

Code Compliance Certificate Form 7
Section 95, Building Act 2004

T A Barlow
26 Merchiston Street
Dunedin 9013

The building

Street address of building: 26 Merchiston Street Dunedin

Legal description of land where building is located: LOT 32 DP 1796

Building name: N/A

Location of building within site/block number: N/A

Level/unit number: N/A

Current, lawfully established, use: Housing

Number of occupants:

Year first constructed:

The owner

Name of owner: T A Barlow

Contact person: T A Barlow

Mailing address: 26 Merchiston Street, Dunedin 9013

Street address/registered office:

Mobile: 027 777 1591

Landline:

Email address: trover80@gmail.com

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

Building work

Building Consent Number:

ABA-2013-403 Install Shower Cubicle in Laundry

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

Issued by: Dunedin City Council

Code Compliance

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

- (a) The building work complies with the building consent

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 14 June 2013 instead of from time of issue of the Code Compliance Certificate.



Team Leader Inspections
On behalf of Dunedin City Council

Date: 22 August 2025



Dunedin City Council – Land Information Memorandum

Property Address: 26 Merchiston Street Dunedin

Prepared for: Trevor Allan Barlow

Prepared on: 18-Aug-2025

Property Details:

Property ID	5033187
Address	26 Merchiston Street Dunedin
Parcels	LOT 32 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 18-Aug-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.* Building Act 2004 Sec 73 Hazard Information

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.

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.

Urban Stormwater Catchment

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

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

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

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

Public Sewer Sheets

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

Dunedin City Council Private Drainage plans incomplete

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

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

Water Supply

Urban water supply area – Connected

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

Terms and conditions of supply

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

Water pressure

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

Water reticulation maps

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

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

Rates Details

Rates Assessment Details

Rate Account	2033187
Address	26 Merchiston Street Dunedin
Valuation Number	27270-49700

Latest Valuation Details

Capital Value	\$800,000
Land Value	\$350,000
Value of Improvements	\$450,000
Area (Hectares)	0.0809HA
Units of Use	1

Current Rates

Current Rating Year Starting	01-Jul-2025
Dunedin City Council Rates	\$4,482.20

Rates Outstanding for Year \$4,482.20

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	
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-2013-403](#) Building Consent - Install Shower Cubicle in Laundry

Lodgement Date	18-Mar-2013
Decision	Granted
Decision Date	15-Apr-2013
Current Status	CCC Refused
Previous Number	
<i>(Applications before 2007)</i>	

[ABA-2021-673](#) Building Consent - Install Pyroclassic IV Heater in Dwelling

Lodgement Date 12-Apr-2021
Decision Granted
Decision Date 16-Apr-2021
Current Status **CCC Issued**
Previous Number
(Applications before 2007)

[ABA-2022-1739](#) Building Consent - Install Jayline IS550 Insert Heater in Dwelling

Lodgement Date 02-Sep-2022
Decision Granted
Decision Date 09-Sep-2022
Current Status **CCC Issued**
Previous Number
(Applications before 2007)

[ABA-2023-1494](#) Building Consent - Amendment to ABA-2022-1739 - Delete Jayline IS550 Insert and Install Jayline FR300 Heater in Alcove

Lodgement Date 30-Aug-2023
Decision Granted
Decision Date 01-Sep-2023
Current Status **CCC Issued**
Previous Number
(Applications before 2007)

Building and Drainage Permits

[H-1923-8402](#) AAB19230348

6488 - Erect wooden dwelling (Couper). The permit was lodged on 20-Aug-1923.

[H-1932-16324](#) AAB19320281

3563 - Erect garage (Anderson). The permit was lodged on 11-May-1932.

[H-1980-88459](#) AAB19800954

9874 - Reroof dwelling, No Plan (Campbell). The permit was lodged on 29-Jul-1980.

[H-1992-113263](#) AAB19921917

5575 - Install Yunca Multifuel Inbuilt heater (Campbell). The permit was lodged on 14-May-1992.

[H-1923-138720](#) AAD19230627

B4259 - Plumbing and drainage new dwelling (Couper). The permit was lodged on 19-Dec-1923.

[H-1924-139859](#) AAD19240643

B4568 - Toilet and drain alteration, No Plan (Couper). The permit was lodged on 08-Mar-1924.

[H-1932-149319](#) AAD19320428

C6937 - Fit boiler tube (Anderson). The permit was lodged on 20-May-1932.

[H-1945-160963](#) AAD19450522

E632 - Clear drain, No Plan (Lech). The permit was lodged on 21-Mar-1945.

[H-1965-188540](#) AAD19650852

G9497 - Plumbing and drain extension (Jack). The permit was lodged on 21-Jan-1965.

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

Dunedin currently has two district plans, and as at 19th August 2024, the partially operative Dunedin City Second Generation District Plan ("The 2GP") almost completely superceded the 2006 version of the District Plan. The exceptions where the 2GP has not yet replaced the 2006 Plan relate to two specific provisions and several areas still subject to appeal.

As a general principle, rules in the 2GP must be considered along with the rules of the Operative District Plan 2006, 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 schedule of original appeals on the 2GP can be viewed at <https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan/appeals-received-on-the-2gp>.

The schedule of appeals on Variation 2 can be viewed at <https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan/plan-change-dis-2021-1-variation-2>

The 2GP is subject to change at any time. Plan Change 1 (Minor Improvements) to the 2GP was notified on Wednesday 20 November 2024. Rules that protect areas of significant indigenous vegetation or habitats of indigenous fauna, and that protect historic heritage, have immediate legal effect from notification of Plan Change 1. Once the initial submission period ends on 18 December 2024, rules that do not have submissions in opposition to them will be deemed operative. Please refer to our website for more information on Plan Change 1 at <http://www.dunedin.govt.nz/2gp-plan-change-1>.

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

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

OPERATIVE DISTRICT PLAN INFORMATION

Zoning

This property is zoned as follows in the District Plan.

Zone

RESIDENTIAL 1

Noise

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

Noise Zone

50Dt/40Nt dBA, 45SP dBA

SECOND GENERATION 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 **22-Jul-2008**

An Independent Building Report was submitted to Council on **19-Mar-2008**.

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 26 Merchiston Street Dunedin

5033128 27 Merchiston Street Dunedin

LUC-2016-329 Land Use Consent land use consent to undertake earthworks and establish retaining walls and an over height fence. The outcome was Granted on 21/09/2016.

LUC-2015-159 Land Use Consent undertake earthworks for a basement garage for a new dwelling. The outcome was Granted on 01/05/2015.

LUC-2014-32 Land Use Consent construct a new garage and make additions to existing dwelling. The outcome was Granted on 27/02/2014.

5033130 23 Merchiston Street Dunedin

LUC-2016-239 Land Use Consent Land use consent of activity being the establishment of additions and extensions to an existing dwelling, creating breaches of the side yard and height plane angle requirements. The outcome was Granted on 08/07/2016.

[LUC-2015-158](#) Land Use Consent retrospective consent to erect carport. The outcome was Granted on 01/05/2015.

[RMA-1994-356988](#) Resource Management Act (Historical Data) ADDITION OF DECK TO EXISTING HOUSE (Non-Notified - Non Complying). The outcome was Granted on 14/09/1994.

[5033132 19 Merchiston Street Dunedin](#)

[SUB-2021-122](#) Subdivision Consent subdivision consent for a two lot residential subdivision. The outcome was Granted on 13/07/2021.

[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.

[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.

[5033188 32 Merchiston Street Dunedin](#)

[BACT-2021-35](#) Boundary Activity Notice deemed permitted boundary activity to erect a deck in the side yard. The outcome was Issued on 09/06/2021.

[5033212 43 Hunt Street Dunedin](#)

[RMA-1986-351978](#) Resource Management Act (Historical Data) ERECT CARPORT Ownr:DICK (Non-Notified - Non Complying). The outcome was Granted on 23/09/1986.

[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 asphalt and concrete pedestrian footpaths, rocks and vegetation/trees

On the property's frontage the asphalt and concrete pedestrian footpaths, rocks and various privately owned plantings that appear to be located on road reserve. 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.

Existing vehicle crossing - hard surface area needs resurfaced (recommendation only)

The hard surfaced area for this vehicle crossing appears to need resurfaced, *recommendation only*. To meet current Council standards the vehicle crossing is required to be sealed from the edge of carriageway to 5m inside the property boundary. This requirement is to protect the back of the footpath and prevent debris migrating from inside the property out onto the footpath or carriageway. This may be required to be upgraded in the future. Council accepts this situation but accepts no liability and points out that maintenance is the responsibility of the property owner. The Council may require this to be addressed in the future.

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.

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

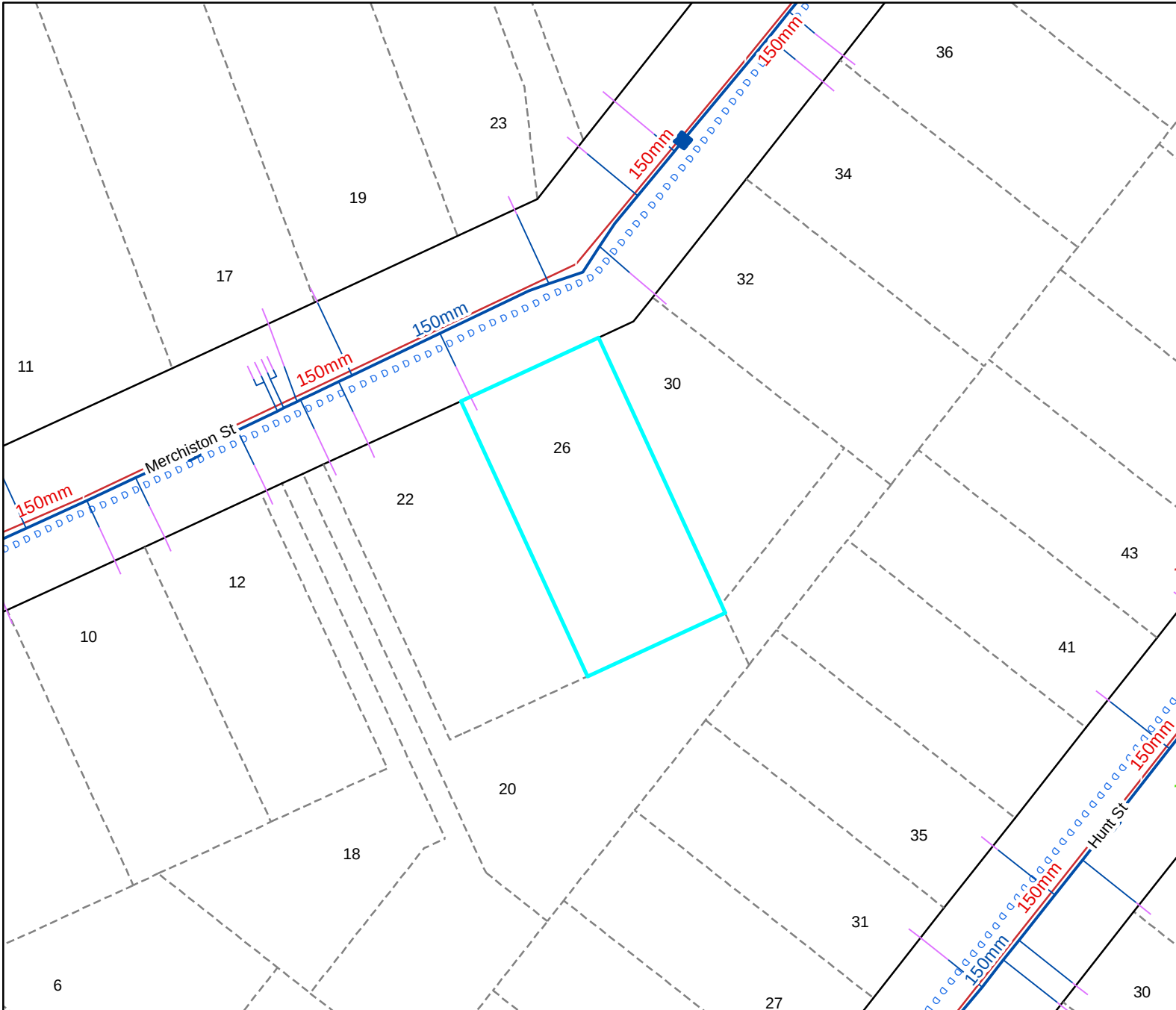
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PARCEL LINES CAN VARY FROM
LEGAL PARCEL BOUNDARIES
This map is for illustration purposes only
and is not accurate to surveying, engineering
or orthographic standards. Every effort
has been made to ensure correctness and
timeliness of the information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

2018-2019 Urban. Copyright DCC/Aerial Surveys
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2006/2007 Urban photography March 2007,
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2006, copyright Terralink International Ltd.



Legend

Water Supply

- Manifold Box
- Water Meter
- Toby
- Meter without manifold box
- Retic Flow Meter
- Combination Meter
- Manifold Box With Restrictor
- Water Valve - Zone
- Non Return Valve
- Water Valve - Gate
- Water Valve - Sluice
- Water Hydrant
- Water Backflow Preventor - RPZ

- Water Non-Return Valve
- Water Pump Station
- Water Bore
- Water Treatment Plant
- Water Storage Tank
- Supply Main
- Trunk Main
- Disused
- Reticulation
- Rider
- Scour
- Water Service Lateral
- Water Fire Service Lateral
- Water Critical Service Lateral
- Water Zone Boundary
- Water Reservoir
- Redundant Water Main

NOTE: Private water services have the same symbols as those above, however they are coloured pink.

Foul Sewerage

- Standard Manhole
- Valve Chamber (pressurised)
- Boundary Kit
- Non-Return Valve
- Pump Station Domestic
- Drop Manhole
- Inspection Manhole
- Inspection Opening
- Lamphole
- Outlet

- Pump Station
- Treatment Plant
- Vent
- Foul Sewer Node
- Foul Drains in Common (public)
- Sewer
- Trunk Sewer
- Vent Line
- Rising Main
- Redundant Foul Sewer Pipe

NOTE: Private foul drains have the same symbols as those above, however they are coloured orange.

Stormwater

- SW Bubble-up Tank
- SW Drop Manhole
- SW Insp Chamber and Grating Inlet
- SW Inspection Manhole
- SW Inspection Opening
- SW Lamphole
- SW Mudtank Inlet
- SW Outlet
- SW Pipe Inlet
- SW Pressure Manhole
- SW Standard Manhole
- SW Stormwater Node

- Roading Bubble-Up Tank
- Roading Mudtank
- Stormwater Main
- Stormwater Trunk Main
- DCC Open Channel
- Piped WC
- Open WC
- Culvert
- Stormwater Mudtank Pipe
- Redundant Stormwater Main
- SW Sump
- SW Pump Station

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

General

- DCC Water & Waste Structure
- Railway Centreline

Cadastral

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

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



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

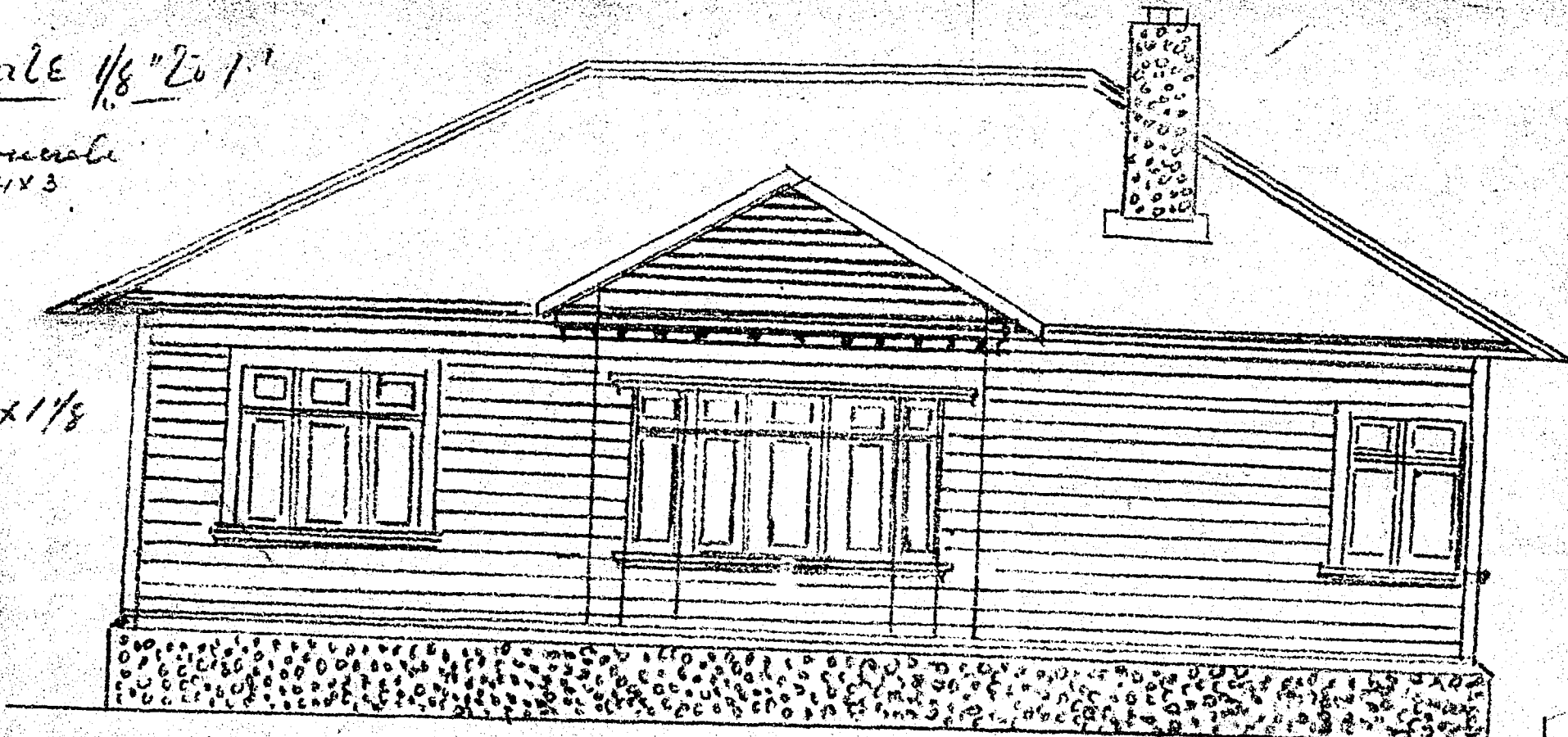
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PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES This map is for illustration purposes only and is not accurate to surveying, engineering or orthophotographic standards. Every effort has been made to ensure correctness and timeliness of the information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

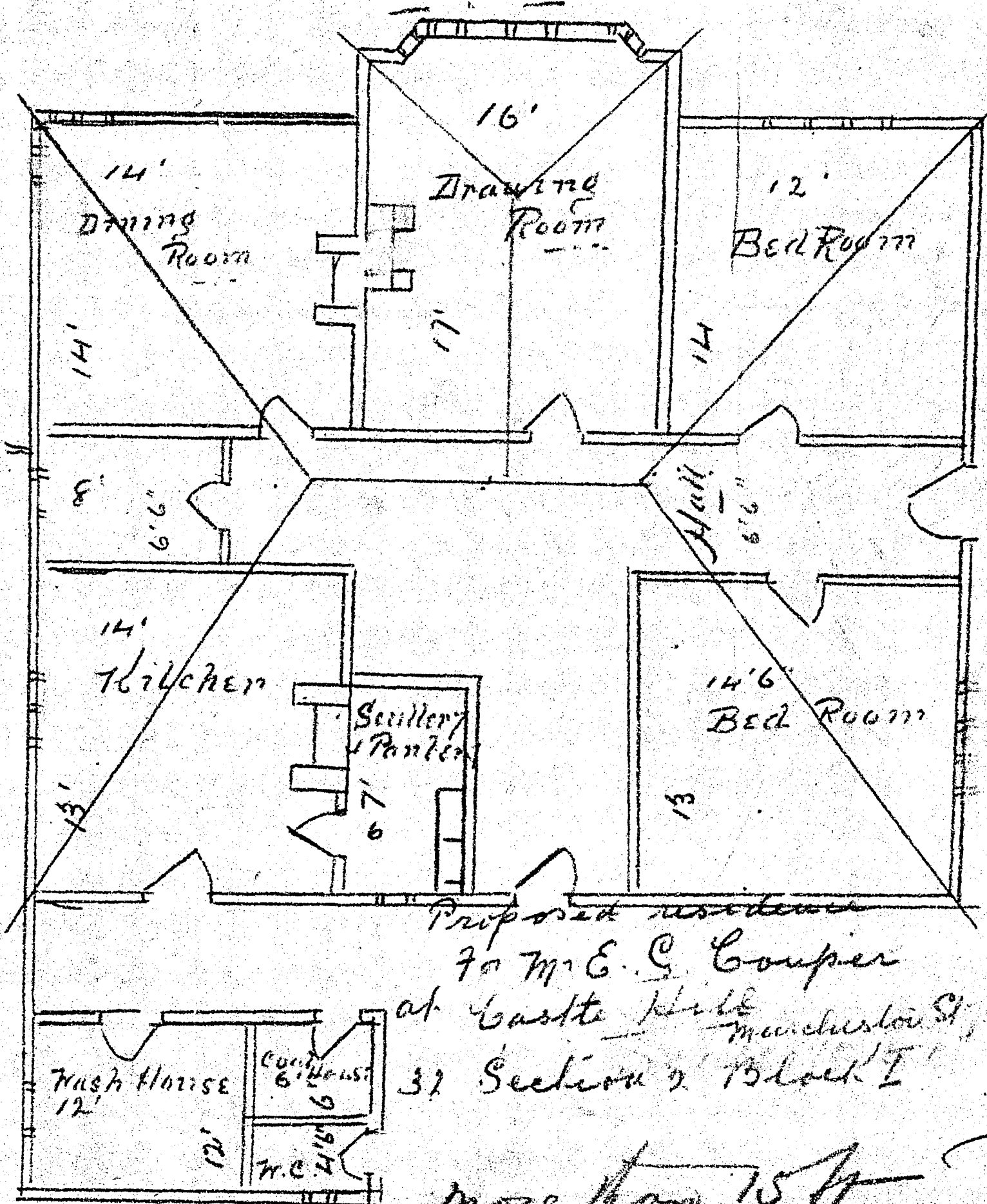
2018-2019 Urban. Copyright DCC/Aerial Surveys Ltd. Rural, ORC/Aerial Surveys Ltd. CC BY 4.0 NZ
2013 Urban and rural photography Jan/Feb 2013. Copyright DCC. CC BY 3.0 NZ.
2006/2007 Urban photography March 2007, copyright NZAM. Rural photography March 2006, copyright Terralink International Ltd.

Scale $\frac{1}{8}" = 1'$

Foundation Concrete
 Floor Plates 4x3
 Plank 2x2
 Posts 5x2
 Studs 2x2
 Rafters 4x2
 Purlins 3x2
 Ridges & Nails 8x1 1/8
 Roof, Snow



Elevation



Proposed residence
 for Mr. E. C. Couper
 at Castle Hill
 Manchester St.
 31 Section 2 Block I

more than 15 ft

6486

DUNEDIN DRAINAGE AND SEWERAGE BOARD

HOUSE CONNECTION PLAN.

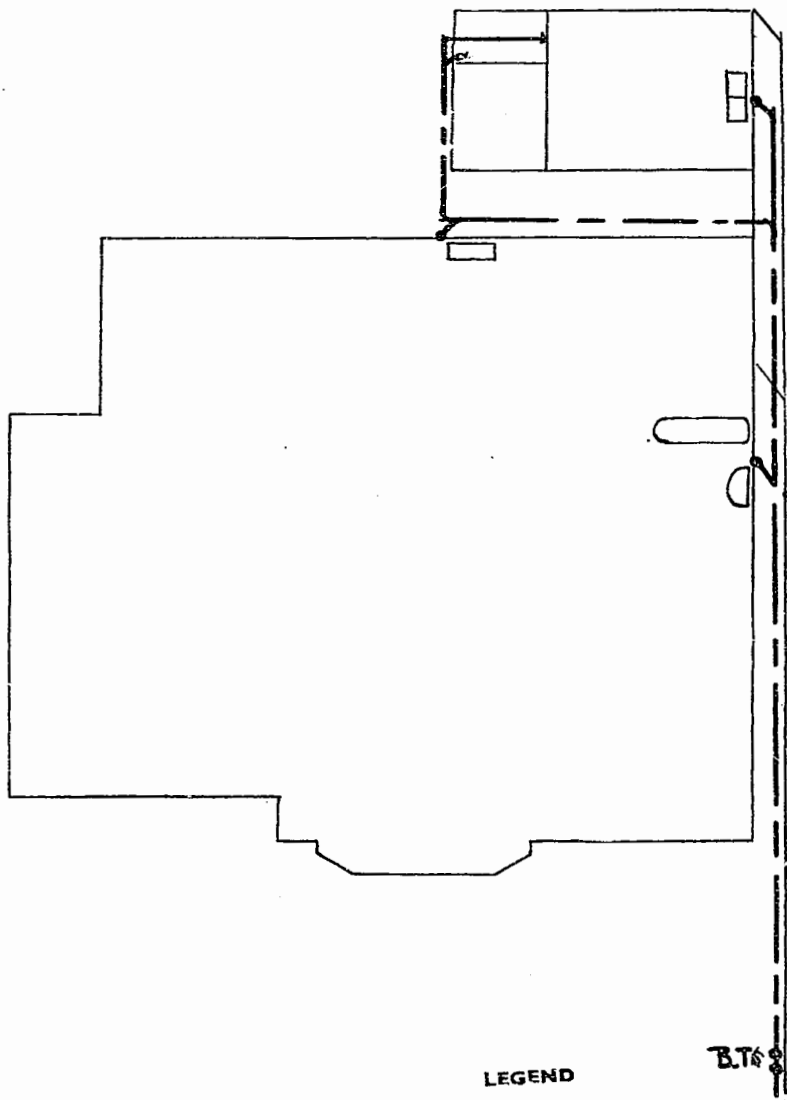
APPLICATION No. B-4259

DATE

19. 12. 78

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

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



LEGEND

- Existing Drains
- New Foul Drains
- New Stormwater Drains

Owner

Mr. Cooper

Street

Merichiston St.

Locality

Anderson Bay

Block

Castle Hill

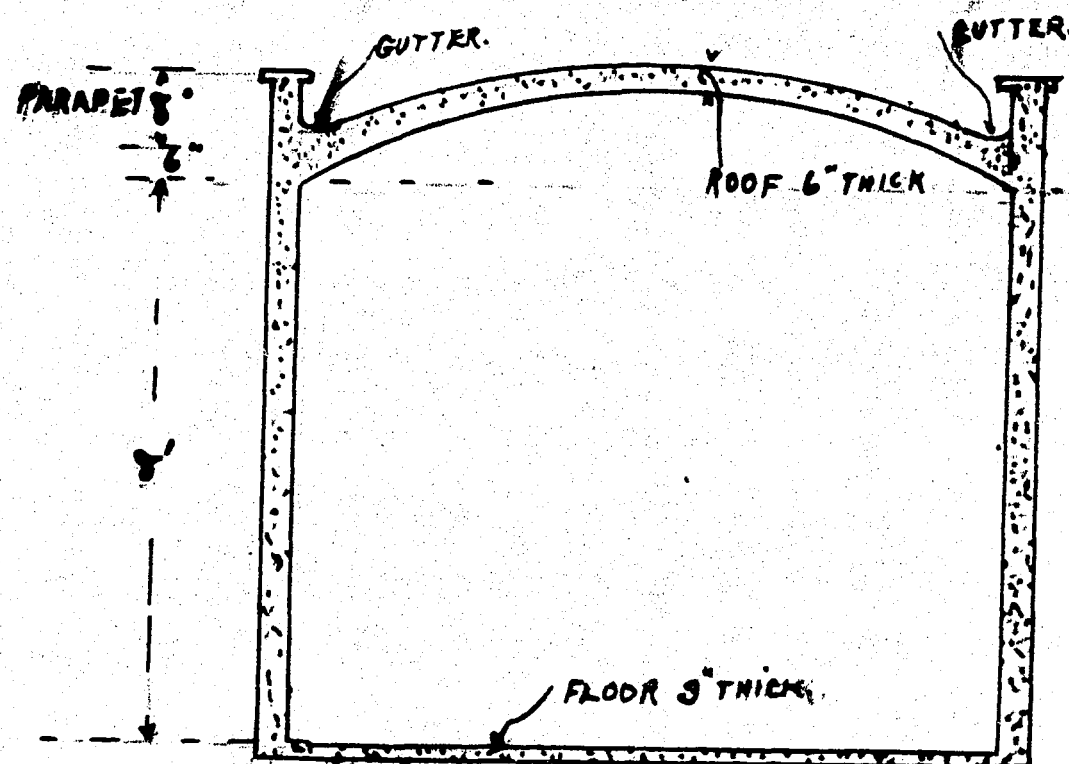
Section 32

Allotment

Signature of Drainer

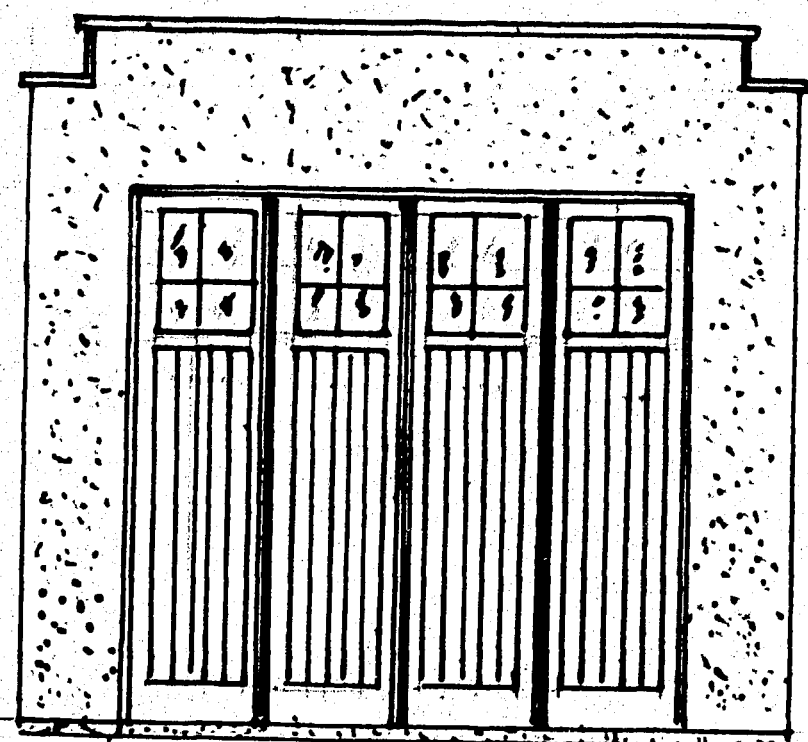
J. Wilson

— GARAGE —
 — FOR —
 — MR. G. T. ANDERSON —
 — 26 MERCHISTON ST. 26 ANDERSON'S BAY. —
 — BLOCK CASTLE HILL —
 — SECTION 32 —

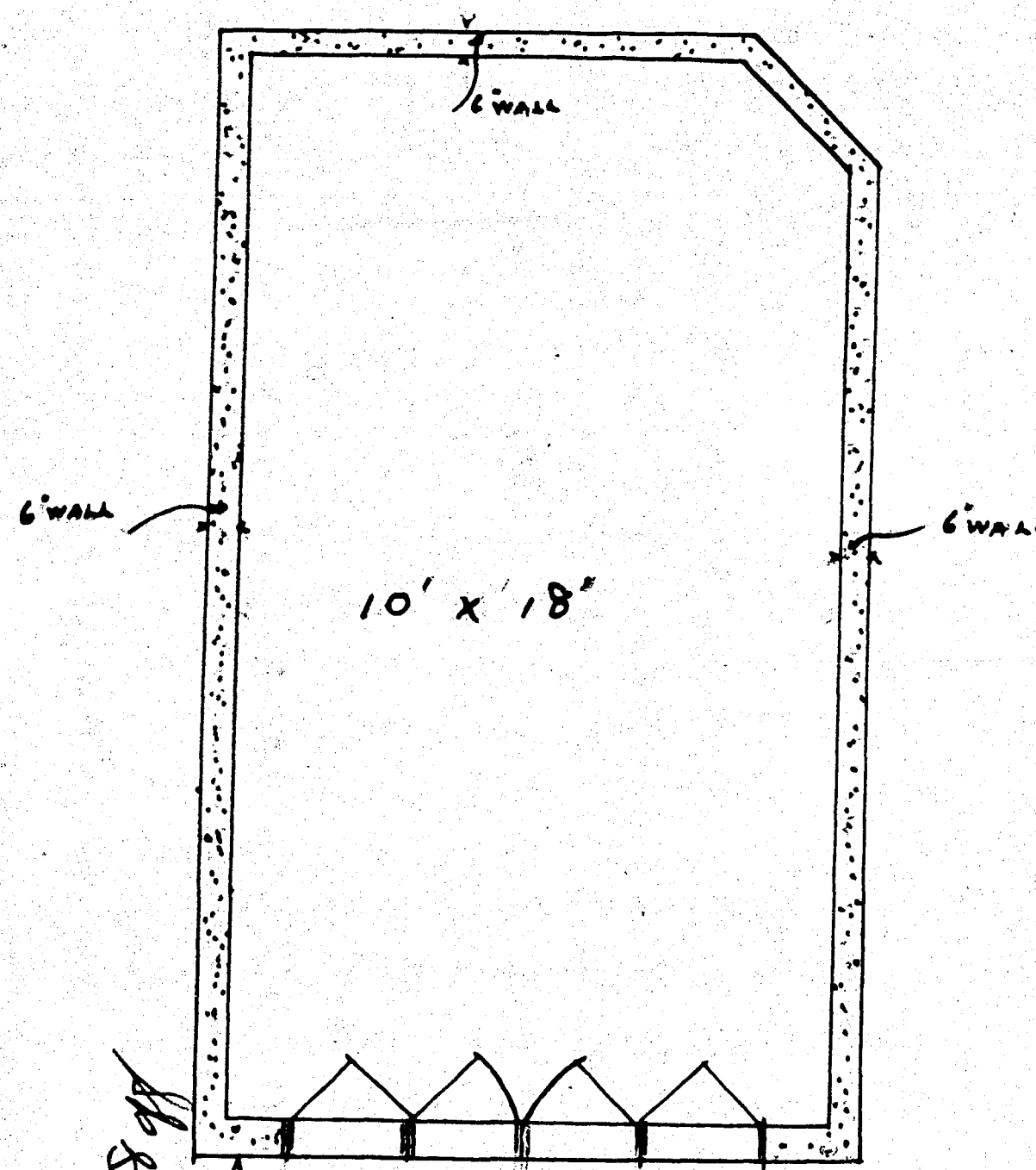


— SECTION —

— SCALE $\frac{1}{4}$ INCH = ONE FOOT. —



— FRONT ELEVATION. —



of low 8 ft
 2 centre of
 10 ft
 10 ft

— PLAN —



Part of 7 garage to remove
 to school. Thanks!
 H. J. S. S. S.
 Chief Engineer
 11/5/32

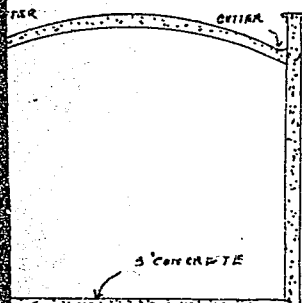
C/6937

— GARAGE —
 — FOR —
 — MR. G.T. ANDERSON. —
 — 26 MERCHISTON ST. N^o 26 ANDERSON'S BAY. —
 — BLOCK CASTLE HILL —
 — SECTION. 32. —

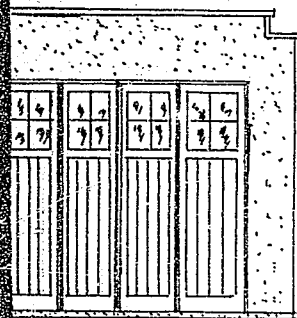
LEGEND

— Existing Drain
 - - - New Foul Drains
 - - - - New Stormwater Drains

— SCALE $\frac{1}{4}$ INCH = ONE FOOT —

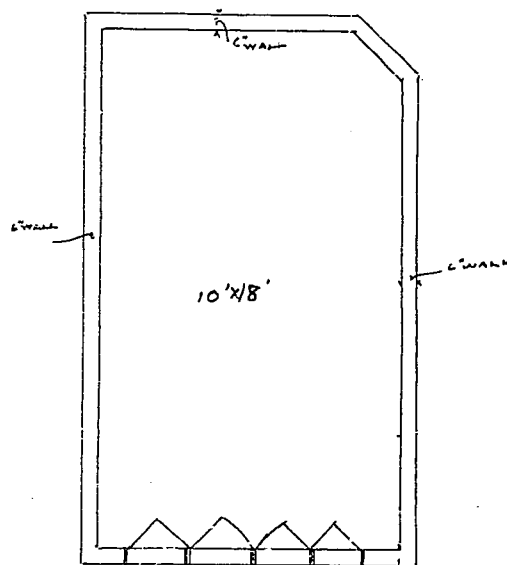


SECTION.

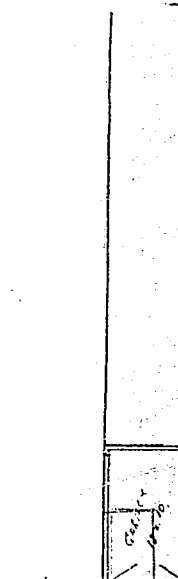


FRONT ELEVATION.

10K
 8D

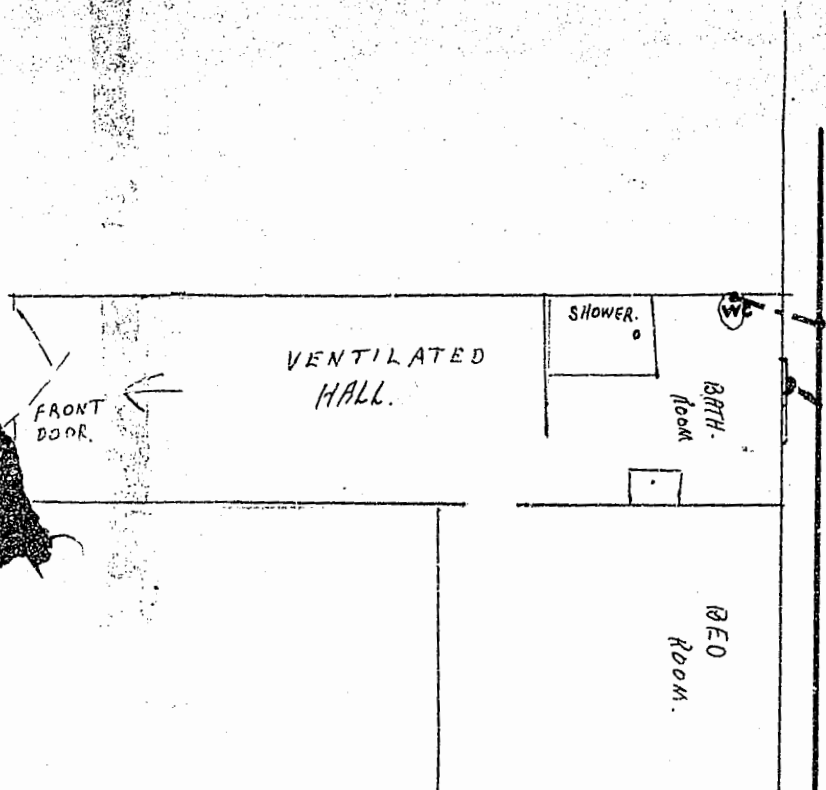


PLAN.



Ch. section

49491
SV



INSTALL NEW S.V.C.

IN BATH ROOM.

DR. JACK.

26 MERCHISTON ST.

Merchison st. Foot way.

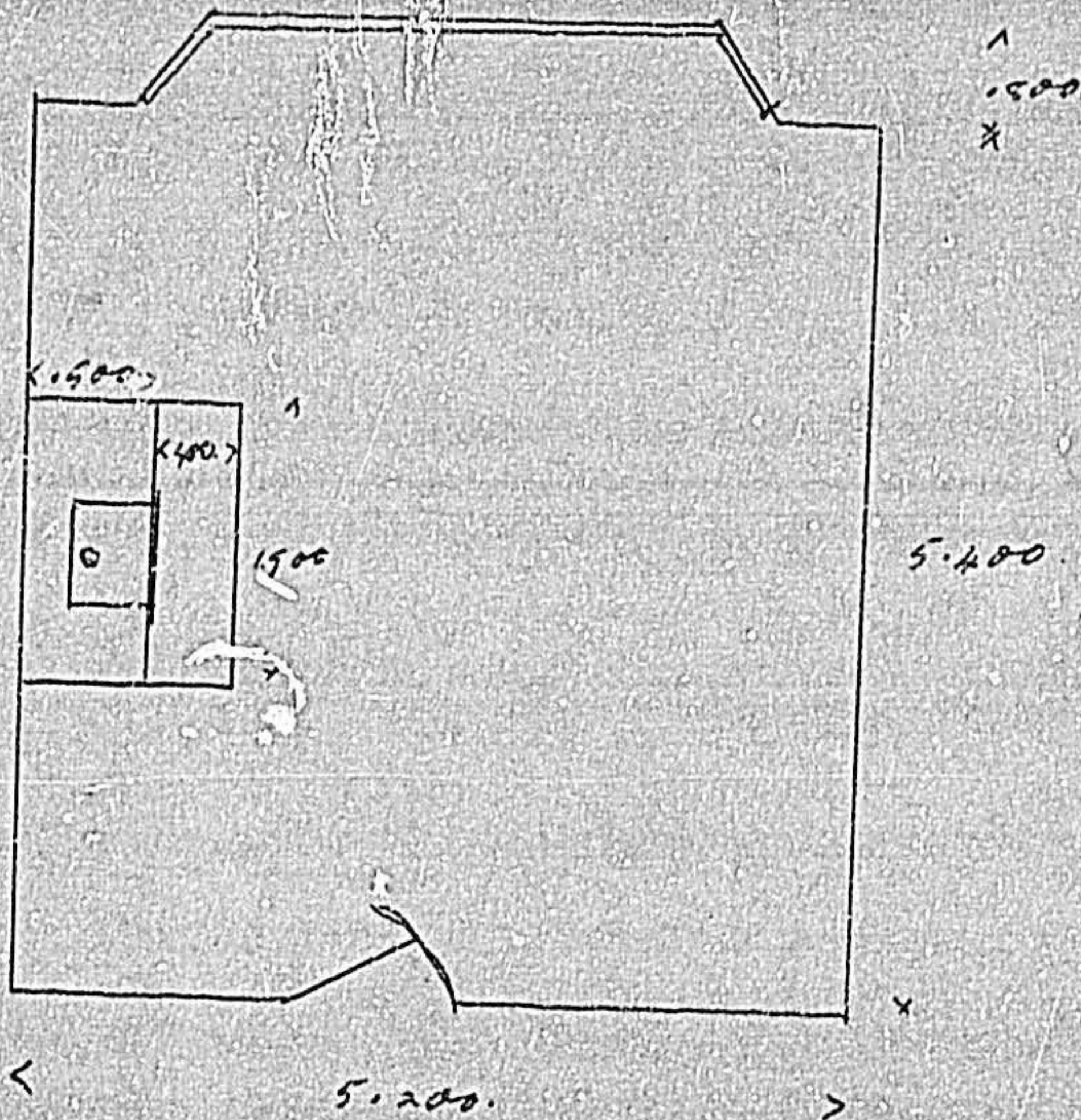
Storm
water
Drain

Campbell

20 Meridian St.

Andy Bay

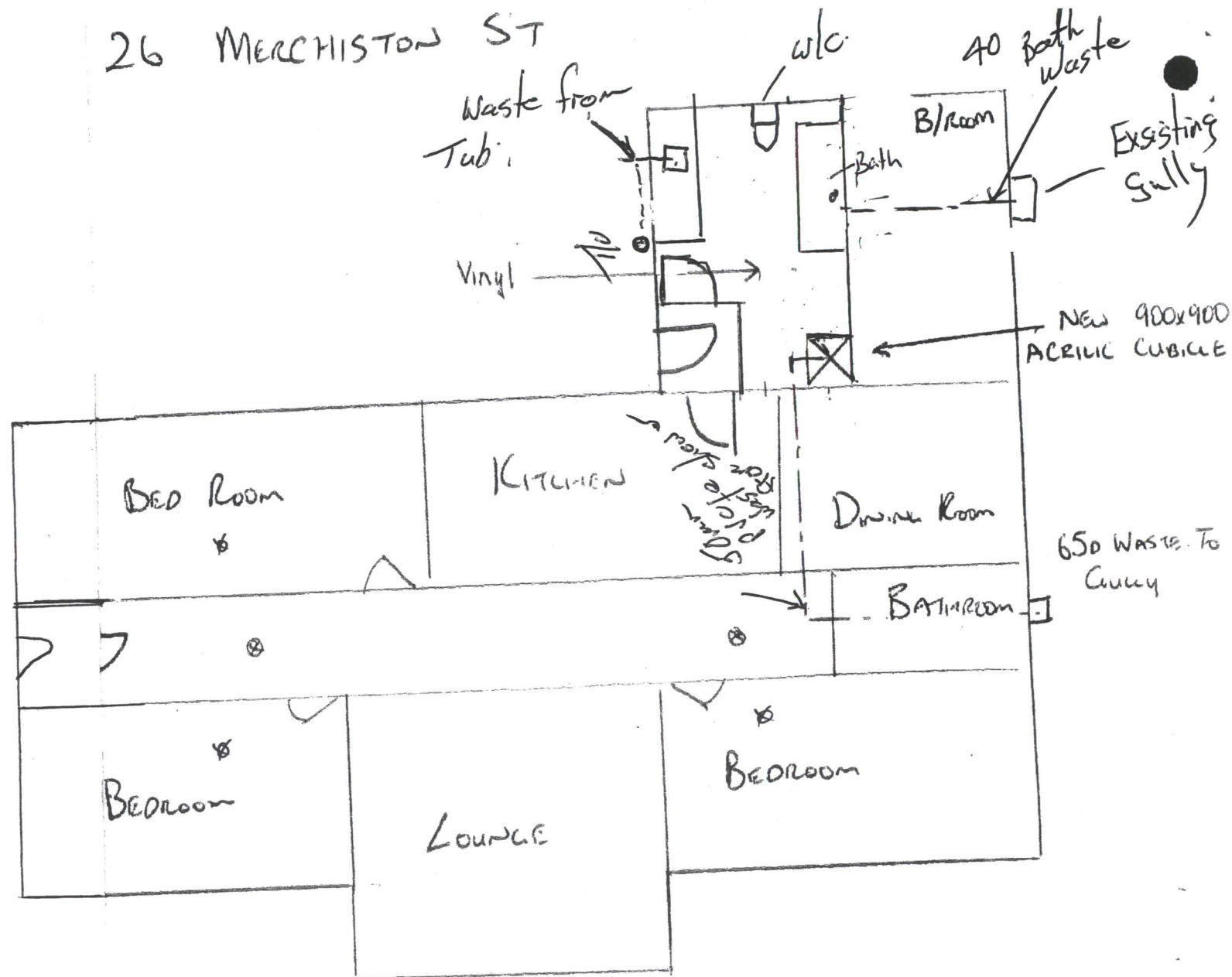
Transtell Yucca Tubault Heater



5575

ABA-2013-403

26 MERCHISTON ST



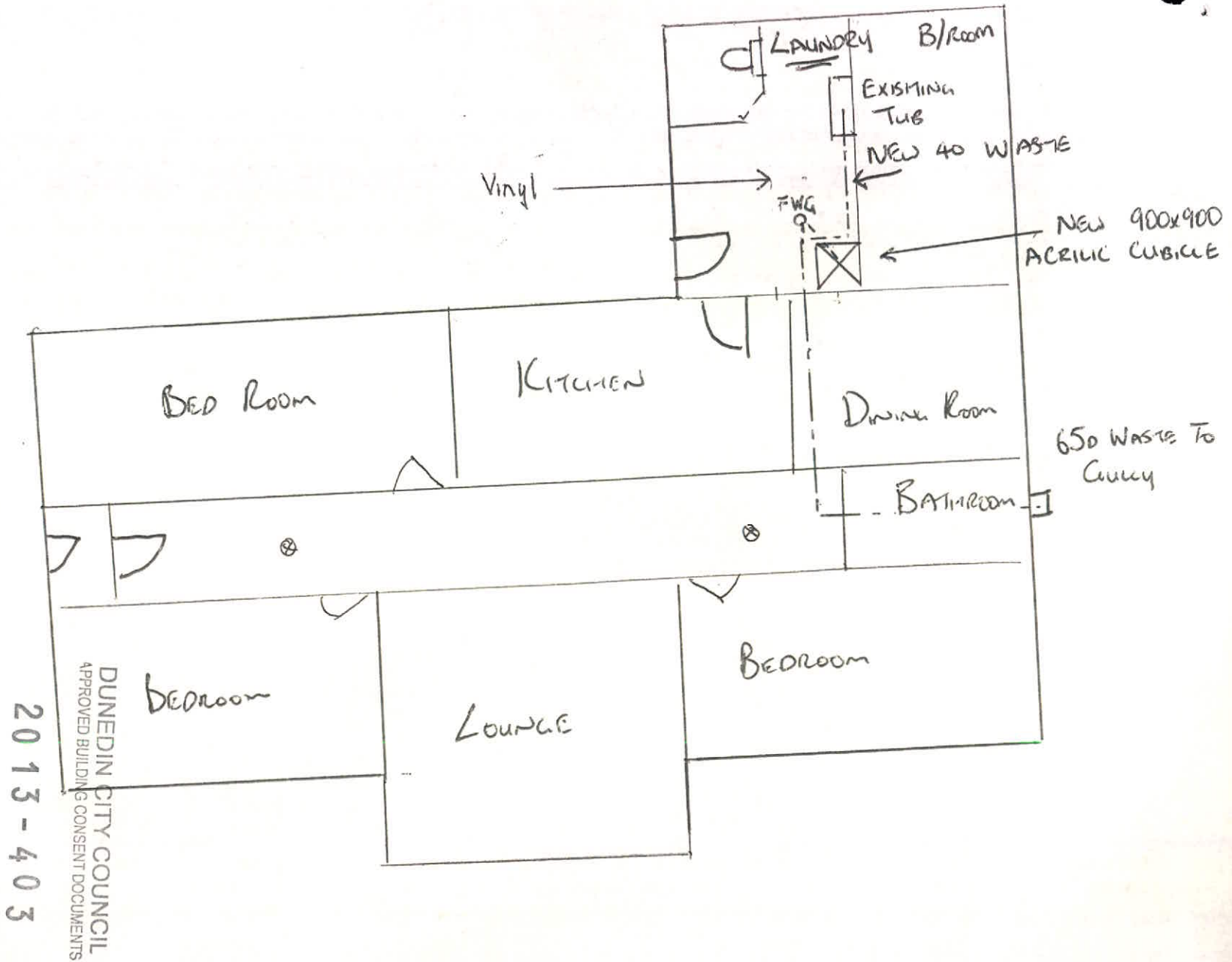
As Built Plan Approved | Dunedin City Council

Building Consent: ABA-2013-403

Asbuilt Floor Plan

Date: 28-07-25

26 MERCHISTON ST



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
Plumbing
Health
Date 15-04-13
Date

NOTE

Seal in place in laundry to
comply with NZS 4903

Code Compliance Certificate Form 7

Section 95, Building Act 2004

T A Barlow
26 Merchiston Street
Dunedin 9013

The building

Street address of building: 26 Merchiston Street Dunedin

Legal description of land where building is located: LOT 32 DP 1796

Building Name: N/A

Location of building within site/block number: N/A

Level/unit Number: N/A

Current, lawfully established, use: Housing

Number of occupants: 2

Year first constructed: 1930

The owner

Name of owner: T A Barlow

Contact person: T A Barlow

Mailing address: 26 Merchiston Street, Dunedin 9013

Street address/registered office:

Mobile: 027 777 1591

Landline:

Email address: trevorb@ashburnerfrancis.com.au

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

Building work

Building Consent Number: ABA-2021-673 Install Pyroclassic IV Heater in Dwelling

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

Issued by: Dunedin City Council

Code Compliance

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

- (a) The building work complies with the building consent



Team Leader Inspections
On behalf of Dunedin City Council

Date: 21 June 2021

BUILDING CONSENT - ABA-2021-673

(Section 51, Building Act 2004)

Form 5

The building

Street address of building: 26 Merchiston Street Dunedin

Legal description of land where building is located: LOT 32 DP 1796

Building Name: N/A

Location of building within site/block number:

Level/unit Number:

The owner

Name of owner: T A Barlow

Contact person: T A Barlow

Mailing address: C/O Andrew Rawstorn, 10 Holyrood Avenue, Dunedin 9010

Street address/registered office:

Mobile: 027 777 1591

Landline:

Email address: trevorb@ashburnerfrancis.com.au

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

Building work

The following building work is authorised by this building consent:

Install Pyroclassic IV Heater in Dwelling

This building consent is issued under Section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

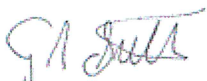
Compliance Schedule

A compliance schedule is not required for the building.

Attachments

Copies of the following documents are attached to this building consent:

Record of required site inspections (section 90(2) of the Building Act 2004)



Grant Sutton

Authorised Officer

On behalf of Dunedin City Council

Date: 19 April 2021

Ground Floor

DOMESTIC SMOKE ALARM

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

TOTAL AREA: 163.75 m² • LIVING AREA: 163.75 m² • ROOMS: 7

DUNEDIN CITY COUNCIL

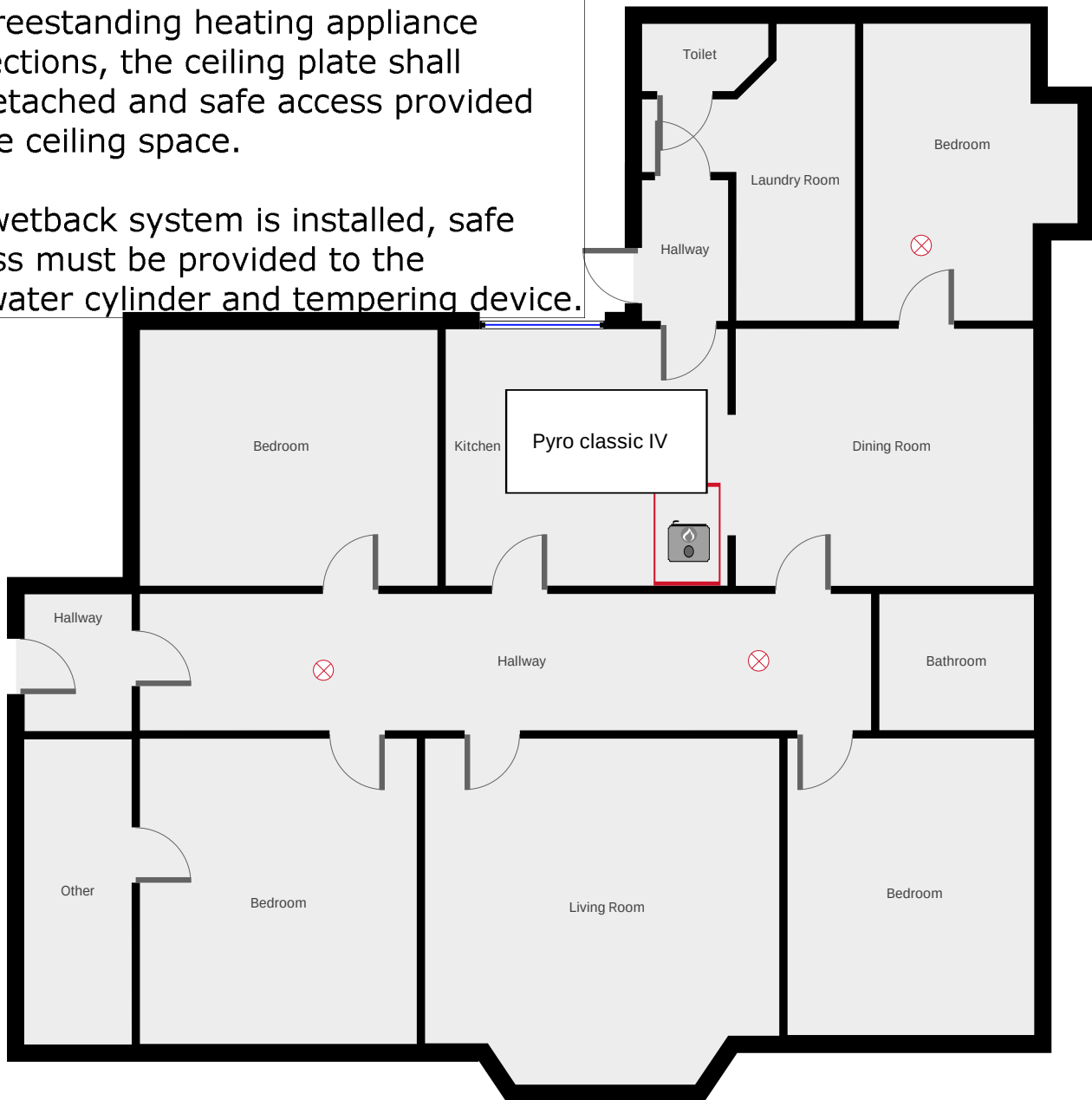
Plans and Specifications approved in accordance with the NZ Building Code.
 To be retained on works and produced on request.

Date: 15/04/2021 Building: H J Veldkamp

IMPORTANT INFORMATION

For freestanding heating appliance inspections, the ceiling plate shall be detached and safe access provided to the ceiling space.

If a wetback system is installed, safe access must be provided to the hot water cylinder and tempering device.



Smoke alarms

26 Merchiston Street , Dunedin

In granting this building consent the Council is satisfied that the proposed building works comply with the Building Code. Please note, that the council has not reviewed and makes no statement as to whether any other building work (other than those for which this consent is granted) either existing or proposed, referred to or shown on the application, plan, diagram or specification, comply with the Building Code or has been legally established.

Code Compliance Certificate Form 7
Section 95, Building Act 2004

T A Barlow
C/O Brown's Chimney's Dunedin Limited
24 Edith Street
Fairfield
Dunedin 9018

The building

Street address of building: 26 Merchiston Street Dunedin
Legal description of land where building is located: LOT 32 DP 1796
Building name: N/A
Location of building within site/block number: N/A
Level/unit number: N/A
Current, lawfully established, use: housing
Number of occupants: 2

Year first constructed: 1940

The owner

Name of owner: T A Barlow
Contact person: T A Barlow
Mailing address: C/O Brown's Chimney's Dunedin Limited, 24 Edith Street, Fairfield, Dunedin 9018
Street address/registered office:
Mobile: 027 777 1591
Landline:
Email address: trevor80@gmail.com
First point of contact for communications with the building consent authority: As above

Building work

Building Consent Number: ABA-2022-1739 - Install Jayline IS550 Insert Heater in Dwelling
This CCC also applies to the following amended consents:
ABA-2023-1494 - Amendment - Delete Jayline IS550 Insert and Install Jayline FR300 Heater in Alcove
Issued by: Dunedin City Council

Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that-
(a) The building work complies with the building consent



Team Leader Inspections
On behalf of Dunedin City Council

Date: 1 December 2023

The building

Street address of building: 26 Merchiston Street Dunedin

Legal description of land where building is located: LOT 32 DP 1796

Building Name: n/a

Location of building within site/block number: n/a

Level/unit Number: n/a

The owner

Name of owner: T A Barlow

Contact person: T A Barlow

Mailing address: C/O Brown's Chimney's Dunedin Limited, 24 Edith Street, Fairfield, Dunedin 9018

Street address/registered office:

Mobile: 027 777 1591

Landline:

Email address: trevor80@gmail.com

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

Building work

The following building work is authorised by this building consent:

Install Jayline IS550 Insert Heater in Dwelling

This building consent is issued under Section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

This building consent is subject to the following conditions:

Agents authorised by the building consent authority for the purposes of the Building Act 2004 section 90(1) are entitled at all times during normal working hours or while building work is being done, to inspect land and buildings.

Compliance Schedule

A compliance schedule is not required for the building.

Attachments

Copies of the following documents are attached to this building consent:

Record of required site inspections - Building Act 2004 section 90(2)



Grant Sutton

Authorised Officer

On behalf of Dunedin City Council

Date: 13 September 2022



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

DUNEDIN CITY COUNCIL
Plans and Specifications approved in accordance with the NZ Building Code.
To be retained on works and produced on request.
Date: 09/09/2022 Building: J Richards

In granting this building consent the Council is satisfied that the proposed building works comply with the Building Code. Please note, that the council has not reviewed and makes no statement as to whether any other building work (other than those for which this consent is granted) either existing or proposed, referred to or shown on the application, plan, diagram or specification, comply with the Building Code or has been legally established.

Building Consent - ABA-2023-1494

(Section 51, Building Act 2004)

Form 5

The building

Street address of building: 26 Merchiston Street Dunedin

Legal description of land where building is located: LOT 32 DP 1796

Building name: N/A

Location of building within site/block number: N/A

Level/unit number: N/A

Owner

Name of owner: T A Barlow

Contact person: T A Barlow

Mailing address: C/O Brown's Chimney's Dunedin Limited, 24 Edith Street, Fairfield, Dunedin 9018

Street address/registered office:

Mobile: 027 777 1591

Landline:

Email address: trevor80@gmail.com

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

Building work

The following building work is authorised by this building consent:

Amendment to ABA-2022-1739 - Delete Jayline IS550 Insert and Install Jayline FR300 Heater in Alcove

This building consent is issued under Section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building). This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

This building consent is subject to the following conditions:

Agents authorised by the building consent authority for the purposes of the Building Act 2004 section 90(1) are entitled at all times during normal working hours or while building work is being done, to inspect land and buildings.

Compliance Schedule

A compliance schedule is not required for the building.

Attachments

Copies of the following documents are attached to this building consent:

Record of required site inspections - Building Act 2004 section 90(2)



Team Leader Processing (Building Consents)

On behalf of Dunedin City Council

Date of issue: 11 September 2023

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

Date: 01/09/2023 Building: J Richards

In granting this building consent the Council is satisfied that the proposed building works comply with the Building Code. Please note, that the council has not reviewed and makes no statement as to whether any other building work (other than those for which this consent is granted) either existing or proposed, referred to or shown on the application, plan, diagram or specification, comply with the Building Code or has been legally established.

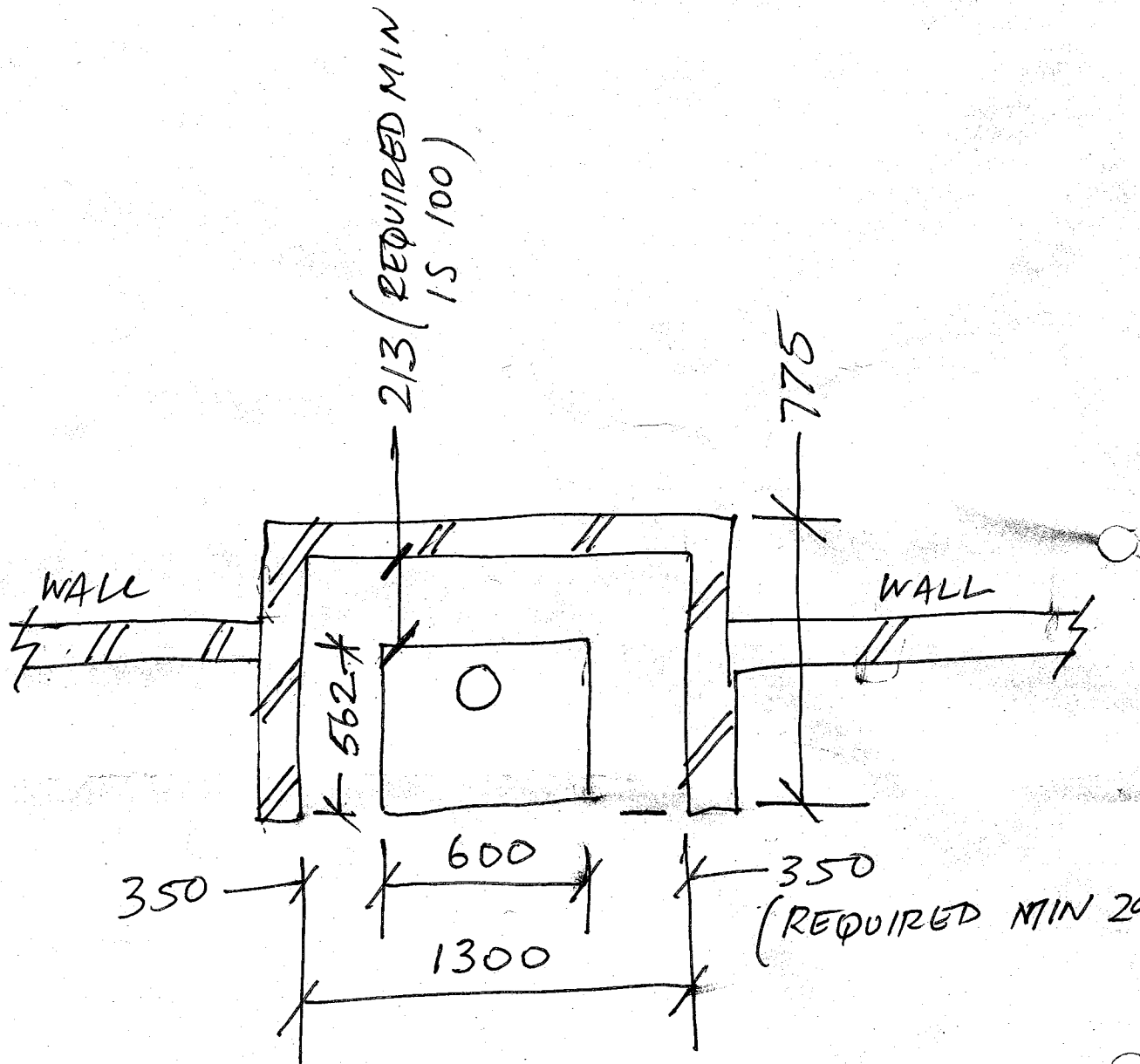
DOMESTIC SMOKE ALARM
Smoke alarms complying with
the NZBC clause F7 are
required in this building.

IMPORTANT INFORMATION
For freestanding heating appliance
inspections, the ceiling plate shall
be detached and safe access provided
to the ceiling space.

If a wetback system is installed, safe
access must be provided to the
hot water cylinder and tempering device.

BCO Note: Smoke
alarms required on
path of egress in all
intervening spaces





FRONT OF
FIRE
JAYLINE FR 300

Enquiries to: Neil McLeod
Direct Phone: 03 474 3890

19 March 2008

Attention Gina Chin
Gallaway Cook Allan
P O Box 143

RY NMB 633187

PTION Alterations itchen/laundry

ise that your report on the above property has been received by Council and will be
ed on the Development Services property file for the property, **as verification that
building is not dangerous or unsanitary in terms of Sections 121 and 123 of
Building Act 2004.** No action will be taken at this time in regard to the offence
building work has been carried out without the required permit.

IMPORTANT TO NOTE

- . The accuracy of the content of the report has not been validated by the Council.
 - . The Council has not inspected the building works referred to in the report.
 - . The Council has not considered the report in any way in regard to compliance
- Yours faithfully

Neil McLeod

CHIEF BUILDING CONTROL OFFICER

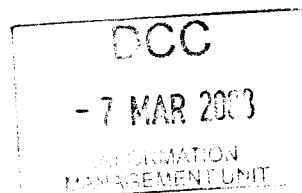
gallaway cook allan

L A W Y E R S

incorporating blake horder gowing

6 March 2008

Building Control
Dunedin City Council
PO Box 5045
DUNEDIN



DUNEDIN
Corner High &
Princes Streets
PO Box 143
DX YP80023
Dunedin 9054
New Zealand

T **03 477 7312**
F 03 477 5564

Dear Sir/Madam

26 MERCHISON STREET, ANDERSONS BAY, DUNEDIN

We act for the Cooke Family Trust, the trustees of which are A G Cooke and Clarke Craw & Company Nominees Limited.

The Cooke Family Trust owns the residential property at 26 Merchison Street, Andersons Bay, Dunedin.

Our client has informed us that prior to it purchasing the property in 1994, unpermitted alterations were undertaken to the kitchen and laundry. We **enclose** a copy of a letter from B F Whitham Limited dated 6 March 2008.

We will be obliged you will confirm that the Council will accept the enclosed letter from B F Whitham and that the same will be placed on the property file for future reference.

If you have any questions or require further details, please do not hesitate to contact the writer.

Yours faithfully
GALLAWAY COOK ALLAN

A handwritten signature in black ink, appearing to be "Gina Chin", written over a horizontal line.

Gina Chin
Associate (Dunedin)

Email: gina.chin@gcalegal.co.nz
Direct Dial: (03) 474 9764

WANAKA
33-35 Reece Crescent
PO Box 450
DX ZP96504
Wanaka 9343
New Zealand

T **03 443 0044**
F 03 443 6651

DUNEDIN PARTNERS
John Anderson
Helen Davidson
Stephen Grant
Nicky Hay
Roger Macassey
Phil Page
David Robinson
Diccon Sim
David Smillie
John Walker

WANAKA PARTNERS
David Brent
Peter Gowing
Felicity Hayman
Tony Horder

ASSOCIATES
Gina Chin
Gareth Foley
Kathy Grant
Jo Hambleton
Chris Thomsen

CONSULTANTS
Warren Alcock
Iain Gallaway

CHIEF EXECUTIVE
Karyn Close

NOTARIES PUBLIC
David Brent
Iain Gallaway
Peter Gowing



BF WHITHAM LTD
Civil and Structural Engineer

COPY

388 Stuart Street
DUNEDIN 9001
Tel 64 3 467 6137 Fax 64 3 467 6148
Mobile 0274449 302
Email : bwhitham@xtra.co.nz

Ref: B 8041-1

6 March 2008

Mr Alan Cooke
26 Merchison Street
Dunedin

Dear Alan,

Re: Your residence at 26 Merchison Street

Further to your instructions I inspected the above noted property on the 6 March 2008.

The property, I am informed was originally constructed in 1923 approximately. The alterations to the laundry / kitchen area were carried out in the 1950s. The altered structure is therefore some 50 years old. It is a standard domestic bungalow with weather board cladding and corrugated iron roof.

My opinion is requested on its structural integrity. This opinion was formed on a visual inspection of the external and internal cladding. There are no obvious signs of structural distress in either the internal or external cladding which suggests the underlying structure is in good order.

Accepting its age and good state of repair, I am of the opinion this structure is in a safe and sound condition for a building of this age.

Yours faithfully

Bernard Whitham
MIPENZ (Civil), CPEng IntPE, Regn no. 58201, MBA (Tech Mgt.)

Enquiries to: Neil McLeod
Direct Phone: 03 474 3890

22 July 2008

Attention Gina Chin
Gallaway Cook Allan
P O Box 143
Dunedin 9054

Dear Madam

**REQUEST TO FILE REPORT ON BUILDING WORK CONSTRUCTED OR ALTERED
WITHOUT A BUILDING PERMIT**

PROPERTY ADDRESS: 26 Merchiston Street, Andersons Bay, Dunedin
PROPERTY NUMBER: 5033187
DESCRIPTION: Sunroom Addition

I advise that your report on the above property has been received by Council and will be placed on the Development Services property file for the property, **as verification that the building is not dangerous or unsanitary in terms of Sections 121 and 123 of the Building Act 2004.** No action will be taken at this time in regard to the offence that building work has been carried out without the required permit.

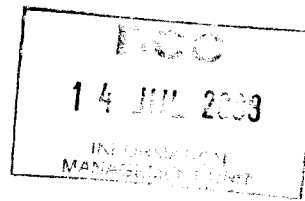
IMPORTANT TO NOTE

1. The accuracy of the content of the report has not been validated by the Council.
2. The Council has not inspected the building works referred to in the report.
3. The Council has not considered the report in any way in regard to compliance with the Building Code, or to assess the quality of work.
4. The filing of the report

gallaway cook allan
LAWYERS

incorporating blake horder gowing

10 July 2008



Building Control
Dunedin City Council
PO Box 5045
DUNEDIN

DUNEDIN
Corner High &
Princes Streets
PO Box 143
DX YP80023
Dunedin 9054
New Zealand

T **03 477 7312**
F 03 477 5564

Dear Sir/Madam

26 MERCHISON STREET, ANDERSONS BAY, DUNEDIN

We act for the Cooke Family Trust, the trustees of which are A G Cooke and Clarke Craw & Company Nominees Limited.

The Cooke Family Trust owns the residential property at 26 Merchison Street, Andersons Bay, Dunedin.

We **enclose** a copy of a letter from B F Whitham Limited dated 8 July 2008.

We will be obliged you will confirm that the Council will accept the enclosed letter from B F Whitham and that the same will be placed on the property file for future reference.

If you have any questions or require further details, please do not hesitate to contact the writer.

Yours faithfully
GALLAWAY COOK ALLAN



Gina Chin
Associate (Dunedin)

Email: gina.chin@gcalegal.co.nz
Direct Dial: (03) 474 9764

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Civil and Structural Engineer

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Ref: B 8041-3

8 July 2008

Mr Alan Cooke
26 Merchison Street
Dunedin

Dear Alan,

Re: Your residence at 26 Merchison Street

Further to your instructions I inspected the above noted property on the 8 July 2008 with special reference to the "sunroom" area adjacent to the main entry door. My opinion is requested on its structural integrity.

This letter shall be read in conjunction with my earlier letter dated 6 March 2008.

The sunroom appears to be an added addition. The floor is constructed from 100 x 75 bearers at 850mm centres and 75 x 100 and 50 x 100 floor joists at 560mm centres spanning some 850mm. The floor boarding is tongue in groove rimu. All structural members in the floor satisfy the stresses and deflection limits of NZS1170 : 2004 Structural Design Actions.

The walls and roof structure of the sunroom are concealed but there is no sign of structural distress in the walls or roof which suggests the structure is in good order.

As stated in my earlier report, considering its age and good state of repair, I am of the opinion this structure is in a safe and sound condition.

Yours faithfully

Bernard Whitham
MIPENZ (Civil), CPEng IntPE, Regn no. 58201, MBA (Tech Mgt.)

