

ONE AGENCY

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## Dunedin City Council – Land Information Memorandum

Property Address: 50 Easter Crescent Dunedin

Prepared for: Hai Lan and Qiusong Nicole Liu

Prepared on: 04-Mar-2026

### Property Details:

<b>Property ID</b>	5036548
<b>Address</b>	50 Easter Crescent Dunedin
<b>Parcels</b>	PT LOT 48 BLK II DP 990

### 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 04-Mar-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

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 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 show 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 **26<sup>th</sup> November 2001**.

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

#### Urban Stormwater Catchment

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

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

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

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

## Public Sewer Sheets

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

## Dunedin City Council Private Drainage plans incomplete

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

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

### Water Supply

#### Urban water supply area – Connected

This property is connected to the Dunedin City Council's urban (on-demand) water supply. Indicative water pressures are available to view at [www.dunedin.govt.nz/water-pressure](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>	2036548
<b>Address</b>	50 Easter Crescent Dunedin
<b>Valuation Number</b>	27360-63400

**Latest Valuation Details**

Capital Value	\$850,000
Land Value	\$240,000
Value of Improvements	\$610,000
Area (Hectares)	0.0519HA
Units of Use	1

**Current Rates**

Current Rating Year Starting	01-Jul-2025
Dunedin City Council Rates	\$4,636.05

**Rates Outstanding for Year**      \$1,159.02

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	/CCC	-	In accordance with section 93(2)(b) of the Building Act, the consent was reviewed for code compliance after two years. Compliance with the Building Code could not be established and therefore the Code Compliance Certificate has been refused.
Refused		-	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-1993-323325](#) Building Consent - Plumbing Alterations, No plan

Lodgement Date	08-Oct-1993
Decision	Granted
Decision Date	19-Oct-1993
Current Status	<b>CCC Issued</b>
Previous Number	ABA934338
<i>(Applications before 2007)</i>	

[ABA-2012-156](#) Building Consent - Install Gas Fire & Gas HW Heater - Alter Position of Laundry - Tub & Kitchen Sink - New Doorway to Laundry - Remove Ext Door

Lodgement Date 10-Feb-2012  
Decision Granted  
Decision Date 02-Mar-2012  
Current Status **CCC Issued**  
Previous Number  
*(Applications before 2007)*

[ABA-2014-1075](#) Building Consent - Create Bathroom in First Floor of Dwelling

Lodgement Date 23-Jun-2014  
Decision Granted  
Decision Date 26-Jun-2014  
Current Status **CCC Issued**  
Previous Number  
*(Applications before 2007)*

## Building and Drainage Permits

[H-1926-11411](#) AAB19260798

9085 - Erect Dwelling (Lake). The permit was lodged on 15-Jul-1926.

[H-1986-99837](#) AAB19861393

1152 - Install Yunca Heater (Oxley). The permit was lodged on 22-Jul-1986.

[H-1926-143025](#) AAD19261097

B8966 - Cancelled see application H-1926-143026, No Plan (Lake). The permit was lodged on 09-Aug-1926.

[H-1926-143026](#) AAD19261098

B9007 - Plumbing and Drainage, (Lake). The permit was lodged on 18-Aug-1926.

[H-1955-174277](#) AAD19551247

F5883 - Install Basin and Shower, No Plan (Melville). The permit was lodged on 28-Nov-1955.

[H-1985-220156](#) AAD19851529

K8546 - Fit New Toilet in Bathroom, No Plan (Oxley). The permit was lodged on 14-Aug-1985.

[H-1985-220157](#) AAD19851530

K8548 - Drainage (Oxley). The permit was lodged on 14-Aug-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 1 (refer Section 15, Residential)

#### Scheduled Items

- Nil

#### Overlay Zones

- Nil

#### Mapped Areas

- Road Classification Hierarchy (main roads within 30m of site)
  - Easter Cr 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

### Independent Building Report(s)

An Independent Building Report was submitted to Council on **07-Apr-2010**.

An Independent Building Report was submitted to Council on **03-Jun-1999**.

### 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 50 Easter Crescent Dunedin

#### [5036525 53 Easter Crescent Dunedin](#)

[RMA-1999-362958](#) Resource Management Act (Historical Data) CONVERT DWG INTO TWO SEPARATE FLATS. The outcome was Granted on 11/06/1999.

#### [5036528 49 Easter Crescent Dunedin](#)

[RMA-1993-355927](#) Resource Management Act (Historical Data) ER DECK ADDITION TO DWELLING Ownr:B MCKINNEY / App: B MCKINNEY 49 EASTHER CRESCENT (Non-Notified - Non Complying). The outcome was Granted on 25/02/1993.

**[5036531 41 Easter Crescent Dunedin](#)**

[LUC-2007-474](#) Land Use Consent An extension to an existing deck within the side yard. The outcome was Granted on 28/09/2007.

**[5036546 42 Easter Crescent Dunedin](#)**

[RMA-1995-353070](#) Resource Management Act (Historical Data) Dispensation for conservatory in side yard (Non-Notified - Non Complying). The outcome was Granted on 25/03/1991.

**[5036549 54 Easter Crescent Dunedin](#)**

[LUC-2016-237](#) Land Use Consent Land use consent to undertake earthworks and establish a new retaining wall that will breach the maximum change in ground level threshold and which will accommodate a fence (safety barrier) that breaches the height restriction. The outcome was Granted on 01/07/2016.

**[5036554 31 Bangor Terrace Dunedin](#)**

[RMA-1995-353059](#) Resource Management Act (Historical Data) DISPENSATION to construct additions to dwelling (Non-Notified - Non Complying). The outcome was Granted on 11/03/1991.

**[5036555 29 Bangor Terrace Dunedin](#)**

[RMA-1986-351834](#) Resource Management Act (Historical Data) ERECT CARPORT Ownr:MAITLAND (Non-Notified - Non Complying). The outcome was Granted on 11/02/1986.

**[5036556 27 Bangor Terrace Dunedin](#)**

[RMA-1994-357037](#) Resource Management Act (Historical Data) CONSTRUCT GARAGE CLOSE TO ROAD FRONTAGE Ownr:MARTIN SCHLUP / App: MARTIN SCLUP 27 BANGOR TCE (Non-Notified - Non Complying). The outcome was Granted on 28/10/1994.

**[5036558 19 Bangor Terrace Dunedin](#)**

[POL-2021-63](#) Planning Other Legislation Cancellation of building line restriction as part of LUC-2021-624. The outcome was Withdrawn on 30/11/2021.

[LUC-2021-624](#) Land Use Consent the establishment of a new double carport within the road boundary setback and the side boundary setback. The outcome was Granted on 23/11/2021.

**[5036560 11 Bangor Terrace Dunedin](#)**

[RMA-1998-362199](#) Resource Management Act (Historical Data) CONSTRUCT DECK WITHIN SIDE YARD REQUIREMENTS UNDER TRANSITIONAL & PROPOSED DISTRICT PLAN (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 18/08/1998.

**[5036585 24 Bangor Terrace Dunedin](#)**

[LUC-2021-432](#) Land Use Consent the earthworks and retaining walls to establish a garage and form a driveway, the retaining wall along the driveway is within the required setback from the boundary. The outcome was Granted on 04/08/2021.

[LUC-2007-372](#) Land Use Consent Existing deck within the side yard. The outcome was Granted on 25/07/2007.

**[5068523 62 Easter Crescent Dunedin](#)**

[RMA-1991-350985](#) Resource Management Act (Historical Data) TWO LOT SUBDIVISION OF CT 285/226 (Non-Notified - Non Complying). The outcome was Granted on 21/06/1991.

#### **5068524 60 Easter Crescent Dunedin**

[RMA-1992-355021](#) Resource Management Act (Historical Data) ERECT NEW DWELLING ENCROACHING ON REQUIRED SIDE YARD (Non-Notified - Non Complying). The outcome was Granted on 07/05/1992.

[RMA-1991-350985](#) Resource Management Act (Historical Data) TWO LOT SUBDIVISION OF CT 285/226 (Non-Notified - Non Complying). The outcome was Granted on 21/06/1991.

#### **5069511 46 Easter Crescent Dunedin**

[RMA-1999-363080](#) Resource Management Act (Historical Data) ERECT A CONSERVATORY (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 16/07/1999.

[RMA-1993-355884](#) Resource Management Act (Historical Data) Unit Development Plan in Substitution and the Final Stage Unit Plan - Units on Lot 1 DP 4596. Ref 93270 (Non-Notified - Non Complying).

[RMA-1992-355029](#) Resource Management Act (Historical Data) deck addition to dwelling (Non-Notified - Non Complying). The outcome was Granted on 30/04/1992.

[RMA-1991-351226](#) Resource Management Act (Historical Data) Unit Title Plan - Units on Lot 1 DP 4596 (Non-Notified - Non Complying).

#### **5069512 48 Easter Crescent Dunedin**

[RMA-1993-355884](#) Resource Management Act (Historical Data) Unit Development Plan in Substitution and the Final Stage Unit Plan - Units on Lot 1 DP 4596. Ref 93270 (Non-Notified - Non Complying).

[RMA-1991-351226](#) Resource Management Act (Historical Data) Unit Title Plan - Units on Lot 1 DP 4596 (Non-Notified - Non Complying).

#### **5102740 53A Easter Crescent Dunedin**

[RMA-1999-362958](#) Resource Management Act (Historical Data) CONVERT DWG INTO TWO SEPARATE FLATS. The outcome was Granted on 11/06/1999.

#### **5114902 4 Skibo Street Dunedin**

[LUC-2008-503/A](#) Land Use Consent sec 127 variation of conditions. The outcome was s127 Upheld on 21/01/2011.

[SUB-2008-147/A](#) Subdivision Consent section 127 variation of conditions. The outcome was s127 Upheld on 21/01/2011.

[LUC-2008-503](#) Land Use Consent Land Use consent as a consequence of a two lot Residential 1 subdivision, breaches of Rule 8.7.2(i)(a) and 20.5.6(iii). The outcome was Granted on 13/10/2008.

[SUB-2008-147](#) Subdivision Consent Two Lot Residential 1 subdivision. The outcome was Granted on 13/10/2008.

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 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](http://www.dunedin.govt.nz).

### Transport

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

#### **Encroachment on road reserve – privately owned vegetation over footpath**

It appears that the vegetation at this property's frontage on 50 Easter Crescent is encroaching over the footpath. Private vegetation is required to be maintained so that it does not interfere with footpath users or extend over your property boundary. Council accepts this situation but accepts no liability. Maintenance is the responsibility of the property owner. The Council may require this to be addressed in the future.

#### **Privately owned retaining wall.**

There is a private retaining wall that is located on this property's frontage at the back of the footpath. Any damage and maintenance for the privately owned retaining wall is the responsibility of the property owner/s.

#### **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



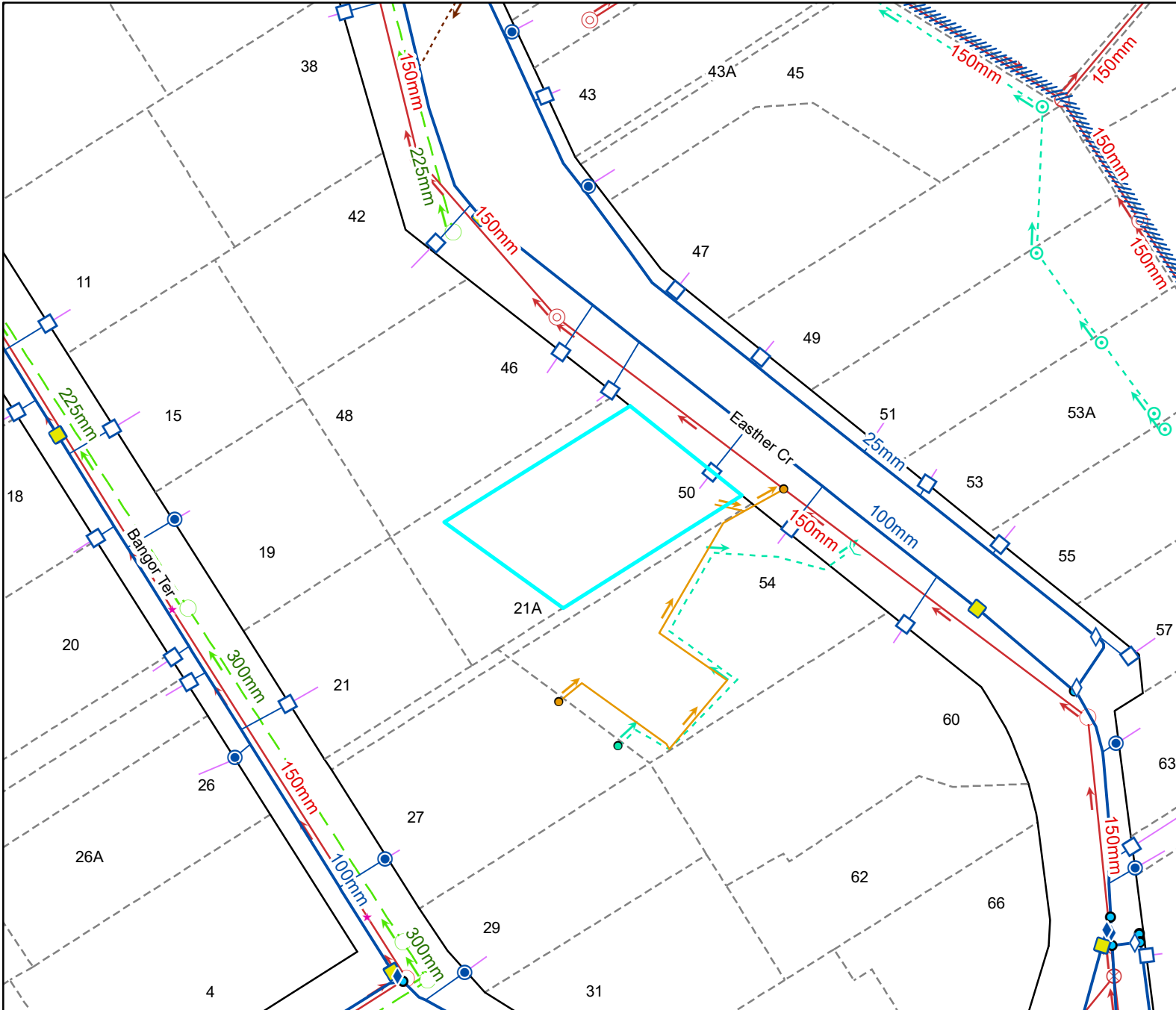
# Photographic Map

Scale at A4:  
1:750  
26/02/2026  
8:04:19 PM



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.  
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		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)



# 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.

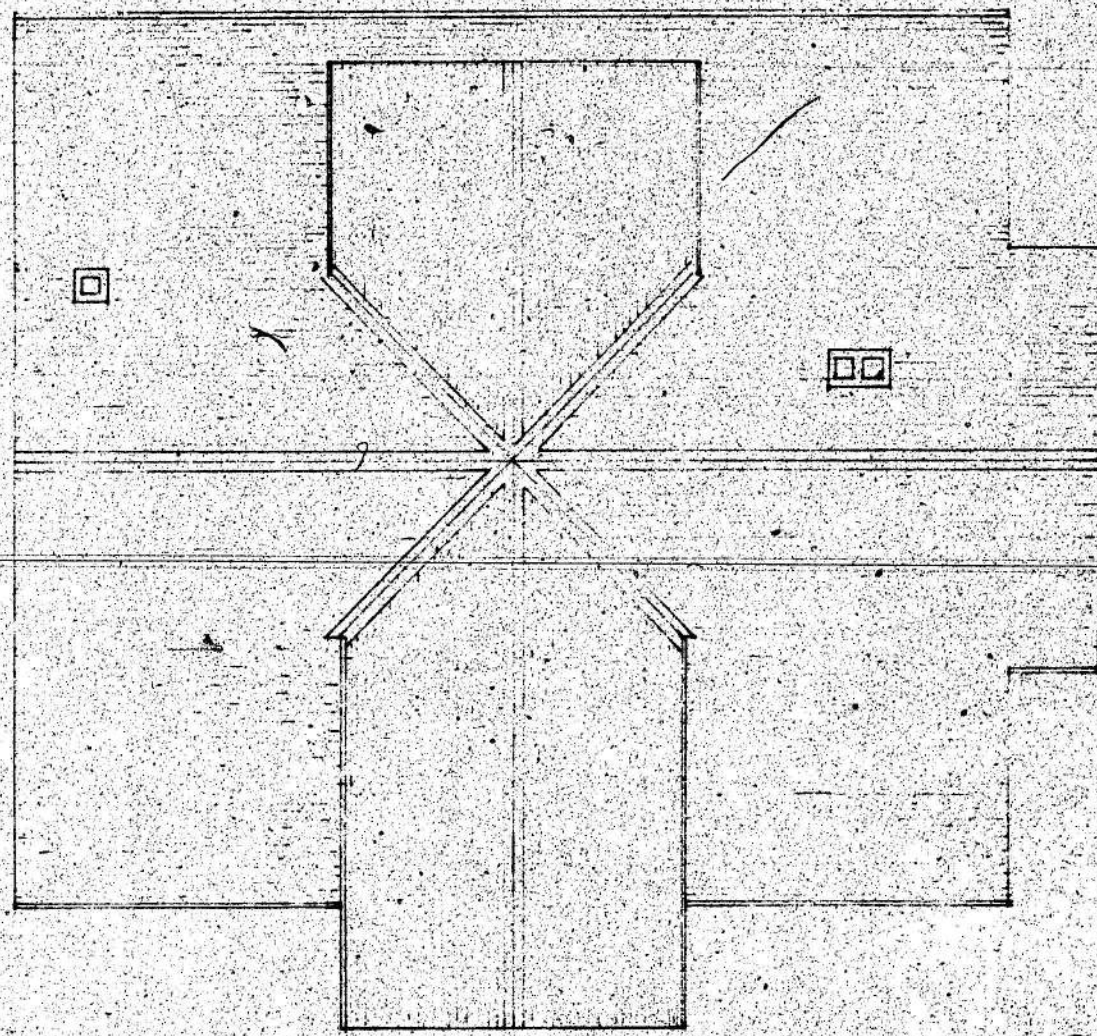
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26/02/2026  
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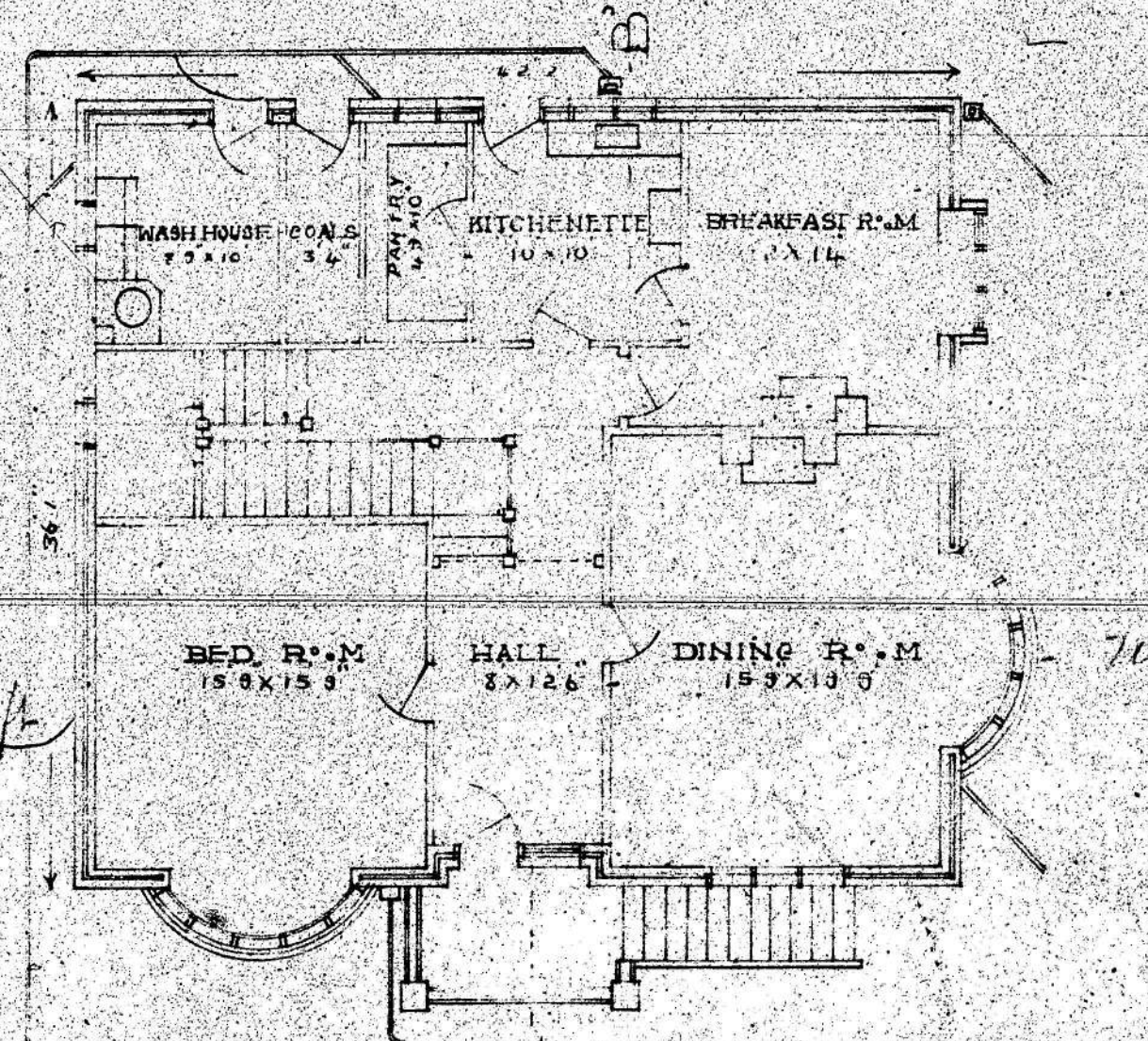
PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES  
This map is for illustration purposes only and is not accurate to surveying, engineering or orthophotographic standards. Every effort has been made to ensure correctness and timeliness of the information presented.

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.

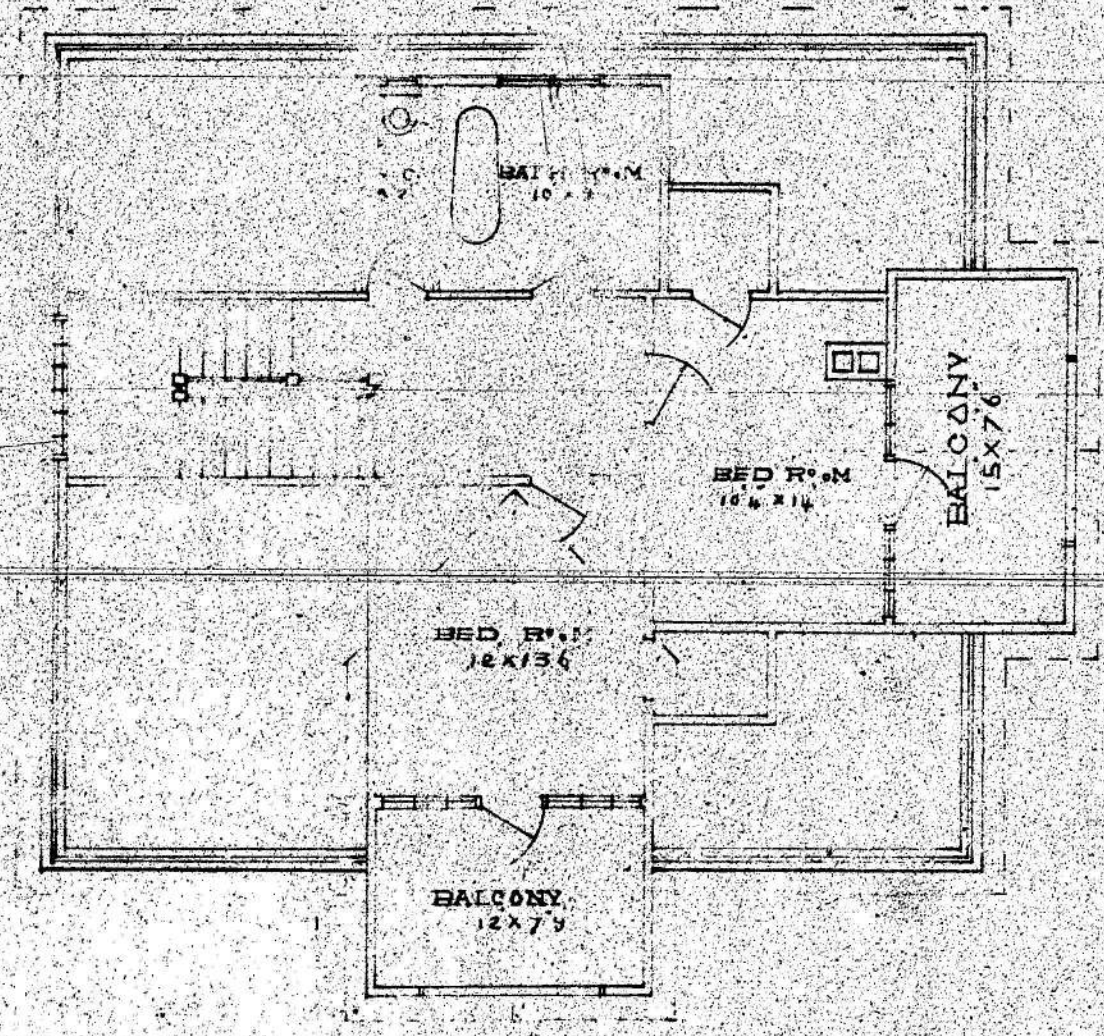
PROPOSED RESIDENCE  
 IN EASTHER CRESCENT  
 FOR F. J. LAKE, ESQ.



ROOF PLAN

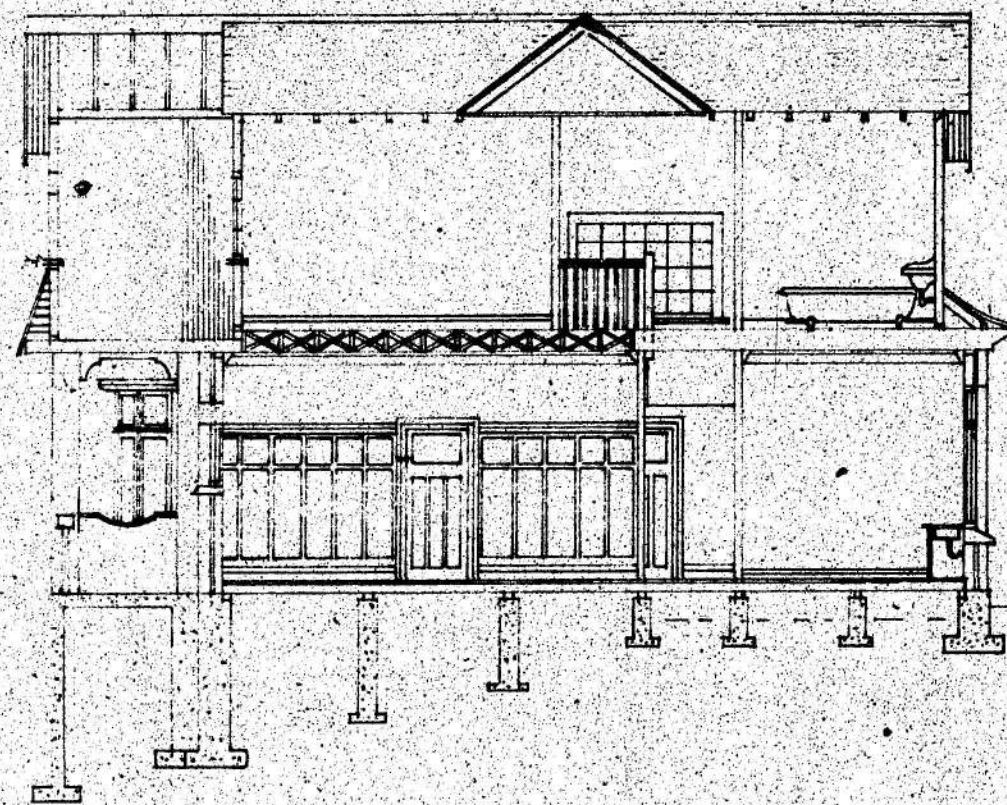


GROUND PLAN

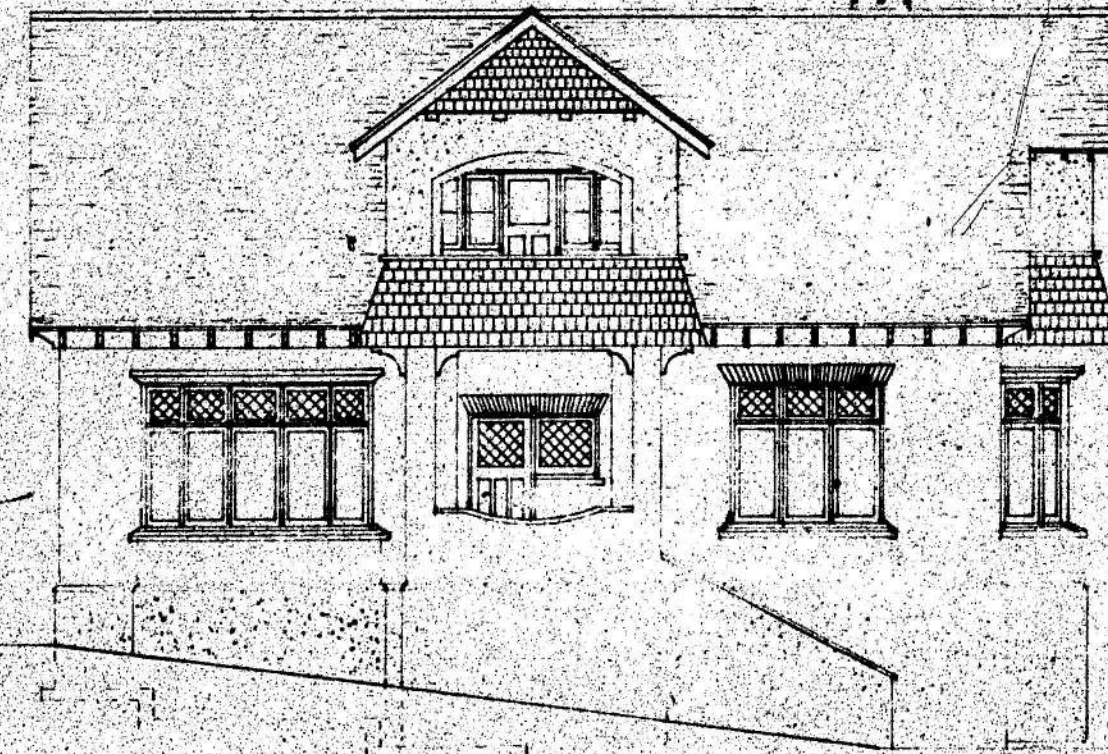


FIRST FLOOR PLAN

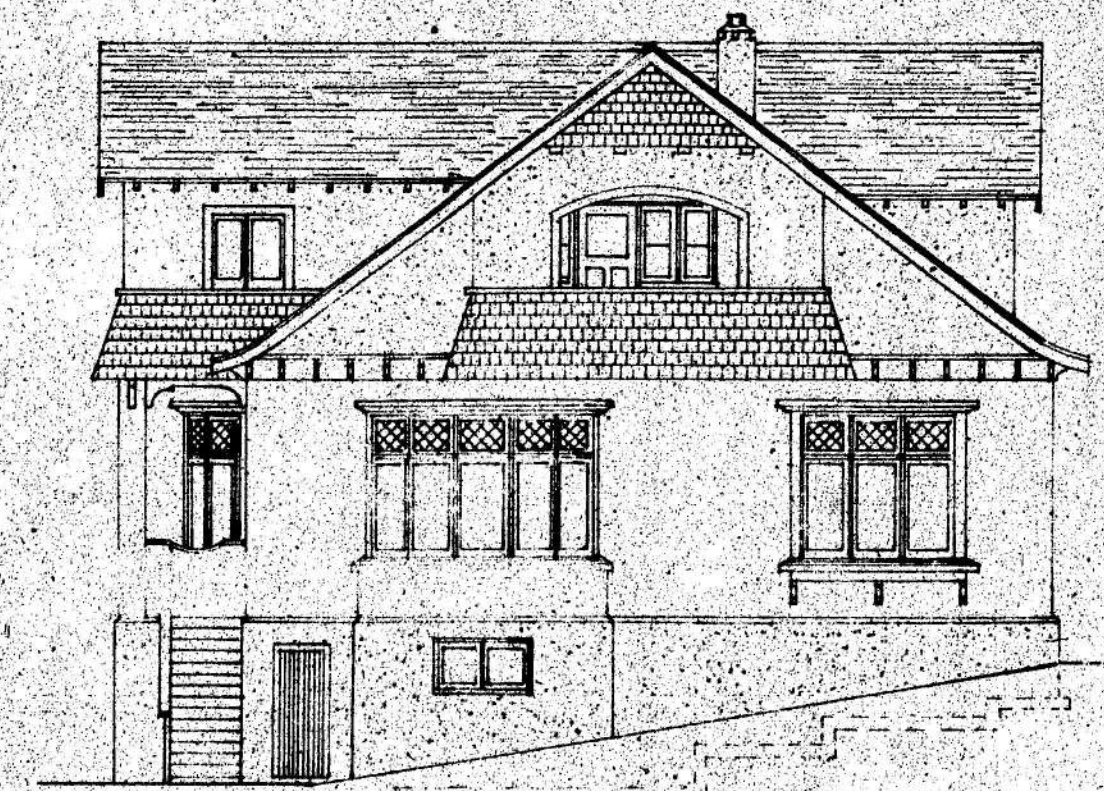
SCALE  
 1" = ONE FOOT



SECTION A.B.



FRONT ELEVATION



SIDE ELEVATION

285  
 A. Silver

DUNEDIN DRAINAGE AND SEWERAGE BOARD

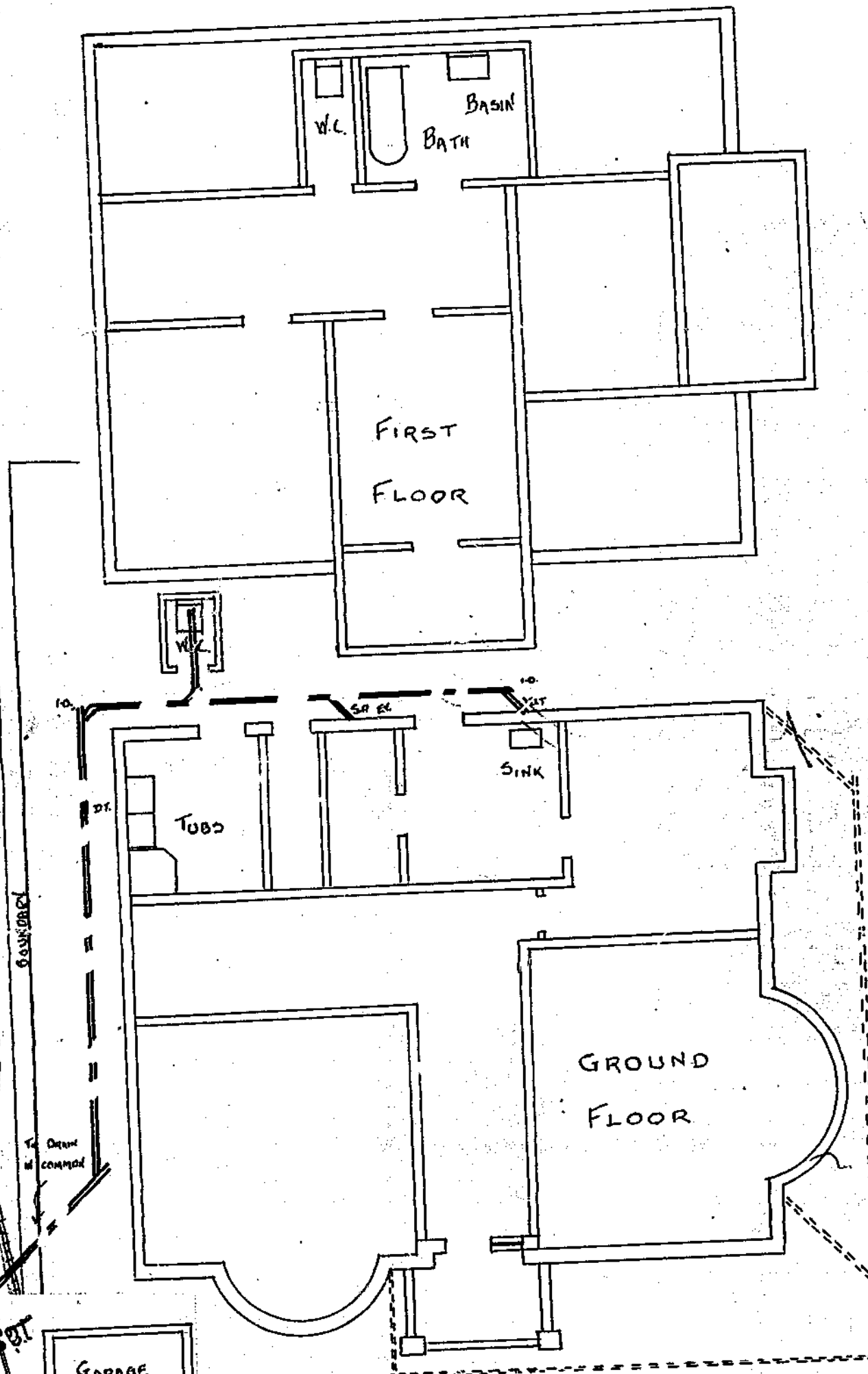
HOUSE CONNECTION PLAN.

PLAN & APPLICATION No. **B/9007.**

DATE

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

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



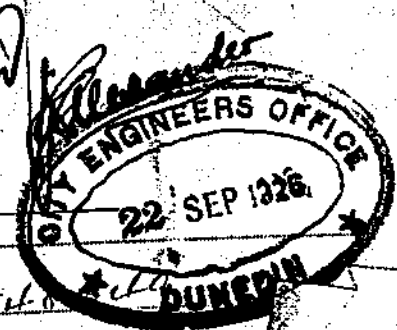
THIS PLAN IS CORRECT  
 LINE OF F/S DRAIN

SU.  
 21/5/67.  
 PRIVATE D/C.  
 /7954  
 /7892

**LEGEND**  
 — Existing Drains  
 - - - New Foul Drains  
 ····· New Stormwater Drains

TO STREET CHANNEL

*Disapproved*



*This is an unauthorised alteration*

Drain lowered between these points

Street 4 of Lake Easter Crescent Block 2  
 Locality Easter Crescent Section Allotment 10  
 Allotment

Signature of Drainer C.S. JENKINS & CO. LIMITED  
*W.A. Jenkins*

PLAN  
CONTOUR

PTY DNGE 301  
Foul Drain Plan.

CRESCENT

EASTHER  
ROAD

NO. 10

Nr 54  
Easter  
Cres

Nr 50  
Easter cres.

19

Nr 27  
Bangor TCE

TER

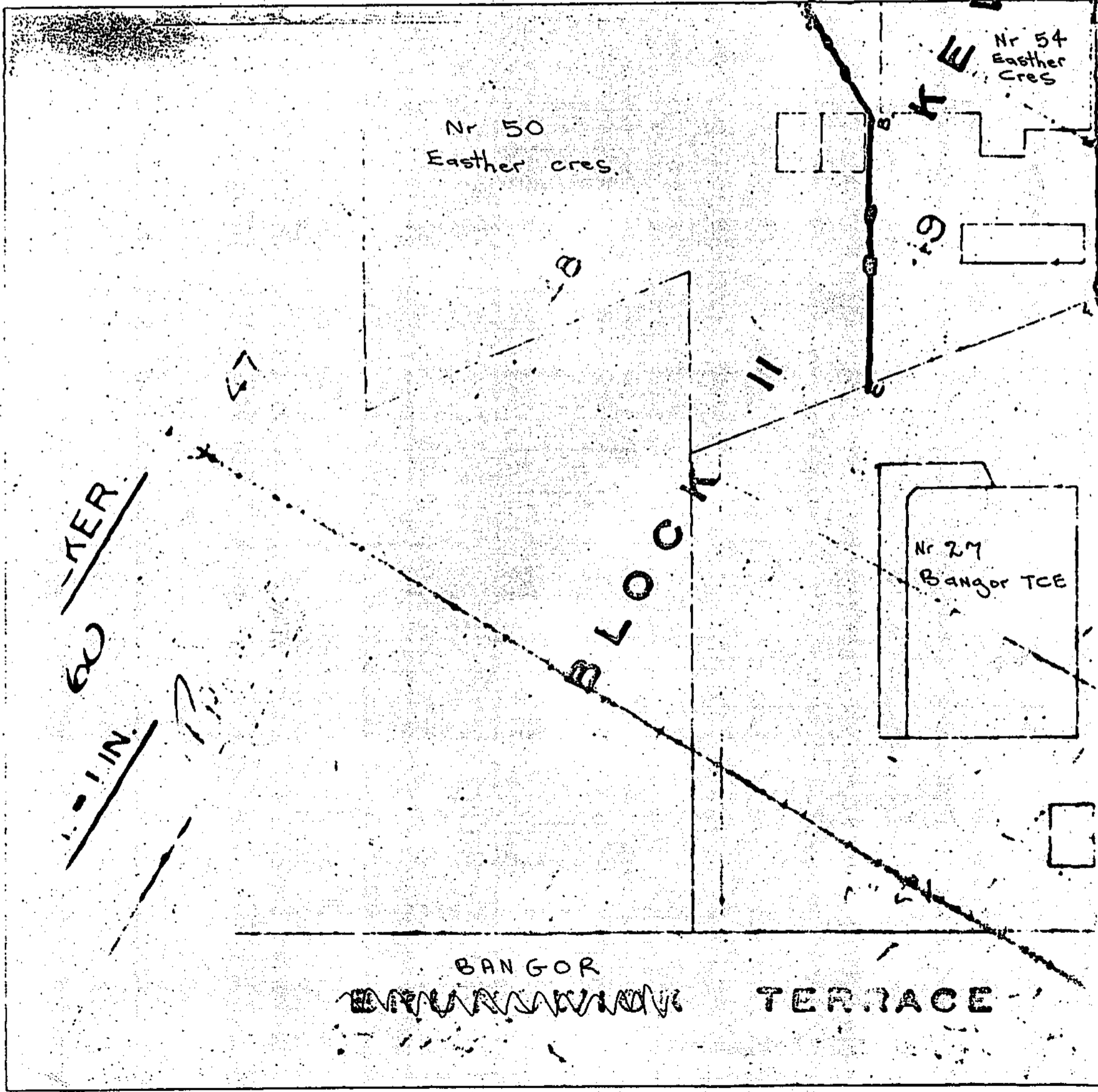
60

1.5 IN.

LOCK

BANGOR

TERRACE



PTY DNGE 301

S.W. Drain Plan.

EASTER CRESCENT

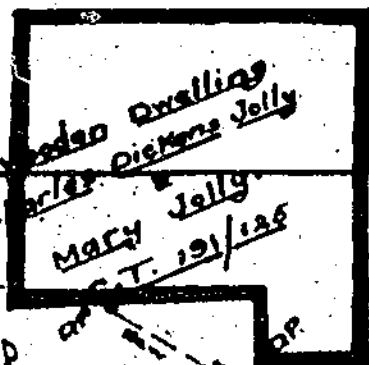
Nr 54  
Easter cres

PT SECT 44

Nr 50  
Easter cres

BLOCK VII

TOWN D



L.T. PLAN. 990

48

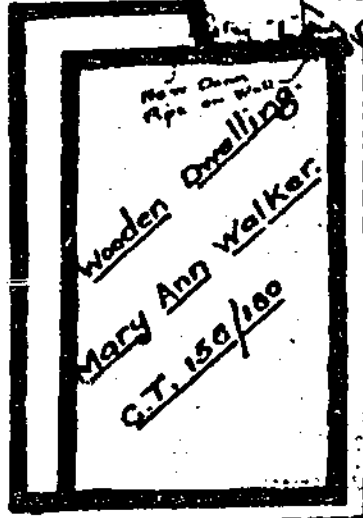
49

50

BLOCK

II

KEW

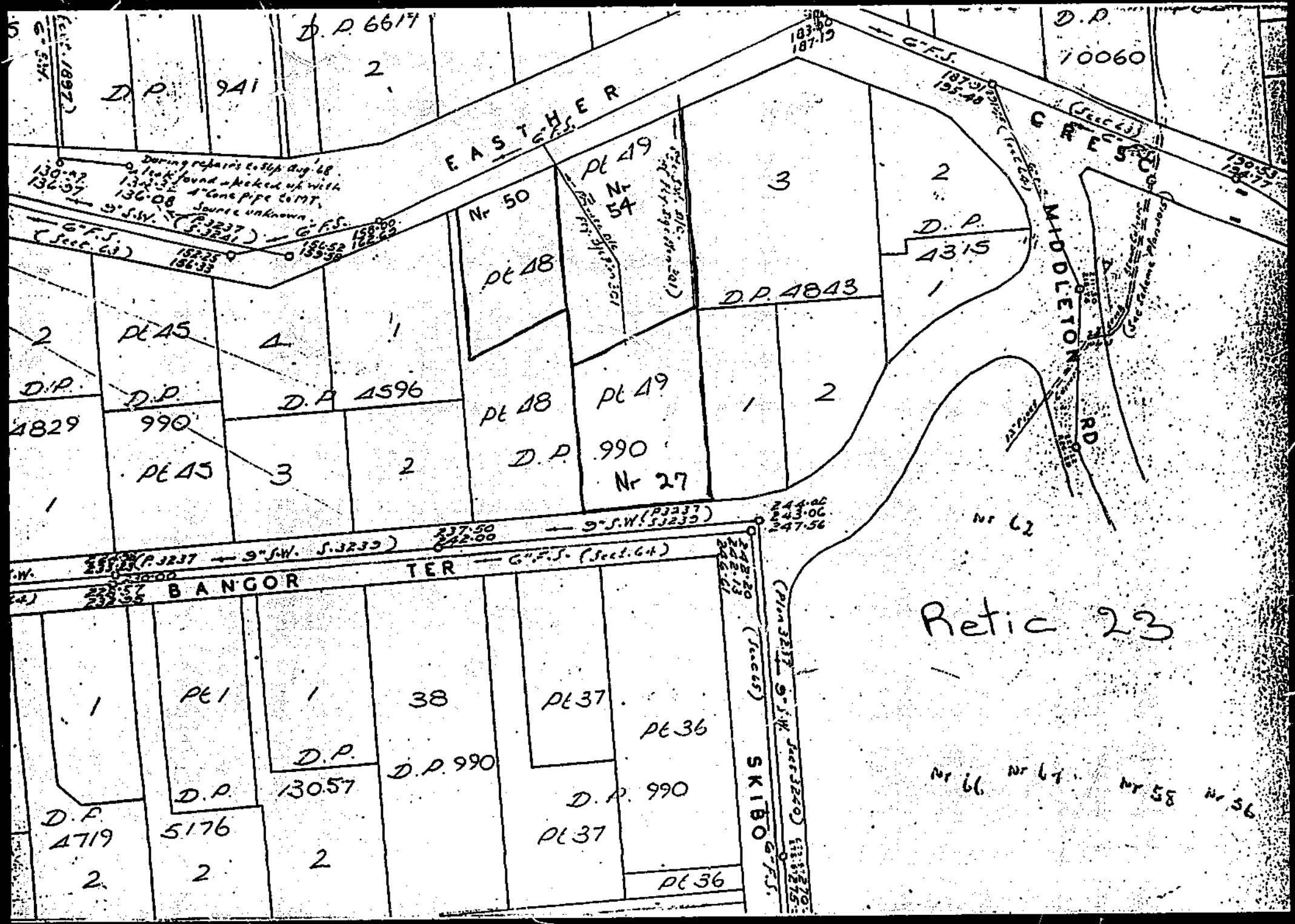


Nr 27  
Bangor Tce.

BANGOR TERRACE

DO NOT WRITE ON THIS MAP





D.P. 6617

D.P. 941

D.P. 10060

EASTHER

During repairs to slip dig '48,  
a leak found - hooked up with  
1 3/4" 3' 4" long pipe to MT.  
136-08 Source unknown - G.F.S.  
9° S.W. (P.3237) (S.3231)

PL 49  
Nr 50  
Nr 54

D.P. 4315

D.P. 4843

MIDDLETON RD

D.P. 4829

D.P. 990

D.P. 4596

PL 48

PL 49

D.P. 990

Nr 27

PL 45

3

2

BANGOR TER

Retic 23

PL 1

38

PL 37

PL 36

D.P. 13057

D.P. 990

D.P. 990

PL 37

PL 36

D.P. 4719

D.P. 5176

2

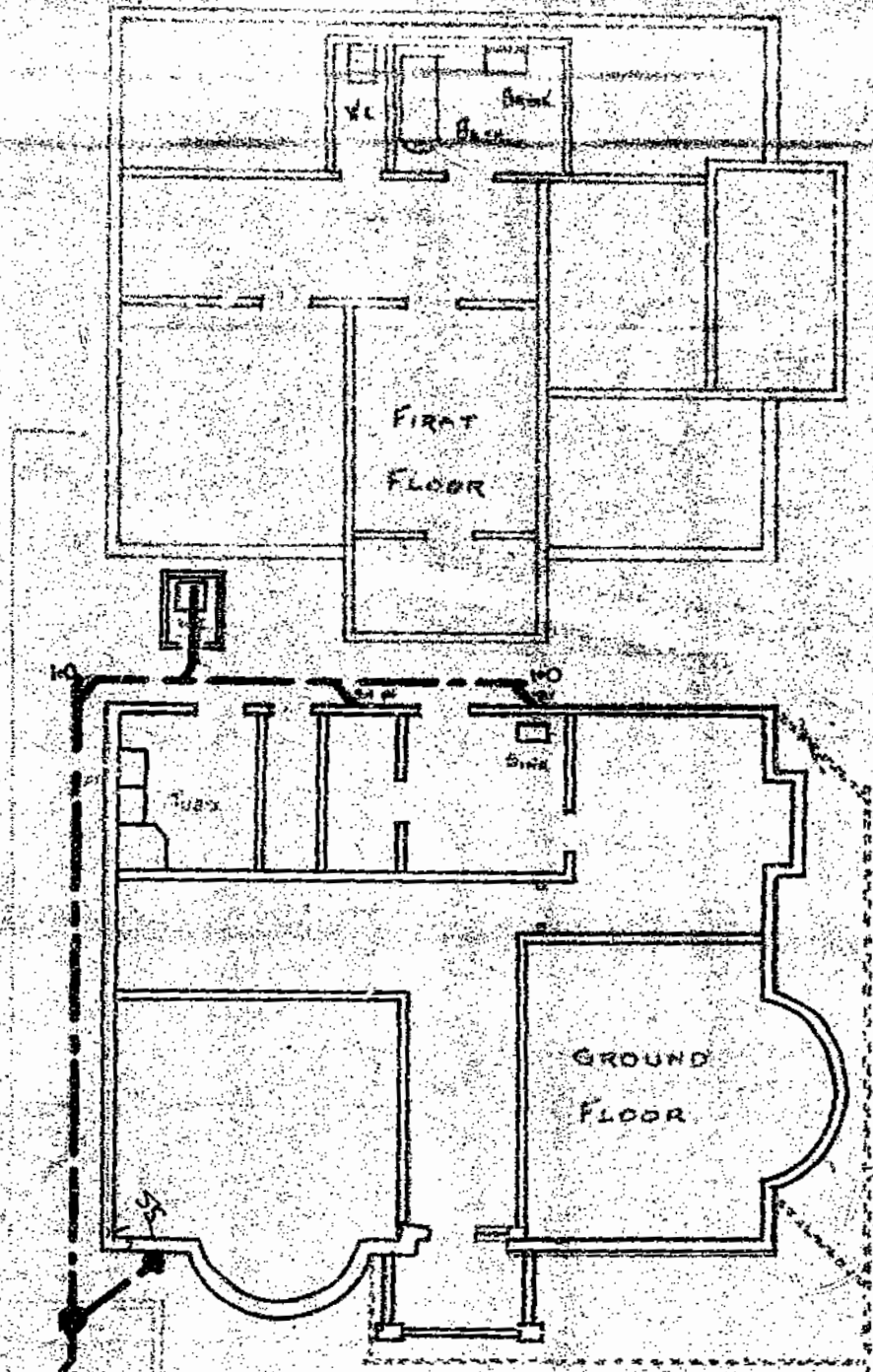
2

2

SKIBO G.F.S.

Nr 66 Nr 67 Nr 58 Nr 56

50 EASTER CRES



THIS PLAN IS CORRECT.  
LINE OF F/S DRAIN

24/67  
PRIVATE D/C.  
/7954  
/7892

LEGEND

- Existing Drain
- New Sewal Drain
- Sewal Drain
- Street Center

*This is an unauthorised alteration - Disapproved*

4/2/67  
 50 Easter Crescent  
 Block 7  
 Section Allotment  
 Allotment

Signature of Drainer

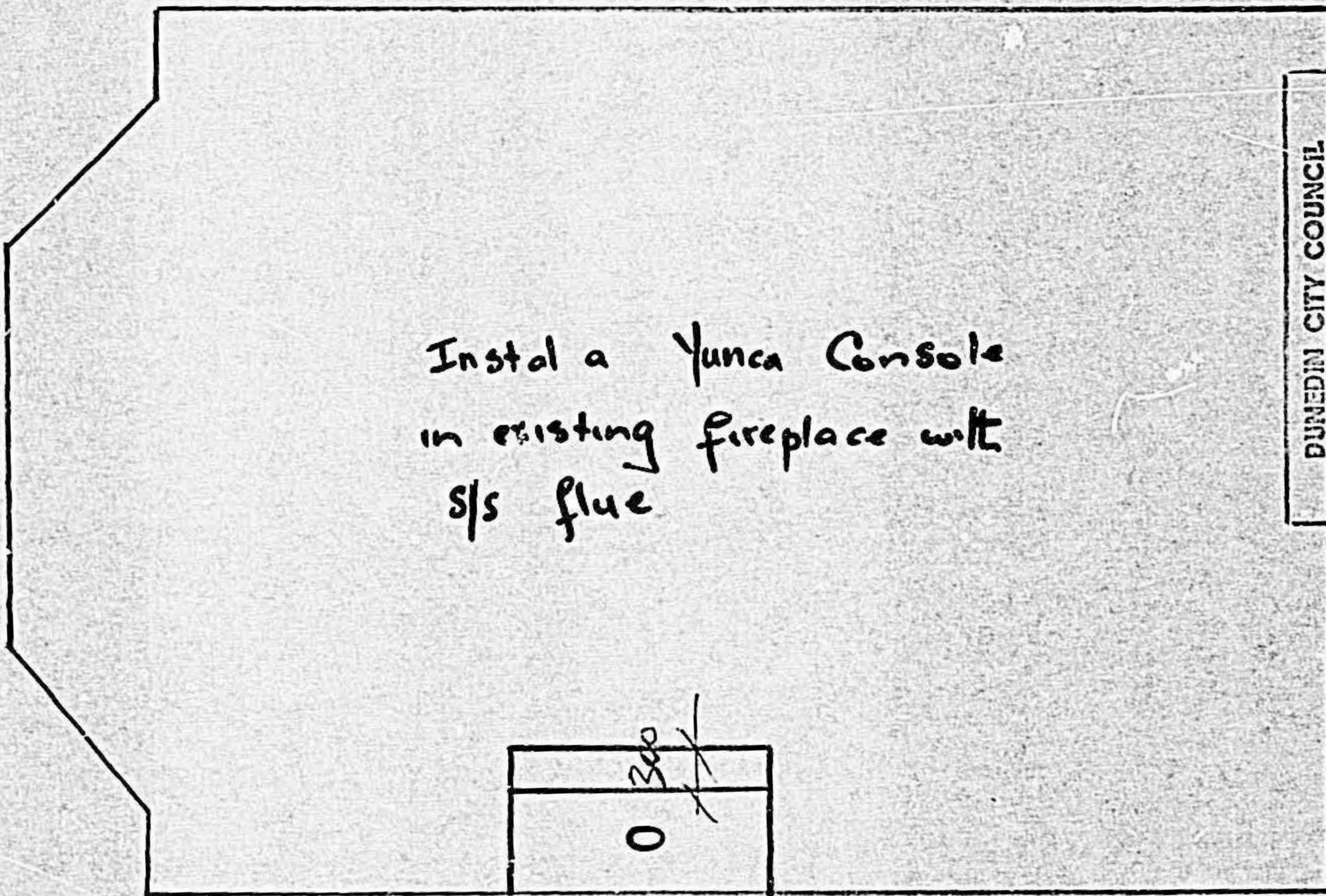


MR + MRS Oxley

50 Easter Cres

Dunedin

1152



Instal a Yunca Console  
in existing fireplace with  
s/s flue

DUNEDIN CITY COUNCIL  
Copy of Approved Plan  
and/or Specification  
TO BE RETAINED ON WORKS  
AND PRODUCED ON REQUEST  
OF BUILDING INSPECTOR.  
DATE 10-7-86  
Oxley FOR CITY ENGINEER

TOM DE SPONG LTD  
393 HILLSIDE RD  
52-121

# CODE COMPLIANCE CERTIFICATE



Section 43(3), Building Act 1991

ISSUED BY:

**DUNEDIN CITY COUNCIL**

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

Telephone No:	477-4000	CCC No:	ABA 93433B	Reference No:	5036548
---------------	----------	---------	------------	---------------	---------

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

PROJECT LOCATION	PROJECT
<p>Name and Mailing Address:</p> <p>O'CALLAGHAN, DOUGLAS NEVILLE 85 KAIKORAI VALLEY ROAD DUNEDIN 9001</p>	<p>All <input checked="" type="checkbox"/></p> <p>Stage No .....of an intended .....stages</p> <p>New Building <input type="checkbox"/></p> <p>Alteration <input checked="" type="checkbox"/></p>
LEGAL DESCRIPTION	<p>Intended Use(s) in detail:</p> <p>PLB ALTS</p> <p>Intended Life:</p> <p>Indefinite, not less than 50 years <input checked="" type="checkbox"/></p> <p>Specified as ..... years</p> <p>Demolition <input type="checkbox"/></p>
<p>Property Number: 5036548 Valuation Roll No: 27360 63400</p> <p>Street Address: 50 EASTHER CRESCENT, DUNEDIN 9001</p> <p>Legal Description: PT LOT 48 BLK II DP 990</p>	

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: ~~28/08/1998~~

24/10/94

**BUILDING CONSENT No.:** 93/A338

Project Information Memorandum No.:

Section 35, Building Act 1991  
**DUNEDIN CITY COUNCIL**

ISSUED BY

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

APPLICANT	PROJECT
<p>Name: MR G NICHOLLS Mailing Address: 50 EASTHER CR DUNEDIN</p>	<p>All <input type="checkbox"/></p> <p>Stage No. X of an intended stages of <input type="checkbox"/></p> <p>New Building <input type="checkbox"/></p> <p>Alteration <input type="checkbox"/></p>
<p><b>PROJECT LOCATION</b></p> <p>Street Address: 50 EASTHER CR DUNEDIN</p>	<p>Intended Use(s) (in detail):  PLB ALTS</p> <p>Intended Life:</p>
<p><b>LEGAL DESCRIPTION</b></p> <p>Property Number: 365480 Valuation Roll Number: 2736063400 Lot: PT 48 DP: 990 Section: Block: 2 Survey District:</p>	<p>Indefinite, but not less than 50 years <input checked="" type="checkbox"/></p> <p>Specified as _____ years <input type="checkbox"/></p> <p>Demolition <input type="checkbox"/></p> <p>Estimated Value: \$ 5,000.00</p>
<p><b>COUNCIL CHARGES</b></p> <p>The amount of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are:</p> <p>Total: \$ 0.00</p> <p>ALL FEES ARE G.S.T. INCLUSIVE</p>	<p>Signed for and on behalf of the Council:</p> <p>Name: <u>J. Adams</u></p> <p>Position: _____</p> <p>Date: <u>20/10/93</u></p>

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. /"

## CODE COMPLIANCE CERTIFICATE

DCCBCA-F4-07-v3.0

Section 95, Building Act 2004

CCC NO:	ABA-2012-156	Telephone No:	03 477 4000
<b>APPLICANT</b>		<b>PROJECT</b>	
A C Kennedy and A G Kennedy 50 Easter Crescent Dunedin 9012		<b>Work Type:</b> Alterations/Repairs  <b>Intended Use/Description of Work:</b> Install Gas Fire & Gas HW Heater, Alter Position of Laundry, Tub & Kitchen Sink, New Doorway to Laundry, Remove Exterior Door	
<b>PROJECT LOCATION</b>		<b>Intended Life:</b> Indefinite, not less than 50 years.  <b>This CCC also applies to the following Amended Consents:</b> N/A	
50 Easter Crescent Dunedin			
<b>LEGAL DESCRIPTION</b>			
<b>Legal Description:</b> PT LOT 48 BLK II DP 990 <b>Valuation Roll No:</b> 27360-63400 <b>Building Name:</b> N/A			

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

The building work complies with the Building Consent.

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



**Team Leader Inspections**

Date: 29 July 2014

ROOF: SLATE TILE  
 WALL: MASONRY VENEER  
 JOINERY: TIMBER

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

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

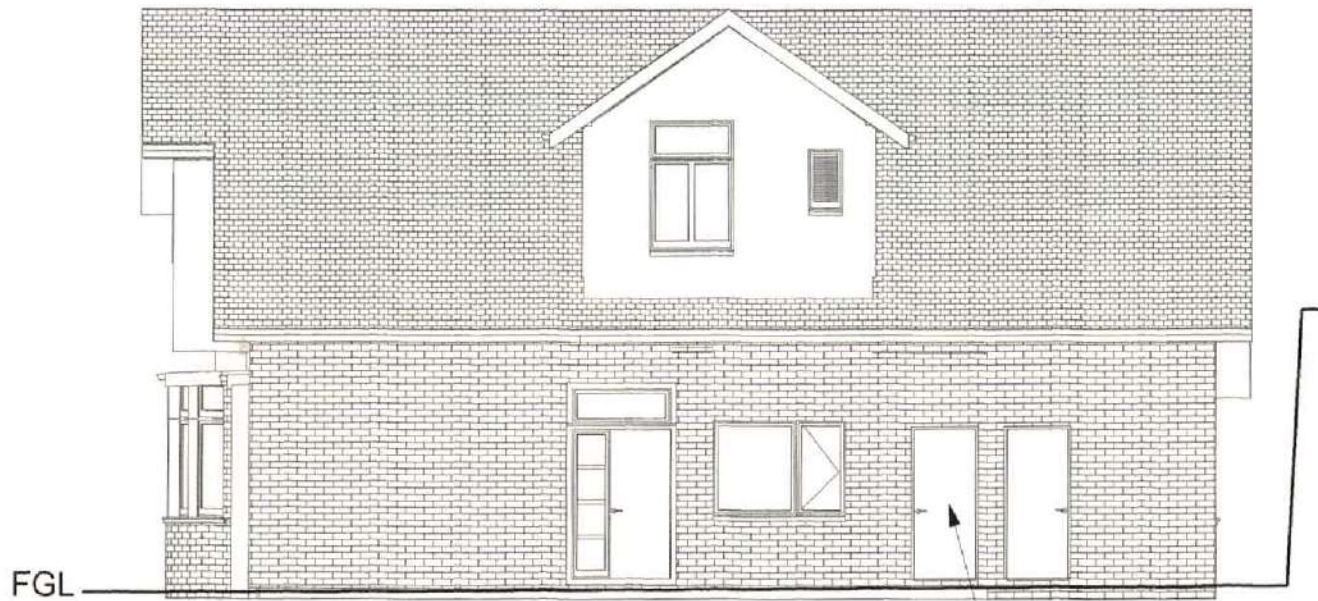
Building *THLWSON* Date 2-3-2012  
 Drainage *[Signature]* Date 27-2-12  
 Health Date

NOTE

DUNEDIN CITY COUNCIL  
 APPROVED BUILDING CONSENT DOCUMENT

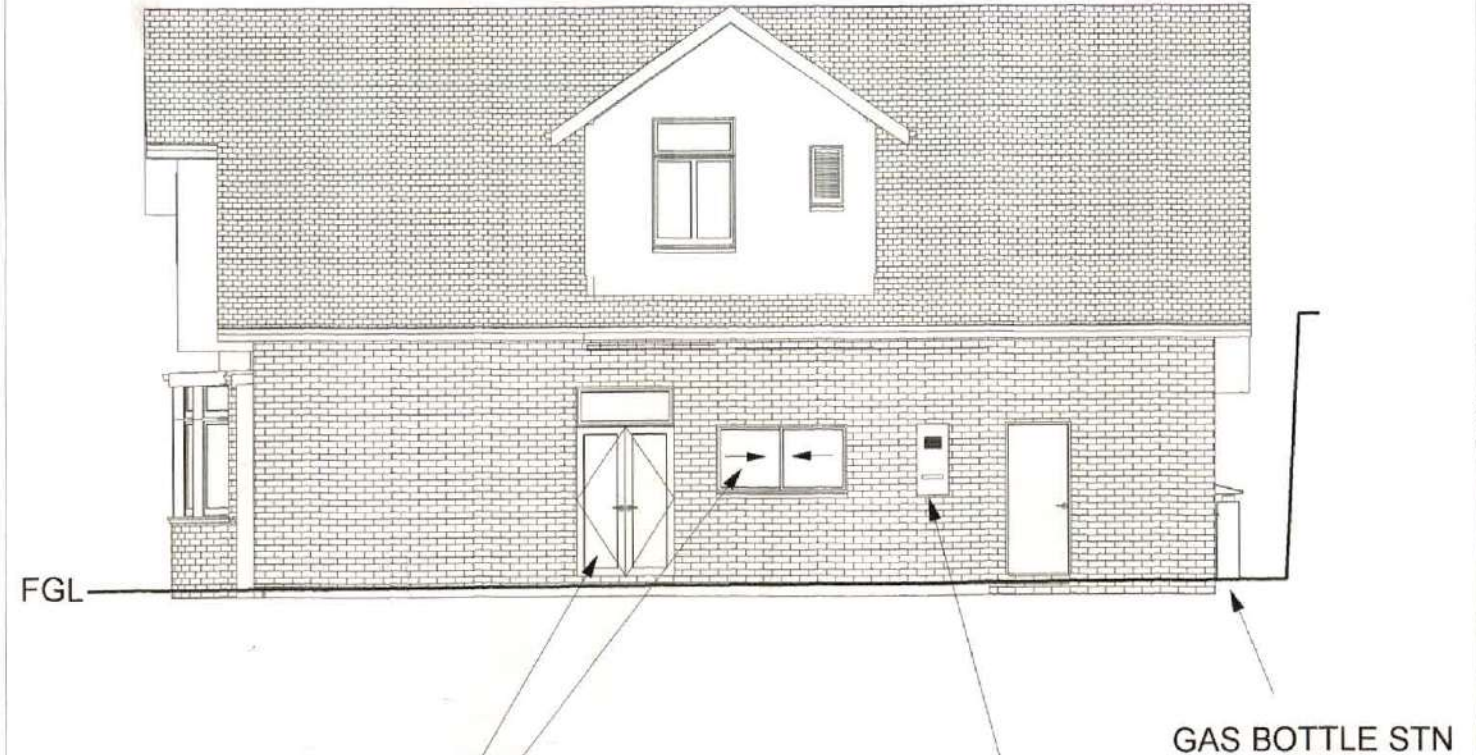
2012 156

**DCC COPY** set of 3



REMOVE DOOR AND MAKE GOOD CLADDING

**EXISTING**



EXISTING DOOR & WINDOW REPLACED WITH ALUMINIUM UNITS  
 NOT A PART OF THIS CONSENT (Exempt work)  
**NEW**

GAS CALIFONT IN RECESSED CABINET

GAS BOTTLE STN

LEGAL DESCRIPTION:

SITE ADDRESS:  
**50 EASTHER CRES.  
 KEW  
 DUNEDIN**

PROJECT:

**ALTERATIONS TO DWELLING  
 FOR ANNE & TONY KENNEDY**

CLIENT:

**LEE PRESTON  
 DESIGN  
 0275520130**

DRAWING: EAST ELEVATION

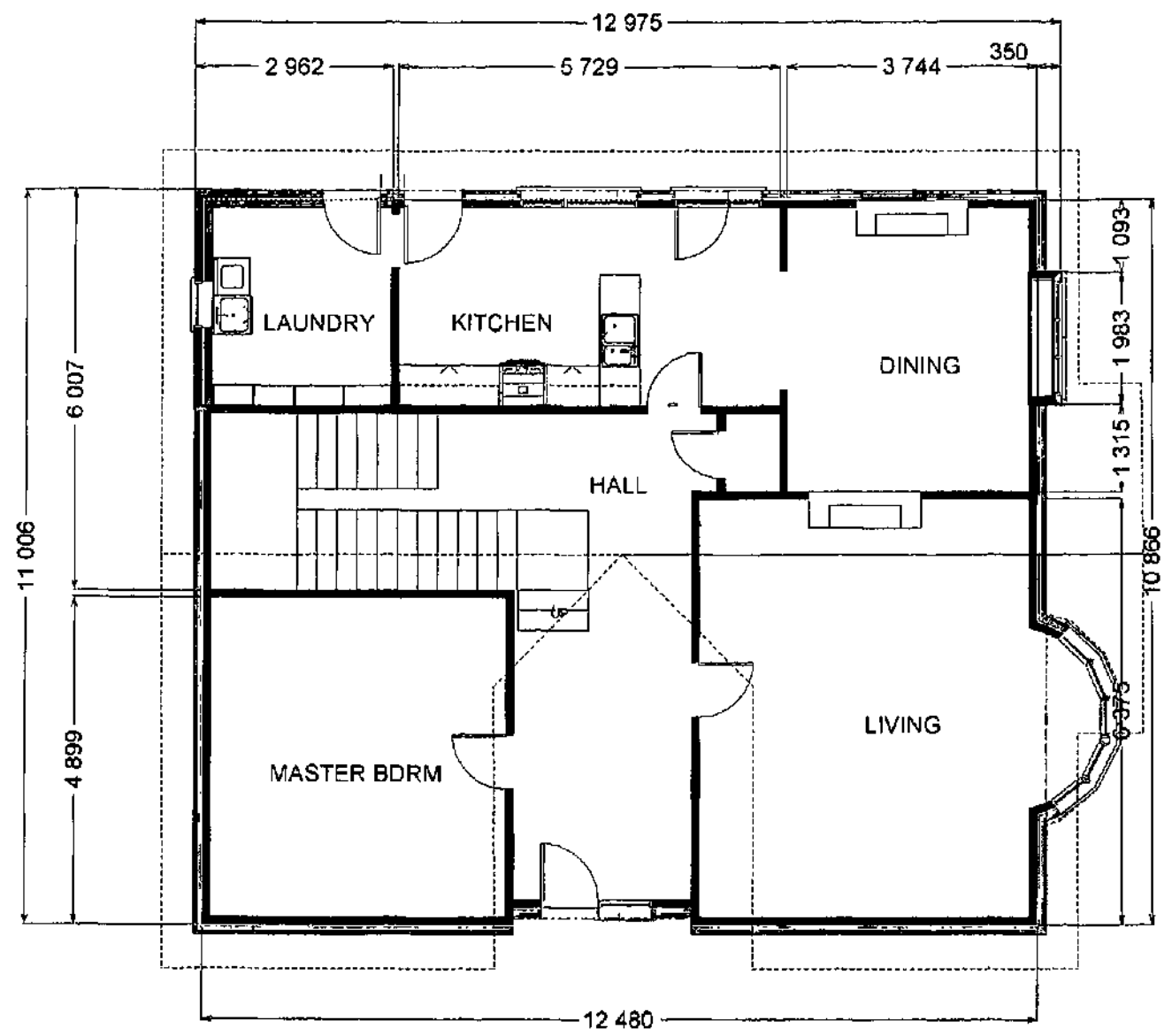
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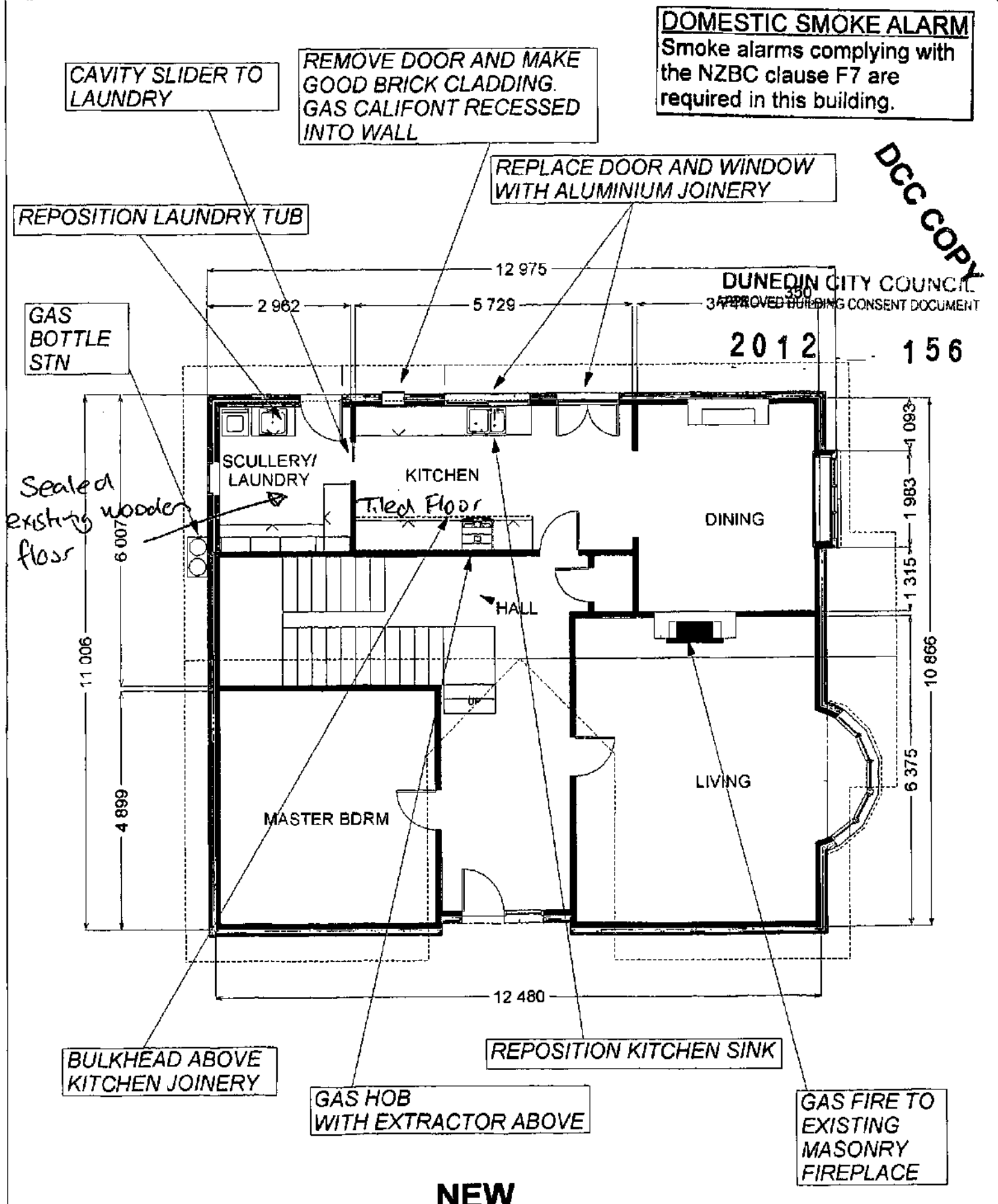
SHEET: 2

DATE: 31/01/2012

JOB REF: 506



**EXISTING**



**NEW**

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

**DCC COPY**

**DUNEDIN CITY COUNCIL**  
3 APPROVED BUILDING CONSENT DOCUMENT

**2012 156**

LEGAL DESCRIPTION:  
SITE ADDRESS:  
**50 EASTHER CRES.  
KEW  
DUNEDIN**

PROJECT:  
**ALTERATIONS TO DWELLING  
FOR ANNE & TONY KENNEDY**

CLIENT:

**LEE PRESTON  
DESIGN  
0275520130**

DRAWING:  
**FLOOR PLAN**

DRAWN: LP  
SCALE: 1:100

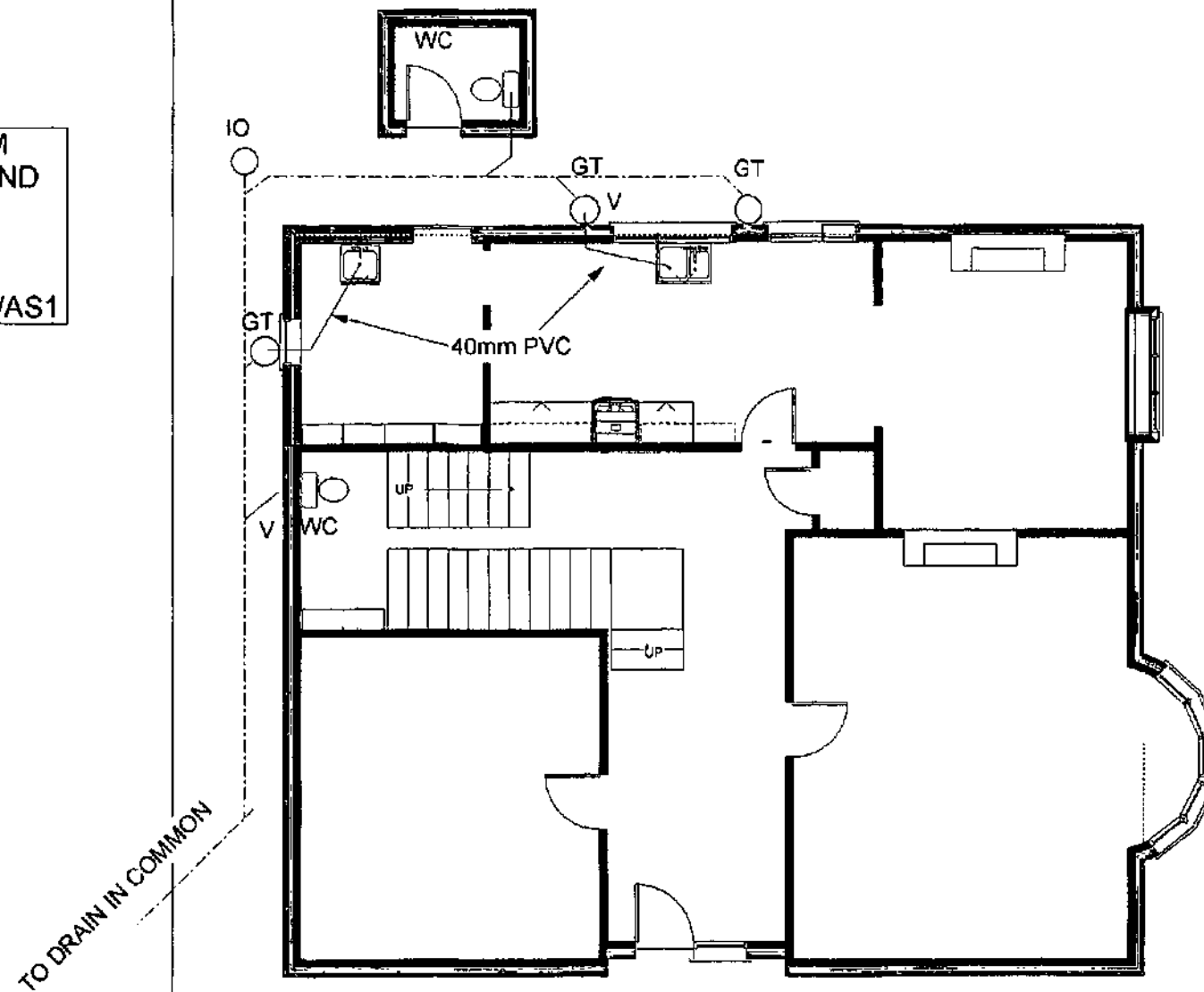
SHEET: 1  
DATE: 31/01/2012  
JOB REF: 506

DCC COPY

DUNEDIN CITY COUNCIL  
APPROVED BUILDING CONSENT DOCUMENT

2012 - 156

NEW 40mm PVC WASTE FROM  
RELOCATED LAUNDRY TUB AND  
KITCHEN SINK DISCHARGING  
OVER EXISTING GULLEYS  
SANITARY PLUMBING TO G13/AS1



N

LEGAL  
DESCRIPTION:

SITE  
ADDRESS:  
**50 EASTER CRES.  
KEW  
DUNEDIN**

PROJECT:

**ALTERATIONS TO DWELLING  
FOR ANNE & TONY KENNEDY**

CLIENT:

**LEE PRESTON  
DESIGN  
0275520130**

DRAWING: **DRAINAGE PLAN**

DRAWN:  
LP

SCALE:  
1:100

SHEET: **3**

DATE: **31/01/2012**

JOB REF:  
**506**

## CODE COMPLIANCE CERTIFICATE

DCCBCA-F4-07-v3.0

Section 95, Building Act 2004

CCC NO:	ABA-2014-1075	Telephone No:	03 477 4000
<b>APPLICANT</b>		<b>PROJECT</b>	
A C Kennedy and A G Kennedy 50 Easter Crescent Dunedin 9012		<b>Work Type:</b> Alterations/Repairs  <b>Intended Use/Description of Work:</b> Create Bathroom in First Floor of 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	
50 Easter Crescent Dunedin			
<b>LEGAL DESCRIPTION</b>			
<b>Legal Description:</b> PT LOT 48 BLK II DP 990 <b>Valuation Roll No:</b> 27360-63400 <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:**

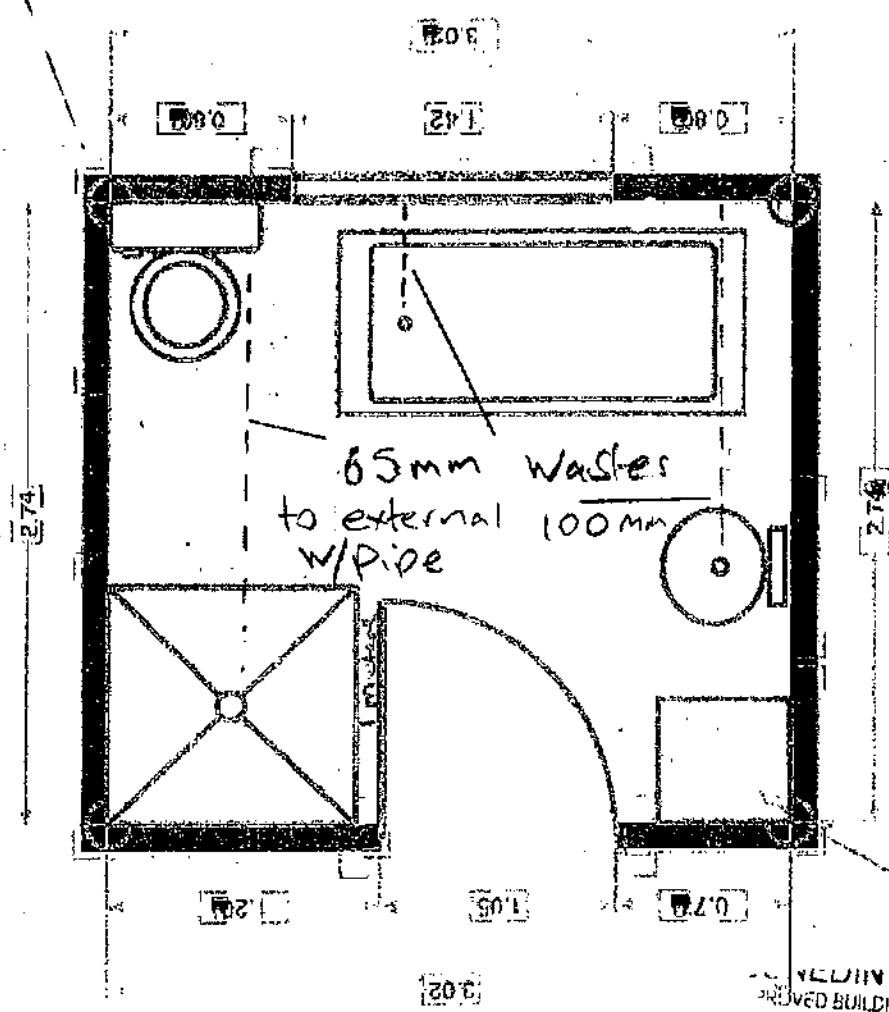


**Team Leader Inspections**

Date: 5 July 2016

Bathroom

100mm Waste  
to External Stack



WEDDIN CITY COUNCIL  
APPROVED BUILDING CONSENT DOCUMENT

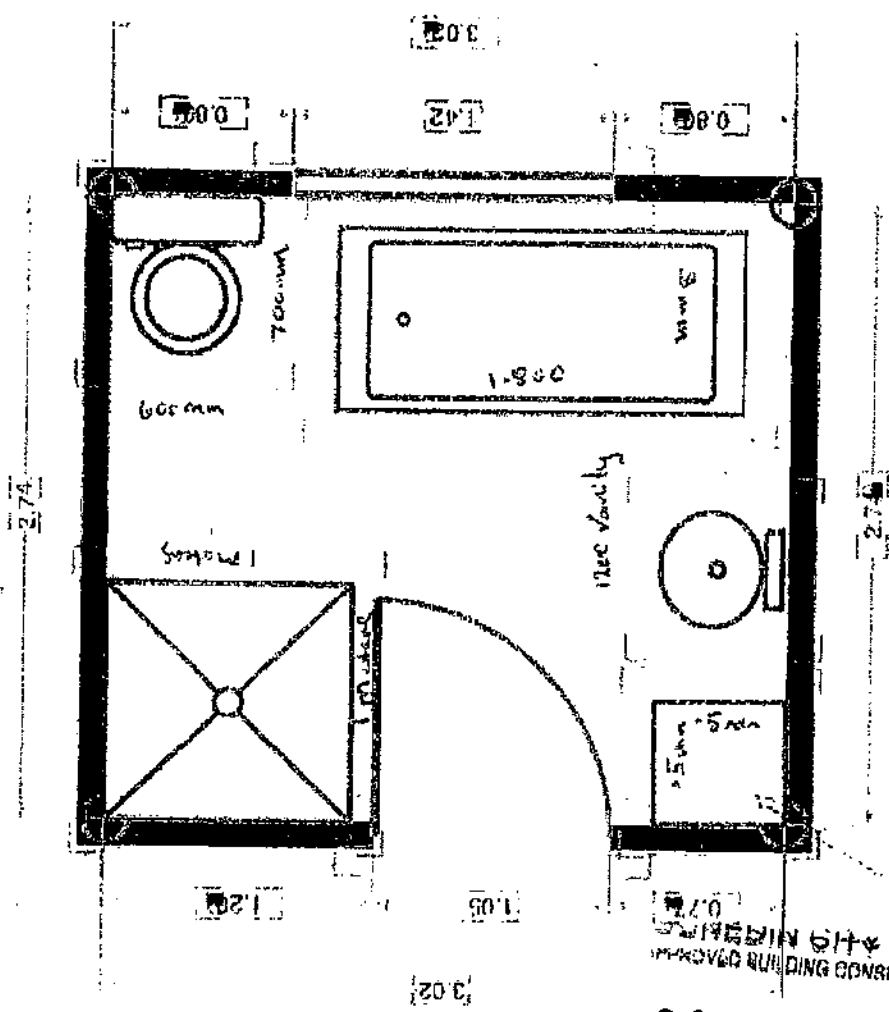
2014 1075

The Plumbing Company  
Licensed Practitioner 17865  
Bruce Ingram

DCC COPY

Done

Window changed  
to safety glass

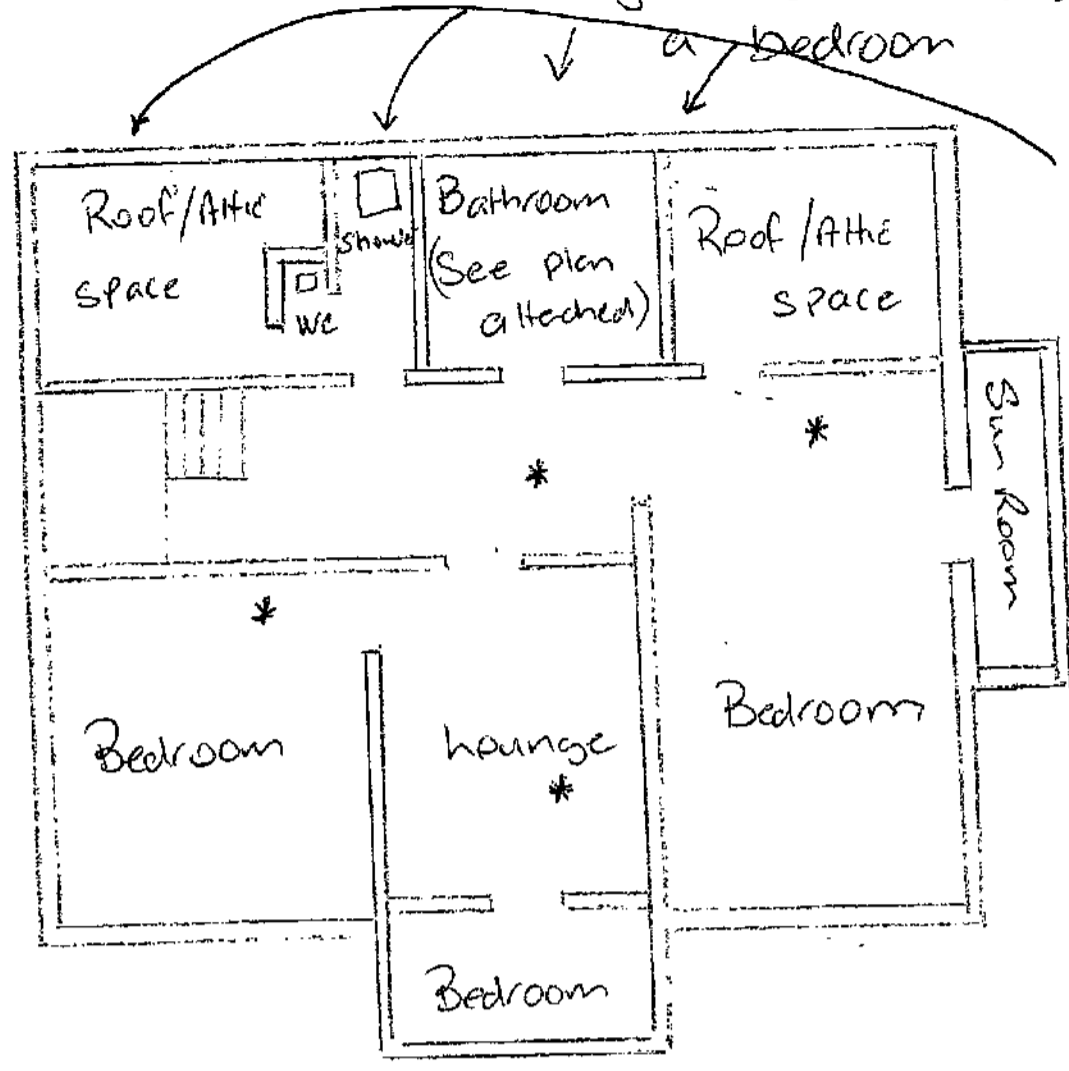


Tiled floor fitted with  
 waterproof membrane producer statement  
 provided by Tiler.  
 Walls are gib aqualine, stopped  
 and painted in enamel.

DCC COPY

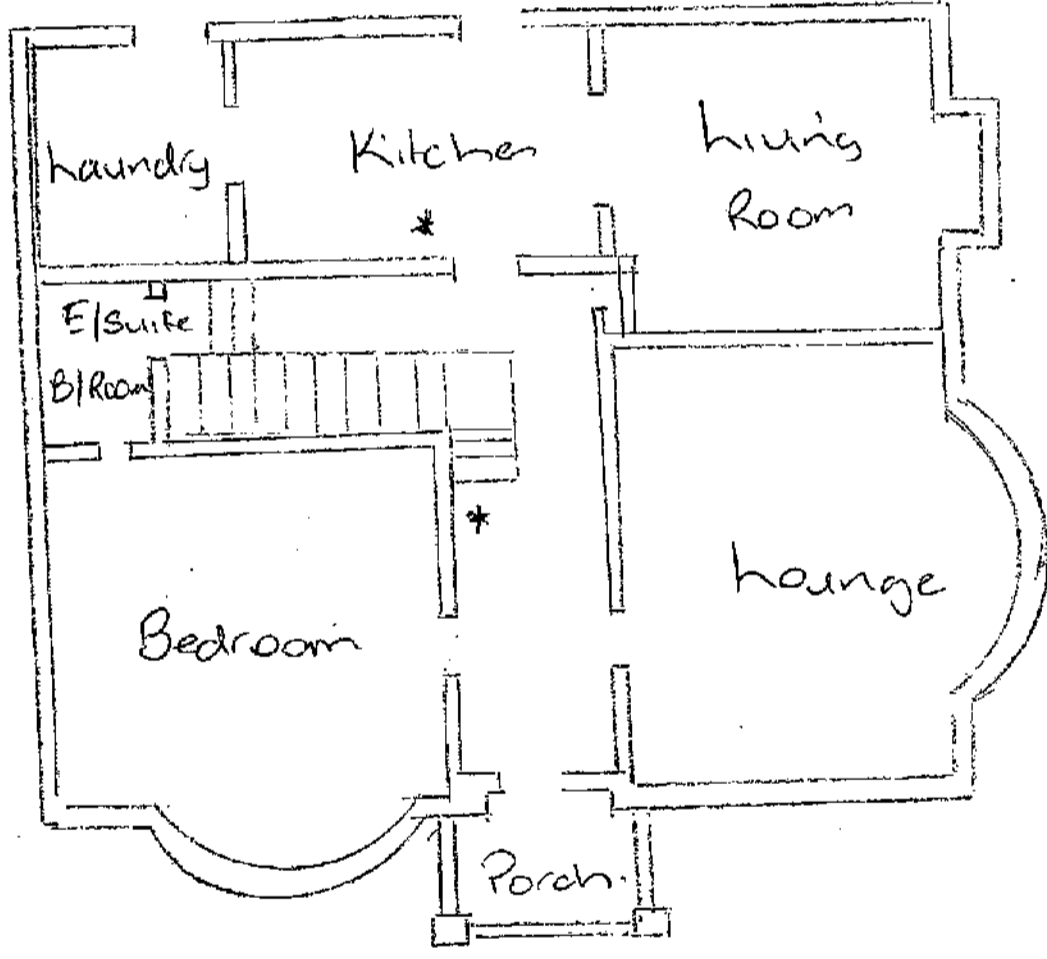
NB. This room has in previous years been used as a bedroom

First Floor



2.6 Balbs installed into external wall  
 Building paper folded and stapled into timber framing to maintain separation.  
 Internal bathroom walls stripped bracing maintained with 10mm Aqualine Gib.

Ground Floor



\* Smoke alarm

50 Easter Crescent,  
 Kew,  
 Dunedin

2014 1075

DCC COPY

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.  
 Date 25/6/2014

**Enquiries to:** Neil McLeod  
**Phone:** 03 474 4000

7 April 2010

Reece Building Consultants Ltd  
PO Box 5234  
Moray Place  
Dunedin 9058

Dear Sir

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

**PROPERTY ADDRESS: 50 Easter Crescent, Kew, Dunedin**  
**PROPERTY NUMBER: 5036548**  
**DESCRIPTION: Enclose Sun Porches, Lounge Bay Window, Bedroom, Ensuite**

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

**IMPORTANT TO NOTE**

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

Yours faithfully

Neil McLeod  
**CHIEF BUILDING CONTROL OFFICER**

Manager Building Control,  
Dunedin City Council,  
PO Box 5045,  
Dunedin.

5 April 2010

Dear Sir,

Re 50 Easter Crescent Kew, Dunedin.

Following a request from the present owner, I inspected the property on 11/03/2010.

Concern has been expressed by the present owner, in regard to the lack of permits for work carried out to this property by a previous owner.

I would estimate the age of the construction work for which I have been asked to prepare this report on too have been done in some of the areas well prior to 1970's while other parts may have been done more recent but all work was done prior to 1990. These estimated dates are based on discussions with the present owner.

As the unpermitted work predates June 1992 when the Building Act came into force a Certificate of Acceptance as defined in Section 96 of the New Zealand Building Act 2004, is not appropriate.

The house is constructed of concrete perimeter foundations with concrete internal piles, brick cladding and has a slate roof.



The alterations are as follows:

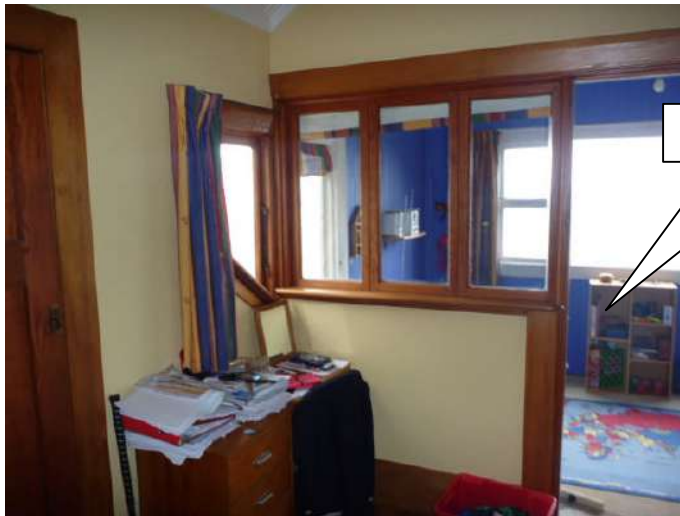
1. Enclosing of the original sun porches.
2. Construction of the front lounge bay window.
3. Reduction of the first floor bathroom to make an extra bedroom.
4. Construction of the En-suite off Bedroom 1.

#### Item 1: Sun porches Enclosed

The original plans show two first floor sun porches both of which are now enclosed rooms. This work appears to have been done many years ago but there are indications that it is not original to the dwelling. Since Oct 2008 an amendment to the NZ Building Act 2004 Schedule one means that the enclosing of an existing verandah and extending an existing window to floor level does not require a building consent. The work appears to have been done to a reasonable standard and not breach any current building regulations with regard to ventilation or visual awareness

## 50 Easter Crescent Kew, Dunedin.

for a habitable space to either the enclosed sun porches or the adjoining spaces. The external cladding appear to be in excess of 40 years old so have more than met the 15 year durability requirements of the current NZBC.



Sunporch closed -in

### Item 2: Change Lounge window into a bay window

The original plans show a straight window in this location which has now been made into a full depth bay window to match the original one in the bedroom. This work also appears to have been done in excess of 20 years ago. Since Oct 2008 the extending an existing window to floor level does not require a building consent. The work appears to have been done to a reasonable standard and not breach any current building regulations with regard to modification of the structure and the external cladding and window joinery are still in weathertight condition.



## 50 Easter Crescent Kew, Dunedin.

### Item 3: Reduction of first floor bathroom to make an extra bedroom

The original bathroom was subdivided the bath removed and the other bathroom fitting repositioned within the original space so a non-loadbearing wall could be installed to create an extra bedroom.

This work is more recent judging by the PVC wastes used to the modified bathroom however again since Oct 2008 installing a non-loadbearing partition does not require a building consent nor does the removal of the bath.



The only part of this work which I believe did require a building consent was installing the shower and relocating the toilet pan to outside the original room.

The work may have been what the 1955 or 1985 drainage permits were issued for but as the DCC have no plans relating to these permits this could not be verified. Again the work appears to have been done to an acceptable standard and as much as I could see the wastes appear to have been installed by a professional plumber.

The new bedroom has the original bathroom window which provides the required visual awareness and ventilation to the room.

The reduced bathroom has the original toilet louvre window the sill height of which is over 2.0m above the floor so the glass is not required to be grade A safety glass. The window blades are fixed in an open position so provide the required ventilation to the space.

The walls are polyurethanes vertical T&G timber with the shower enclosure being moulded fibreglass all meeting the requirement for an impervious surface. While the carpet to the floor is in tidy condition and appears designed for use in a wet area.



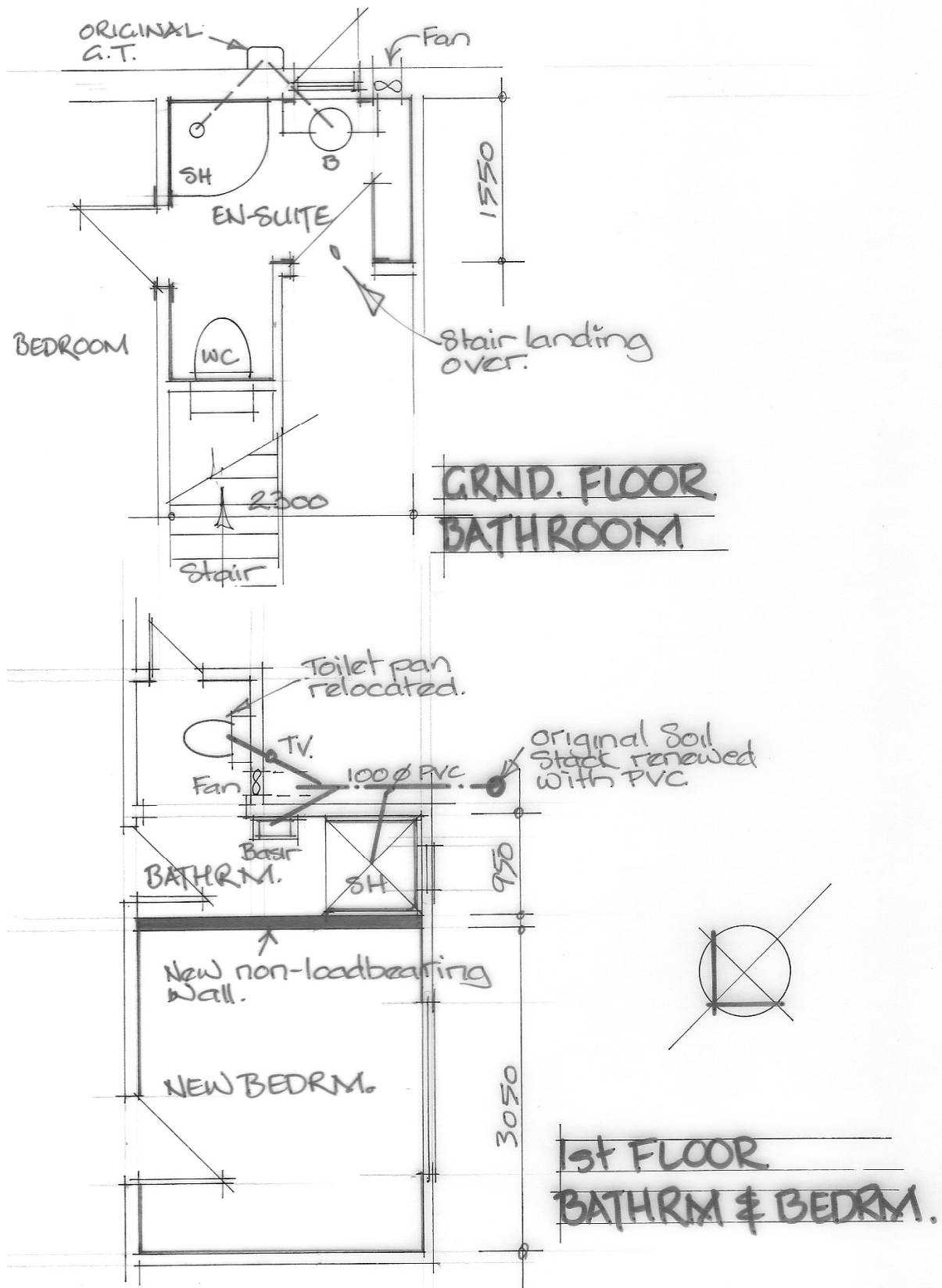
## 50 Easter Crescent Kew, Dunedin.

### Item 4: En-suite off Bedroom 1 (Ground Floor)

Again this work again may be associated with the 1955 or 1985 drainage permits but could not be verified.

The present owners were not aware that there were not original permits for this work and last year had a registered Plumber replace the toilet, shower & basin. As the room was thought to be original, the work was considered to be exempt the requirement for a building consent under schedule one of the NZ Building Act 2004. All new fitting have been well installed and are in tidy condition. The original opening window is behind the basin so does not require grade A safety glass to be installed. This opening window provides the required ventilation to this space but there is also a 150mm dia. Mechanical fan installed in the external wall giving additional ventilation.





**AS-BUILT GROUND & FIRST FLOOR BATHROOM FLOOR PLANS**  
INDICATIVE ONLY NOT TO SCALE

50 Easter Crescent Kew, Dunedin.

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This report is provided as verification that the alterations to the building are not dangerous or insanitary as defined in Sections 121 & 123 of the New Zealand Building Act 2004.

This report is **not** a guarantee that the alterations meet all the requirements under the New Zealand Building Act 2004. Nor can it be confirmed that alterations met the building regulations in force at the time the work was done.

I have advised my client this report will be submitted to you for your perusal and following your acceptance be placed on the Development Services file for this address.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'M. Reece', written in a cursive style.

**MICHAEL REECE** NZCD (ARCH), MBOINZ, MNZIBS, MNZIBI.  
Building Consultant  
**REECE BUILDING CONSULTANT LTD.**

cc: Home Transfer Centre, PO Box 5499, Dunedin 9058.



2 June 1999

Mr C Gray  
Manager Building Control  
Dunedin City Council  
P.O. Box 5045  
Dunedin

5 036548

Dear Sir,

**Re: 50 Easther Crescent, Kew, Dunedin.**

I inspected the above property on 31 May 1999.

Following a request from Metro Realty, on behalf of the vendor, Lynley O'Callaghan, I report as follows:

Alterations have been carried out to the above property without the required Building Permit. The house is a two storey residence constructed of concrete perimeter walls with concrete internal piles, brick veneer and part roughcast plaster cladding, with a slate tile roof.

Two partitions have been removed at the kitchen area. The partitions formed a pantry area and a rear entry area to the house. The partitions were removed to create a more workable kitchen area. The floor joists to the upper floor level, span across the room and the removal of the partitions has not affected the structure of the dwelling, as they were non loadbearing. The kitchen window has been enlarged by changing two windows into one large window. A new lintel has been installed over the opening and is suitable for the span, as there are no signs of deflection or settlement to this area. The brick veneer cladding has not been affected above the window, as the two sections of arches to the original windows are still in place.

An opening has been formed in the partition between the kitchen and living room. The opening is approximately 2.400 metres wide. A beam has been installed over the opening and is suitable for the span, as there are no signs of deflection or settlement to this area.

The alterations have been carried out to a good standard by a competent tradesman and are structurally sound.

I have advised Metro Realty this report will be submitted to you for your perusal and following your acceptance, will be placed on the Development Services file for that address.

Yours faithfully,

**K R BUSWELL** NZCB, MBOINZ, IQP, BSI  
REGISTERED BUILDING SURVEYOR & BUILDING CONSULTANT

cc: Metro Realty, PO.Box 12046, Dunedin.

**Reference:** Dev 100  
**Enquiries To:** Colin Gray  
**Direct Phone:** 474-3809

3 June 1999

**Independent Building Advisory Services Ltd**  
178 Balmacewen Road  
**DUNEDIN**

Dear Sir

**PROPERTY ADDRESS: 50 EASTHER CRESCENT, DUNEDIN**  
**PROPERTY NUMBER: 5036548**

I am pleased to advise that your report on the above property is acceptable to Council and will be placed on the Development Services property file for the property.

Yours faithfully

Colin Gray  
**MANAGER BUILDING CONTROL**