

Dunedin City Council Land Information Memorandum

90210

**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 **25 June 2021**

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

38 Crammond Avenue Dunedin

**LIM Applicant
Print Date**

Hamish and Rebekah Blakemore
25-Jun-2021

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PROPERTY DETAILS

Property ID 5037385
Address 38 Crammond Avenue Dunedin
Parcels LOT 2 DP 10526

Rubbish Day Friday

RATES DETAILS

Rate Account 2037385

Address 38 Crammond Avenue Dunedin

Valuation Number 27370-48105

Latest Valuation Details

Capital Value \$430,000
Land Value \$175,000
Value of Improvements \$255,000
Area (Hectares) 0.087HA
Units of Use 1

Current Rates

Current Rating Year Starting 01-Jul-2020
Dunedin City Council Rates \$2,396.17

Rates Outstanding for Year \$0.00

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

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>

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.

Private Foul Drains servicing existing buildings

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

Connect to Council Foul & Stormwater Drains in R.O.W

Independent Building Report(s)

An Independent Building Report was submitted to Council on **07-Feb-2008**.

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-2010-26](#) Building Consent Only Lodgement - Convert Low Pressure HWC from Tank Supply to Value Vented

Lodgement Date 08-Jan-2010

Decision Granted

Decision Date 15-Jan-2010

Current Status **CCC Issued**

Previous Number

(Applications before 2007)

[ABA-2011-679](#) Building Consent Only Lodgement - New Ceiling Over Stairs, New Opening in Wall Between Dining And Lounge

Lodgement Date 13-Apr-2011

Decision Granted

Decision Date 26-Apr-2011

Current Status **CCC Issued**

Previous Number

(Applications before 2007)

Building and Drainage Permits

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

[H-1967-66975](#) AAB19671072 17245 - Erect Dwelling, (Mitchell). The permit was lodged on 25-Jul-1967.

[H-1963-185338](#) AAD19630366 G6818 - Subdivision Drainage, No Plan (Sidey). The permit was lodged on 18-Feb-1963.

[H-1968-193282](#) AAD19681461 H3717 - Drainage New Dwelling, (Mitchell). The permit was lodged on 03-Apr-1968.

[H-1968-193283](#) AAD19681462 H3871 - Plumbing New Dwelling, No Plan (Andrews). The permit was lodged on 22-May-1968.

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.

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 it might have in regards to the use or development of contaminated sites.)

If a person wishes to establish whether a piece of land has had hazardous activities or industries conducted on it, and thus whether activities on that land are controlled by the National Environmental Standard, then the person must pay for a review of the information about the land held by the Council, or pay for a suitably qualified and experienced practitioner to undertake a preliminary site inspection.

Formal confirmation from the Council that resource consent is not required under the National Environmental Standard can only be given through a certificate of compliance application.

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://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan/appeals-received-on-the-2gp>.

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. Variation 2 (Additional Housing Capacity) to the 2GP was notified on Wednesday 3 February 2021. No rule changes proposed in Variation 2 have legal effect from the date of notification. Once the initial submission ends on Thursday 4 March 2021, rules that do not have submissions in opposition to them will be deemed operative. Please refer to our website for more information on Variation 2 at <https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan/plan-change-dis-2021-1-variation-2>.

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 <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

Restricted Water Supply Area

Some or all of this property is located within a defined Restricted Water Supply Area shown on the Planning Maps. Refer to Rule 8.7.4(ii) with regard to multi-unit residential activity on this site and to Assessment Matter 18.6.1(n) with regard to subdivision.

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 38 CRAMMOND AVENUE DUNEDIN
[5037376](#) 27 Crammond Avenue Dunedin

[RMA-1989-352495](#) Resource Management Act (Historical Data) ERECT CONSERVATORY Ownr:MILLARD (Non-Notified - Non Complying). The outcome was Granted on 10/04/1989.

[5037388](#) 34 Crammond Avenue Dunedin

[RMA-1995-358854](#) Resource Management Act (Historical Data) ADD TO DWG - DECK/CARPORT (Non-Notified - Restricted Discretionary). The outcome was Granted on 25/09/1995.

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

TRANSPORTATION

No Transportation information was found for this property

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

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

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

WATER and WASTE

WATER

Urban water supply area – Connected

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

Terms and conditions of supply

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

Water pressure

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

Water reticulation maps

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

WASTE

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.

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 **29th February 2000**.

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

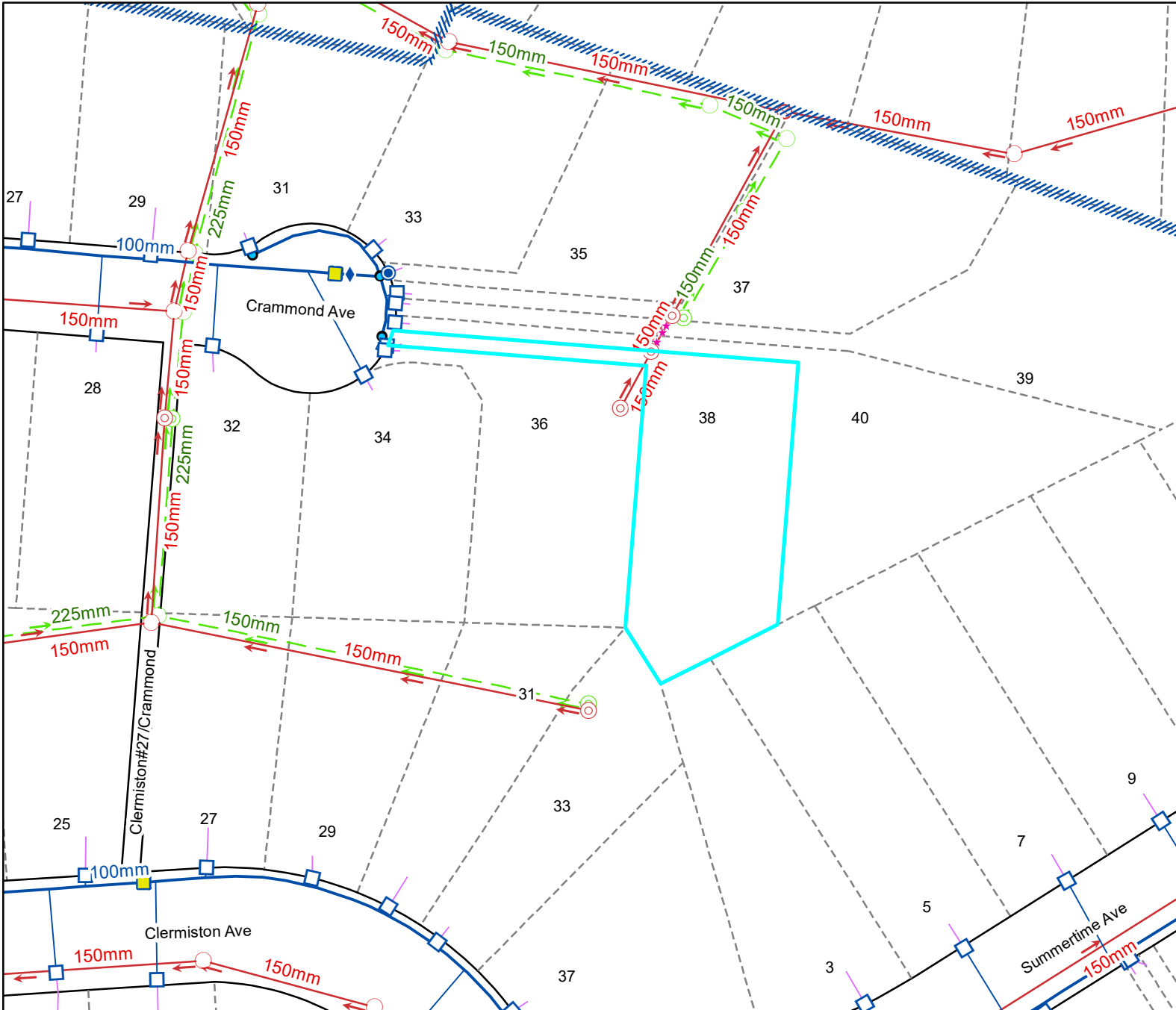
Terms used in Permits & Consents

- 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





Legend

Water Supply

	Manifold Box		Water Non-Return Valve
	Water Meter		Water Pump Station
	Toby		Water Bore
	Meter without manifold box		Water Treatment Plant
	Retic Flow Meter		Water Storage Tank
	Combination Meter		Supply Main
	Manifold Box With Restrictor		Trunk Main
	Water Valve - Zone		Disused
	Non Return Valve		Reticulation
	Water Valve - Gate		Scour
	Water Valve - Sluice		Water Service Lateral
	Water Hydrant		Water Fire Service Lateral
	Water Backflow Preventor - RPZ		Water Critical Service Lateral
			Water Zone Boundary
			Water Reservoir
			Redundant Water Main

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

Foul Sewerage

	Standard Manhole		Pump Station
	Valve Chamber (pressurised)		Treatment Plant
	Boundary Kit		Vent
	Non-Return Valve		Foul Sewer Node
	Pump Station Domestic		Foul Drains in Common (public)
	Drop Manhole		Sewer
	Inspection Manhole		Trunk Sewer
	Inspection Opening		Vent Line
	Lamphole		Rising Main
	Outlet		Redundant Foul Sewer Pipe

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

Stormwater

	SW Bubble-up Tank		Roading Bubble-Up Tank
	SW Drop Manhole		Roading Mudtank
	SW Insp Chamber and Grating Inlet		Stormwater Main
	SW Inspection Manhole		Stormwater Trunk Main
	SW Inspection Opening		DCC Open Channel
	SW Lamphole		Piped WC
	SW Mudtank Inlet		Open WC
	SW Outlet		Culvert
	SW Pipe Inlet		Stormwater Mudtank Pipe
	SW Pressure Manhole		Redundant Stormwater Main
	SW Standard Manhole		SW Sump
	SW Stormwater Node		SW Pump Station

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

General

	DCC Water & Waste Structure		Parcel
	Railway Centreline		Hydro
			Motorway Parcels
			Strata
			Easment (where recorded)

Cadastral

	Road/Rail
	Motorway Parcels
	Easment (where recorded)

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



Council Water & Drainage Services

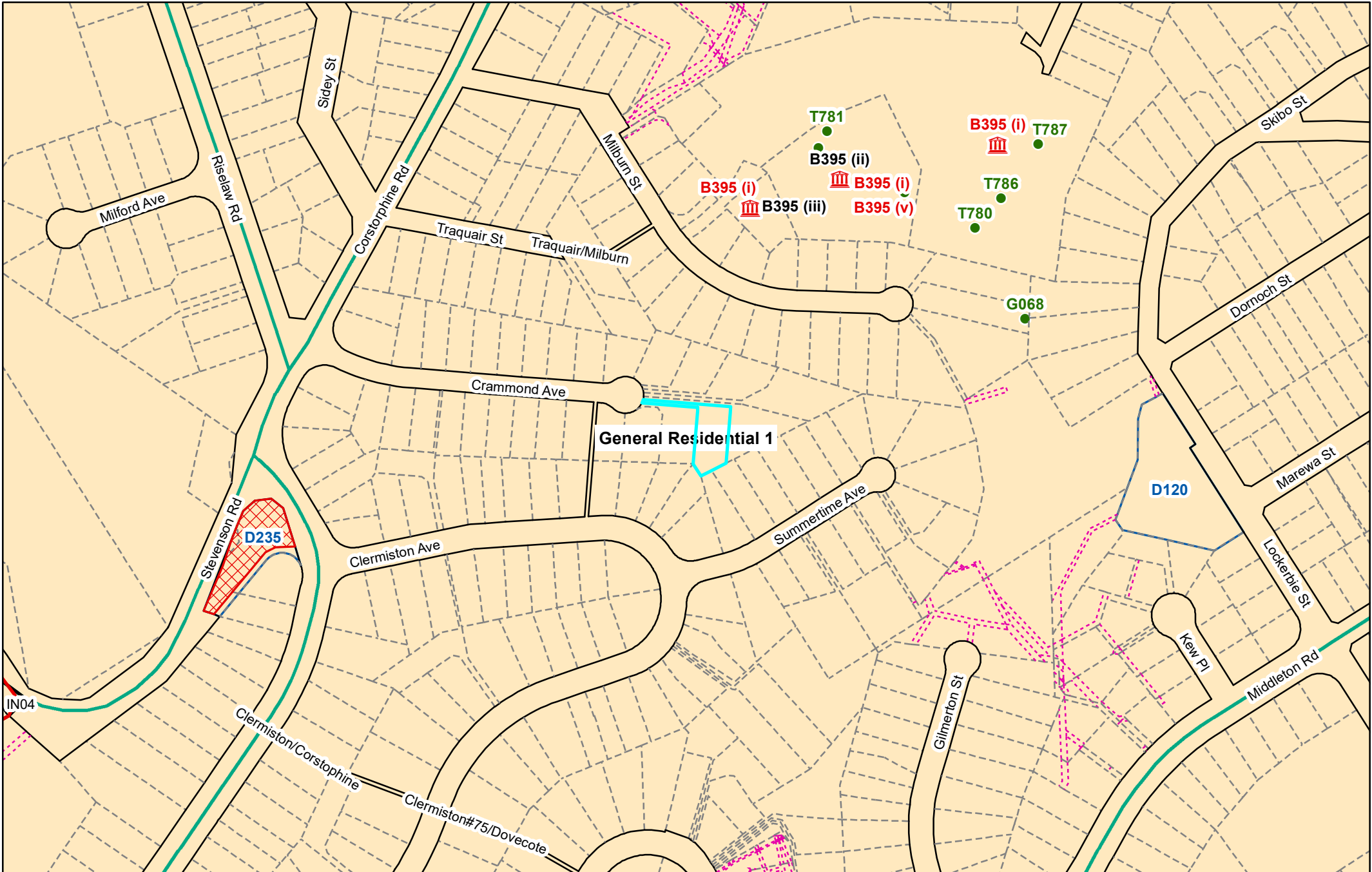
Information shown is the best available at the time of publishing. The accuracy and completeness of This information is variable. Private assets are typically not mapped. Recent changes may not be reflected. Verify on site before commencing work. For all enquiries phone 03 477 4000.

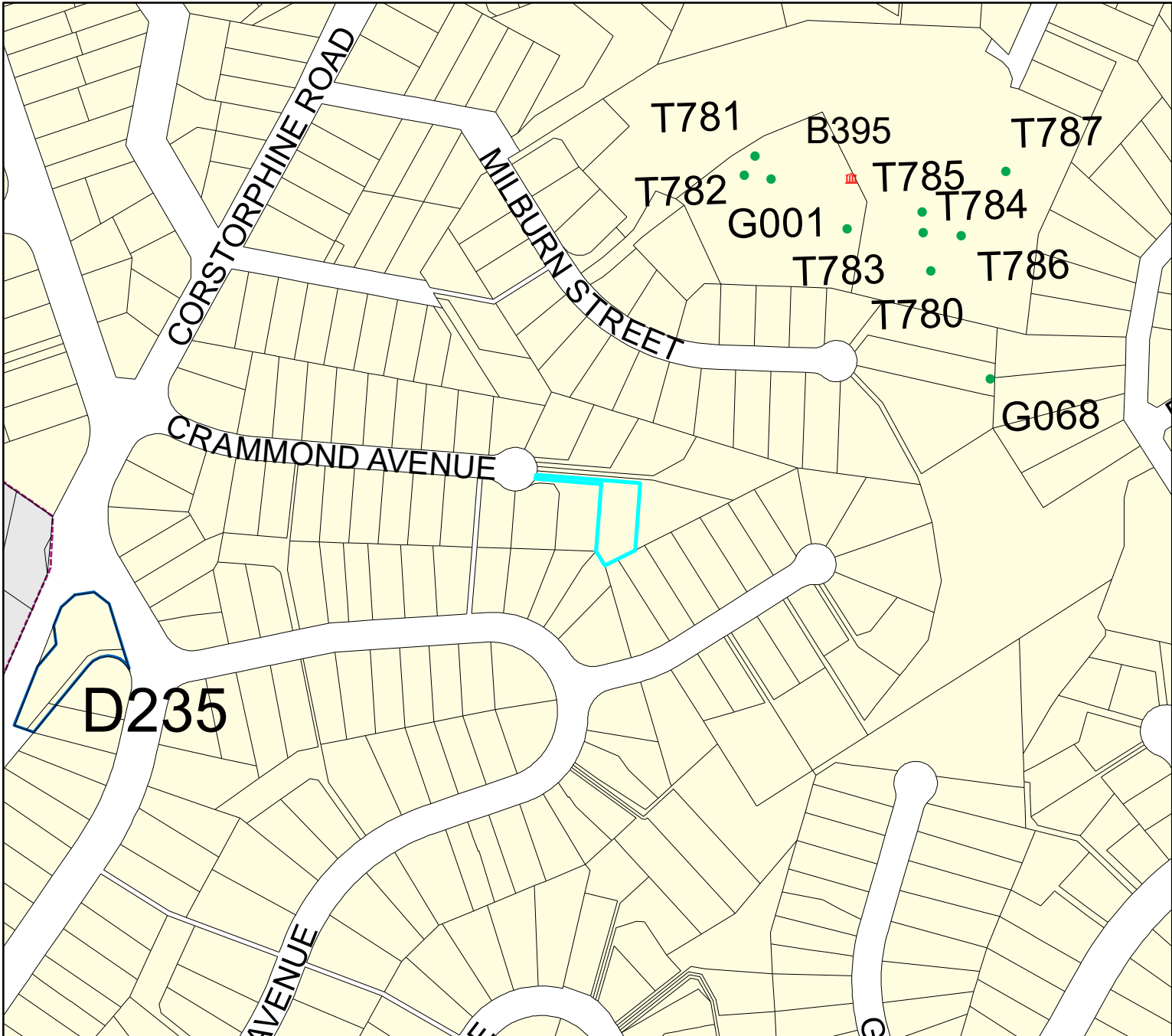
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PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES
This map is for illustration purposes only and is not accurate to surveying, engineering or orthophotographic standards. Every effort has been made to ensure correctness and timeliness of the information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

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2006/2007 Urban photography March 2007, copyright NZAM. Rural photography March 2006, copyright Terralink International Ltd.





Legend

- Significant Trees
 - Transpower Structure
 - Transpower Lines
 - Heritage Structure
 - Heritage Facade
 - DP Archaeological Sites
 - Airport Fan Designation 274 bdy
 - Port Height Restrictions
 - DP Designations
 - Urban Landscape Conservation Area
 - DP Taiari Aerodrome
 - Restricted Water Supply Area
 - Ground Water Protection Zone A
 - Ground Water Protection Zone B
 - Public Roads not Legal
 - Unformed Legal Road
- Port & Airport Noise**
- Air Noise Boundary
 - Airport Outer Control Boundary
 - Outer Port Control Boundary
 - Port Noise Boundary
- Esplanade Requirement**
- Esplanade Reserve Required
 - Esplanade Strip Required
- Landscape Management Boundary**
- outside boundary
 - boundary between areas
 - prominency boundary
- Townscape**
- Townscape and Heritage Precinct Boundary - Internal
 - Townscape and Heritage Precinct Boundary
- Pedestrian Frontage**
- Identified Pedestrian Crossing
 - Verandah Required
- Areas of Significant Conservation Value boundary**
- ASCV Boundary
 - ASCV Boundary - Internal
 - Areas of Significant Conservation Value (Estuarine edge)
 - Areas of Significant Conservation Value (Wetland)
- Zones**
- R1 - Residential 1 Zone
 - R2 - Residential 2 Zone
 - R3 - Residential 3 Zone
 - R4 - Residential 4 Zone
 - R5 - Residential 5 Zone
 - R6 - Residential 6 Zone
 - R6A
 - Campus Zone
 - Airport Zone
 - Stadium Zone
 - CA - Central Activity Zone
 - LSR - Large Scale Retail Zone
 - LA1 - Local Activity Zone 1
 - LA2 - Local Activity Zone 2
 - In1 - Industrial 1 Zone
 - In2 or SD - Industrial 2 or Special Development Zone
 - Port 1 Zone
 - Port 2 Zone
 - RR - Rural Residential Zone
 - Rural Zone
 - H - Harbourside

Most detail not shown at scales smaller than 1:25,000
Optimal scale range is 1:2000 - 1:5000
This Planning Map is indicative.

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

Property Appraisals Ltd
21 Glenbrook Drive
Mosgiel
DUNEDIN

30th January 2008

Mr Neil McLeod
Chief Building Control Officer
Dunedin City Council
DUNEDIN

Dear Sir,

Re: 38 Crammond Avenue Corstorphine, Dunedin

Inspection was carried out at the above address concerning an alteration to basement area for which there is no Building Permit on file at the Dunedin City Council.

Timber framed dividing walls have been erected to the original undeveloped basement area.
The dividing walls are non load bearing as there are 300 x 100 beams which support the 250 x 50 floor joists to the main floor of house.

The complete floor is concrete which is approximately 0.100 thick.

Timber framed perimeter and dividing walls are 100 x 50 and are lined with Gibboard or similar.

Ceilings are lined with Pinex tiles. Ceiling height is 2.400.

There were some pink insulating batts sighted to the perimeter walls. There is approximately a 100mm cavity between the original concrete perimeter foundation walls and the 100 x 50 framing.

Sufficient ventilation is supplied by opening window sashes. There was no damp proof course sighted to the area under the concrete slab.

The altered area as explained is for storage only as without the DPC under the slab it becomes a non compliant uninhabitable area such as bedrooms or rumpus room.

Construction to the above mentioned altered area has been carried out in a tradesman like manner before 1992.

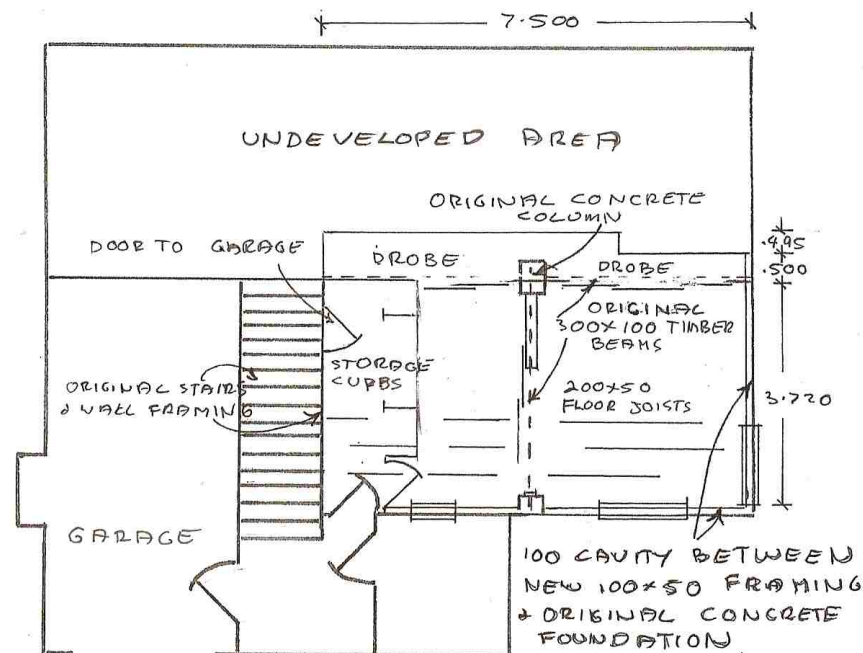
The house is a brick bungalow with a corrugated iron roof which was erected in 1967.

I am submitting this report along with the enclosed plan 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

PROPERTY APPRAISALS LTD
21 GLENBROOK DRIVE
MOSGIEL, DUNEDIN
Mobile: 0274 335 961
Ph: 489 1689
Fax: 489 1289



PLAN OF BASEMENT SHOWING THE NON LOAD BEARING
WALLS ERECTED AS AT 1/2/08

DRAWING NOT TO SCALE
MEASUREMENTS ARE APPROX

PLAN SHOWING ALTERATIONS TO HOUSE AT 38 CROMMOND AVE D.N.

Enquiries to: Neil McLeod
Direct Phone: 03 474 3890

7 February 2008

Property Appraisals
21 Glenbrook Drive
Mosgiel

Dear Sir

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

PROPERTY ADDRESS: 38 Crammond Ave, Corstorphine, Dunedin
PROPERTY NUMBER: 5037385
DESCRIPTION: Basement Alteration

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



SIDE ELEVATION FRONT ELEVATION SIDE ELEVATION

DUNEDIN CITY CORPORATION
CITY ENGINEER'S OFFICE

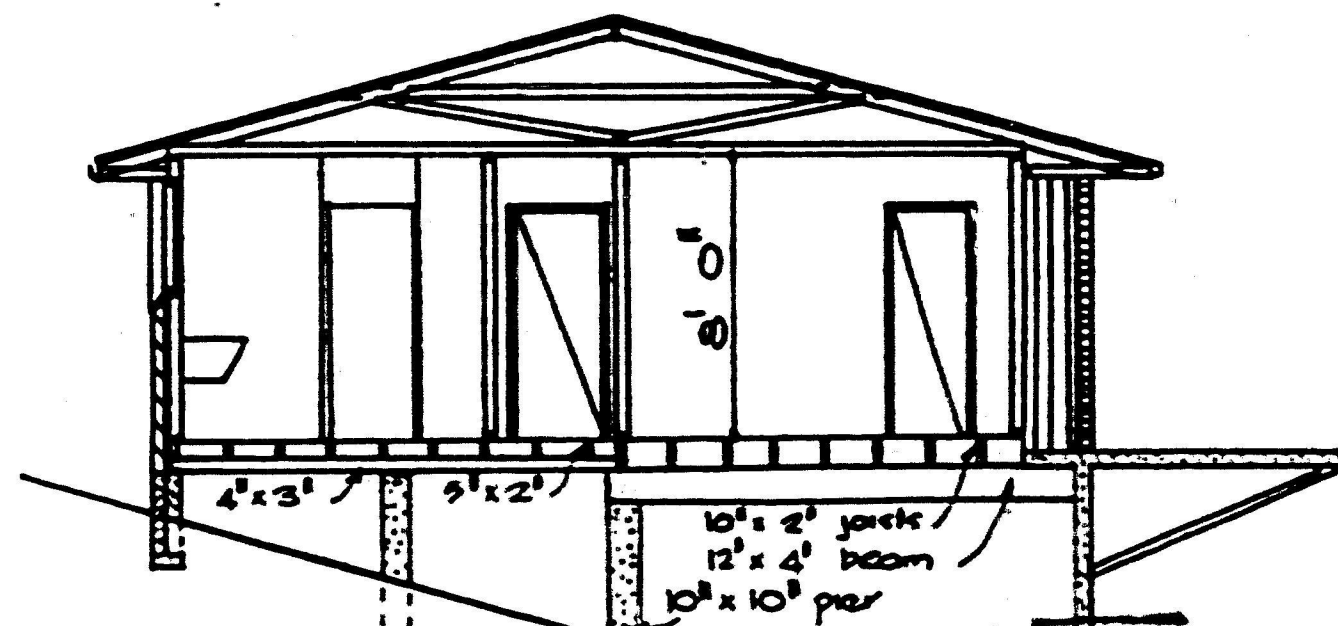
At the Street boundary the approved level with respect to street is —

Pedestrian Entrance	Vehicular Entrance	Garage
Fence	is level to conform to level at back of front plot	

Arrangements made for Crossing are HO/Plas try exist.

for City Engineer Date 24/7/67

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



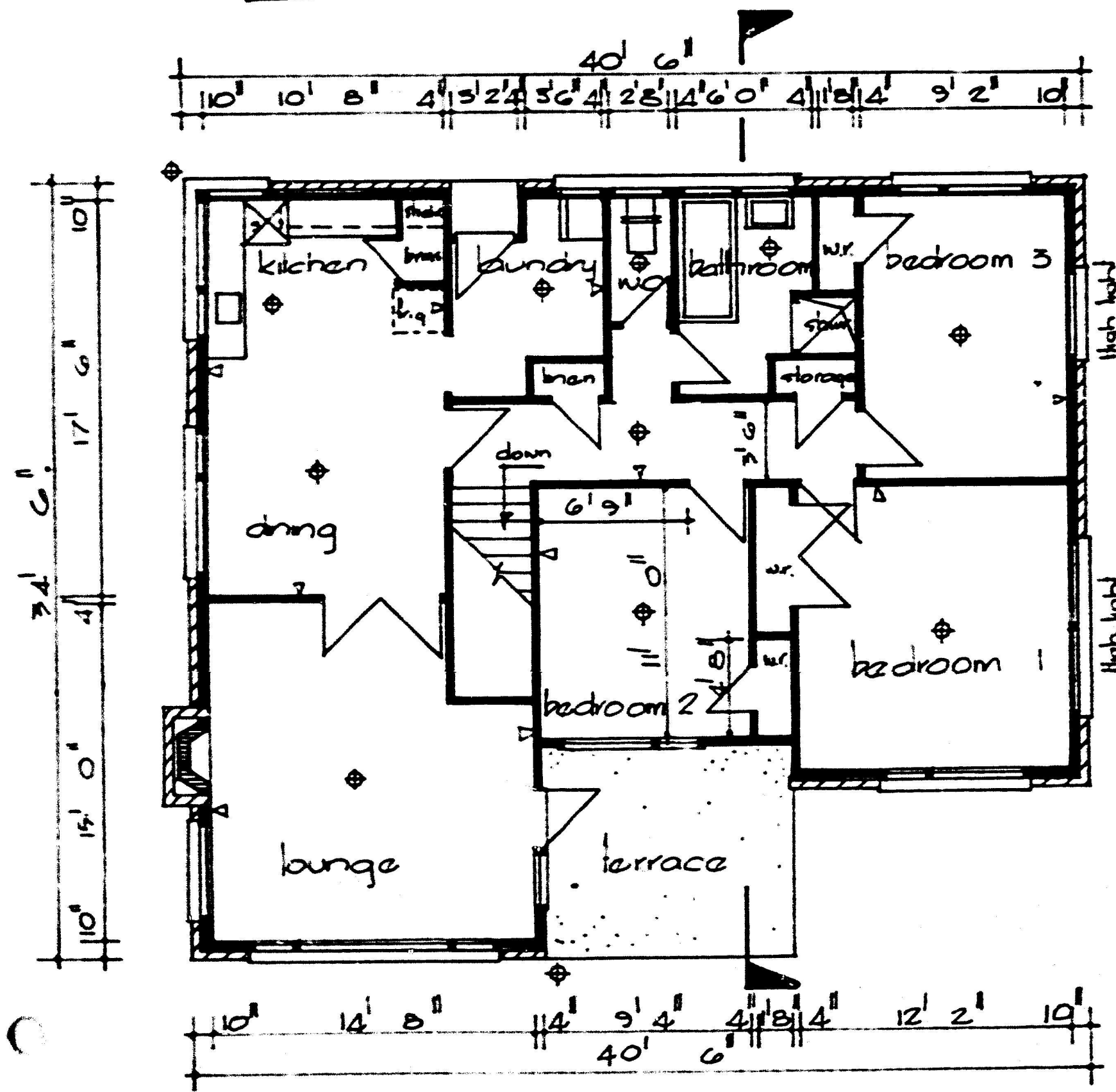
DUNEDIN DRAINAGE & SEWERAGE BOARD
SECTION

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

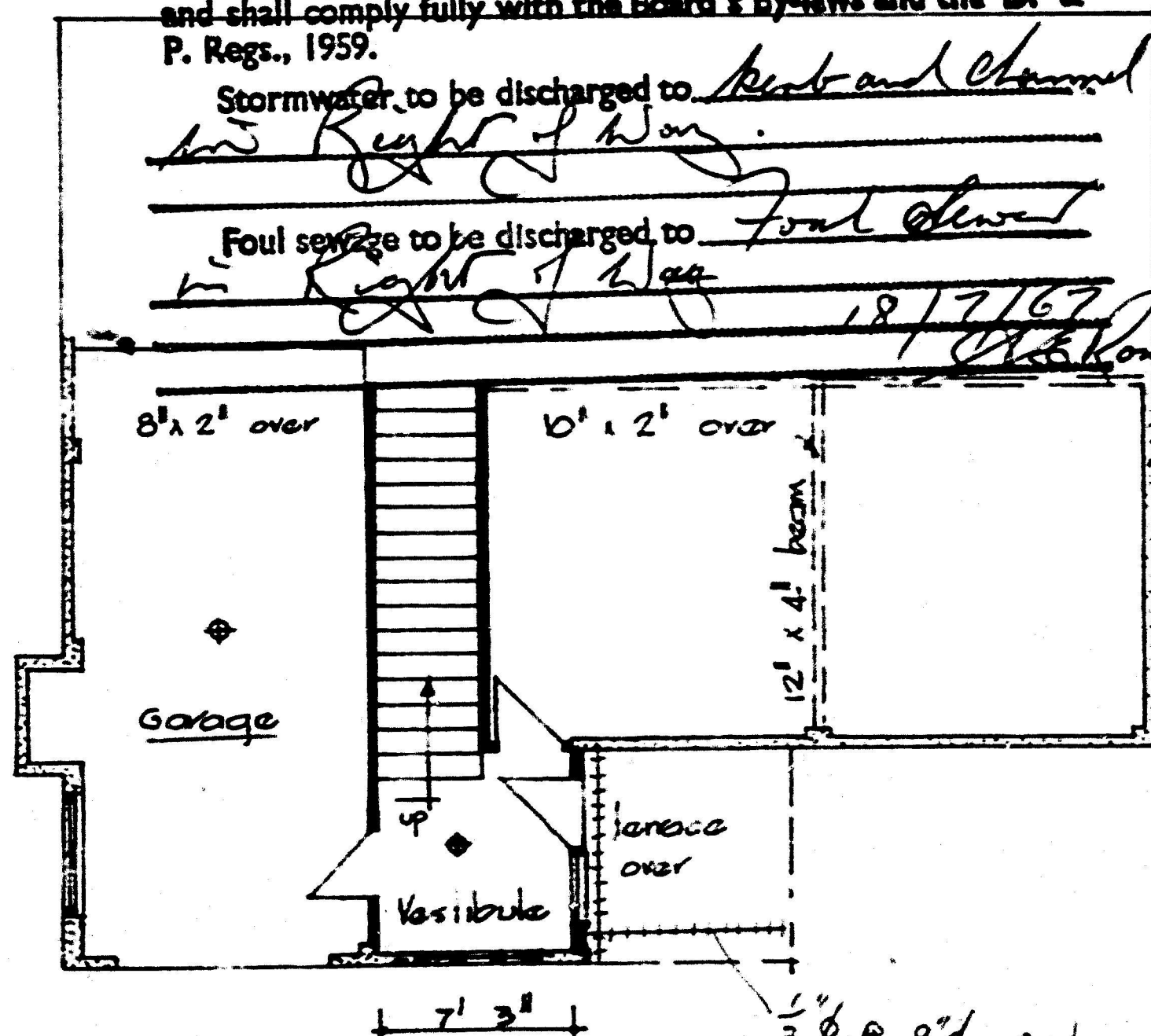
Stormwater to be discharged to Back and Channel
in Right of Way

Foul sewage to be discharged to Foul Sewer
in Right of Way

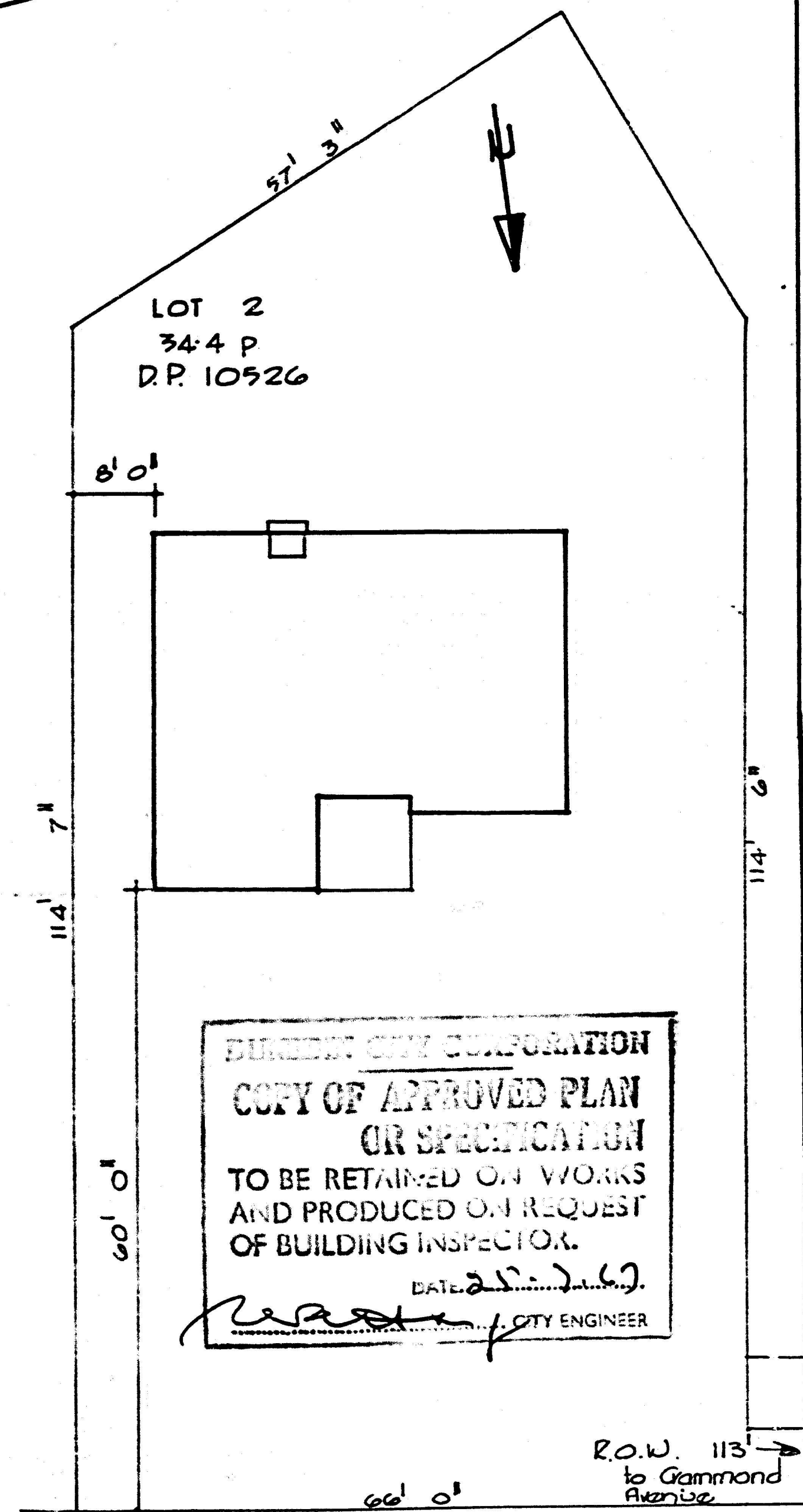
18/7/67



PLAN (1st floor)
scale 1/8" = 1' 0"



PLAN (ground floor)



DUNEDIN CITY CORPORATION
COPY OF APPROVED PLAN OR SPECIFICATION
TO BE RETAINED ON WORKS AND PRODUCED ON REQUEST OF BUILDING INSPECTOR.
DATE 25.7.67
W. E. Andrews CITY ENGINEER

17245

SITE PLAN
scale 1/16" = 1' 0"

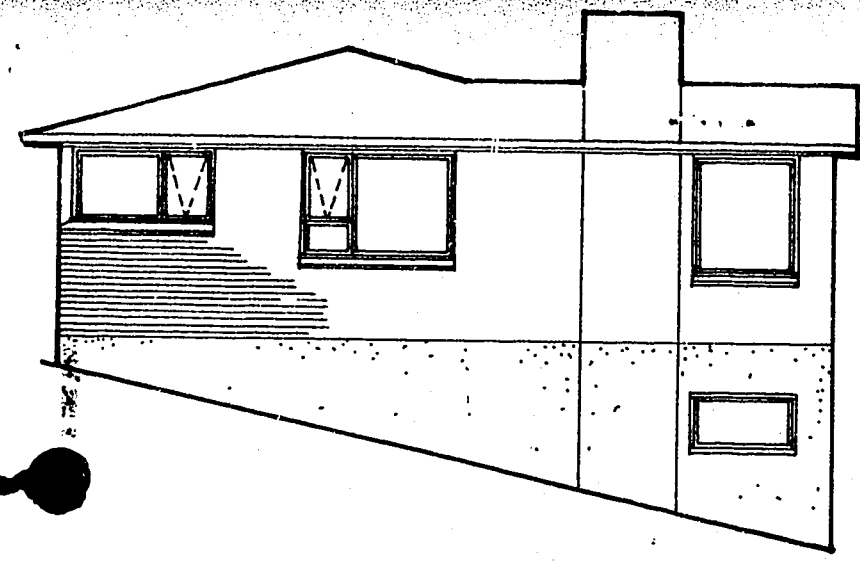
H-1967 - 66975 - 17245 Erect Dwelling

PROPOSED RESIDENCE for MR & MRS G. R. MITCHELL at CRAMMOUD AVE

W. E. Andrews Ltd
Builders
W. E. Andrews

H 3717

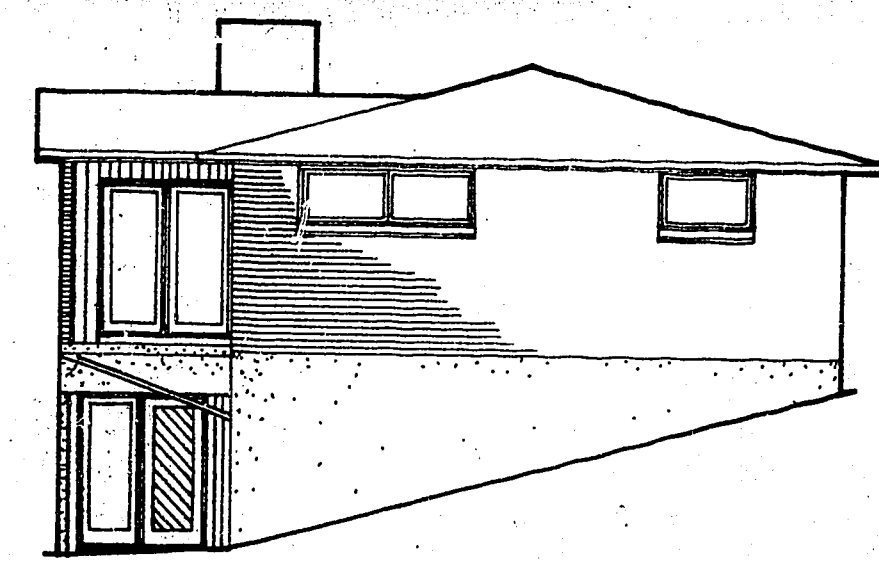
S.V.



SIDE ELEVATION



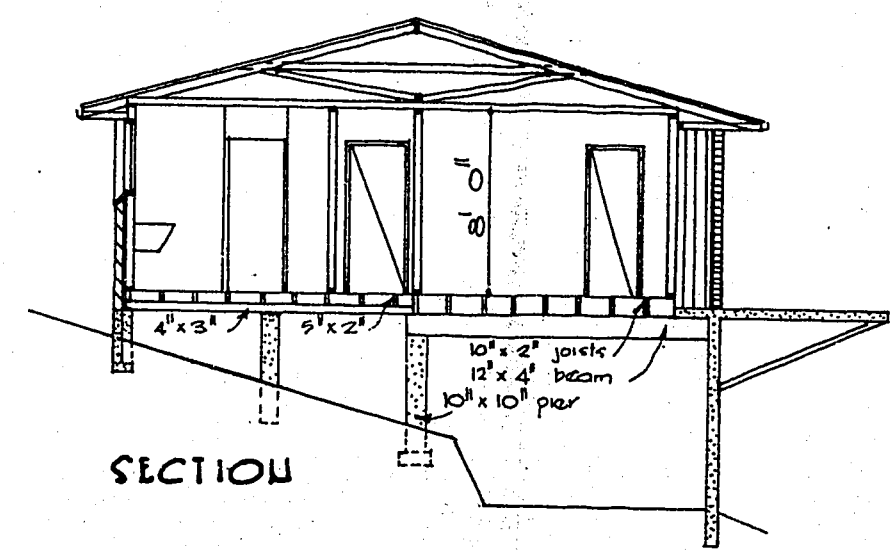
FRONT ELEVATION



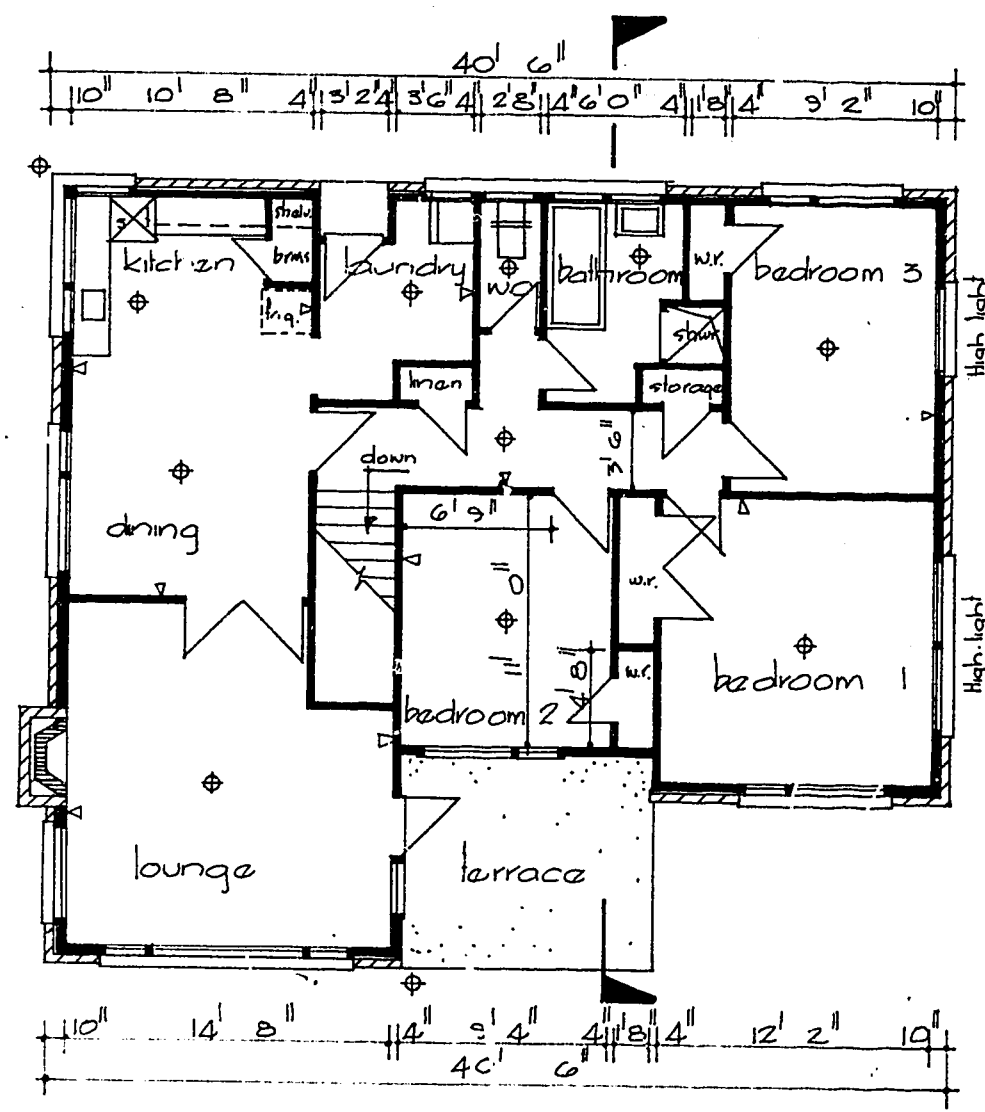
SIDE ELEVATION

LEGEND

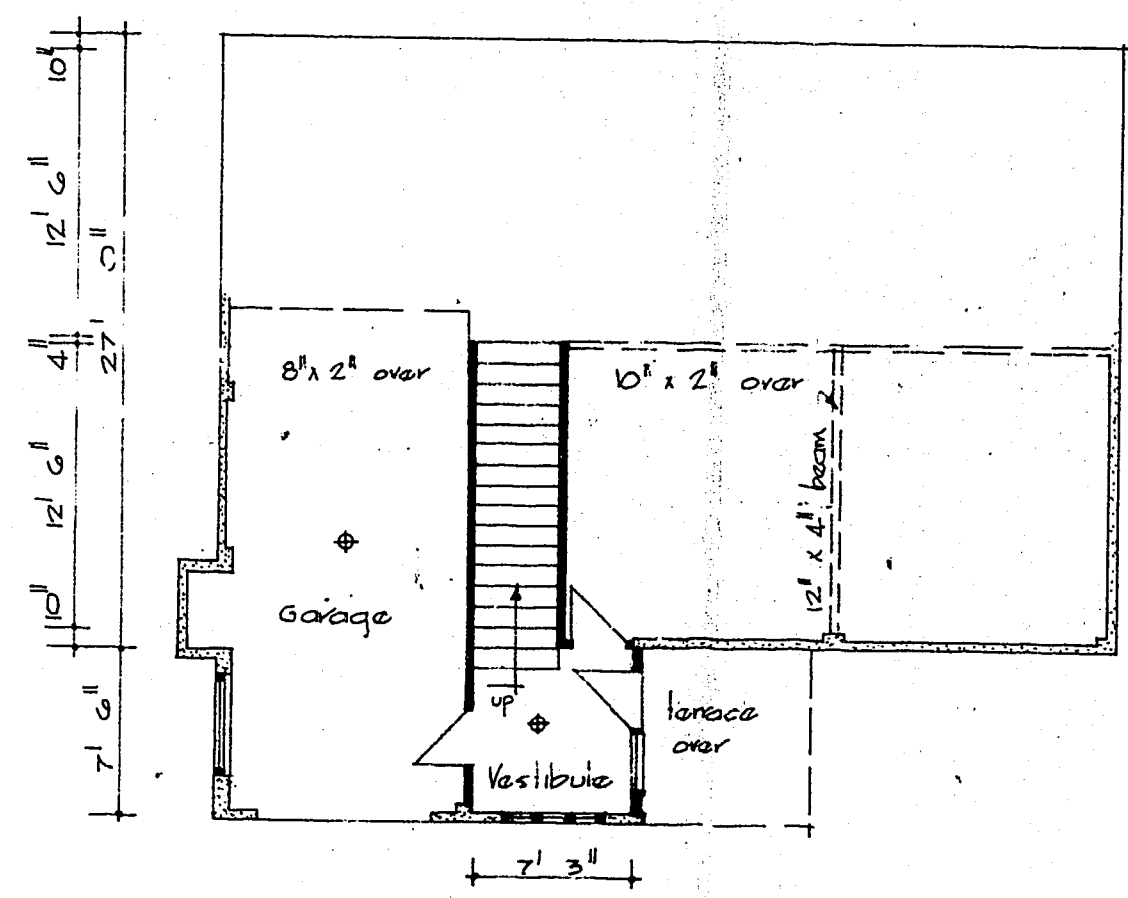
- Existing Drains
- New Foul Drains
- New Stormwater Drains



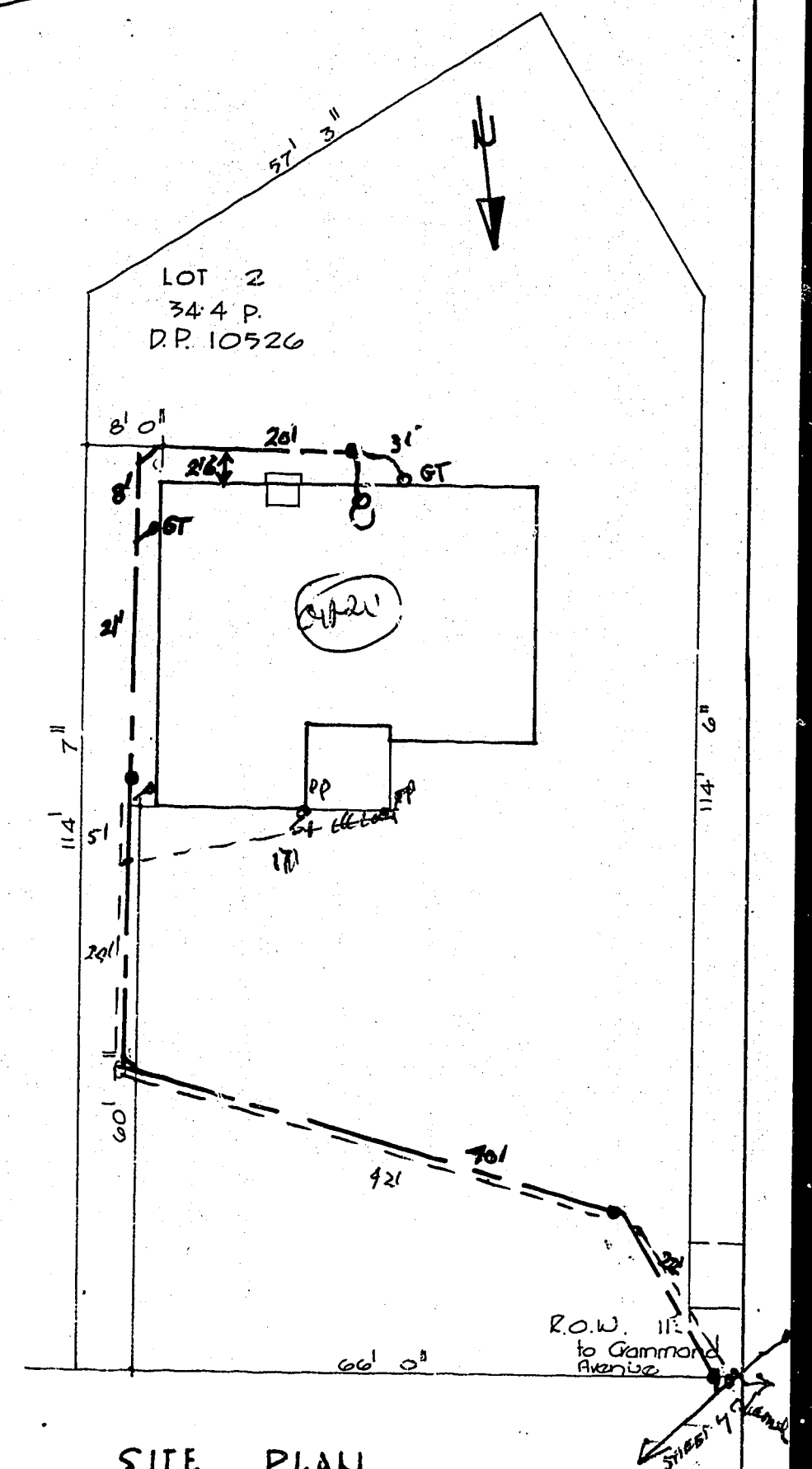
SECTION



PLAN (1st floor)
scale 1/8" = 1' 0"



PLAN (ground floor)



SITE PLAN
scale 1/16" = 1' 0"

H-1968 - 193282 - H3717 Drainage for New Dwelling

RESIDENCE for MR & MRS G.R. MITCHELL at CRAMMOULD AVE

W.E. Andrews Ltd
Builders



DUNEDIN CITY
COUNCIL

Kaunihera-a-rohe o Otepoti

50 The Octagon, PO Box 5045, Moray Place
Dunedin 9058, New Zealand
Telephone: 03 477 4000, Fax: 03 474 3488
Email: dcc@dcc.govt.nz
www.dunedin.govt.nz

CODE COMPLIANCE CERTIFICATE

DOC 314 14 02 200

Section 95, Building Act 2004

CCC NO:	ABA-2010-26	Telephone No:	03 477 4000
APPLICANT		PROJECT	
H N Blakemore 38 Crammond Avenue Dunedin 9012		Work Type: Alterations/Repairs Intended Use/Description of Work: Convert Low Pressure HWC from Tank Supply to Value Vented	
PROJECT LOCATION		Intended Life: Indefinite, not less than 50 years. This CCC also applies to the following Amended Consents: N/A	
38 Crammond Avenue Dunedin			
LEGAL DESCRIPTION			
Legal Description: LOT 2 DP 10526 Valuation Roll No: 27370-48105 Building Name: N/A			

The Building Consent Authority named above is satisfied, on reasonable grounds, that:

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

☐ Compliance Schedule attached

Signed for and on behalf of the Council:

TEAM LEADER INSPECTIONS

Date: 27 January 2011

38 Clamond Ave

Hot water cylinder located under stairs in garage
disconnect heater tank & install 7.6m apex valve
vented system including ECO to existing Hot water cylinder.
Install neta tempering device.

Plumbing work will be installed as per C12 NZBC
Smoke alarm as per F7 NZBC

Pipe work copper

Durability with comply with B2 NZBC

DUNEDIN CITY COUNCIL

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

Documents to be retained on works.

to be collected on request.

Date

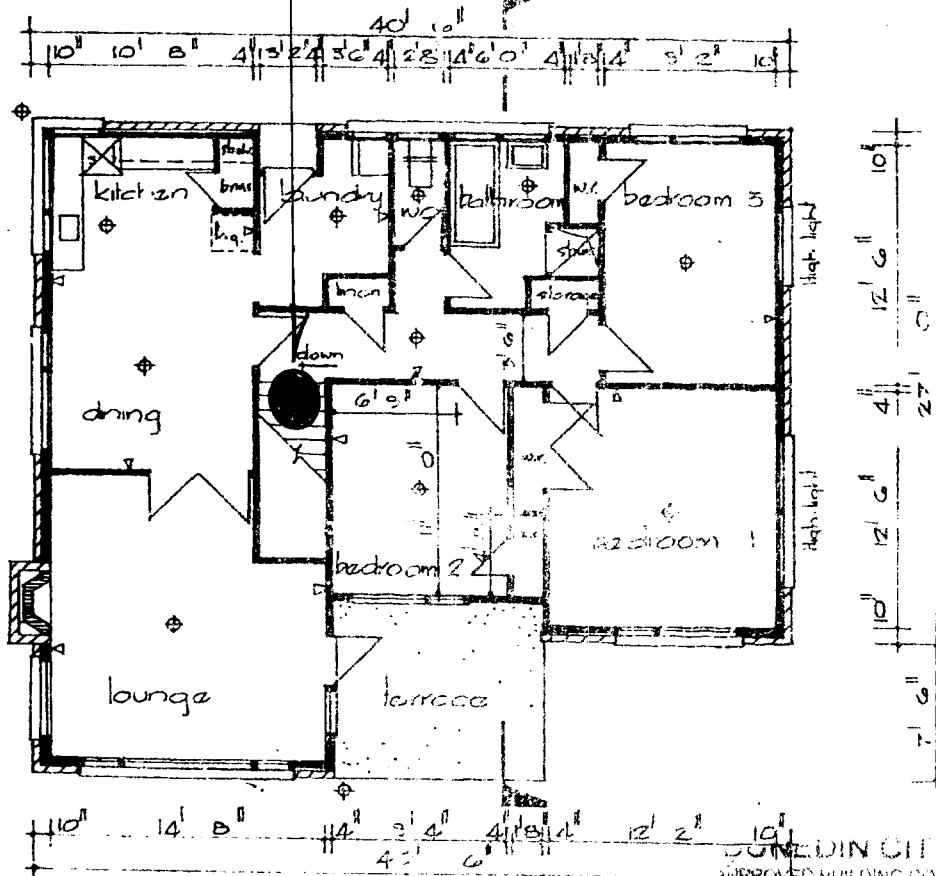
Date 15-1-10

By

NOTE

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

HWC location



PLAN
scale 1/8" = 1' 0" (1st floor)

DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENT

2010-26



CODE COMPLIANCE CERTIFICATE

DCCBCA-F4-07-v3.0

Section 95, Building Act 2004

CCC NO:	ABA-2011-679	Telephone No:	03 477 4000
APPLICANT		PROJECT	
H N Blakemore 38 Crammond Avenue Dunedin 9012		Work Type: Alterations/Repairs Intended Use/Description of Work: New Ceiling Over Stairs, New Opening in Wall Between Dining And Lounge	
PROJECT LOCATION		Intended Life: Indefinite, not less than 50 years. This CCC also applies to the following Amended Consents: N/A	
38 Crammond Avenue Dunedin			
LEGAL DESCRIPTION			
Legal Description: LOT 2 DP 10526 Valuation Roll No: 27370-48105 Building Name: N/A			

The Building Consent Authority named above is satisfied, on reasonable grounds, that:

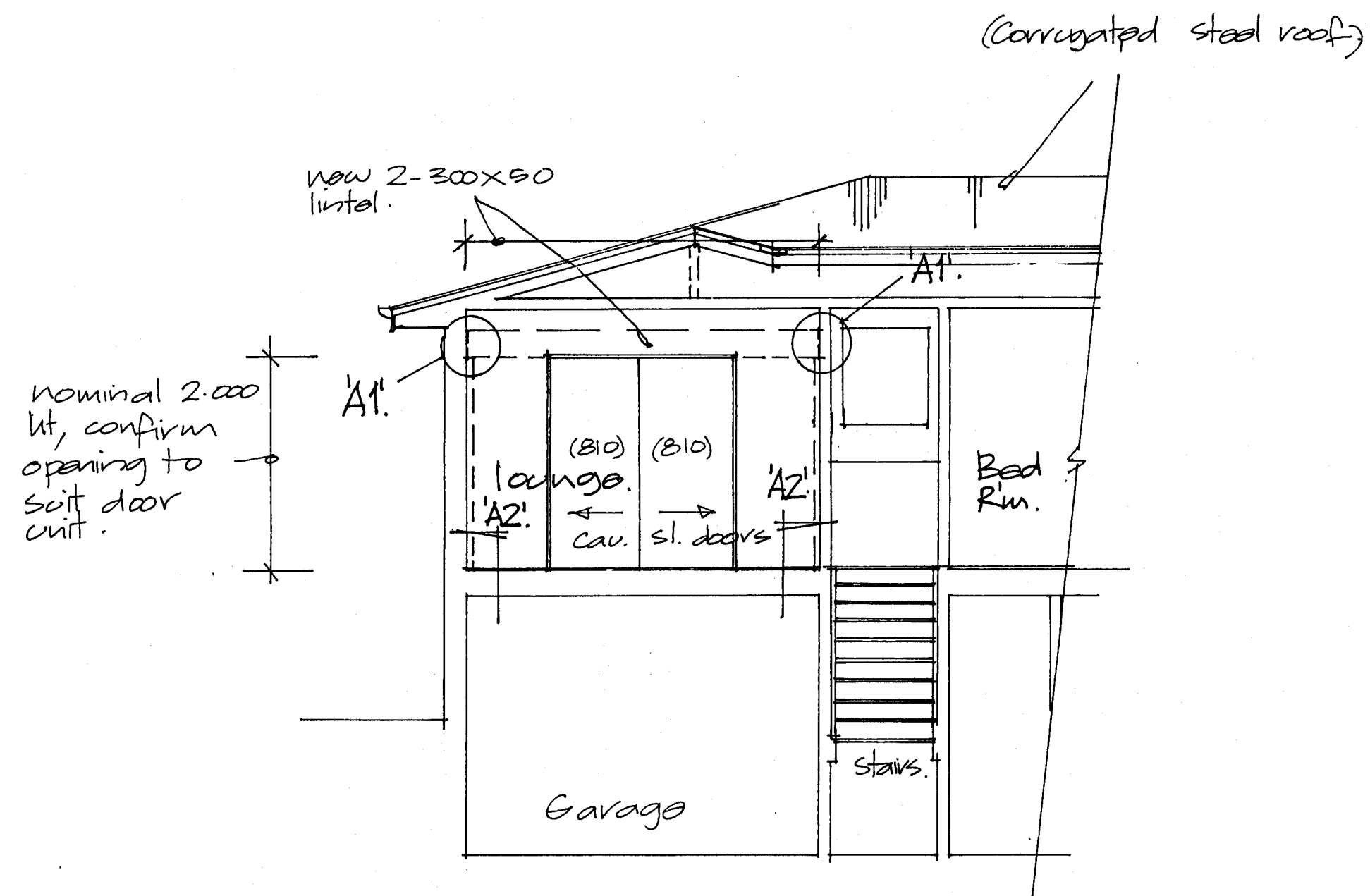
- (a) The building work complies with the Building Consent, and
- (b) The specified systems in the building are capable of performing to the performance standards set out in the Building Consent.

☐ Compliance Schedule attached

Signed for and on behalf of the Council:

Team Leader Inspections

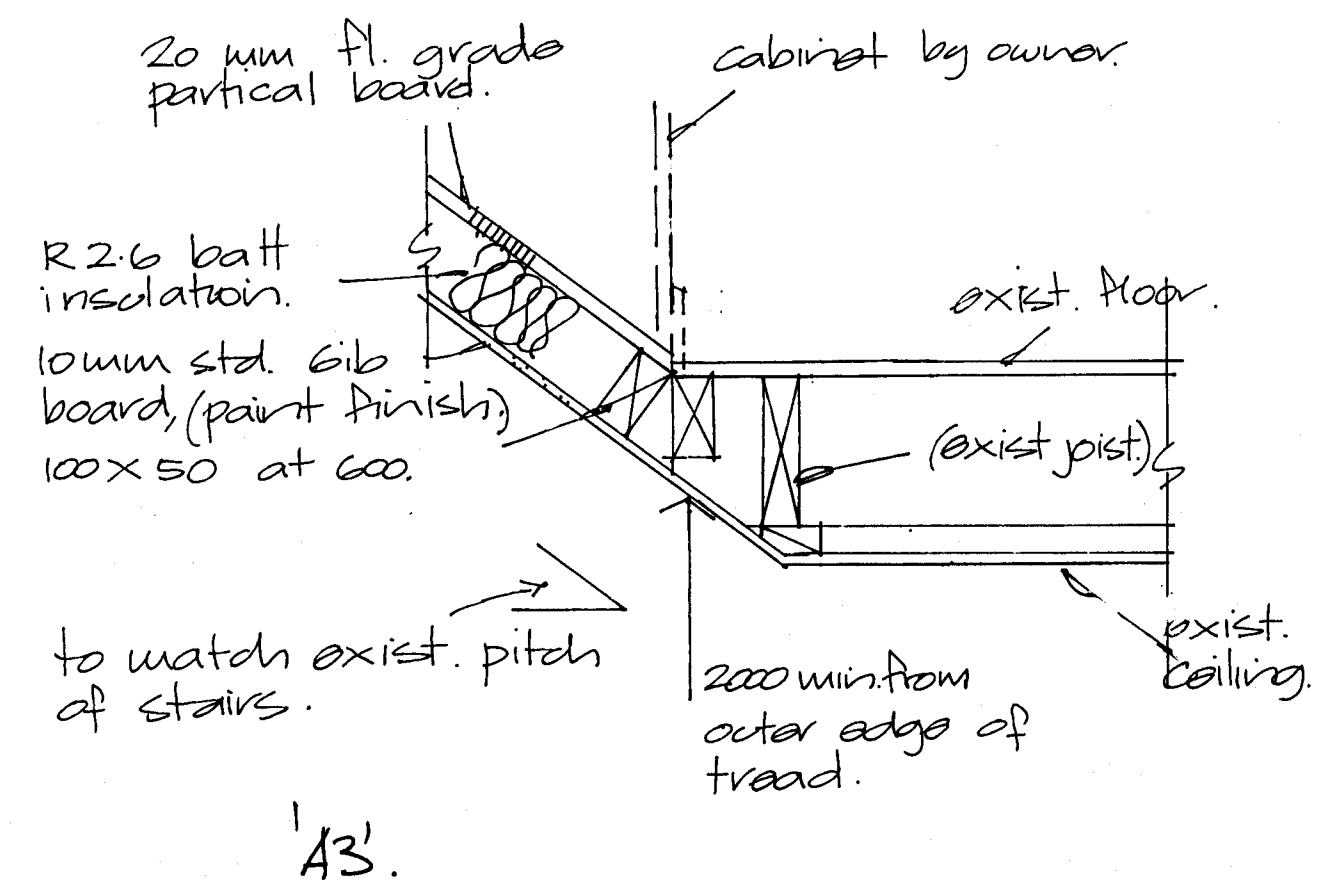
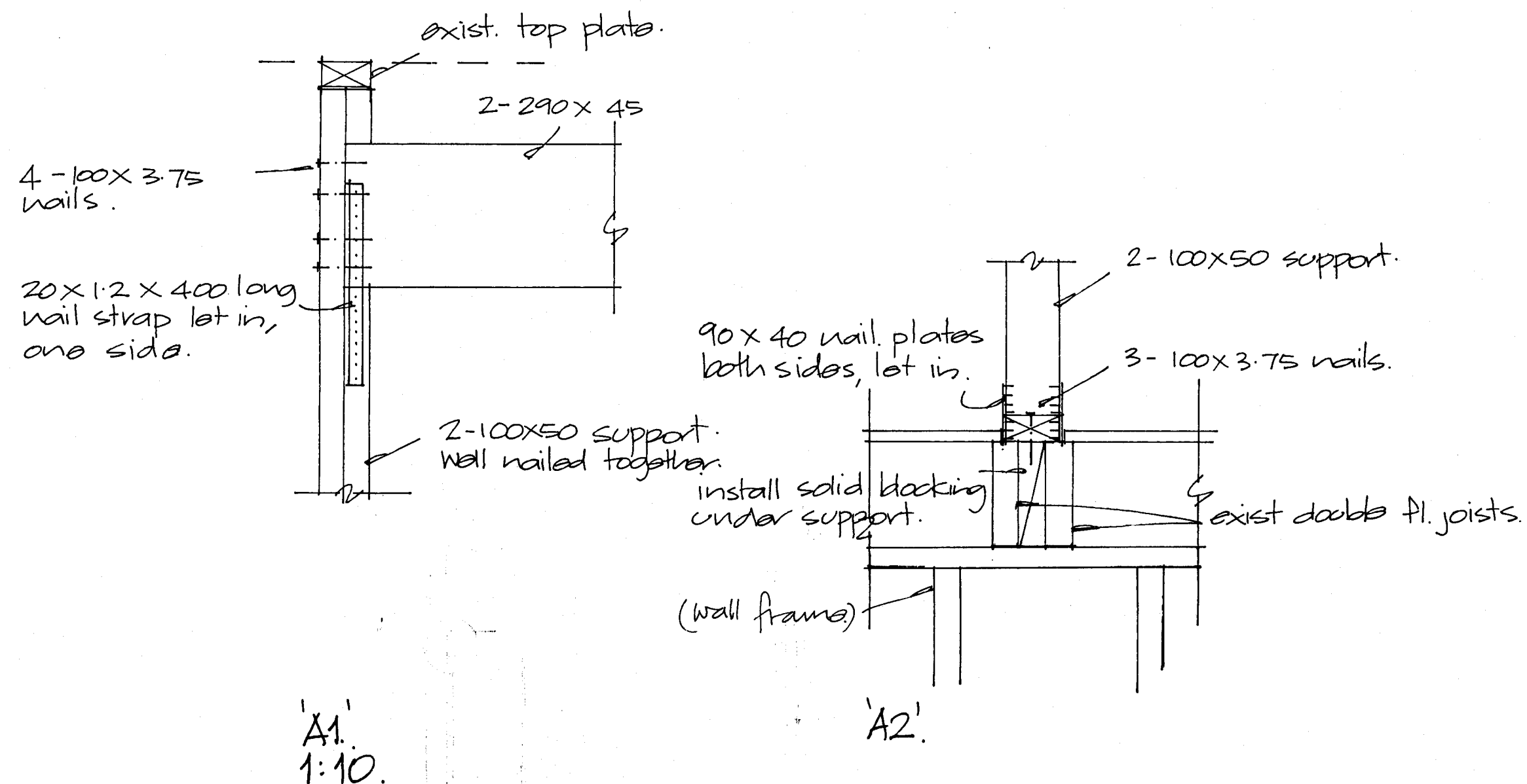
Date: 18 April 2013



SECTION B-B 1:50.

General.

All work shall comply with N.Z.B.C. 1992 and N.Z.S. 3604, 1999.



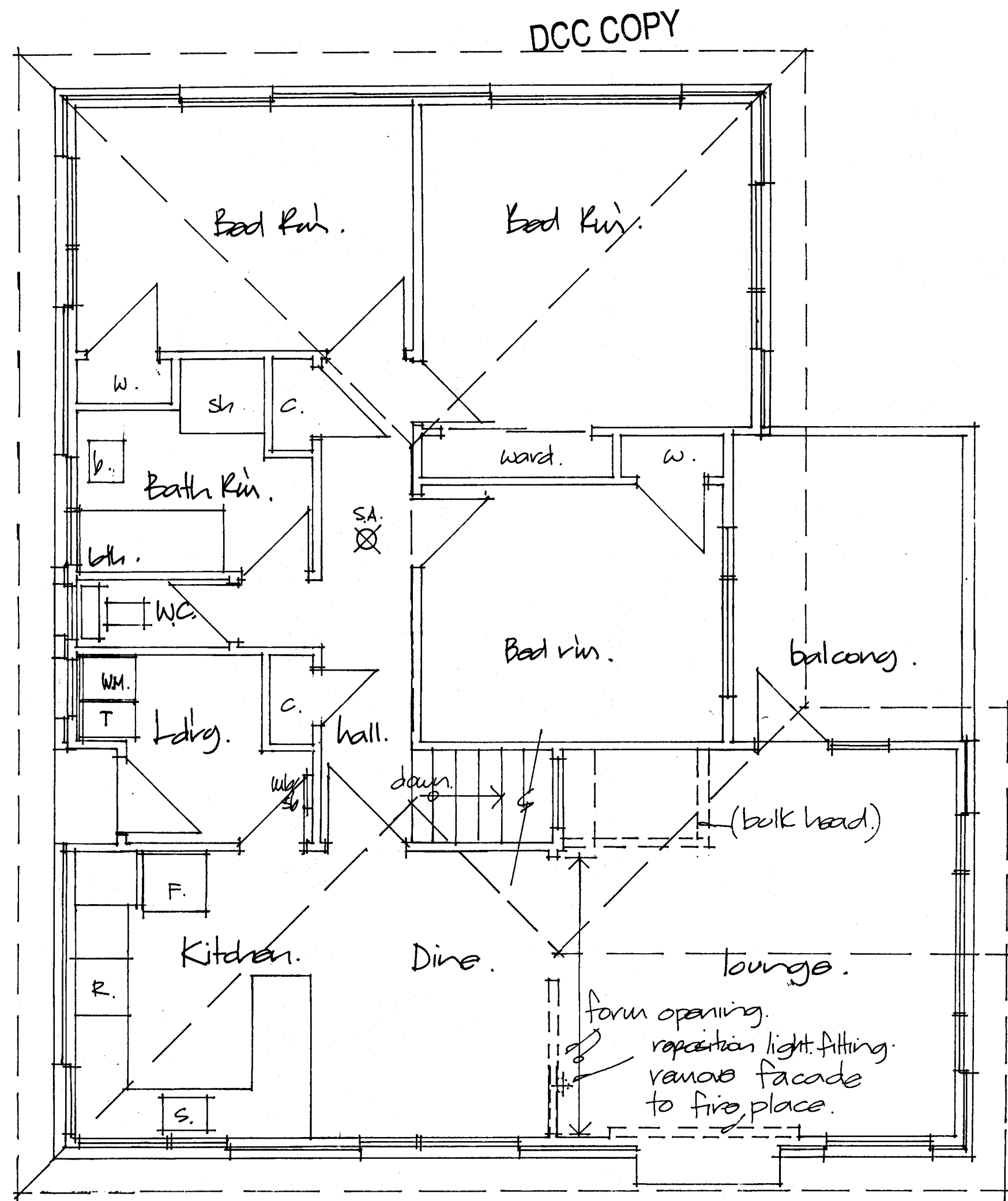
DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENTS

2011 679

ALTERATIONS TO RESIDENCE AT 38 CRAMMOND AVENUE,
DUNEDIN, FOR H. BLAKEMORE.
Drawn: C.G. Sargeant. NZCD (Arch) ADN2. March 2011.

(of 2)

2



EXISTING FLOOR PLAN 1:50
— showing removal.

Legend.

- : existing walls.
- - - : walls removed.
- ⊗ SA : smoke alarm, ceiling mounted.

Legal.

lot 2, DP 10526

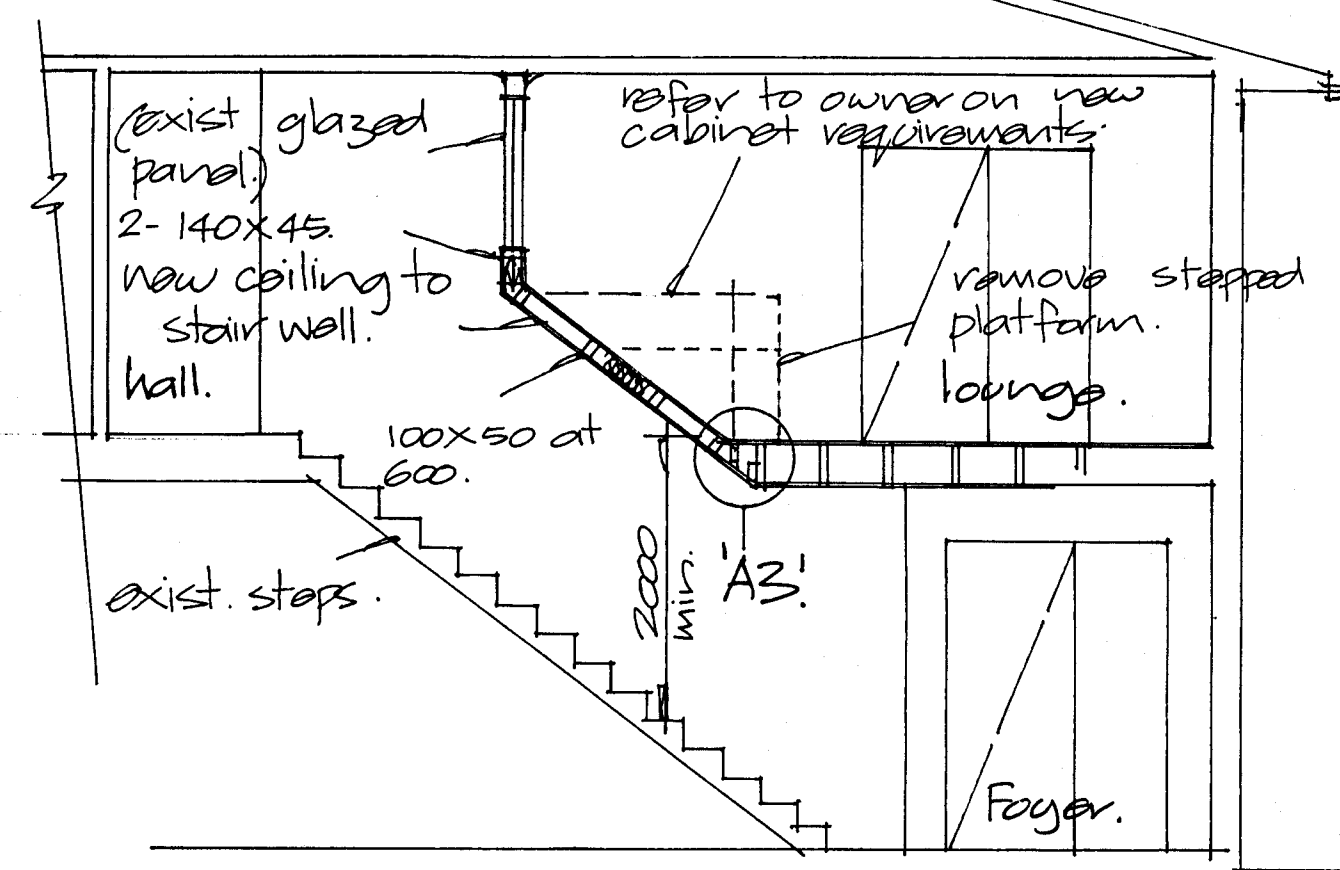
DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENT

2011 679

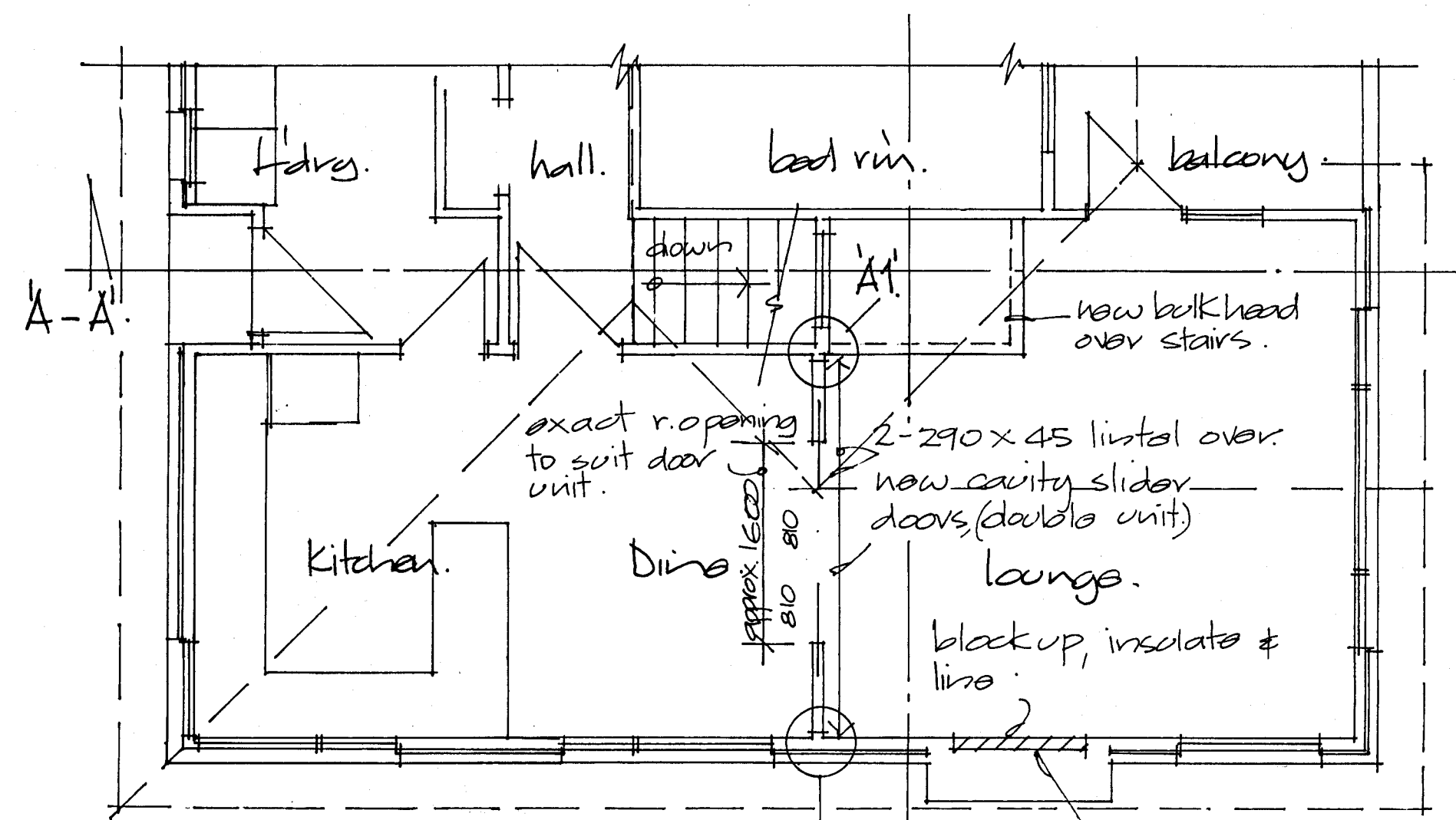
DUNEDIN CITY COUNCIL
Plans and Specifications Approved in accordance
with The New Zealand Building Code and Approved
Documents. To be retained on works
and produced on request

Building Date 26-4-2011
Change Date
Health Date

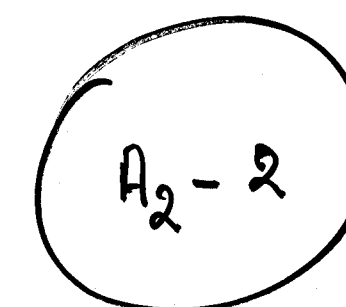
NOTE



Section 'A-A' 1:50.



FLOOR PLAN 1:50
— showing new work.



DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENTS

2011-679

ALTERATIONS TO RESIDENCE AT 38 CRAMMOND AVENUE,
DUNEDIN, FOR H. BLAKEMORE.
Drawn: C. G. Sargeant. N.Z.C.D. (Arch) ADN2. March 2011.

(of 2)

1