

ONE AGENCY

Disclaimer

The information in this pack has been provided by or on behalf of our client. It is made available by us in good faith. One Agency cannot warrant the content or completeness of this document. We have used our best endeavours to provide complete documentation and correct information.

However, to the extent that a recipient relies on any of this material, the recipient does so at their own risk. We will not be liable in any way for any incorrect or incomplete information in this material and no recipient will have any claim against us arising from any information contained or omitted from this material. A prospective purchaser should undertake their own due diligence or obtain advice from their own lawyers before entering into any Agreement for Sale and Purchase.

Please be aware that this LIM report is from **15 July 2019** and there may be some differences between this report and a current LIM report.

Dunedin City Council Land Information Memorandum

85618

**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 **15 July 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

180 Evans Street Dunedin

LIM Applicant
Print Date

Joanne Stanford
15-Jul-2019

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PROPERTY DETAILS

Property ID	5068075
Address	180 Evans Street Dunedin
Parcels	LOT 32 DP 9625

Rubbish Day	Monday
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RATES DETAILS

Rate Account	2068075
Address	180 Evans Street Dunedin
Valuation Number	26760-51536

Latest Valuation Details

Capital Value	\$375,000
Land Value	\$150,000
Value of Improvements	\$225,000
Area (Hectares)	0.0948HA
Units of Use	1

Current Rates

Current Rating Year Starting	01-Jul-2019
Dunedin City Council Rates	\$2,520.43

Rates Outstanding for Year	\$2,428.13
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For further explanation on the rate account, or to enquire about information referred to on this page, please contact Rates Staff between 8:30am and 5:00pm weekdays at the enquiries counter on the Ground floor of the Civic Centre, 50 The Octagon, Dunedin, or by phoning 477 4000.

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

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 drain to street channel.

Private Foul Drains servicing existing buildings

There are Private Foul drains servicing existing buildings on this land. Foul drain to street channel.

Seepage

Request 306427

13/4/2017 - Building control officer has advised the property owners need to contact an engineer if they are concerned. Have phoned mobile number & left message on answerphone and my contact number. Tom C. Met with owner on site, advised owner to contact insurance company. Nothing Council can enforce as the water appears to be natural servitude. Has sustained some water damage to her property from water coming down off the hillside. She thinks that her property is at quite an extreme risk and would like someone to go up there to inspect it as soon as possible. This message came from CSA and Vince Simmonds brought it to the front desk. He could not get hold of Tom, so suggested we get it loaded and to let Bob Ramsay know.

Independent Building Report(s)

An Independent Building Report was submitted to Council on **26-Jul-2007**.

Building and Drainage Consents

The following consents are recorded for this property:

Status Key:	BC	-	Building Consent Issued
	CCC	-	Code Compliance Certificate Issued
Archived	/CCC	-	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.
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-2003-299780 Building Consent Only Lodgement - Erect Retaining Wall

Lodgement Date	09-Apr-2003
Decision	Granted
Decision Date	29-Apr-2003
Current Status	CCC Issued
Previous Number	ABA30881

(Applications before 2007)

ABA-1992-318692 Building Consent Only Lodgement - ABA923598 3598 - PERMIT - Erect Dwelling, (Cormack)

Lodgement Date	23-Dec-1992
Decision	Granted
Decision Date	12-Mar-1993
Current Status	BC Issued
Previous Number	ABA923598

(Applications before 2007)

ABA-1993-319444 Building Consent Only Lodgement - Foul Drainage to Section

Lodgement Date	16-Feb-1993
Decision	Granted
Decision Date	19-Feb-1993
Current Status	CCC Issued
Previous Number	ABA930440

(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.

There are no Building or Drainage Permits recorded for this property. In some instances permits may have been recorded as building consents, please also check the consent section of the LIM.

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

No records were found of land instability, potential erosion, avulsion, falling debris, subsidence, slippage, alluvion or inundation.

Earthworks Permits

The following Earthworks Permits are recorded for this property

Parcel Description	LOT 32 DP 9625
Permit Date	13-May-2003
Reference	E1307
Description	Excavations for widening existing driveway. Construction of a retaining wall. Max cut depth 3.0m

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 hold 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 as follows in the District Plan.

<i>Zone</i>	<i>Subzone</i>	<i>Name</i>
RESIDENTIAL	R1	Dunedin

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

Resource Consents

There are no resource consents for this property.

RESOURCE CONSENTS WITHIN 50 METRES OF 180 EVANS STREET DUNEDIN

5011933 177 Signal Hill Road Dunedin

LUC-2018-142 Land Use Consent land use consent for the existing residential dwelling on Lot 1 SUB-2018-25 with insufficient separation from the new right of way; the existing residential dwelling on Lot 4 SUB-2018-25 with bulk and location breaches in respect of the new boundary and an under-width access; and the residential activity on Lots 1 to 3 SUB-2018-25 utilising an access to close to an intersection. The outcome was Granted on 16/04/2018.

SUB-2018-25 Subdivision Consent subdivision consent creating four lots and land use consent for bulk and location breaches of the existing dwellings in terms of the new lot boundaries. The outcome was Granted on 16/04/2018.

5011934 175 Signal Hill Road Dunedin

LUC-2018-142 Land Use Consent land use consent for the existing residential dwelling on Lot 1 SUB-2018-25 with insufficient separation from the new right of way; the existing residential dwelling on Lot 4 SUB-2018-25 with bulk and location breaches in respect of the new boundary and an under-width access; and the residential activity on Lots 1 to 3 SUB-2018-25 utilising an access to close to an intersection. The outcome was Granted on 16/04/2018.

SUB-2018-25 Subdivision Consent subdivision consent creating four lots and land use consent for bulk and location breaches of the existing dwellings in terms of the new lot boundaries. The outcome was Granted on 16/04/2018.

5011935 173 Signal Hill Road Dunedin

LUC-2007-577 Land Use Consent extension to dwelling within front yard. The outcome was Granted on 26/10/2007.

POL-2007-350527 Planning Other Legislation Removal of a building line restriction. The outcome was Granted on 05/11/2007.

5011939 169 Signal Hill Road Dunedin

RMA-1997-360544 Resource Management Act (Historical Data) Add to dwelling (Non-Notified - Restricted Discretionary). The outcome was Granted on 11/02/1997.

5011970 172 Evans Street Dunedin

RMA-1995-352872 Resource Management Act (Historical Data) DISPENSATION 1398 (Non-Notified - Non Complying). The outcome was Granted on 16/07/1990.

5011976 171 Evans Street Dunedin

RMA-1996-360095 Resource Management Act (Historical Data) ERECT A NUMBER OF SIGNS NO FEE CHARGED (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 23/09/1996.

5012560 183 Evans Street Dunedin

LUC-2016-399 Land Use Consent land use consent to propose garage in the front yard and side yard and height plane angle. The outcome was Granted on 03/10/2016.

5012566 184 Evans Street Dunedin

RMA-1985-351768 Resource Management Act (Historical Data) ERECT GARAGE Ownr:BLACKLEDGE (Non-Notified - Non Complying). The outcome was Granted on 29/10/1985.

5012571 174 Evans Street Dunedin

LUC-2008-522 Land Use Consent Land Use Consent to alter the size of the existing deck. The outcome was Granted on 30/09/2008.

5113351 190A Evans Street Dunedin

RMA-2003-367029 Resource Management Act (Historical Data) CONSENT TO SUBDIVIDE THE PROPERTY TO CREATE 3 ADDITIONAL RESIDENTIAL ALLOTMENTS (Non-Notified - Restricted Discretionary). The outcome was Granted on 08/10/2003.

RMA-2006-370117 Resource Management Act (Historical Data) SUBDIVIDE THE PROPERTY (Non-Notified - Restricted Discretionary). The outcome was Granted on 19/05/2006.

RMA-2005-369681 Resource Management Act (Historical Data) 3 LOT SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/02/2006.

RMA-2002-365775 Resource Management Act (Historical Data) REMOVE TREES (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 16/07/2002.

RMA-1996-359293 Resource Management Act (Historical Data) Subdivision Hazard : CONSENT NOTICE (Non-Notified - Unrestricted Discretionary). This consent has since Lapsed.

5113353 187 Signal Hill Road Dunedin

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RMA-1996-359293 Resource Management Act (Historical Data) Subdivision Hazard : CONSENT NOTICE (Non-Notified - Unrestricted Discretionary). This consent has since Lapsed.

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.

Previous LIMs on this property have identified the following:

Date of Inspection: 24-Jan-2014

The Roading Department has carried out a visual inspection at this property and found the following problems;

Vegetation

There is vegetation from this property encroaching on to the footpath that needs to be trimmed back.

Council does not accept this situation and requires remedial action by the Property Owner.

These matters above may or may not have been resolved.

Previous LIMs on this property have identified the following:

Date of Inspection: 24-Jan-2014

Vehicle access to this property appears to be over an adjacent property.

These matters above may or may not have been resolved.

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.

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 **19th August 1997**.

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

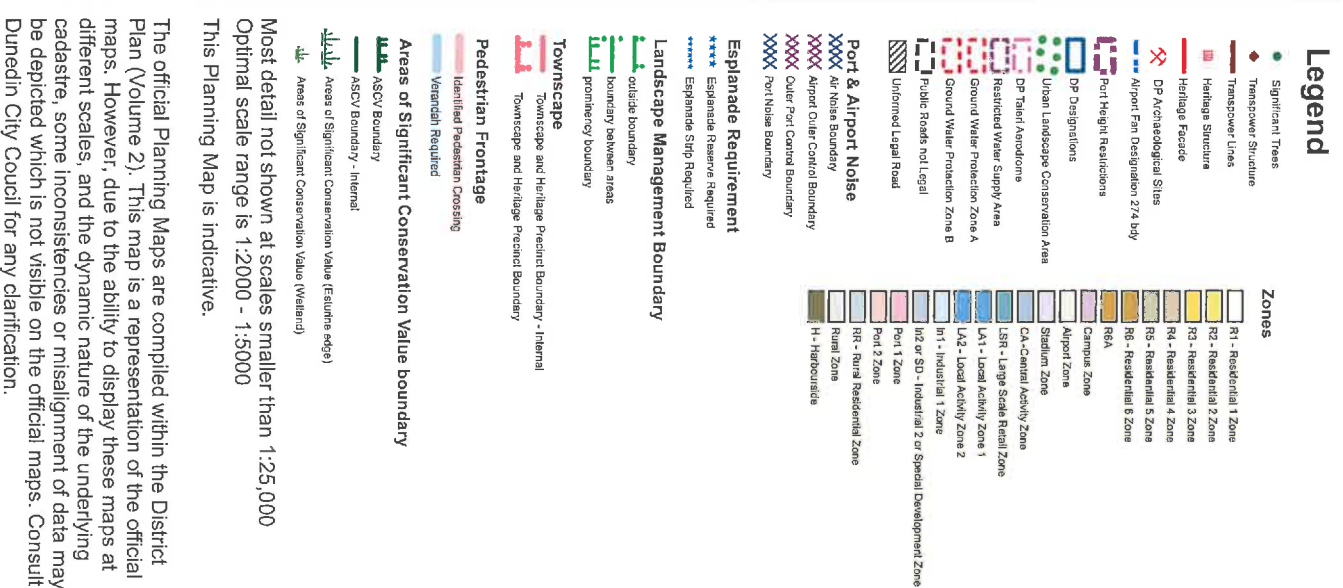
- AAB DCC Building permit
- AAD DCC Drainage permit
- AAG Green Island drainage permit
- AAH Hyde permit
- AAK St Kilda permit
- AAM Mosgiel permit
- AAP Port Chalmers permit
- AAS Silverpeaks permit
- AAT Maniototo permit
- ABA Application Building Act 1991
- AMD Amendment to a Building Consent
- BC 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

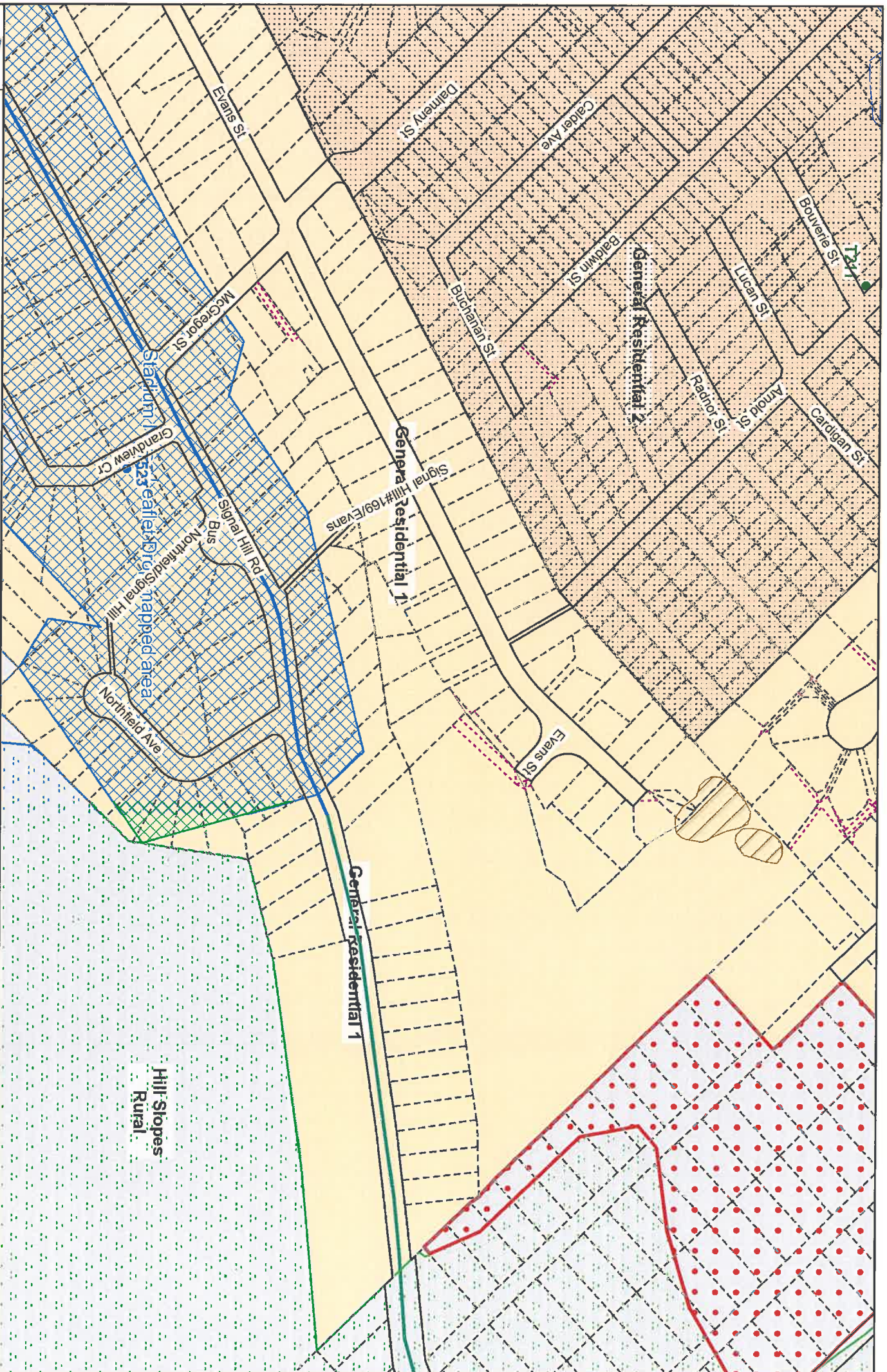
- ALT Alteration
- ADD Addition
- BD D/C Board drain in common
- BLD Building
- BLDNG Building
- BT Boundary trap
- B/T Boiler tube
- CCC Code Compliance Certificate
- DAP Drainage from adjacent property
- DGE Drainage
- DIC Drain in common
- DR Drainage
- DWG Dwelling
- FS Foul sewer
- HEA Heater
- 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



Second Generation District Plan



Scale at A4:

1:3,000

10/07/2019
9:08:33 AM



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

2013 Urban and Rural Photography January /
February 2013, Dunedin City Council
CC BY 3.0 NZ.
2006/2007 Urban photography March 2007
copyright NZAM, Rural photography March
2006, copyright Terralink International Ltd.

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.

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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.

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Seepage

Request 306427

13/4/2017 - Building control officer has advised the property owners need to contact an engineer if they are concerned. Have phoned mobile number & left message on answerphone and my contact number. Tom C. Met with owner on site, advised owner to contact insurance company. Nothing Council can enforce as the water appears to be natural servitude. Has sustained some water damage to her property from water coming down off the hillside. She thinks that her property is at quite an extreme risk and would like someone to go up there to inspect it as soon as possible. This message came from CSA and Vince Simmonds brought it to the front desk. He could not get hold of Tom, so suggested we get it loaded and to let Bob Ramsay know.

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	CCC	-	Code Compliance Certificate Issued
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Refused		-	
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NOTE: This is not a comprehensive list of all building consent statuses

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Lodgement Date 09-Apr-2003
Decision Granted
Decision Date 29-Apr-2003
Current Status **CCC Issued**
Previous Number ABA30881
(Applications before 2007)

ABA-1992-318692 Building Consent Only Lodgement - ABA923598 3598 - PERMIT - Erect Dwelling, (Cormack)

Lodgement Date 23-Dec-1992
Decision Granted
Decision Date 12-Mar-1993
Current Status **BC Issued**
Previous Number ABA923598
(Applications before 2007)

ABA-1993-319444 Building Consent Only Lodgement - Foul Drainage to Section

Lodgement Date 16-Feb-1993
Decision Granted
Decision Date 19-Feb-1993
Current Status **CCC Issued**
Previous Number ABA930440
(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.

There are no Building or Drainage Permits recorded for this property. In some instances permits may have been recorded as building consents, please also check the consent section of the LIM.

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

No records were found of land instability, potential erosion, avulsion, falling debris, subsidence, slippage, alluvion or inundation.

Earthworks Permits

The following Earthworks Permits are recorded for this property

Parcel Description LOT 32 DP 9625
Permit Date 13-May-2003
Reference E1307
Description Excavations for widening existing driveway. Construction of a retaining wall. Max cut depth 3.0m

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 hold 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 as follows in the District Plan.

<i>Zone</i>	<i>Subzone</i>	<i>Name</i>
RESIDENTIAL	R1	Dunedin

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

Resource Consents

There are no resource consents for this property.

RESOURCE CONSENTS WITHIN 50 METRES OF 180 EVANS STREET DUNEDIN

5011933 177 Signal Hill Road Dunedin

LUC-2018-142 Land Use Consent land use consent for the existing residential dwelling on Lot 1 SUB-2018-25 with insufficient separation from the new right of way; the existing residential dwelling on Lot 4 SUB-2018-25 with bulk and location breaches in respect of the new boundary and an under-width access; and the residential activity on Lots 1 to 3 SUB-2018-25 utilising an access to close to an intersection. The outcome was Granted on 16/04/2018.

SUB-2018-25 Subdivision Consent subdivision consent creating four lots and land use consent for bulk and location breaches of the existing dwellings in terms of the new lot boundaries. The outcome was Granted on 16/04/2018.

5011934 175 Signal Hill Road Dunedin

LUC-2018-142 Land Use Consent land use consent for the existing residential dwelling on Lot 1 SUB-2018-25 with insufficient separation from the new right of way; the existing residential dwelling on Lot 4 SUB-2018-25 with bulk and location breaches in respect of the new boundary and an under-width access; and the residential activity on Lots 1 to 3 SUB-2018-25 utilising an access to close to an intersection. The outcome was Granted on 16/04/2018.

SUB-2018-25 Subdivision Consent subdivision consent creating four lots and land use consent for bulk and location breaches of the existing dwellings in terms of the new lot boundaries. The outcome was Granted on 16/04/2018.

5011935 173 Signal Hill Road Dunedin

LUC-2007-577 Land Use Consent extension to dwelling within front yard. The outcome was Granted on 26/10/2007.

POL-2007-350527 Planning Other Legislation Removal of a building line restriction. The outcome was Granted on 05/11/2007.

5011939 169 Signal Hill Road Dunedin

RMA-1997-360544 Resource Management Act (Historical Data) Add to dwelling (Non-Notified - Restricted Discretionary). The outcome was Granted on 11/02/1997.

5011970 172 Evans Street Dunedin

RMA-1995-352872 Resource Management Act (Historical Data) DISPENSATION 1398 (Non-Notified - Non Complying). The outcome was Granted on 16/07/1990.

5011976 171 Evans Street Dunedin

RMA-1996-360095 Resource Management Act (Historical Data) ERECT A NUMBER OF SIGNS NO FEE CHARGED (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 23/09/1996.

5012560 183 Evans Street Dunedin

LUC-2016-399 Land Use Consent land use consent to propose garage in the front yard and side yard and height plane angle. The outcome was Granted on 03/10/2016.

5012566 184 Evans Street Dunedin

RMA-1985-351768 Resource Management Act (Historical Data) ERECT GARAGE Ownr:BLACKLEDGE (Non-Notified - Non Complying). The outcome was Granted on 29/10/1985.

5012571 174 Evans Street Dunedin

LUC-2008-522 Land Use Consent Land Use Consent to alter the size of the existing deck. The outcome was Granted on 30/09/2008.

5113351 190A Evans Street Dunedin

RMA-2003-367029 Resource Management Act (Historical Data) CONSENT TO SUBDIVIDE THE PROPERTY TO CREATE 3 ADDITIONAL RESIDENTIAL ALLOTMENTS (Non-Notified - Restricted Discretionary). The outcome was Granted on 08/10/2003.

RMA-2006-370117 Resource Management Act (Historical Data) SUBDIVIDE THE PROPERTY (Non-Notified - Restricted Discretionary). The outcome was Granted on 19/05/2006.

RMA-2005-369681 Resource Management Act (Historical Data) 3 LOT SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/02/2006.

RMA-2002-365775 Resource Management Act (Historical Data) REMOVE TREES (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 16/07/2002.

RMA-1996-359293 Resource Management Act (Historical Data) Subdivision Hazard : CONSENT NOTICE (Non-Notified - Unrestricted Discretionary). This consent has since Lapsed.

5113353 187 Signal Hill Road Dunedin

RMA-2003-367029 Resource Management Act (Historical Data) CONSENT TO SUBDIVIDE THE PROPERTY TO CREATE 3 ADDITIONAL RESIDENTIAL ALLOTMENTS (Non-Notified - Restricted Discretionary). The outcome was Granted on 08/10/2003.

RMA-2006-370117 Resource Management Act (Historical Data) SUBDIVIDE THE PROPERTY (Non-Notified - Restricted Discretionary). The outcome was Granted on 19/05/2006.

RMA-2005-369681 Resource Management Act (Historical Data) 3 LOT SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/02/2006.

RMA-2002-365775 Resource Management Act (Historical Data) REMOVE TREES (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 16/07/2002.

RMA-1996-359293 Resource Management Act (Historical Data) Subdivision Hazard : CONSENT NOTICE (Non-Notified - Unrestricted Discretionary). This consent has since Lapsed.

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.

Previous LIMs on this property have identified the following:

Date of Inspection: 24-Jan-2014

The Roading Department has carried out a visual inspection at this property and found the following problems;

Vegetation

There is vegetation from this property encroaching on to the footpath that needs to be trimmed back.

Council does not accept this situation and requires remedial action by the Property Owner.

These matters above may or may not have been resolved.

Previous LIMs on this property have identified the following:

Date of Inspection: 24-Jan-2014

Vehicle access to this property appears to be over an adjacent property.

These matters above may or may not have been resolved.

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.

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 **19th August 1997**.

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



Aerial photography DCC, Jan/Feb 2012, CC BY 3.0 NZ

Photographic Map

Scale at A4:

1:500

10/07/2019
5:07:13 AM



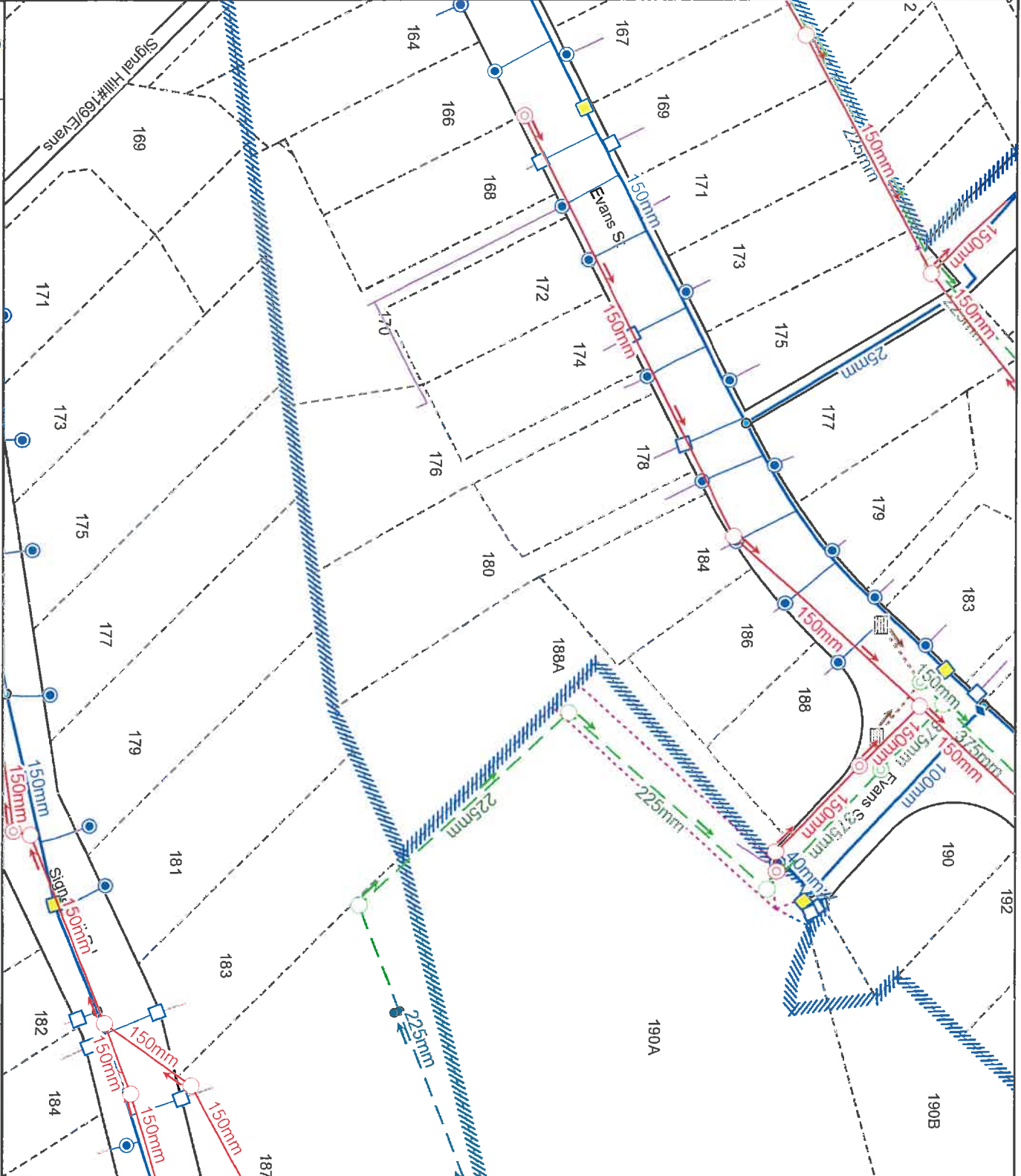
PARCEL LINES CAN VARY FROM
LEGAL PARCEL BOUNDARIES
FOR PURPOSES ONLY
and is not accurate to surveying
or orthophotographic standards. Every effort
has been made to ensure correctness and
timeliness of the information presented.

2013 Urban and rural photography January /
February 2013 Dunedin City Council
CC BY 3.0 NZ
2006/2007 Urban photography March 2007,
copyright NZAM, Rural photography March
2006, copyright Terralink International Ltd.

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:
1:1,000
10/07/2019
9:07:54 AM



Legend

Water Supply	
	Manhole Box
	Water Meter
	Toby
	Meter without manhole box
	Retic Flow Meter
	Combination Meter
	Manhole Box with Retector
	Water Valve - Zone
	Non Return Valve
	Water Valve - Gate
	Water Valve - Sluice
	Water Hydrant
	Water Backflow Preventer - RPZ
Foul Sewerage	
	Standard Manhole
	Valve Chamber (pressurised)
	Boundary X/L
	Non-Return Valve
	Pump Station Domestic
	Drop Manhole
	Inspection Manhole
	Inspection Opening
	Lampole
	Outlet
	Pump Station
	Treatment Plant
	Vault
	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	
	SW Bubble-Up Tank
	SW Drop Manhole
	SW Trap Chamber and Grating Inlet
	SW Inspection Manhole
	SW Inspection Opening
	SW Lampole
	SW Mudbank Inlet
	SW Outlet
	SW Pipe Inlet
	SW Pressure Manhole
	SW Standard Manhole
	SW Stormwater Node
	Roading Bubble-Up Tank
	Roading Mudbank
	Stormwater Main
	Stormwater Trunk Main
	DCC Open Channel
	Piped WC
	Open WC
	Culvert
	Stormwater Murrumbidgee Pipe
	Redundant Stormwater Main
	SW Sump
	SW Pump Station

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

General	
	DCC Water & Waste Structure
	Railway Centreline
Cadastral	
	Purcell
	Hydrex
	Railway Parcels
	Strata
	Easement (where voided)

Full legend can be viewed at: <http://www.dunedin.govt.nz/infocentre/online/webmaps/watermainbos>

PARCEL LINES CAN VARY FROM
LEGAL PRACTICE BOUNDARIES
This map is for illustration purposes only
and does not constitute a legal document
or other professional statement. Every effort
has been made to ensure correctness and
fitness of the information presented.

2013 Urban and rural photography January /
February 2013, Dunedin City Council
CC BY 3.0 NZ.
2006/2007 Urban Photography March 2007,
copyright NZAAM. Rural photography March
2006, copyright Terralink International Ltd.

CODE COMPLIANCE CERTIFICATE

Section 43(3), Building Act 1991

ISSUED BY:



DUNEDIN CITY COUNCIL

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

Telephone No:	477-4000	CCC No:	ABA 930440	Reference No:	5068075
---------------	----------	---------	------------	---------------	---------

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

PROJECT LOCATION	PROJECT
Name and Mailing Address: CORMACK, DAVID JOHN 180 EVANS STREET DUNEDIN 9001	All <input checked="" type="checkbox"/> Stage Noof an intendedstages New Building <input type="checkbox"/> Alteration <input checked="" type="checkbox"/> Intended Use(s) in detail: FOUL DRNGE TO SECTION Intended Life: Indefinite, not less than 50 years <input checked="" type="checkbox"/> Specified as years Demolition <input type="checkbox"/>
LEGAL DESCRIPTION Property Number: 5068075 Valuation Roll No: 26760 51536 Street Address: 180 EVANS STREET, DUNEDIN 9001 Legal Description: LOT 32 DP 9625	

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: 17/07/1998
22-3-93

ABA 1993 - 319444

(1 of 4)

DUNEDIN CITY COUNCIL
House Connection Plan

SCALE (TO BE SHOWN) 180 Evans St.

NEW SEWERAGE DRAINS: _____

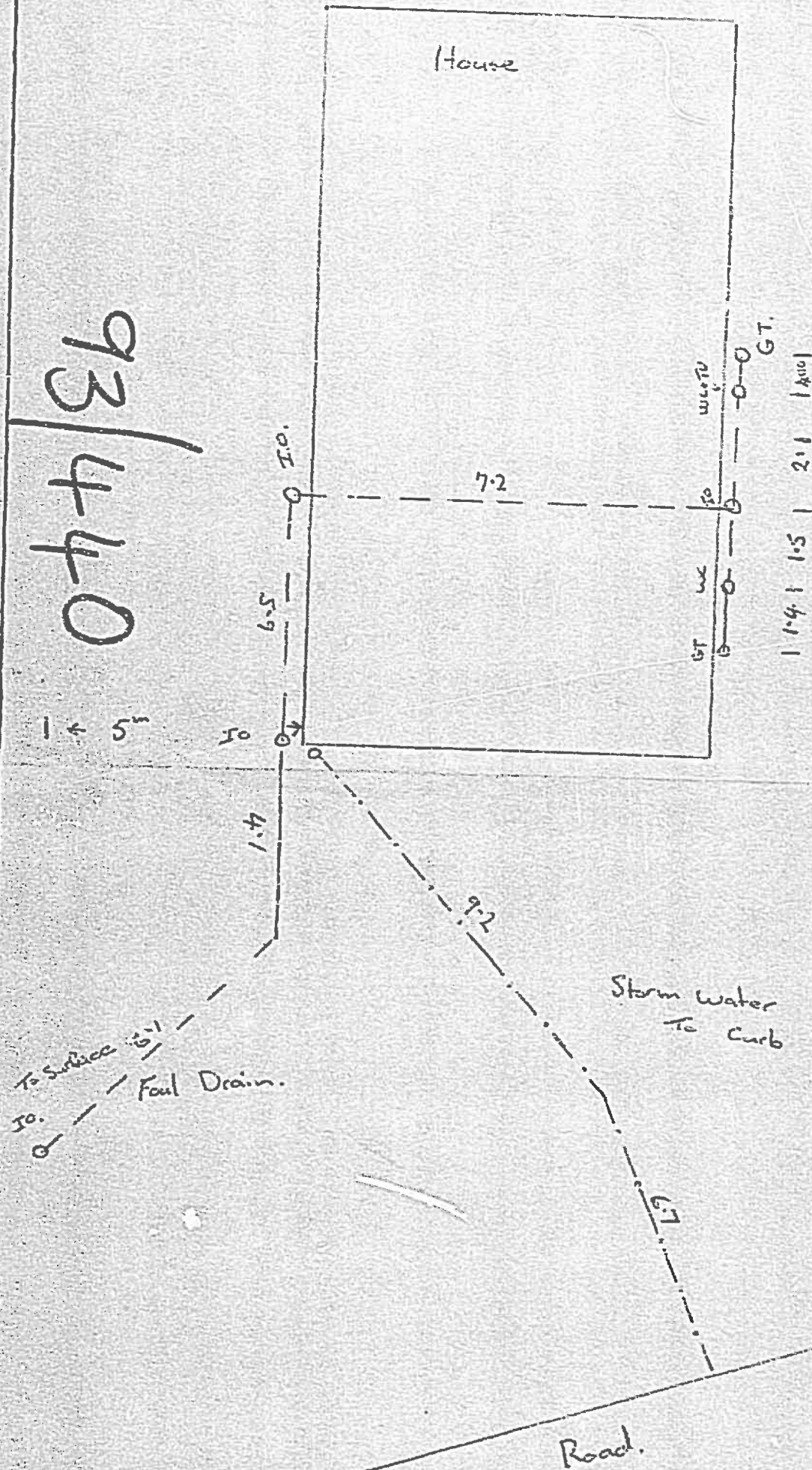
EXISTING DRAINS: _____

APPLICATION No. _____

DATE _____

STORMWATER: _____

1-100



Signature of Drainer

ABA 1993 - 319444

Foul Drainage to Section

Owner ABA 930440

Street & Locality _____

Block _____

Section _____

Allotment _____

(2)

22-2-93
PC

93/440

300

4.5°

600

100 x 50 RAFTERS
AT 900 CTS

HARDIFLEX SOFFITS

100 x 40 TAN DECKING
ON 150 x 50 TAN
JOISTS AT 600

SOLID NOG. ALL JOISTS
AT MID SPANS

20 MM PART. BD. OVER FOIL
OVER 200 x 50 JOISTS AT 600

living

2400
CLEAR

bed 1

20 MM PART. BD. ON
200 x 50 JOISTS AT 600

GIB. BD WALL AND
CEILING LININGS

2400
CLEAR

bed 3

2400
CLEAR

bed 2

R1.8 WALL AND
CEILING BATT
THRU OUT

100 x 50 FRAMING STUDS
AT 600 CTS

100 x 50 RAFTERS
AT 900

11.5° PITCH
LONGRUN COLORSTEEL ON BLDG PAPER
OVER 75 x 50 PURLINS ON TRUSSES AT 900 CTS

Concrete Water Catchment

GIB. BD. OVER

400

250

300

APPROVED ORDINARY
FILES AT 1420 CTS

1600

150 x 100 BEARER
2016 / D6 AT 600

2400 CLEAR

175 Ø TANAPOLIES

5000

500 x 500 x 250
CONC PADS

CROSS SECTION E:E

by *[Signature]*
Date 6-8-93

Amended Plan end/or
Specification Received

93/0440

UNDERS LTD.
rd Christchurch
3 P.O. Box 11-305 Christchurch

CORMACK HOUSE

(4)

CODE COMPLIANCE CERTIFICATE

Section 43(3), Building Act 1991

ISSUED BY:



DUNEDIN CITY COUNCIL

Telephone No:	477-4000	CCC No:	ABA 30881	Reference No:	5068075
---------------	----------	---------	-----------	---------------	---------

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

PROJECT LOCATION	PROJECT
Name and Mailing Address: HALEY, DAVID STEWART 180 EVANS STREET DUNEDIN 9001	All <input checked="" type="checkbox"/> Stage No of an intended stages New Building <input type="checkbox"/> Alteration <input checked="" type="checkbox"/> Intended Use(s) in detail: ERECT RETAINING WALL Intended Life: Indefinite, not less than 50 years <input checked="" type="checkbox"/> Specified as years Demolition <input type="checkbox"/>
LEGAL DESCRIPTION Property Number: 5068075 Valuation Roll No: 26760 51536 Street Address: 180 EVANS STREET, DUNEDIN 9001 Legal Description: LOT 32 DP 9625	

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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:

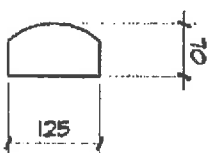
Name:

Position: AUTHORISED OFFICER

Date: 19/06/2003

CONCRETE CONSTRUCTION SHALL COMPLY WITH NZS 3104:1997.
CONCRETE STRENGTH EXCEPT WHERE NOTED OTHERWISE SHALL BE 20MPa AT 28 DAYS.

FOR POLES UP TO 2000	USE 175 STD
2400	USE 200 STD
3000	USE 250 STD

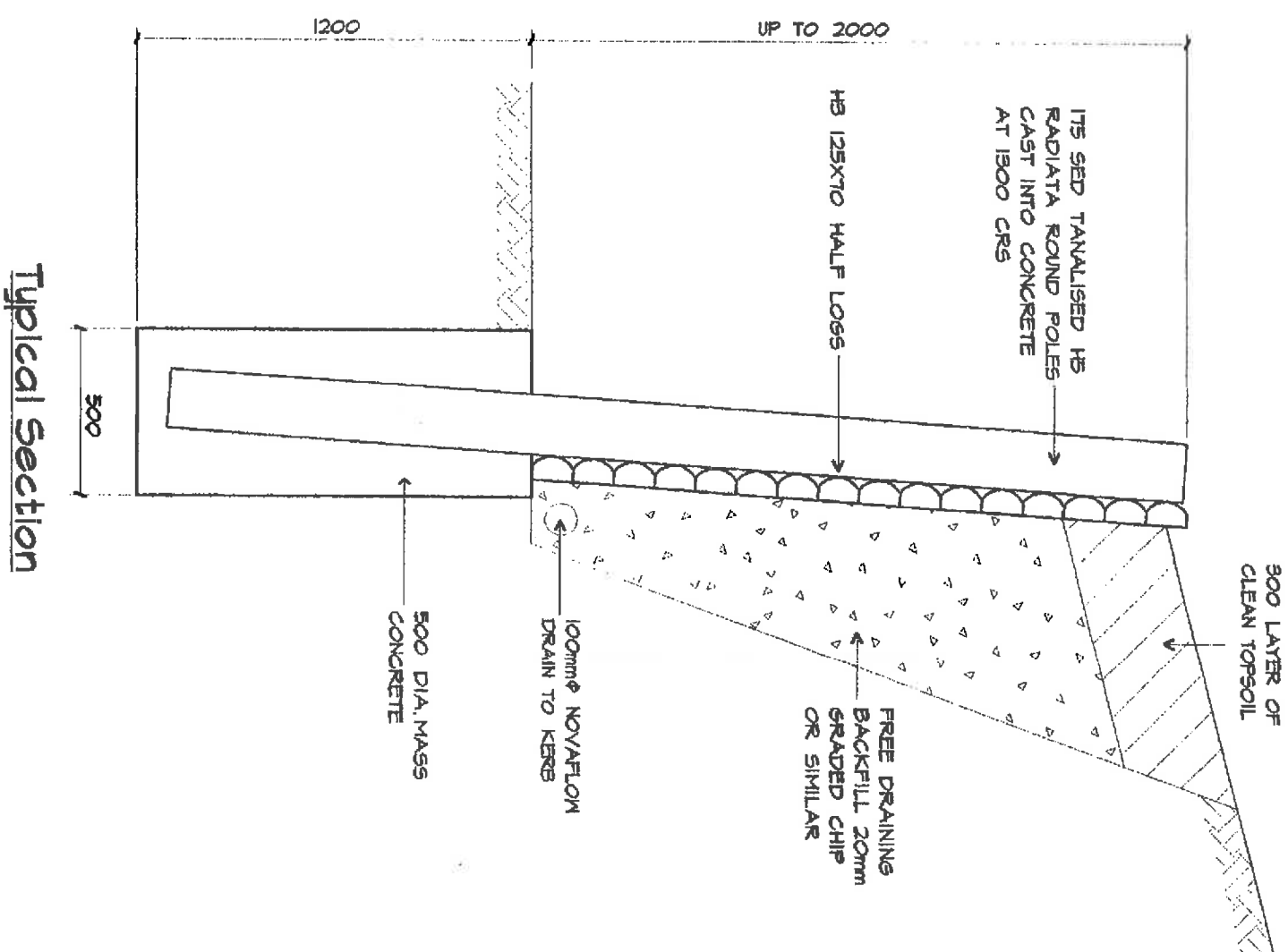


HS Half Log

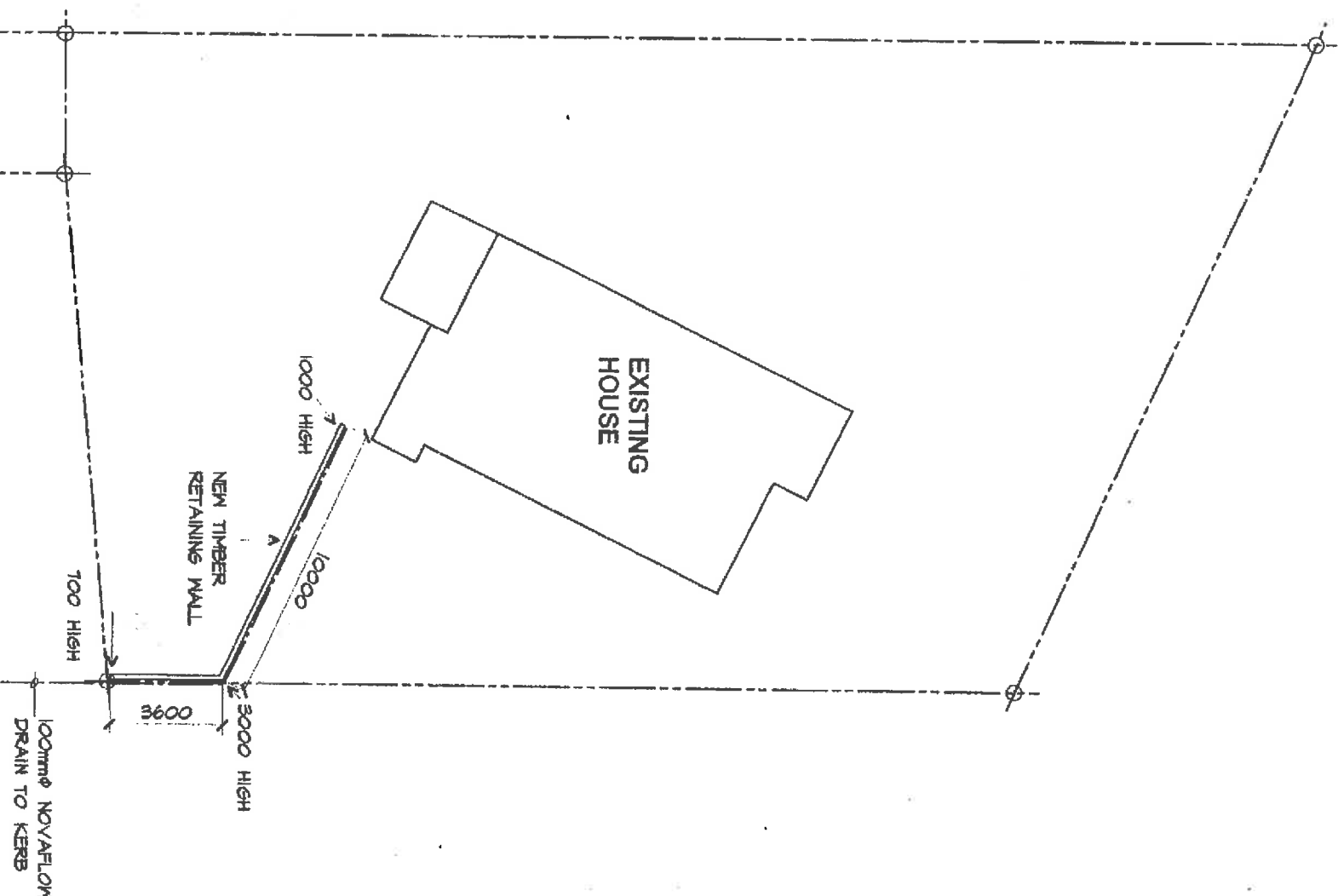
ABA 2003 - 299780

Erect Retaining Wall

7670001



Typical Section



SITE PLAN

(2)

3088

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HANLON & PARTNERS LTD
CONSULTING STRUCTURAL & FIRE ENGINEERS
219 HIGH STREET, DUNEDIN
Telephones (03) 477 7475 Fax (03) 470 2587 Email: hanlon@comp.com.nz

New Retaining Wall for Mr & Mrs Haley
180 Evans Street, DUNEDIN

DRAWN R. Thompson	SCALE 1:200, 1:20	SHEET NO. S 1
DATE January 2003	JOB NO. 8729	
ISSUED 11 FEB 2003		

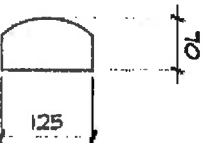
Revision

FOUNDATIONS DETAILLED ASSUME SOLID BEARING ON "GOOD GROUND" AS DEFINED IN NZS 3604: 1999. SHOULD DIFFERENT CONDITIONS BE ENCOUNTERED DURING EXCAVATION, CONTACT THE ENGINEER TO FINALISE FOUNDATION DETAILS.

CONCRETE CONSTRUCTION SHALL COMPLY WITH NZS 3104: 1997.
CONCRETE STRENGTH EXCEPT WHERE NOTED OTHERWISE SHALL BE 20MPa AT 28 DAYS.
TIMBER CONSTRUCTION SHALL COMPLY WITH NZS 3604: 1999.

FOR POLES UP TO 2000 USE ITS SED
2400 USE 200 SED
5000 USE 250 SED

Barriers to all decks and stairs where persons may fall 1m or more shall comply with NZBC-B1/AS2 and F4/AS1. Openings larger than 100mm are not permitted. Components are not permitted which can be a toehold for young children.
Minimum barrier heights shall be 1000mm for external openings, and decks, and 900mm for stairs and internal barriers.



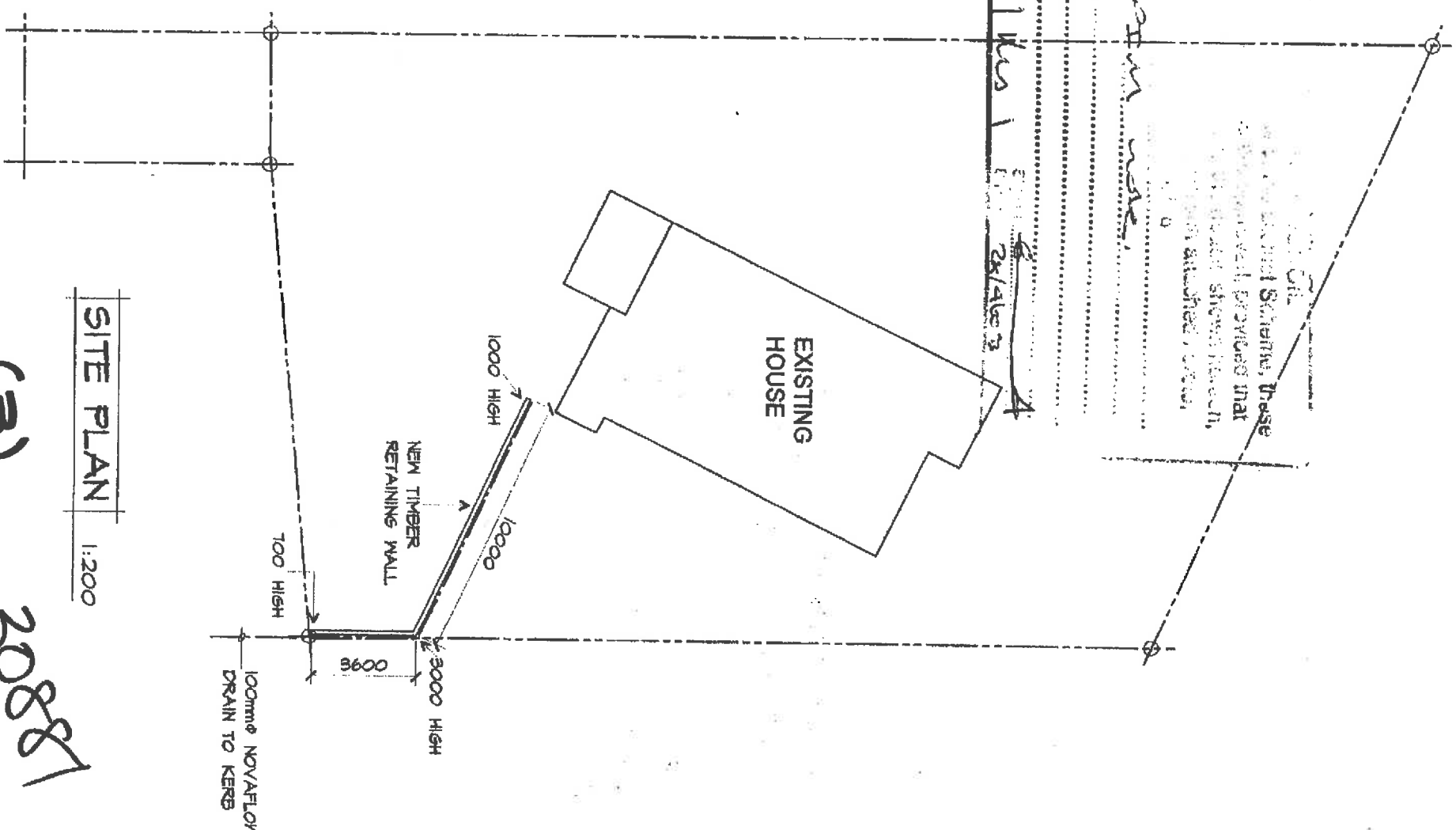
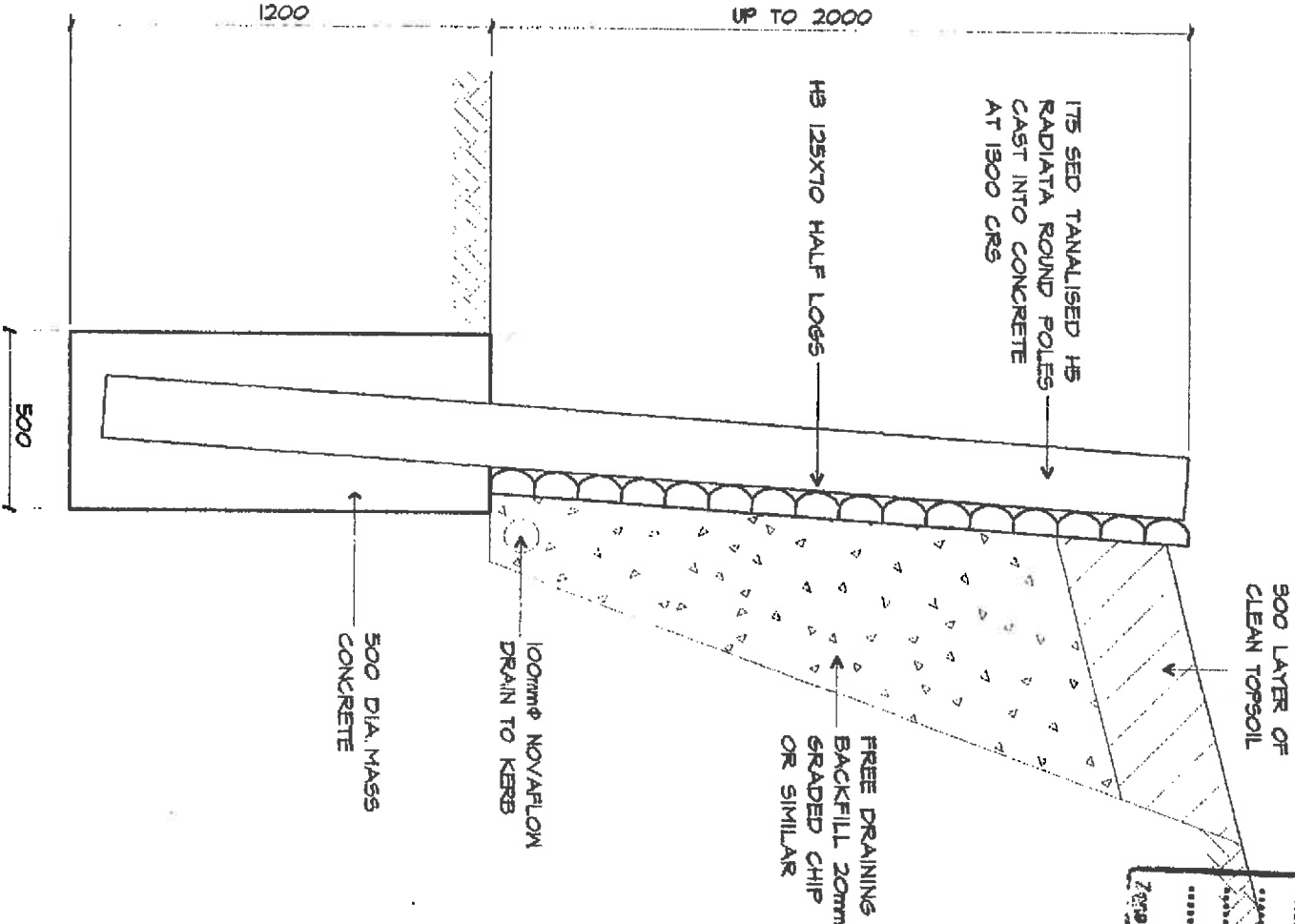
H3 Half Log

DUNEDIN CITY COUNCIL

Project: 100m dia. mass concrete
Design: 100m dia. mass concrete
Engineer: R. Thompson
Date: 12/1/03
Date: 22/4/03
Date: 11/2/03

NOTE: Handle to be via pump and 50mm diameter pipe

Typical Section



SITE PLAN 1:200

(3)

30881

HANLON & PARTNERS LTD
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New Retaining Wall for Mr & Mrs Haley
180 Evans Street, DUNEDIN

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DRAWN R. Thompson	SCALE 1:200, 1:20	SHEET NO. S1
DATE January 2003	JOB NO. 8729	
ISSUED	11 FEB 2003	Revision

Enquiries To: Neil McLeod
Direct Phone: 474-3890

26 July 2007

Property Appraisals Limited
21 Glenbrook Drive
Mosgiel

Dear Sir

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

PROPERTY ADDRESS: 180 Evans Street, Dunedin
PROPERTY NUMBER: 5068075
DESCRIPTION: Flight of Steps and Walkway

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 **does not** in any way replace the fact that this work required a building permit.

Yours faithfully

Neil McLeod
CHIEF BUILDING CONTROL OFFICER

Property Appraisals Ltd
21 Glenbrook Drive
Mosgiel
DUNEDIN

20th July 2007

Mr Neil McLeod
Chief Building Control Officer
Dunedin City Council
DUNEDIN

Dear Sir,

Re: 180 Evans Street Opoho, Dunedin

Inspection was carried out at the above address concerning a flight of steps and a walkway to the North East corner of the house.

The areas in question appear to have been constructed along with the house in 1992 although not shown on the plans of house.

The walkway is constructed with 150 x 50 floor joists nail fixed to 150 stringers to the inside and outside areas of the walkway. The inside stringer against the house is nail fixed and has galvanized coach screws and bolts through the face of the stringer and into and through the perimeter floor joist. The exterior stringer is supported by 150 double braces connected to the tanipole foundation piles which are evident in the enclosed photos.

Decking boards are ex 100 x 40 nail fixed to the joists diagonally.

A flight of steps has been constructed to the front corner of the walkway and are constructed with 200 x 50 stringers and shaped packers nail fixed on top of the stringers and ex 100 x 40 boards are nail fixed on top of the packers.

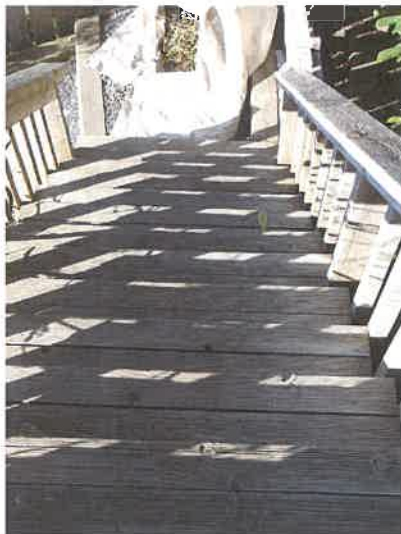
The handrail is constructed with 100 x 75 posts bolted through the exterior stringer with coach bolts. Intermediate posts are ex 50 x 50. Top handrail is 150 x 50. Handrails to the stairway and walkway are constructed the same as the handrail the original deck area to front of house. The walkway measures 6.100 long and 1.450 wide. The stairs measure 1.200 wide.

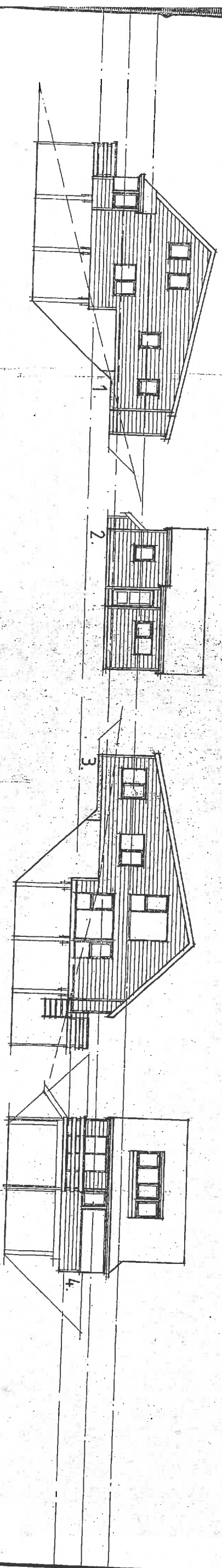
The above mentioned alterations have been carried out in a tradesman like manner during 1992. [REDACTED] the present owner had spoken to the duty Building Inspector approximately one week ago who advised him that a Safe & Sanitary Report would be applicable for these areas.

I am submitting this report along with the enclosed photos for your consideration and if accepted to be placed on the Development Services Property file at the Dunedin city Council

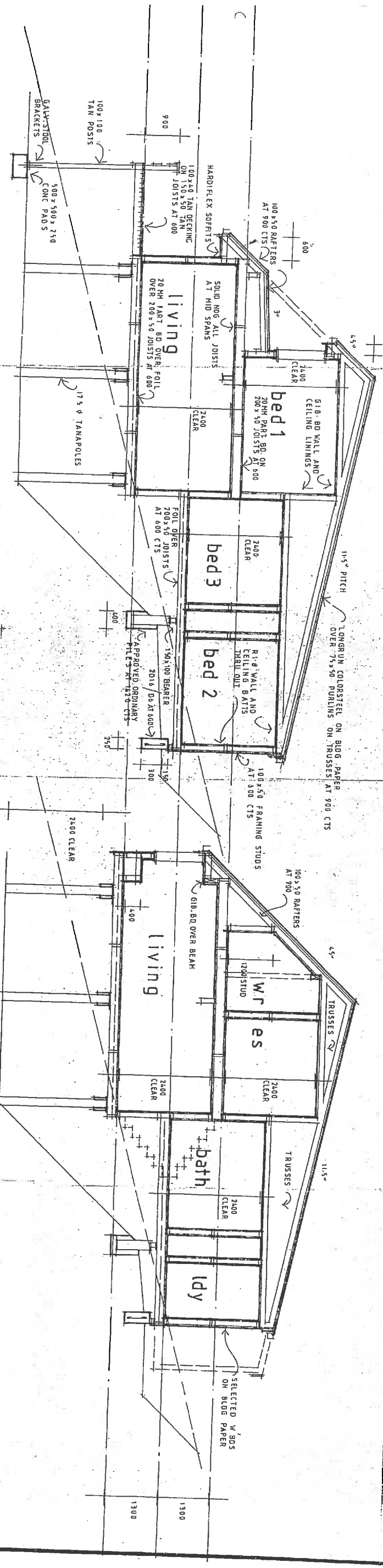
Yours faithfully

Keith W Robinson
Property Appraisals Ltd





ELEVATIONS 1:100

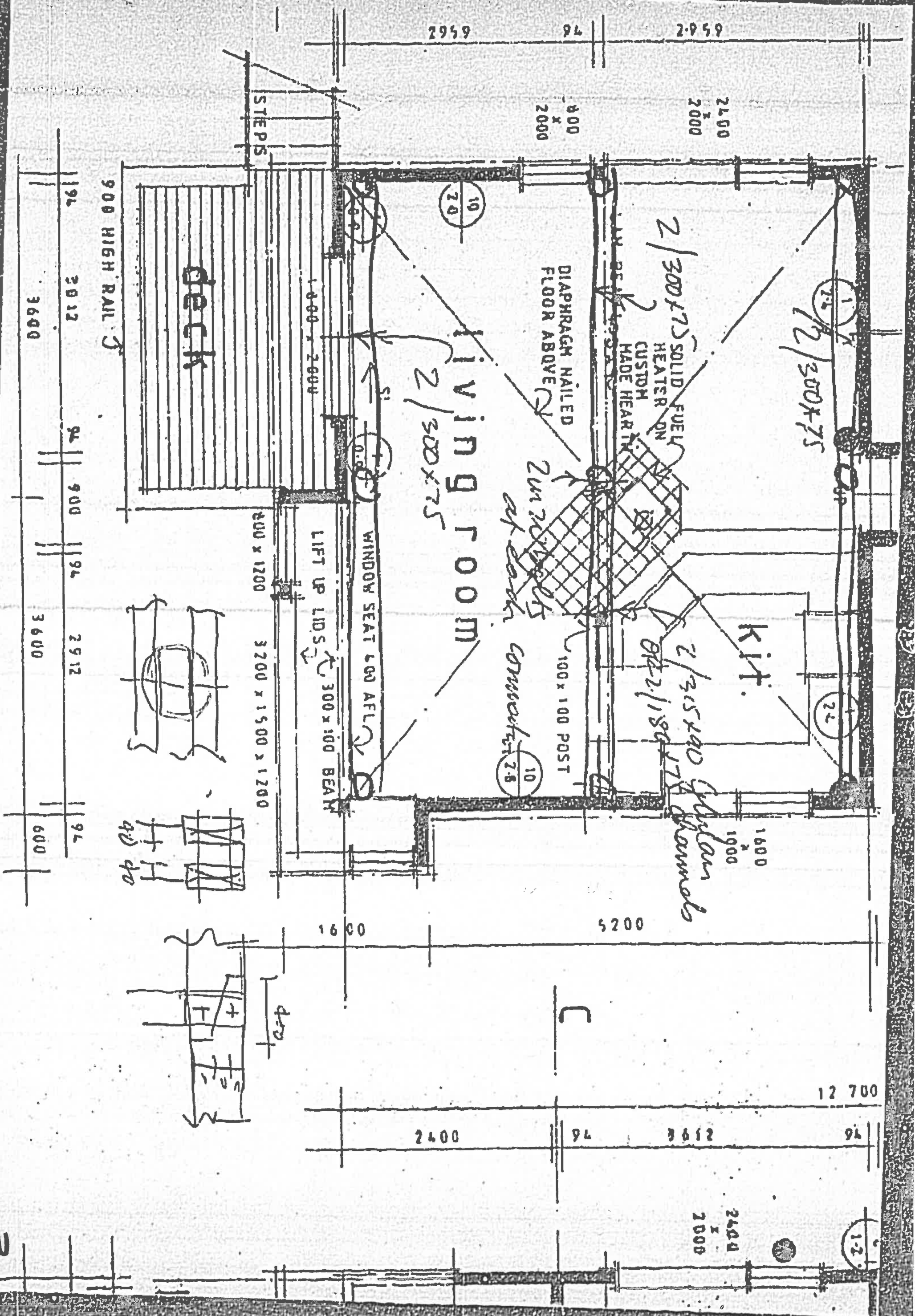


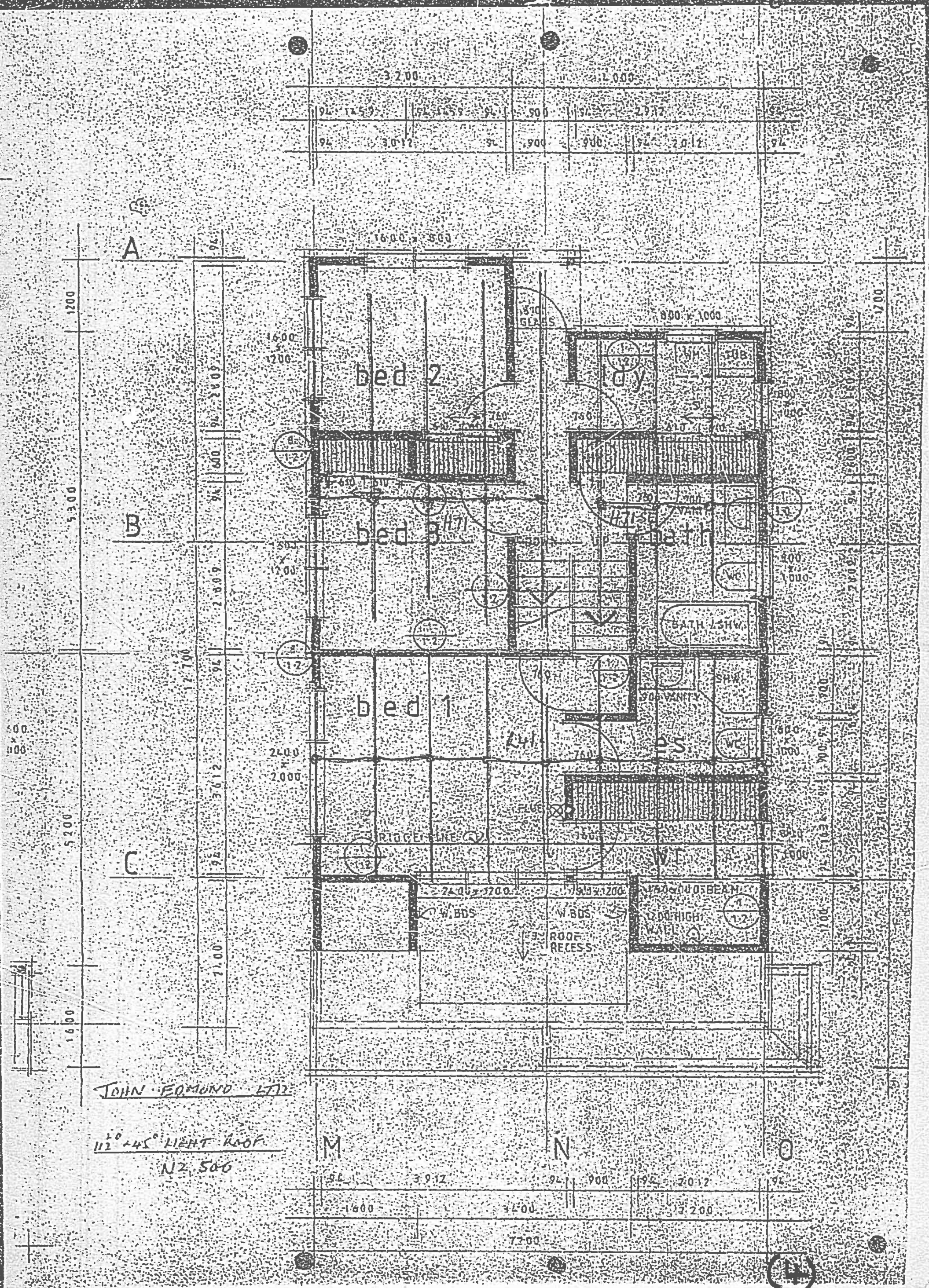
WOODHAVEN BUILDERS LTD.
 244 Main South Road Christchurch
 Ph/Fax (03)348-1068 P.O. Box 11-305 Christchurch

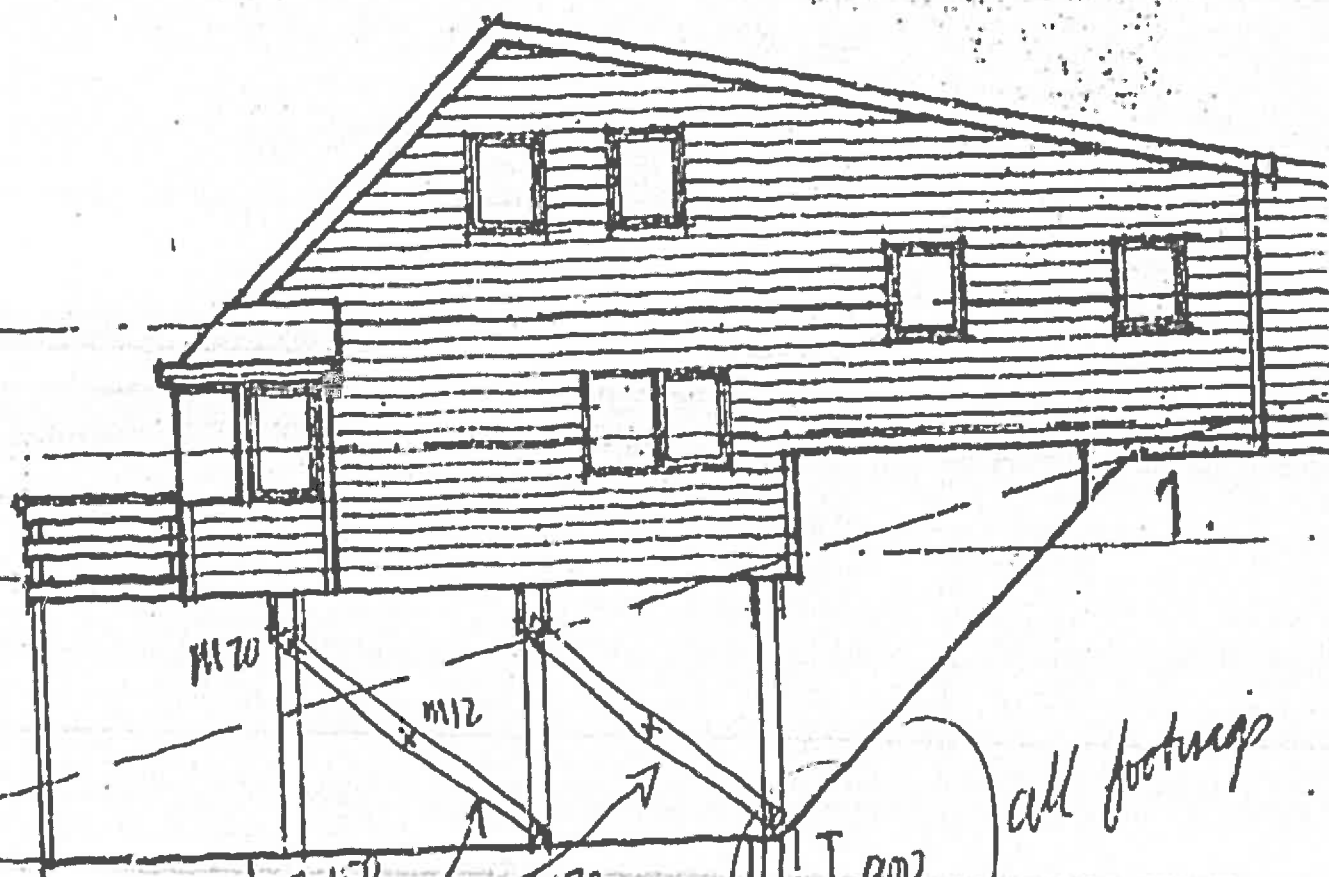
CORMACK HOUSE

9213598

DRAWN	CHECKED	SCALE	SHEET
TRACED	DATE		2
			SERIES OF 7
			REF 9288

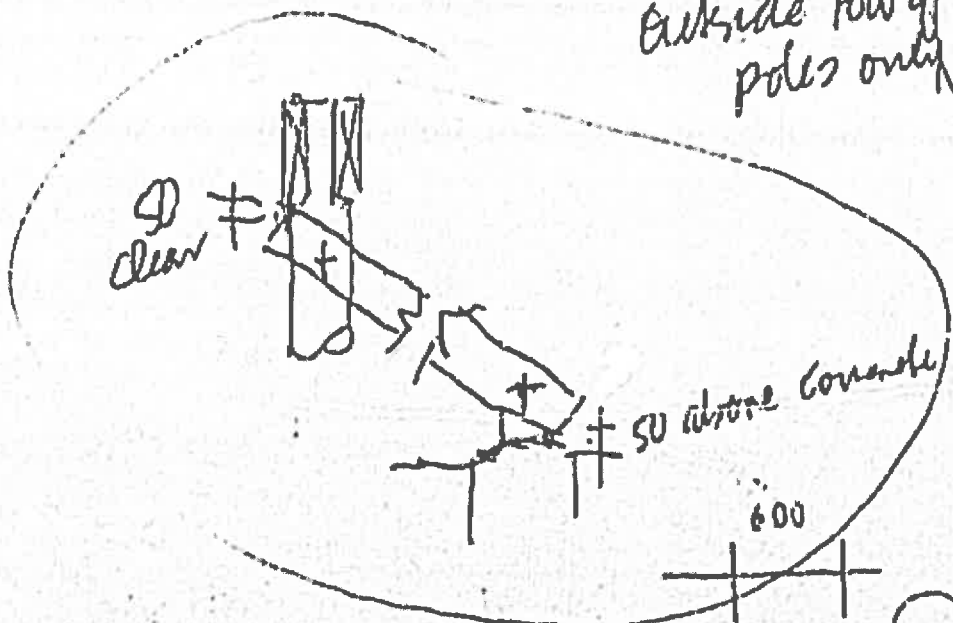






M170
 M112
 2/150 x 50 each
 M20
 Outside row of poles only
 900
 150
 400 d

all footings



300
 45°
 2400 CLEAR
 G13 CEIL
 be
 20 MM
 2100

100 x 50 RAFTERS AT 900 CTS

HARDIFLEX SOFFITS

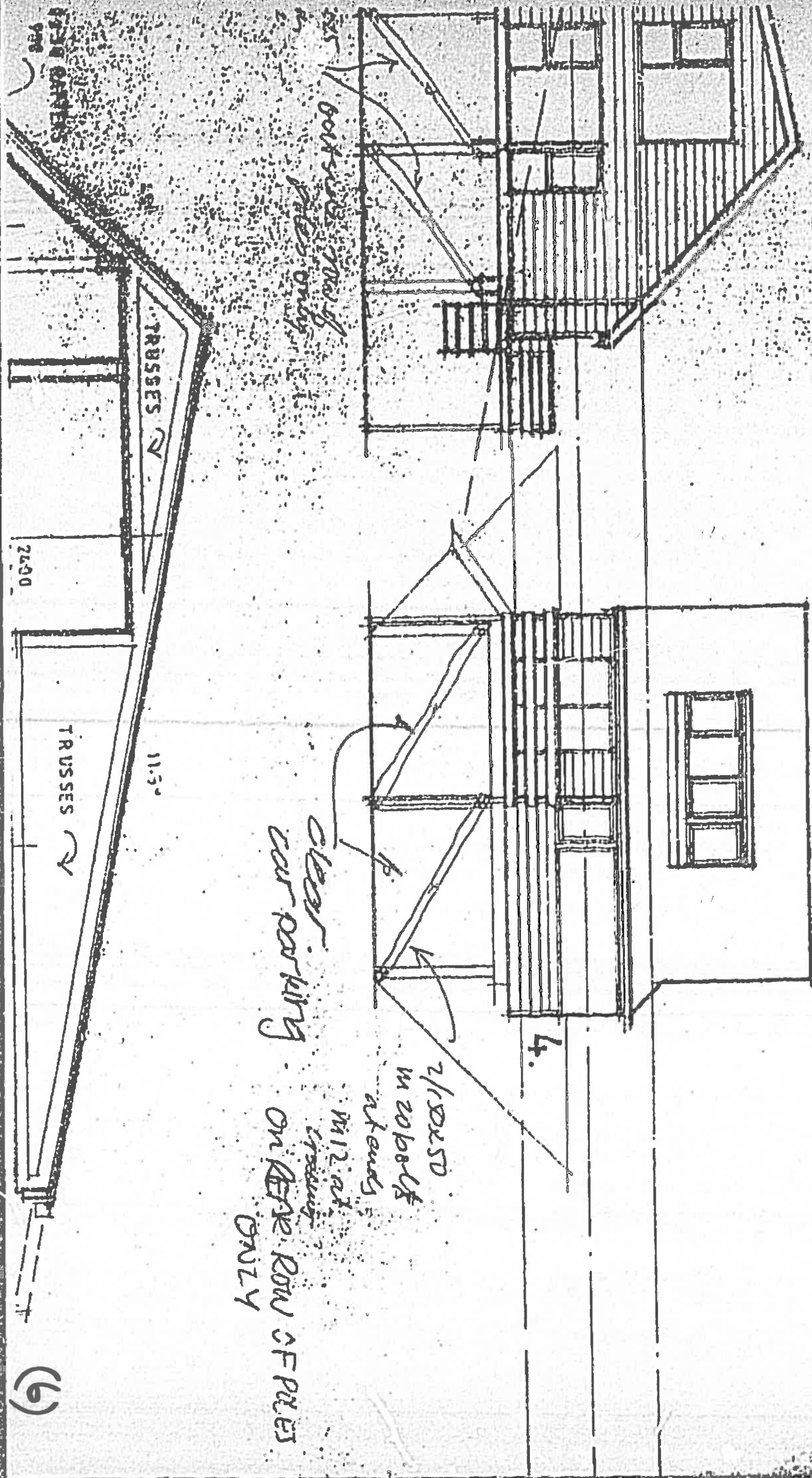
SOLID NOB ALL JOISTS AT MID SPANS

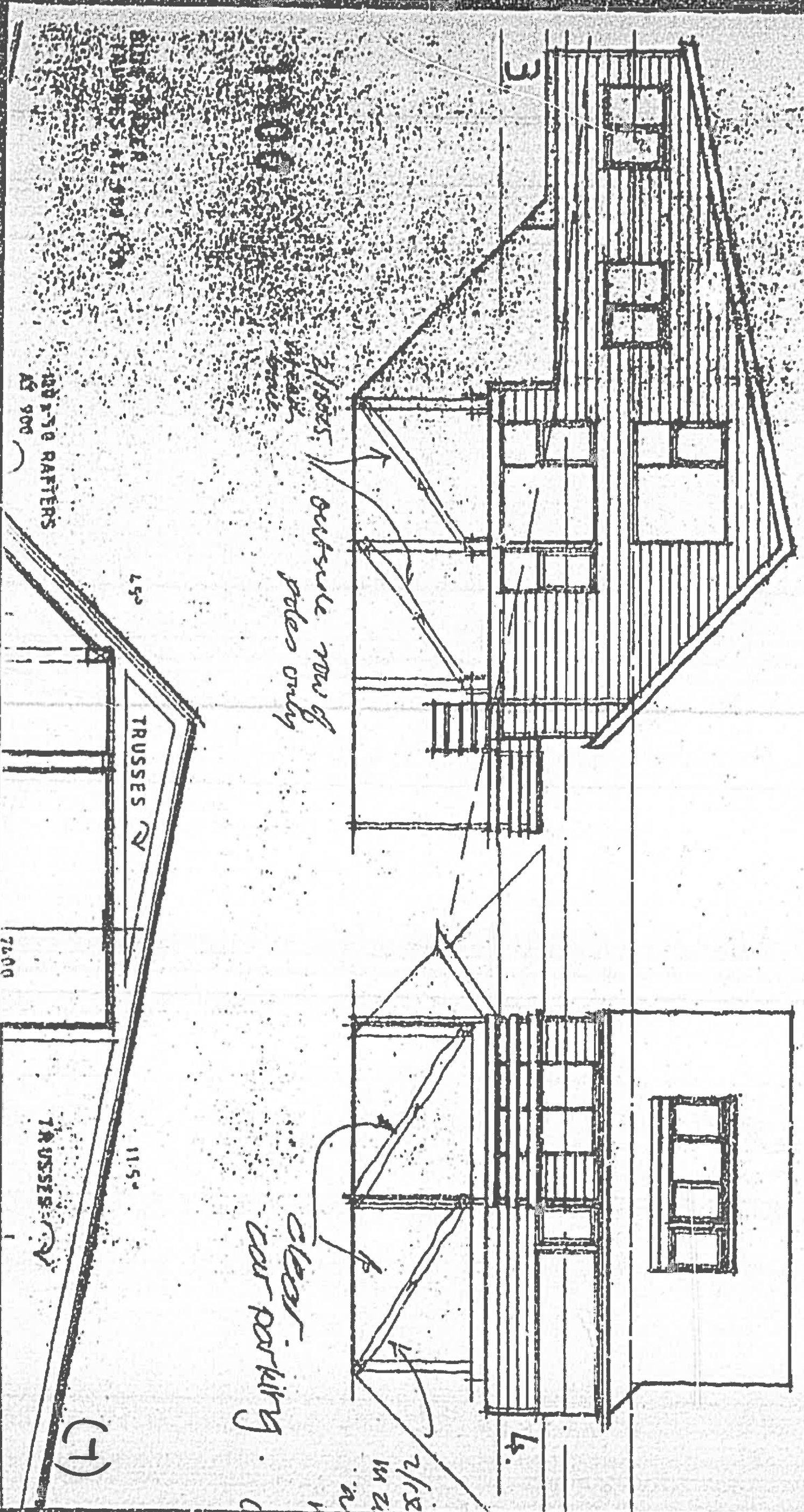
100 x 40 TAN DECKING
 ON 150 x 50 TAN
 JOISTS AT 600

living
 20 MM PART. BD OVER SOIL
 OVER 100 x 50 JOISTS AT 600

(5)

900





BILL BOARD
11.00

ADD 2-50 RAFTERS
AS 900

TRUSSES

TRUSSES

(7)