

ONE AGENCY

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Dunedin City Council – Land Information Memorandum

Property Address: 3 Drummond Street Dunedin

Prepared for: Christopher James Round and Andrea Jane Young

Prepared on: 31-Jul-2025

Property Details:

Property ID	5029728
Address	3 Drummond Street Dunedin
Parcels	PT SEC 52 BLK XIX SO 14196 TN OF DUNEDIN, PT SEC 53 BLK XIX SO 14196 TN OF DUNEDIN, PT SEC 52 BLK XIX SO 14196 1/2 SH 0.0003HA TN OF DUNEDIN

Disclaimer:

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

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

This Land Information Memoranda (LIM) has been prepared in accordance with Sections 44A, 44B, 44C, and 44D of the Local Government Official Information and Meetings Act 1987. It contains only information obtained from the records held by the Dunedin City Council as at 31-Jul-2025

The Dunedin City Council has not carried out an inspection of the land and/or buildings for the purposes of preparing this LIM. The Dunedin City Council records may not show illegal or unauthorised buildings or works on the land. Accordingly this report may not necessarily reflect the current status of the property. Examples of situations which affect the property but are not recorded in this report include: unauthorised work not known to Council and breaches of Consents or Licences that are not the subject of a formal Requisition or Notice. The applicant is solely responsible for ensuring that the land or any building or works on the land is suitable for a particular purpose. The applicant should check the Certificate(s) of Title as this report may not include information that is registered on the Certificate(s) of title. The Certificate(s) of title may record further information or obligations relating to the land.

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

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s44A(2)(a) Information identifying any special feature or characteristics of the land

District Plan Hazard Information

Refer to District Plan for Natural Hazards Information section: s44A (2)(f) *Information relating to the use to which the land may be put and any conditions attached to that use.* Building Act 2004 Sec 73 Hazard Information

Other Natural Hazard Information

Flood Hazards

No information.

Land Stability Hazards

No information.

Coastal Hazards

No information.

Seismic Hazards

No information.

Other Natural Hazards

No information.

Otago Regional Council Hazard Information

The Regional Council is required to provide information that it holds on Natural Hazards:
<https://www.orc.govt.nz/managing-our-environment/natural-hazards/otago-natural-hazards-database>.

Contaminated Site, Hazardous Substances and Dangerous Goods

Contaminated Site Information

No information.

Historic Dangerous Goods Licence(s)

No information.

Hazardous Substances

No information.

WARNING – Change in legislation and management of hazardous substances

On 1 April 2004, all Dunedin City Council Dangerous Goods Licences expired. From this date they became the responsibility of the Environmental Protection Authority (EPA) under the Hazardous Substances and New Organisms Act 1996.

All new licences for hazardous substances were issued by independent Test Certifiers approved by the EPA. The Council no longer holds current information on the use of hazardous substances at these premises and hazardous substances may be present without the Council's knowledge.

The Council was advised by the EPA in 2016 that Worksafe had taken over responsibility for managing Location Test certificates under the Hazardous Substances and New Organisms Act 1996. The EPA no longer holds any information in relation to Location Test Certificates. If you have any questions, please contact Worksafe.

s44A(2)(b) Information on private and public stormwater and sewerage drains

Drainage

There is no drainage information for this property.

Foul Sewer and Waste Water

Drainage Reticulation Plans

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

Urban Stormwater Catchment

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

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

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

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

Public Sewer Sheets

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

Dunedin City Council Private Drainage plans incomplete

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

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

Water Supply

Urban water supply area – Connected

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

Terms and conditions of supply

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

Water pressure

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

Water reticulation maps

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

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

Rates Details

Rates Assessment Details

Rate Account	2029728
Address	3 Drummond Street Dunedin
Valuation Number	27180-45100

Latest Valuation Details

Capital Value	\$670,000
Land Value	\$420,000
Value of Improvements	\$250,000
Area (Hectares)	0.0223HA
Units of Use	1

Current Rates

Current Rating Year Starting	01-Jul-2025
Dunedin City Council Rates	\$4,082.19

Rates Outstanding for Year	\$5,102.91
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For further explanation on the rate account, or to enquire about information referred to on this page, please contact Rates Staff between 8:30am and 5:00pm weekdays at the enquiries counter on the Ground floor of the Civic Centre, 50 The Octagon, Dunedin, or by phoning 477 4000.

s44A(2)(d) Consents, Certificates, Notices, Orders or Requisitions affecting the land or any buildings on the land

(da) the information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004:s44A and

(2)(e) Information concerning any Certificate issued by a Building Certifier pursuant to the Building Act 1991 or the Building Act 2004

Building and Drainage Consents

The following consents are recorded for this property:

Status Key:	BC	-	Building Consent Issued
	CCC	-	Code Compliance Certificate Issued
	Archived	-	In accordance with section 93(2)(b) of the Building Act, the consent was reviewed for code compliance after two years. Compliance with the Building Code could not be established and therefore the Code Compliance Certificate has been refused.
	/CCC	-	
	Refused	-	Work has not commenced and no extension of time applied for within 12 months of date of consent issue. Consent is of no further effect
	Lapsed	-	

NOTE: This is not a comprehensive list of all building consent statuses

[ABA-2003-301629](#) Building Consent - Alter Dwelling - Kitchen, Living Room and Bathroom

Lodgement Date	15-Sep-2003
Decision	Granted
Decision Date	17-Sep-2003
Current Status	CCC Issued
Previous Number	ABA32749
<i>(Applications before 2007)</i>	

[ABA-1998-344840](#) Building Consent - Install WC Wash Handbasin - Shower

Lodgement Date	08-Oct-1998
Decision	Granted
Decision Date	12-Oct-1998
Current Status	CCC Issued
Previous Number	ABA982950
<i>(Applications before 2007)</i>	

Building and Drainage Permits

[H-1978-85220](#) AAB19780712

6553 - Crossing, No Plan. The permit was lodged on 28-Jul-1978.

[H-1920-135979](#) AAD19200497

A15062 - Plumbing and Connect Drainage to Sewer, (Anderton). The permit was lodged on 22-Mar-1920.

[H-1976-206942](#) AAD19761160

J6069 - Stormwater Alteration, No Plan See A15062, (McKay). The permit was lodged on 23-Feb-1976.

Building Notices

No Building Notices

Resource Consents

There are no resource consents for this property.

Consent Notices

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

Alcohol Licensing

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

Health Licensing

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

s44A(2)(ea) Information notified under Section 124 of the Weathertight Homes Resolution Services Act 2006

No information.

s44A (2)(f) Information relating to the use to which the land may be put and any conditions attached to that use

District Plan

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

As a general principle, rules in the 2GP must be considered along with the rules of the Operative District Plan 2006, until such time as the rules of the 2GP become operative, or are treated as operative. The policies and objectives of both plans should also be considered.

The schedule of original appeals on the 2GP can be viewed at <https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan/appeals-received-on-the-2gp>.

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

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

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

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

OPERATIVE DISTRICT PLAN INFORMATION

Zoning

This property is zoned as follows in the District Plan.

Zone

RESIDENTIAL 3

Trees - Significant Tree or Group of Trees on Nearby/Adjoining Property

There is a protected tree or a protected group of trees on a nearby or adjoining property which is listed in Schedule 25.3 of the District Plan and is subject to Rule 15.5.1. The branches of that tree or group of trees may or may not extend over the boundary into this site.

Tree No Common Name

T1220 Totara

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

55Dt/40Nt dBA

SECOND GENERATION PLAN INFORMATION

Zoning

- Inner City Residential (refer Section 15, Residential)

Scheduled Items

- Scheduled Trees within 30m of site
 - Plan ID: T1220
 - Common Name: Totara

Overlay Zones

- Nil

Mapped Areas

- Archaeological Alert Layer

District Plan Map

The District Plan map is available [online here](#). Instructions on how to use the map are [available here](#).

You can also access the District Plan map and instructions by visiting the Dunedin City Council 2GP Website at:

<https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan>

s44A(2)(g) Information regarding the land which has been notified to Council by another statutory organisation

No information.

s44A(2)(h) Information regarding the land which has been notified to Council by any network utility operator pursuant to the Building Act 1991 or Building Act 2004

No information.

Section 44A(3) Information concerning the land as the authority considers, at its discretion, to be relevant.

Building Information

Minimum Floor Levels

Clause E1.3.2 of the New Zealand Building Code requires that surface water, resulting from an event having a 2% probability of occurring annually, shall not enter buildings. This requirement applies to Housing, Communal Housing, Communal Residential and Communal non-residential buildings. For guidance when establishing minimum floor levels please refer to : <https://www.dunedin.govt.nz/services/building-services/minimum-floor-levels> and for links to specific areas: <https://www.dunedin.govt.nz/services/building-services/minimum-floor-levels/mfl-guidance>

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

Planning

Resource Consents within 50m of 3 Drummond Street Dunedin

5029638 57 Heriot Row Dunedin

RMA-1992-355014 Resource Management Act (Historical Data) REDEVELOP KITCHEN & FOOD STORAGE & PREP Ownr:CARRINGTON HALL / App: STUART RES HALLS CNC BOX 6073 DUNEDIN (Notified - Non Complying). The outcome was Granted on 23/06/1992.

5029713 60 Heriot Row Dunedin

LUC-2022-387 Land Use Consent Construction of deck for new residential unit with deck within side yard and earthworks within network utility setback requirement.. The outcome was Granted on 12/10/2022.

5029715 62A Heriot Row Dunedin

RMA-2001-365263 Resource Management Act (Historical Data) TO ERECT A CARPORT IN REQUIRED YARD (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 29/11/2001.

RMA-1993-357993 Resource Management Act (Historical Data) Unit Title Plan Ownr:LANDREBE A & B / App: A.D. Hosken PO Box 1083 (Non-Notified - Non Complying). The outcome was Granted on 28/10/1993.

RMA-1993-355849 Resource Management Act (Historical Data) Ownr:A & B LANDREBE / App: A & B LANDREBE (Non-Notified - Non Complying). The outcome was Granted on 03/09/1993.

RMA-1992-355468 Resource Management Act (Historical Data) Ownr:JENKINS/MCLELLAND (Non-Notified - Non Complying). The outcome was Granted on 29/11/1992.

[RMA-1992-357773](#) Resource Management Act (Historical Data) Unit Title Plan Ownr:E.W. Justice, N.W. D / App: A.D. Hosken PO Box 1083 (Non-Notified - Non Complying). The outcome was Withdrawn on 04/12/1992.

5029724 4 Kyber Pass Dunedin

[LUC-2022-375](#) Land Use Consent The large-scale earthworks breaching setback from network utilities and property boundaries and the erection of a multi-unit apartment building breaching density; boundary setbacks; height in relation to boundary; and outdoor living standards. The outcome was Granted on 11/10/2023.

5029731 68 Heriot Row Dunedin

[LUC-2018-723](#) Land Use Consent land use consent for the establishment of a new first floor deck with a site coverage breach.. The outcome was Granted on 09/01/2019.

5102075 60 Littlebourne Road Dunedin

[LUC-1998-362301/A](#) Land Use Consent S127 change of consent condition - The redevelopment and expansion of the existing Moana Pool complex. The outcome was s127 Upheld on 29/01/2025.

[RMA-2005-369319](#) Resource Management Act (Historical Data) ALTER BUILDING TO EXPAND EXISTING FACILITY AND CREATE ADDITIONAL OFFICE SPACE (Non-Notified - Non Complying). The outcome was Granted on 10/10/2005.

[RMA-2002-365511](#) Resource Management Act (Historical Data) INSTALL WIRELESS AERIALS TO ROOF OF BUILDING IN CONFLICT WITH MAXIMUM HEIGHT (Non-Notified - Restricted Discretionary). The outcome was Granted on 18/03/2002.

[RMA-1998-362301](#) Resource Management Act (Historical Data) REDEVELOP & EXPAND EXISTING MOANA POOL COMPLEX (Notified - Non Complying). The outcome was Granted on 17/11/1998.

[RMA-1988-354574](#) Resource Management Act (Historical Data) ERECT & OPERATE NEON SIGN / App: MOANA POOL (Notified - Non Complying). The outcome was Declined on 25/11/1988.

5104576 57 Heriot Row Dunedin

[LUC-2025-211](#) Land Use Consent work within the dripline of significant trees T925, T926, T927. The outcome was Granted on 10/07/2025.

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

[LUC-2015-15](#) Land Use Consent maintenance of significant tree T925. The outcome was Granted on 26/01/2015.

[LUC-2014-403](#) Land Use Consent tree maintenance or emergency works on a significant tree T925 Metrosideros excelsa (Pohutakawa). The outcome was Granted on 11/08/2014.

[RMA-1992-355014](#) Resource Management Act (Historical Data) REDEVELOP KITCHEN & FOOD STORAGE & PREP Ownr:CARRINGTON HALL / App: STUART RES HALLS CNC BOX 6073 DUNEDIN (Notified - Non Complying). The outcome was Granted on 23/06/1992.

5106147 59 Heriot Row Dunedin

[RMA-2003-366307](#) Resource Management Act (Historical Data) Use of existing university hall of residence (Carrington Hall) for commercial residential activity during holidays (Non-Notified - Non Complying). The outcome was Granted on 09/05/2003.

5106148 38 Queen Street Dunedin

[LUC-2025-211](#) Land Use Consent work within the dripline of significant trees T925, T926, T927. The outcome was Granted on 10/07/2025.

[LUC-2024-343](#) Land Use Consent Maintenance work on Scheduled Trees - T925 Pohutakawa & T927 Copper Beech. The outcome was Granted on 30/09/2024.

[LUC-2015-15](#) Land Use Consent maintenance of significant tree T925. The outcome was Granted on 26/01/2015.

[LUC-2014-403](#) Land Use Consent tree maintenance or emergency works on a significant tree T925 Metrosideros excelsa (Pohutakawa). The outcome was Granted on 11/08/2014.

5119962 750 Queens Drive Dunedin

[COC-2023-8](#) Certificate of Compliance Certificate of Compliance for upgrade of telecommunication facility at Prospect Park. The outcome was Issued on 08/02/2024.

[LUC-2015-465](#) Land Use Consent Establish urban nature information signs around Dunedin City. The outcome was Granted on 12/02/2016.

[LUC-2015-170](#) Land Use Consent erect a structure in urban landscape area. The outcome was Granted on 04/05/2015.

[RMA-2004-367475](#) Resource Management Act (Historical Data) TAINUI SCHOOL REUNION SIGNS (Non-Notified - Non Complying). The outcome was Granted on 16/02/2004.

[RMA-1990-350845](#) Resource Management Act (Historical Data) Certificate 312 Ownr:DCC / App: N.J. Dunckley PO Box 5045 (Non-Notified - Non Complying).

5119964 750 Queens Drive Dunedin

[RMA-2004-367475](#) Resource Management Act (Historical Data) TAINUI SCHOOL REUNION SIGNS (Non-Notified - Non Complying). The outcome was Granted on 16/02/2004.

[RMA-1990-350845](#) Resource Management Act (Historical Data) Certificate 312 Ownr:DCC / App: N.J. Dunckley PO Box 5045 (Non-Notified - Non Complying).

5119965 1 Kyle Street Dunedin

[RMA-2004-367475](#) Resource Management Act (Historical Data) TAINUI SCHOOL REUNION SIGNS (Non-Notified - Non Complying). The outcome was Granted on 16/02/2004.

[RMA-1990-350845](#) Resource Management Act (Historical Data) Certificate 312 Ownr:DCC / App: N.J. Dunckley PO Box 5045 (Non-Notified - Non Complying).

5119966 2 Arthur Street Dunedin

[RMA-2004-367475](#) Resource Management Act (Historical Data) TAINUI SCHOOL REUNION SIGNS (Non-Notified - Non Complying). The outcome was Granted on 16/02/2004.

[RMA-1990-350845](#) Resource Management Act (Historical Data) Certificate 312 Ownr:DCC / App: N.J. Dunckley PO Box 5045 (Non-Notified - Non Complying).

5136443 1 - 70 Heriot Row Dunedin

[SUB-2020-199](#) Subdivision Consent Stage 2. The outcome was Staged Subdivision on 14/12/2021.

[SUB-2020-199](#) Subdivision Consent Stage 1. The outcome was Staged Subdivision on 14/12/2021.

[SUB-2020-199](#) Subdivision Consent a two stage subdivision involving a two lot fee simple subdivision and subsequent unit titling of seven units on Lot 2. The outcome was Granted on 14/12/2021.

[LUC-2020-628](#) Land Use Consent for infringements of the: height in relation to boundary on the internal boundary of Lots 1 and 2 SUB-2020-199; and habitable room density, outdoor living space and building site coverage on Lot 2 SUB-2020-199 and on the subsequent unit titles. The outcome was Granted on 14/12/2021.

[LUC-2018-266](#) Land Use Consent land use consent to authorise the establishment of two new apartment buildings on the site that breach bulk and location standards, amenity open space requirements, car parking and earthworks and authorise the existing dwelling height plane angle breach to the southern boundary. The outcome was Granted on 07/08/2018.

[POL-2017-51](#) Planning Other Legislation cancellation of building line restriction. The outcome was Granted on 11/12/2017.

5136444 70 Heriot Row Dunedin

[SUB-2020-199](#) Subdivision Consent Stage 1. The outcome was Staged Subdivision on 14/12/2021.

[SUB-2020-199](#) Subdivision Consent a two stage subdivision involving a two lot fee simple subdivision and subsequent unit titling of seven units on Lot 2. The outcome was Granted on 14/12/2021.

[LUC-2020-628](#) Land Use Consent for infringements of the: height in relation to boundary on the internal boundary of Lots 1 and 2 SUB-2020-199; and habitable room density, outdoor living space and building site coverage on Lot 2 SUB-2020-199 and on the subsequent unit titles. The outcome was Granted on 14/12/2021.

[LUC-2018-266](#) Land Use Consent land use consent to authorise the establishment of two new apartment buildings on the site that breach bulk and location standards, amenity open space requirements, car parking and earthworks and authorise the existing dwelling height plane angle breach to the southern boundary. The outcome was Granted on 07/08/2018.

[POL-2017-51](#) Planning Other Legislation cancellation of building line restriction. The outcome was Granted on 11/12/2017.

[5149706](#) 1 - 70 Heriot Row Dunedin

[SUB-2020-199](#) Subdivision Consent Stage 2. The outcome was Staged Subdivision on 14/12/2021.

[SUB-2020-199](#) Subdivision Consent a two stage subdivision involving a two lot fee simple subdivision and subsequent unit titling of seven units on Lot 2. The outcome was Granted on 14/12/2021.

[LUC-2020-628](#) Land Use Consent for infringements of the: height in relation to boundary on the internal boundary of Lots 1 and 2 SUB-2020-199; and habitable room density, outdoor living space and building site coverage on Lot 2 SUB-2020-199 and on the subsequent unit titles. The outcome was Granted on 14/12/2021.

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[POL-2017-51](#) Planning Other Legislation cancellation of building line restriction. The outcome was Granted on 11/12/2017.

[5149707](#) 2 - 70 Heriot Row Dunedin

[SUB-2020-199](#) Subdivision Consent Stage 2. The outcome was Staged Subdivision on 14/12/2021.

[SUB-2020-199](#) Subdivision Consent a two stage subdivision involving a two lot fee simple subdivision and subsequent unit titling of seven units on Lot 2. The outcome was Granted on 14/12/2021.

[LUC-2020-628](#) Land Use Consent for infringements of the: height in relation to boundary on the internal boundary of Lots 1 and 2 SUB-2020-199; and habitable room density, outdoor living space and building site coverage on Lot 2 SUB-2020-199 and on the subsequent unit titles. The outcome was Granted on 14/12/2021.

[LUC-2018-266](#) Land Use Consent land use consent to authorise the establishment of two new apartment buildings on the site that breach bulk and location standards, amenity open space requirements, car parking and earthworks and authorise the existing dwelling height plane angle breach to the southern boundary. The outcome was Granted on 07/08/2018.

[POL-2017-51](#) Planning Other Legislation cancellation of building line restriction. The outcome was Granted on 11/12/2017.

[5149708](#) 3 - 70 Heriot Row Dunedin

[SUB-2020-199](#) Subdivision Consent Stage 2. The outcome was Staged Subdivision on 14/12/2021.

[SUB-2020-199](#) Subdivision Consent a two stage subdivision involving a two lot fee simple subdivision and subsequent unit titling of seven units on Lot 2. The outcome was Granted on 14/12/2021.

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[POL-2017-51](#) Planning Other Legislation cancellation of building line restriction. The outcome was Granted on 11/12/2017.

[5149709](#) 4 - 70 Heriot Row Dunedin

[SUB-2020-199](#) Subdivision Consent Stage 2. The outcome was Staged Subdivision on 14/12/2021.

[SUB-2020-199](#) Subdivision Consent a two stage subdivision involving a two lot fee simple subdivision and subsequent unit titling of seven units on Lot 2. The outcome was Granted on 14/12/2021.

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[POL-2017-51](#) Planning Other Legislation cancellation of building line restriction. The outcome was Granted on 11/12/2017.

[5149710](#) 5 - 70 Heriot Row Dunedin

[SUB-2020-199](#) Subdivision Consent Stage 2. The outcome was Staged Subdivision on 14/12/2021.

[SUB-2020-199](#) Subdivision Consent a two stage subdivision involving a two lot fee simple subdivision and subsequent unit titling of seven units on Lot 2. The outcome was Granted on 14/12/2021.

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[POL-2017-51](#) Planning Other Legislation cancellation of building line restriction. The outcome was Granted on 11/12/2017.

[5149711](#) 6 - 70 Heriot Row Dunedin

[SUB-2020-199](#) Subdivision Consent Stage 2. The outcome was Staged Subdivision on 14/12/2021.

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[POL-2017-51](#) Planning Other Legislation cancellation of building line restriction. The outcome was Granted on 11/12/2017.

[5149712](#) 7 - 70 Heriot Row Dunedin

[SUB-2020-199](#) Subdivision Consent Stage 2. The outcome was Staged Subdivision on 14/12/2021.

[SUB-2020-199](#) Subdivision Consent a two stage subdivision involving a two lot fee simple subdivision and subsequent unit titling of seven units on Lot 2. The outcome was Granted on 14/12/2021.

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[POL-2017-51](#) Planning Other Legislation cancellation of building line restriction. The outcome was Granted on 11/12/2017.

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

Accuracy of Boundaries

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

Access to Site

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

Heritage New Zealand Pouhere Taonga Act 2014

The Heritage New Zealand Pouhere Taonga Act 2014 applies in addition to any protection provided to a building or site by the District Plan. The Heritage New Zealand Pouhere Taonga Act 2014 makes it unlawful for any person to destroy, or modify the whole or any part of an archaeological site, whether or not the land on which the site is located is designated, or a resource or building consent has been issued, without the prior authority of Heritage New Zealand. The Heritage New Zealand Pouhere Taonga Act 2014 defines an archaeological site as a place associated with pre-1900 activity, where there may be evidence relating to the history of New Zealand. Pre-1900 buildings are considered archaeological sites under the Heritage New Zealand Pouhere Taonga Act 2014 and are also often associated with subsurface archaeological remains that provide evidence of pre-existing use of the site. Council records may not necessarily identify the precise date upon which an existing building was constructed. Contact the Dunedin office of Heritage New Zealand for further information: infodeepsouth@heritage.org.nz; 03 477 9871.

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

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 came into force on 1 January 2012. The National Environmental Standard applies to any piece of land on which an activity or industry described in the current edition of the Hazardous Activities and Industries List (HAIL) is being undertaken, has been undertaken or is more likely than not to have been undertaken. (The current edition of the HAIL is available on the Ministry for the Environment website at www.mfe.govt.nz.)

Activities on HAIL sites may need to comply with permitted activity conditions specified in the National Environmental Standard and/or might require resource consent. (The Otago Regional Council should also be consulted for any rules it might have in regards to the use or development of contaminated sites.)

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

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

3 Waters

Information Regarding Watercourses

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

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

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

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

Transport

Private stormwater lateral.

Private stormwater laterals collect stormwater from private properties guttering and runs under the footpath to the kerb and channel on the roadside. The stormwater laterals are private pipes and are the responsibility of the landowner who they service, the repair and maintenance of these pipes rests solely with the property owner. As the landowner you must maintain your stormwater lateral to ensure that it doesn't become a safety hazard for pedestrians or other road users.

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

For properties abutting the state highway, Waka Kotahi NZ Transport Agency is the Road Controlling Authority.

Glossary of Terms and Abbreviations

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

Consent, Permit, Licence & Complaint types

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

Terms used in Permits & Consents

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

HEA	Heater
ICC	Interim Code Compliance
MH	Manhole
PL	Plumbing
PLB	Plumbing
PTE	Private
SIS	Sewer in section
WC	Water course
WT	Water table
SW	Stormwater

General terms

RDMS Records and Document Management System

Appendices



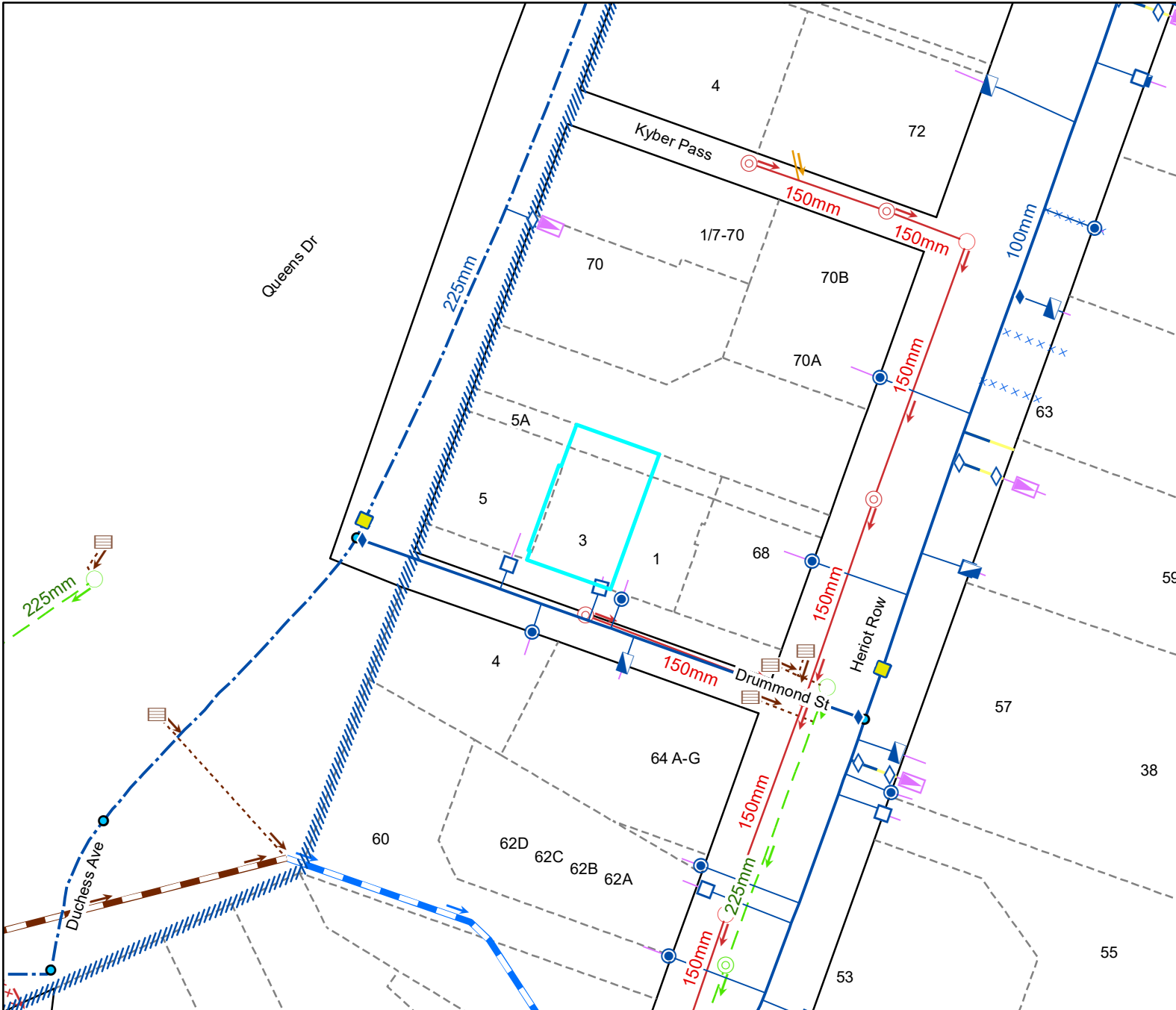
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PARCEL LINES CAN VARY FROM
LEGAL PARCEL BOUNDARIES
This map is for illustration purposes only
and is not accurate to surveying, engineering
or orthophotographic standards. Every effort
has been made to ensure correctness and
timeliness of the information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

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



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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24/07/2025
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PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES
This map is for illustration purposes only and is not accurate to surveying, engineering or orthophotographic standards. Every effort has been made to ensure correctness and timeliness of the information presented.

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

DUNEDIN DRAINAGE AND SEWERAGE BOARD

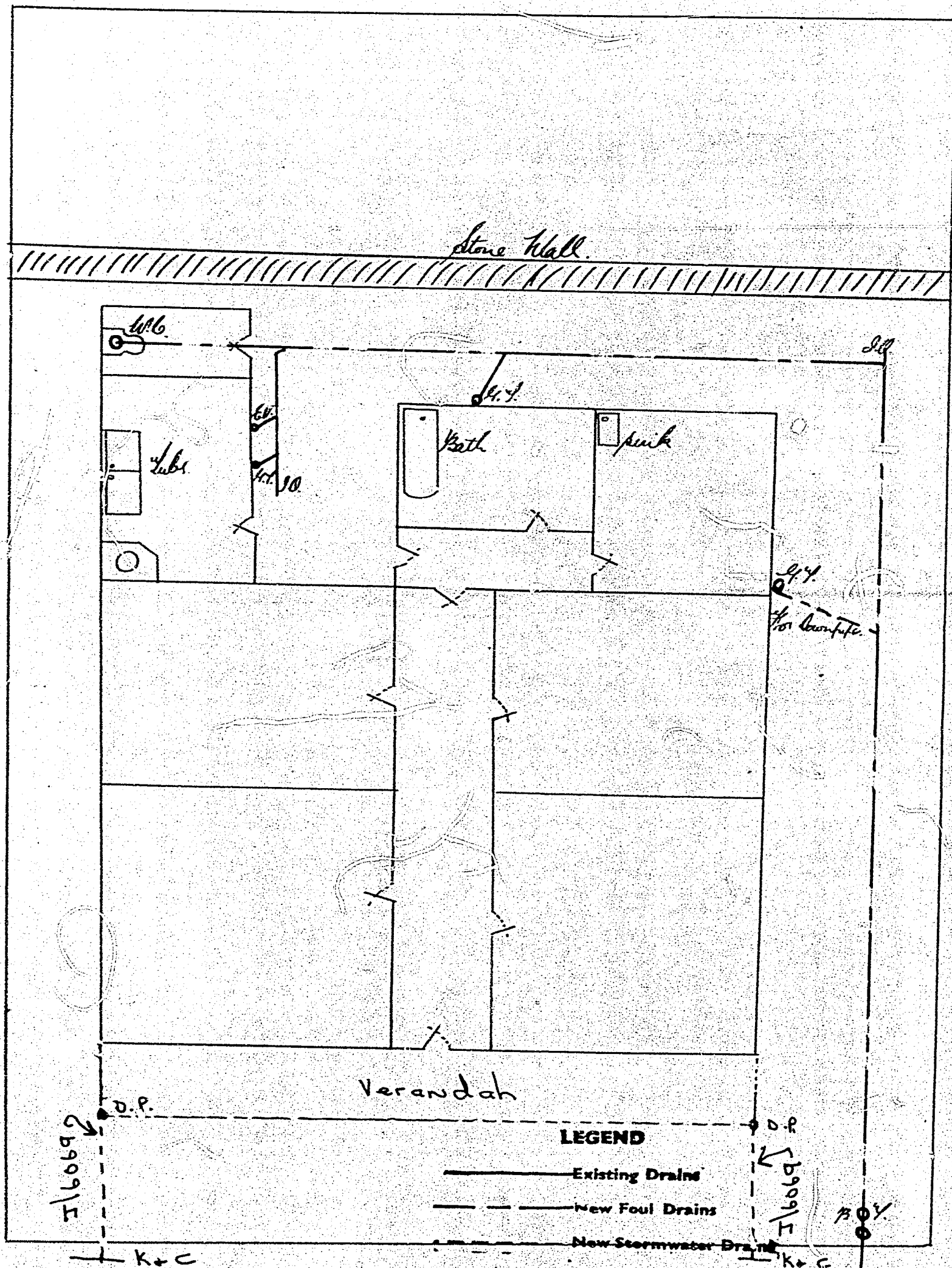
HOUSE CONNECTION PLAN.

PLAN & APPLICATION No. A/15062

DATE 22/3/20

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

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



Owner Mrs. Anderson
Street Young's Terrace
Locality Dunedin

Block 19
Section D 52
Allotment

Signature of Drainer Morrison T. Warren

CODE COMPLIANCE CERTIFICATE

Section 43(3), Building Act 1991

ISSUED BY:



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

Telephone No:	477-4000	CCC No:	ABA 982950	Reference No:	5029728
---------------	----------	---------	------------	---------------	---------

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

PROJECT LOCATION	PROJECT
Name and Mailing Address: MACKAY, DOROTHY C/O COLINS 376 HIGH ST 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: INSTALL WC/WHB/SHWR Intended Life: Indefinite, not less than 50 years <input checked="" type="checkbox"/> Specified as years Demolition <input type="checkbox"/>
LEGAL DESCRIPTION	
Property Number: 5029728 Valuation Roll No: 27180 45100 Street Address: 3 DRUMMOND STREET, DUNEDIN 9001 Legal Description: 155-225 PART SECTION 52/53 BLK 19 TOWN O	

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: 28/10/1998

98-2950

STREET.

3 Drummond St

BUILDING CONSENT

Section 35, Building Act 1991

ISSUED BY:



50 THE OCTAGON, P.O. BOX 5045, DUNEDIN 9001, NEW ZEALAND. TELEPHONE: (03) 477-4000. FACSIMILE: (03) 474-3594

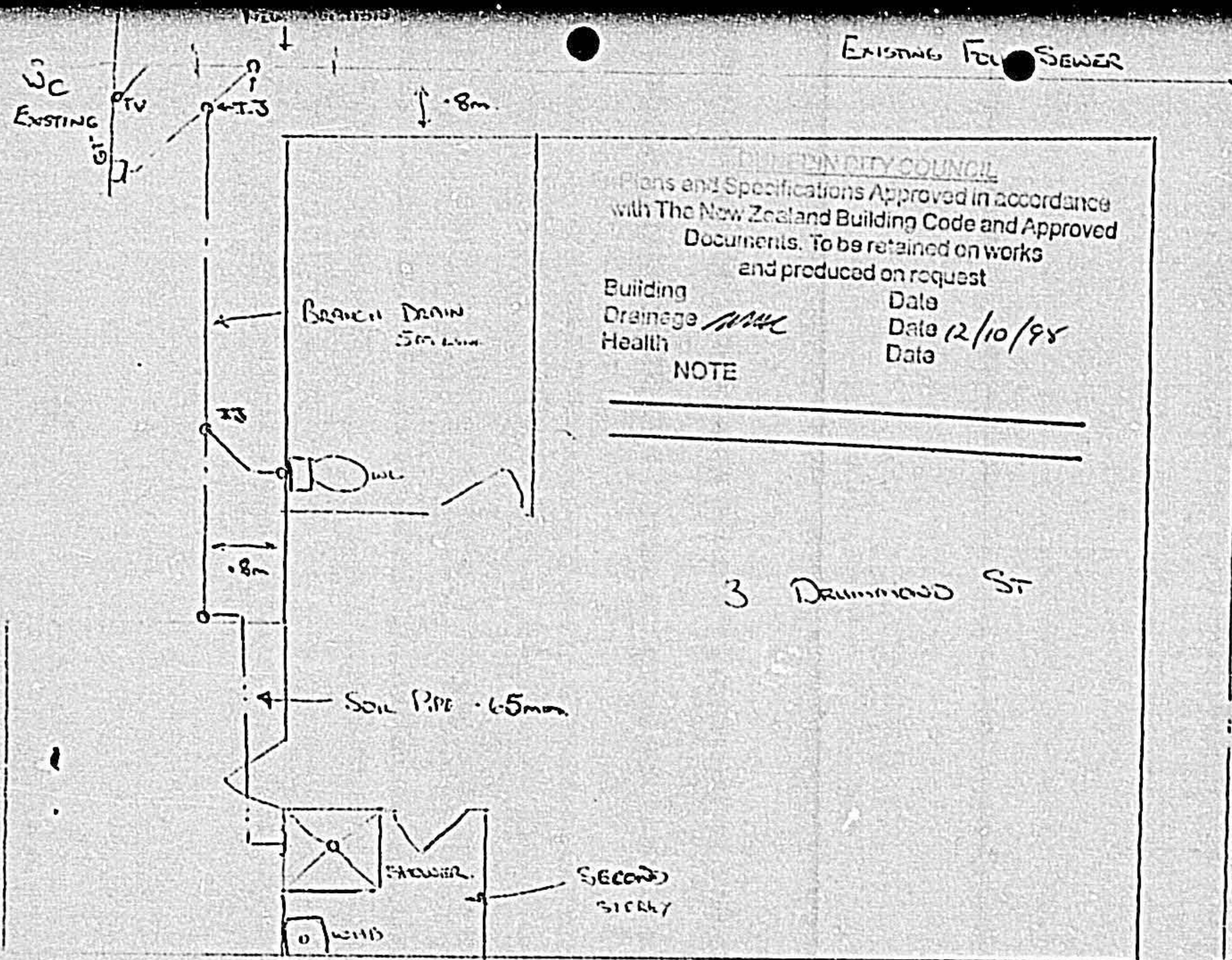
Telephone No:	477-4000	Consent No:	ABA 982950	Reference No:	5029728
---------------	----------	-------------	------------	---------------	---------

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

APPLICANT	PROJECT
Name: MACKAY, DOROTHY C/O COLINS 376 HIGH ST DUNEDIN 9001	All <input checked="" type="checkbox"/> Stage No of an intended stages
PROJECT LOCATION	New Building <input type="checkbox"/> Alteration <input checked="" type="checkbox"/>
Street Address: 3 DRUMMOND STREET, DUNEDIN 9001	Intended Use(s) in detail: INSTALL WC/WHB/SHWR
LEGAL DESCRIPTION	Intended Life: Indefinite, not less than 50 years <input type="checkbox"/> Specified as years Demolition <input type="checkbox"/>
Property Number: 5029728 Valuation Roll No: 27180 45100 Legal Description: 155-225 PART SECTION 52/53 BLK 19 TOWN O	Estimated Value: \$1500
COUNCIL CHARGES	Signed for and on behalf of the Council: Name: <i>[Signature]</i> Position: AUTHORISED OFFICER Date: 12/10/1998
The balance of Council's charges payable on uplitting of this building consent, in accordance with the tax invoice are: Total: \$ ALL FEES ARE GST INCLUSIVE	

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

This building consent is issued subject to the conditions specified in the attached pages headed "Conditions of Building Consent No....."



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
Drainage <i>ANAC</i>	Date <i>12/10/98</i>
Health	Date

NOTE

3 Drummond St

3 Drummond St

STREET. 98-2950

Code Compliance Certificate Form 7

Section 95, Building Act 2004

Empire Property N Z Limited
C/O Nicholas Gdanitz
55 Warden Street
Dunedin 9010

The building

Street address of building: 3 Drummond Street Dunedin

Legal description of land where building is located: PT SEC 53 BLK XIX SO 14196 TN OF DUNEDIN, PT SEC 52 BLK XIX SO 14196 TN OF DUNEDIN, PT SEC 52 BLK XIX SO 14196 1/2 SH 0.0003HA TN OF DUNEDIN

Building Name: N/A

Location of building within site/block number:

Level/unit Number:

Current, lawfully established, use:

Number of occupants:

Year first constructed:

The owner

Name of owner: Empire Property N Z Limited

Contact person: Empire Property N Z Limited

Mailing address: C/O Nicholas Gdanitz, 55 Warden Street, Dunedin 9010

Street address/registered office:

Mobile: 021 220 8499

Landline:

Email address:

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

Building work

Building Consent Number: ABA-2003-301629 Alter Dwelling - Kitchen, Living Room and Bathroom

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

Issued by: Dunedin City Council

Code Compliance

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

(a) The building work complies with the building consent

This Certificate is issued subject to the conditions specified:

The Building Consent is subject to a modification to the Building Code to the effect that, Clause B2.3.1 applies from 1 February 2004 instead of from time of issue of the Code Compliance Certificate.

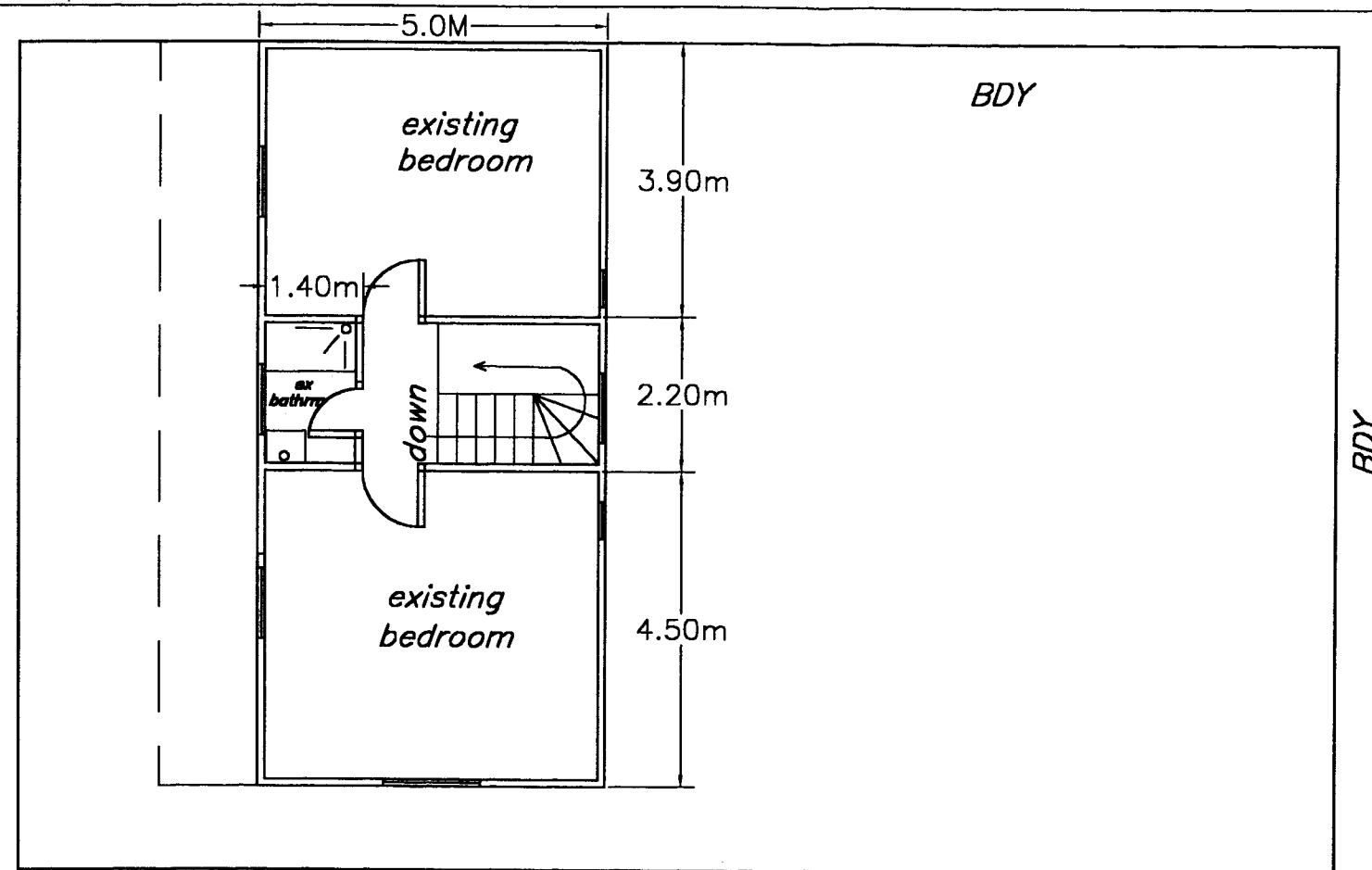


Team Leader Inspections
On behalf of Dunedin City Council

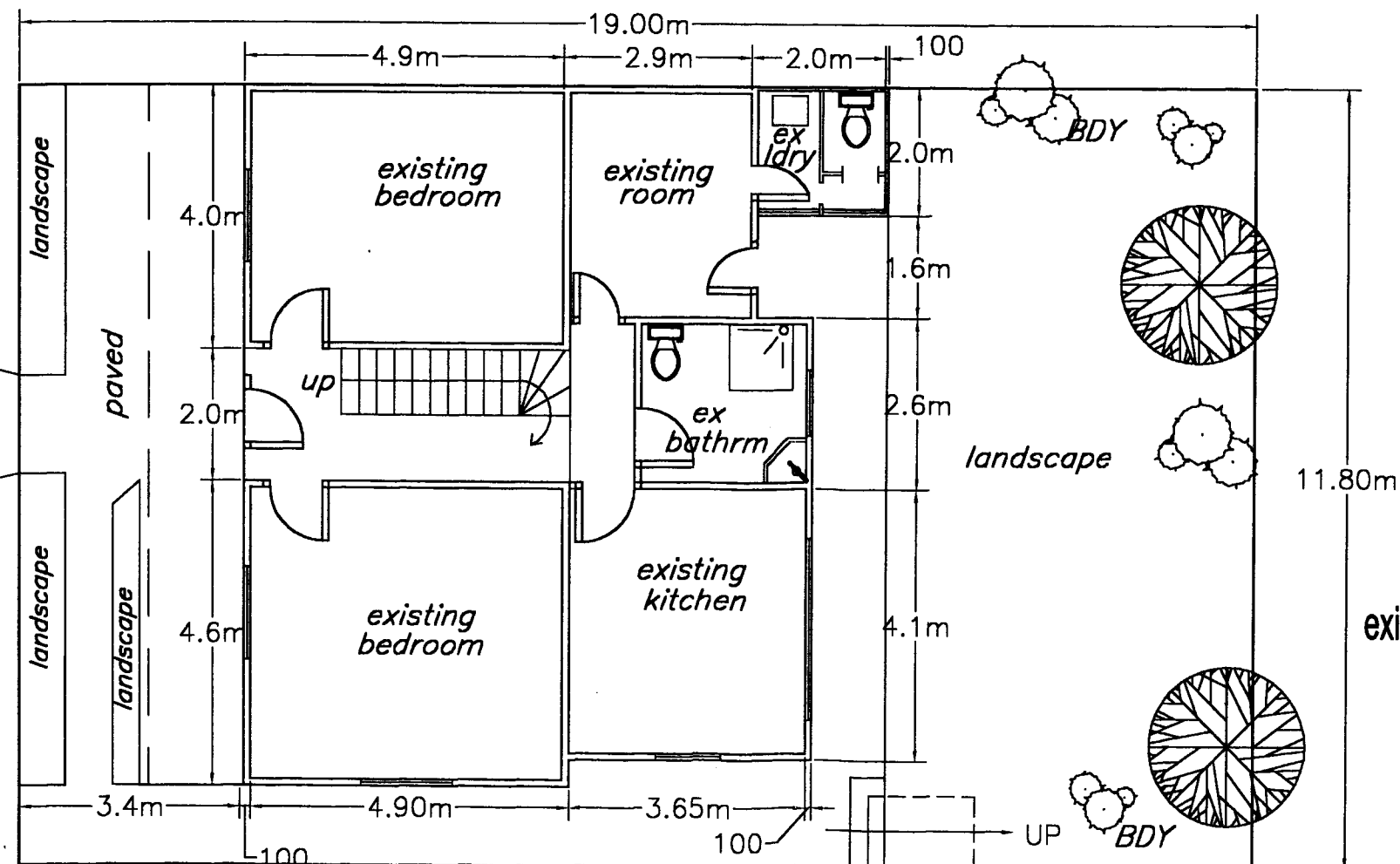
Date: 12 April 2018

32749

DRUMMOND ST



DRUMMOND ST



PROJECT
3 DRUMMOND ST,
DUNEDIN

FOR
GRAND INTERNATIONAL

EXISTING DWELLING

Notes:

1. Measurements shown were obtained from site & previous plans. Contractors to verify, confirm, & measure on site prior to commencing any work.
2. All variation to the plans to be referred back to the engineer for assessment.

JOB No. 216

REV / DATE

PLAN NO. 216 ED

SHEET NO. 1 OF 8 REV

SCALE:
1 : 100 A3



SURVEYED DATE AUG 2003

DESIGNED AD

COMP OP

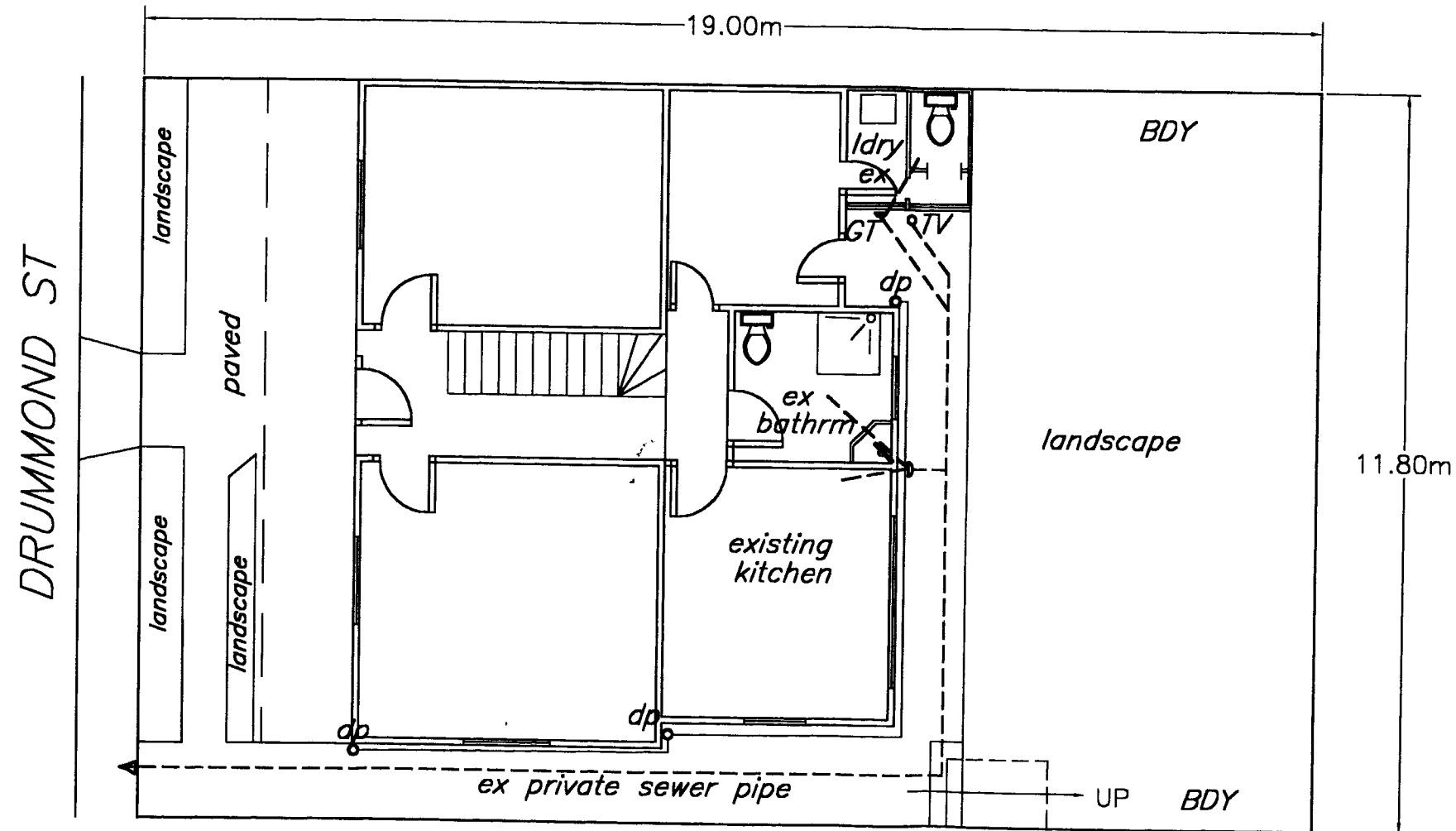
THIS PLAN & DESIGN SHALL NOT BE REPRODUCED WITHOUT THE CONSENT OF



Civil Environmental Structural Planning

1/150 Manukau Road, Epsom
PO Box 9838, (Newmarket)
AUCKLAND, NEW ZEALAND
Phone/Fax (09) 529 4170
Cell-phone (025) 297 5656
email adconsultant@hotmail.com

32749



existing private drain

PROJECT
3 DRUMMOND ST,
DUNEDIN

FOR
GRAND INTERNATIONAL

EXISTING DRAINAGE

Notes:

1. Measurements shown were obtained from site & previous DCC plans. Contractors to verify, confirm, & measure on site prior to commencing any work.
2. All variation to the plans to be referred back to the engineer for assessment.

JOB No. 216

REV / DATE

PLAN NO. 216 ED		
SHEET NO. 2	OF 8	REV
SCALE:		
1 : 100 A3		

SURVEYED	DATE SEP 2003
DESIGNED AD	
COMP OP	

THIS PLAN & DESIGN SHALL NOT BE REPRODUCED WITHOUT THE CONSENT OF

**&PARTNERS
CONSULTING
ENGINEERS
LTD**

Civil Environmental Structural Planning

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PO Box 9838, (Newmarket)
AUCKLAND, NEW ZEALAND
Phone/Fax (09) 529 4170
Cell-phone (025) 297 5656
email adconsultant@hotmail.com

32749



existing west elevation



existing east elevation



existing south elevation

PROJECT
3 DRUMMOND ST,
DUNEDIN

FOR
GRAND INTERNATIONAL

EXISTING ELEVATIONS

Notes:

1. Measurements shown were obtained from site & previous DCC plans. Contractors to verify, confirm, & measure on site prior to commencing any work.
2. All variation to the plans to be referred back to the engineer for assessment.
3. All work & material to be to DCC & the NZBC 3604 standards. Foul water to be to G13 practical solutions manual.

JOB No. 216

REV / DATE

PLAN NO. 216 ED


SHEET NO. 3 OF 8 REV

SCALE:
1 : 100 A3

SURVEYED DATE SEP 2003

DESIGNED AD

COMP OP

THIS PLAN & DESIGN SHALL NOT BE REPRODUCED WITHOUT THE CONSENT OF
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PO Box 9838, (Newmarket)
AUCKLAND, NEW ZEALAND

Phone/Fax (09) 529 4170
Cell-phone (025) 297 5656
email adconsultant@hotmail.com

32749

special note:

all alteration work is an internal modification as scoped below, work & material to NZS 3604 & DCC standards.
Any work out of NZS3604 shall be directed by the engineer during construction.

Changes:

relocate existing kitchen, relocate sitting area, relocated & renew bathroom.

Plumbing and Drainage
To comply with approved
documents: E1/AS1, G12/AS1
G13/AS1&2

VENTILATION NZBC G4
PROVIDE VENTILATION TO OPEN
AIR OR MECHANICAL.

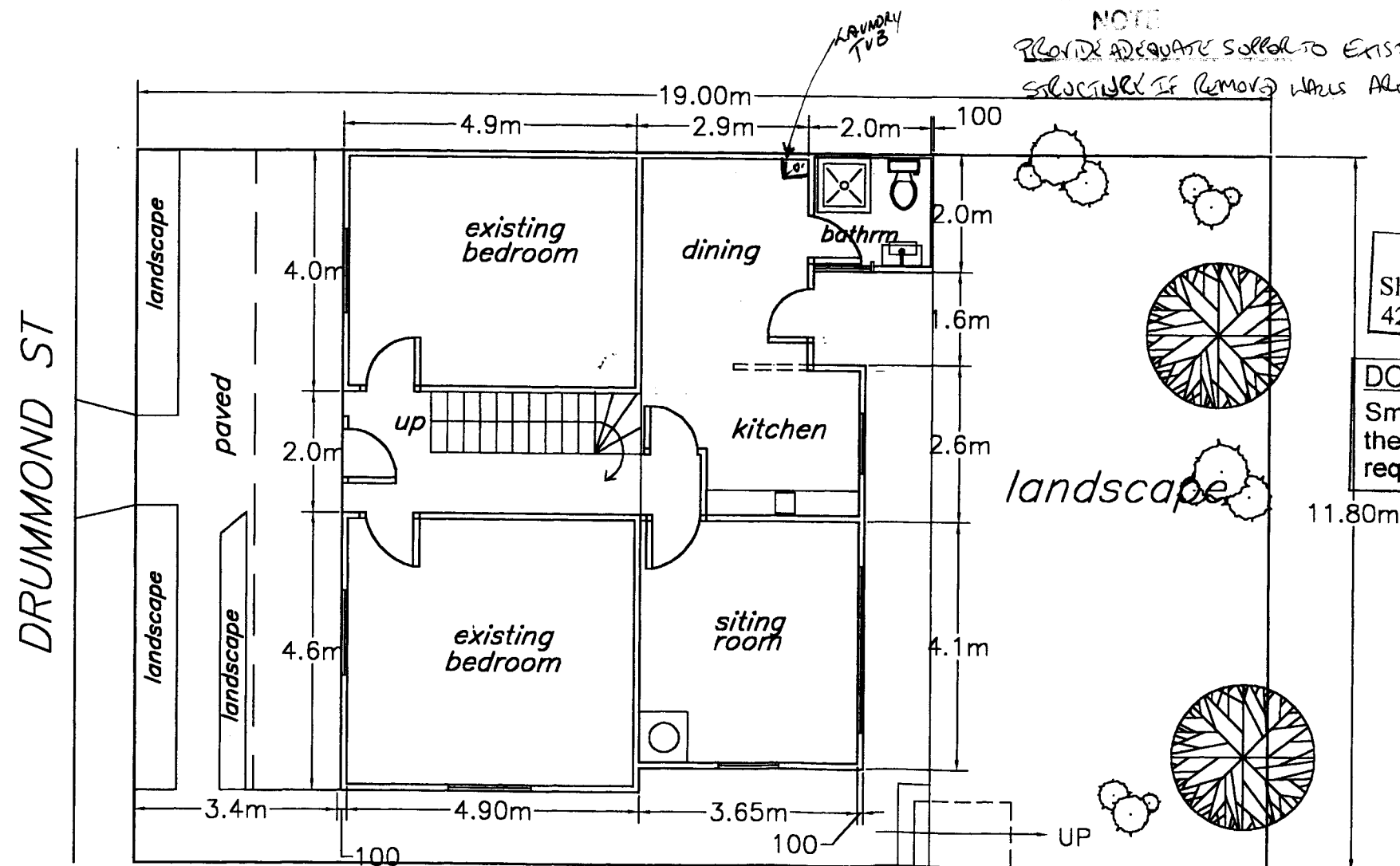
Plans and Specifications
with The New Zealand Building
Documents

Building
Drainage
Health

17.9.03
16.9.03

NOTE

PROVIDE ADEQUATE SUPPORT TO EXISTING
STRUCTURE IF REMOVED WALLS ARE LOAD-BEARING.



proposed minor alteration for
ground floor

Glazing
Shall comply with NZS
4223: 1999 parts 1 to 3

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

PROJECT

3 DRUMMOND ST,
DUNEDIN

FOR

GRAND INTERNATIONAL

PROPOSED ALTERATION**Notes:**

1. Measurements shown were obtained from site & previous DCC plans. Contractors to verify, confirm, & measure on site prior to commencing any work.
2. All variation to the plans to be referred back to the engineer for assessment.
3. All work & material to be to DCC & the NZBC 3604 standards. Foul water to be to G13 practical solutions manual.

JOB No. 216

REV / DATE

PLAN NO. 216 ED

SHEET NO. 4 OF 8 REV

SCALE:
1 : 100 A3



SURVEYED DATE SEP 2003

DESIGNED AD

COMP OP

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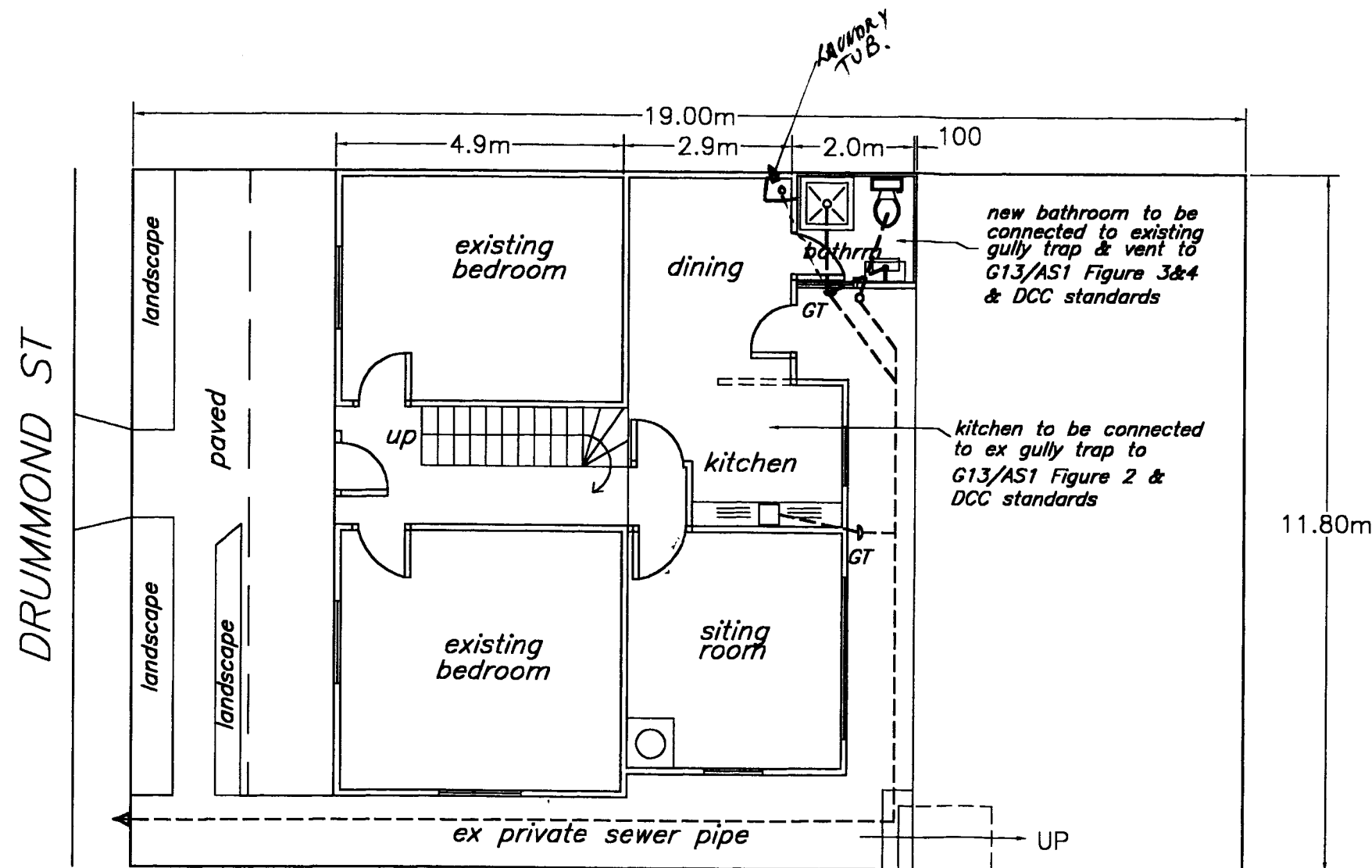


Civil Environmental Structural Planning

1/150 Manukau Road, Epsom
PO Box 9838, (Newmarket)
AUCKLAND, NEW ZEALAND

Phone/Fax (09) 529 4170
Cell-phone (025) 297 5656
email adconsultant@hotmail.com

32749



PROJECT
3 DRUMMOND ST,
DUNEDIN

FOR
GRAND INTERNATIONAL

**PROPOSED DRAIN
LAYOUT**

- Notes:**
1. Measurements shown were obtained from site & previous DCC plans. Contractors to verify, confirm, & measure on site prior to commencing any work.
 2. All variation to the plans to be referred back to the engineer for assessment.
 3. All work & material to be to DCC & the NZBC 3604 standards. Foul water to be to G13 practical solutions manual.

JOB No. 216

REV / DATE

PLAN NO. 216 ED
SHEET NO. 5 OF 8 REV
SCALE:
1 : 100 A3

SURVEYED DATE SEP 2003
DESIGNED AD
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LTD**

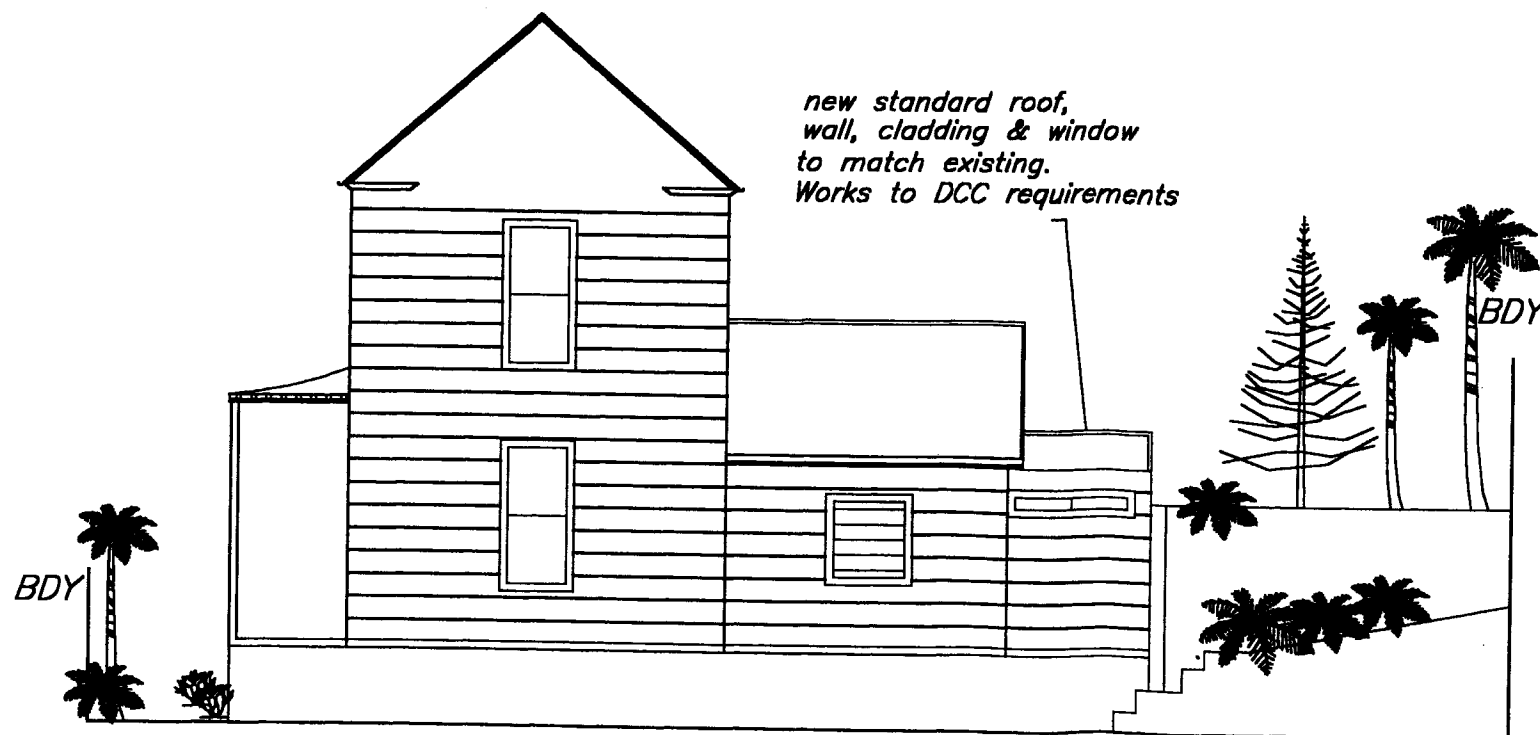
Civil Environmental Structural Planning

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AUCKLAND, NEW ZEALAND
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32749



proposed east elevation



proposed south elevation

PROJECT
3 DRUMMOND ST,
DUNEDIN

FOR
GRAND INTERNATIONAL

PROPOSED ELEVATIONS

Notes:

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2. All variation to the plans to be referred back to the engineer for assessment.
3. All work & material to be to DCC & the NZBC 3804 standards. Foul water to be to G13 practical solutions manual.

JOB No. 216

REV / DATE

PLAN NO. 216 ED

SHEET NO. 6 OF 8 REV

SCALE:
1 : 100 A3

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External Foot Sewer

32749
JC
EXTING
PTV

0.4m
↑ 0.8m

Branch to Manin
Sewer

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
Drainage <i>AMK</i>	Date 12/10/98
Health	Date

NOTE

3 Drummond St

Sewer Pipe 165mm

Pressure
600mm
1000mm
1500mm

3 Drummond St

STABET.

98-2950

polyethelene sheet

existing wall

bathroom timber frame
on dampproof course

conc nib

steel rod
placed centrally

100

30 gap

BATHROOM

CAVITY TO BE POSITIVELY
DRAINED TO THE OUTSIDE
AND VENTILATED

Amended Plan and/or
Specification Received

By

Date 17.12.03

(bathroom floor)
concrete slab on grade
with 100mm concrete nib where floor
adjacent to existing walls with
30mm-50mm gap to prevent
dampness

PROJECT
3 DRUMMOND ST,
DUNEDIN

FOR
GRAND INTERNATIONAL

JOB No. 218

REV / DATE

PLAN NO. 218 ED
SHEET NO. OF REV
SCALE:

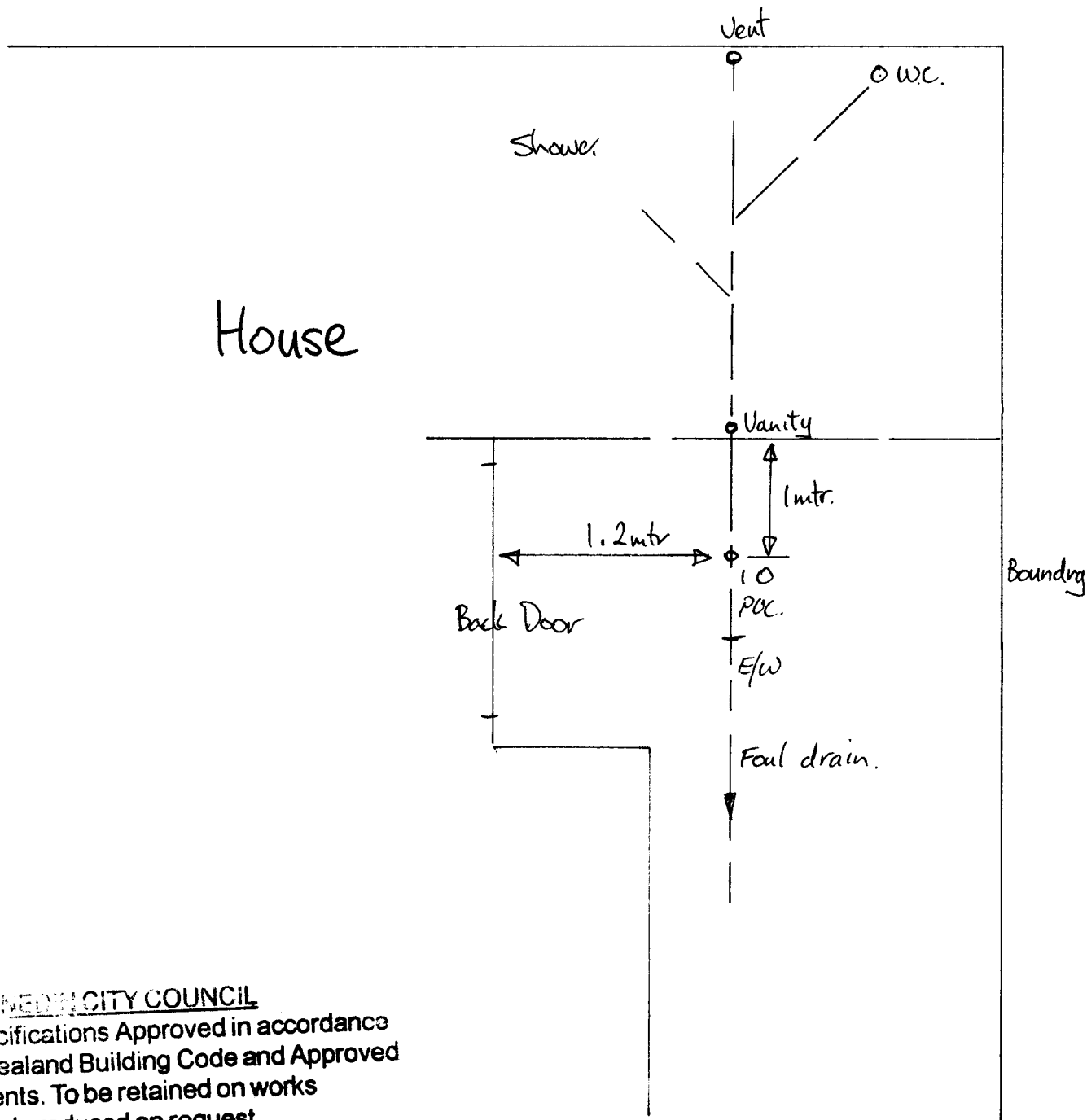
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DESIGNED
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APARTMENTS
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ABA 327401

As Built Drainage Plan

ABA 32749
3 Drummond St.



DUNEDIN CITY COUNCIL

Plans and Specifications Approved in accordance
with The New Zealand Building Code and Approved
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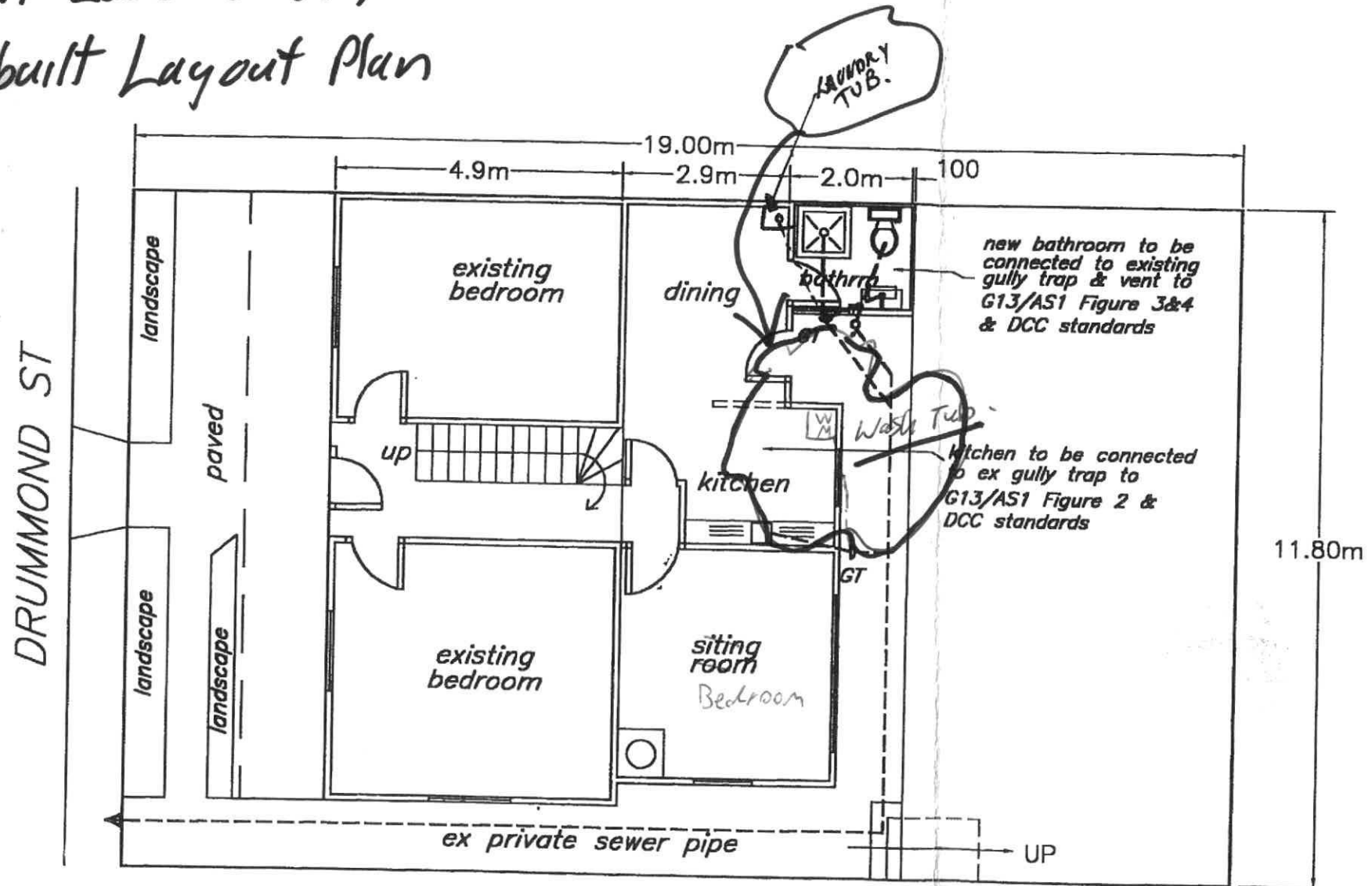
Building
Drainage *A. Bell*
Health

Date
Date 15.12.07
Date

NOTE

Peter Wright - Plumber + Drainer

3 Drummond St
ABA 2003-301629
Asbuilt Layout Plan



As Built Plan

Received by: NPAAC

Date: 2013/18

ABA No: 2003-301629