

Dunedin City Council Land Information Memorandum

86135

Issued in accordance with Section 44A of the Local Government Official Information and Meetings Act 1987

Should you require further clarification of any of the information listed in this report, please phone our Customer Services Agency on 03 477 4000.

This Land Information Memoranda (LIM) has been prepared in accordance with Section 44A of the Local Government Official Information and Meetings Act 1987. It contains only information obtained from the records held by the Dunedin City Council as at **4 October 2019**

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

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

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

PROPERTY ADDRESS

1 Tui Street St Leonards

LIM Applicant Braestone Limited
Print Date 04-Oct-2019

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PROPERTY DETAILS

Property ID 5010056
Address 1 Tui Street St Leonards
Parcels LOT 8 DEEDS 109, PT LOT 5 DEEDS 109, PT LOT 6 DEEDS 109,
PT LOT 7 DEEDS 109

Rubbish Day Monday

RATES DETAILS

Rate Account 2010056

Address 1 Tui Street St Leonards

Valuation Number 26700-07700

Latest Valuation Details

Capital Value	\$1,590,000
Land Value	\$540,000
Value of Improvements	\$1,050,000
Area (Hectares)	0.4707HA
Units of Use	2

Current Rates

Current Rating Year Starting	01-Jul-2019
Dunedin City Council Rates	\$7,842.25

Rates Outstanding for Year \$5,901.39

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

BUILDING, PLUMBING AND DRAINAGE

Public Sewer sheets.

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

Dunedin City Council Private Drainage plans incomplete.

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

Building and Drainage Information

Water courses.

There are water courses (open and piped), which pass through this land. A plan of these is attached.

Council Storm Water & Foul Sewer Connections available.

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

Private Storm Water Drains servicing existing buildings

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

Storm Water to discharge into Open Water Course.

Private Foul Drains servicing existing buildings

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

Foul Drain to DCC Foul Sewer in St Leonards Drive.

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
	/CCC		the Building Code could not be established and therefore the Code
	Refused		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-2001-293673 Building Consent Only Lodgement - Erect New Unit & Alter existing Dwg + Heater - Jetmaster

Lodgement Date	28-May-2001
Decision	Granted
Decision Date	14-Jun-2001
Current Status	CCC Issued
Previous Number	ABA11216
<i>(Applications before 2007)</i>	

ABA-1993-321794 Building Consent Only Lodgement - S/W Drnge

Lodgement Date	28-Jun-1993
Decision	Granted
Decision Date	01-Jul-1993
Current Status	CCC Issued
Previous Number	ABA932798

(Applications before 2007)

Building and Drainage Permits

Building Permits were issued prior to the introduction of the Building Act 1992. Code Compliance Certificates were not required or issued for permits.

H-1952-39131 AAB19520007 562 - Alter Kitchenette, Bathroom and Bedroom into Flat at Aoranga, (Smellie). The permit was lodged on 09-Jun-1952.

H-1980-87508 AAB19800003 9237 - Erect Garage, (Sim). The permit was lodged on 18-Mar-1980.

H-1975-204343 AAD19750004 J4627 - Lay Foul Drain and Connect to Sewer, (Palmer). The permit was lodged on 30-Jan-1975.

H-1990-228062 AAD19900002 L6143 - Drainage Repair, No Plan, (Elwood). The permit was lodged on 20-Feb-1990.

H-1952-168814 AAD19520064 269 - Plumbing, no plan (Smellie). The permit was lodged on 12-Jul-1952.

H-1951-37541 AAB19510670 Council - 33ft Building Line Restriction. The permit was lodged on 26-Nov-1951.

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

HAZARDS

SITE HAZARDS

This property may contain unengineered fill. If fill is present any building to be constructed within this property shall be subject of specific foundation design by a suitable qualified person.

Earthworks Permits

The following Earthworks Permits are recorded for this property

Parcel Description	LOT 8 DEEDS 109
Permit Date	12-Jun-2001
Reference	E1176
Description	Excavate for garage and parking area. Max depth cut 2.5m. Max depth fill 1.0m

Parcel Description PT LOT 5 DEEDS 109
Permit Date 12-Jun-2001
Reference E1176
Description Excavate for garage and parking area. Max depth cut 2.5m.
Max depth fill 1.0m

Parcel Description PT LOT 6 DEEDS 109
Permit Date 12-Jun-2001
Reference E1176
Description Excavate for garage and parking area. Max depth cut 2.5m.
Max depth fill 1.0m

Parcel Description PT LOT 7 DEEDS 109
Permit Date 12-Jun-2001
Reference E1176
Description Excavate for garage and parking area. Max depth cut 2.5m.
Max depth fill 1.0m

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

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

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

Otago Regional Council - Natural Hazards Database

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

<http://www.orc.govt.nz/Information-and-Services/Natural-Hazards/hazards/>

HAZARDOUS SUBSTANCES

WARNING – Change in legislation and management of hazardous substances

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

Contaminated Site, Hazardous Substances and Dangerous Goods Information

No information

ENVIRONMENTAL HEALTH

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

LICENSING

Health Licensing

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

Liquor Licensing

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

CITY PLANNING

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

Accuracy of Boundaries

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

Access to Site

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

Heritage New Zealand Pouhere Taonga Act 2014

The Heritage New Zealand Pouhere Taonga Act 2014 applies in addition to any protection provided to a building or site by the District Plan. The Heritage New Zealand Pouhere Taonga Act 2014 makes it unlawful for any person to destroy, or modify the whole or any part of an archaeological site, whether or not the land on which the site is located is designated, or a resource or building consent has been issued, without the prior authority of Heritage New Zealand. The Heritage New Zealand Pouhere Taonga Act 2014 defines an archaeological site as a place associated with pre-1900 activity, where there may be evidence relating to the history of New Zealand.

Pre-1900 buildings are considered archaeological sites under the Heritage New Zealand Pouhere Taonga Act 2014 and are also often associated with subsurface archaeological remains that provide evidence of pre-existing use of the site. Council records may not necessarily identify the precise date upon which an existing building was constructed. Contact the Dunedin office of Heritage New Zealand for further information: infodeepsouth@heritage.org.nz ; 03 477 9871.

Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 came into force on 1 January 2012. The National Environmental Standard applies to any piece of land on which an activity or industry described in the current edition of the Hazardous Activities and Industries List (HAIL) is being undertaken, has been undertaken or is more likely than not to have been undertaken. (The current edition of the HAIL is available on the Ministry for the Environment website at www.mfe.govt.nz.) Activities on HAIL sites may need to comply with permitted activity conditions specified in the National Environmental Standard and/or might require resource consent. (The Otago Regional Council should also be consulted for any rules in might have in regards to the use or development of contaminated sites.)

If a person wishes to establish whether a piece of land has had hazardous activities or industries conducted on it, and thus whether activities on that land are controlled by the National Environmental Standard, then the person must pay for a review of the information about the land held by the Council, or pay for a suitably qualified and experienced practitioner to undertake a preliminary site inspection. Formal confirmation from the Council that resource consent is not required under the National Environmental Standard can only be given through a certificate of compliance application.

Consent Notices

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

District Plan Information

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

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

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

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

The 2GP is subject to change at any time. Further rules will come into legal effect and/or become fully operative at the release of decisions and the resolution of appeals. You should check with the Council whether any changes have occurred since the date this LIM report was issued.

The information provided with this LIM on district plan requirements is applicable as at the date this LIM is issued: there may be changes to the district plan rules following the release of this LIM that may affect this site and surrounding properties.

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

OPERATIVE DISTRICT PLAN INFORMATION

Zoning

This property is zoned Residential 1 as follows in the District Plan.

Heritage Structure

There is a Heritage Structure on this property listed in Schedule 25.1 of the District Plan. Refer to Section 13.7 of the District Plan, Schedule 25.1 and the Planning Maps for further information.

Site Number

B594

Noise

This property is located in a Noise Area where the noise limits outlined below apply. Rule 21.5.1(i)(b) also specifies a maximum noise limit of 75 dBA L_{max} between 9.00 pm on any night and 7.00 am the following day measured at the boundary of the site or within any other site. Note that some activities have a resource consent or existing use rights that allow these limits to be exceeded. Some activities are also exempted from noise limits. Furthermore, the actual limits that apply will also depend on whether this site adjoins a Noise Area Boundary and whether there are Special Audible Characteristics. Refer to Section 21.5 of the District Plan for further details. Every occupier of land is also under a general duty to adopt the best practicable option to ensure that the emission of noise from land does not exceed a reasonable level.

Noise Zone

50Dt/40Nt dBA, 45SP dBA

Road Hierarchy

The site adjoins Dunedin Port Chalmers Road which is classified as a National Road within the Plans Roading Hierarchy, under NZTA jurisdiction. The site also adjoins Tui Street which is classified as a Local Road. Refer to Section 20 of the District Plan for more information.

SECOND GENERATION PLAN INFORMATION

Zoning

- Township and Settlement (refer Section 15, Residential)

Scheduled Items

- Heritage Buildings and Structures
 - Type: Heritage Building
 - Plan ID: B594
 - Name: Aorangi (dwelling)
 - Address: 1 Tui Street St Leonards
 - Protection Required: Entire external building envelope
 - Heritage New Zealand Category: 2

- Designations - adjoining
 - Plan ID: D465
 - Authority: NZ Transport Agency
 - Purpose: SH 88 - Anzac Avenue to Beach Street, Port Chalmers - State Highway Purposes (SH 88)
- Designation - adjoining
 - Plan ID: D419
 - Authority: Kiwirail Holdings Limited
 - Purpose: Main South Railway – Railway Purposes

Overlay Zones

- Nil

Mapped Areas

- Archaeological Alert Layer
- Road Classification Hierarchy (main roads within 30m of site)
 - Dunedin-Port Chalmers Rd is a Strategic road

[Please note that some of the items above may only extend over part of the property. If there are multiple designations over the property, these may overlap.]

Resource Consents

There are no resource consents for this property.

RESOURCE CONSENTS WITHIN 50 METRES OF 1 TUI STREET ST LEONARDS 1406 R Dunedin-Port Chalmers Road Dunedin

LUC-2018-371 Land Use Consent land use consent for alterations to the Otago Harbour Wall, earthworks (including earthworks in a coastal habitat) and construction of a boardwalk (to the extent that is not within the coastal marine area) associated with the shared cycling and pedestrian path. The outcome was Granted on 21/09/2018.

RMA-1998-362404 Resource Management Act (Historical Data) ALTERATION TO DESIGNATION, SH88 SHANDON TO STATION RDS UNDER SECTION 181. Hazards Comments: (Converted - Ended). The outcome was Granted on 13/12/1999.

RMA-1996-359776 Resource Management Act (Historical Data) ELECTION SIGNS (Non-Notified - Restricted Discretionary). The outcome was Granted on 27/06/1996.

RMA-1999-363239 Resource Management Act (Historical Data) INSTALLATION OF NEW POWER POLE WHICH DOES NOT COMPLY WITH PROPOSED DISTRICT PLANS UTILITY SECTION Hazards Comments: (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 19/08/1999.

RMA-1996-360054 Resource Management Act (Historical Data) ERECTION OF GENERAL ELECTION SIGNS DBTR - NEIL BENSON (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 23/09/1996.

5010058 50 St Leonards Drive St Leonards

LUC-2015-284 Land Use Consent global significant tree consent for Otago University. The outcome was Granted on 27/07/2015.

LUC-2013-84 Land Use Consent alter a dwelling that is listed in Schedule 25.1. The outcome was Granted on 27/03/2013.

5010061 16 Takahe Terrace St Leonards

RMA-2005-369463 Resource Management Act (Historical Data) Construct perimeter fence for tennis court (Non-Notified - Restricted Discretionary). The outcome was Granted on 26/09/2005.

5108925 PT SEC 86 Dunedin - Tranzrail (N/R) Dunedin

LUC-2018-371 Land Use Consent land use consent for alterations to the Otago Harbour Wall, earthworks (including earthworks in a coastal habitat) and construction of a boardwalk (to the extent that is not within the coastal marine area) associated with the shared cycling and pedestrian path. The outcome was Granted on 21/09/2018.

LUC-2017-14 Land Use Consent land use consent being the construction of the St Leonards to Port Chalmers Shared Pathway at Various Sites along the St Leonards to Port Chalmers Shared Pathway Route. The outcome was Granted on 11/04/2017.

LUC-2013-99 Land Use Consent mural on retaining wall. The outcome was Granted on 02/04/2013.

SUB-2011-61 Subdivision Consent amalgamation subdivision - subdivide railway land at Burnside into an industrial lot and a balance lot. The outcome was Granted on 15/07/2011.

RMA-2006-370524 Resource Management Act (Historical Data) construct and operate a self-service fuel facility. The outcome was Granted on 29/10/2007.

RMA-2001-364796 Resource Management Act (Historical Data) ESTABLISH CAR PARK (Non-Notified - Non Complying). The outcome was Granted on 06/06/2001.

RMA-2004-368439 Resource Management Act (Historical Data) CREATE A THREE LOT INDUSTRIAL 1 SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 02/12/2004.

RMA-2001-365039 Resource Management Act (Historical Data) ALTER SIGNS/HOARDINGS (Non-Notified - Non Complying). The outcome was Granted on 11/10/2001.

RMA-2001-365038 Resource Management Act (Historical Data) ALTER SIGNS/HOARDINGS (Non-Notified - Non Complying). The outcome was Granted on 11/10/2001.

RMA-2001-365037 Resource Management Act (Historical Data) ALTER SIGNS/HOARDINGS (Non-Notified - Non Complying). The outcome was Granted on 11/10/2001.

RMA-2001-365036 Resource Management Act (Historical Data) ALTER SIGNS/HOARDINGS (Non-Notified - Non Complying). The outcome was Granted on 11/10/2001.

RMA-2001-365035 Resource Management Act (Historical Data) ALTER SIGNS/HOARDINGS (Non-Notified - Non Complying). The outcome was Granted on 11/10/2001.

RMA-2001-365034 Resource Management Act (Historical Data) ALTER SIGNS/HOARDINGS (Non-Notified - Non Complying). The outcome was Granted on 11/10/2001.

RMA-2002-366126 Resource Management Act (Historical Data) CERTIFICATE OF COMPLIANCE (Other). The outcome was Granted on 04/12/2002.

RMA-1999-362972 Resource Management Act (Historical Data) MURAL FOR WILKIE ROAD/NEVILLE ROAD TRANZ RAIL BRIDGE Hazards Comments: (Non-Notified - Restricted Discretionary). The outcome was Granted on 20/08/1999.

RMA-1993-357917 Resource Management Act (Historical Data) Subdivision Owner: NZ RAILWAYS CORP. / App: K.G. Harford Private Bag (Non-Notified - Non Complying). The outcome was Granted on 18/11/1993.

RMA-1997-361305 Resource Management Act (Historical Data) VARIATION TO SUBDIVISION CONSENT AND EXTENSION OF TIME (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 13/10/1997.

RMA-1991-350984 Resource Management Act (Historical Data) Report Owner: RAILWAYS (Non-Notified - Non Complying). The outcome was Granted on 24/05/1991.

RMA-1993-355755 Resource Management Act (Historical Data) Subdivision for disposal of surplus railway land App: WORKS CONSULTANCY (Non-Notified - Non Complying). The outcome was Granted on 25/06/1993.

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

TRANSPORTATION

No Transportation information was found for this property

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

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

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

WATER and WASTE

WATER

Urban water supply area – Connected

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

Terms and conditions of supply

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

Water pressure

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

Water reticulation maps

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

WASTE

Drainage Reticulation Plans

A copy of the Dunedin City Council's drainage infrastructure in the vicinity of the subject property is attached. Public foul sewers are 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.

Knowledge of Watercourses

A watercourse is a channel through which water flows or collects. It may be natural, modified or artificial, or be piped or open. Watercourses are the responsibility of the property owner from the point of boundary entry to the point of boundary exit. Not all watercourses are recorded or known to the Dunedin City Council. Therefore it is recommended that the applicant inspect the local site of interest to determine whether there are any watercourses located within the boundary of the particular property. For further information in respect of any watercourse it is recommended the applicant read the Watercourse Information Sheet, available at www.dunedin.govt.nz/watercourseinfo

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 **12th February 1996**.

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

Information Regarding Watercourses

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

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

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

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

APPENDIX

Glossary of terms and abbreviations

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

Consent, Permit, Licence & Complaint types

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

Terms used in Permits & Consents

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

General terms

- RDMS Records and Document Management System



Photographic Map



Scale at A4:

1:1,500

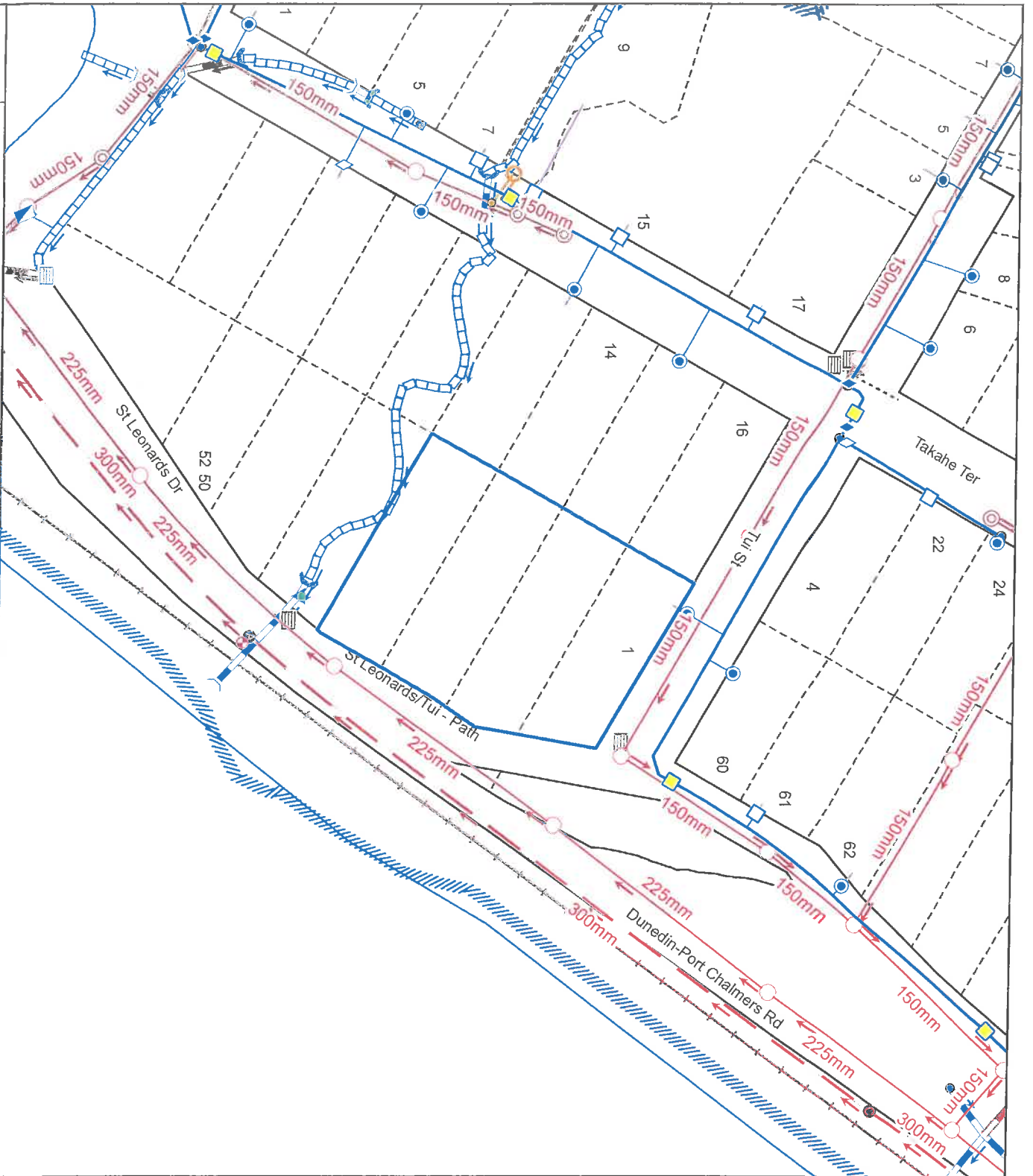
2/10/2019

8:01:11 PM



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

2018-2019 Urban, Copyright DCC/Real Surveys
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2013 Urban and rural photography Jan/Feb 2013.
Copyright DCC. CC BY 3.0 NZ
2008/2007 Urban photography March 2007,
2005 - 07/2013 Rural photography March 2005,
2005 - 07/2013 Rural photography March 2005.



Legend

- | Water Supply | |
|--------------|--------------------------------|
| | Water Non-Return Valve |
| | Water Pump Station |
| | Water Valve |
| | Water Treatment Plant |
| | Water Storage Tank |
| | Supply Main |
| | Trunk Main |
| | Ducked |
| | Relief/Isolation |
| | Rider |
| | Water Service Lateral |
| | Water Fire Service Lateral |
| | Water Official Service Lateral |
| | Water Zone Boundary |
| | Water Reservoir |
| | Redundant Water Main |
-
- | Foul Sewerage | |
|---------------|--------------------------------|
| | 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 water services have the same symbols as those above, however they are coloured pink.

- | Stormwater | |
|------------|---------------------------|
| | Rising Bubble-Up Tank |
| | Rising Muckbin |
| | Stormwater Main |
| | Stormwater Trunk Main |
| | DCC Open Channel |
| | Piped WC |
| | Open WC |
| | Culvert |
| | Stormwater Muckbin Pipe |
| | Redundant Stormwater Main |
| | SW Sump |
| | SW Pump Station |
-
- NOTE:** Private foul drains have the same symbols as those above, however they are coloured light green.

- | General | |
|---------|-----------------------------|
| | DCC Water & Waste Structure |
| | Railway Centreline |
-
- | Cadastral | |
|-----------|---------------------------|
| | Parcel |
| | Hydro |
| | Easement (Water reserved) |
| | Easement (Other reserved) |

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

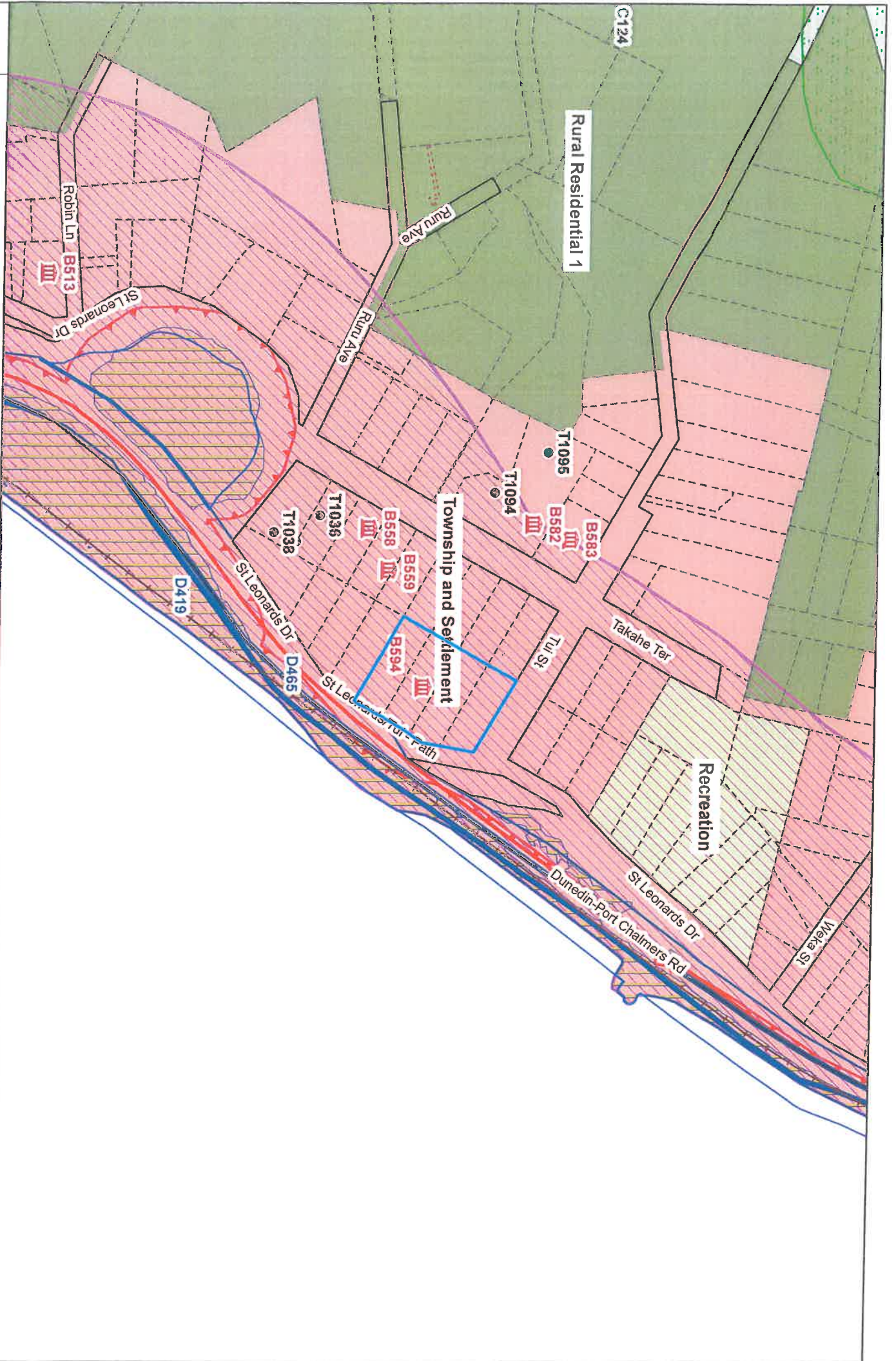
Scale at A4:
1:1,500
27/10/2019
8:01:19 PM

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

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2008/2007 Urban (Geography) March 2007, copyright NZAM, Rural (Geography) March 2007, copyright Terralink International Ltd., 2006, copyright Terralink International Ltd.



Second Generation District Plan



Scale at A4:

1:3,000

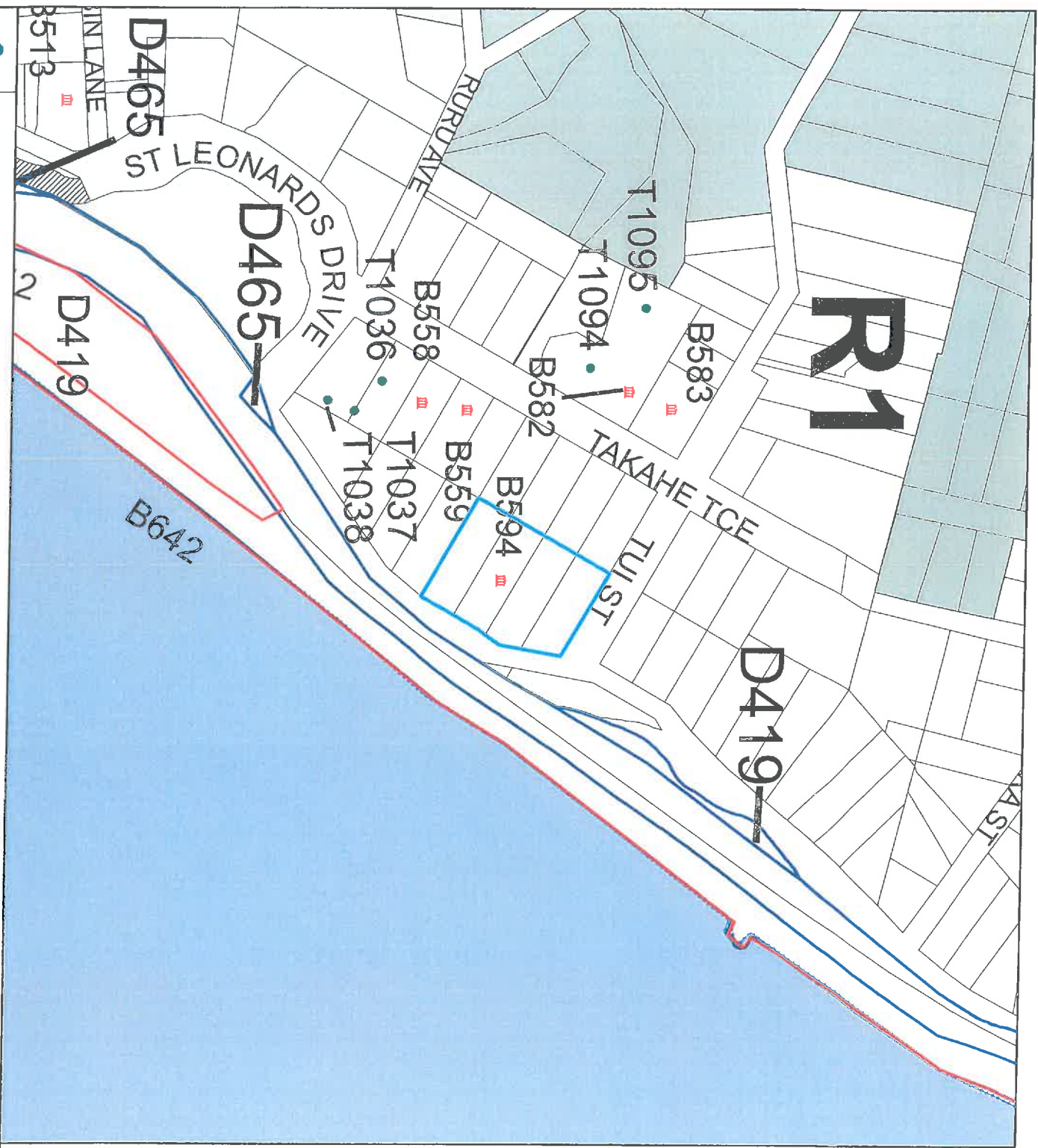
21/02/2019
8:01:41 PM

N



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

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2006/2007 Urban photography, March 2007
2006, Copyright 7 aerial photography, Ltd.



Operative District Plan Map



Legend

- Significant Trees
- ◆ Transporter Structure
- Transporter Lines
- Heritage Structure
- Heritage Facade
- ✂ DP Archaeological Sites
- Airport Fan Designation 274 bay
- Port Height Restrictions
- DP Designations
- Urban Landscape Conservation Area
- DP Tareli Acidobionts
- Residential Water Supply Area
- Ground Water Protection Zone A
- Ground Water Protection Zone B
- Public Roads not Legal
- Uniformed Legal Road
- Port & Airport Noise
- XXX Air Noise Boundary
- XXX Airport Outer Control Boundary
- XXX Outer Port Control Boundary
- XXX Port Noise Boundary
- Esplanade Requirement
- **** Esplanade Reserve Required
- ***** Esplanade Strip Required
- Landscape Management Boundary
- outside boundary
- boundary between areas
- preliminary boundary
- Townscape
- Townscape and Heritage Precinct Boundary - Internal
- Townscape and Heritage Precinct Boundary
- Pedestrian Frontage
- Identified Pedestrian Crossing
- Vehicular Required
- Areas of Significant Conservation Value boundary
- ASCV Boundary
- ASCV Boundary - Internal
- Areas of Significant Conservation Value (Eaume edge)
- Areas of Significant Conservation Value (Matawai)

Zones

- R1 - Residential 1 Zone
- R2 - Residential 2 Zone
- R3 - Residential 3 Zone
- R4 - Residential 4 Zone
- R5 - Residential 5 Zone
- R6 - Residential 6 Zone
- rsA
- Campus Zone
- Airport Zone
- Stadium Zone
- CA-Central Activity Zone
- LSR - Large Scale Retail Zone
- LA1 - Local Activity Zone 1
- LA2 - Local Activity Zone 2
- IN1 - Industrial 1 Zone
- IN2 or SD - Industrial 2 or Special Development Zone
- Port 1 Zone
- Port 2 Zone
- RR - Rural Residential Zone
- Rural Zone
- H - Harbour

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

Scale at A4:
1:3,000
27/10/2019
8:01:48 PM



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

CODE COMPLIANCE CERTIFICATE

Section 43(3), Building Act 1991

ISSUED BY:



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 932798	Reference No:	5010056
---------------	----------	---------	------------	---------------	---------

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

PROJECT LOCATION	PROJECT
<p>Name and Mailing Address:</p> <p>ELWOOD, JAMES MARK 1 TUI STREET ST LEONARDS DUNEDIN 9001</p>	<p>All <input checked="" type="checkbox"/></p> <p>Stage Noof an intendedstages</p> <p>New Building <input type="checkbox"/></p> <p>Alteration <input checked="" type="checkbox"/></p>
LEGAL DESCRIPTION	<p>Intended Use(s) in detail:</p> <p>S/W DRNGE</p> <p>Intended Life:</p> <p>Indefinite, not less than 50 years <input checked="" type="checkbox"/></p> <p>Specified as years</p> <p>Demolition <input type="checkbox"/></p>
<p>Property Number: 5010056 Valuation Roll No: 26700 07700</p> <p>Street Address: 1 TUI STREET, ST LEONARDS, DUNEDIN 9001</p> <p>Legal Description: LOTS 8 PT 5/7 ST LEONARDS TOWNSHIP</p>	

This is:

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

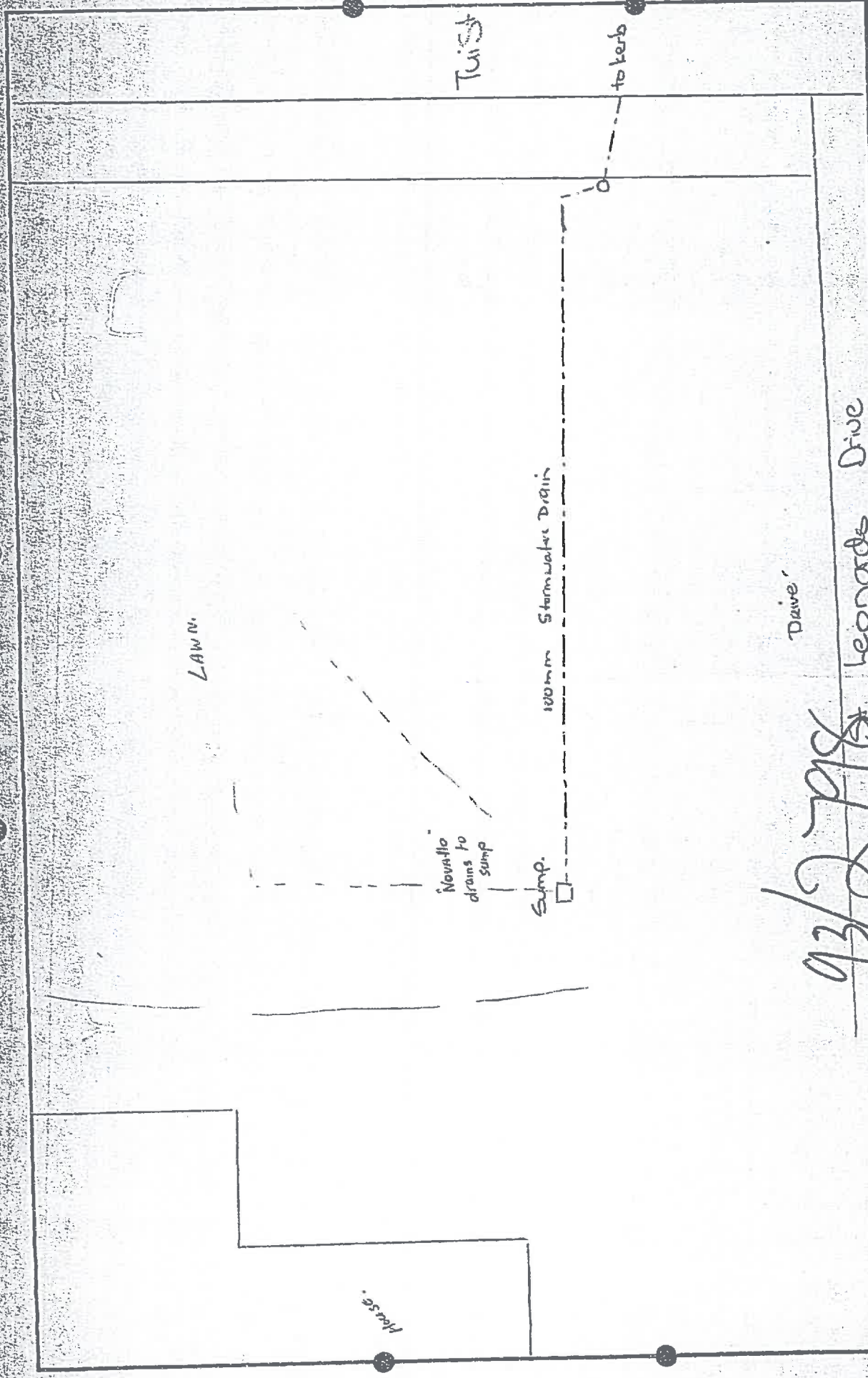
The Council charges payable on the uplifting of this code compliance, in accordance with the attached details are: \$
Receipt No:

Signed for and on behalf of the Council:

Name: 

Position: AUTHORISED OFFICER

Date: ~~19/08/1998~~
2-8-93



LAWN

Nowallo drains to sump

Sump

100mm Stormwater Drain

to kerb

Driveway

93/2798

Leonards Drive

1 Tui St

DRAWING N

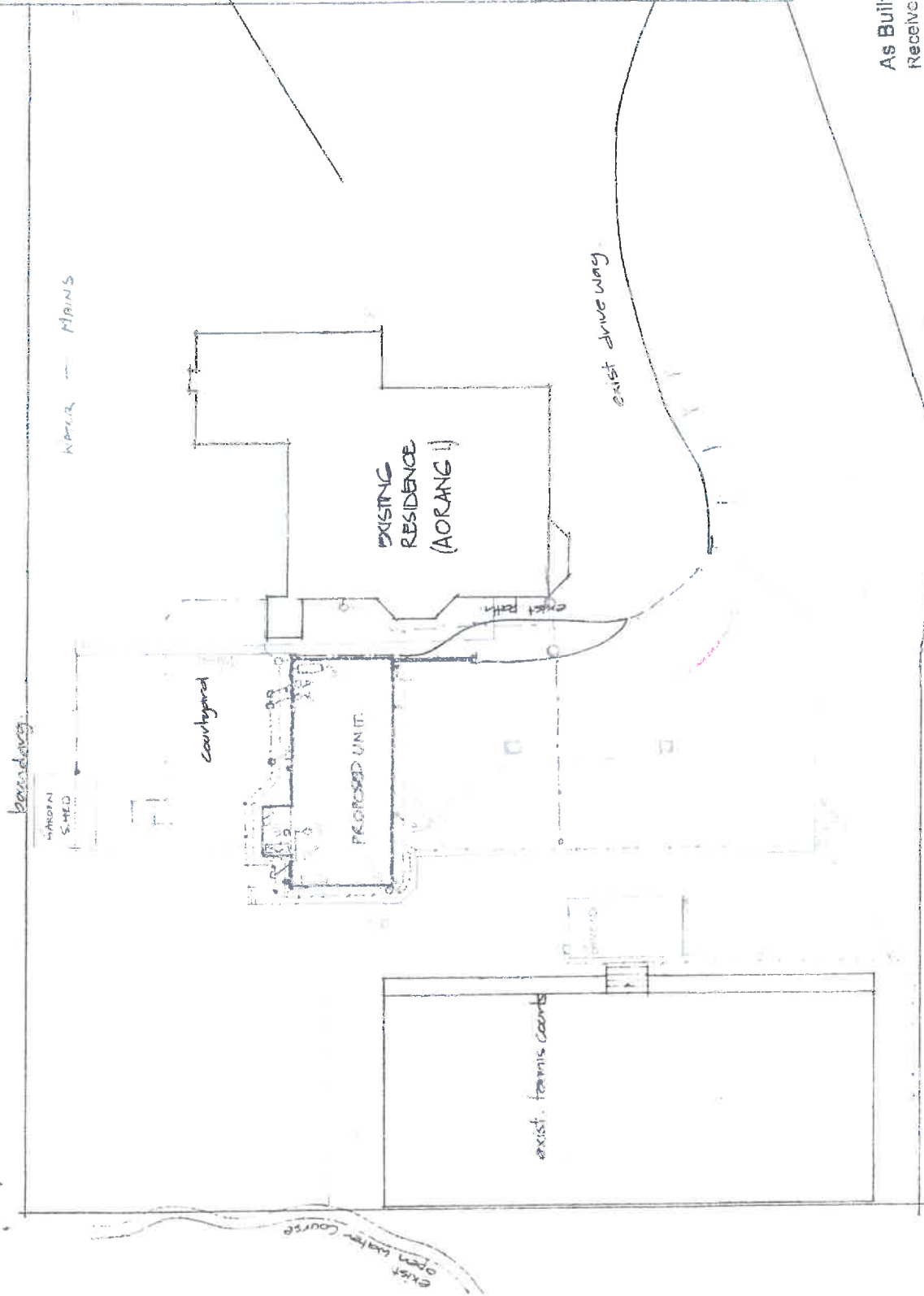
DRAWN BY

DATE

SCALE 1:100

LINE QUALITY	EXCEL	V. GOOD	GOOD	FAIR	POOR
INTERPRETATION					
ACCURACY					
LAYOUT					

~~NOZ~~



As Built Plan
 Received by: Brian Stech
 Date: 7-10-16
 ABA No: 2001-293673

ST. LEONARDS DRIVE

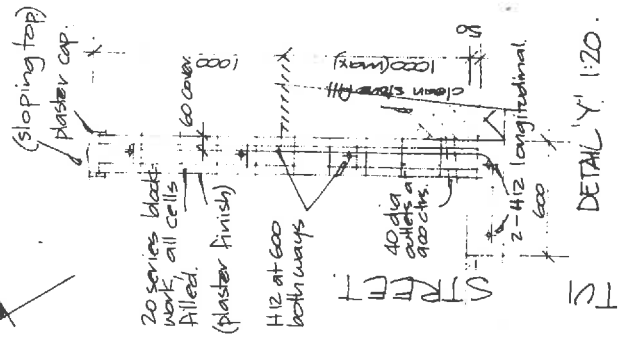
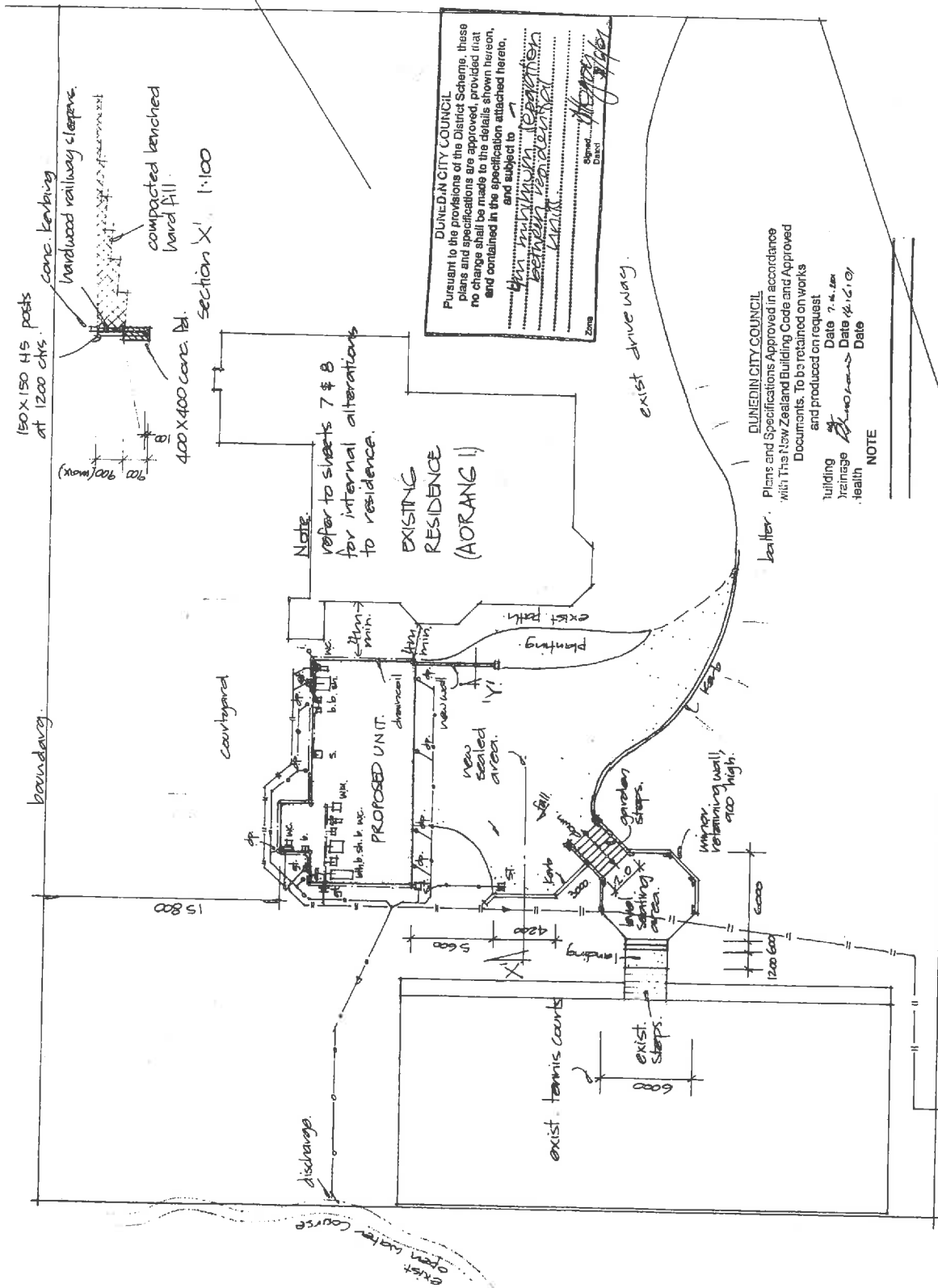
SITE PLAN 1:200.

Pratt & Parsons

Level:
 lot 8, part lots 5, 6 & 7
 deeds plan 109
 pt. section 16
 upper harbour unit district.
 area: 4707 sq.m.



AT 1. TUI STREET, ST. LEONARDS, DUNEDIN,
 FOR D. & S. PARSENS. ALSO INCLUDES ALTERATIONS TO EXIST. RES.
 May 2001.



- LEGEND (incl. residence alt's)
- o ep. down pipe 65 dia CPVC.
 - gully trap.
 - silt trap.
 - o inspection point.
 - storm water drain 110 dia CPVC.
 - 100 dia drain coal.
 - basin waste: 32 dia CPVC.
 - shower, bath, sink
 - WM wastes: 40 dia CPVC.
 - WC: 80 dia CPVC.
 - spouting: 'quad' Colocortec Z.E.C.

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 the signature of the Engineer.
 Signed: *[Signature]*
 Date: *[Date]*

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: 7.5.2001
 Drainage Date: 12.12.01
 Health Date: *[Date]*

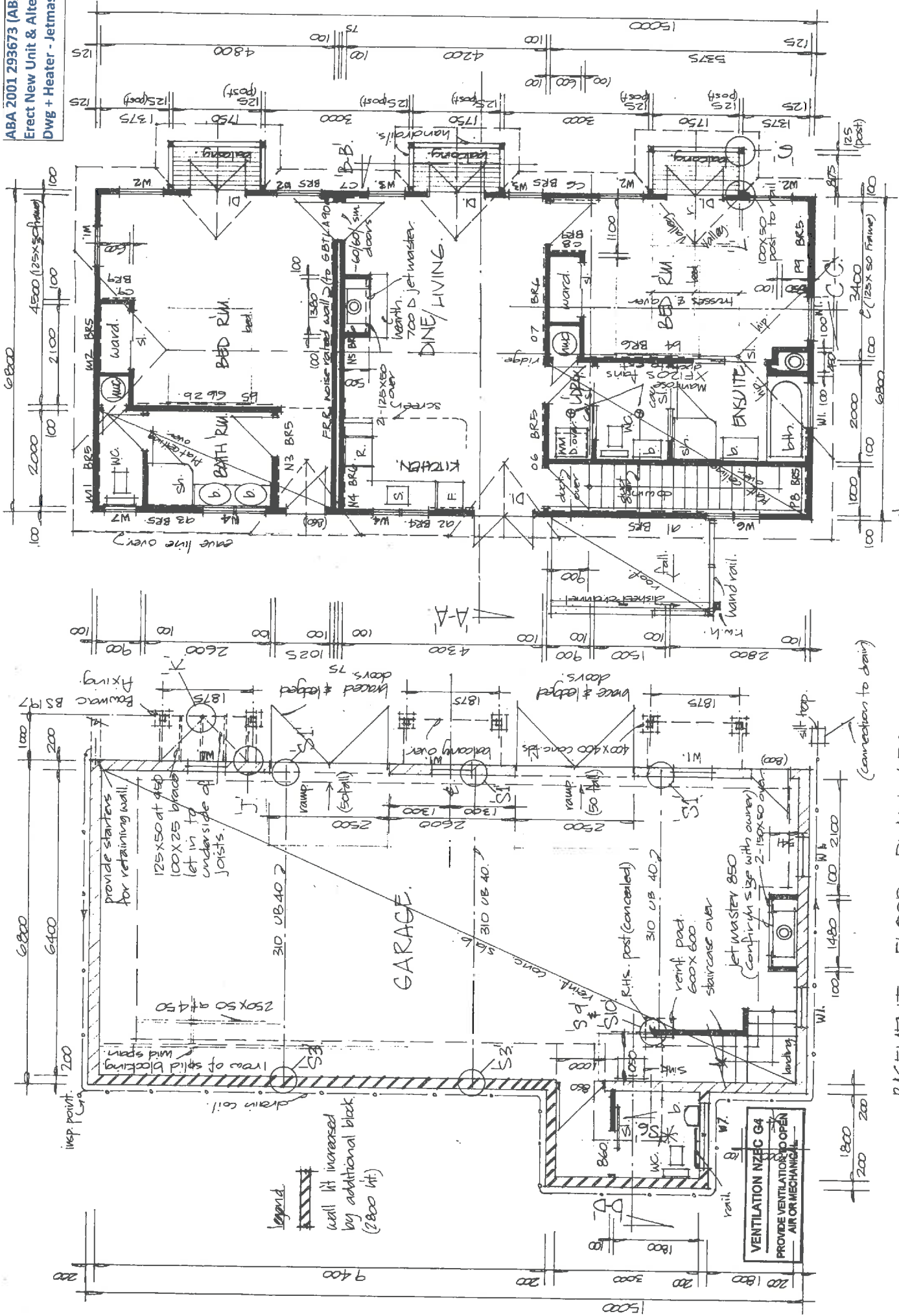
NOTES:
 All plumbing & drainage work shall be done in accordance with the New Zealand Building Code 1992.
 Ventilate wastes and drains in accordance with NZBC 1992, chap. G13, and alternative solutions.
 Stormwater in accordance with G12 ASI, E1 ASI.

ABA 1216

PROPOSED UNIT AT 1. TUI STREET, ST. LEONARDS, DUNEDIN,
 FOR D. & S. PARSENS. ALSO INCLUDES ALTERATIONS TO EXIST. RES.
 drawn: C. G. Sangsant NZCO (Arch.) ADNZ May 2001.

Legal:
 lot 8, part lots 5, 6 & 7
 deeds plan 109
 pt. section 16
 upper harbour west district.
 area: 4707 sq.M.





GD FLOOR PLAN 1:50.
 PROPOSED UNIT AT 1 TUI STREET, ST. LEONARDS,
 DUNEDIN, FOR D. & S. PARSENS.
 drawn: C. G. Sameant NZCD (Arch) ADNZ M.A.S. 2011

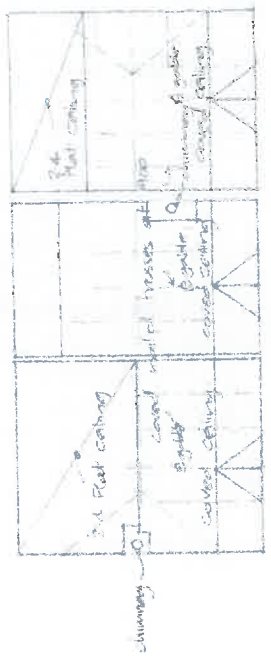
BASMENT FLOOR PLAN 1:50
 refer to owner for electrical layout, sb. # w.b. positions.



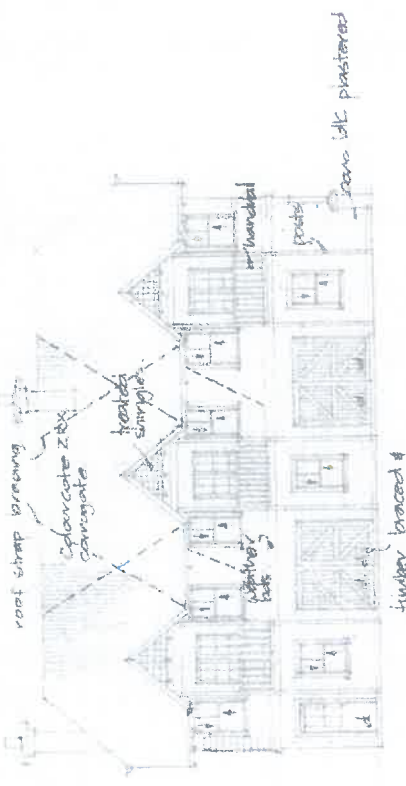
NORTH EAST ELEVATION



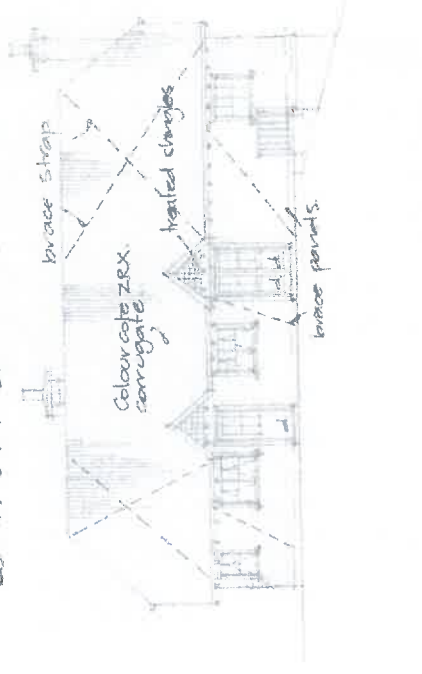
SOUTH WEST ELEVATION



REFLECTED CEILING PLAN 1:100



SOUTH EAST ELEVATION 1:100



NORTH WEST ELEVATION 1:100

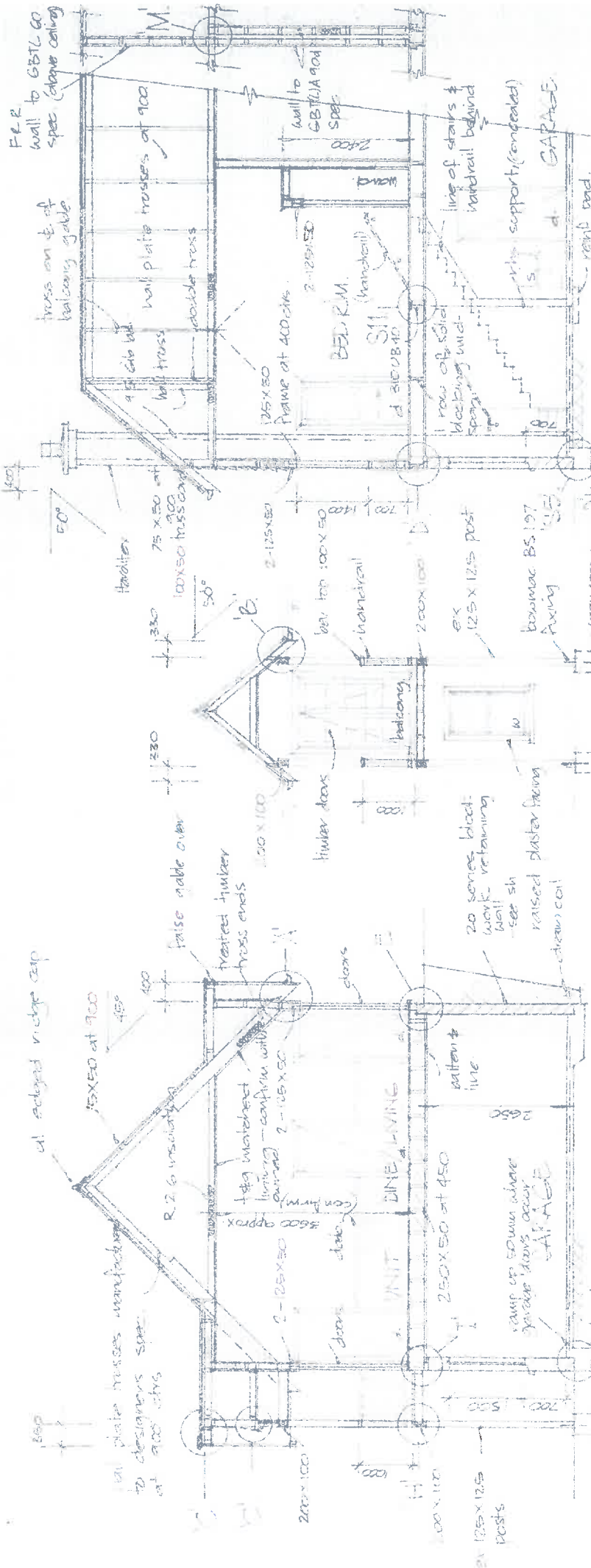
DUNEDIN CITY COUNCIL
 Pursuant to the provisions of the District Scheme, these plans and specifications are approved, provided that no change shall be made to the details shown hereon, and contained in the specification attached hereto, and subject to

Signed: *[Signature]*
 Date: *[Date]*

ABA 2001 293673 (ABA11216)
 Erect New Unit & Alter Existing
 Dwg + Heater - Jetmaster 5/10

ABA 11216

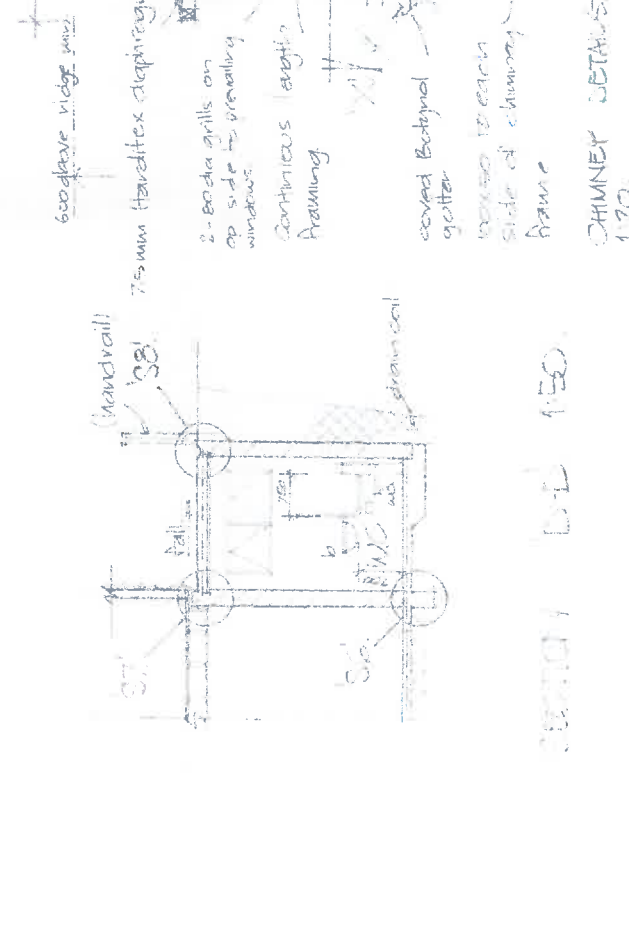
PROPOSED UNIT AT 1 TUI STREET, ST HEARD'S,
 DUNEDIN, FOR D. & S. PARSERS.
 DRAWN: C. S. STANBANT (P.L. New D.) DATE: MAY 2001



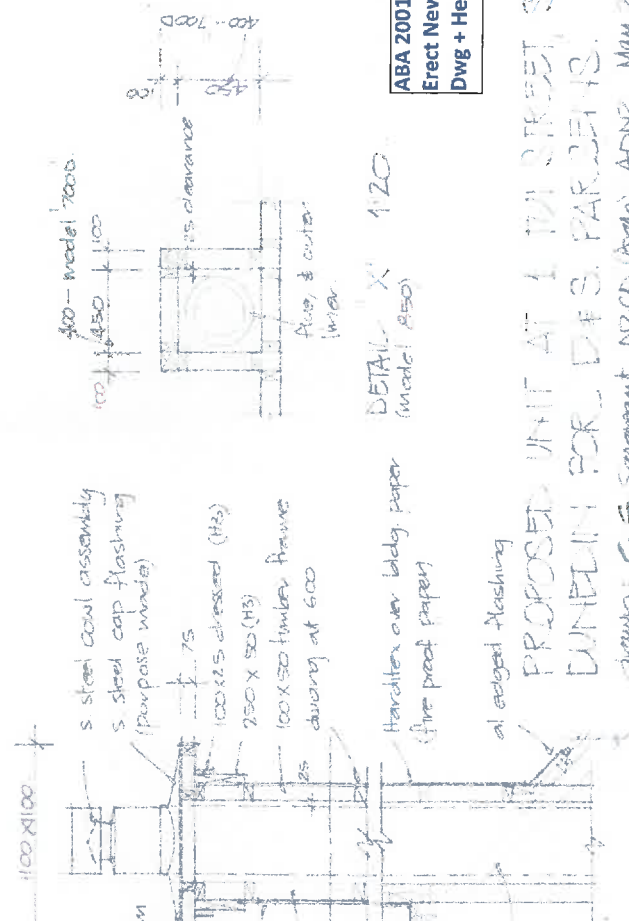
CROSS SECTION A-A 1:50

SECTION B-B

SECTION C-C 1:50



SECTION D-D 1:50

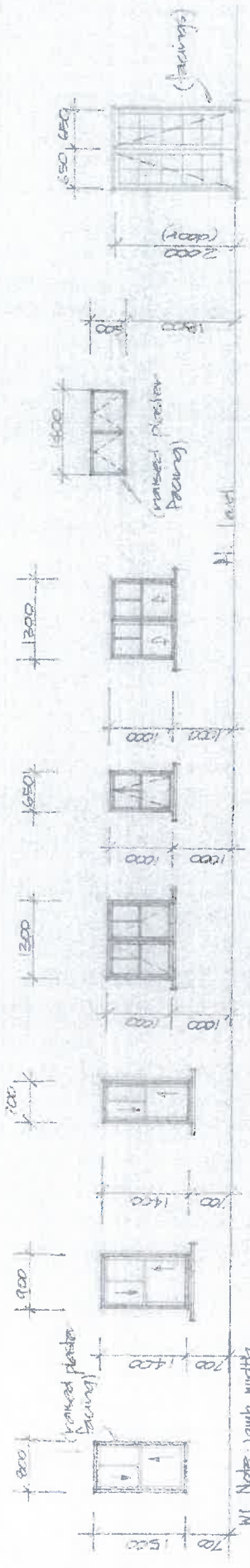


DETAILS X 1:20 (model 1:50)

ABA 2001 295673 (ABA11216)
Erect New Unit & Alter Existing
Dwg + Heater - Jetmaster 6/10

PROPOSED UNIT AT 171 STREET, ST LEONARDS
LUNELIN FOR D.F.S. PARZENIS.
drawn: C. S. Sargeant NZCA (Arch) ADNZ May 2001

CHIMNEY DETAILS
1:20.



Note: jamb width to suit 125 wall thickness - upper 4 windows

W1. 8 off. W2. 4 off.

WINDOW ELEVATIONS 1:50
 - Timber, viewed from exterior
 - Facings not shown.

W3. 2 off.

W4. 2 off. obs glazing to bath room

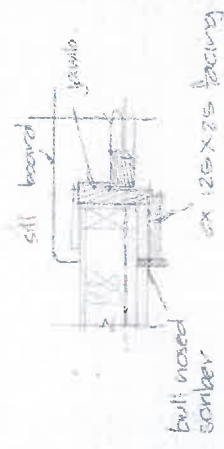
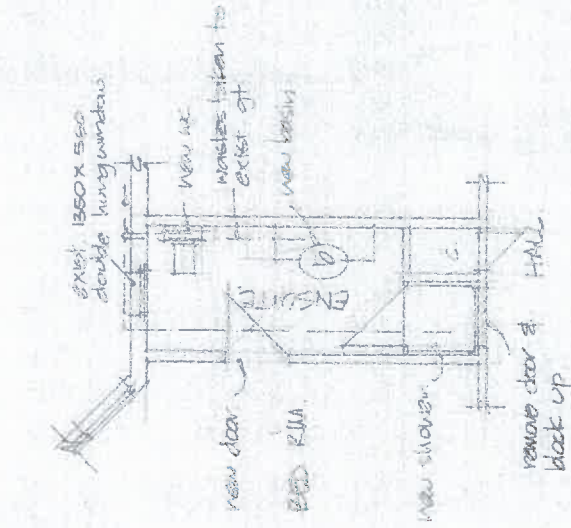
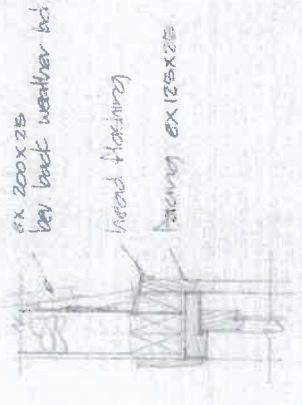
W5. 1 off. obs glazing

W6. 1 off.

W7. 1 off. obscure glazing

D1. 4 sets off.

TIMBER DOOR ELEVATION 1:50



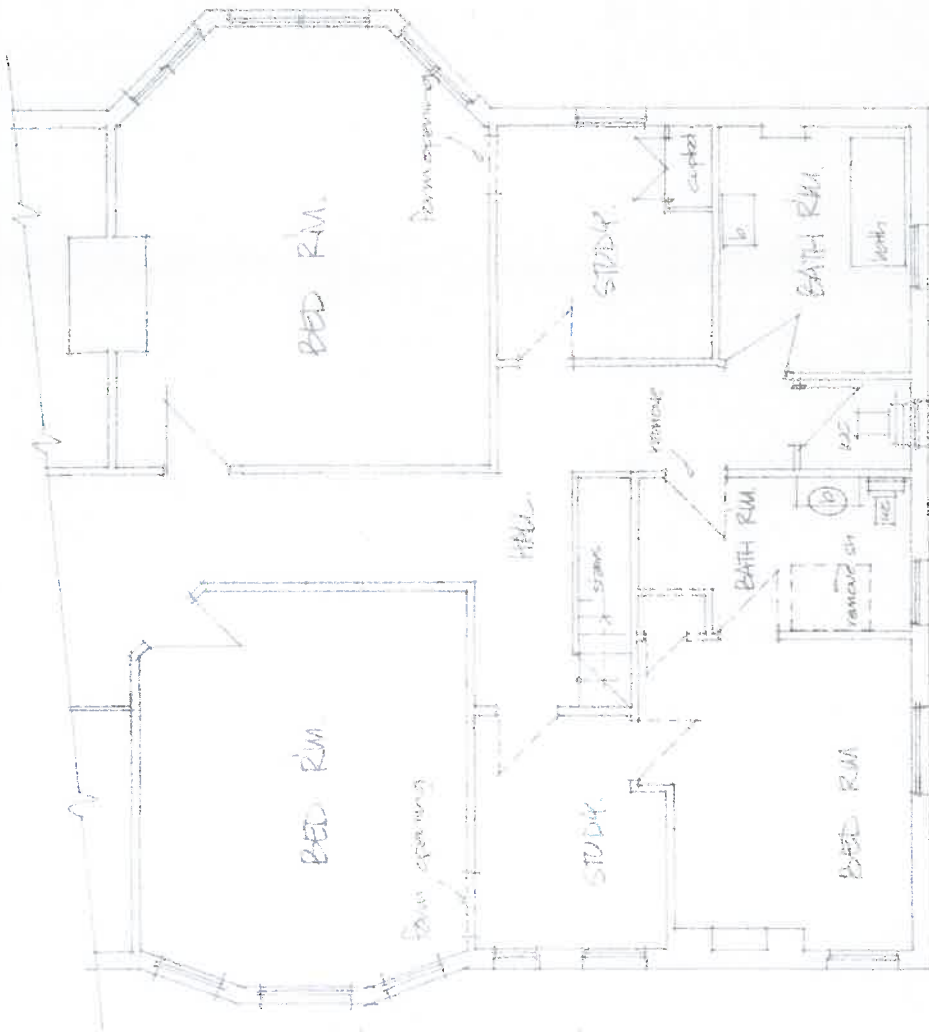
JAMB. FACING DETAILS 1:10

EXIST. RESIDENCE - GD FLOOR ALTERATION
 EXIST STORE TO ENSURE
 PLAN 1:50

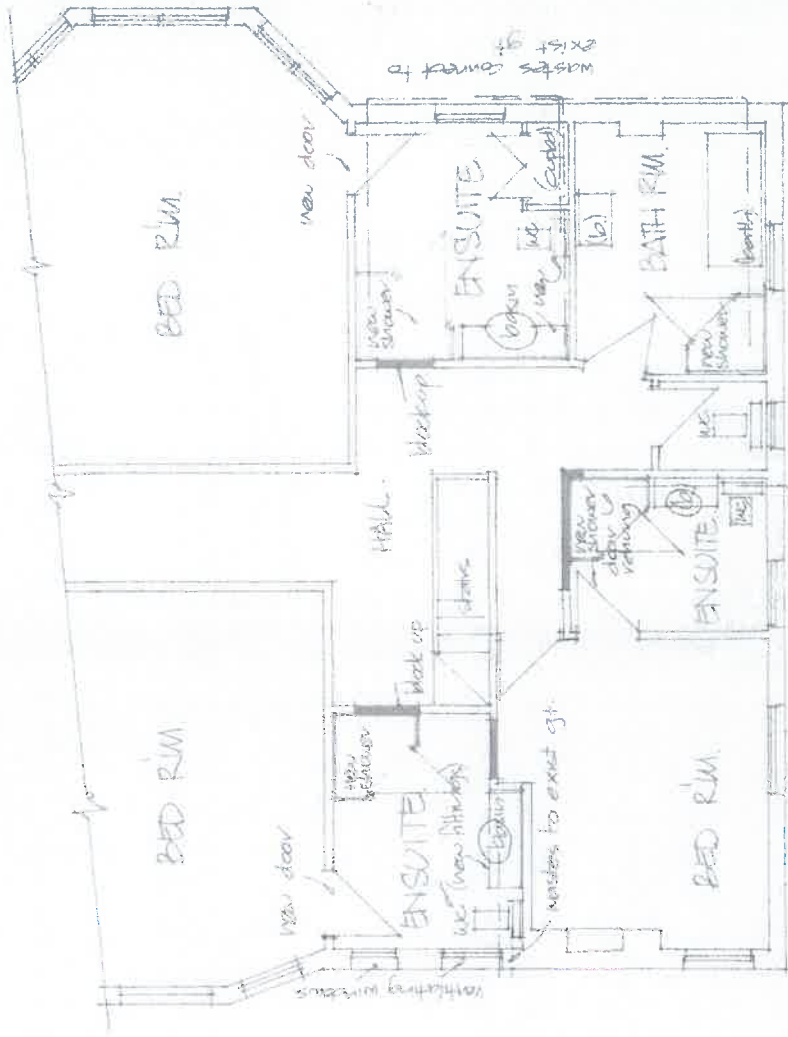
ABA 11216

PROPOSED UNIT AT 17/1 STREET ST. LEONARDS
 DUNEDIN FOR D & S. PARSENS
 DRAWN: C & S. SCALE: NZGD (Metric) ADNZ. May 2001





PT. UPPER FLOOR PLAN
 - showing removal



UPPER FLOOR PLAN 1:50
 Pt. plan showing new work.

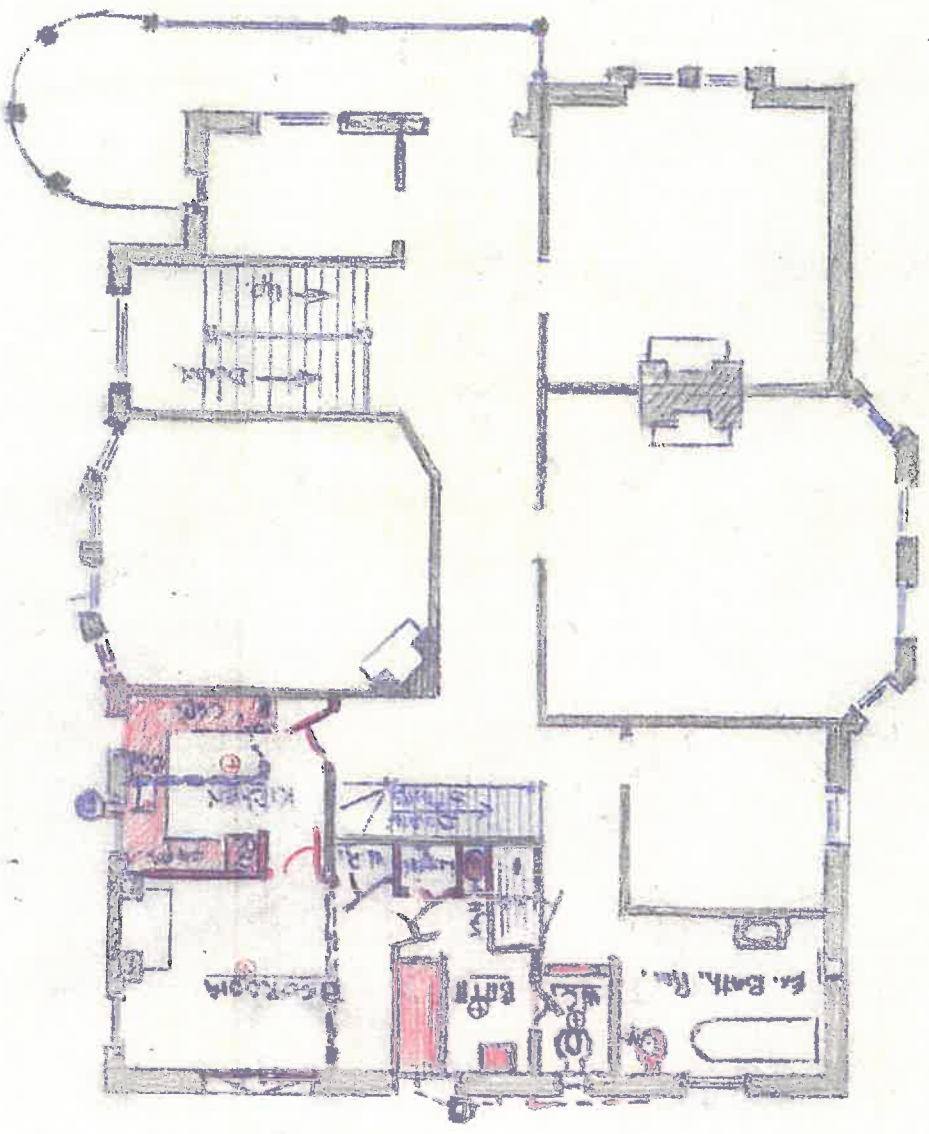
ALTERATIONS TO RESIDENCE AT 1 TUI STREET, ST. LEONARDS,
 DUNEDIN, FOR D. & S. PARSENS.
 drawn: C. G. Sargeant N.Z.C.D. (Arch) ADN2 May 2001

Scale 1/4" = 1'-0"
OLD PARTITIONS TO BE REMOVED
NEW PARTITIONS AND ALTERATIONS
KORR. ROAD.
ST. LEONARDS.
D.F. ROBB
BUILDERS

PROPOSED ALTERATIONS TO RESIDENCE OF R.O. SMELLY ESQ.
ST. LEONARDS.

H 1952 39131 (562)
Alter Kitchenette, Bathroom and Bedroom
into flat at Aoranga
Page 1 of 1

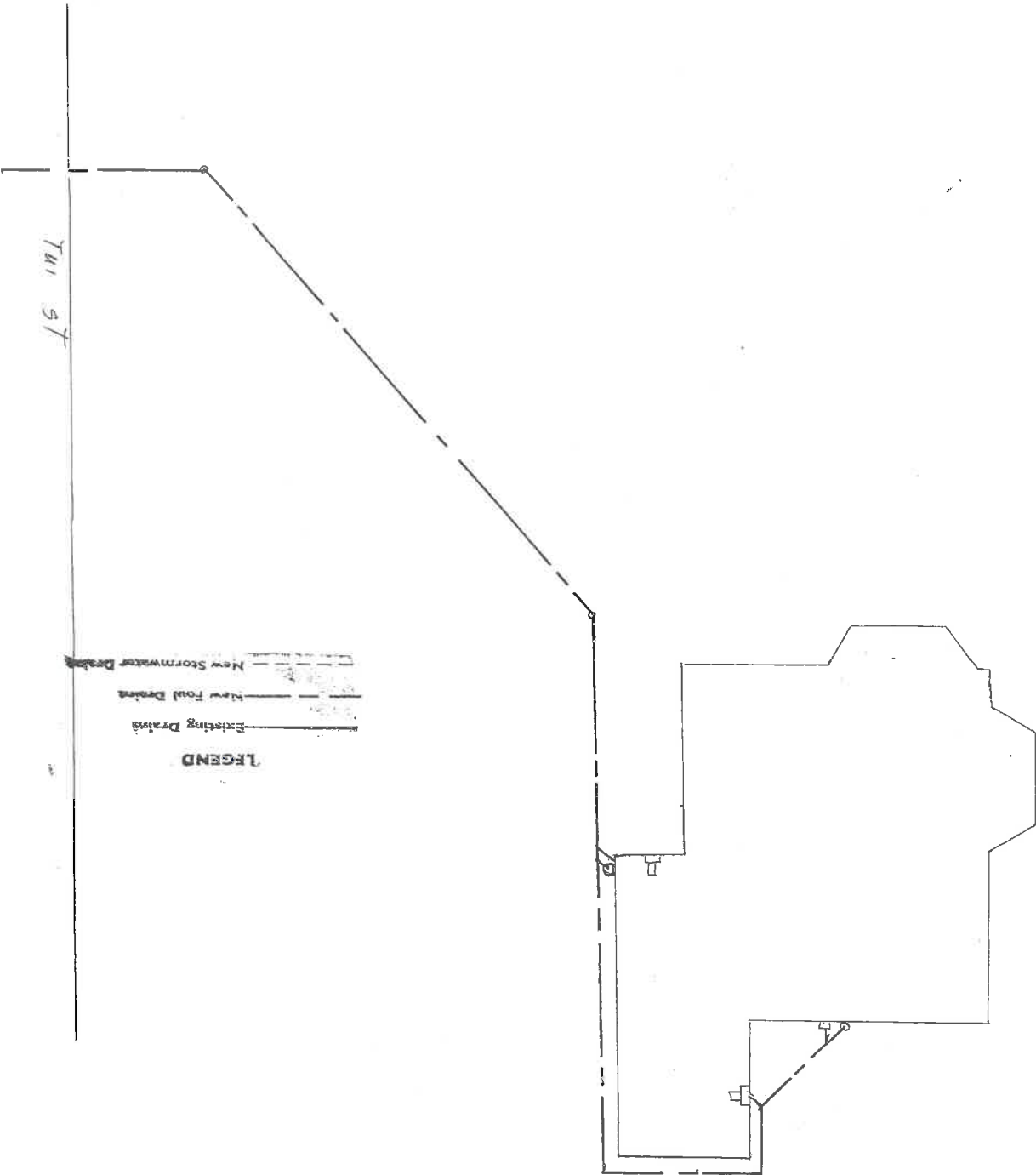
First Floor Plan.



Signature of Drainer *[Signature]*

Binding Margin to be left Blank

Owner M Palmer Section _____ Block _____
Street & Locality 1 Tu St St Leamings Allotment _____
H 1975 204343 (14627) Lay Foul Drain and Connect to Sewer Page 1 of 1

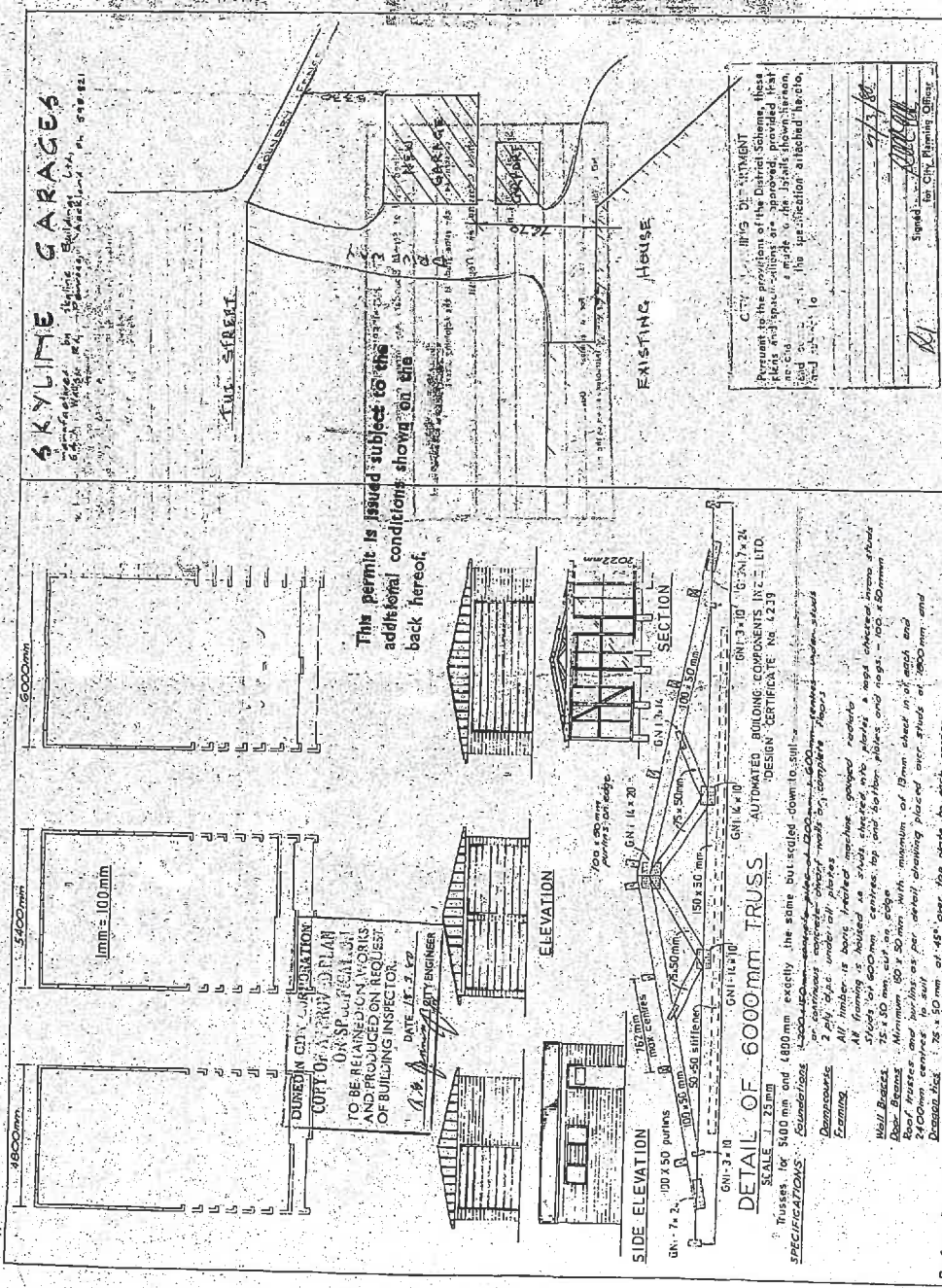
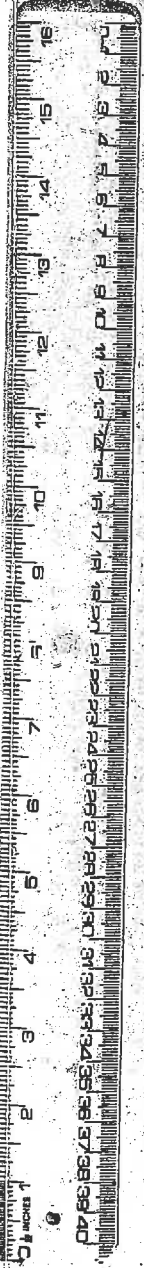


LEGEND

Existing Drains
New Foul Drains
New Stormwater Drains

DUNEDIN DRAINAGE AND SEWERAGE BOARD
House Connection Plan
SCALE (TO BE SHOWN)
NEW SEWERAGE DRAINS: RED : OLD DRAINS: FULL BLACK
STORMWATER: DOTTED BLACK

APPLICATION No. 5/4627
DATE 3-2-75 Km.
: STORMWATER: DOTTED BLACK



This permit is issued subject to the additional conditions showing on the back hereof.

A separate application to the Drainage Board for plumbing and drainage work is required. Such work shall comply fully with the provisions of the Drainage Act 1970, the Public Health Act 1972 and the Building Regulations 1977. All drainage, sewerage and water supply work shall be designed to the satisfaction of the Drainage Board.

Street Change No. _____
 Date: _____
 Signature: _____

CITY ENGINEER'S OFFICE
 Required level at Street Boundary/Any other level (if any) shall be _____ and level of _____ shall be _____ and _____
 Vehicle Crossing East/Drop-off: _____
 Special Conditions: _____
 Date: 17/3/82
 Signature: _____

CITY ENGINEER'S OFFICE
 Pursuant to the provisions of the District Scheme, these plans and specifications are approved, provided that the conditions attached thereto are observed.
 Date: 17/3/82
 Signature: _____
 City Engineer



CODE COMPLIANCE CERTIFICATE

Section 95, Building Act 2004

CCC No:	ABA11216	Telephone No:	03 477 4000
APPLICANT		PROJECT	
D C Parsons 1 Tui Street St Leonards Dunedin 9022		Work Type: New Construction (H)	
PROJECT LOCATION		Intended Use/Description of Work: Erect New Unit & Alter Existing Dwg + Heater-Jetmaster	
1 Tui Street St Leonards		Intended Life: Indefinite, not less than 50 years.	
LEGAL DESCRIPTION		This CCC also applies to the following Amended Consents:	
Legal Description: LOT 8 DEEDS 109, PT LOT 5 DEEDS 109, PT LOT 6 DEEDS 109, PT LOT 7 DEEDS 109 Valuation Roll No: 26700-07700 Building Name: N/A			

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

This Certificate is issued subject to the conditions specified:
The Building Consent is subject to a modification to the Building Code to the effect that, Clause B2.3.1 applies from 1 July 2004 instead of from time of issue of the Code Compliance Certificate.

Signed for and on behalf of the Council:

TEAM LEADER INSPECTIONS

Date: 13 October 2010

ABA 2001 293673 (ABA11216)
Erect New Unit & Alter Existing Dwg + Heater - Jetmaster 1/10