

DISCLAIMER

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Dunedin City Council Land Information Memorandum

100139

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

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

This Land Information Memoranda (LIM) has been prepared in accordance with Section 44A of the Local Government Official Information and Meetings Act 1987. It contains only information obtained from the records held by the Dunedin City Council as at **3 April 2025**

The Dunedin City Council has not carried out an inspection of the land and/or buildings for the purposes of preparing this LIM. The Dunedin City Council records may not show illegal or unauthorised buildings or works on the land. Accordingly this report may not necessarily reflect the current status of the property. Examples of situations which affect the property but are not recorded in this report include: unauthorised work not known to Council and breaches of Consents or Licences that are not the subject of a formal Requisition or Notice.

The applicant is solely responsible for ensuring that the land or any building or works on the land is suitable for a particular purpose. The applicant should check the Records of Title as this report may not include information that is registered on the Records of Title. The Records of Title may record further information or obligations relating to the land.

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

PROPERTY ADDRESS

53 Braeview Crescent Dunedin

**LIM Applicant
Print Date**

Kamal Naser Slaimankhel
03-Apr-2025

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PROPERTY DETAILS

Property ID 5014683
Address 53 Braeview Crescent Dunedin
Parcels LOT 44 DP 3309, LOT 45 DP 3309

Rubbish Day Tuesday

RATES DETAILS

Rate Account 2014683

Address 53 Braeview Crescent Dunedin

Valuation Number 26850-03400

Latest Valuation Details

Capital Value \$1,500,000
Land Value \$560,000
Value of Improvements \$940,000
Area (Hectares) 0.0852HA
Units of Use 1

Current Rates

Current Rating Year Starting 01-Jul-2024
Dunedin City Council Rates \$4,833.62

Rates Outstanding for Year \$5,196.17

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

BUILDING, PLUMBING AND DRAINAGE

Minimum Floor Levels

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

Public Sewer sheets.

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

Dunedin City Council Private Drainage plans incomplete.

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

Building and Drainage Information

Drainage plans on file are indicative only.

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

Independent Building Report(s)

An Independent Building Report was submitted to Council on **06-Dec-2024**.

Building and Drainage Consents

There are no records of any Building Consents for this property.

Building and Drainage Permits

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

[H-1969-69226](#) AAB19690180

1463 - Erect Dwelling, (Laing). The permit was lodged on 09-Oct-1969.

[H-1968-67643](#) AAB19680160

18010 - Extend Driveway, (Laing). The permit was lodged on 24-Jan-1968.

[H-1976-81451](#) AAB19760197

2653 - Add to Dwelling, (Laing). The permit was lodged on 10-Mar-1976.

[H-1970-196981](#) AAD19701495

H7317 - Drainage for New Dwelling, (Laing). The permit was lodged on 04-May-1970.

[H-1970-196982](#) AAD19701496

H7398 - Plumbing for New Dwelling, No Plan (Laing). The permit was lodged on 18-May-1970.

[H-1976-207066](#) AAD19761295

J7084 - Alter Plumbing, (Laing). The permit was lodged on 15-Oct-1976.

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

HAZARDS

SITE HAZARDS

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

The Otago Regional Council has produced a number of reports for the Dunedin City District which outline areas affected by natural hazards including slippage, flooding, subsidence and inundation.

These reports are publicly available and can be accessed here:

<https://www.orc.govt.nz/plans-policies-reports/reports-and-publications/natural-hazards>

These reports do not provide property specific information, and may not describe all natural hazards that affect the land that is the subject of this LIM report.

We recommend that in addition to reading these reports, that you seek independent advice about how this property may be affected by natural hazards including natural hazards that are not described in the reports produced by the Otago Regional Council.

Otago Regional Council - Natural Hazards Database

The characteristics of general natural hazards in the vicinity of this property are also available on the Otago Regional Council's Natural Hazards Database.

<https://www.orc.govt.nz/managing-our-environment/natural-hazards/otago-natural-hazards-database>

HAZARDOUS SUBSTANCES

WARNING – Change in legislation and management of hazardous substances

On 1 April 2004, all Dunedin City Council Dangerous Goods Licences expired. From this date they became the responsibility of the Environmental Protection Authority (EPA) under the Hazardous Substances and New Organisms Act 1996. All new licences for hazardous substances were issued by independent Test Certifiers approved by the EPA. The Council no longer holds current information on the use of hazardous substances at these premises and hazardous substances may be present without the Council's knowledge. The Council was advised by the EPA in 2016 that Worksafe had taken over responsibility for managing Location Test certificates under the Hazardous Substances and New Organisms Act 1996. The EPA no longer hold any information in relation to Location Test Certificates. If you have any questions, please contact Worksafe.

Contaminated Site, Hazardous Substances and Dangerous Goods Information

No information

ENVIRONMENTAL HEALTH

No records were found of Environmental Health involvement with this property.

LICENSING

Health Licensing

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

Liquor Licensing

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

CITY PLANNING

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

Accuracy of Boundaries

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

Access to Site

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

Heritage New Zealand Pouhere Taonga Act 2014

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

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

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 came into force on 1 January 2012. The National Environmental Standard applies to any piece of land on which an activity or industry described in the current edition of the Hazardous Activities and Industries List (HAIL) is being undertaken, has been undertaken or is more likely than not to have been undertaken. (The current edition of the HAIL is available on the Ministry for the Environment website at www.mfe.govt.nz.) Activities on HAIL sites may need to comply with permitted activity conditions specified in the National Environmental Standard and/or might require resource consent. (The Otago Regional Council should also be consulted for any rules in might have in regards to the use or development of contaminated sites.)

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

Consent Notices

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

District Plan Information

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

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

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

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

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

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

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

OPERATIVE DISTRICT PLAN INFORMATION

Zoning

This property is zoned as follows in the District Plan.

Zone

RESIDENTIAL 1

Noise

This property is located in a Noise Area where the noise limits outlined below apply. Rule 21.5.1(i)(b) also specifies a maximum noise limit of 75 dBA Lmax between 9.00 pm on any night and 7.00 am the following day measured at the boundary of the site or within any other site. Note that some activities have a resource consent or existing use rights that allow these limits to be exceeded. Some activities are also exempted from noise limits. Furthermore, the actual limits that apply will also depend on whether this site adjoins a Noise Area Boundary and whether there are Special Audible Characteristics. Refer to Section 21.5 of the District Plan for further details. Every occupier of land is also under a general duty to adopt the best practicable option to ensure that the emission of noise from land does not exceed a reasonable level.

Noise Zone

50Dt/35Nt dBA, 45SP dBA

SECOND GENERATION PLAN INFORMATION

Zoning

- General Residential 2 (refer Section 15, Residential)

Scheduled Items

- Nil

Overlay Zones

- Nil

Mapped Areas

- Variation 2 Mapped Area

Resource Consents

There are no resource consents for this property.

RESOURCE CONSENTS WITHIN 50 METRES OF 53 BRAEVIEW CRESCENT DUNEDIN

5014702 72 Cannington Road Dunedin

[LUC-2024-492](#) Land Use Consent Undertake a 12-lot (9 residential lot) staged subdivision and carry associated earthworks. The outcome was Granted on 27/03/2025.

[SUB-2024-176](#) Subdivision Consent Undertake a 12-lot (9 residential lot) staged subdivision and carry associated earthworks. The outcome was Granted on 27/03/2025.

5014703 68 Cannington Road Dunedin

[LUC-2024-492](#) Land Use Consent Undertake a 12-lot (9 residential lot) staged subdivision and carry associated earthworks. The outcome was Granted on 27/03/2025.

[SUB-2024-176](#) Subdivision Consent Undertake a 12-lot (9 residential lot) staged subdivision and carry associated earthworks. The outcome was Granted on 27/03/2025.

[LUC-2023-39](#) Land Use Consent the establishment of a third vehicle crossing. The outcome was Granted on 08/03/2023.

[5014706](#) 62 Cannington Road Dunedin

[RMA-1994-356953](#) Resource Management Act (Historical Data) EXTEND EXISTING DWELLING (Non-Notified - Non Complying). The outcome was Granted on 27/09/1994.

[5014708](#) 62A Cannington Road Dunedin

[RMA-2001-365271](#) Resource Management Act (Historical Data) REMOVAL OF SIGNIFICANT TREE-TRANSITIONAL DP (DUNEDIN CI TY) (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 12/12/2001.

[5065340](#) 38 Braeview Crescent Dunedin

[RMA-1992-357610](#) Resource Management Act (Historical Data) Subdivision Boundary Adjustment Ownr:LAING D.P. / App: T.B. Hendry PO Box 1083 (Non-Notified - Non Complying).

[RMA-1992-355106](#) Resource Management Act (Historical Data) subdivision boundary adjustment - scheme plan A92311 (Non-Notified - Non Complying).

[5067736](#) 62 Braeview Crescent Dunedin

[RMA-2006-369946](#) Resource Management Act (Historical Data) SEPARATE ALLOTMENTS PURSUANT TO SEC 226 RMA (Other). The outcome was Granted on 01/05/2006.

[RMA-1998-362095](#) Resource Management Act (Historical Data) CONSTRUCTION OF BRIDGES WITHIN URBAN LANDSCAPE CONSERVATION AREA (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 25/09/1998.

[RMA-1999-362903](#) Resource Management Act (Historical Data) INFORMATION & DIRECTIONAL SIGNAGE IN RELATION TO THE OTAGO REGIONAL COUNCIL'S UPPER LEITH WALKWAY (Non-Notified - Restricted Discretionary). The outcome was Granted on 10/05/1999.

[RMA-1998-362266](#) Resource Management Act (Historical Data) CONSTRUCTION OF TWO PEDESTRIAN FOOTBRIDGES (Other). The outcome was Granted on 22/09/1998.

[5104151](#) 62 Braeview Crescent Dunedin

[RMA-2006-369946](#) Resource Management Act (Historical Data) SEPARATE ALLOTMENTS PURSUANT TO SEC 226 RMA (Other). The outcome was Granted on 01/05/2006.

[RMA-1998-362095](#) Resource Management Act (Historical Data) CONSTRUCTION OF BRIDGES WITHIN URBAN LANDSCAPE CONSERVATION AREA (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 25/09/1998.

[RMA-1999-362903](#) Resource Management Act (Historical Data) INFORMATION & DIRECTIONAL SIGNAGE IN RELATION TO THE OTAGO REGIONAL COUNCIL'S UPPER LEITH WALKWAY (Non-Notified - Restricted Discretionary). The outcome was Granted on 10/05/1999.

[RMA-1998-362266](#) Resource Management Act (Historical Data) CONSTRUCTION OF TWO PEDESTRIAN FOOTBRIDGES (Other). The outcome was Granted on 22/09/1998.

[5106988](#) 40 Braeview Crescent Dunedin

[LUC-2016-458/A](#) Land Use Consent s127 change of conditions of LUC-2016-458 - land use consent to construct a dwelling and deck within the side yard and height plane that exceeds the maximum height provisions, construct a shed within the front yard, and authorise a shortfall in on-site carparking on the site. The outcome was s127 Upheld on 08/11/2017.

[LUC-2016-458](#) Land Use Consent land use consent to construct a dwelling and deck within the side yard and height plane that exceeds the maximum height provisions, construct a shed within the front yard, and authorise a shortfall in on-site carparking on the site. The outcome was Granted on 26/10/2016.

[RMA-1992-355106](#) Resource Management Act (Historical Data) subdivision boundary adjustment - scheme plan A92311 (Non-Notified - Non Complying). There has been no outcome yet.

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.

TRANSPORT

As of the 24th April 2015, the Transport Group no longer inspects the site as part of a LIM. Only the electronic records since 2002 have been examined.

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

Entrance to this property appears to be over neighboring property over 57 Braeview Crescent which is owned by the same owner.

Non-compliant vehicle crossing

To meet current Council standards stormwater runoff from the drive would be required to be captured at the boundary 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.

Gravity stone wall at this property frontage appears to be located within the road reserve, this is a private wall and not maintained by the Council. Maintenance and repairs due to slips or any other damage is the property owners' responsibility. Council accepts this situation but accepts no liability and the maintenance is the responsibility of the property owner.

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.

Please note these matters above may or may not have been resolved.

3 WATERS

WATER

Urban water supply area – Connected

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

Terms and conditions of supply

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

Water pressure

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

Water reticulation maps

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

FOUL SEWER AND WASTE WATER**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 **30th July 1992**.

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

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.

Information Regarding Watercourses

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

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

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

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

APPENDIX

Glossary of terms and abbreviations

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

Consent, Permit, Licence & Complaint types

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

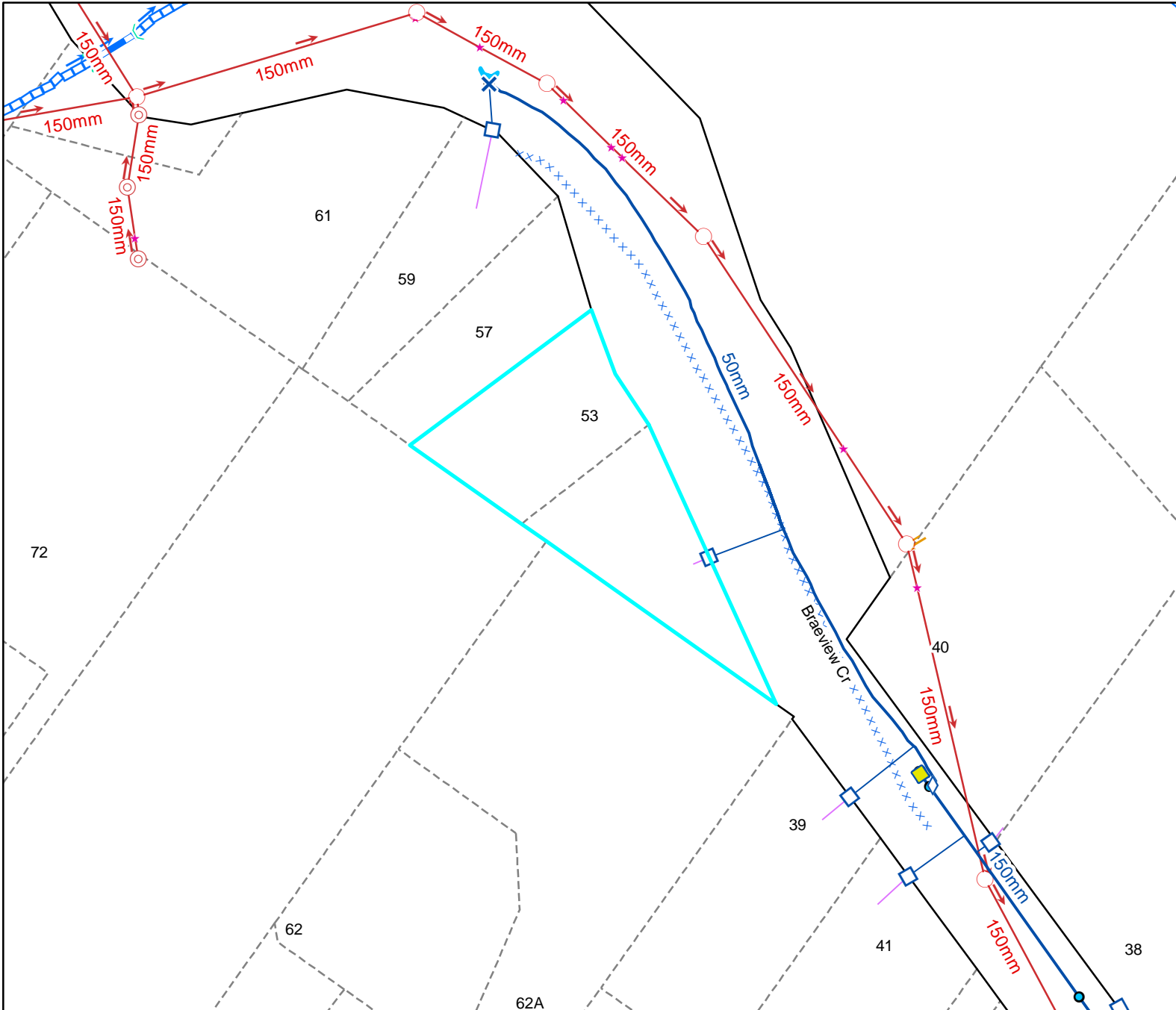
Terms used in Permits & Consents

- ALT Alteration
- ADD Addition
- BD D/C Board drain in common
- BLD Building
- BLDNG Building
- BT Boundary trap
- B/T Boiler tube
- CCC Code Compliance Certificate
- DAP Drainage from adjacent property
- DGE Drainage
- DIC Drain in common
- DR Drainage
- DWG Dwelling
- FS Foul sewer
- HEA Heater
- ICC Interim Code Compliance
- MH Manhole
- PL Plumbing
- PLB Plumbing
- PTE Private
- SIS Sewer in section
- WC Water course
- WT Water table
- SW Stormwater

General terms

- RDMS Records and Document Management System





Legend

Water Supply		NR▶	Water Non-Return Valve
	Manifold Box		Water Pump Station
	Water Meter		Water Bore
	Toby		Water Treatment Plant
	Meter without manifold box		Water Storage Tank
	Retic Flow Meter		Supply Main
	Combination Meter		Trunk Main
	Manifold Box With Restrictor		Disused
	Water Valve - Zone		Reticulation
NR▶	Non Return Valve		Rider
	Water Valve - Gate		Scour
	Water Valve - Sluice		Water Service Lateral
	Water Hydrant		Water Fire Service Lateral
	Water Backflow Preventor - RPZ		Water Critical Service Lateral
			Water Zone Boundary
			Water Reservoir
			Redundant Water Main
NOTE: Private water services have the same symbols as those above, however they are coloured pink.			

Foul Sewerage			Pump Station
	Standard Manhole		Treatment Plant
	Valve Chamber (pressurised)		Vent
	Boundary Kit		Foul Sewer Node
NR▶	Non-Return Valve		Foul Drains in Common (public)
	Pump Station Domestic		Sewer
	Drop Manhole		Trunk Sewer
	Inspection Manhole		Vent Line
	Inspection Opening		Rising Main
	Lamphole		Redundant Foul Sewer Pipe
	Outlet	NOTE: Private foul drains have the same symbols as those above, however they are coloured orange.	

Stormwater			Roading Bubble-Up Tank
	SW Bubble-up Tank		Roading Mudtank
	SW Drop Manhole		Stormwater Main
	SW Insp Chamber and Grating Inlet		Stormwater Trunk Main
	SW Inspection Manhole		DCC Open Channel
	SW Inspection Opening		Piped WC
	SW Lamphole		Open WC
	SW Mudtank Inlet		Culvert
	SW Outlet		Stormwater Mudtank Pipe
	SW Pipe Inlet		Redundant Stormwater Main
	SW Pressure Manhole		SW Sump
	SW Standard Manhole		SW Pump Station
	SW Stormwater Node	NOTE: Private stormwater drains have the same symbols as those above, however they are coloured light green.	

General		Cadastral	
	DCC Water & Waste Structure		Parcel
	Railway Centreline		Road/Rail
			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

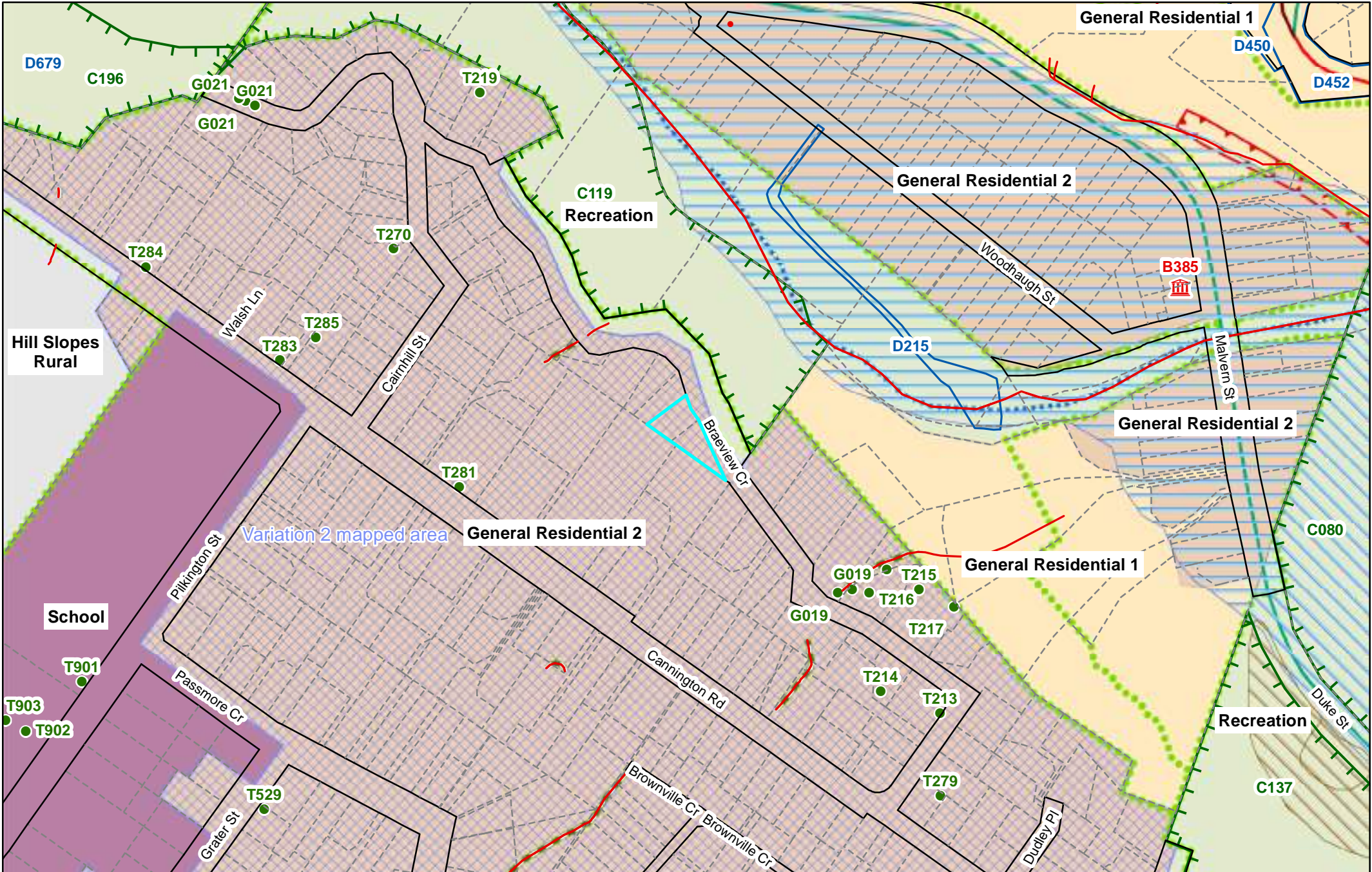
Information shown is the best available at the time of publishing. The accuracy and completeness of This information is variable. Private assets are typically not mapped. Recent changes may not be reflected. Verify on site before commencing work. For all enquiries phone 03 477 4000.

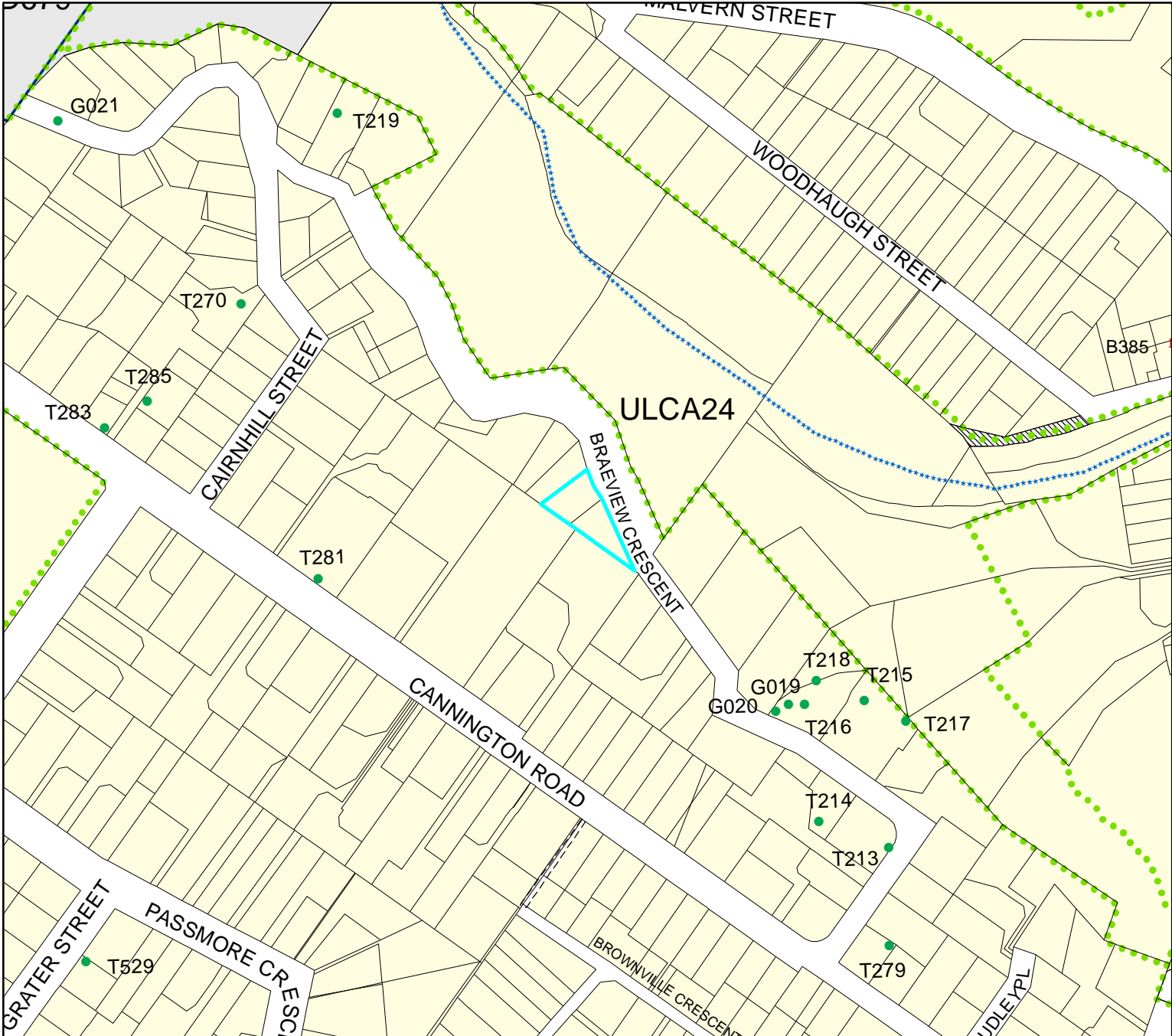
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PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES
This map is for illustration purposes only and is not accurate to surveying, engineering or orthophotographic standards. Every effort has been made to ensure correctness and timeliness of the information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

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Legend

- Significant Trees
 - Transpower Structure
 - Heritage Structure
 - Heritage Facade
 - DP Archaeological Sites
 - Airport Fan Designation 274 bdy
 - Port Height Restrictions
 - DP Designations
 - Urban Landscape Conservation Area
 - DP Taiari Aerodrome
 - Restricted Water Supply Area
 - Ground Water Protection Zone A
 - Ground Water Protection Zone B
 - Public Roads not Legal
 - Unformed Legal Road
- ### Zones
- R1 - Residential 1 Zone
 - R2 - Residential 2 Zone
 - R3 - Residential 3 Zone
 - R4 - Residential 4 Zone
 - R5 - Residential 5 Zone
 - R6 - Residential 6 Zone
 - R6A
 - Campus Zone
 - Airport Zone
 - Stadium Zone
 - CA - Central Activity Zone
 - LSR - Large Scale Retail Zone
 - LA1 - Local Activity Zone 1
 - LA2 - Local Activity Zone 2
 - In1 - Industrial 1 Zone
 - In2 or SD - Industrial 2 or Special Development Zone
 - Port 1 Zone
 - Port 2 Zone
 - RR - Rural Residential Zone
 - Rural Zone
 - H - Harbourside
- ### Port & Airport Noise
- Air Noise Boundary
 - Airport Outer Control Boundary
 - Outer Port Control Boundary
 - Port Noise Boundary

Esplanade Requirement

- Esplanade Reserve Required
- Esplanade Strip Required

Landscape Management Boundary

- outside boundary
- boundary between areas
- prominency boundary

Townscape

- Townscape and Heritage Precinct Boundary - Internal
- Townscape and Heritage Precinct Boundary

Pedestrian Frontage

- Identified Pedestrian Crossing
- Verandah Required

Areas of Significant Conservation Value boundary

- ASCV Boundary
- ASCV Boundary - Internal
- Areas of Significant Conservation Value (Estuarine edge)
- Areas of Significant Conservation Value (Wetland)

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

This Planning Map is indicative.

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



Operative District Plan Map

Scale at A4:
1:3,000
1/04/2025
8:01:31 PM



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.

45

44

43

DUNEDIN CITY CORPORATION
CITY ENGINEER'S OFFICE
 At the Street boundary the approved level with respect to

Pedestrian Entrance	Level	Garage
Wall	Fence	

Arrangements made for the crown of road
 15 Dec 1967

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

DUNEDIN CITY CORPORATION
COPY OF APPROVED PLAN
OR SPECIFICATION
 TO BE RETAINED ON WORKS
 AND PRODUCED ON REQUEST
 OF BUILDING INSPECTOR.

DATE 20.12.67

CITY ENGINEER

PROPOSED
ENTRANCE.EXISTING
ENTRANCE.

18010

BRARVIEW CRES.
 66' WIDE.

PROPOSED EXTENSION TO ENTRANCE TO PROPERTY IN
 BRARVIEW CRES. L.T.P. 1777

SCALE 1/16" TO 1'

D.T. LAING 3 HARDEN ST.

27/9/67.

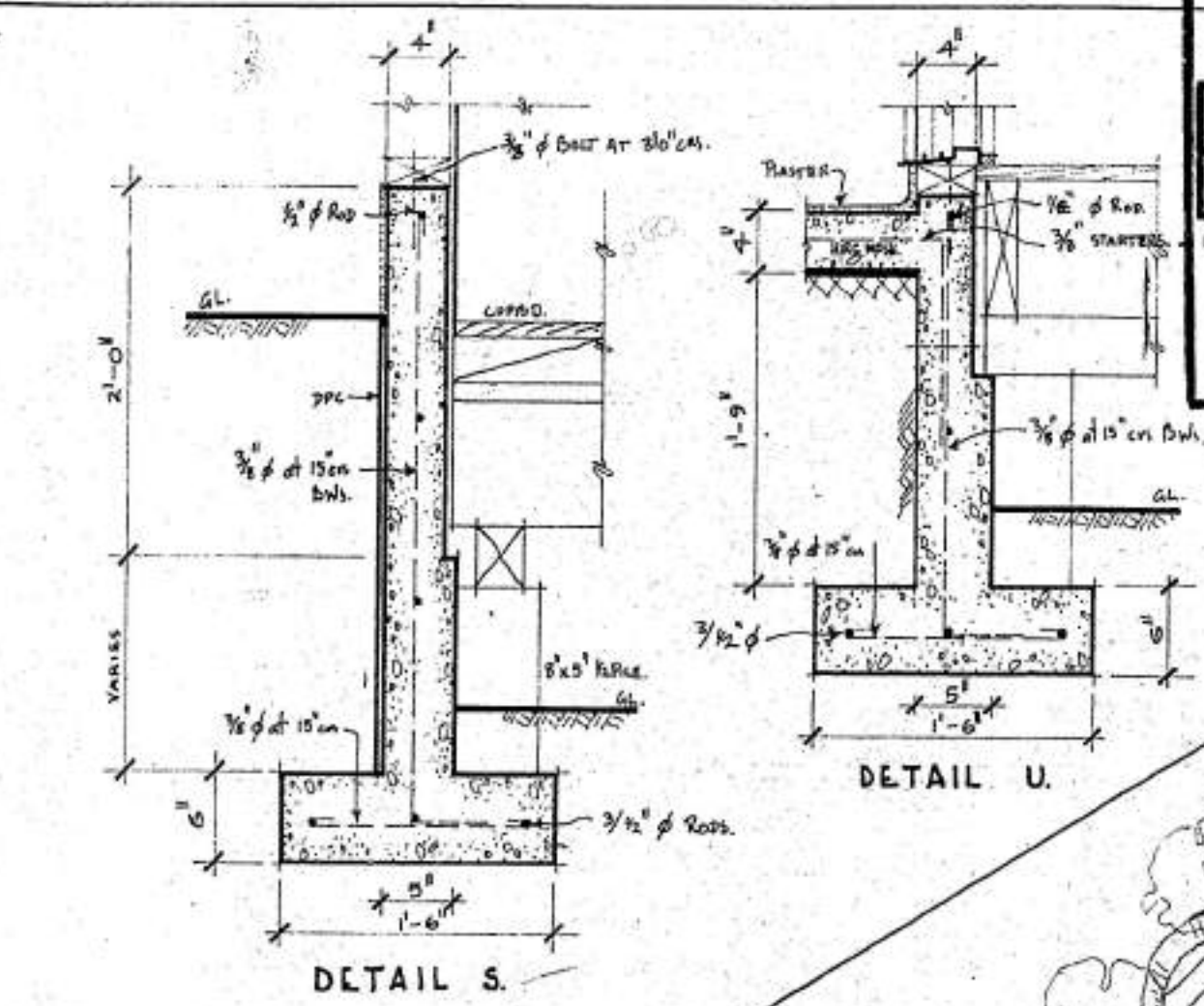
WKS.
REF. 13/1. 9217 4/9/67.

DUNEDIN CITY CORPORATION
CITY ENGINEER'S OFFICE
 At the Street boundary the approved level with respect to street for —

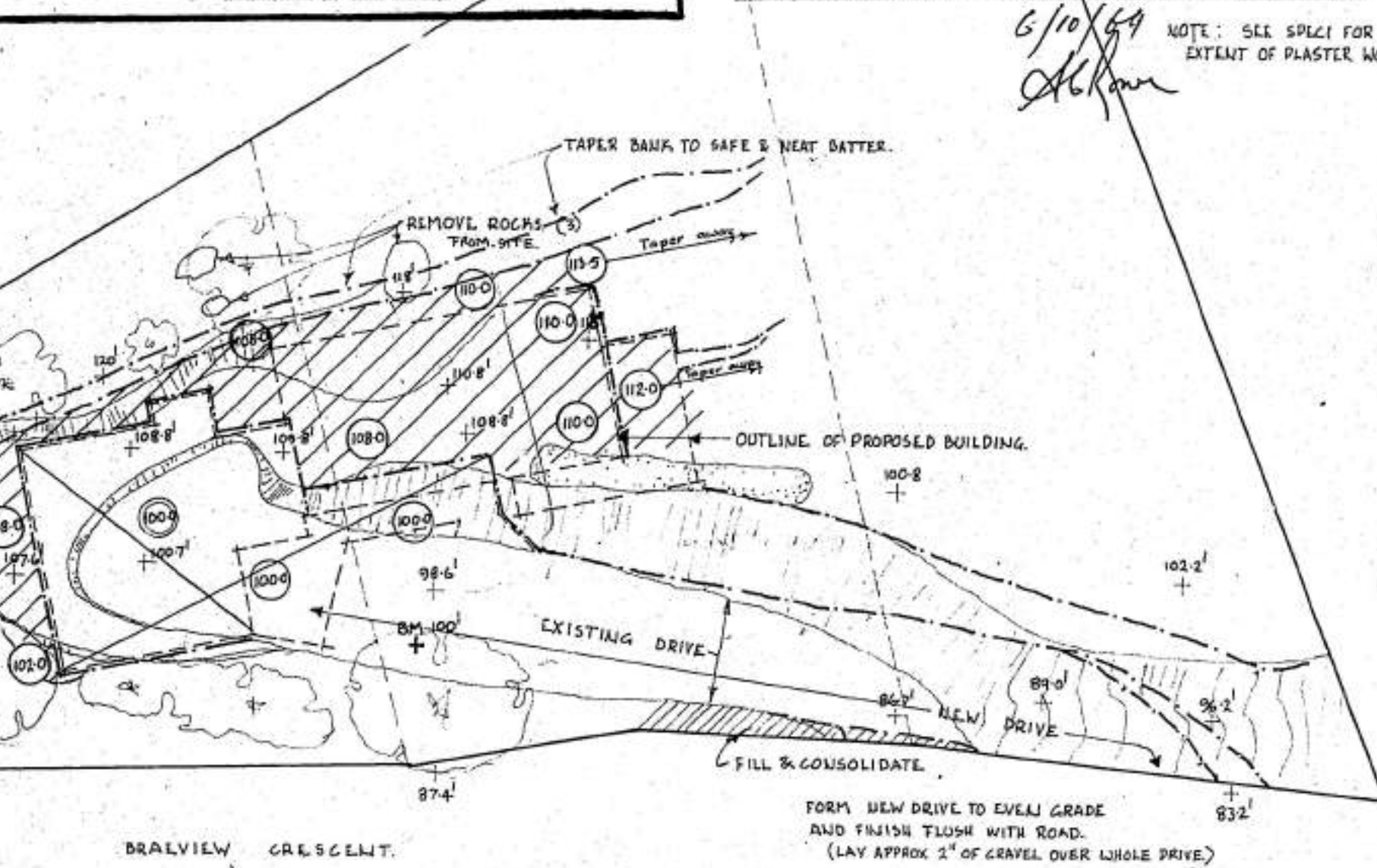
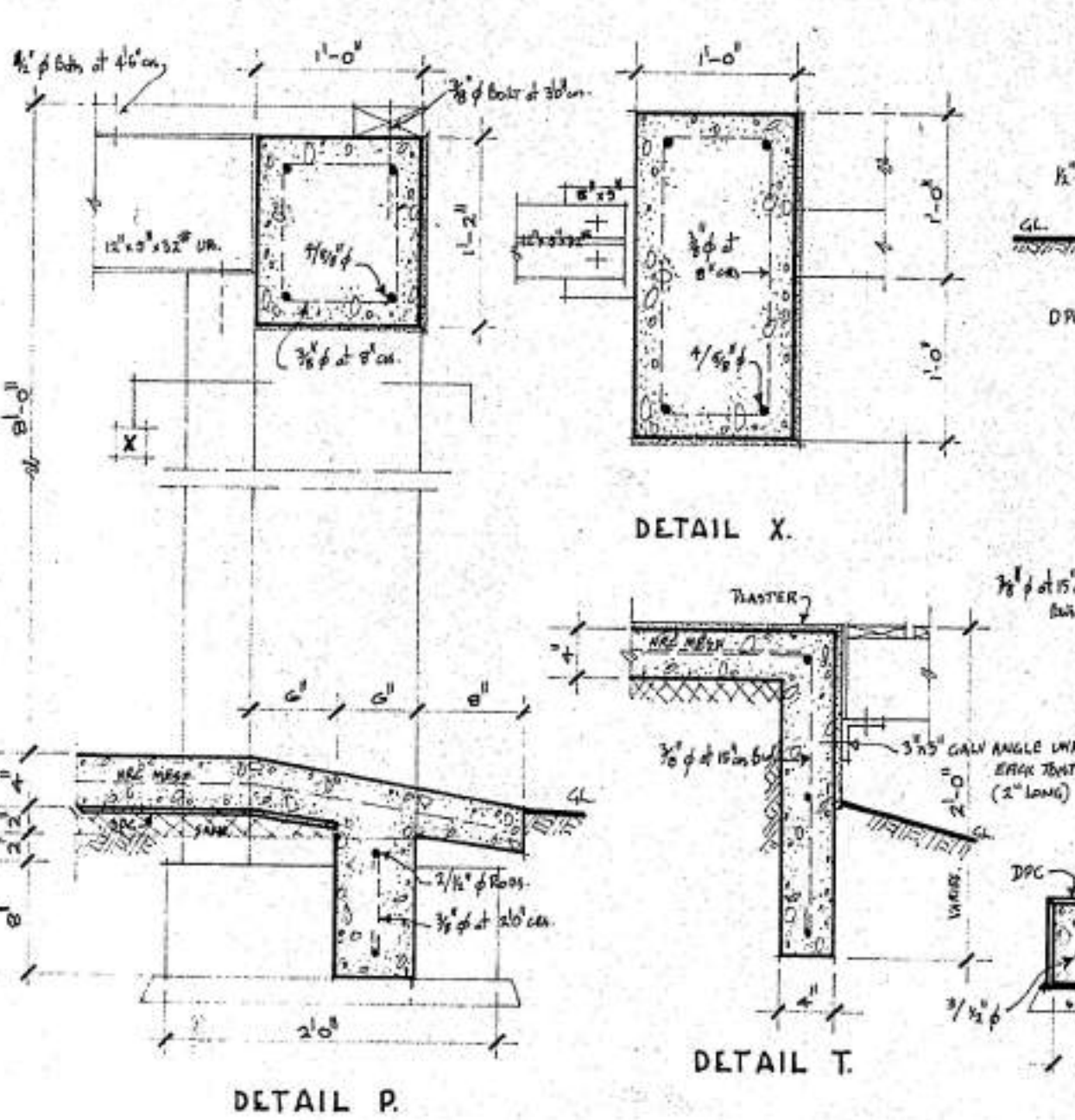
Pedestrian Entrance	Vehicle Entrance	Garage
Wall	Fence	is level with surface of carriage way

Arrangements made for Crossing are 30 for 24 ft. x 10 ft.
 J.B. Huxley for City Engineer Date 2/10/69.
 NOTE — This Certificate is not valid unless Certified to by the Officer authorised in that behalf.

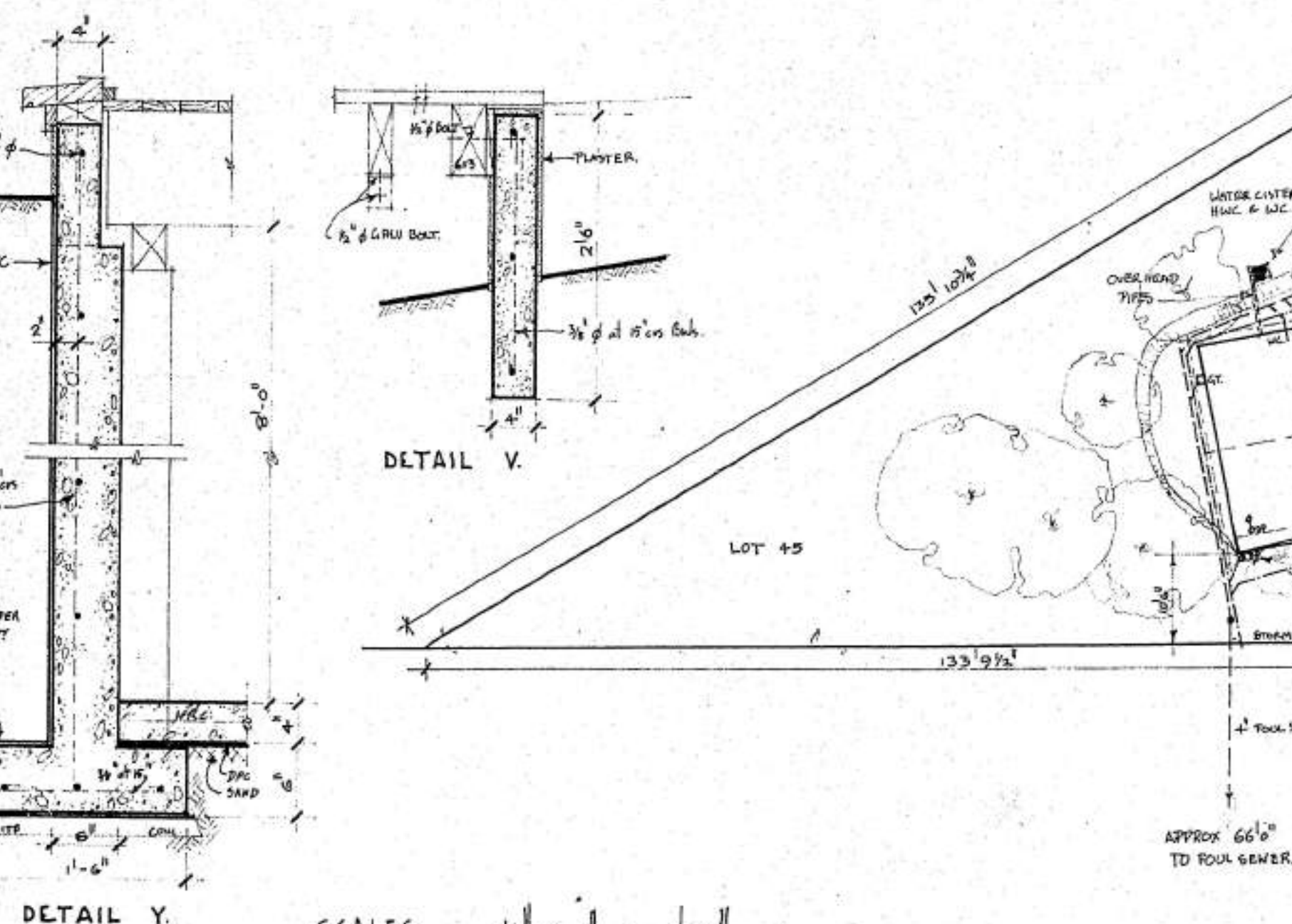
DUNEDIN DRAINAGE & SEWERAGE BOARD
 A separate application to the Drainage Board for a permit for plumbing and/or drainage work is required. Such work to be executed by a Regd. Plumber or Licensed Drainer, respectively and shall comply fully with the Board's By-laws and the D. & P. Regs., 1959.
 Stormwater to be discharged to Street gully
 Foul sewage to be discharged to Foul Sewer
A. Braithwaite



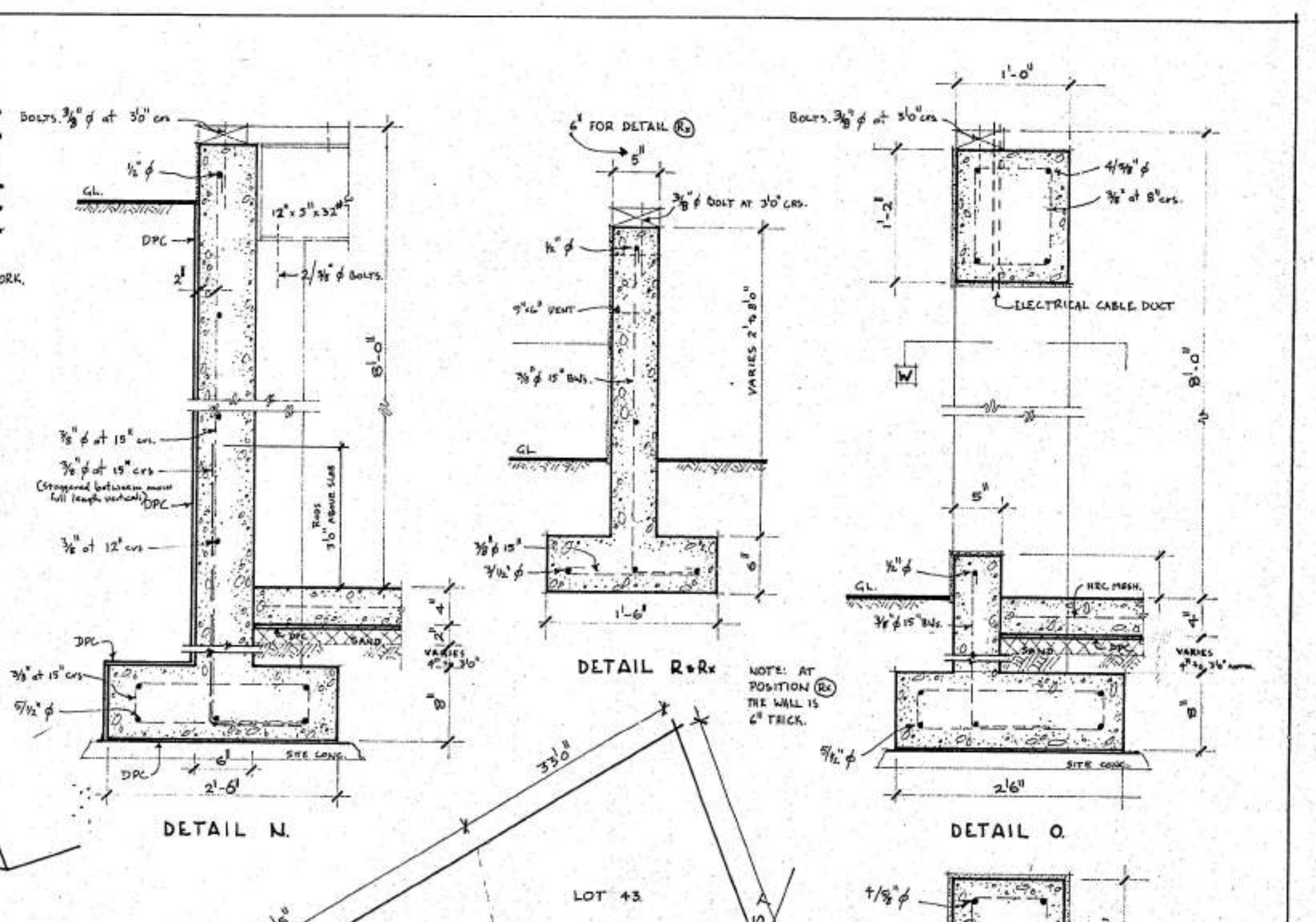
KEY:
 NEW EXCAVATED GROUND LEVELS (FT)
 SPOT LEVELS OF EXISTING GROUND.
 CONTOURS OF EXISTING SITE.
 EXTENT OF EXCAVATION WORK.



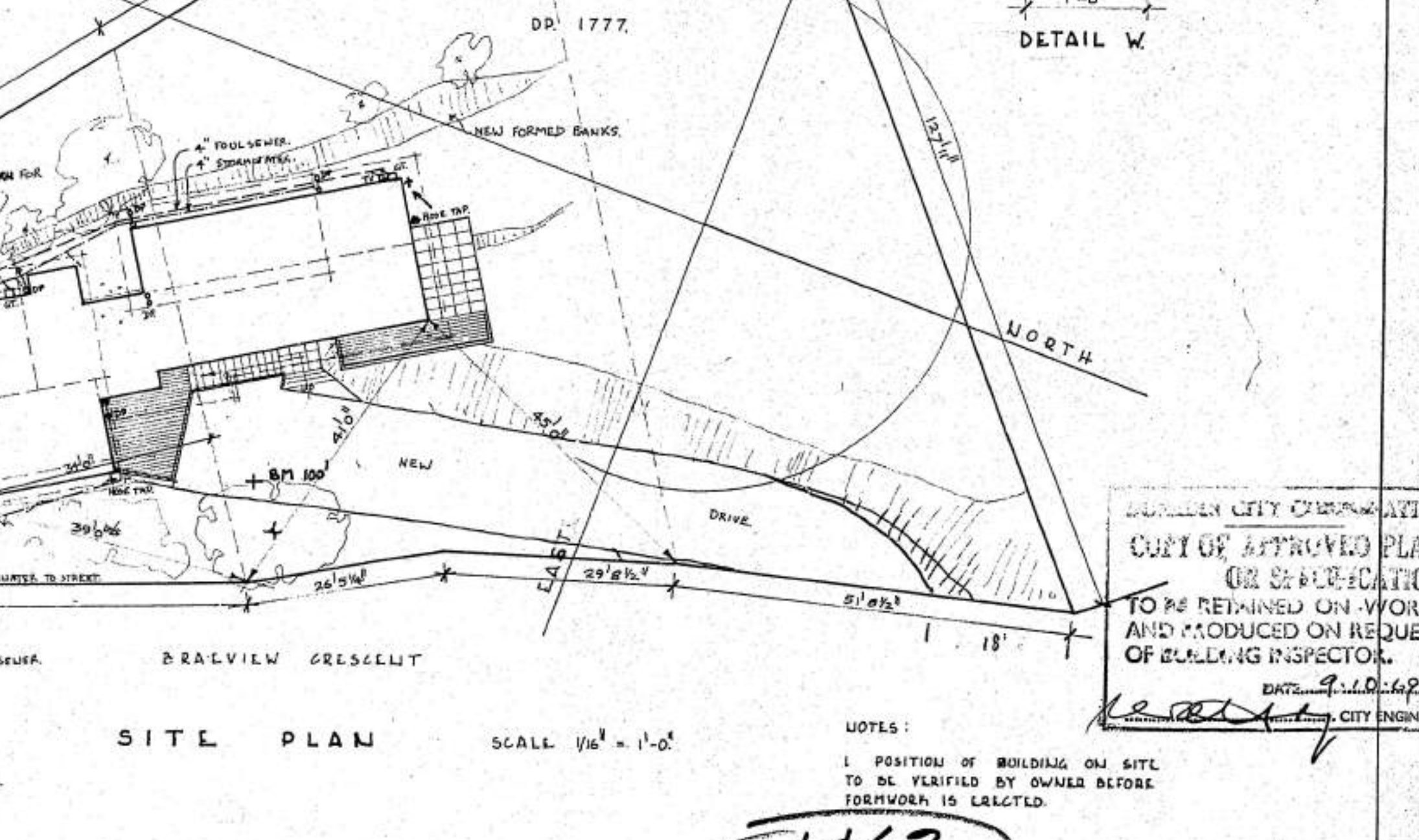
NOTE:
 FOR ALL SITE EXCAVATIONS, THIS PLAN IS TO BE READ IN CONJUNCTION WITH SHEETS NOS. 2 AND 3, AND WITH THE SPECIFICATIONS.



SCALES. 1/16 inch x 1 inch = 1 foot



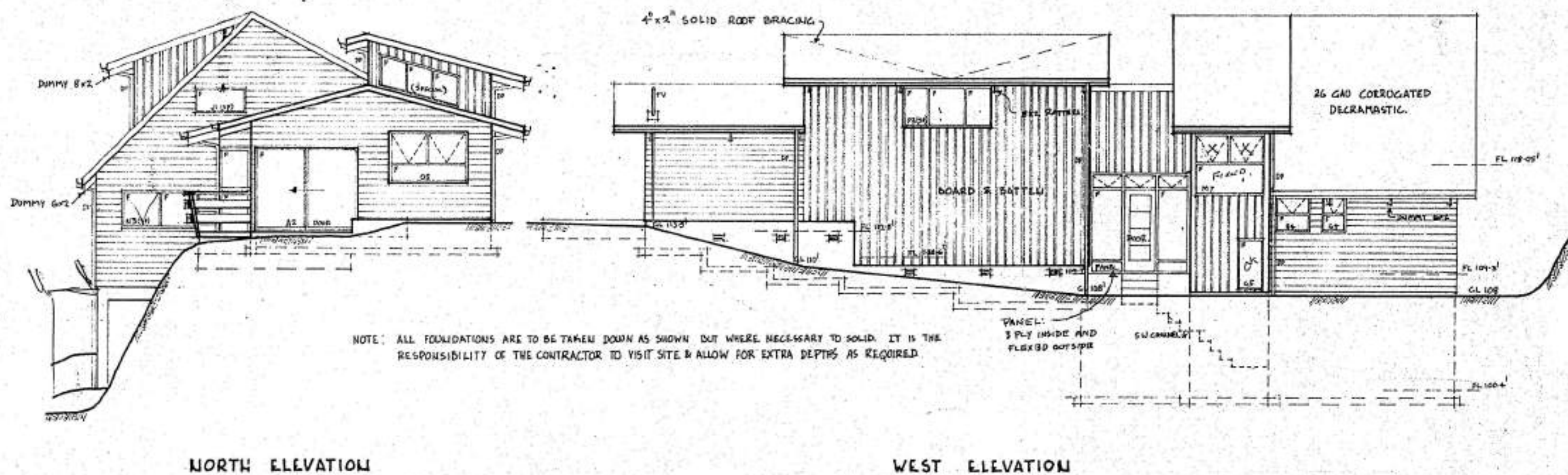
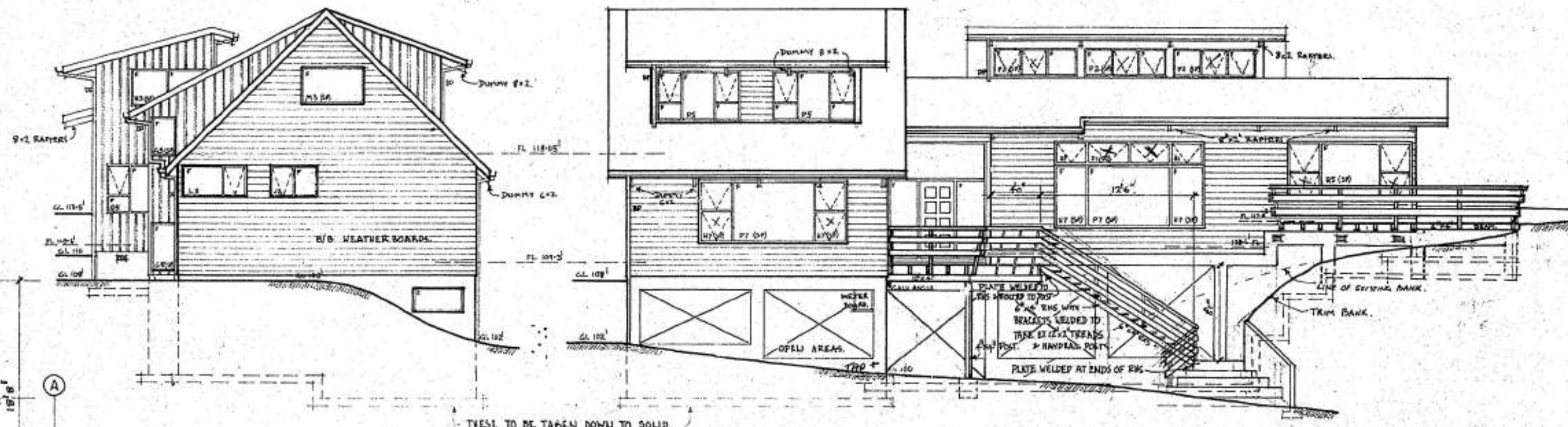
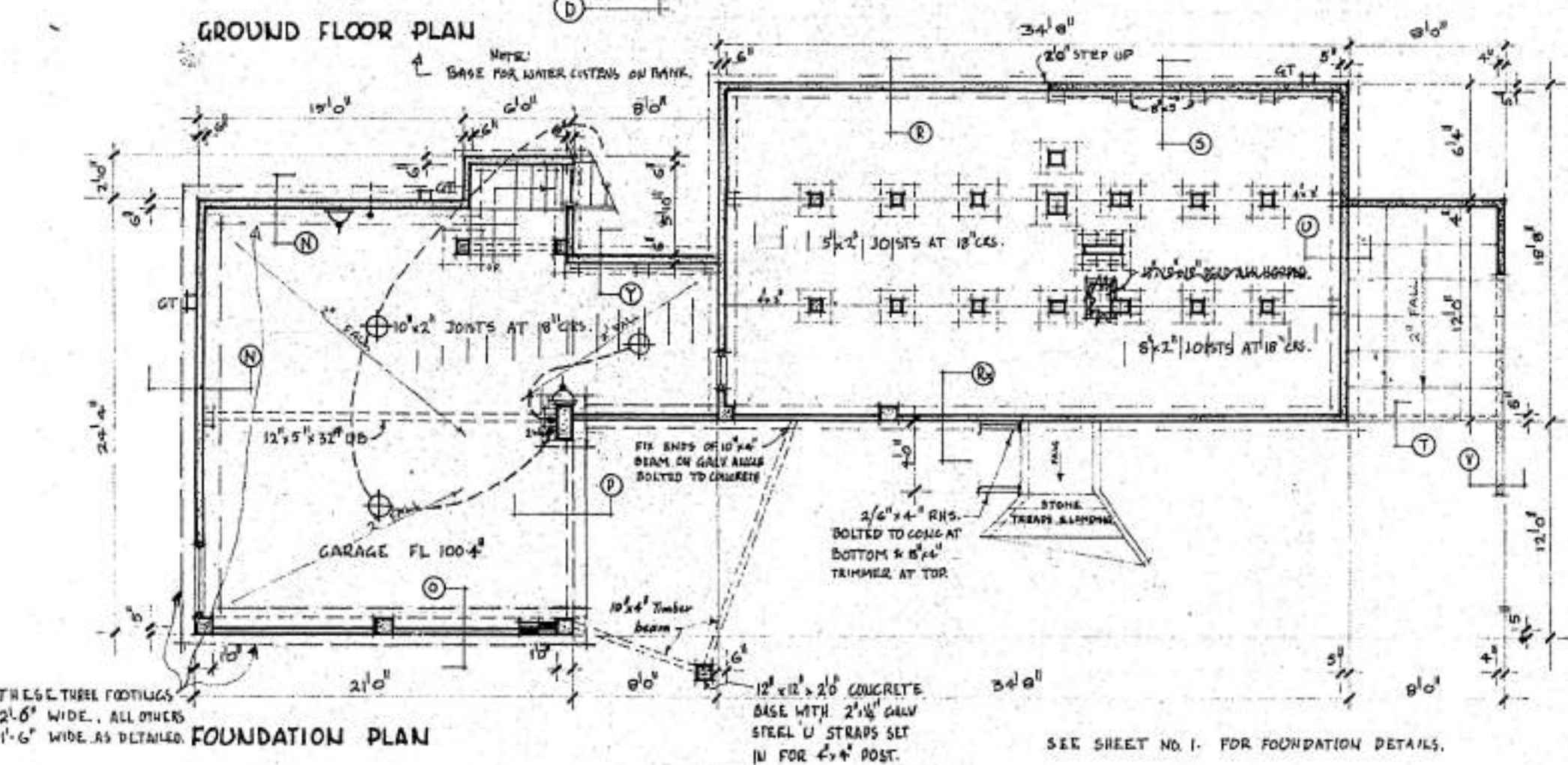
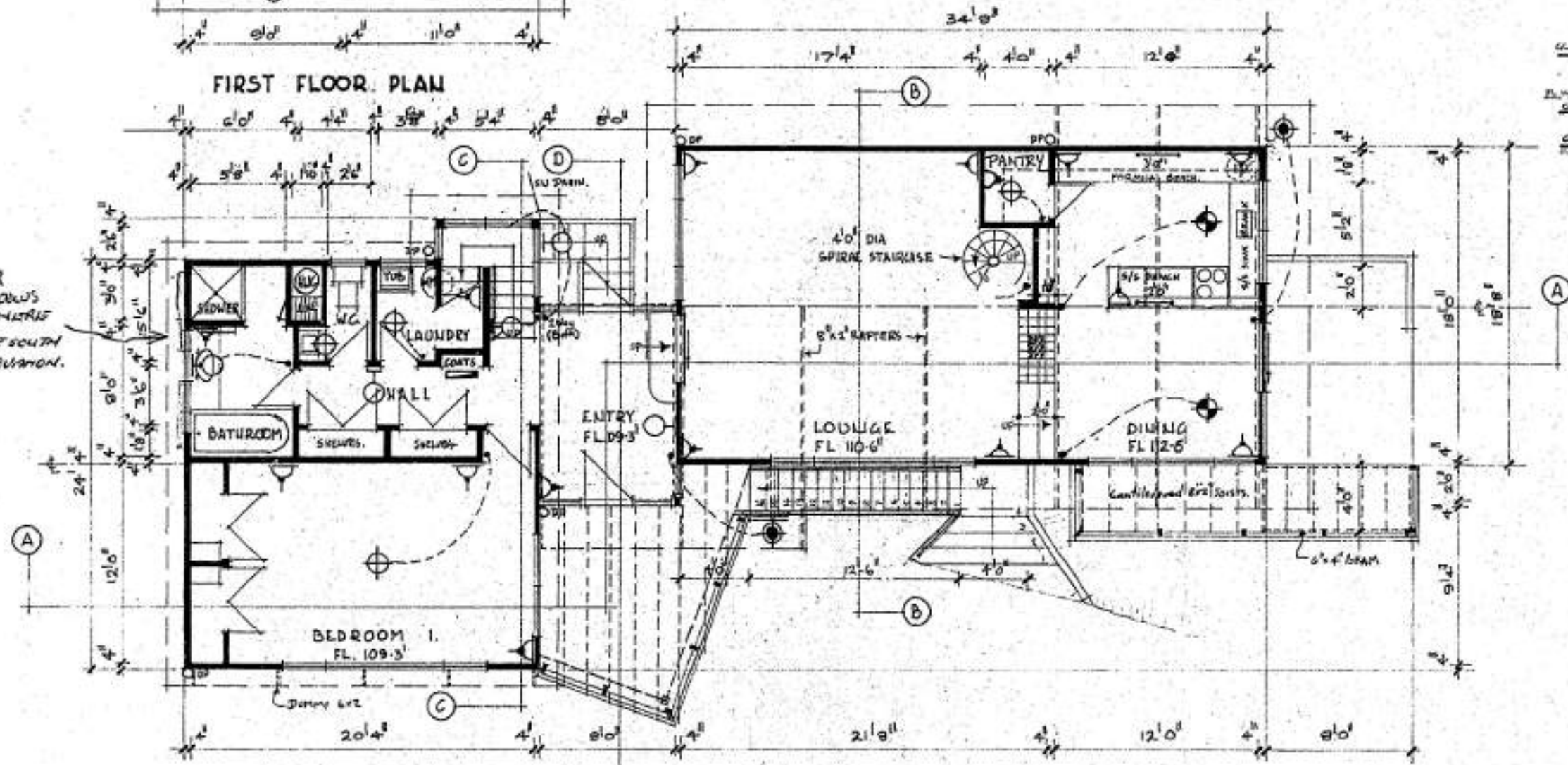
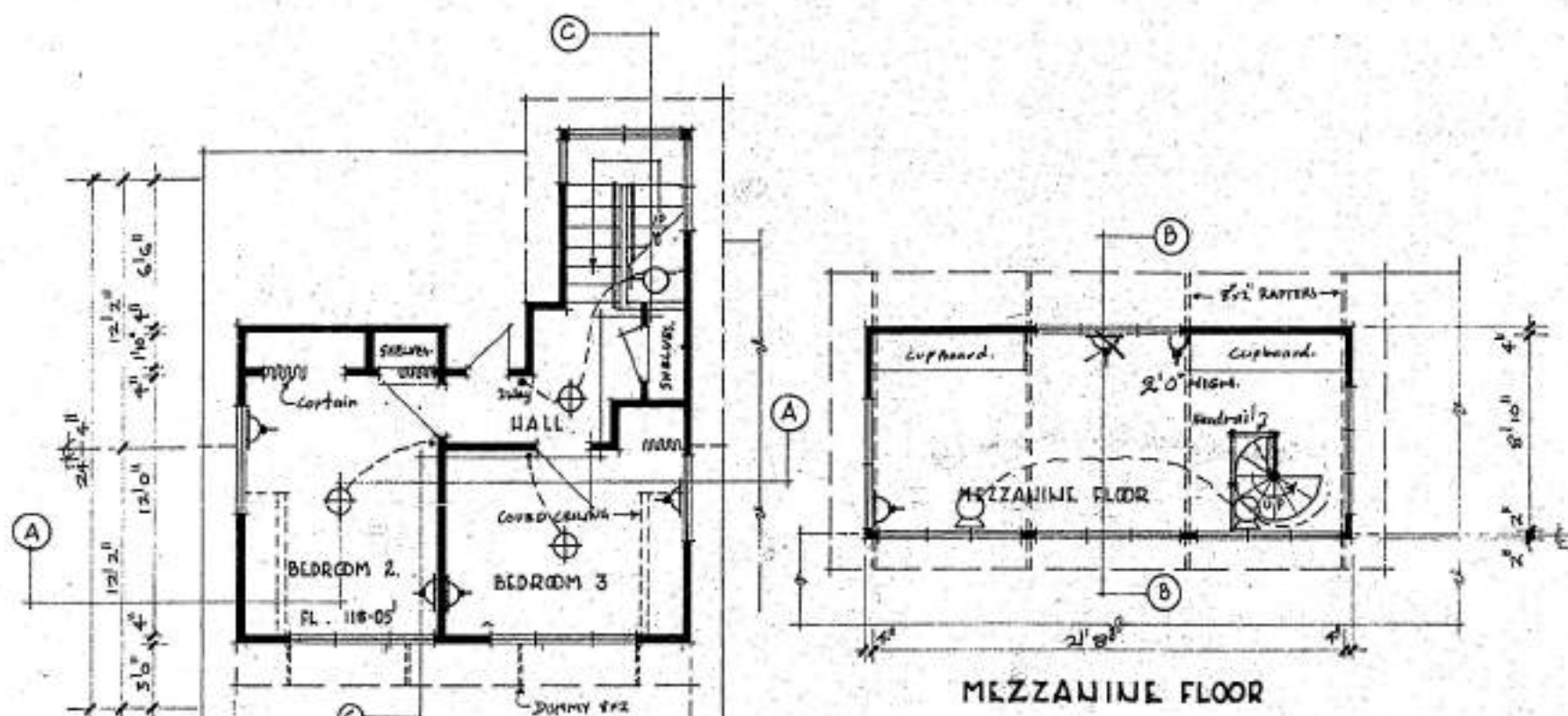
NOTE: AT POSITION (X) THE WALL IS 6" THICK.



NOTES:
 1. POSITION OF BUILDING ON SITE TO BE VERIFIED BY OWNER BEFORE FORMWORK IS ERECTED.

ELECTRICAL KEY.

- CEILING LIGHT. ROSE, FLEX & PENDANT.
- CEILING LIGHT. BATTEN HOLDER.
- CEILING LIGHT. EXTERIOR BATTEN HOLDER.
- ANGLED BATTEN HOLDER - WALL FITTING.
- WALL LIGHT.
- SWITCH.
- SWITCH. TWO WAY.
- POWER OUTLET. SWITCHED. (ONE SWAGING OUTLET)
- SWITCH BOARD.
- METER BOARD.
- FLOORESCENT TUBE FITTING. 20" x 30"



SCALE 1/8" = 1'-0"

LOTS 43, 44 & 45.
DP. 1777.

PROPOSED RESIDENCE FOR MR & MRS D.T. LAING AT BRAEVIEW CRESCENT DU.

1/8" PLANS AND ELEVATIONS

DRAWN: *[Signature]* A.M.N.Z.I.D.
DATE: MAY 1969. A.N.Z.I.C.W.

SHEET.
2

FILL & CONSOLIDATE

FORM NEW DRIVE TO EXIST GRADE
AND FINISH FRESH WITH ROAD.
(LAY APPROX 1" OF GRAVEL OVER WASH DRIVE)

NOTE:

FOR ALL SITE EXCAVATIONS, THIS PLAN IS
TO BE READ IN CONJUNCTION SHEETS NOS.
2 AND 3, AND WITH THE SPECIFICATIONS.

SCALE 1" = 1'-0"

N/7317

LEGEND

Existing Drains

New Road Drains

New Stormwater Drains

SEALED ROAD

BRAEVIEW CRES.
SITE PLAN

APPROX 65' TO FOUR SEWER

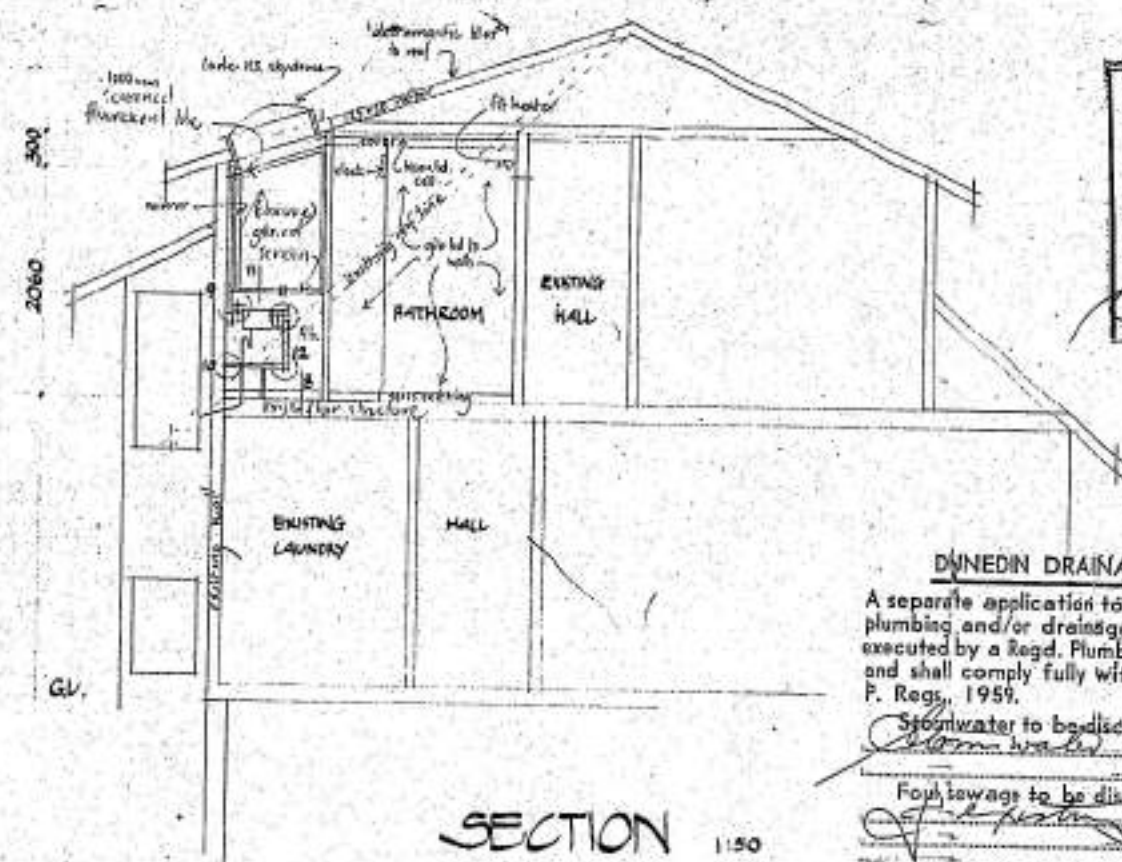
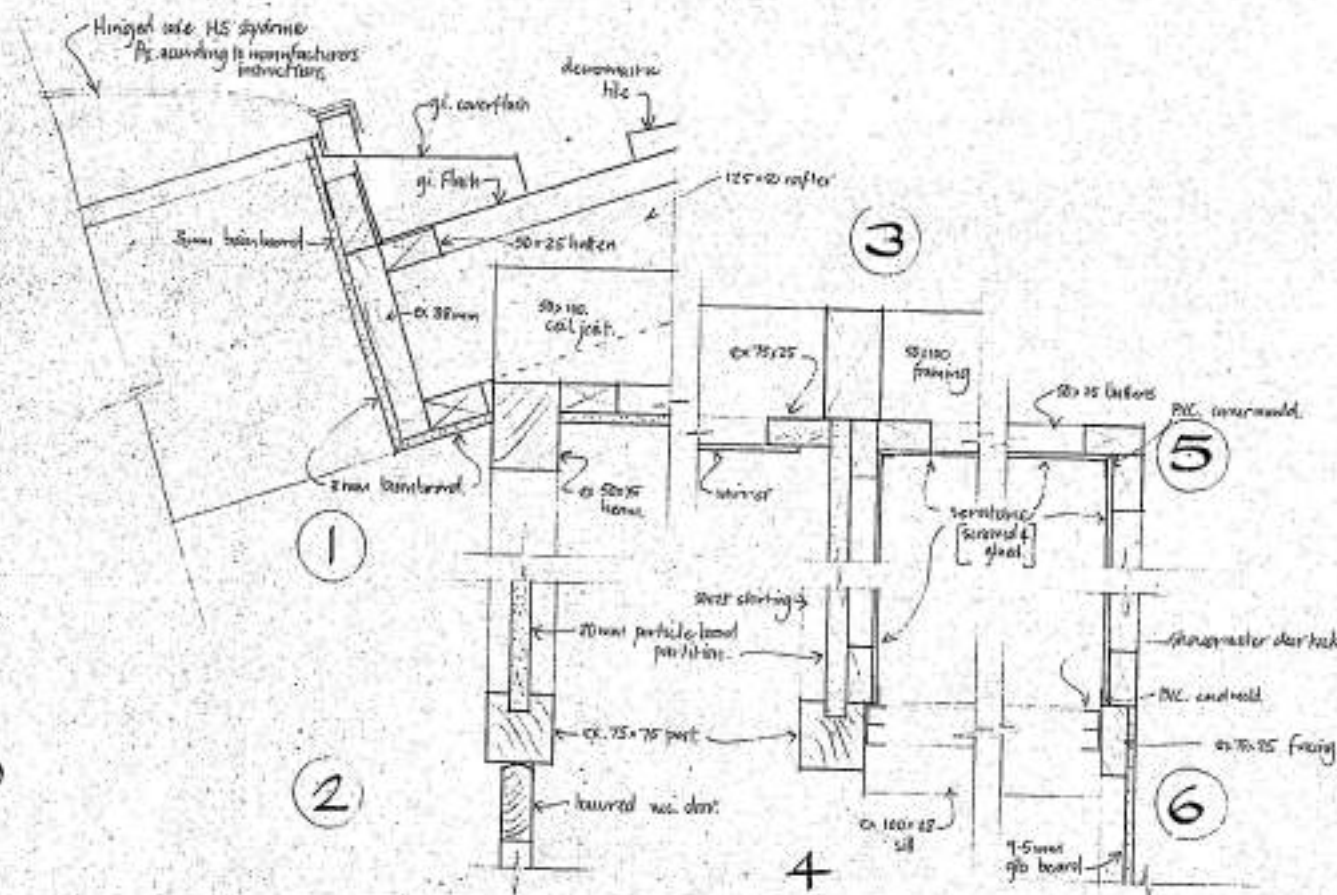
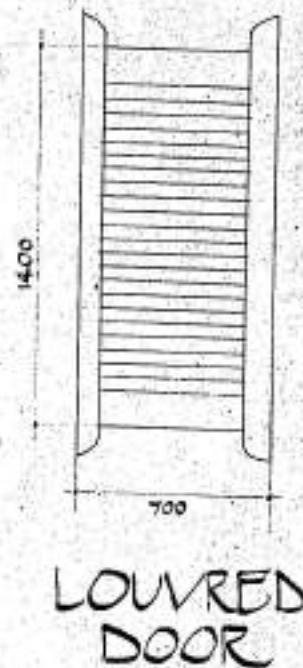
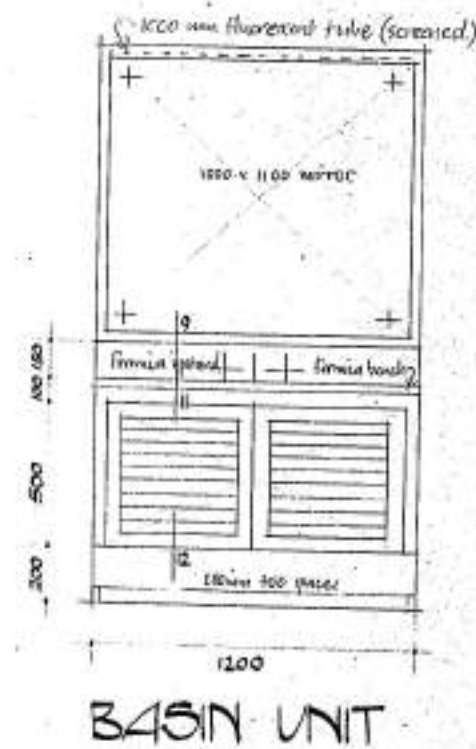
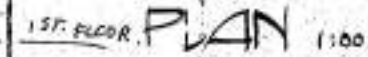
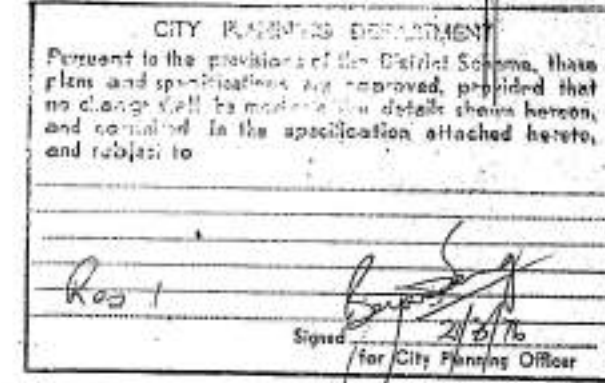
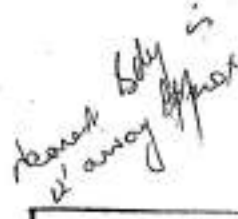
C. T. LAINO

STEEP
FACE

APPROX
36' TO

CONCRETE
TO PROTECT
FROM TREE
ROOTS

(C.I.) (FOUR) SEWER



DUNEDIN CITY CORPORATION
COPY OF APPROVED PLAN
OR SPECIFICATION
TO BE RETAINED ON WORKS
AND PRODUCED ON REQUEST
OF BUILDING INSPECTOR.
DATE 10.3.76
CITY ENGINEER

DUNEDIN DRAINAGE & SEWERAGE BOARD

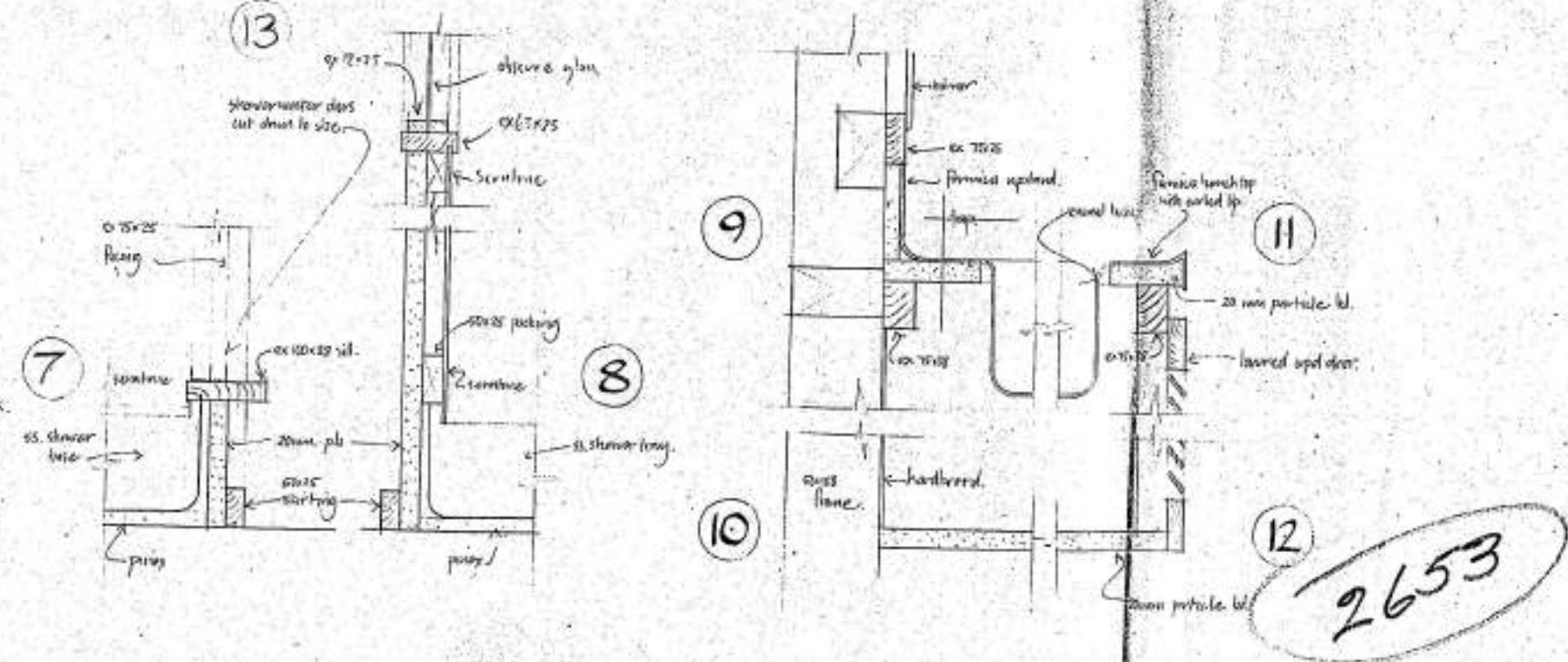
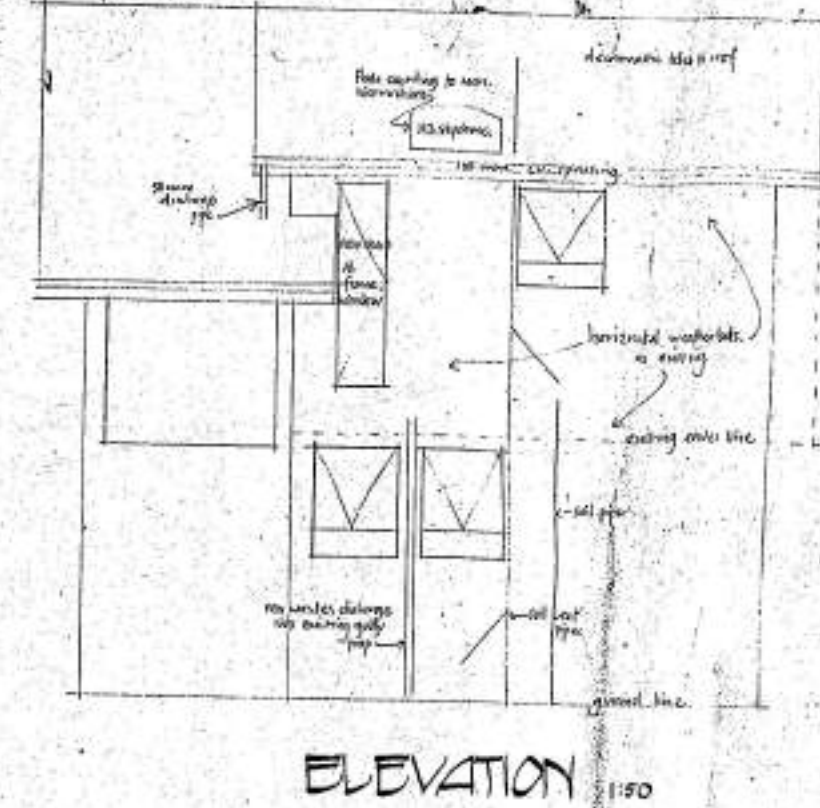
A separate application to the Drainage Board for a permit for plumbing and/or drainage work is required. Such work to be executed by a Regd. Plumber or Licensed Drainer, respectively and shall comply fully with the Board's By-laws and the D. & P. Regs., 1959.

Stormwater to be discharged to sewer

Four sewage to be discharged to sewer

Trade Waste sewer

6/3/76
W.C. Rowe



BATHROOM ADDITION TO LAING HOUSE, BRAEVIEW CRES. DESIGN: S. MCCracken. 18.9.75.

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

Arrangements made for Crossing are \$30 per 100 ft. x 10 ft.
for City Engineer Date 2/27/28

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

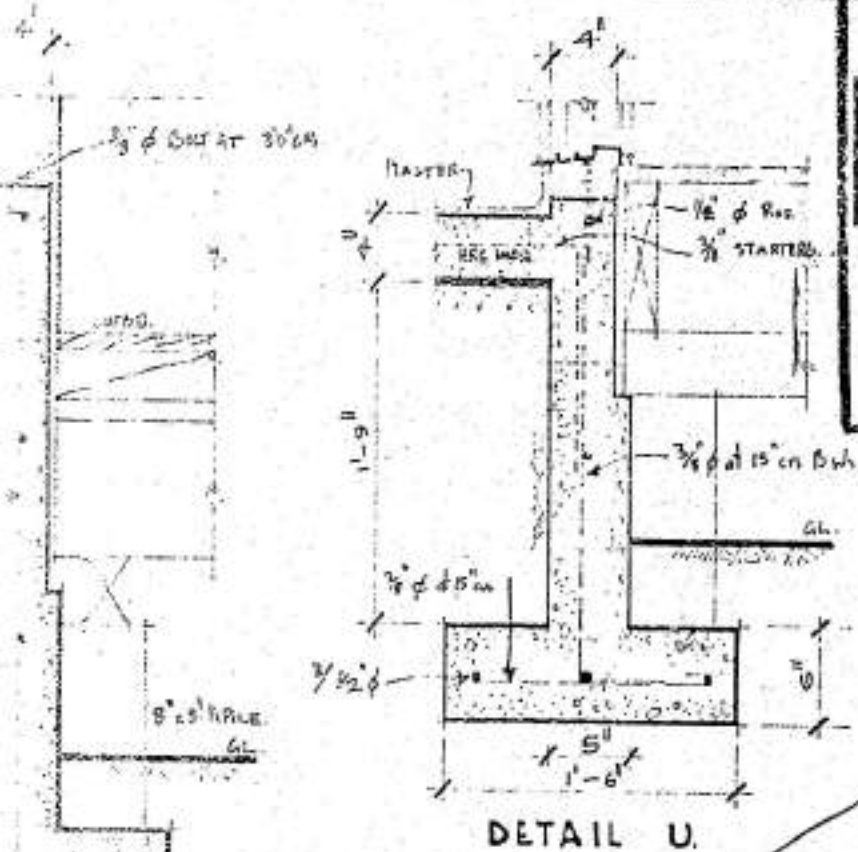
A separate application to the Drainage Board for plumbing and/or drainage work is required. Such work must be executed by a Regd. Plumber or Licensed Drainer and shall comply fully with the Board's By-laws & P. Regs., 1959.

Stormwater to be discharged to Street

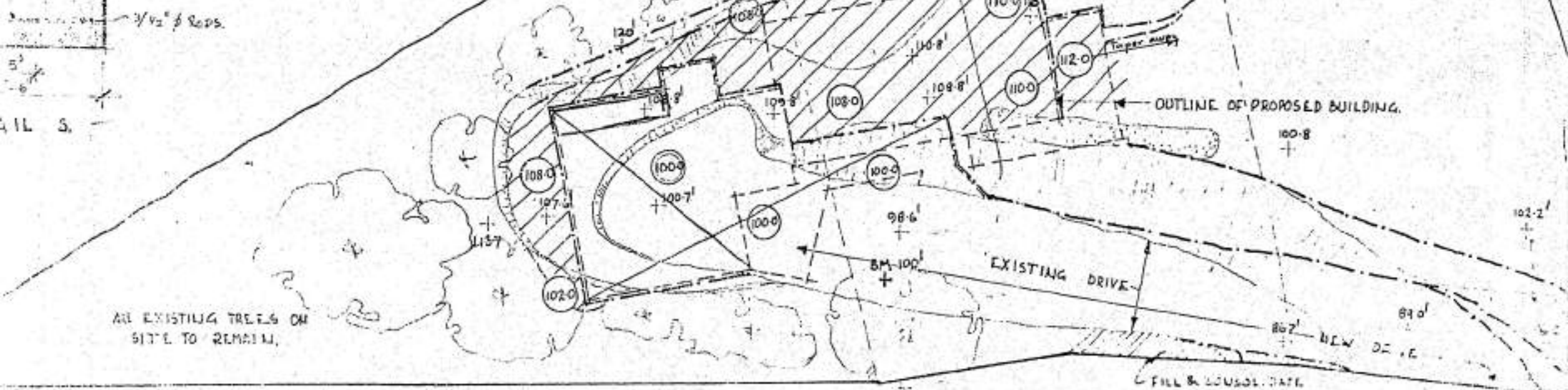
Foul sewage to be discharged to land

6/10/64

Ab Kover



DETAIL U.



ALL EXISTING TREES ON
SITE TO REMAIN.

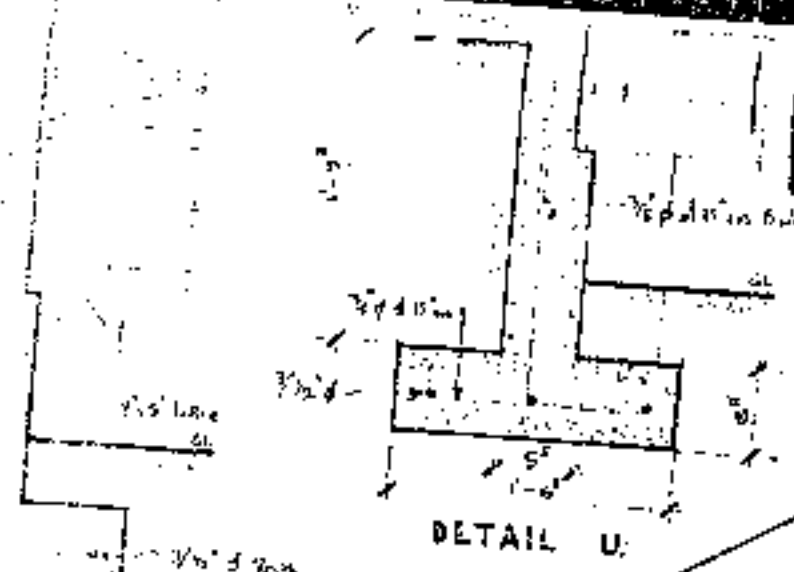
26.53

【附註】 1. 本表係根據 1990 年 12 月 31 日之數據編製。

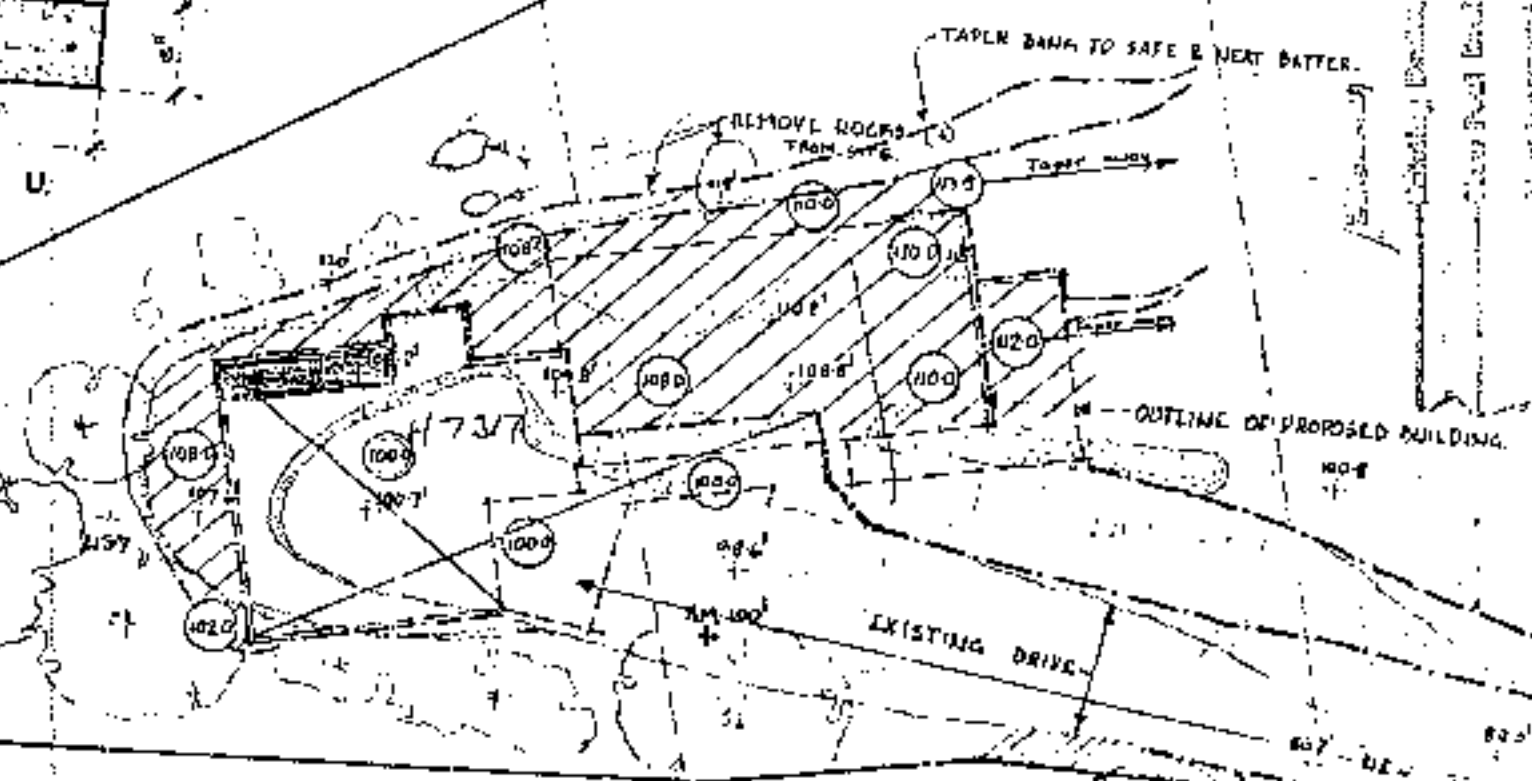
$$\frac{\partial}{\partial t} \left(\frac{1}{r^2} \right) = -\frac{2}{r^3} \frac{\partial r}{\partial t} = -\frac{2}{r^3} v_r$$

for City Engineer Date _____
 NOTE—This Certificate is not valid unless Certified to by the Officer
 authorized in that behalf.

6/10/44
 O'Brien



ALL EXISTING TREES ON
 SITE TO REMAIN.



874
 FILE IN COUNCIL DATE _____

CERT. BY _____
 DATE _____

6th December 2024

Kamal Naser Slaimankhel
C/O Conarch Te Wai Pounamu Limited
24 Lochend Street
Dunedin 9013

Dear Building Owner,

Address: 53 Braeview Crescent Dunedin

Details: Independent Building Report: Basement and Sub-Floor converted to ensuite and bedroom with external access. Install Insulation to Internal and External Walls

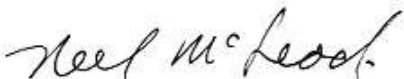
We have received information about your building work

We have received your report on the above property. We will place this on the property file and record that it verifies the building is not dangerous or insanitary in terms of the Building Act 2004. Filing this report does not in any way replace the fact that this building work required a building permit.

We cannot represent or warranty the accuracy, completeness, or reliability of the information in this report. We have not inspected the building work it refers to and cannot determine whether the work complies with the Building Act 2004 or the Building Code.

Please don't hesitate to contact us if you have any questions.

Yours sincerely



Neil McLeod
Principal Advisor – Building Solutions
Building Services

PLEASE NOTE

Personal information

We need to collect your personal information (e.g. name and contact details) so we can contact you about this. You can ask for a copy of this information and ask us to correct it if it's not right.

Building information

Building information is held on a publicly available register which can be made available on request. This includes plans, documents, reports, personal information you have provided, or that we hold about you in respect of any application, notice, form, or certificate under the Building Act 2004.

Safe and Sanitary report for 53 Braeview Crescent, Maori Hill, Dunedin.



5 November 2024



CONARCH TE WAI POUNAMU LIMITED

BRETT HASTIE. NZCD-Arch, LBP# 137855, BOINZ MEMBER

Safe & Sanitary Report for 53 Braeview Crescent, Maori Hill, Dunedin.

I was requested on behalf of the owner, J S Commercial Property Limited, to inspect the ground floor room and ensuite at **53 Braeview Crescent, Maori Hill**, Legal Description **LOTS 44/45 DP 3309**, CT **OT/323/15**, Valuation number **26850/3400**, and apply to file this report on the property file at the Dunedin City Council Building Control office as a **Safe & Sanitary**.

- After a request from J S Commercial Property Limited, the property was inspected on 19 September 2024 regarding the alterations to the original drawings on file. These alterations have now been drawn to scale and are deemed to have been carried out sometime before the 1980s.
- It appears a downstairs bedroom with an attached ensuite was created in the 1980s, with concrete block construction to the internal walls, which have been insulated, battened and lined with plasterboard. The concrete block walls appear to have been tanked externally to prevent water ingress to the space below the house above and backfilled. The bedroom has a raised timber floor, and the ensuite has a concrete floor. Currently being renovated, the exposed original tiles and remnants of fixtures were visible during the inspection and would be dated to the early to mid-1980s. The external walls appear to have been framed internally between the concrete foundation structure, insulated and lined with plasterboard. Page 18 of the LIM shows this area to be part of the garage with access to the sub-floor space, which is now the door to the ensuite. It is quite possible this area was formed as a storage area at the time of the original construction, but impossible to prove as it does not exist on council records. Construction details on page 17 of the LIM show DPC under the concrete slab of the garage. The structure and type of construction techniques employed would date this conversion of the space to the 1980s as common practice of this era. Subsequent changes to the external joinery have enhanced the space, and the space is,

at the time of writing, being renovated with no changes to the positions of the fixtures and fittings of the ensuite.

- This report and inspection only detail the layout and do not in any way suffice for building consent.
- No Council documents provided on the LIM show this alteration to the structure, which has now been drawn to scale on the attached floor plan.

*The information in this report only relates to the specific areas detailed and does not relate to any other areas of the property not detailed in this report. This report does not attempt to report on the condition of Plumbing & Drainage or Electrical systems, which are largely hidden from view in a non-invasive inspection.

I can state that the building is deemed 'safe and sanitary and fit for habitation' under sections 121 & 123 of the Building Act 2004.



Brett Hastie

Brett Hastie. NZCD-Arch, LBP # 137855, Member BOINZ.

brett@conarchtwp.nz

conarchtwp.nz

Phone: 027 383 5418

Safe and sanitary

SUBMITTED BY
Brett Hastie
brett@conarchtwp.nz
0273835418

CREATED ON
2024-10-24

LOCATION
53 Braeview Crescent
9010 Dunedin
Otago
NZ

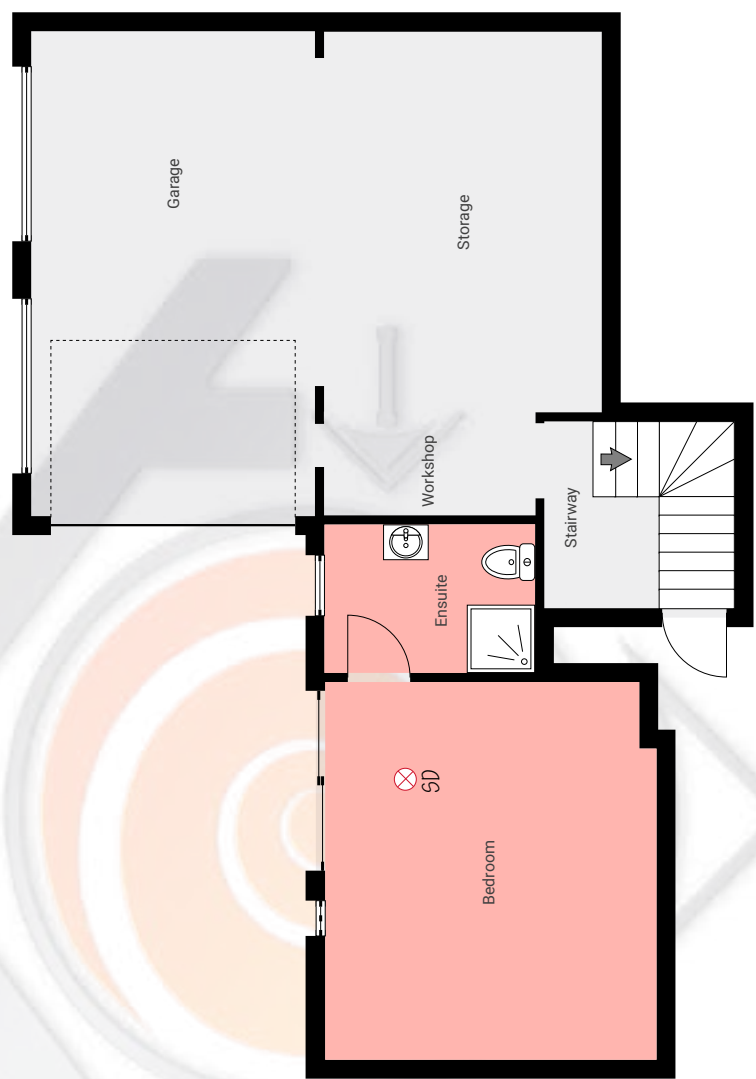
Conarch Te Wai Pounamu Limited
24 Lochend Street
9013 Dunedin
New Zealand
brett@conarchtwp.nz
conarchtwp.nz
0273835418

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ACCURACY. Conarch Te Wai Pounamu Limited DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS. CHECK ALL DIMENSIONS ON SITE.



▼ Basement • Level 1

LEGAL DESCRIPTION
Parcel ID: 3096136
Appellation: Lot 44 DP 3309
Location: Maori Hill
ZONE DESCRIPTION
Climate Zone: 5
Earthquake Zone: Zone 1
Exposure Zone: Zone C
Lee Zone: No
Rainfall Range: 40 - 50
Wind Region: A
Wind Zone: High



SD = smoke detector



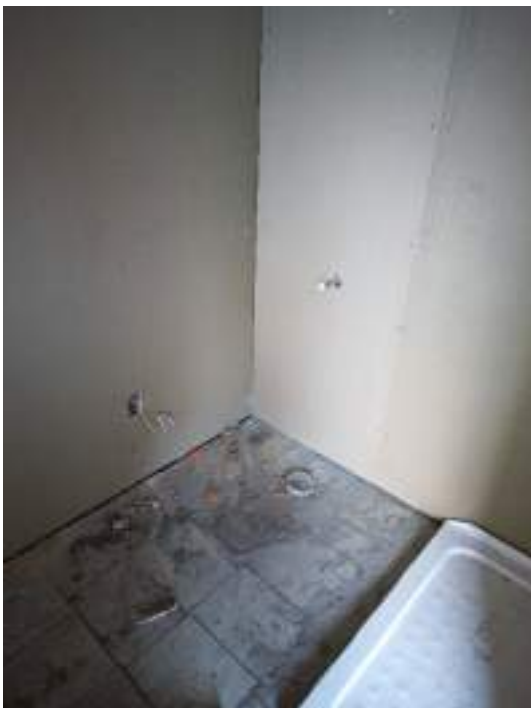
The original tiles were visible in the ensuite during the first inspection of the property



Insulation and original timber framing was visible to the external walls of the ensuite



Waste pipe to the gully trap outside the ensuite



Original toilet waste position visible to the ensuite



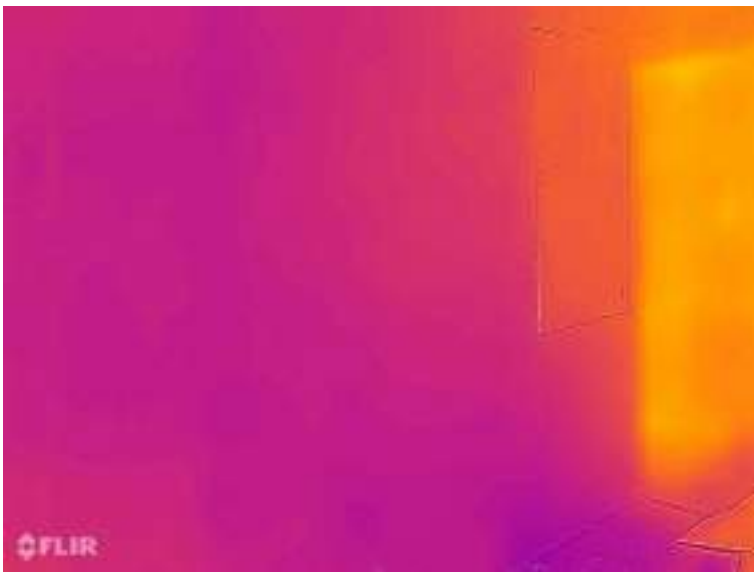
The original door frame to the ensuite



Bedroom area of the ground floor



New tiles being laid and fixtures returning to the original positions with updated fittings



Thermal imaging of the internal walls appear to show insulation and density



Thermal imaging of the external walls shows insulation between the concrete structural members



External glass ranch slider access to the downstairs space