



Dunedin City Council – Land Information Memorandum

Property Address: 56 Mayfield Avenue Dunedin

Prepared for: Rachel Maree Deerness

Prepared on: 06-Nov-2025

Property Details:

Property ID	5017152
Address	56 Mayfield Avenue Dunedin
Parcels	LOT 8 BLK V DP 7073

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 06-Nov-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

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 **5th December 1994**.

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

Drainage Reticulation Plans

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

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	2017152
Address	56 Mayfield Avenue Dunedin
Valuation Number	26950-16500
Latest Valuation Details	
Capital Value	\$590,000
Land Value	\$310,000
Value of Improvements	\$280,000
Area (Hectares)	0.078HA
Units of Use	1

Current Rates

Current Rating Year Starting	01-Jul-2025
Dunedin City Council Rates	\$3,866.80

Rates Outstanding for Year	\$2,900.10
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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-1998-343829](#) Building Consent - Install Heater - Jayline

Lodgement Date	19-Jun-1998
Decision	Granted
Decision Date	23-Jun-1998
Current Status	CCC Issued
Previous Number	ABA981793
<i>(Applications before 2007)</i>	

Building and Drainage Permits

[H-1938-20745](#) AAB19380207 - Government Dwelling, No Plan. The permit was lodged on 05-Oct-1938.

[H-1959-52412](#) AAB19590326

3187 - Addition to Dwelling, Lounge (Robertson). The permit was lodged on 24-Aug-1959.

[H-1971-72844](#) AAB19710279

4117 - Alterations to Bathroom and Wash House (Gregory). The permit was lodged on 08-Jun-1971.

[H-1939-155925](#) AAD19390644

D4668 - Drainage and plumbing, No Plan see G1923 (New Zealand Government). The permit was lodged on 06-Apr-1939.

[H-1959-179839](#) AAD19590920

G1923 - Alter Stormwater Drain (Robertson). The permit was lodged on 01-Oct-1959.

Building Notices

No Building Notices

Resource Consents

There are no resource consents for this property.

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 **16-Mar-1998**.

Drainage

Seepage

A seepage incident has been lodged on this property.

Seepage Incident 72973 – 09/12/2008 - 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 56 Mayfield Avenue Dunedin](#)

[5017133 37 Greenhill Avenue Dunedin](#)

[RMA-1994-357138](#) Resource Management Act (Historical Data) BUILD GARAGE Ownr:R ADAMS / App: R ADAMS 37 GREENHILL AVE (Non-Notified - Non Complying). The outcome was Granted on 01/02/1995.

[5017165 53 Mayfield Avenue Dunedin](#)

[RMA-1996-359279](#) Resource Management Act (Historical Data) ERECT GARAGE (Non-Notified - Restricted Discretionary). This consent has since Lapsed.

[5017167 55 Mayfield Avenue Dunedin](#)

[RMA-1996-359989](#) Resource Management Act (Historical Data) ERECT DECK (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 04/09/1996.

[RMA-1985-351697](#) Resource Management Act (Historical Data) ERECT GARAGE Ownr:MCKENZIE (Non-Notified - Non Complying). The outcome was Granted on 01/08/1985.

[5017168 57 Mayfield Avenue Dunedin](#)

[LUC-2019-115](#) Land Use Consent land use consent for the construction of a new single garage. The outcome was Granted on 09/04/2019.

[5100812 52 Mayfield Avenue Dunedin](#)

[LUC-2019-662](#) Land Use Consent soil disturbance on various Kainga Ora owned sites in conjunction with demolition of buildings and the establishment of new buildings, vehicle access and landscaping under the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011. The outcome was Granted on 17/04/2020.

[5100813 54 Mayfield Avenue Dunedin](#)

[LUC-2019-662](#) Land Use Consent soil disturbance on various Kainga Ora owned sites in conjunction with demolition of buildings and the establishment of new buildings, vehicle access and landscaping under the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011. The outcome was Granted on 17/04/2020.

[5100826 35 Greenhill Avenue Dunedin](#)

[RMA-1999-362680](#) Resource Management Act (Historical Data) RIGHT OF WAY UNDER SEC 348 OF LOCAL GOVT ACT 1974 Hazards Comments: (Other). The outcome was Granted on 04/02/1999.

[5100828 60 Mayfield Avenue Dunedin](#)

[LUC-2019-662](#) Land Use Consent soil disturbance on various Kainga Ora owned sites in conjunction with demolition of buildings and the establishment of new buildings, vehicle access and landscaping under the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011. The outcome was Granted on 17/04/2020.

5104185 58 Mayfield Avenue Dunedin

LUC-2019-662 Land Use Consent soil disturbance on various Kainga Ora owned sites in conjunction with demolition of buildings and the establishment of new buildings, vehicle access and landscaping under the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011. The outcome was Granted on 17/04/2020.

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 it 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:

Private retaining wall

There is a private retaining wall that is located on this property's frontage at the back of the footpath. The replacement/maintenance of this private asset is the responsibility of the property owner.

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



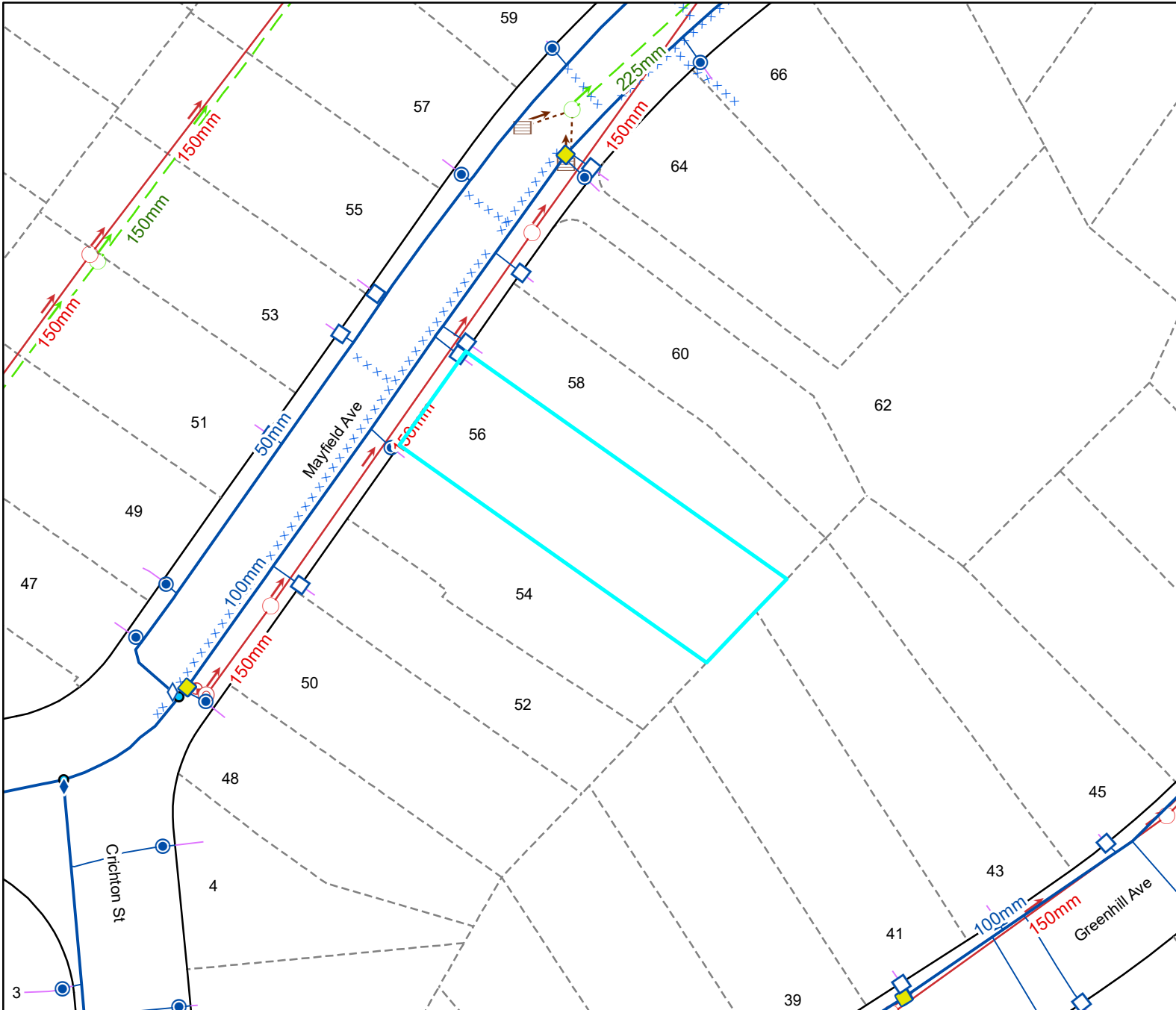
Photographic Map

Scale at A4:
1:750
31/10/2025
8:00:55 PM



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

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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 | | Scour |
| | Water Valve - Sluice | | Water Service Lateral |
| | Water Hydrant | | Water Fire Service Lateral |
| | Water Backflow Preventor - RPZ | | 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) |

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



Council Water & Drainage Services

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

Scale at A4:
1:750
31/10/2025
8:01:01 PM

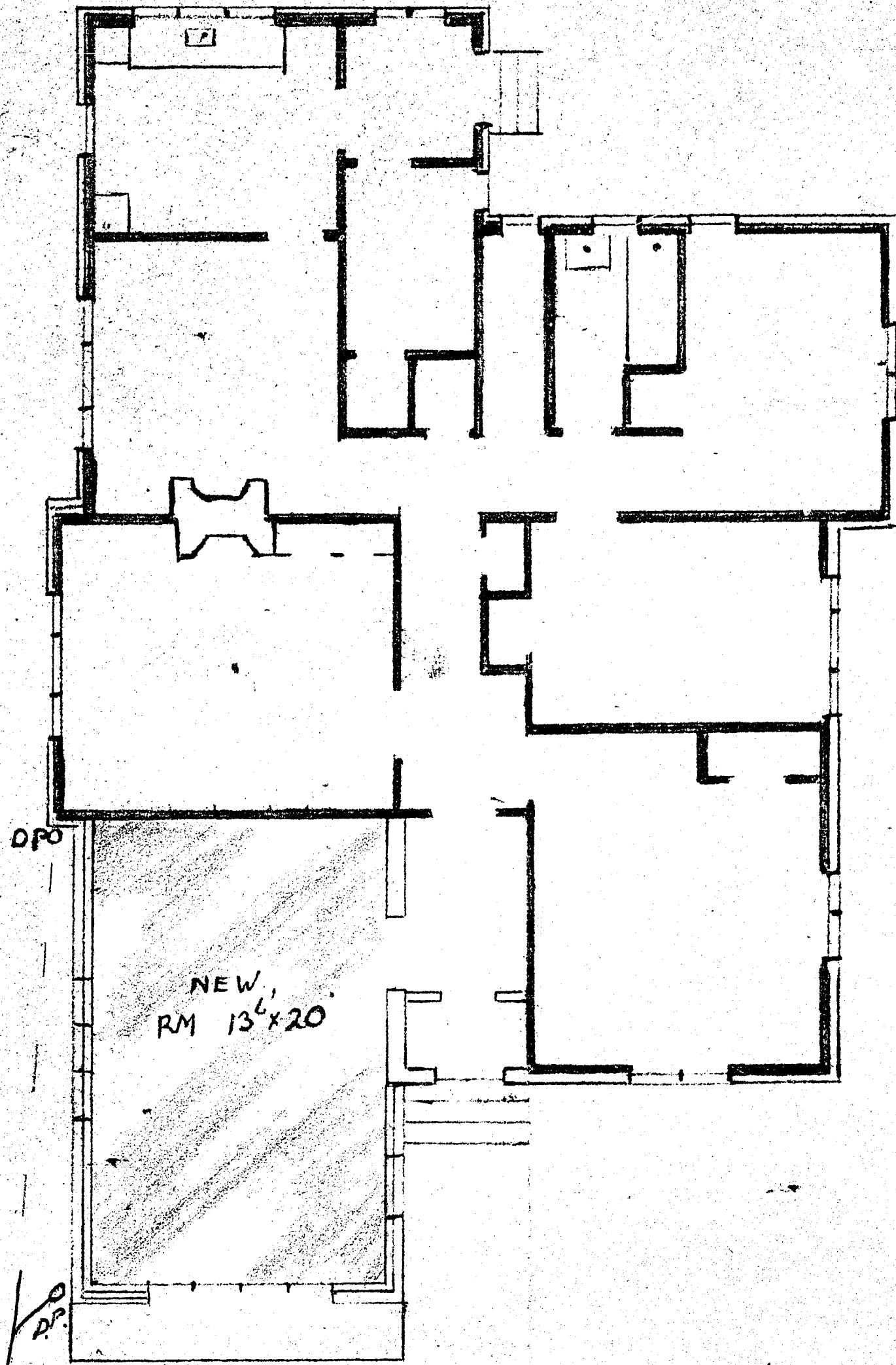


PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES
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NEW LOUNGE FOR MR ROBERTSON
56 MAYFIELD AV. NW2
LOT 8 DP 7073 BLOCK 5

Donaldson & Thurlow Ltd.
J. H. Donaldson
Robertson



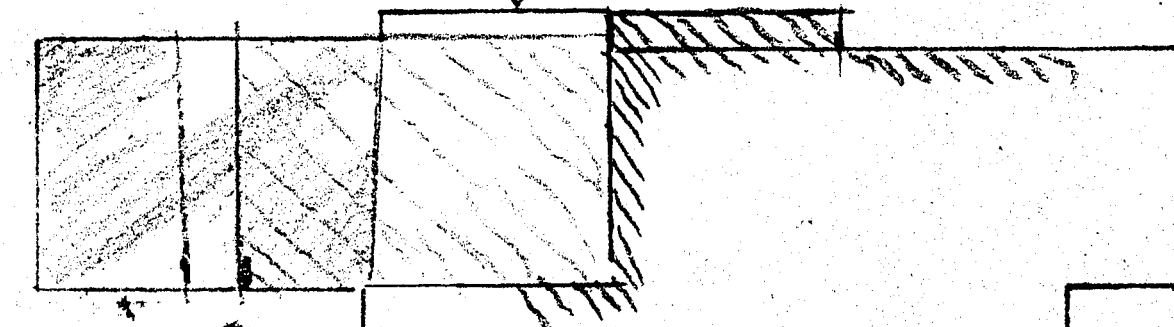
DUNEDIN CITY CORPORATION
COPY OF APPROVED PLAN
OR SPECIFICATION
 TO BE RETAINED ON WORKS
 AND PRODUCED ON REQUEST
 OF BUILDING INSPECTOR.
 DATE 24.8.59
[Signature] CITY ENGINEER

Concrete mix NO 31.
Steel 3 @ 15" x 4
Floor joist 10x2. R.P. @ 18" x 4
Ceiling joist 10x2. R.P. @ 18" x 4
Framing 4x2 at 18" centres
Flooring 4x1 T&G
Sarking on flat roof 6x1.
Roof Gal. Iron 7 ply.
4 1/2" Red. Brick work outside
7/8" brown Plaster inside

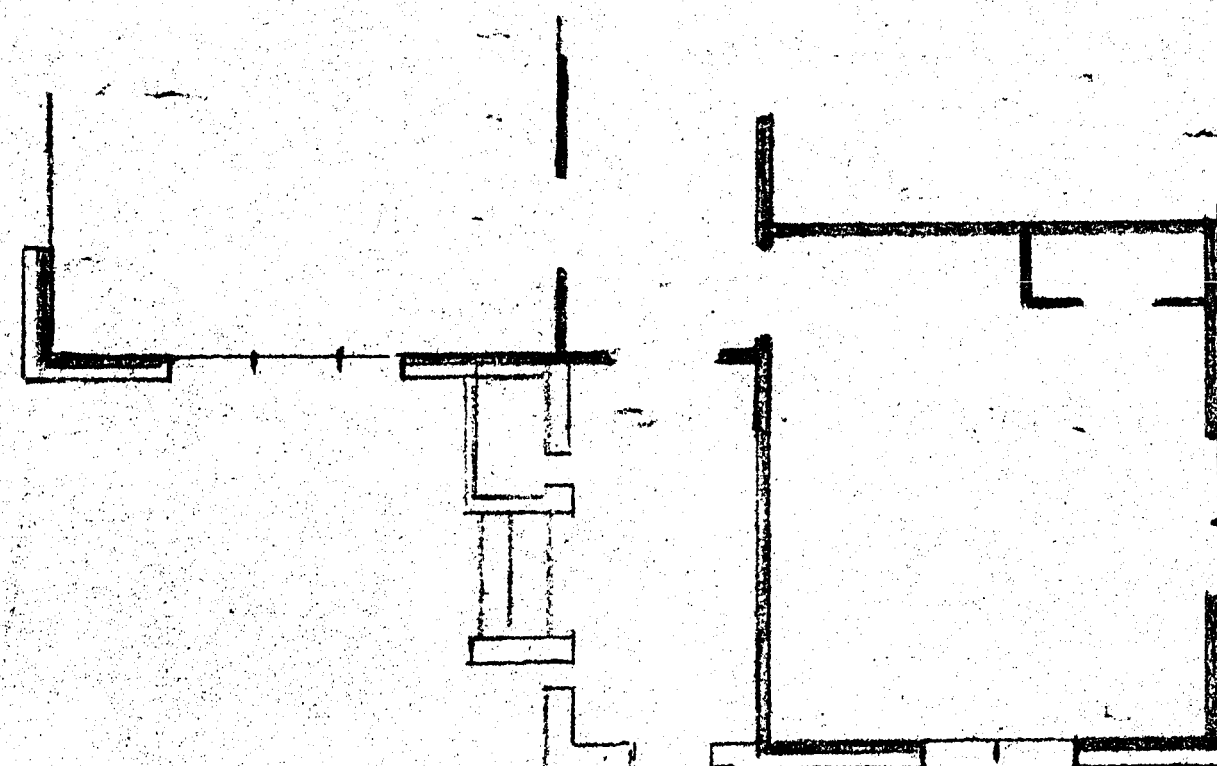
A separate application to the Drainage Board for a permit for plumbing and/or drainage work is required. Such work to be executed by a Regd. Plumber or Licensed Drainer, respectively.

Stormwater to be discharged to existing stormwater drain and alteration of stormwater drain.
 Foul sewage to be discharged to proposed addition and stormwater drain. Drain to be diverted clear

18/8/59
J. B. Rowe



3187



PRESENT PLAN

54'

DUNEDIN CITY CORPORATION
 CITY ENGINEER'S OFFICE

This Plan, showing Position and Level with respect to Street for

Pedestrian Entrance	Vehicular Entrance	Garage
Wall	Fence	

Is level with back of footpath

Arrangements made for Crossing are *Blue 7' x 13' x 10' 0"*

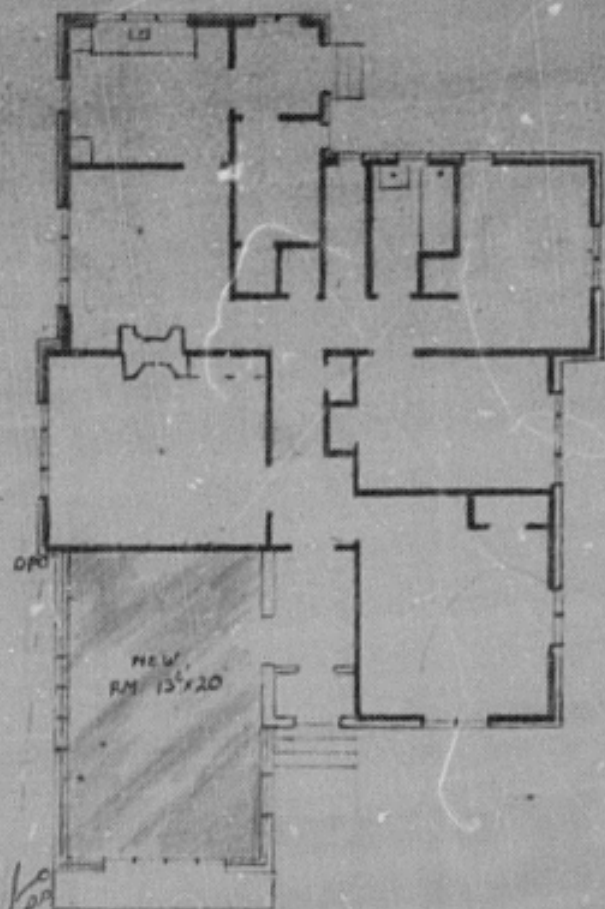
[Signature] for City Engineer. Date *24.8.59*

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

NEW LOUNGE FOR MR. ROBERTSON
56 MAYFIELD AVE. NW2
LOT 8 DP 7073 BLOCK 5

Donaldson & Thomas Ltd.
J. H. Donaldson
S. Thomas

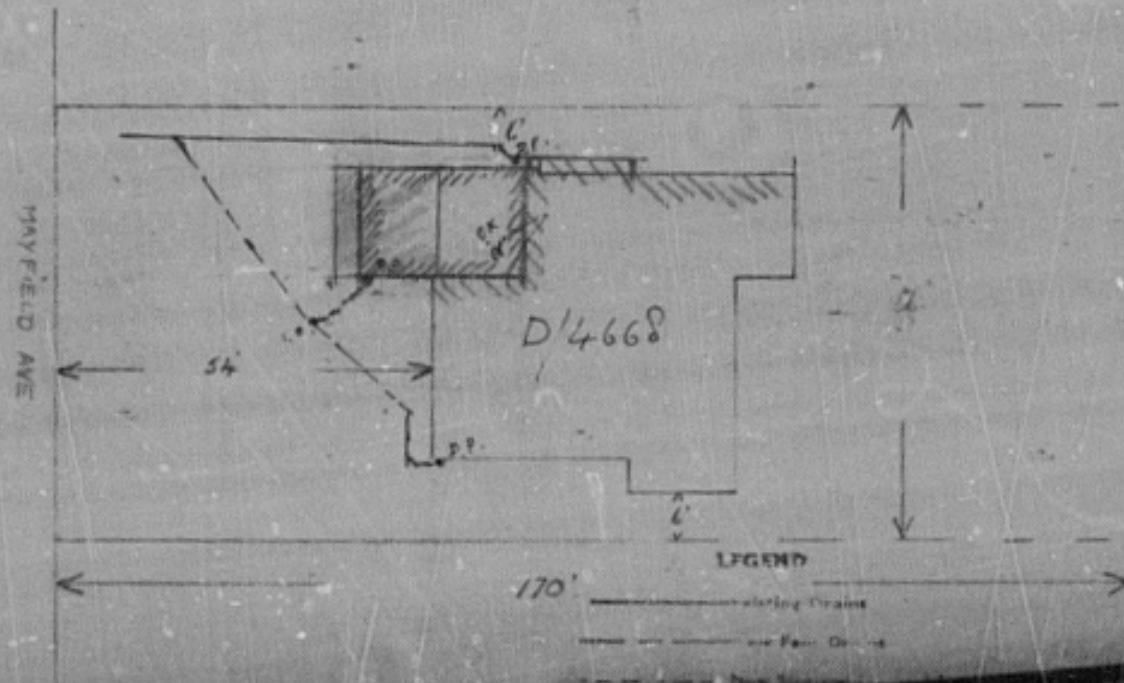
Y1923



PRESENT PLAN



Concrete mix 3:1
Steel 1/2" x 15' 4"
Floor joist 10 x 2 at 18"
Ceiling joist 10 x 2 at 15"
Framing 4 x 2 at 18"
Siding 1/2" x 8"
Roof 1/2" x 8" Flat Roof 6 x 1
Roof 1/2" x 8" Flat
Rack Brackets to outside of steel
Fibrous Plaster inside



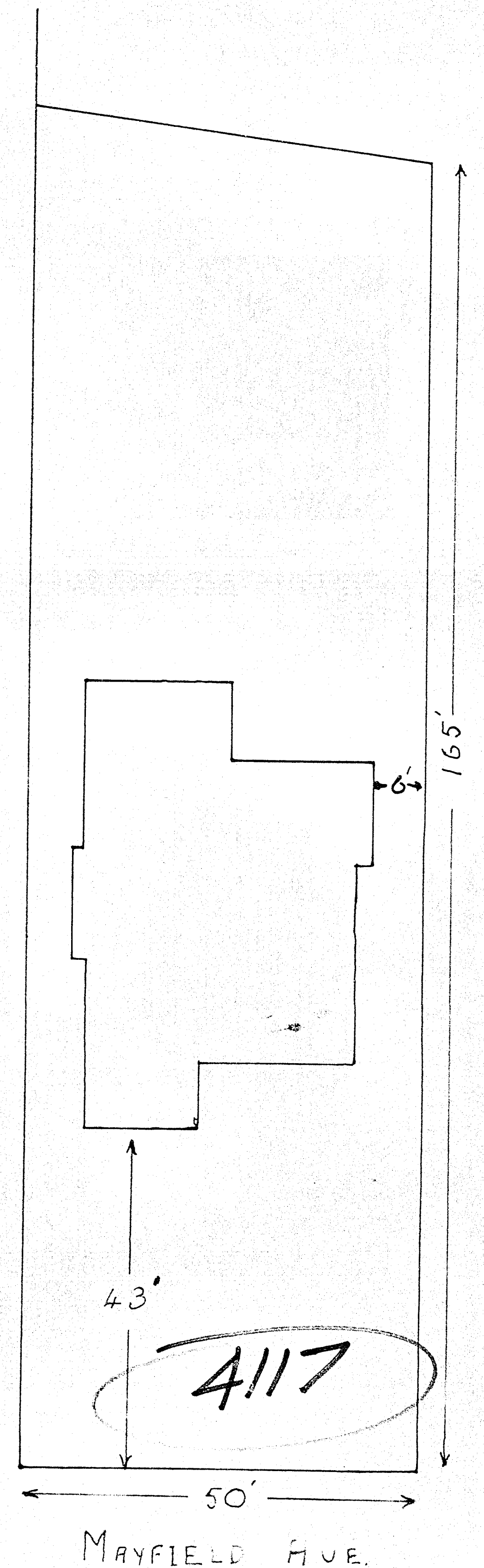
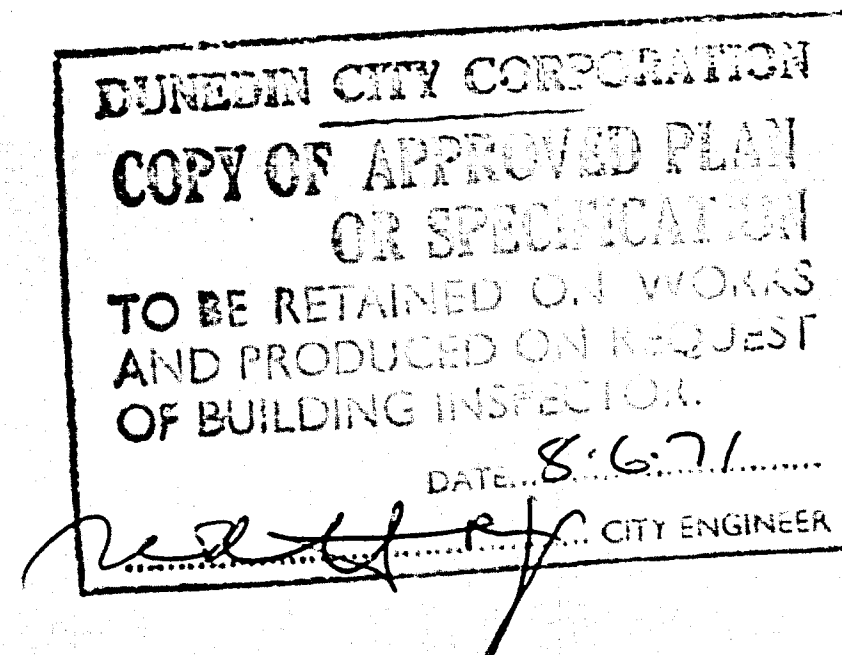
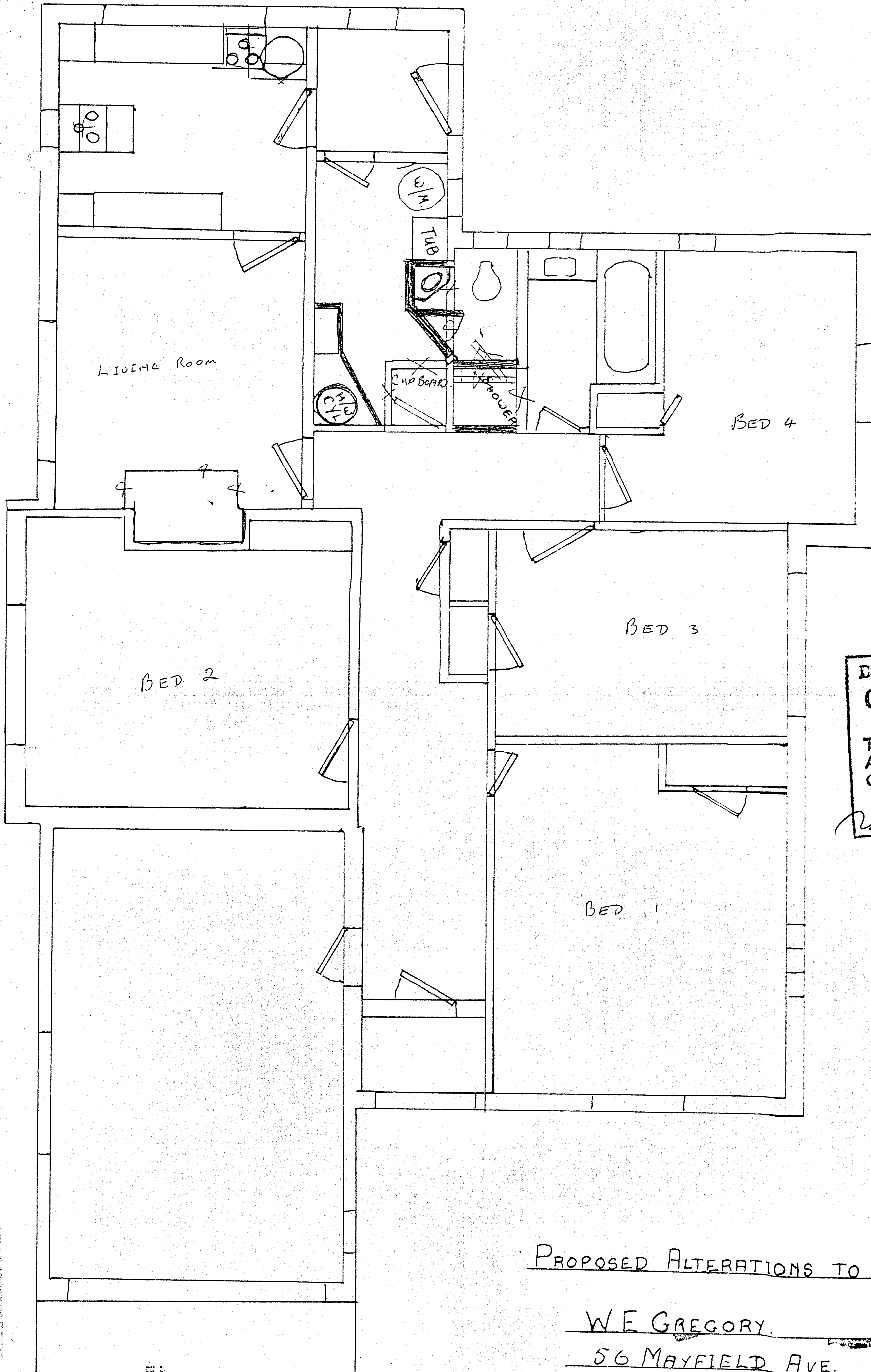
DUNEDIN DRAINAGE & SEWERAGE BOARD

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

Stormwater to be discharged to.....

Foul sewage to be discharged to sewer
to drain

3/6/71
J.E. Rowe



PROPOSED ALTERATIONS TO RESIDENCE

WE GREGORY.

56 MAYFIELD AVE.

WAKARU DN

Scales Floor Plan 1/8" to 1'

Site Plan 1/16" to 1'

MAYFIELD AVE.

to be retained

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 981793	Reference No:	5017152
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(Insert a cross in each applicable box. Attach relevant documents).

PROJECT LOCATION	PROJECT
Name and Mailing Address: ABERDEIN, JENIFER KAYE 56 MAYFIELD AVENUE DUNEDIN 9001	All ☒ Stage No of an intended stages New Building ☐ Alteration ☒ Intended Use(s) in detail: JAYLINE CLASSIC HEATER Intended Life: Indefinite, not less than 50 years ☐ Specified as 5 years Demolition ☐
LEGAL DESCRIPTION	
Property Number: 5017152 Valuation Roll No: 26950 16500 Street Address: 56 MAYFIELD AVENUE, DUNEDIN 9001 Legal Description: LOT 8 DP 7073	

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: 07/07/1998

BUILDING CONSENT

Section 35, 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	Consent No:	ABA 981793	Reference No:	5017152
---------------	----------	-------------	------------	---------------	---------

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

APPLICANT	PROJECT
Name: ABERDEIN, JENIFER KAYE Mailing Address: 56 MAYFIELD AVENUE, DUNEDIN 9001	All ☒ Stage No of an intendedstages New Building ☐ Alteration ☒ Intended Use(s) in detail: JAYLINE CLASSIC HEATER Intended Life: Indefinite, not less than 50 years ☐ Specified as 5 years ☐ Demolition ☐ Estimated Value: \$2600
PROJECT LOCATION Street Address: 56 MAYFIELD AVENUE, DUNEDIN 9001	
LEGAL DESCRIPTION Property Number: 5017152 Valuation Roll No: 26950 16500 Legal Description: LOT 8 DP 7073	
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: <i>J. Strenar</i> Position: AUTHORISED OFFICER Date: 23/06/1998

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. 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 plates left unattached.

BEDROOM

BEDROOM

BEDROOM

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
Drainage
Health

NOTE

Date 22-6-98
Date
Date

LOUNGE

LIVING ROOM

LOG BURNER

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

KITCHEN

Plan of proposed solid fuel heater at:

56 MAYFIELD AVE.
DUNEDIN

Project No:

Approving Officer:

Date:



16 March 1998

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

507152

Have
Standard letter
thanks
Colin

Dear Sir,

Re: 56 Mayfield Avenue, Wakari, Dunedin

Following a request from Ms J Aberdeen, the purchaser of the above property, I inspected the property on 3 February 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 and a clay tile roof.

This property was built by the Government in 1938. Permits have been obtained for alterations carried out in 1959 and 1971.

Since this time a fireplace has been removed between the dining room and living room and French doors have been installed in the partition. A beam has been installed over the 1.700 metre opening and is suitable for the span as there are no signs of settlement or deflection to this area

French doors have also been installed in the partition between the living room and lounge. A beam has been installed over the 1.700 metre opening and is suitable for the span as there are no signs of settlement or deflection to this area.

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

I have advised Ms J Aberdeen 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: Ms J Aberdeen, 110 Rosebank Avenue, Wakari, Dunedin.
cc Mrs H Calvert, Calvert & Co, P.O. Box 5349, Dunedin

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

16 March 1998

Independent Building Advisory Services Ltd
178 Balmacewan Road
DUNEDIN

Attention: K R Buswell

Dear Sir

56 MAYFIELD AVENUE, WAKARI, DUNEDIN
PROPERTY NUMBER: 5017152

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

FILE COPY