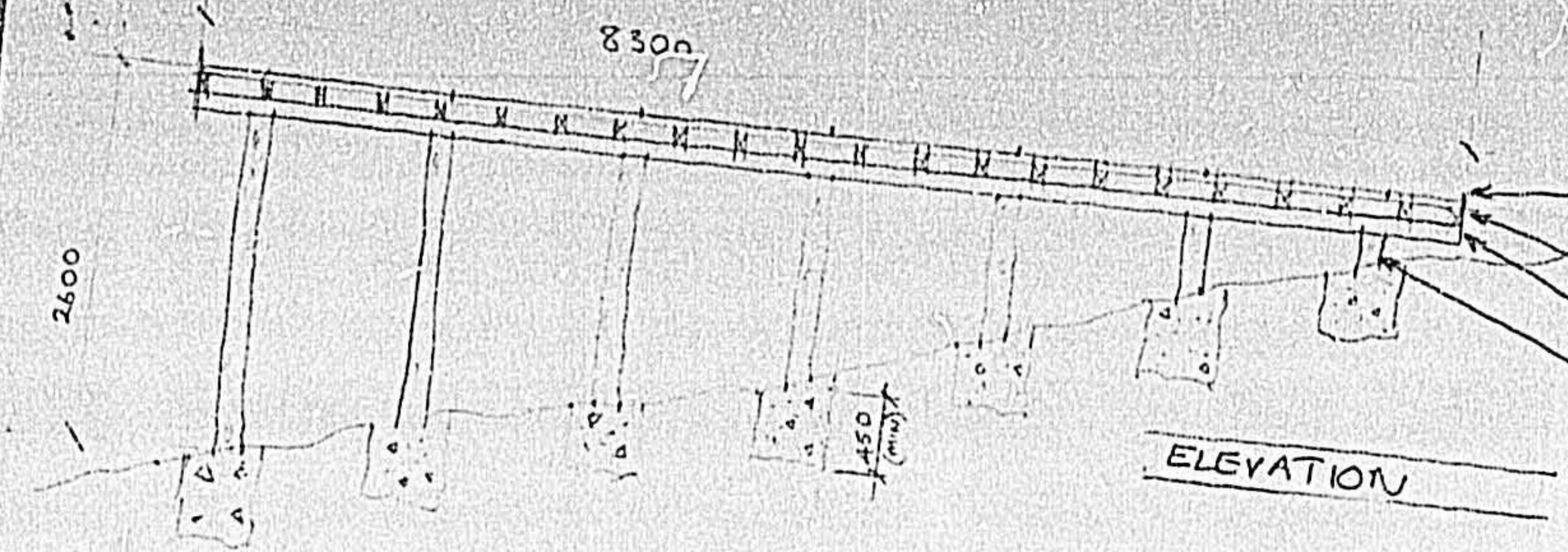


PROPOSED DECK

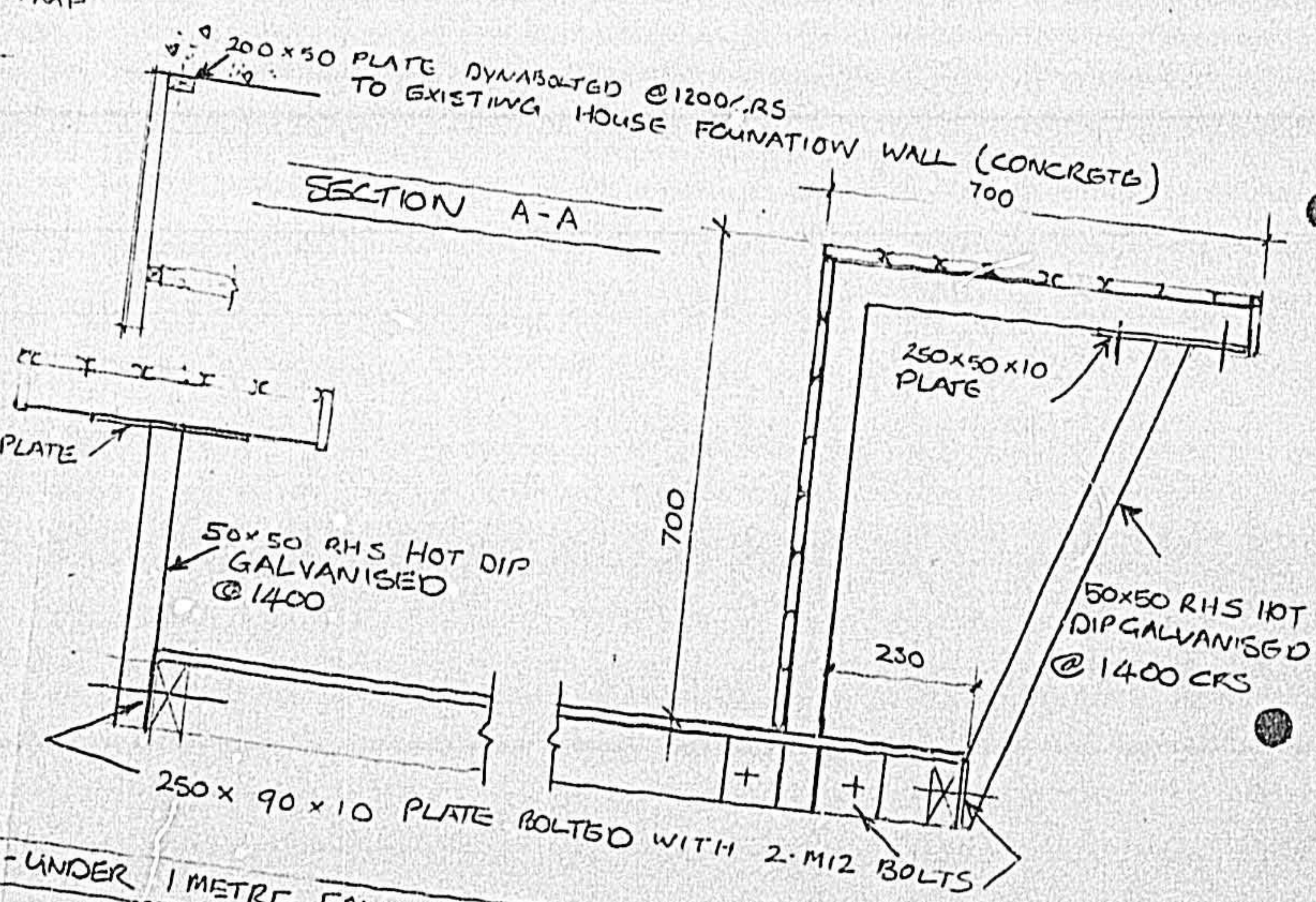
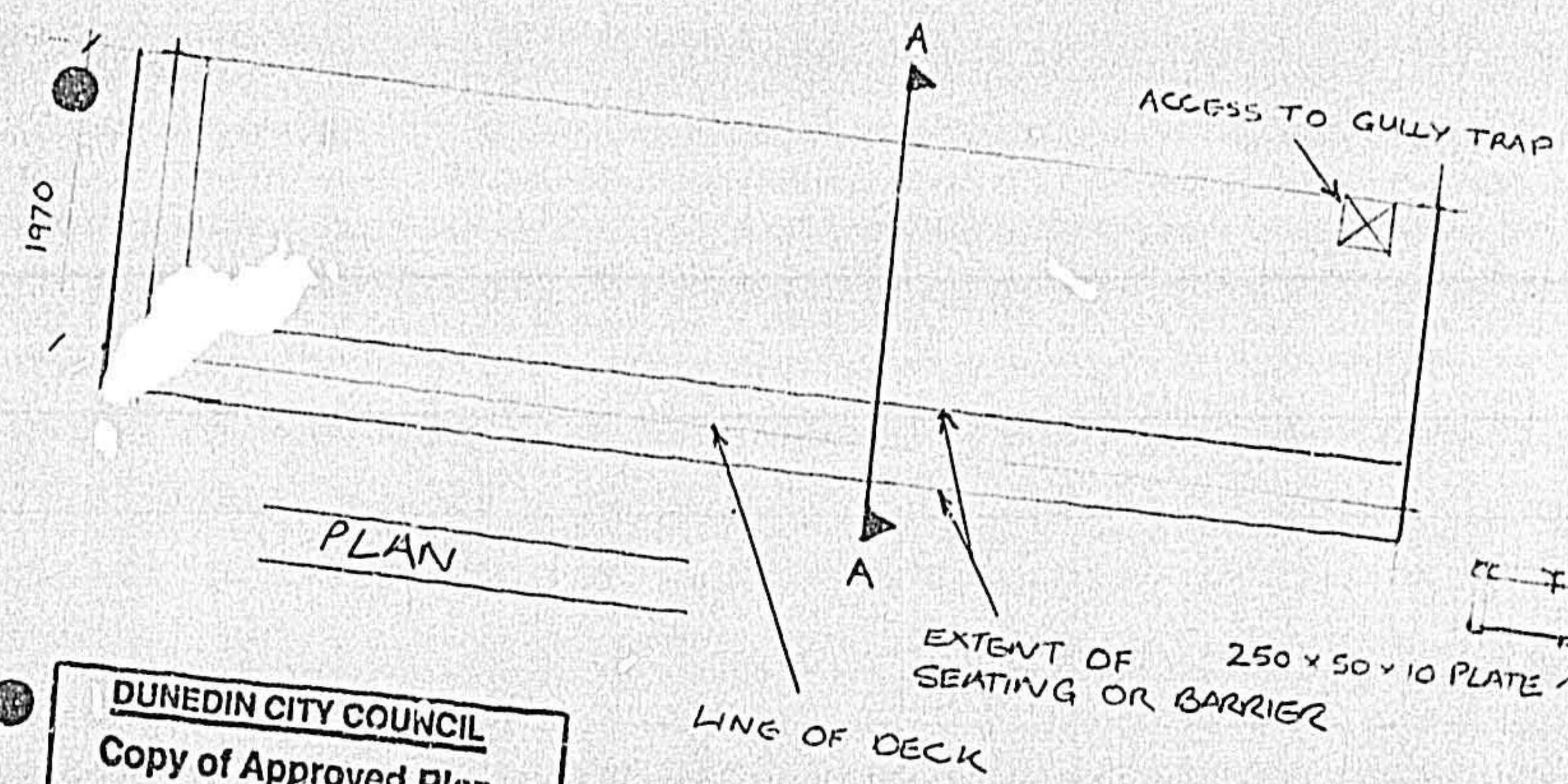
SEAT DETAIL SCALE 1:10

SCALE 1:50

SHEARER HOUSE 8 MERCHISTON STREET DUNEDIN



Amended Plan and/or
Specification Received
by ADJ
Date 3.1.1983



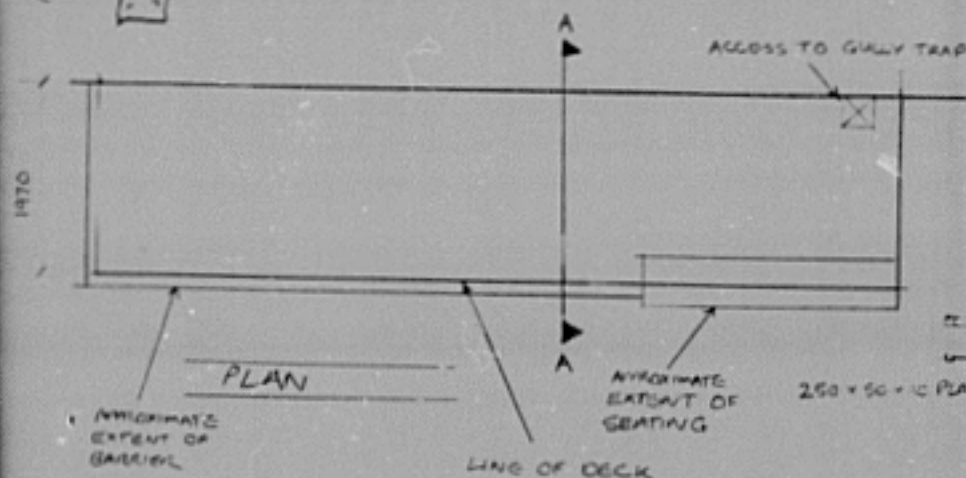
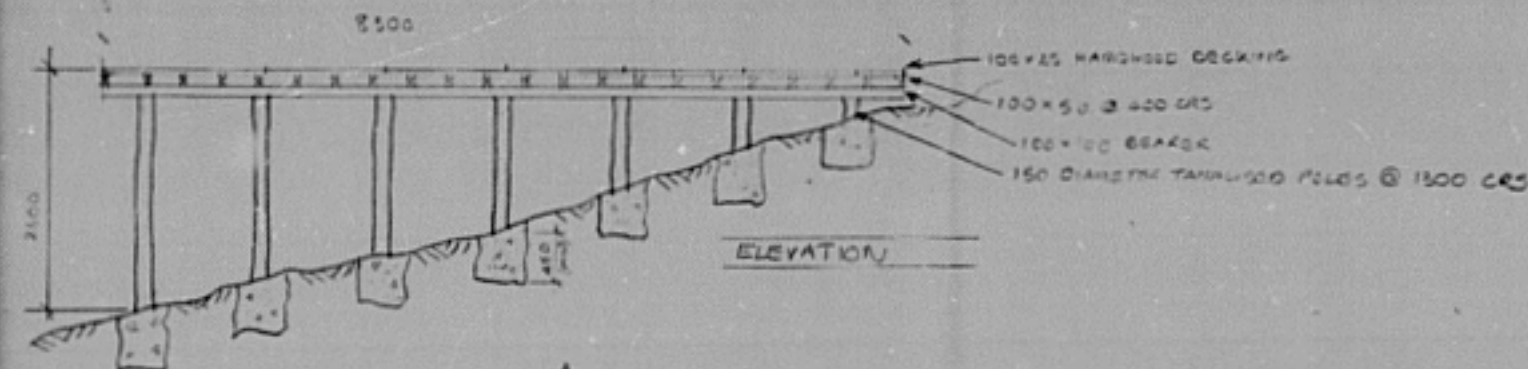
DUNEDIN CITY COUNCIL
Copy of Approved Plan
and/or Specification
TO BE RETAINED ON WORKS
AND PRODUCED ON REQUEST
OF BUILDING INSPECTOR.
DATE 22-9-83
Chapman BUILDING INSPECTOR

SEAT DETAIL - UNDER 1 METRE FALL / BARRIER DETAIL - OVER 1 METRE FALL
SCALE 1:10

PROPOSED DECK - DETAILS
SCALE 1:50

SHEARER HOUSE 8 MERCHANTON STREET DUNEDIN

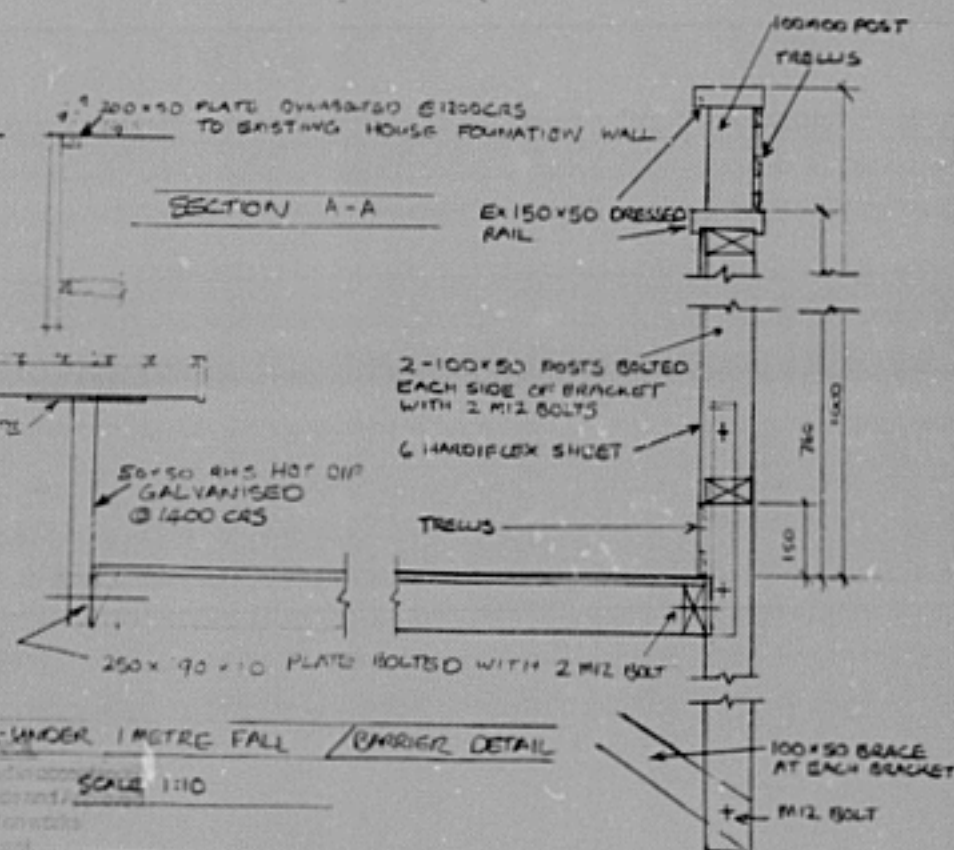
3



Amended Plan and/or
Specification Received
by *Indragh*
Date 17.4.98

DECK - DETAILS

SCALE 1:50



SEAT DETAIL - UNDER 1 METRE FALL / BARRIER DETAIL

SCALE 1:10

Plans and Specifications Approved in accordance with The New Zealand Building Code and / or other relevant standards.

Drawings To be checked on site.

and / or as directed.

Indragh Date 17.4.98

revised Date

with Date

NOTE

SHEARER HOUSE 8 MERCHISTON STREET CUPLOIN

8 Merchiston St 93 3587

CODE COMPLIANCE CERTIFICATE

Section 95, Building Act 2004

ISSUED BY:



DUNEDIN CITY COUNCIL

Telephone No:	477-4000	CCC No:	ABA 50279	Reference No:	5033180
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(Insert a cross in each applicable box. Attach relevant documents).

APPLICANT	PROJECT
Owner: DAVIES, CINDY LEANNE 8 MERCHISTON STREET DUNEDIN 9001	All ☒ Stage Noof an intendedstages New Building ☐ Alteration ☒ Intended Use(s) in detail: ALTER KITCHEN/LAUNDRY/YUNCA WEGJ Intended Life: Indefinite, not less than 50 years ☒ Specified as years Demolition ☐
PROJECT LOCATION	
Street Address: 8 MERCHISTON STREET, DUNEDIN 9001	
LEGAL DESCRIPTION	
Building Name: Property Number: 5033180 Valuation Roll No: 27270 49100 Building Use: Year Constructed: Legal Description: LOT 36 DP 1796	

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

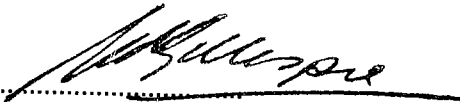
- (a) The building work complies with the Building Consent, and
- (b) The specified systems in the building are capable of performing to the performance standards set out in the Building Consent.



Compliance Schedule attached.

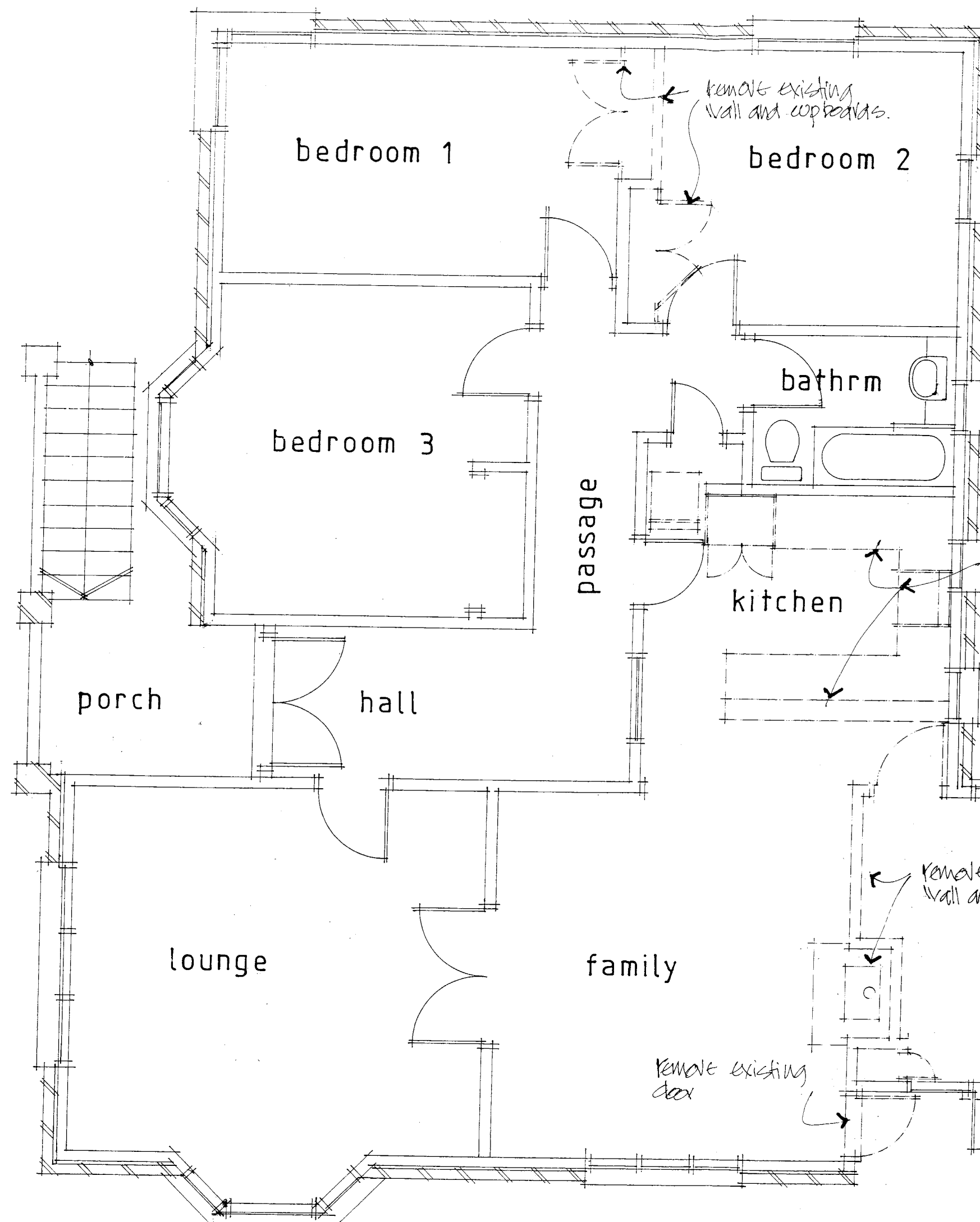
The Council charges payable on the uplifting of this code compliance, in accordance with the attached details are: \$
Receipt No:

Signed for and on behalf of the Council:

Name:.....

Position: AUTHORISED OFFICER

Date: 17/08/2005



VENTILATION NZBC G4

PROVIDE VENTILATION TO OPEN AIR OR MECHANICAL.

BILL MORRISON
NZCD, B.Arch (Hons)
ARCHITECT
307 Wakari Road
DUNEDIN
New Zealand
Ph: (03) 476. 2020 .hm
Ph: (03) 479. 6093. wk
Fax: (03). 479. 6093
E: billyboy@tekotago.ac.nz

EXISTING FLOOR PLAN 8 Merchiston Street

DUNEDIN CITY COUNCIL
Plans and Specifications Approved in accordance with The New Zealand Building Code and Approved Documents. To be retained on works and produced on request
Building Date 4.2.05
Drainage Date 9/2/05
Health Date

NOTE
Piles may be required

Glazing
Shall comply with NZS 4223:1999 parts 1 to 3

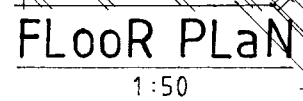
Plumbing and Drainage
To comply with approved documents: E1/AS1, G12/AS1, G13/AS1 & 2

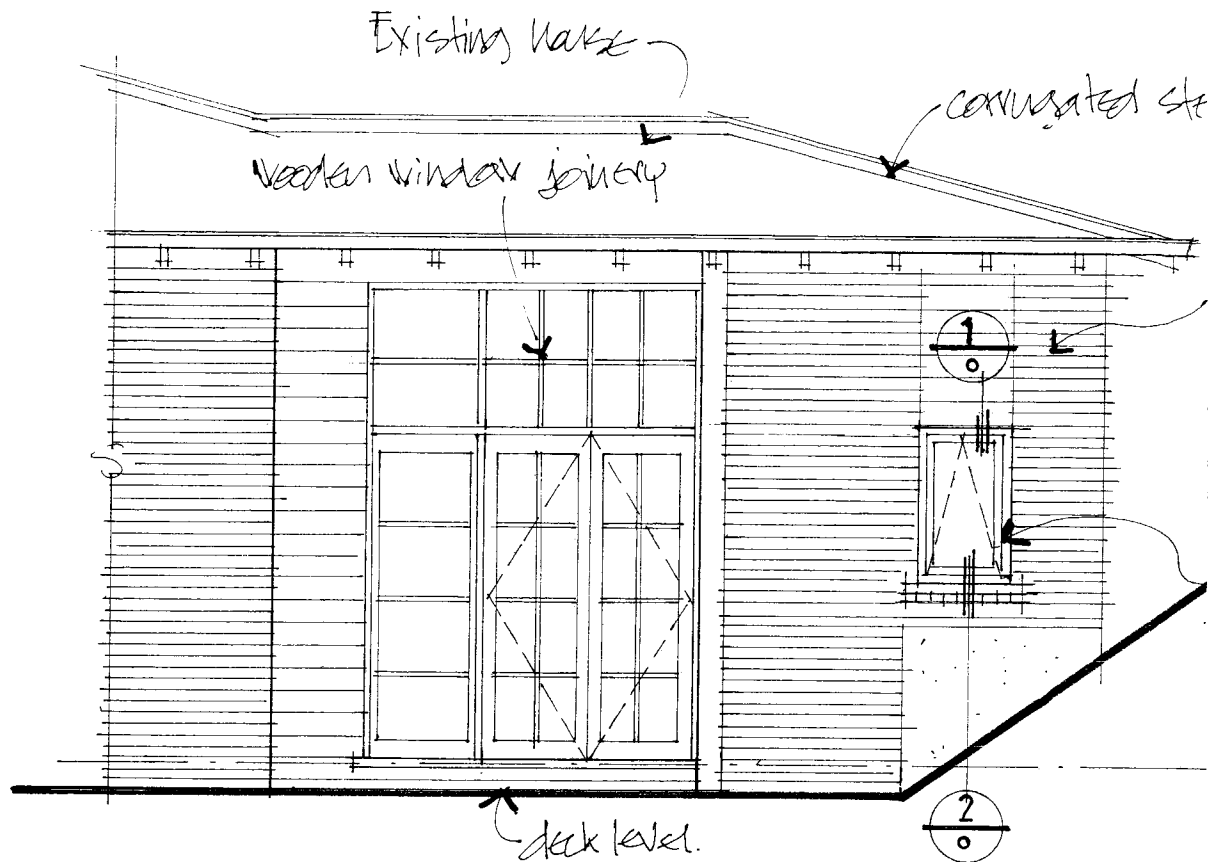
DOMESTIC SMOKE ALARM
Smoke alarms complying with the NZBC clause F7 are required in this building.

50219
01

E : billyboy@tekotago.ac.nz

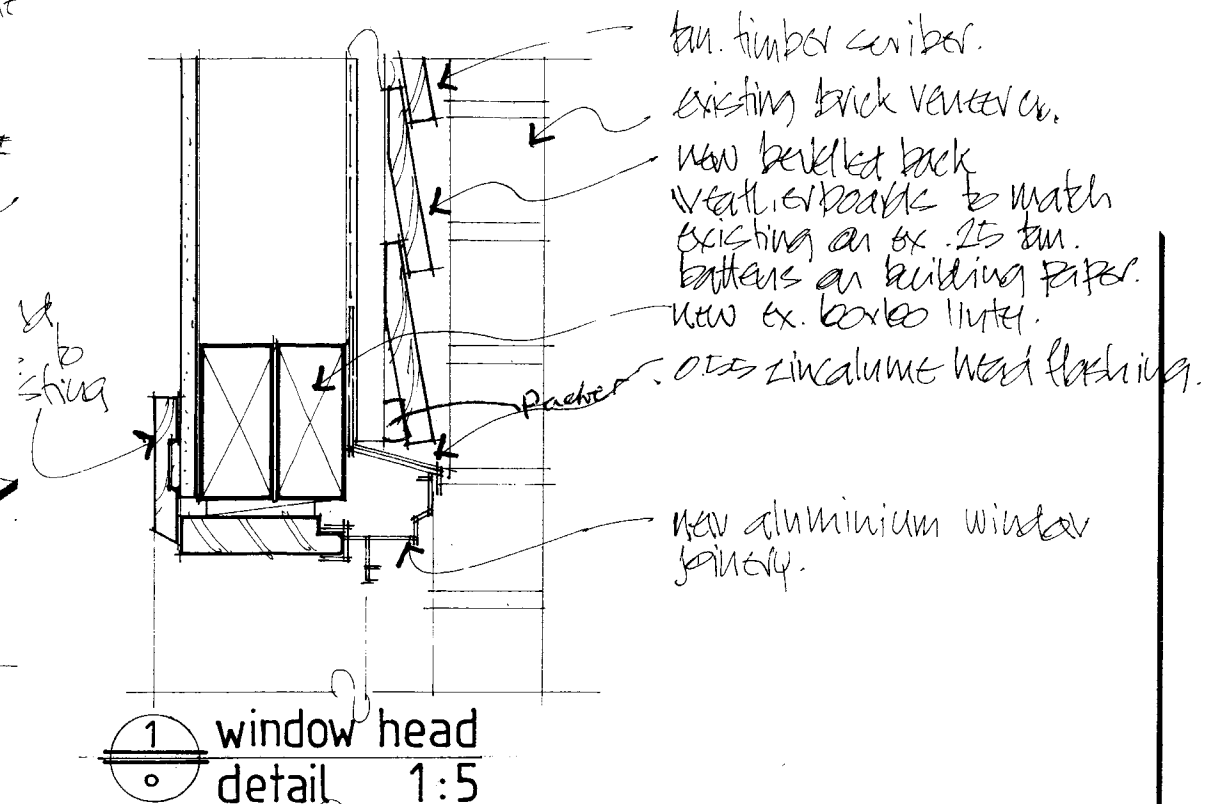
Ms. Cindy Davies



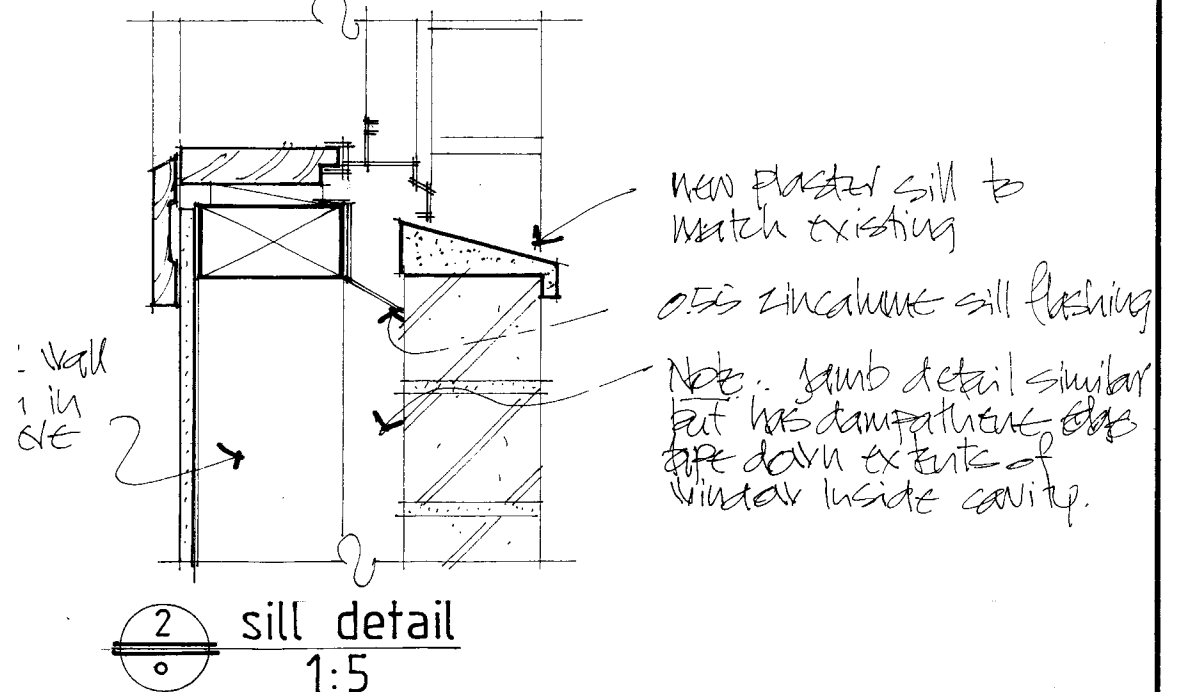


part ELeVN. 1

1:50



1 window head detail 1:5



2 sill detail 1:5

50279

BILL MORRISON
NZCD B.Arch (Hons)
ARCHITECT
307 Wakari Road
DUNEDIN
Ph. (03) 476.2020
Fax. (03) 479.6093
E: billyboy@tekotago.ac.nz

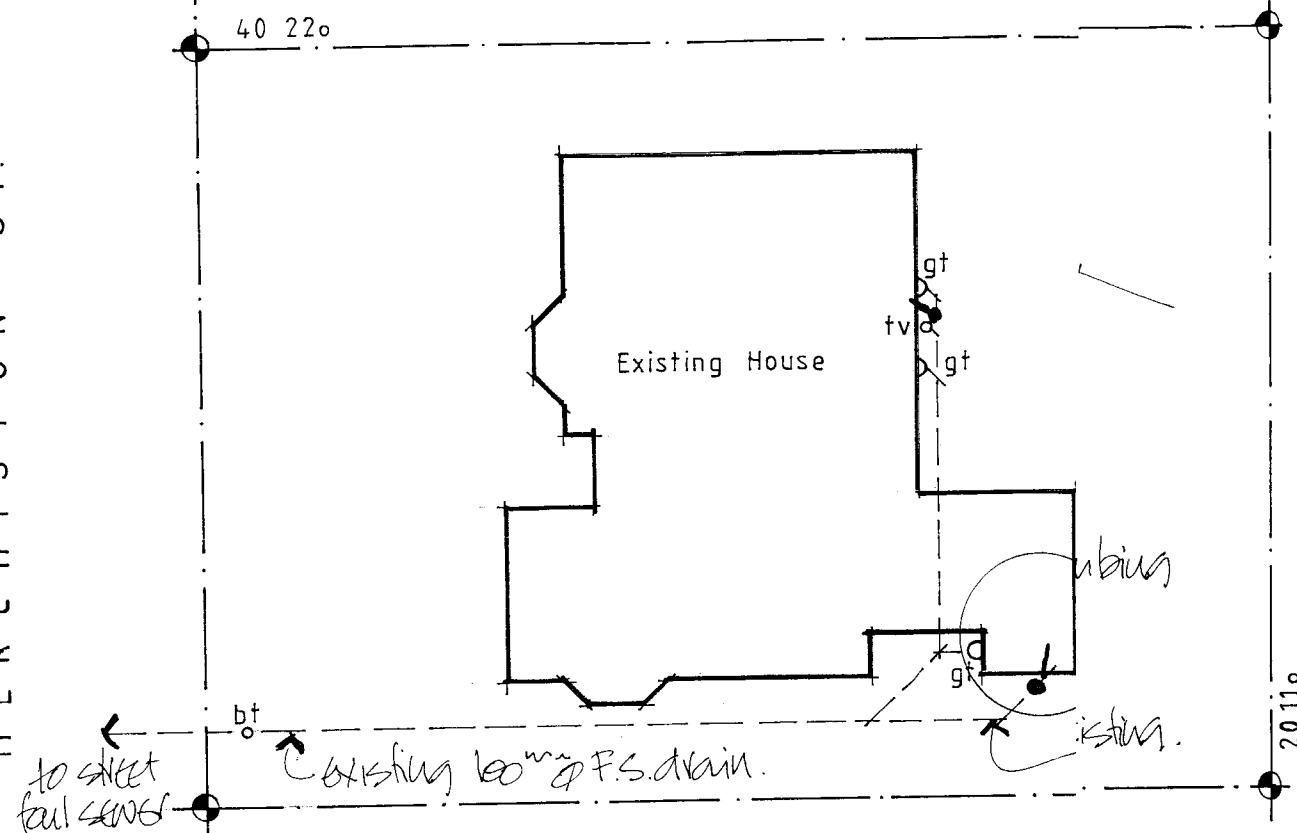
PROPOSED ALTERATIONS at STREET for Ms Cind

Date: Jan 2005		
Scales: as shown.		
No.	Revision / Release	Date

sheet no.

2

M E R C H I S T O N S T.



Site Plan
1:200

50279

BILL MORRISON
NZCD B.Arch (Hons)
ARCHITECT
307 Wakari Road
DUNEDIN
Ph. (03) 476.2020
Fax. (03) 479.6093
E: billyboy@tekotago.ac.nz

PROPOSED ALTERATIONS ATON STREET for Ms Cindy

Date: Jan 05.

Scales: 1:200

No.	Revision / Release	Date

sheet no.

3

Reference: Dev 100
Enquiries To: Colin Gray
Direct Phone: 474-3809

3 September 1998

Independent Building Advisory Services Ltd
178 Balmacewan Road
DUNEDIN

Attention: K R Buswell

Dear Sir

8 MERCHISTON STREET, ANDERSONS BAY, DUNEDIN
PROPERTY NUMBER: 5033180

I am pleased to advise that your report on the above property is acceptable to Council and will be placed on the Development Services property file for the property.

Yours faithfully

Colin Gray
MANAGER BUILDING CONTROL



2 September 1998

Mr C Gray
Manager Building Control
Dunedin City Council
P.O. Box 5045
Dunedin

Dear Sir,

Re: 8 Merchiston Street, Andersons Bay, Dunedin.

Following a request from Mr J Shearer, the owner of the above property, I inspected the property on 12 August 1998, and report as follows:

Alterations have been carried out to the above property without the required Building Permit. The house is constructed of concrete perimeter walls and internal piles, brick veneer cladding, with a galvanised corrugated iron roof.

5033180
The room at the rear of the house was originally a separate wc and laundry. The wc has been removed and the laundry relocated to the rear wall. The removal of the wc is included in the 1993 Building Consent, as plumbing alterations. There are structural alterations to this room which have been carried out without the required Building Permit. The alterations include the installation of French doors and the removal of the partition between the original wc and laundry. Beams have been installed over the French doors and are suitable for the spans as there are no signs of deflection or settlement to these areas. The removal of the wc/laundry partition has not affected the structure of the dwelling.

The fireplace at the lounge has been removed and French doors installed in the partition between the lounge and the dining room. A beam has been installed over the opening and is suitable for the span as there are no signs of deflection or settlement to this area.

An opening has been formed in the partition between the kitchen and dining room. A beam has been installed over the opening and is suitable for the span as there are no signs of deflection or settlement to this area.

The alterations have been carried out to a good standard by a competent tradesman and are structurally sound.

I have advised Mr J Shearer this report will be submitted to you for your perusal and following your acceptance, will be placed on the Development Services file for that address.

Yours faithfully,

K R BUSWELL NZCB, MBOINZ, IQP, BSI
REGISTERED BUILDING SURVEYOR & BUILDING CONSULTANT

cc: Mr J Shearer, 8 Merchiston Street, Dunedin.

14 December 2016

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Dear Sir/Madam

ENCROACHING VEGETATION

Vegetation encroaching over streets and footpaths obstructs pedestrian access and can cause visibility problems for traffic.

We have received a complaint that some of the vegetation from your property (or the road reserve adjacent to your property) is growing over the footpath/road. While the council owns the road reserve, it is the responsibility of the adjacent property owner to maintain the vegetation on their road frontage.

The Local Government Act 1974 (specifically section 355 subsections (1)(b) and (9)) stipulates that if any vegetation needs to be removed or trimmed back from a person's road frontage (up to the centreline of the road), this would be the financial responsibility of the adjacent property owner.

To keep the area safe for pedestrians and drivers, we would like you to have this vegetation trimmed back to meet the clearances shown in the diagram overleaf. Please complete this work within 28 days of the date of this letter. Failure to do so may result in a formal notice being issued under section 355 of the Local Government Act 1974.

Please get in touch with me in the next week to let me know when you intend to have this work done, preferably by email at dani.flatt@dcc.govt.nz.

Alternatively, you may request that the work be done by contractors employed by the Council and then invoiced back to you.

If you are trimming the vegetation yourself, you will need to ensure that all practicable steps are taken to ensure your safety and the safety of those around you when undertaking the vegetation removal work. Please ensure that pedestrians and road users are not adversely affected by the work and, in particular, that you do not block the footpath or road at any time. Check for any hazards such as uneven or sloping ground, overhead wires, the movement of vehicles or people around the removal area, the presence of bees and wasps and the presence of discarded litter and debris.

The Council understands that the vegetation growing over the footpath and/or road adjacent to your property does not include any trees that will require full removal. If there are trees that require full removal, can you please e-mail me so that I can send you a copy of the Council's Standard Conditions for Tree Removal from the Road Corridor. The removal of trees (as opposed to other types of vegetation) is subject to specific rules, including a requirement

that the tree removal work must be carried out by a contractor who has prequalified on the Council's Approved Health and Safety database.

If you have any questions, please do not hesitate to contact me.

Yours faithfully



Dani Flatt
Parks Officer

