

ONE AGENCY

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## Dunedin City Council – Land Information Memorandum

Property Address: 117 Richardson Street Dunedin

Prepared for: Colin Patrick Williams

Prepared on: 26-Jan-2026

### Property Details:

<b>Property ID</b>	5061196
<b>Address</b>	117 Richardson Street Dunedin
<b>Parcels</b>	LOT 17 BLK VIII DP 2161

### 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 26-Jan-2026

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.*

### Other Natural Hazard Information

#### Flood Hazards

##### OVERLAND FLOW PATH

###### Flood

Description: The property is identified within the report “Coastal Otago flood event 3 June 2015”, which describes that flood event and the potential for future flooding, ponding or inundation. Although the report is known to the Dunedin City Council, the council has not assessed the report for correctness. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose including development. The spatial extent in GIS HIMS is the debris mark flood level survey area of South Dunedin, which do not cover the entire flood affected area of South Dunedin and other flood areas.

Goldsmith, M., Payan, J.-L., Morris, R., Valentine, C., MacLean, S., Xiaofeng, L., Vaitupu, N., & Mackey, B. (2015). *Coastal Otago flood event 3 June 2015*. Otago Regional Council.  
<https://www.orc.govt.nz/media/2922/coastal-otago-flood-event-3-june-2015.pdf>

**Commissioned by:** Otago Regional Council

**Purpose:** The purpose of this report is to document the hydrological and meteorological characteristics and impacts of the 3 June 2015 coastal Otago flood event, to inform flood hazard management and future planning.

**Scope of report:** Coastal Otago, with focus on South Dunedin, the Taieri Plain, Mosgiel, Dunedin City, and nearby coastal catchments impacted by the flood.

*Reference Number: 11605*

##### OVERLAND FLOW PATH

###### Flood plus other natural hazards

Description: The property is identified within the report “The Natural Hazards of South Dunedin”, which may describe special features or characteristics of the land concerned, including but not limited to potential erosion, avulsion, falling debris, subsidence, slippage, alluvion or inundation. Although the report is known to the Dunedin City Council, the council has not assessed the report for correctness. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose including development.

Goldsmith, M., & Hornblow, S. (2016). *The natural hazards of South Dunedin*. Otago Regional Council.

<https://www.orc.govt.nz/media/2217/the-natural-hazards-of-south-dunedin-report-july-2016.pdf>

**Commissioned by:** Otago Regional Council

**Purpose:** The purpose of this report is to summarise the natural hazards that affect South Dunedin and to provide information that can be used by the Otago Regional Council, Dunedin City Council and the community to better understand the hazardscape and to inform future planning and management.

**Scope of report:** South Dunedin, including the low-lying coastal plain between St Clair in the south and the Dunedin harbour in the north, bounded by Caversham Valley to the west and the Otago Peninsula to the east.

Reference Number: 12075

### Land Stability Hazards

No information.

### Coastal Hazards

#### SEA LEVEL RISE

##### Sea Level Rise Prediction Study of Harbourside and South City

Description: The study area considered by a report commissioned by the Dunedin City Council entitled 'Assessment of Options for Protecting Harbourside and South City from Direct Impacts of Sea Level Rise

Beca Ltd. (2014). *Assessment of options for protecting Harbourside and South City from direct impacts of sea level rise*. Beca Ltd.

[https://www.dunedin.govt.nz/\\_data/assets/pdf\\_file/0008/1071773/Assessment-of-Options-for-Protecting-Harbourside-and-South-City-from-Direct-Impacts-of-Sea-Level-Rise.pdf](https://www.dunedin.govt.nz/_data/assets/pdf_file/0008/1071773/Assessment-of-Options-for-Protecting-Harbourside-and-South-City-from-Direct-Impacts-of-Sea-Level-Rise.pdf)

**Commissioned by:** Dunedin City Council

**Purpose:** The purpose of this report is to assess options for protecting the Harbourside and South City areas of Dunedin from the direct impacts of sea level rise.

**Scope of report:** Harbourside and South City areas of Dunedin

Reference Number: 11454

#### SEA LEVEL RISE

##### Groundwater

Description: The property is identified in the "Dunedin Groundwater Monitoring and Spatial Observations" report published by GNS Science 2020 (doi: 10.21420/AVAJ-EE81), which describes characteristics of groundwater (either observed or interpolated) within the land concerned. The Institute of Geological and Nuclear Sciences Limited (GNS Science) and its funders give no warranties of any kind concerning the accuracy, completeness, timeliness or fitness for purpose of the data. GNS Science accepts no responsibility for any actions taken based on, or reliance placed on the data and GNS Science and its funders exclude to the full extent permitted by law liability for any loss, damage or expense, direct or indirect, and however caused, whether through negligence or otherwise, resulting from any person's or organisation's use of, or reliance on, the data. Although the report is known to the Dunedin City Council, the council has also not assessed the report for correctness. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose including development.

Cox, S., Glassey, P., Ettema, M., Hornblow, S., Mager, S. & Yeo, S.. (2020). *Dunedin groundwater monitoring and spatial observations*. GNS Science.

<https://www.orc.govt.nz/media/16153/dunedin-groundwater-monitoring-spatial-observations-and-forecast-conditions-under-sea-level-rise-dec-2023.pdf>

**Commissioned by:** Otago Regional Council

**Purpose:** The purpose of this report is to investigate the groundwater responses in Dunedin under a scenario of rising sea levels

**Scope of report:** Coastal Dunedin, especially South Dunedin, Harbourside, and parts of the Taieri Plain.

Reference Number: 12083

## SEA LEVEL RISE

### Groundwater

Description: Dunedin groundwater monitoring, spatial observations and forecast conditions under sea-level rise. Refer to the ORCs 'Groundwater table changes and sea level rise - South Dunedin and Harbourside' page for further information.

Cox, S. C., Ettema, M. H. J., Chambers, L. A., Easterbrook-Clark, L. H., & Stevenson, N. I. (2023). *Dunedin groundwater monitoring, spatial observations and forecast conditions under sea level rise*. GNS Science.

<https://www.orc.govt.nz/media/16153/dunedin-groundwater-monitoring-spatial-observations-and-forecast-conditions-under-sea-level-rise-dec-2023.pdf>

**Commissioned by:** Otago Regional Council

**Purpose:** The purpose of this study is to characterise current groundwater levels across South Dunedin, establish baseline monitoring, and forecast groundwater behaviour under scenarios of future sea-level rise.

**Scope of report:** The geographic scope of the assessment covers the South Dunedin area, including the reclaimed flat and surrounding low-lying suburbs.

Reference Number: 12118

## SEA LEVEL RISE

### Sea Level Rise

Description: The report on the potential adaptation futures outlines a range of options available for managing and mitigating the risks faced by South Dunedin (as identified in the South Dunedin Risk Assessment). The report (background report and micro-business cases document together describe the key characteristics of each potential adaption future, explores the pros and cons, and provides high-level costs and visualisations of what South Dunedin could look like in 75 years' time (in 2100).

WSP. (2025). *Risk Assessment 202503 South Dunedin*. WSP.

<https://www.dunedin.govt.nz/do-it-online/pay-online/request-lim/hazard-information>

**Commissioned by:** Dunedin City Council

**Purpose:** The purpose of this report is to assess the risks associated with hazards in South Dunedin, including physical risks to infrastructure, environment, and community, to support spatial adaptation planning and inform decision-making.

**Scope of report:** South Dunedin

Reference Number: 12124

## Seismic Hazards

### INTENSIFIED SHAKING

#### Earthquake Likely Amplification 1:25000 Map

Description: This area has been identified as lying within a zone susceptible to amplified shaking in an earthquake and the area of likely amplification of earthquake intensity by 1 on MM Scale.

Dunedin City Lifelines Project. (1999). *Dunedin City Lifelines Project Report*. Dunedin City Lifelines Project.

<https://www.civildefence.govt.nz/assets/Uploads/documents/lifelines/dunedin-lifelines-report-1999.pdf>

**Commissioned by:** Dunedin City Council and Otago Regional Council

**Purpose:** To assess the vulnerability of Dunedin's lifeline utilities to natural hazards and to develop strategies that reduce risks and strengthen the city's resilience.

**Scope of report:** The Dunedin City Council area, bounded west by Flagstaff and Three Mile Hill, east by the Otago Harbour entrance, north by Waitati, and south by Brighton.

Reference Number: 10111

## LIQUEFACTION

### Domain C

Description: Ground predominantly underlain by poorly consolidated marine or estuarine sediments with shallow groundwater, with a moderate to high likelihood of liquefaction-susceptible materials being present

Barrell, D. J. A., Glassey, P. J., Cox, S. C., & Smith Lyttle, B. (2014). *Assessment of liquefaction hazards in the Dunedin City district*. GNS Science.  
[https://www.dunedin.govt.nz/\\_data/assets/pdf\\_file/0011/476084/Assessment-of-liquefaction-hazards-in-the-Dunedin-City-District.pdf](https://www.dunedin.govt.nz/_data/assets/pdf_file/0011/476084/Assessment-of-liquefaction-hazards-in-the-Dunedin-City-District.pdf)

**Commissioned by:** Otago Regional Council

**Purpose:** The Otago Regional Council (ORC) contracted GNS Science to assess liquefaction hazards in the Dunedin City territorial authority area (Dunedin district), and delineate areas that may be susceptible to ground damage as a result of liquefaction, and the closely allied phenomenon of lateral spreading. This report presents the results of that assessment.

**Scope of report:** Dunedin City district

Reference Number: 11407

## 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 hold any information in relation to Location Test Certificates If you have any questions, please contact Worksafe.



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

### Drainage

Drainage plans on file are indicative only.

Obtaining your own independent review may be required before commencing drainage works.

### Foul Sewer and Waste Water

#### Drainage Reticulation Plans

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

#### Stormwater/Sewer Separation - Compliant

The Dunedin City Council requires the foul sewer and storm water being discharged from a property to be directed to the separate foul sewer and storm water networks, respectively. This property is in an area where inspections have been undertaken to ensure compliance with this requirement. This property was certified as complying with Council's requirements for storm water separation at the time of inspection on **4<sup>th</sup> November 1999**.

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

#### Urban Stormwater Catchment

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

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

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

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

#### 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 **4<sup>th</sup> November 1999**.

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

### 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](http://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](http://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](http://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

<b>Rate Account</b>	2061196
<b>Address</b>	117 Richardson Street Dunedin

Valuation Number 27520-48400

**Latest Valuation Details**

Capital Value \$600,000  
Land Value \$300,000  
Value of Improvements \$300,000  
Area (Hectares) 0.0395HA  
Units of Use 1

**Current Rates**

Current Rating Year Starting 01-Jul-2025  
Dunedin City Council Rates \$3,989.88

**Rates Outstanding for Year** \$1,994.94

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

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

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

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

**Building and Drainage Consents**

The following consents are recorded for this property:

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

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

[ABA-2015-1863](#) Building Consent - Install Yunca Hobson Woodburner in Dwelling

Lodgement Date 21-Oct-2015  
Decision Granted  
Decision Date 23-Oct-2015  
Current Status **CCC Issued**  
Previous Number  
(Applications before 2007)

### Building and Drainage Permits

[H-1985-219103](#) AAD19850282

K8323 - Plumbing Alterations, No Plan (Smith). The permit was lodged on 19-Jun-1985.

[H-1985-219104](#) AAD19850283

K8329 - Divert Foul Drain around Extension, (Smith). The permit was lodged on 19-Jun-1985.

[H-1991-231377](#) AAD19910678

M336 - Reconnect Boiler Tube, No Plan (Smith). The permit was lodged on 17-Sep-1991.

[H-1985-250245](#) AAK19850349

C055930 - Install Heater - MacKay Belmac on Wetback, (Smith). The permit was lodged on 20-Apr-1985.

[H-1985-250246](#) AAK19850350

C055931 - Add to Dwelling, (Smith). The permit was lodged on 20-Apr-1985.

### 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

**The information on district plan requirements is correct at the date this LIM is issued.** Note that the Dunedin City Second Generation District Plan ("The 2GP") is subject to change at any time. To check whether any changes have occurred since the date this LIM was issued, consult the information and relevant planning maps in 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.

### SECOND GENERATION DISTRICT PLAN INFORMATION

#### Zoning

- General Residential 2 (refer Section 15, Residential)

#### Scheduled Items

- Nil

#### Overlay Zones

- Hazard 3 (coastal) Overlay Zone

#### Mapped Areas

- South Dunedin Mapped Area
- Road Classification Hierarchy (main roads within 30m of site)
  - Richardson St is a Collector road

#### 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

Drainage

##### **Form 5 (building consent) copy**

This property contains building consent application/s where a copy of the building consent (Form 5) is not able to be provided.

This may be due to the age of the consent and/or processes that were in place at the time.

#### Minimum Floor Levels

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

<https://www.dunedin.govt.nz/services/building-services/minimum-floor-levels/mfl-guidance>

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

## Planning

### Resource Consents within 50m of 117 Richardson Street Dunedin

#### [5060876 122 Richardson Street Dunedin](#)

[RMA-1991-353164](#) Resource Management Act (Historical Data) ADD 2ND STOREY TO EXIST.DWG  
Ownr:LITTLE / App: LITTLE (Non-Notified - Non Complying). The outcome was Declined on 24/06/1991.

#### [5060879 19 Trafalgar Street St Kilda](#)

[LUC-2008-621](#) Land Use Consent Land Use Consent to undertake an addition to an existing dwelling. The outcome was Granted on 16/12/2008.

#### [5060902 116 Richardson Street Dunedin](#)

[RMA-2004-367933](#) Resource Management Act (Historical Data) CONSTRUCTION OF CONSERVATORY THAT EXCEEDS SITE COVERAGE (Non-Notified - Restricted Discretionary). The outcome was Granted on 30/06/2004.

#### [5061190 111 Richardson Street Dunedin](#)

[RMA-1989-352621](#) Resource Management Act (Historical Data) ER GARDEN SHED Ownr:LEABOURNE (Non-Notified - Non Complying). The outcome was Granted on 03/11/1989.

#### [5149395 146 Victoria Road St Kilda](#)

[LUC-2023-323](#) Land Use Consent Upgrade of an existing telecommunication facility which will not meet NESTF regulations. The outcome was Granted on 06/09/2023.

[COC-2023-4](#) Certificate of Compliance Certificate of compliance for the upgrade of existing telecommunications facility. The outcome was Issued on 29/06/2023.

[LUC-2020-460](#) Land Use Consent Earthworks to remove and redistribute an earth bund over Lot 2 SUB-2020-129.. The outcome was Granted on 24/09/2020.

[SUB-2020-129](#) Subdivision Consent proposed two lot subdivision. The outcome was Granted on 24/09/2020.

[LUC-2020-409](#) Land Use Consent continuation of the existing activities held at the Forbury Racecourse on a smaller site. The outcome was Granted on 24/09/2020.

[POL-2020-12](#) Planning Other Legislation planning certificate to operate an off-licence. The outcome was Granted on 16/06/2020.

[POL-2018-38](#) Planning Other Legislation planning certificate for the Sale of Alcohol. The outcome was Granted on 17/07/2018.

[POL-2015-74](#) Planning Other Legislation Planning certificate for the purposes of the Sale & Supply of Alcohol. The outcome was Granted on 27/11/2015.

[LUC-2015-27](#) Land Use Consent construct kennels and weigh-in room. The outcome was Granted on 19/02/2015.

[LUC-2012-47](#) Land Use Consent establish, maintain and operate a telecommunications installation on the rooftop of the Forbury Park Trotting Club Main Grandstand. The outcome was Granted on 06/03/2012.

[POL-2011-30](#) Planning Other Legislation planning certificate for the purposes of the Sale of Liquor Act 1991. The outcome was Granted on 09/06/2011.

[POL-2009-35](#) Planning Other Legislation Planning Certificate for liquor licence. The outcome was Granted on 07/07/2009.



[POL-2008-94](#) Planning Other Legislation Planning certificate for Liquor Licence. The outcome was Granted on 05/02/2009.

[SUB-2007-240](#) Subdivision Consent 3-lot subdivision. The outcome was Granted on 18/12/2007.

[RMA-2003-366425](#) Resource Management Act (Historical Data) SUBDIVISION INTO TWO ALLOTMENTS (Non-Notified - Restricted Discretionary). The outcome was Granted on 28/04/2003.

[RMA-2006-370052](#) Resource Management Act (Historical Data) REPLACING AND INSTALLING NEW TELECOMMUNICATION FACILITIES (Non-Notified - Restricted Discretionary). The outcome was Granted on 03/05/2006.

[RMA-2006-370768](#) Resource Management Act (Historical Data) MOBILE PHONE SITE. The outcome was Granted on 06/12/2006.

[RMA-2003-367353](#) Resource Management Act (Historical Data) RENTING OF PREMISES FOR RETAIL SALES AUCTIONS AND OTHER COMMERCIAL ACTIVITIES (Non-Notified - Non Complying). The outcome was Granted on 22/12/2003.

[RMA-2003-367301](#) Resource Management Act (Historical Data) COMMERCIAL ACTIVITY-HOUSEHOLD FURNITURE SALE (Non-Notified - Non Complying). The outcome was Granted on 28/11/2003.

[RMA-2002-366048](#) Resource Management Act (Historical Data) SUBDIVIDE SUBJECT PROPERTY (Non-Notified - Restricted Discretionary). The outcome was Granted on 23/10/2002.

[RMA-2002-366023](#) Resource Management Act (Historical Data) TEMPORARY SIGNS & ADVERTISING A HOBBY, CRAFT AND ARTS FESTIVAL (Non-Notified - Restricted Discretionary). The outcome was Granted on 08/10/2002.

[RMA-2004-367482](#) Resource Management Act (Historical Data) OBJECTION TO CONDITIONS OF LAND USE CONSENT 20031171 (Other). The outcome was Granted on 01/04/2004.

[RMA-1998-362111](#) Resource Management Act (Historical Data) ON & OFF LIQUOR LICENCE - SALE OF LIQUOR ACT (Other). The outcome was Granted on 08/07/1998.

[RMA-2001-365342](#) Resource Management Act (Historical Data) ESTABLISH AND OPERATE CELLULAR TELECOMMUNICATION SITE (Non-Notified - Non Complying). The outcome was Granted on 16/01/2002.

[RMA-2001-364610](#) Resource Management Act (Historical Data) SUBDIVIDE INTO TWO ALLOTMENTS (Non-Notified - Restricted Discretionary). The outcome was Granted on 05/03/2001.

[RMA-1997-361176](#) Resource Management Act (Historical Data) PROPOSED WEEKLY MARKET DAYS CHEQUE - FORBURY PARK TROTTERING CLUB (Non-Notified - Non Complying). The outcome was Granted on 01/12/1997.

[RMA-1998-362440](#) Resource Management Act (Historical Data) ERECTION OF A DOUBLESIDED "SPEIGHTS" SIGN ILLUMINATED AND DOUBLESIDED NON-ILLUMINATED SIGN AND FLOODLIGHTING OF ENTRANCEWAY (Non-Notified - Non Complying). The outcome was Granted on 20/11/1998.

[RMA-1997-360792](#) Resource Management Act (Historical Data) Planning Certificate for the Sale of Liquor (Other). The outcome was Granted on 17/09/1997.

[RMA-1997-361240](#) Resource Management Act (Historical Data) OPERATION OF A TAVERN (Notified - Non Complying). The outcome was Granted on 17/02/1998.

[RMA-1990-354685](#) Resource Management Act (Historical Data) BETTER FACILITIES FOR MARKET DAYS ETC / App: FORBURY PARK TROTTERING CLUB BOX 4010 DUNEDIN (Notified - Non Complying). The outcome was Granted on 07/09/1990.

[RMA-1989-354644](#) Resource Management Act (Historical Data) OPERATE INDOOR/OUTDOOR MARKET SUNDAYS / App: FOX AND MOORE BOX 4003, DUNEDIN (Notified - Non Complying). The outcome was Granted on 26/04/1990.

### [5151772 135 Richardson Street Dunedin](#)

[LUC-2025-79](#) Land Use Consent Retrospective approval for soil disturbance, and a change in use of land (from a race course to a school field) on land that is subject to the NES-CS. The outcome was Granted on 23/04/2025.

[OUT-2024-9](#) Outline Plan Outline Plan of Works to Extend/Construct School Playing Field. The outcome was Granted on 17/01/2025.

[DIS-2023-2](#) District Plan Matters Alteration to Designation D105 relating to St Clair School. The outcome was Designation Altered on 07/11/2023.

[SUB-2020-129](#) Subdivision Consent proposed two lot subdivision. The outcome was Granted on 24/09/2020.

[LUC-2020-409](#) Land Use Consent continuation of the existing activities held at the Forbury Racecourse on a smaller site. The outcome was Granted on 24/09/2020.

[LUC-2008-612](#) Land Use Consent construct a garage. The outcome was Granted on 02/12/2008.

[SUB-2007-240](#) Subdivision Consent 3-lot subdivision. The outcome was Granted on 18/12/2007.

[RMA-2003-366425](#) Resource Management Act (Historical Data) SUBDIVISION INTO TWO ALLOTMENTS (Non-Notified - Restricted Discretionary). The outcome was Granted on 28/04/2003.

[RMA-2003-366551](#) Resource Management Act (Historical Data) EXTENSION OF SCHOOL ACTIVITY OVER LOT CREATED BY RMA 20030197 (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 28/04/2003.

[RMA-2002-366048](#) Resource Management Act (Historical Data) SUBDIVIDE SUBJECT PROPERTY (Non-Notified - Restricted Discretionary). The outcome was Granted on 23/10/2002.

[RMA-2000-364416](#) Resource Management Act (Historical Data) PROPOSED NEW PLAYGROUND STRUCTURE (Other). The outcome was Granted on 27/11/2000.

[RMA-2001-364610](#) Resource Management Act (Historical Data) SUBDIVIDE INTO TWO ALLOTMENTS (Non-Notified - Restricted Discretionary). The outcome was Granted on 05/03/2001.

[RMA-1997-361147](#) Resource Management Act (Historical Data) OUTLINE PLAN (Converted - Ended). The outcome was Granted on 11/08/1997.

[RMA-2000-363932](#) Resource Management Act (Historical Data) EXTEND AN EXISTING BUILDING AND RELOCATE A GARAGE (Other). The outcome was Granted on 27/04/2000.

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

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

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

## **3 Waters**

### **Information Regarding Watercourses**

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

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

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

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

## Transport

**DCC Transport has carried out a desktop inspection of this property and found the following:**

### **Non-compliant vehicle crossing – no stormwater run-off**

It appears there are no stormwater provisions in place for this vehicle crossing. To meet current Council standards the stormwater run-off would be required to be captured at the boundary and managed in a way where it does not cause a nuisance to neighbouring properties, including the road corridor. For example: a strip drain with sump or a sump and piped to the kerb and channel. Council accepts this situation but accepts no liability and the maintenance is the responsibility of the property owner. This may be required to be upgraded in the future.

### **Encroachment on neighbouring property**

The driveway appears to be encroaching into the neighbouring property boundary. Please consult with your Lawyer to find out if this is registered under your property title and/or there is a formal agreement for this encroachment.

### **Private stormwater lateral.**

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

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

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

## Glossary of Terms and Abbreviations

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

### Consent, Permit, Licence & Complaint types

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

### Terms used in Permits & Consents

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

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

### General terms

RDMS Records and Document Management System

## Appendices





# Photographic Map

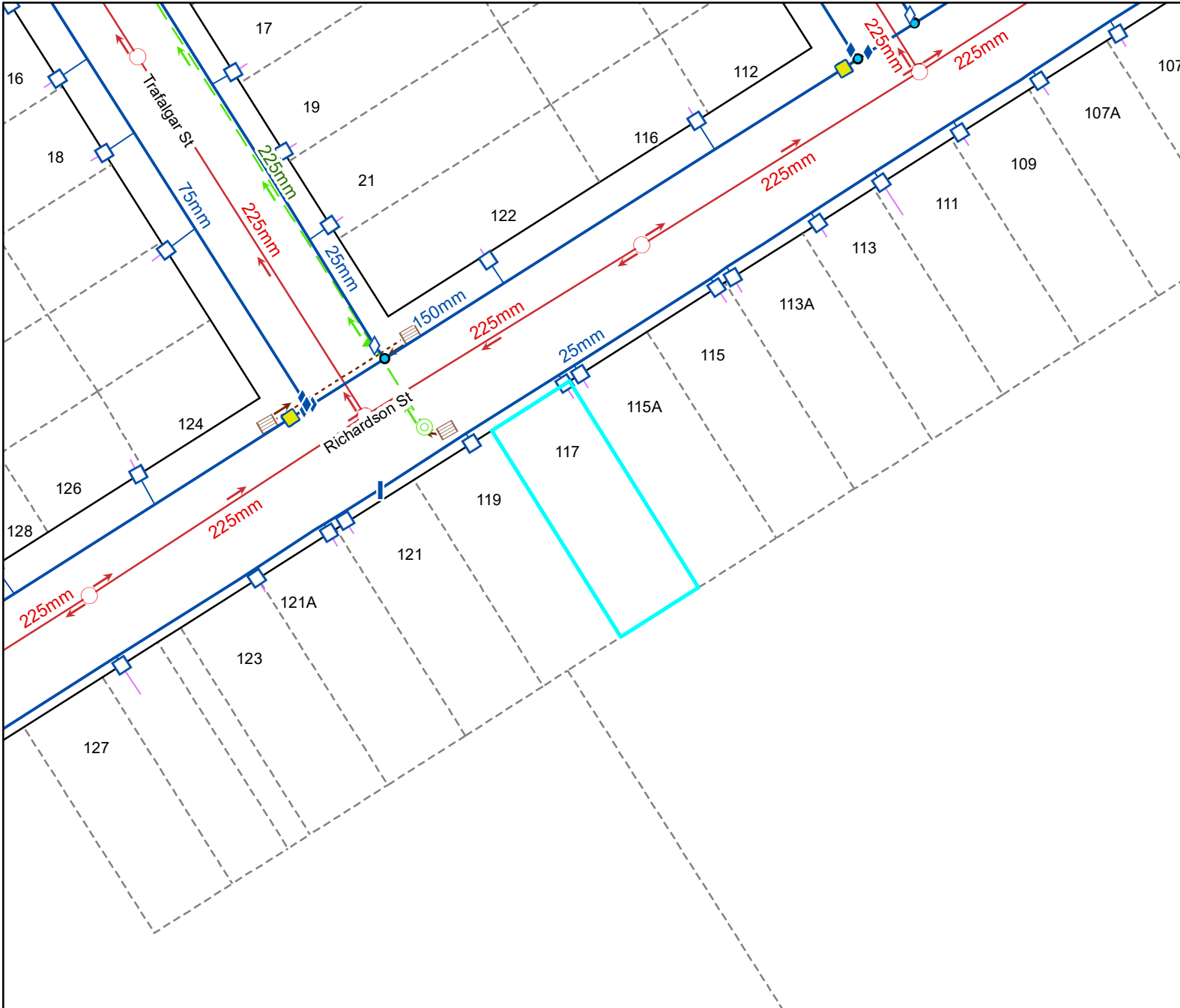
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PARCEL LINES CAN VARY FROM  
LEGAL PARCEL BOUNDARIES  
This map is for illustration purposes only  
and is not accurate to surveying, engineering  
or orthophotographic standards. Every effort  
has been made to ensure correctness and  
timeliness 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,  
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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		Rider
	Water Valve - Sluice		Scour
	Water Hydrant		Water Service Lateral
	Water Backflow Preventor - RPZ		Water Fire Service Lateral
			Water Critical Service Lateral
			Water Zone Boundary
			Water Reservoir
			Redundant Water Main

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

#### Foul Sewerage

	Standard Manhole		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		Road/Rail
	Railway Centreline		Hydro		Motorway Parcels
			Strata		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.

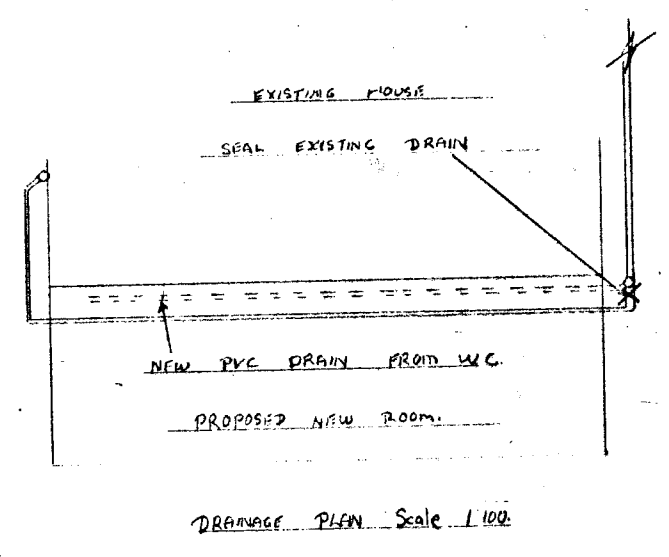
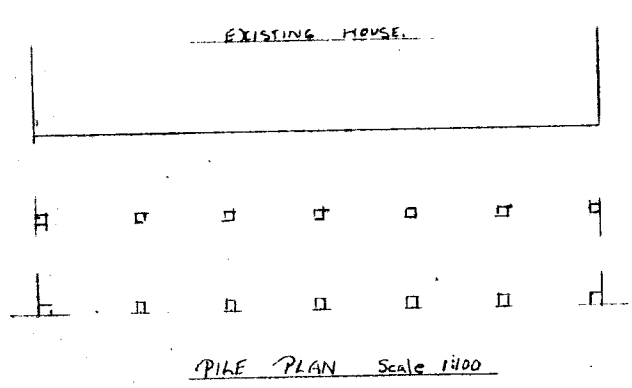
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PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES  
This map is for illustration purposes only and is not accurate to surveying, engineering or orthographic standards. Every effort has been made to ensure correctness and timeliness of the information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

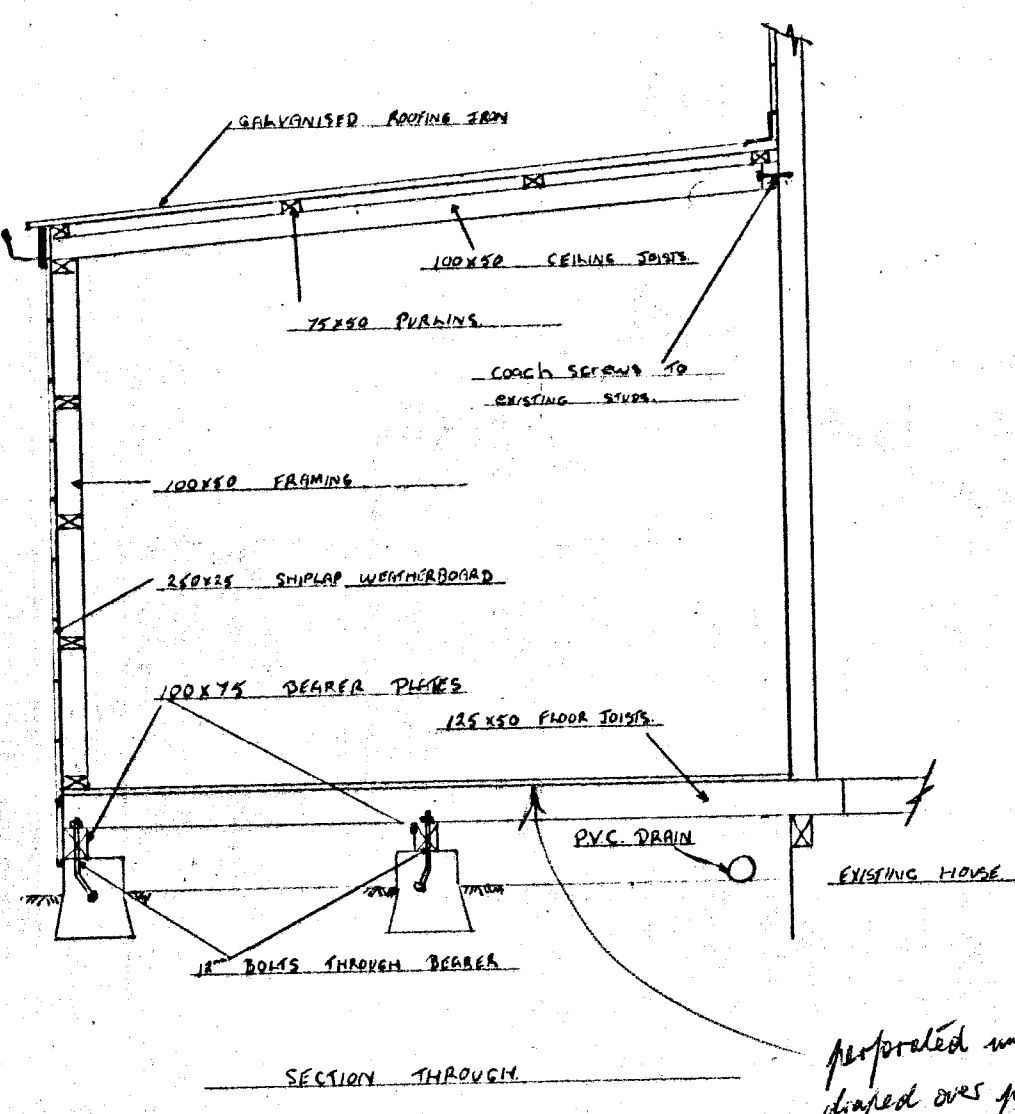
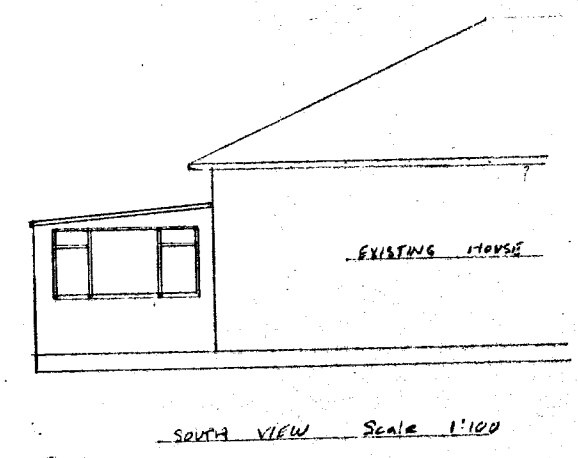
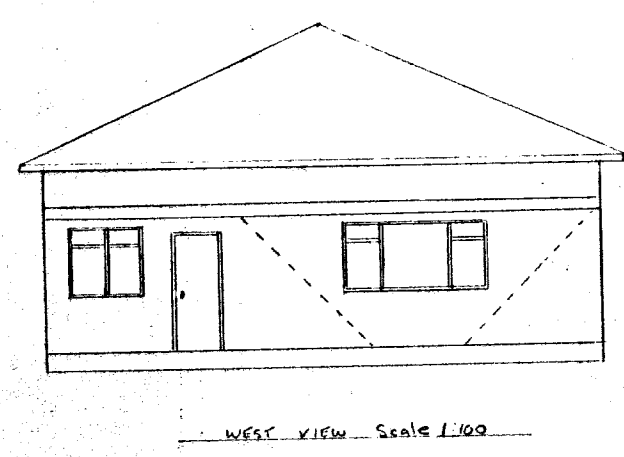
2018-2019 Urban. Copyright DCC/Aerial Surveys Ltd. Rural, ORC/Aerial Surveys Ltd. CC BY 4.0 NZ  
2013 Urban and rural photography Jan/Feb 2013. Copyright DCC. CC BY 3.0 NZ.  
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J.P.

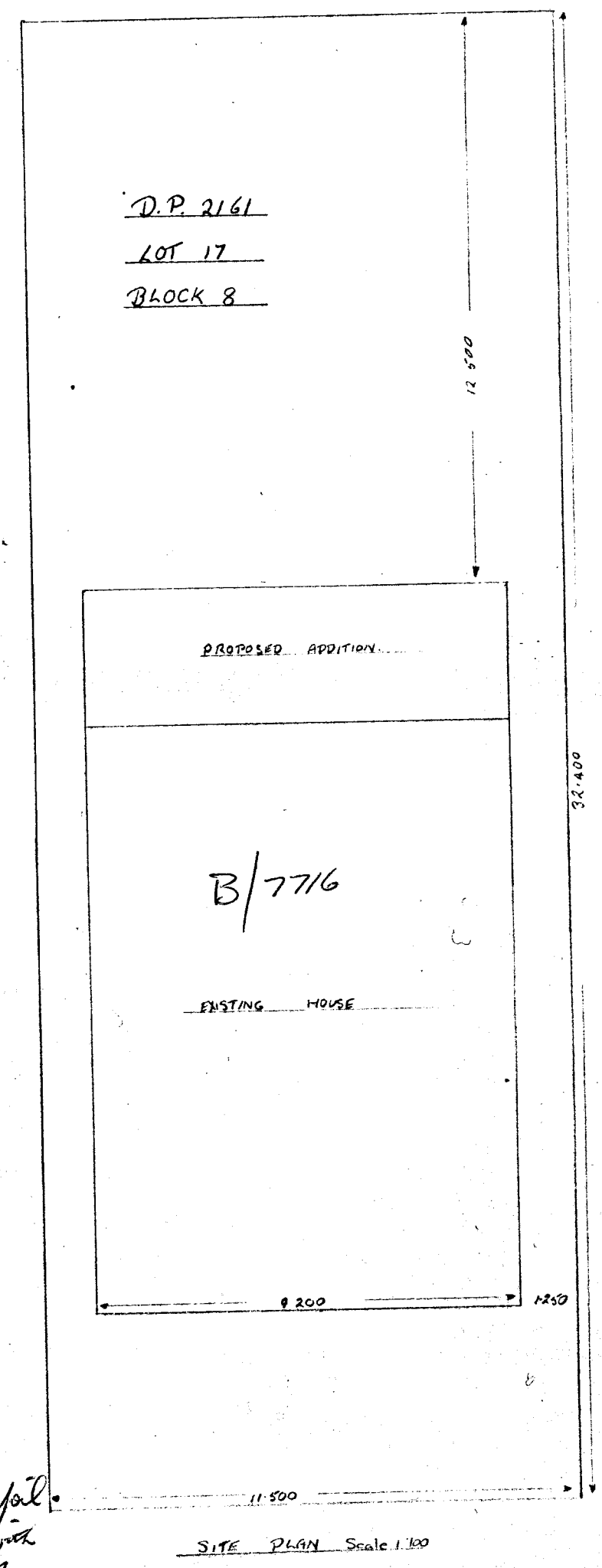
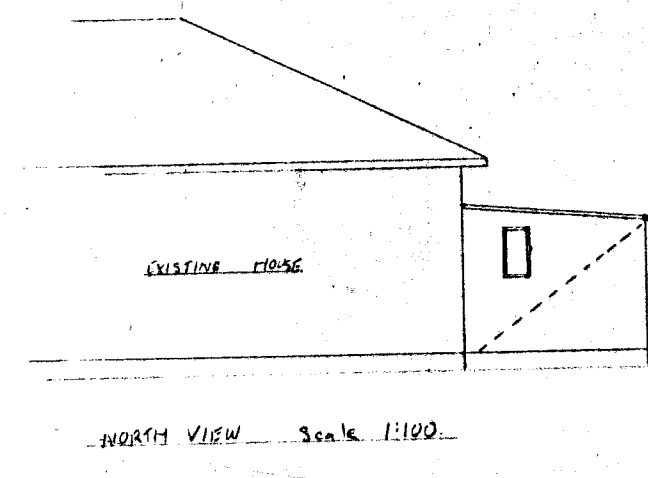
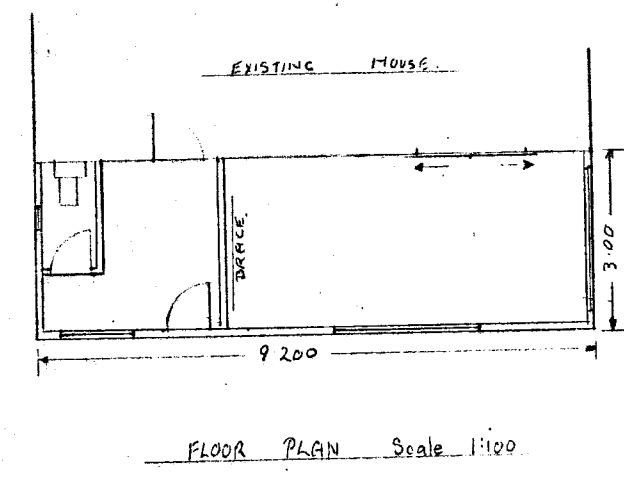


SPECIFICATIONS

- 18 200x200 CONCRETE PILES
- 2.P.C. UNDER BEARERS
- BEARERS TO BE 100x75 BOLTED TO PILES
- 15" X 25" BOLTS SET IN PILES
- FLOOR JOISTS TO BE 125x50 TANGALISED PINE
- FLOOR JOISTS TO FIT TO EXISTING FLOOR
- FLOORING TO BE 20" TWP. PLYCOPINE.
- 250x25" SHIP-LAP TANGALISED WEATHERBOARD.
- BATTS IN CEILING AND EXTERNAE WALLS
- GALVANISED IRON ON ROOF
- GALVANISED FLASHINGS AND BARGE
- ALUMINIUM WINDOWS WITH PLYCORNE REVERAS.
- WALLS TO BE LINED WITH 10" GIB BOARD
- CEILINGS TO BE 800x600 PINE TILES
- METAL BRACES LET INTO FRAMES
- EXISTING DRAIN TO BE SEALED
- PVC DRAIN UNDER FLOOR FROM W.C.



perforated underfloor joist  
 shaped over joints with  
 100mm neg & ends of  
 troughs sealed.



PROPOSED ADDITION FOR MR & MRS A SMITH 117 RICHARDSON ST.



**DUNEDIN DRAINAGE & SEWERAGE BOARD**

**Installation of Wetback Heaters**

All work involved in installing the wetback and water pipework must be carried out by a Craftsman Plumber under permit from the Board. A separate application is required for this permit.

The work must comply with the requirements of the Drainage and Plumbing Regulations 1978.

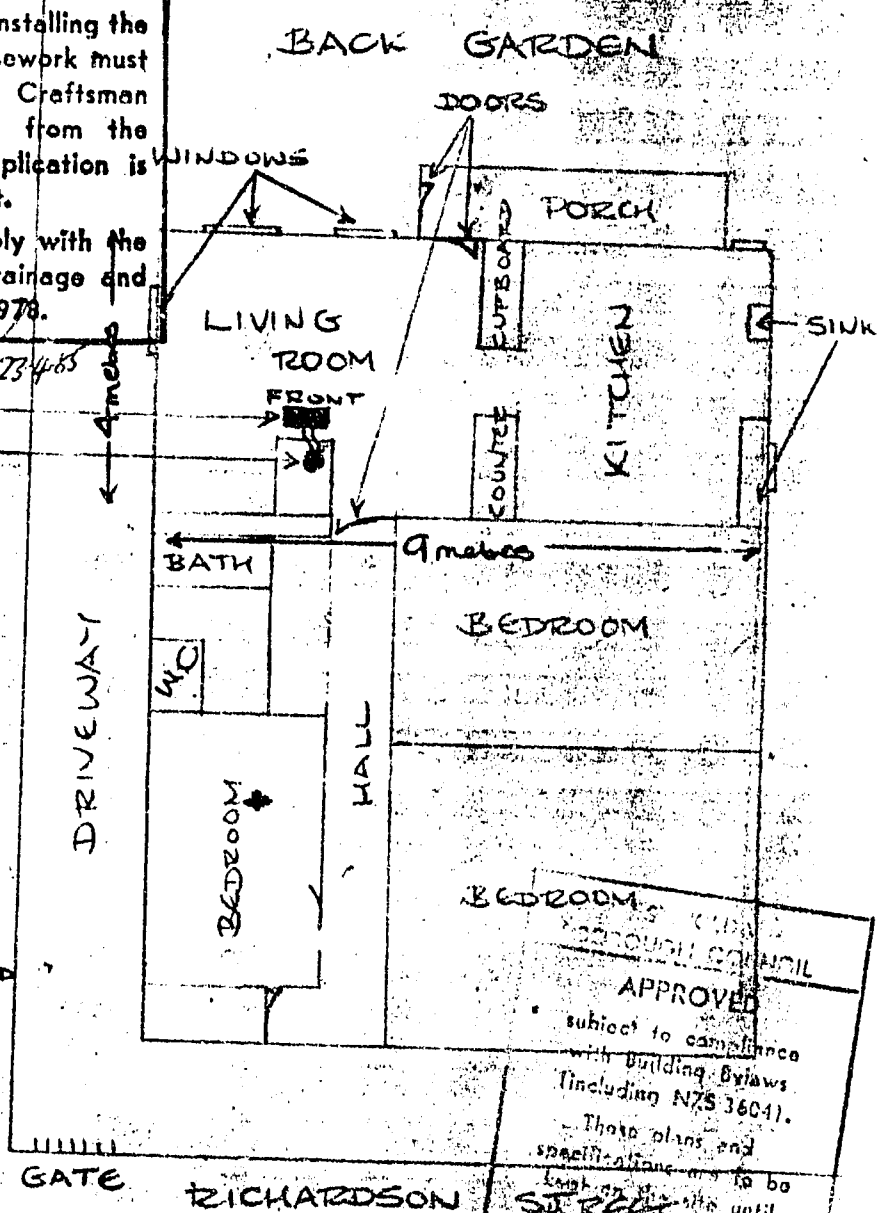
*24/4/85*  
 SPACE HEATER

HOT WATER CYLINDER (IN CUPBOARD)

HEARTH WILL BE CONSTRUCTED ON TOP OF ALREADY EXISTING BASE FOR FIREPLACE. AN EXISTING CHIMNEY AND FIREPLACE HAVE BEEN DEMOLISHED TO ENABLE THIS TO BE DONE.

FLOOR IS TO BE LEVELLED OFF WITH CONCRETE AND FINISHED WITH TILES.

A NEW ~~CENT.~~ WATER CYLINDER IS TO BE INSTALLED IMMEDIATELY BEHIND THE SPACE HEATER



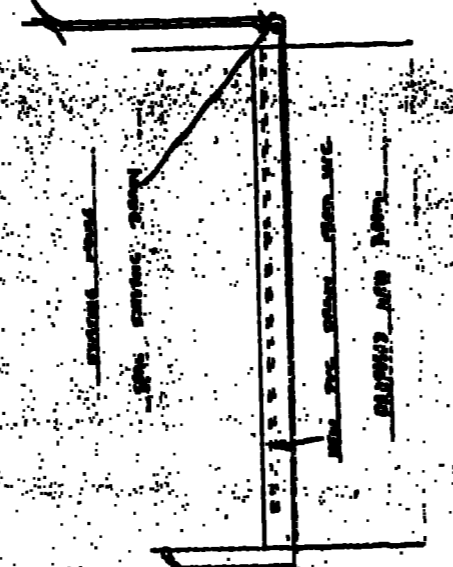
APPROVED  
 subject to compliance with Building Bylaws (including NZS 3601).  
 These plans and specifications are to be kept on site until the work is complete.  
 Building Inspector  
 24.4.85

Sketch Plan of Property at 117 Richardson St

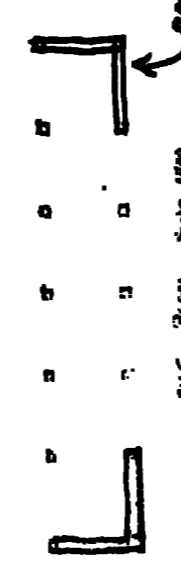
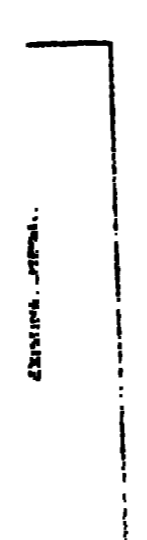
Specifications

- Aluminium frames
- Windows 6.00
- Doors 5.00
- Roof 2.00
- Floor 1.00
- Paint 0.50
- Site work 5.00
- Roofs 7.50
- Floor 4.00
- Paint 2.00
- Windows 6.00
- Doors 5.00
- Roof 2.00
- Floor 1.00
- Paint 0.50

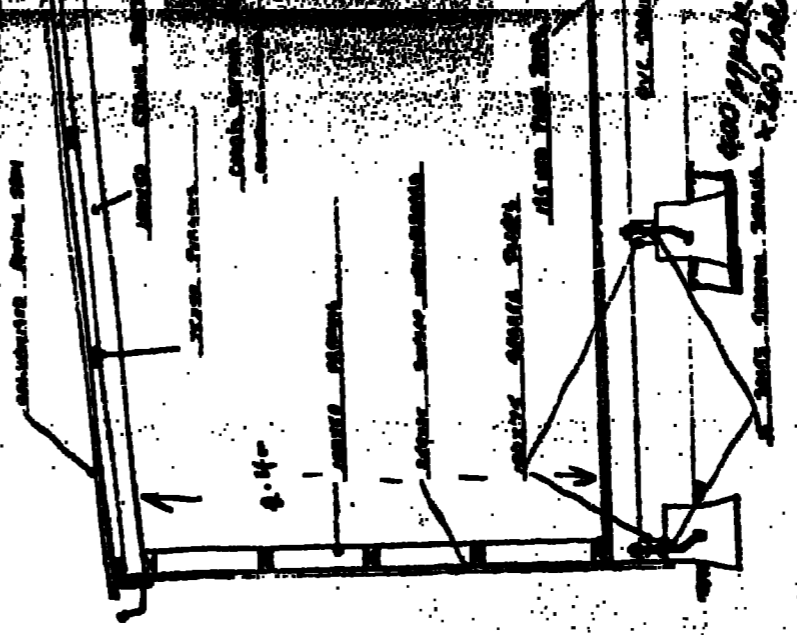
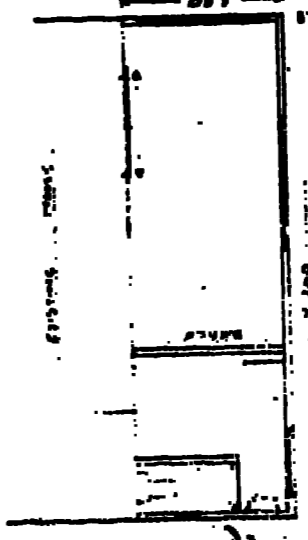
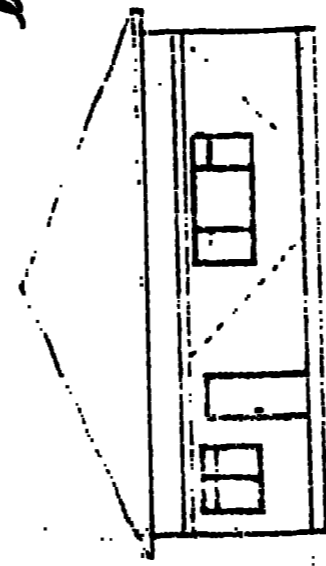
Galvanized steel on roof  
 Galvanized gutters and down  
 pipes  
 12mm thick 600mm x 600mm  
 concrete floor  
 2 sides of timber wall



corner walls



12mm thick 600mm x 600mm  
 concrete floor



SECTION THRU PILE  
 EAST VIEW Scale 1:100  
 CROSS PLAN Scale 1:100  
 SECTION THRU PILE  
 EAST VIEW Scale 1:100

ST. KILDA  
 BOROUGH COUNCIL

**APPROVED**

subject to compliance  
 with Building Bylaws  
 (including NZS 3604).

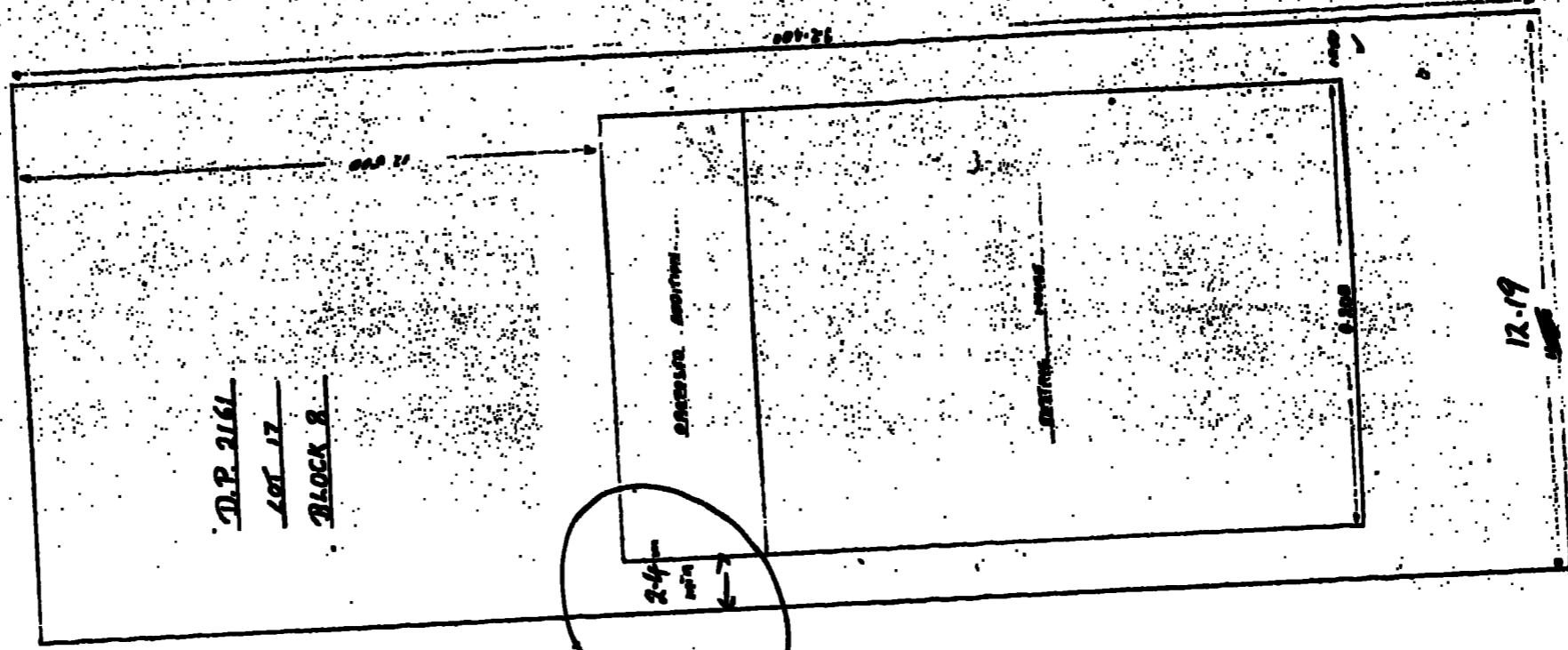
These plans and  
 specifications are to be  
 kept on the site until  
 the work is complete.

M. J. L.

Building Inspector

24.1.82

3" DIA BOILER  
 1" DIA BOILER  
 1" DIA BOILER  
 1" DIA BOILER  
 1" DIA BOILER  
 1" DIA BOILER



SITE PLAN Scale 1/8" = 1'-0"

12-19

handbrake  
 with lot's  
 child seats  
 in or out of  
 A WC  
 container

A separate application to the Drainage Board for plumbing and/or  
 drainage work is required. Such work shall comply fully with the  
 Plumbers, Gasfitters and Drainlayers Act 1976, Plumbers, Gasfitters  
 and Drainlayers Regulations 1977, Drainage and Plumbing Regulations  
 1978, and the Board's By-laws.  
 Stormwater to be discharged to STREET CHANNEL

OR TO EXISTING SEWERAGE SYSTEM FACILITIES  
 TOWN DRAIN TO BE MAINTAINED CLEAR OF OBSTRUCTION  
 SUFFICIENT FITNESS TO ACCEPT FLOW DRAIN BY  
 MEANS OF A SOLE STACK UNDER FLOOR LEVEL  
 Ground

[Signature]  
 23-1-81

## CODE COMPLIANCE CERTIFICATE

DCCBCA-F4-07-v3.0

Section 95, Building Act 2004

CCC NO:	ABA-2015-1863	Telephone No:	03 477 4000
<b>APPLICANT</b>		<b>PROJECT</b>	
V Svabik and T M Heselwood 117 Richardson Street Dunedin 9012		<b>Work Type:</b> Alterations/Repairs  <b>Intended Use/Description of Work:</b> Install Yunca Hobson Woodburner in Dwelling  <b>Intended Life:</b> Indefinite, not less than 50 years.	
<b>PROJECT LOCATION</b>		<b>This CCC also applies to the following Amended Consents:</b> N/A	
117 Richardson Street Dunedin			
<b>LEGAL DESCRIPTION</b>			
<b>Legal Description:</b> LOT 17 BLK VIII DP 2161 <b>Valuation Roll No:</b> 27520-48400 <b>Building Name:</b> 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.

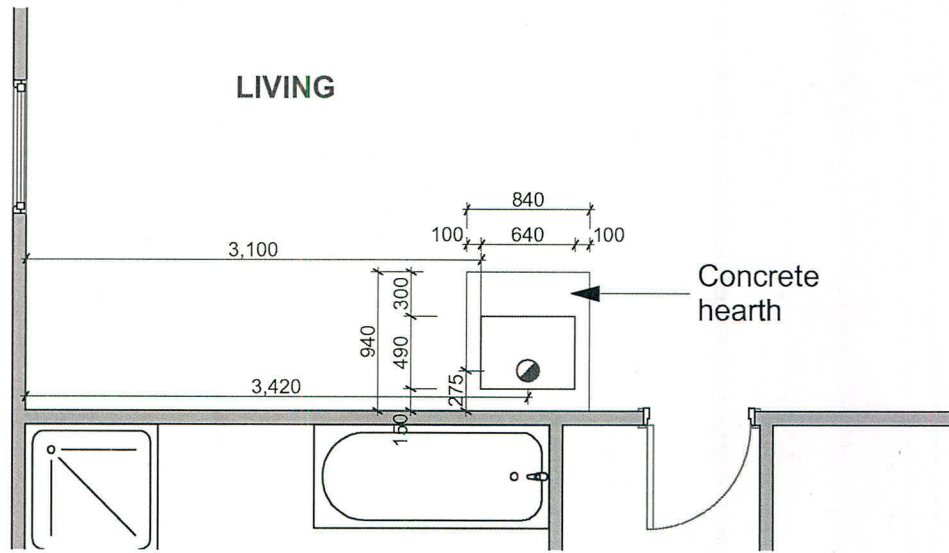
Compliance Schedule attached

**Signed for and on behalf of the Council:**



**Team Leader Inspections**

Date: 21 June 2016



Living Area Plan

1:50

DUNEDIN CITY COUNCIL  
BUILDING CONSENT DOCUMENT

2015 1863

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	<i>91 Jutta</i>	Date	22-10-15
Drainage		Date	
Health		Date	

NOTE

Proposed New Wood Burner

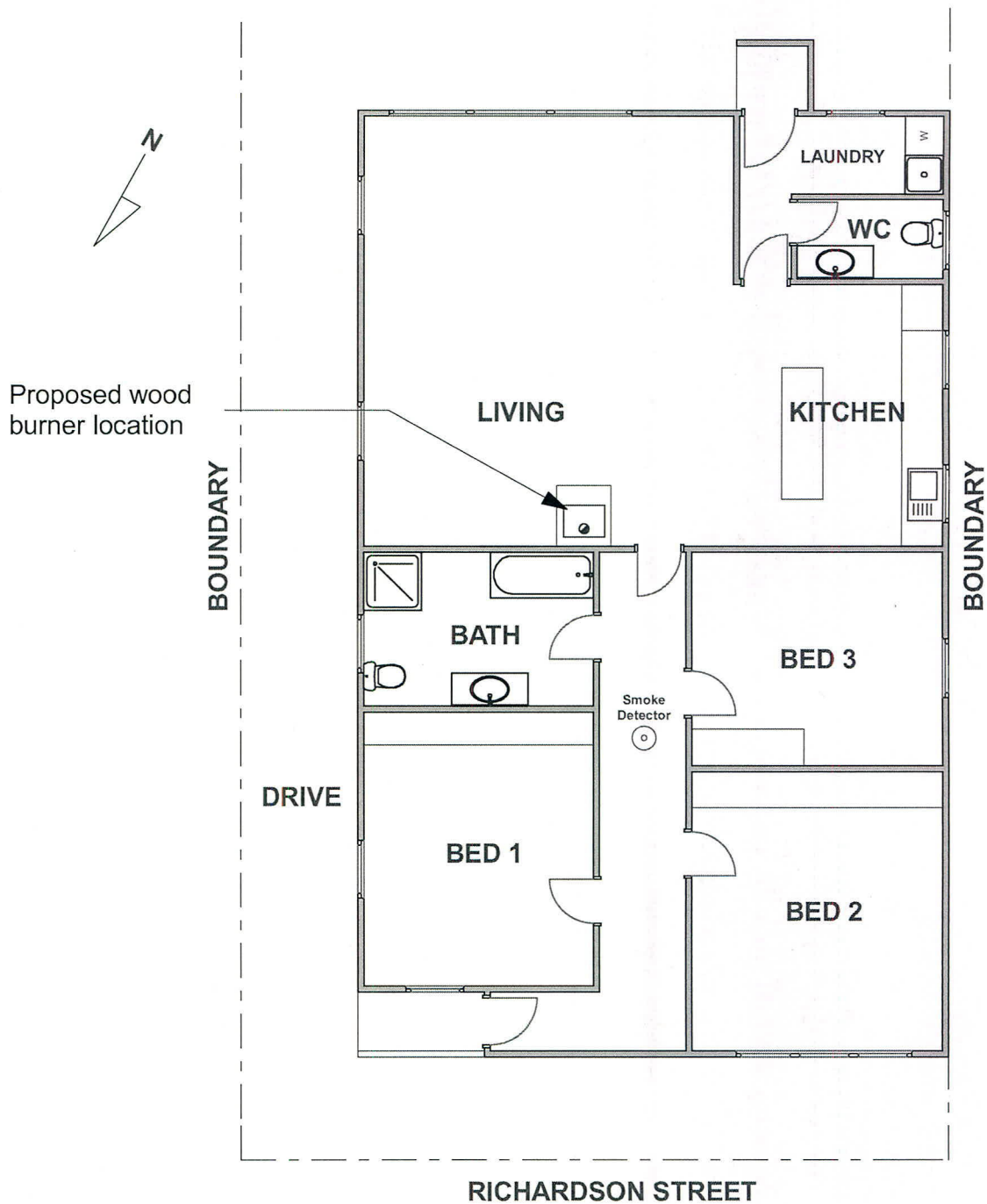
Date:	14/10/15
Address:	117 Richardson Street
Legal Description:	Allotment 17 Block VIII
DP:	2161

DCC COPY





Aerial Plan (Not to Scale)



1:100

Ground Floor Plan