

## DISCLAIMER

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# Dunedin City Council Land Information Memorandum

99934

**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 **13 March 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

12 Alva Street Dunedin

**LIM Applicant  
Print Date**

Kelly Cherie Dowdell and Arona Neemia Fiaalii  
13-Mar-2025

## CONTENTS

[Property Details](#)  
[Rates Details](#)  
[Building, Plumbing and Drainage](#)  
[Site Hazards](#)  
[Hazardous Substances](#)  
[Environmental Health](#)  
[Licensing](#)  
[City Planning](#)  
[Transport](#)  
[Water](#)  
[Foul Sewer and Waste Water](#)  
[Appendix](#)

## PROPERTY DETAILS

**Property ID** 5026280  
**Address** 12 Alva Street Dunedin  
**Parcels** LOT 1 DP 12337

**Rubbish Day** Friday

## RATES DETAILS

**Rate Account** 2026280

Address 12 Alva Street Dunedin

Valuation Number 27150-61902

**Latest Valuation Details**

Capital Value \$900,000  
Land Value \$580,000  
Value of Improvements \$320,000  
Area (Hectares) 0.0579HA  
Units of Use 1

**Current Rates**

Current Rating Year Starting 01-Jul-2024  
Dunedin City Council Rates \$4,373.30

**Rates Outstanding for Year** \$1,390.51

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

#### 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.

### Independent Building Report(s)

An Independent Building Report was submitted to Council on **30-Aug-2013**.

### Building and Drainage Consents

The following consents are recorded for this property:

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

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

#### [ABA-2010-7](#) Building Consent - Convert Dressing Room to Ensuite

Lodgement Date	06-Jan-2010
Decision	Granted
Decision Date	22-Jan-2010
Current Status	<b>CCC Issued</b>
Previous Number	
<i>(Applications before 2007)</i>	

[ABA-2011-450](#) Building Consent - Install Ethos Genesis FS100 Heater No Wetback

Lodgement Date 17-Mar-2011

Decision Granted

Decision Date 25-Mar-2011

Current Status **CCC Issued**

Previous Number

(Applications before 2007)

[ABA-2017-796](#) Building Consent - Extension of Foul Drain to New Foul Sewer Realigned by DCC

Lodgement Date 02-May-2017

Decision Granted

Decision Date 11-May-2017

Current Status **CCC Issued**

Previous Number

(Applications before 2007)

### Building and Drainage Permits

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

[H-1971-73194](#) AAB19710630

3909 - Erect Dwelling, (Farry). The permit was lodged on 22-Apr-1971.

[H-1971-198823](#) AAD19711499 - H9096 Drainage, (Farry). The permit was lodged on 31-May-1971.

[H-1971-198824](#) AAD19711500 - H9618 Plumbing, No Plan (Farry). The permit was lodged on 23-Sep-1971.

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: [info@deepsouth@heritage.org.nz](mailto:info@deepsouth@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.

### **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 19<sup>th</sup> 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



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

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

<i>Tree No</i>	<i>Common Name</i>
T581	Totara

**Noise**

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

*Noise Zone*

50Dt/40Nt dBA, 45SP dBA

**SECOND GENERATION PLAN INFORMATION****Zoning**

- Inner City Residential (refer Section 15, Residential)

**Scheduled Items**

- Scheduled Trees within 30m of site
  - Plan ID: T144
  - Common Name: Mediterranean cypress
- Scheduled Trees within 30m of site
  - Plan ID: T581
  - Common Name: Totara

**Overlay Zones**

- Heritage Precinct Overlay Zone
  - Type: Residential
  - Name: High Street

**Mapped Areas**

- Archaeological Alert Layer

**Resource Consents**

There are no resource consents for this property.

**RESOURCE CONSENTS WITHIN 50 METRES OF 12 ALVA STREET DUNEDIN****143 R Belleknowes Terrace Dunedin**

[RMA-1996-359966](#) Resource Management Act (Historical Data) LEGALISATION OF ROW OVER PART OF TOWN BELT (Other). The outcome was Granted on 30/08/1996.

**829 R High Street Dunedin**

[OUT-2016-4](#) Outline Plan outline plan for separated cycle lanes. The outcome was Issued on 01/02/2017.

[LUC-2012-295](#) Land Use Consent establish 3 roadside telecommunication cabinets. The outcome was Granted on 23/07/2012.

[RMA-2005-368657](#) Resource Management Act (Historical Data) NEW BUS SHELTER (Non-Notified - Non Complying). The outcome was Granted on 08/02/2005.

[RMA-2003-366348](#) Resource Management Act (Historical Data) CERTIFICATE OF COMPLIANCE FOR INSTALLATION, OPERATION AND MAINTENANCE OF TELECOMMUNICATION CABINET (Other). The outcome was Granted on 25/02/2003.

[RMA-1997-361145](#) Resource Management Act (Historical Data) ERECT 4 POSTER BOLLARDS & 1 POSTER BOARD (Non-Notified - Non Complying). The outcome was Granted on 04/08/1997.

**1093 R Maori Road Dunedin**

[LUC-2020-226](#) Land Use Consent construction of a replacement retaining wall within the dripline of a scheduled tree, T726. The outcome was Granted on 08/06/2020.

[RMA-1996-360455](#) Resource Management Act (Historical Data) NON-PROFIT MAKING ORGANISATION SELLING CHRISTMAS TREES DBTR - DOWNIE STEWART FOUNDATION (Non-Notified - Non Complying). The outcome was Granted on 11/12/1996.

**1167 R Meadow Street Dunedin**

[RMA-1963-353688](#) Resource Management Act (Historical Data) ADDITIONS TO COMMUNITY CENTRE / App: MORNINGTON COMM CNTR J E MCCONNACHIE (Notified - Non Complying). The outcome was Granted on 30/07/1963.

**1454 R Queens Drive Dunedin**

[LUC-2018-14](#) Land Use Consent the maintenance and road widening for the purpose of establishing paving. The outcome was Granted on 14/02/2018.

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

[RMA-2002-365688](#) Resource Management Act (Historical Data) CONSTRUCT & MAINTAIN BUS SHELTERS ON ROAD RESERVE VARIOUS LOCATIONS AROUND DUNEDIN (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 06/06/2002.

**1669 R Stafford Street Dunedin**

[LUC-2017-383](#) Land Use Consent the installation of street furniture within a townscape precinct on the site at the Various Locations including Road Reserve of Stafford Street, Crawford Street, Lower Stuart Street and retrospective consent for the cycle stand located outside Toitu and within road reserve at Queens Gardens. The outcome was Granted on 31/08/2017.

[RMA-1998-361900](#) Resource Management Act (Historical Data) ERECT PHOTOGRAPHS AT VARIOUS SITES FOR DUNEDINBURGH EXHIBITION (Non-Notified - Non Complying). The outcome was Granted on 11/11/1998.

[RMA-1986-351912](#) Resource Management Act (Historical Data) ADDN TO FOODBARN Ownr:BALLINS (Non-Notified - Non Complying). The outcome was Granted on 12/06/1986.

[RMA-1995-350693](#) Resource Management Act (Historical Data) Right Of Way / App: M.D. Body PO Box 235 (Non-Notified - Non Complying).

**5026276 423 High Street Dunedin**

[LUC-2022-404](#) Land Use Consent The replacement of a retaining wall and fence above.. The outcome was Granted on 19/10/2022.

**5026277 433 High Street Dunedin**

[RMA-2004-368543](#) Resource Management Act (Historical Data) ESTABLISH GUEST HOUSE FOR A MAXIMUM 8 PERSONS (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 31/01/2005.

**5026279 435 High Street Dunedin**

[LUC-2014-76](#) Land Use Consent construct a deck. The outcome was Granted on 18/03/2014.

**5026282 8 Alva Street Dunedin**

[LUC-2024-444](#) Land Use Consent maintenance on significant tree T581. The outcome was Granted on 06/12/2024.

[LUC-2011-398](#) Land Use Consent Tree maintenance for emergency works on a significant tree - T581 Totara. The outcome was Granted on 18/07/2011.

**5026288 5 William Street Dunedin**

[RMA-1997-361382](#) Resource Management Act (Historical Data) REMOVAL OF SIGNIFICANT TREE NO FEE. WAIVED BY HELEN WALKER Hazards Comments: (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 17/11/1997.

**[5026294](#) 7 Alva Street Dunedin**

[RMA-1999-362968](#) Resource Management Act (Historical Data) ADJUSTMENT OF BOUNDARY BETWEEN CT'S 9C/1054 AND 5B/1321 (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 02/09/1999.

**[5026295](#) 7A Alva Street Dunedin**

[RMA-1999-363116](#) Resource Management Act (Historical Data) LAND USE CONSENT FOR TWO EXISTING UNITS CONTAINED ON LOT 1 BEING CREATED BY SUBDIVISION RMA990384 (Non-Notified - Non Complying). The outcome was Granted on 02/09/1999.

[RMA-1999-362968](#) Resource Management Act (Historical Data) ADJUSTMENT OF BOUNDARY BETWEEN CT'S 9C/1054 AND 5B/1321 (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 02/09/1999.

**[5026331](#) 440 High Street Dunedin**

[RMA-1995-357319](#) Resource Management Act (Historical Data) ER ACCESSORY BLDG Ownr:D & M FITZGERALD / App: D & M FITZGERALD SKYLINE BLDGS BOX 455 DN (Non-Notified - Non Complying). The outcome was Granted on 17/02/1995.

**[5026332](#) 434 High Street Dunedin**

[LUC-2021-492](#) Land Use Consent maintenance work on a Significant Tree (T585 - Copper beech). The outcome was Granted on 09/09/2021.

[LUC-2019-353](#) Land Use Consent land use consent for tree maintenance on a significant tree T588 - Horse chestnut. The outcome was Granted on 26/07/2019.

[LUC-2013-190](#) Land Use Consent remove a significant tree - silver birch T586. The outcome was Granted on 28/05/2013.

[LUC-2008-219](#) Land Use Consent Tree maintenance or emergency works on a significant tree Copper Beech T585. The outcome was Granted on 16/04/2008.

[RMA-1999-362928](#) Resource Management Act (Historical Data) REMOVAL OF CEDAR TREE (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 27/05/1999.

**[5044165](#) 40 Eglinton Road Dunedin**

[LUC-2023-325](#) Land Use Consent The large-scale earthworks within an Urban Biodiversity Mapped Area and the required setback from network utilities to lay an artificial surface and create a pedestrian access.. The outcome was Granted on 06/09/2023.

[POL-2021-54](#) Planning Other Legislation Planning Certificate for sale of liquor. The outcome was Granted on 08/10/2021.

[LUC-2014-98](#) Land Use Consent establish facilities and operate Petanque Club activity. The outcome was Granted on 12/06/2014.

[RMA-2000-364180](#) Resource Management Act (Historical Data) TO REMOVE THE TREE ON THE SUBJECT SITE (Non-Notified - Restricted Discretionary). The outcome was Granted on 20/07/2000.

[RMA-1965-353779](#) Resource Management Act (Historical Data) ADDITIONS TO PAVILION / App: ZINGARI-RICHMOND (Notified - Non Complying). The outcome was Granted on 04/05/1965.

**[5102850](#) 1 Lawson Street Dunedin**

[LUC-2007-27/A](#) Land Use Consent s127 change or cancellation of conditions. The outcome was s127 Upheld on 02/04/2007.

[LUC-2007-27](#) Land Use Consent MUSIC EVENT IN THE KENSINGTON OVAL 24 MARCH 2007. The outcome was Granted on 22/02/2007.

**[5103242](#) 799 Princes Street Dunedin**

[LUC-2007-27/A](#) Land Use Consent s127 change or cancellation of conditions. The outcome was s127 Upheld on 02/04/2007.

[LUC-2007-27](#) Land Use Consent MUSIC EVENT IN THE KENSINGTON OVAL 24 MARCH 2007. The outcome was Granted on 22/02/2007.

[RMA-2001-365049](#) Resource Management Act (Historical Data) CERTIFICATE OF COMPLIANCE - PROPOSED CABLE (Other). The outcome was Granted on 11/09/2001.

**[5103265](#) 11 Meadow Street Dunedin**

[LUC-2007-27/A](#) Land Use Consent s127 change or cancellation of conditions. The outcome was s127 Upheld on 02/04/2007.

[LUC-2007-27](#) Land Use Consent MUSIC EVENT IN THE KENSINGTON OVAL 24 MARCH 2007. The outcome was Granted on 22/02/2007.

**[5105752](#) 160 Eglinton Road Dunedin**

[LUC-2007-27/A](#) Land Use Consent s127 change or cancellation of conditions. The outcome was s127 Upheld on 02/04/2007.

[LUC-2007-27](#) Land Use Consent MUSIC EVENT IN THE KENSINGTON OVAL 24 MARCH 2007. The outcome was Granted on 22/02/2007.

**[5108774](#) 105 Andersons Bay Road Dunedin**

[LUC-2022-266](#) Land Use Consent One day music event at the Oval to be held in September 2022, 2023 and 2024.. The outcome was Granted on 19/08/2022.

**[5111430](#) 160 Eglinton Road Dunedin**

[LUC-2022-266](#) Land Use Consent One day music event at the Oval to be held in September 2022, 2023 and 2024.. The outcome was Granted on 19/08/2022.

[LUC-2017-129/A](#) Land Use Consent s357 objection to fees for LUC-2017-129, land use consent for the establishment of an interim building for cable car display. The outcome was S357 Upheld on 03/07/2020.

[LUC-2017-129](#) Land Use Consent the establishment of an interim building for cable car display. The outcome was Granted on 18/09/2017.

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

[LUC-2014-98](#) Land Use Consent establish facilities and operate Petanque Club activity. The outcome was Granted on 12/06/2014.

[LUC-2010-3](#) Land Use Consent install play equipment on an existing playground.. The outcome was Granted on 05/02/2010.

[RMA-2005-369744](#) Resource Management Act (Historical Data) ERECT BUS SHELTER (Non-Notified - Non Complying). The outcome was Granted on 24/01/2006.

[RMA-1996-359344](#) Resource Management Act (Historical Data) RIGHT OF WAY OVER PART OF THE TOWN BELT OF DUNEDIN (CT 301/114) IN FAVOUR OF LOT 22 DP 771 (CT 13B/1413) (Other). The outcome was Granted on 18/04/1996.

**[5132937](#) 25 Alva Street Dunedin**

[LUC-2019-38](#) Land Use Consent earthworks to establish good ground conditions for foundations of the Co-housing residential block (Alva and High blocks). The outcome was Granted on 21/02/2019.

[LUC-2018-575](#) Land Use Consent bulk and location, amenity open space and parking breaches associated with the principal units of SUB-2018-107. The outcome was Granted on 02/11/2018.

[SUB-2018-107](#) Subdivision Consent unit title subdivision consented by LUC-2014-319/B. The outcome was Granted on 02/11/2018.

[LUC-2014-319/B](#) Land Use Consent s127 change of conditions for LUC-2014-319 by changing the layout of the development. The outcome was s127 Upheld on 10/05/2017.

[LUC-2014-319/A](#) Land Use Consent s357 objection to fees. The outcome was S357 Dismissed on 24/04/2015.

[LUC-2014-319](#) Land Use Consent co-housing development and undertake earthworks. The outcome was Granted on 16/12/2014.

**[5133878](#) 16 - 25 Alva Street Dunedin**

[LUC-2019-38](#) Land Use Consent earthworks to establish good ground conditions for foundations of the Co-housing residential block (Alva and High blocks). The outcome was Granted on 21/02/2019.

[LUC-2018-575](#) Land Use Consent bulk and location, amenity open space and parking breaches associated with the principal units of SUB-2018-107. The outcome was Granted on 02/11/2018.

[SUB-2018-107](#) Subdivision Consent unit title subdivision consented by LUC-2014-319/B. The outcome was Granted on 02/11/2018.

[LUC-2014-319/B](#) Land Use Consent s127 change of conditions for LUC-2014-319 by changing the layout of the development. The outcome was s127 Upheld on 10/05/2017.

[LUC-2014-319/A](#) Land Use Consent s357 objection to fees. The outcome was S357 Dismissed on 24/04/2015.

[LUC-2014-319](#) Land Use Consent co-housing development and undertake earthworks. The outcome was Granted on 16/12/2014.

**[5133879](#) 15 - 25 Alva Street Dunedin**

[LUC-2019-38](#) Land Use Consent earthworks to establish good ground conditions for foundations of the Co-housing residential block (Alva and High blocks). The outcome was Granted on 21/02/2019.

[LUC-2018-575](#) Land Use Consent bulk and location, amenity open space and parking breaches associated with the principal units of SUB-2018-107. The outcome was Granted on 02/11/2018.

[SUB-2018-107](#) Subdivision Consent unit title subdivision consented by LUC-2014-319/B. The outcome was Granted on 02/11/2018.

[LUC-2014-319/B](#) Land Use Consent s127 change of conditions for LUC-2014-319 by changing the layout of the development. The outcome was s127 Upheld on 10/05/2017.

[LUC-2014-319/A](#) Land Use Consent s357 objection to fees. The outcome was S357 Dismissed on 24/04/2015.

[LUC-2014-319](#) Land Use Consent co-housing development and undertake earthworks. The outcome was Granted on 16/12/2014.

**5133880 14 - 25 Alva Street Dunedin**

[LUC-2019-38](#) Land Use Consent earthworks to establish good ground conditions for foundations of the Co-housing residential block (Alva and High blocks). The outcome was Granted on 21/02/2019.

[LUC-2018-575](#) Land Use Consent bulk and location, amenity open space and parking breaches associated with the principal units of SUB-2018-107. The outcome was Granted on 02/11/2018.

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[LUC-2014-319](#) Land Use Consent co-housing development and undertake earthworks. The outcome was Granted on 16/12/2014.

**5133881 12 - 25 Alva Street Dunedin**

[LUC-2019-38](#) Land Use Consent earthworks to establish good ground conditions for foundations of the Co-housing residential block (Alva and High blocks). The outcome was Granted on 21/02/2019.

[LUC-2018-575](#) Land Use Consent bulk and location, amenity open space and parking breaches associated with the principal units of SUB-2018-107. The outcome was Granted on 02/11/2018.

[SUB-2018-107](#) Subdivision Consent unit title subdivision consented by LUC-2014-319/B. The outcome was Granted on 02/11/2018.

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[LUC-2014-319](#) Land Use Consent co-housing development and undertake earthworks. The outcome was Granted on 16/12/2014.

**5133882 11 - 25 Alva Street Dunedin**

[LUC-2019-38](#) Land Use Consent earthworks to establish good ground conditions for foundations of the Co-housing residential block (Alva and High blocks). The outcome was Granted on 21/02/2019.

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[LUC-2014-319](#) Land Use Consent co-housing development and undertake earthworks. The outcome was Granted on 16/12/2014.

**5133884 9 - 25 Alva Street Dunedin**

[LUC-2019-38](#) Land Use Consent earthworks to establish good ground conditions for foundations of the Co-housing residential block (Alva and High blocks). The outcome was Granted on 21/02/2019.

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**5133885 8 - 25 Alva Street Dunedin**

[LUC-2019-38](#) Land Use Consent earthworks to establish good ground conditions for foundations of the Co-housing residential block (Alva and High blocks). The outcome was Granted on 21/02/2019.

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[LUC-2019-38](#) Land Use Consent earthworks to establish good ground conditions for foundations of the Co-housing residential block (Alva and High blocks). The outcome was Granted on 21/02/2019.

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**5133890 19 - 25 Alva Street Dunedin**

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**5133892 17 - 25 Alva Street Dunedin**

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**5133893 6 - 25 Alva Street Dunedin**

[LUC-2019-38](#) Land Use Consent earthworks to establish good ground conditions for foundations of the Co-housing residential block (Alva and High blocks). The outcome was Granted on 21/02/2019.

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[LUC-2014-319/A](#) Land Use Consent s357 objection to fees. The outcome was S357 Dismissed on 24/04/2015.

[LUC-2014-319](#) Land Use Consent co-housing development and undertake earthworks. The outcome was Granted on 16/12/2014.

**5133894 5 - 25 Alva Street Dunedin**

[LUC-2019-38](#) Land Use Consent earthworks to establish good ground conditions for foundations of the Co-housing residential block (Alva and High blocks). The outcome was Granted on 21/02/2019.

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[LUC-2019-38](#) Land Use Consent earthworks to establish good ground conditions for foundations of the Co-housing residential block (Alva and High blocks). The outcome was Granted on 21/02/2019.



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### **5133896 3 - 25 Alva Street Dunedin**

[LUC-2019-38](#) Land Use Consent earthworks to establish good ground conditions for foundations of the Co-housing residential block (Alva and High blocks). The outcome was Granted on 21/02/2019.

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### **5133897 2 - 25 Alva Street Dunedin**

[LUC-2019-38](#) Land Use Consent earthworks to establish good ground conditions for foundations of the Co-housing residential block (Alva and High blocks). The outcome was Granted on 21/02/2019.

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### **5133898 1 - 25 Alva Street Dunedin**

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[LUC-2014-319](#) Land Use Consent co-housing development and undertake earthworks. The outcome was Granted on 16/12/2014.

### **5135079 25CP Alva Street Dunedin**

[LUC-2019-38](#) Land Use Consent earthworks to establish good ground conditions for foundations of the Co-housing residential block (Alva and High blocks). The outcome was Granted on 21/02/2019.

[SUB-2018-107](#) Subdivision Consent unit title subdivision consented by LUC-2014-319/B. The outcome was Granted on 02/11/2018.

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[LUC-2014-319](#) Land Use Consent co-housing development and undertake earthworks. The outcome was Granted on 16/12/2014.

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

No Transport information was found for this property

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 and a desktop visual inspection of this property has been carried out. The following information was found in relation to the property.

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

### **Previous LIMs on this property have identified the following:**

**Date of Inspection:** 02-Apr-2013

#### **Non-compliant entrance crossing.**

To meet current Council standards the drive would require installation of suitable drainage at the boundary and piped connection to the kerb and channel. This may be required to be upgraded in the future.

Council accepts this situation but accepts no liability, and points out that maintenance is the responsibility of the Property Owner.

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](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

### FOUL SEWER AND WASTE WATER

#### **Drainage Reticulation Plans**

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

#### **Stormwater/Sewer Separation - Compliant**

The Dunedin City Council requires the foul sewer and storm water being discharged from a property to be directed to the separate foul sewer and storm water networks, respectively. This property is in an area where inspections have been undertaken to ensure compliance with this requirement. This property was certified as complying with Council's requirements for storm water separation at the time of inspection on **5<sup>th</sup> December 1996**.

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.

### **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)

## 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

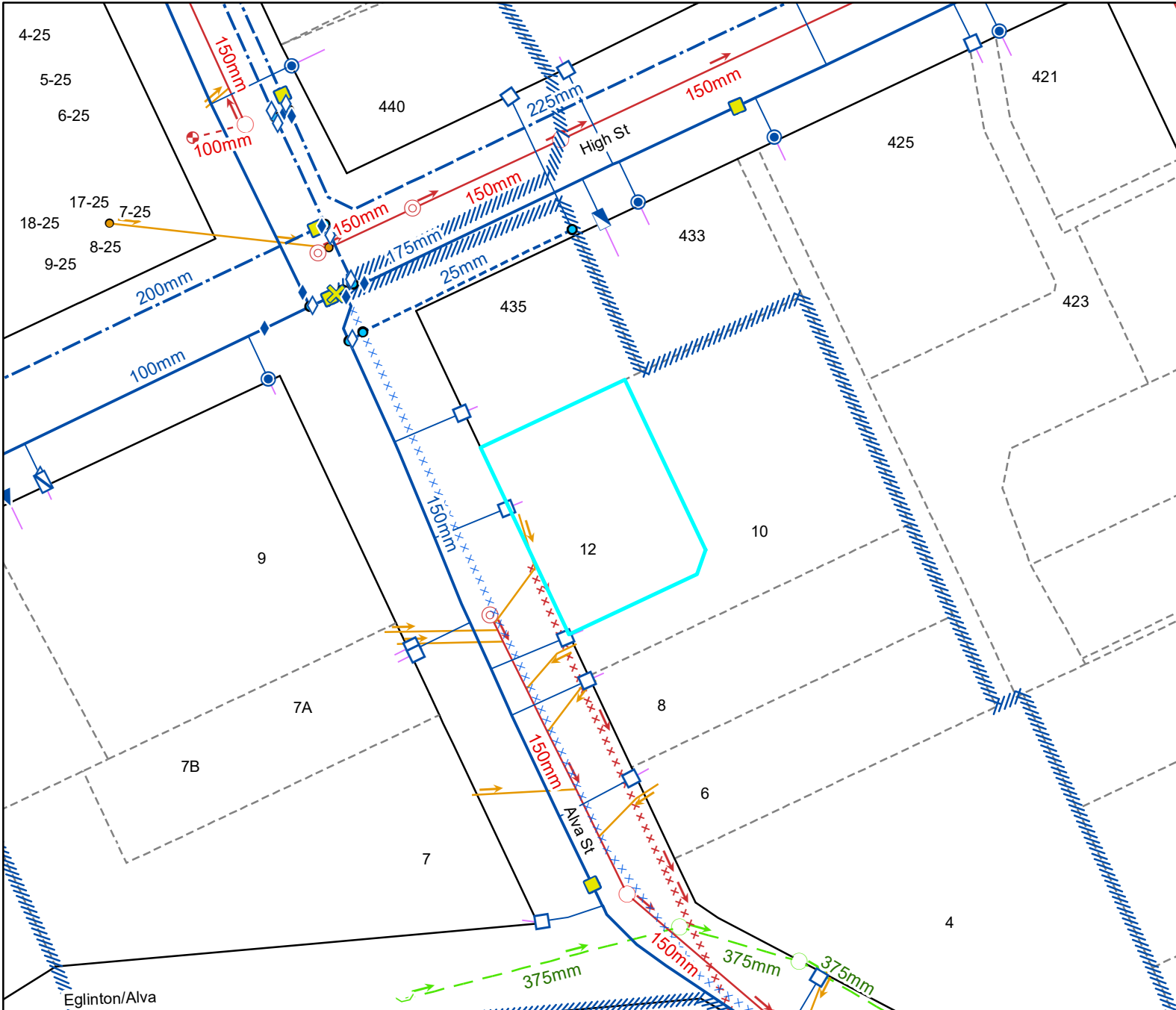
#### **General terms**

- 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

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

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

Stormwater

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

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

General

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

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



Council Water & Drainage Services

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

Scale at A4:  
1:750

7/03/2025  
8:08:40 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.

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2013 Urban and rural photography Jan/Feb 2013. Copyright DCC. CC BY 3.0 NZ.  
2006/2007 Urban photography March 2007. copyright NZAM. Rural photography March 2006, copyright T erralink International Ltd.



Scale at A4:  
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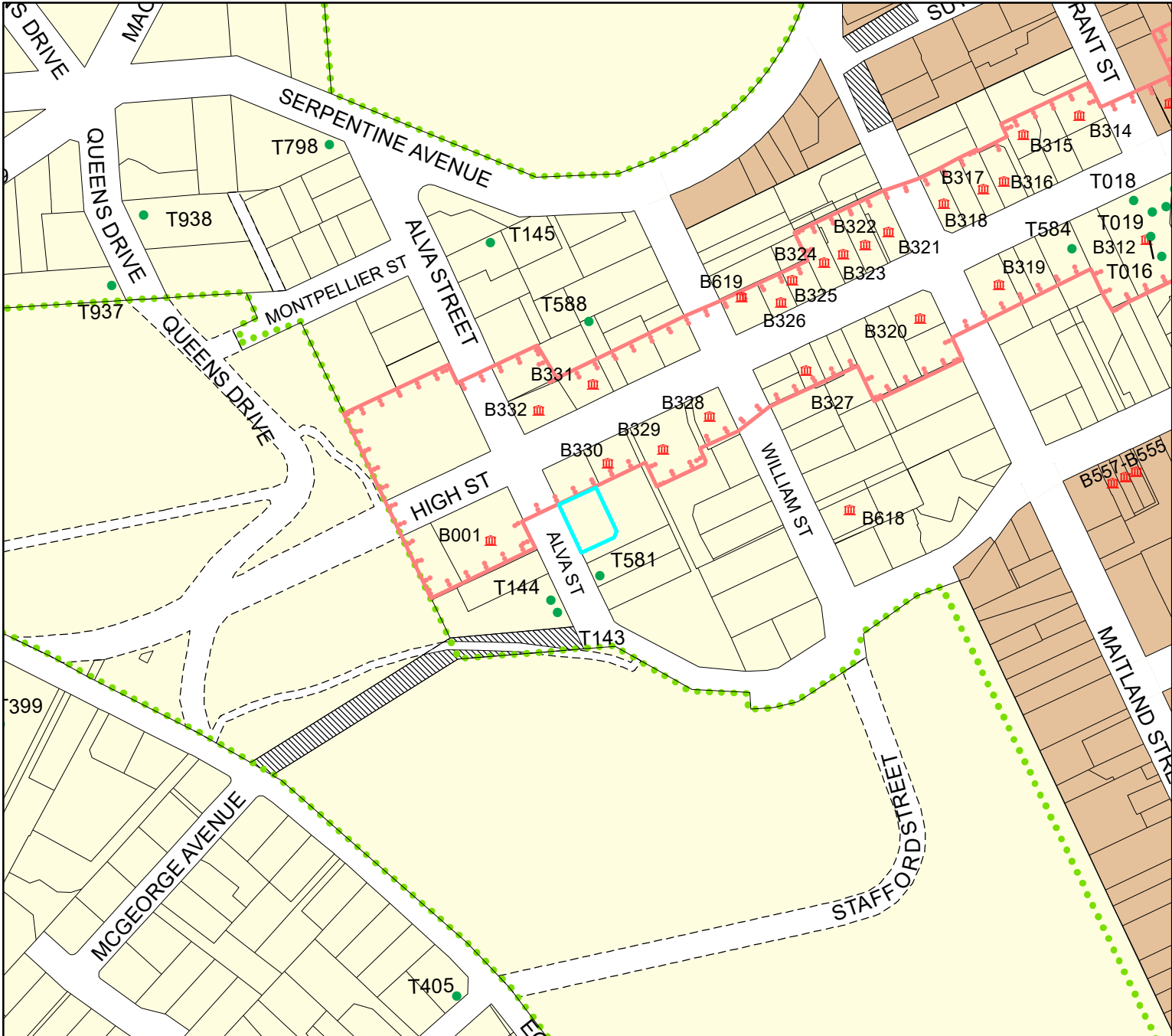
**PARCEL LINES CAN VARY FROM  
LEGAL PARCEL BOUNDARIES**  
This map is for illustration purposes only  
and is not accurate to surveying, engineer  
or orthophotographic standards. Every effort  
has been made to ensure correctness and the  
timeliness of the information presented.

**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

- Significant Trees
  - Transpower Structure
  - Transpower Lines
  - Heritage Structure
  - Heritage Facade
  - DP Archaeological Sites
  - Airport Fan Designation 274 bdy
  - Port Height Restrictions
  - DP Designations
  - Urban Landscape Conservation Area
  - DP Taiari Aerodrome
  - Restricted Water Supply Area
  - Ground Water Protection Zone A
  - Ground Water Protection Zone B
  - Public Roads not Legal
  - Unformed Legal Road
- ### 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 - Residential 6 Zone A
  - 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.

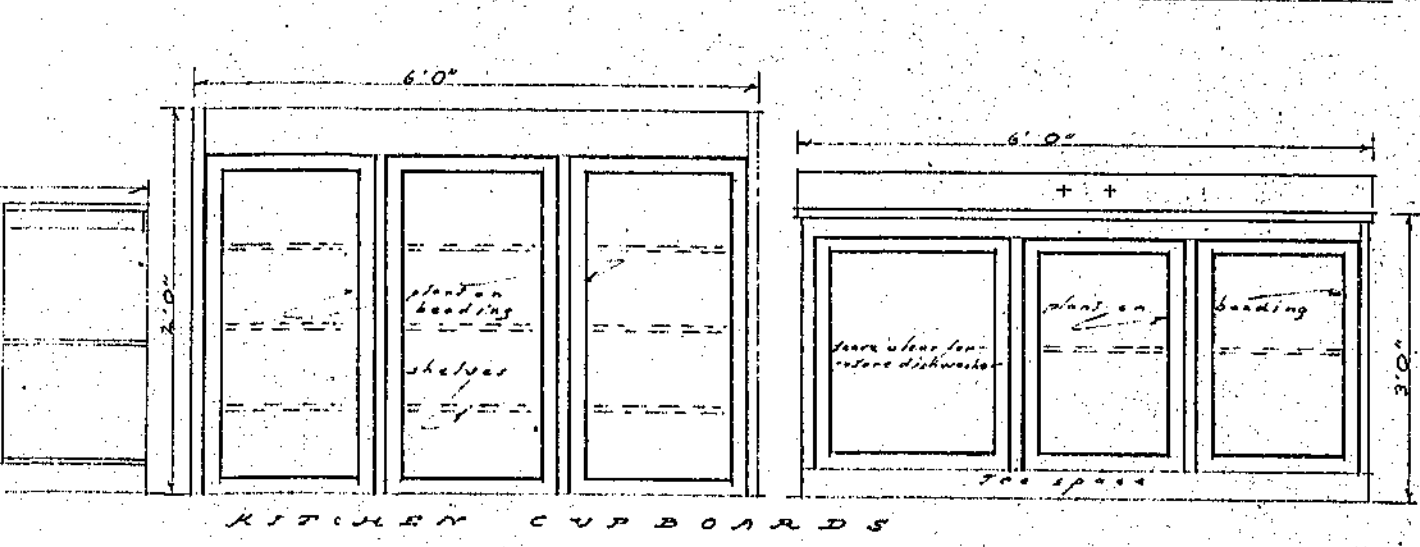
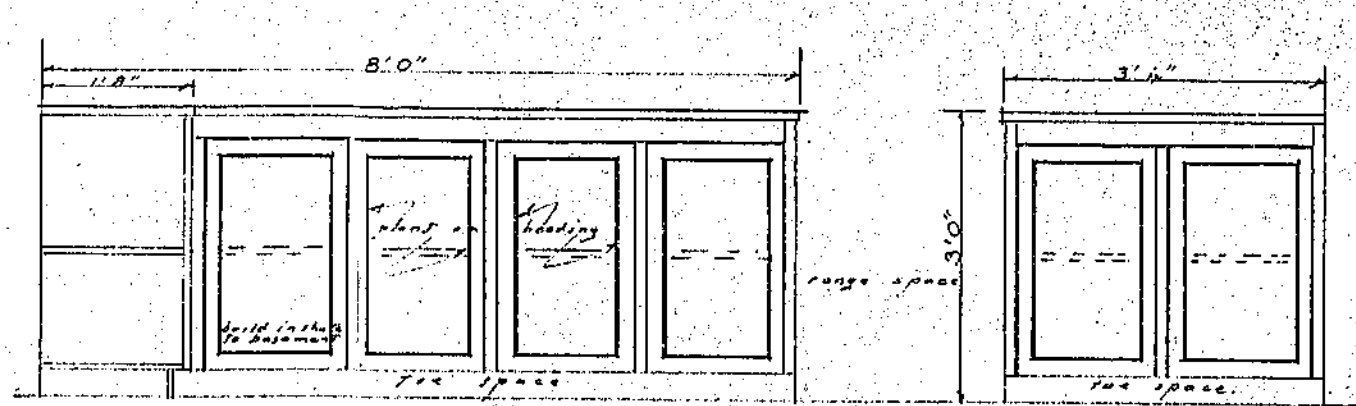
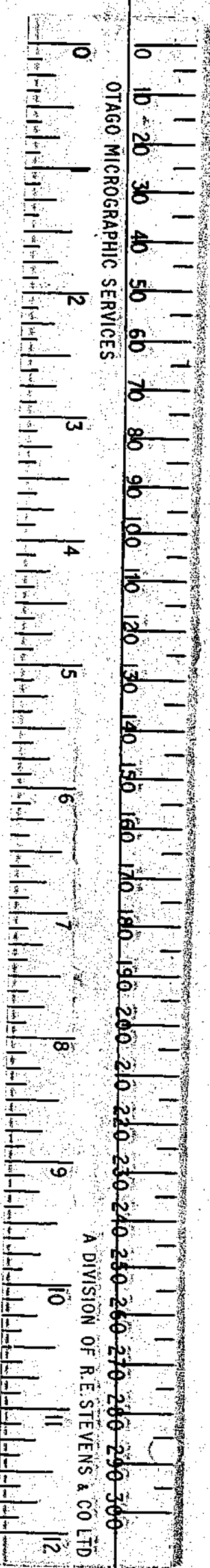


# Operative District Plan Map

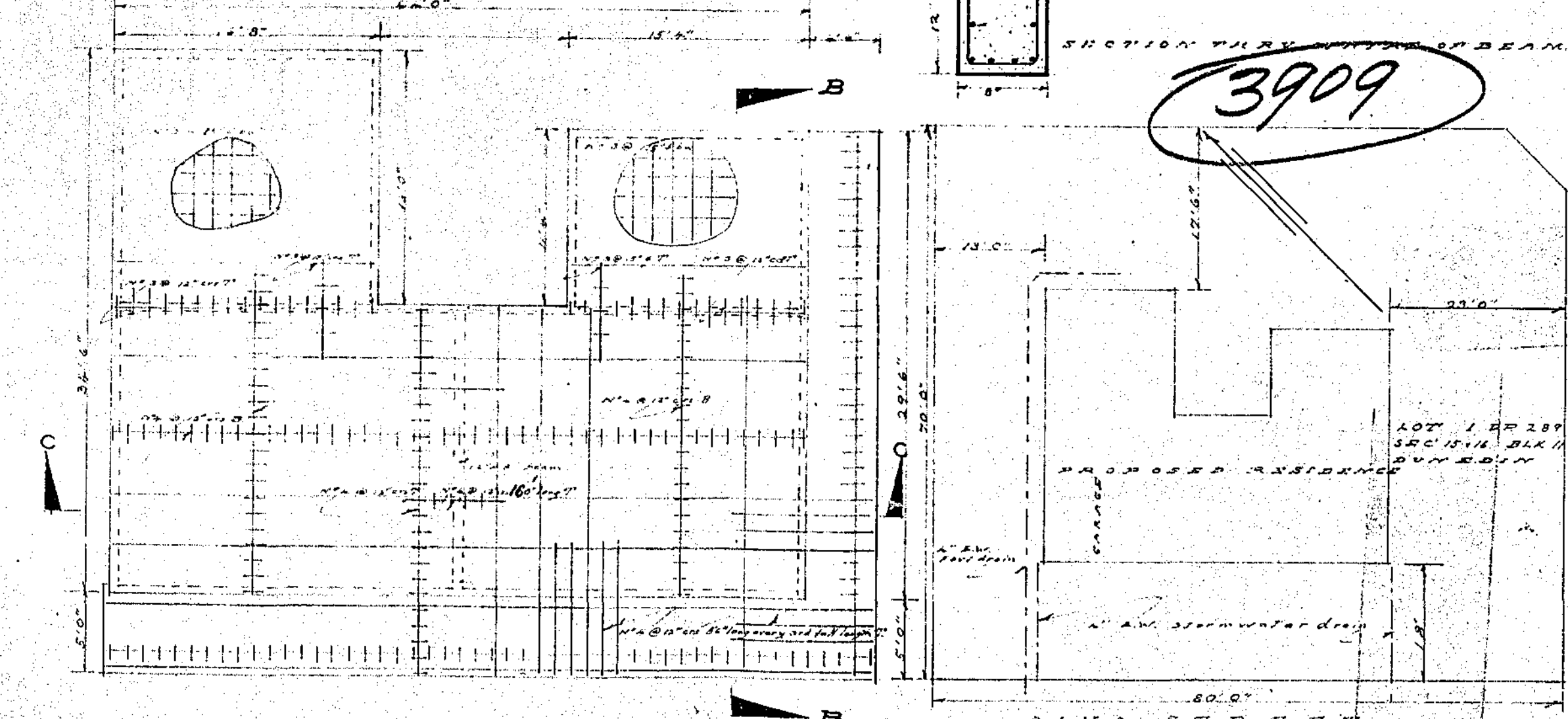
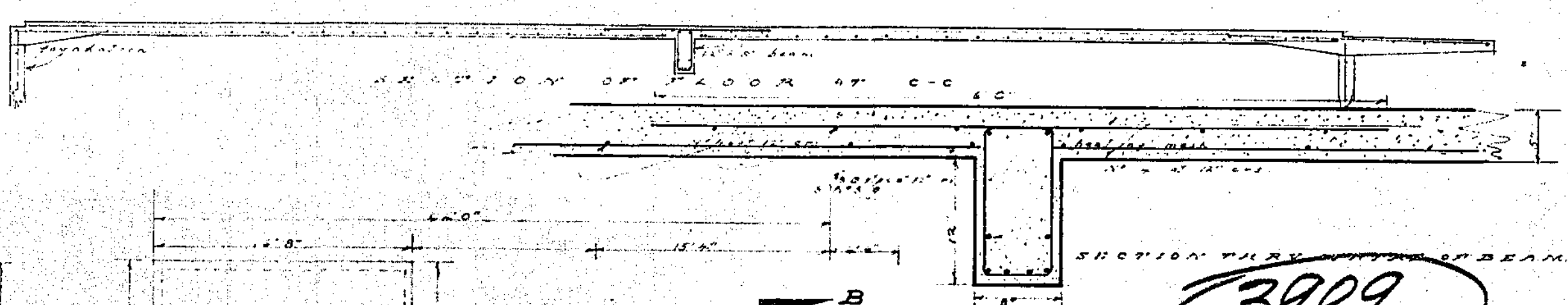
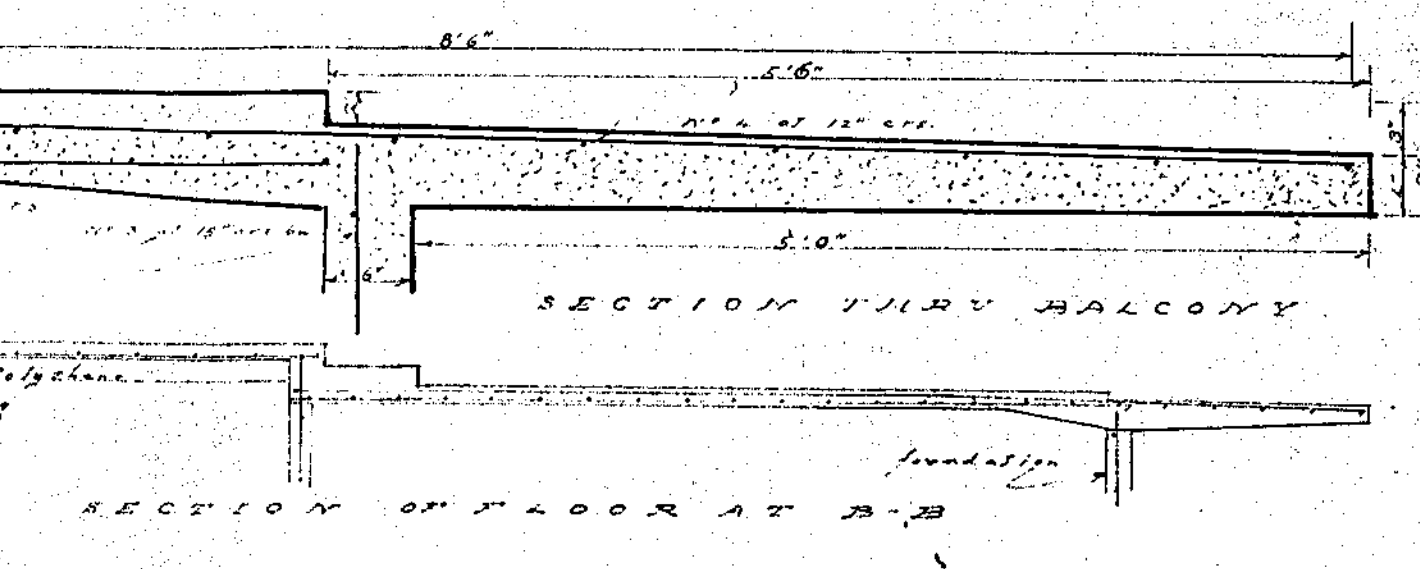
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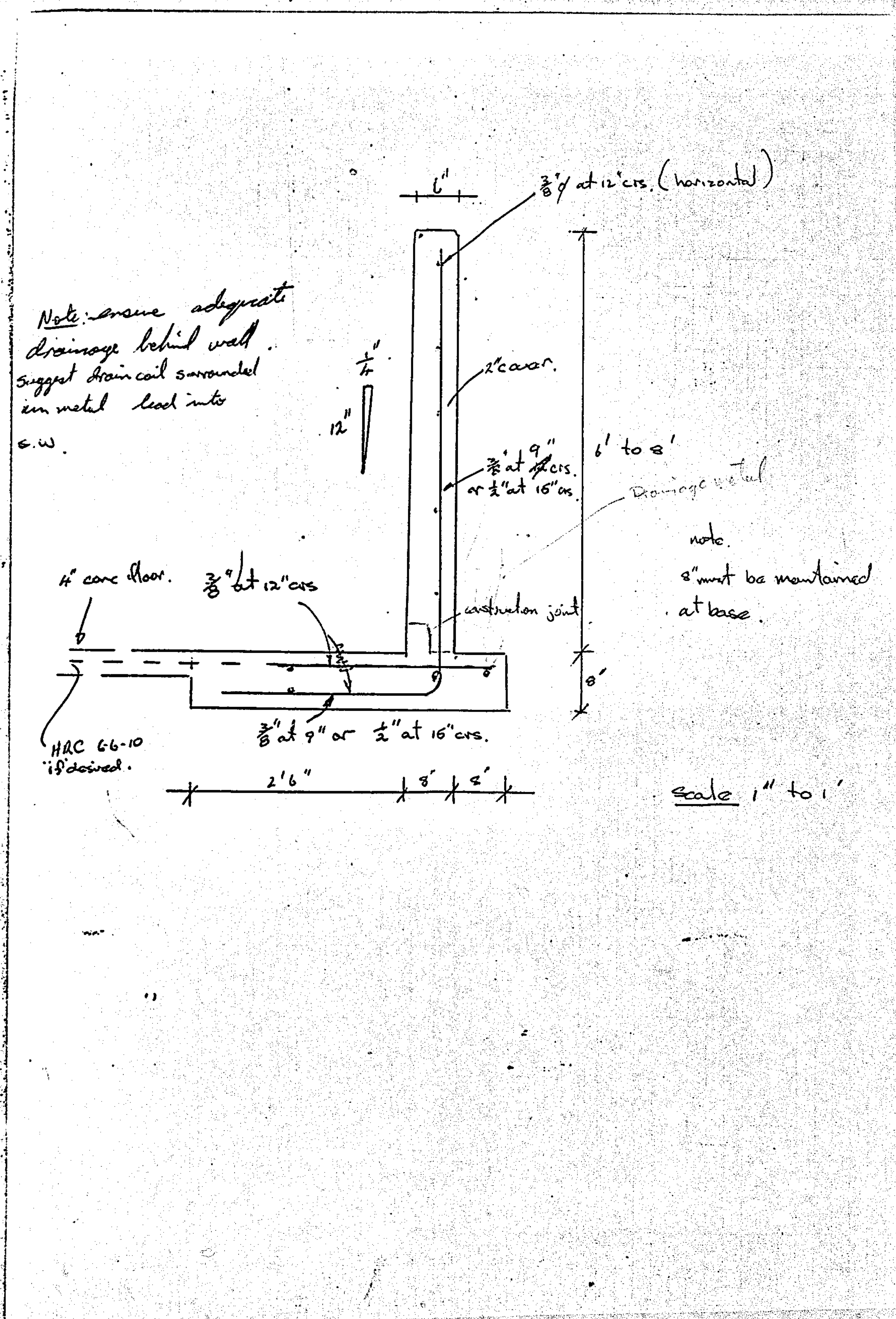
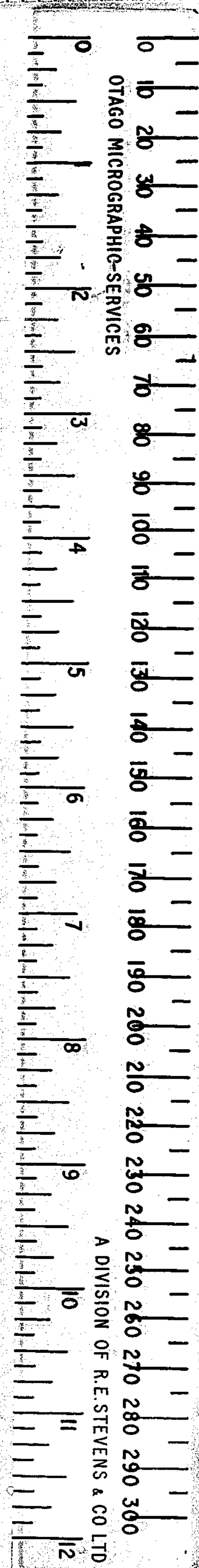
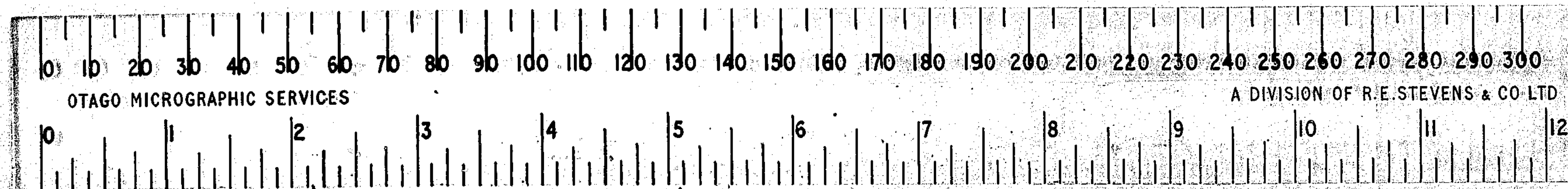


**BIRMINGHAM CITY CORPORATION**  
**COPY OF APPROVED PLAN**  
**SPECIFICATION**  
**TO BE RETAINED ON WORKS**  
**AND PRODUCED ON REQUEST**  
**OF BUILDING INSPECTOR.**  
DATE 22-4-71  
[Signature] CITY ENGINEER

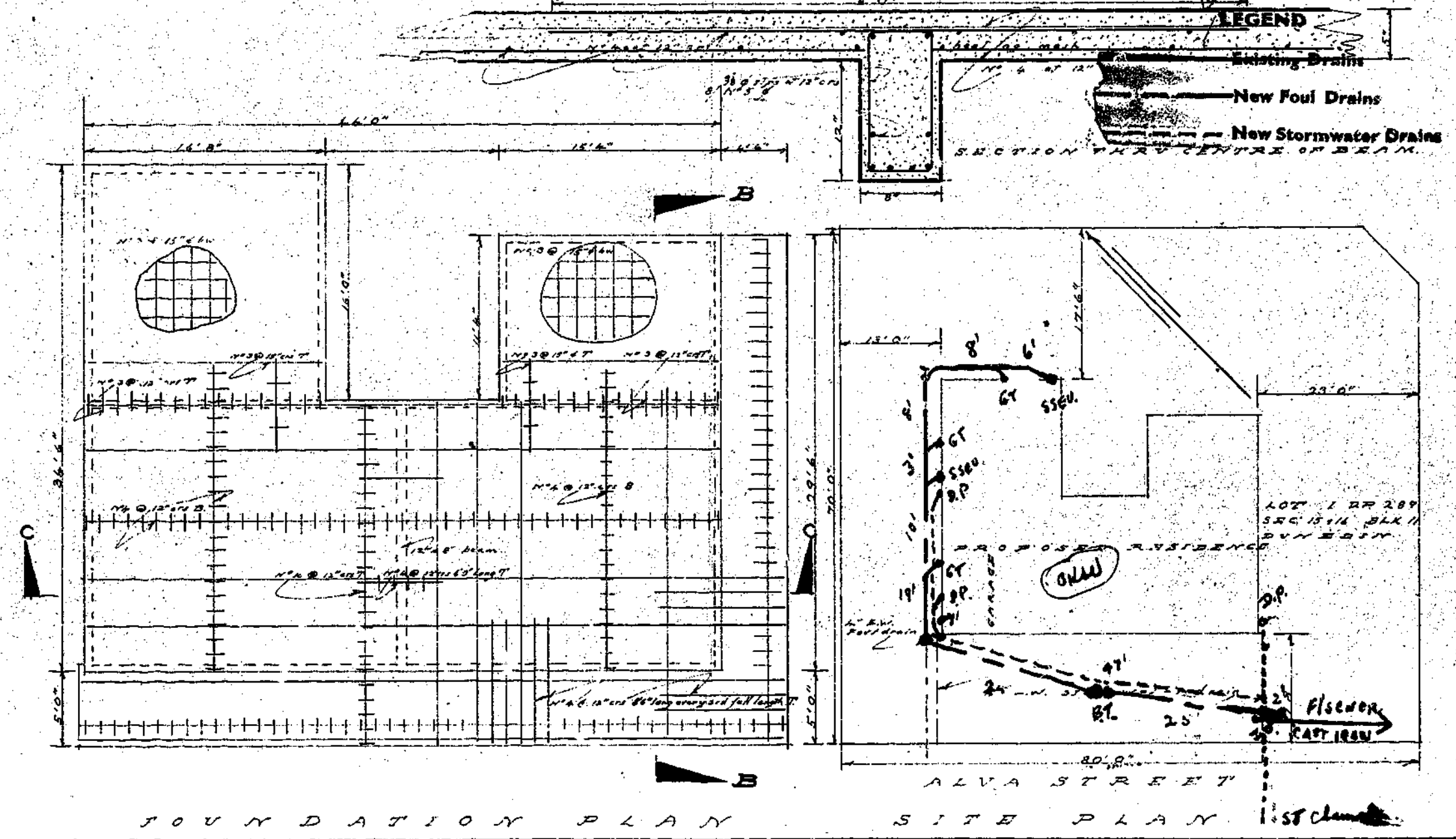
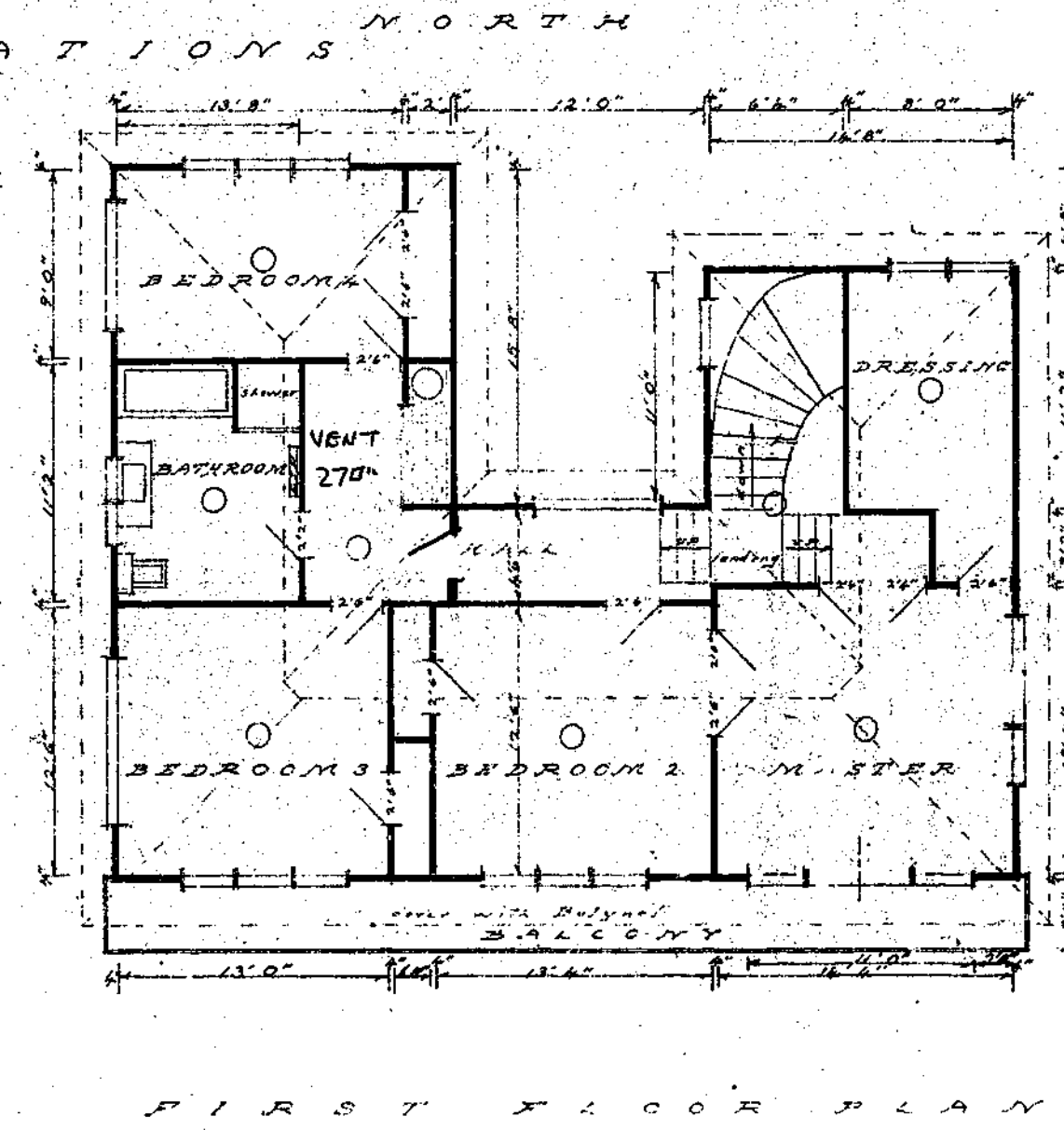
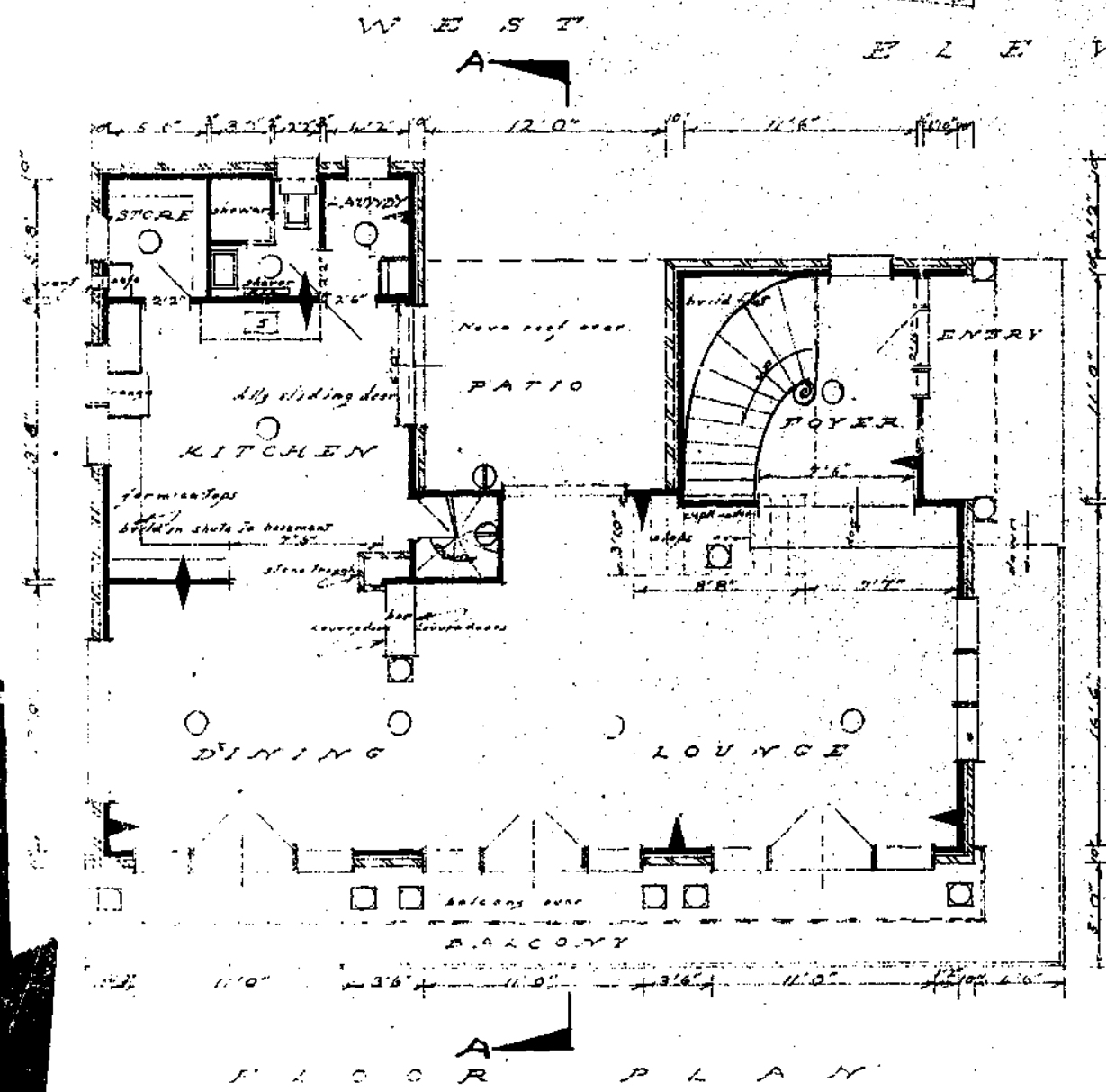
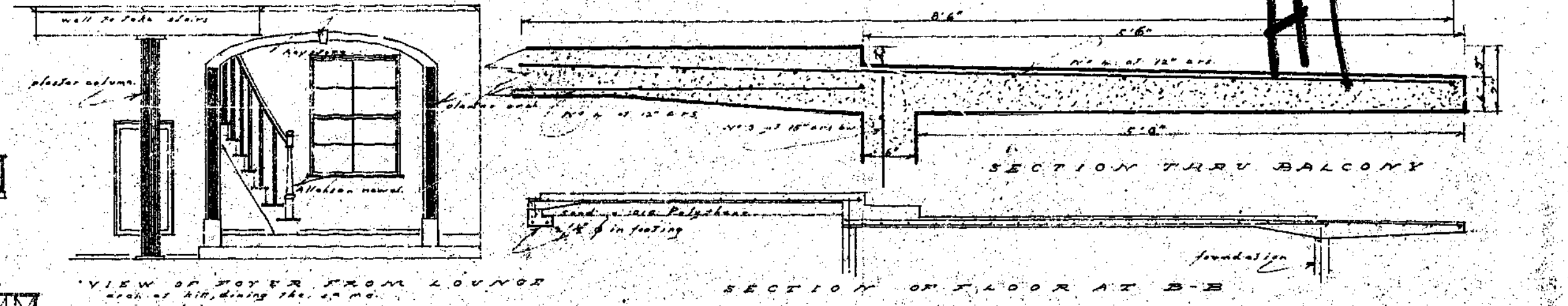
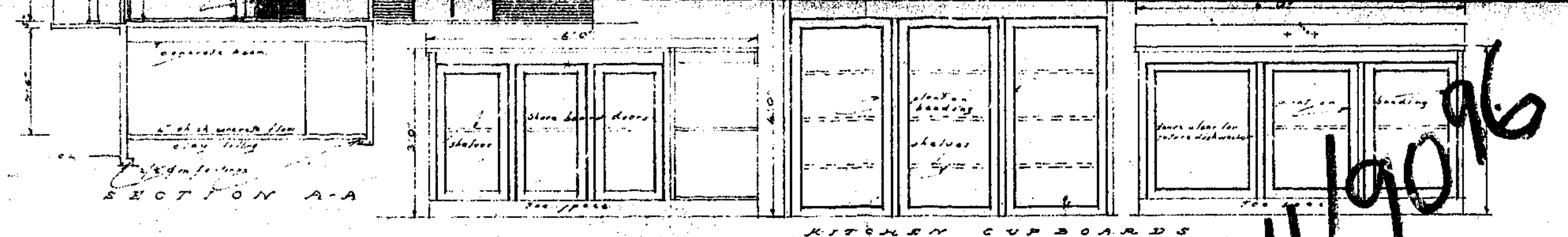
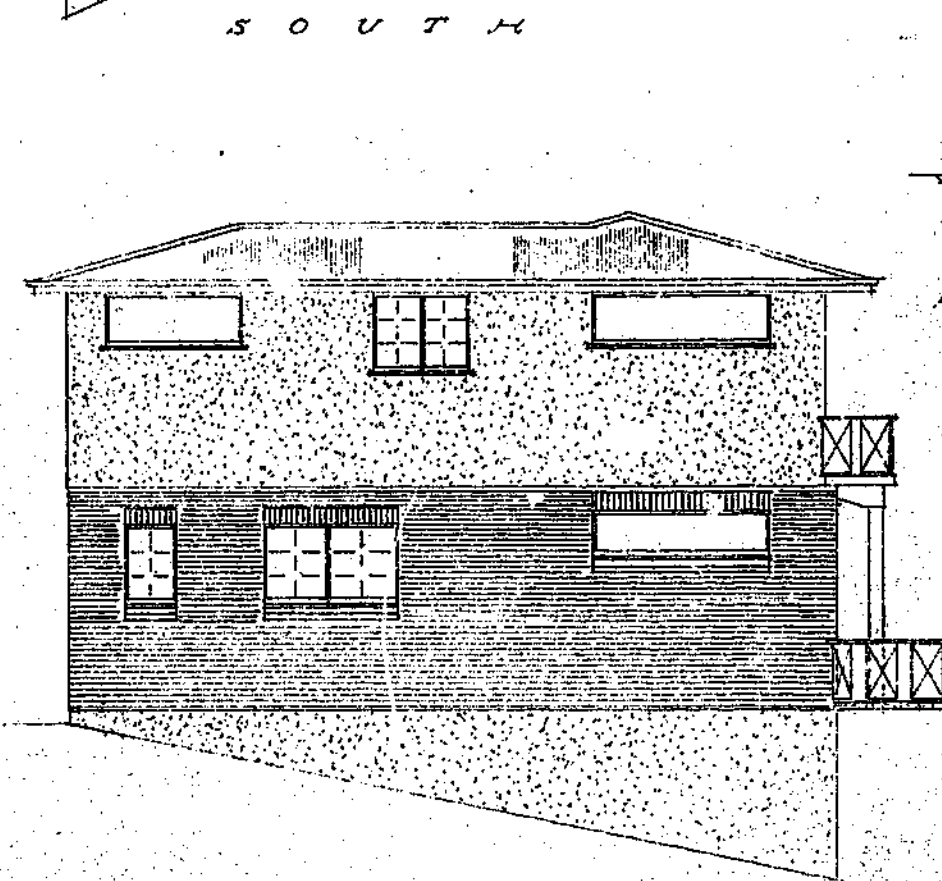
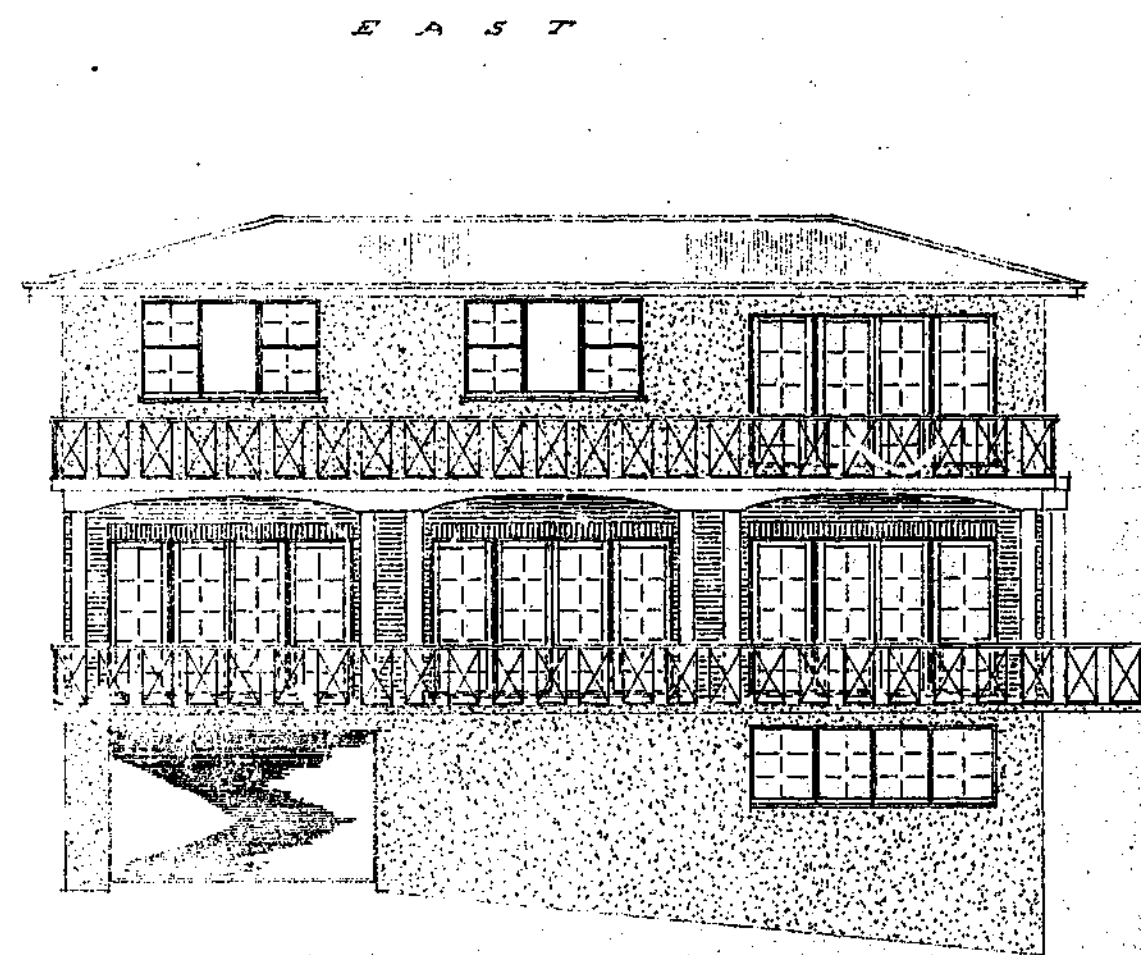


FLOOR PLAN FIRST FLOOR PLAN FOUNDATION PLAN SITE PLAN  
PROPOSED RESIDENCE FOR Mr. and Mrs. T. FARRY ALVA ST. DUNEDIN  
SCALES 1/8" = 1' HORIZONTAL AND 1/4" = 1' VERTICAL DRAWN BY CHARLES W. HARRIS 25/3/41









PROPOSED RESIDENCE FOR Mr. and Mrs. T. FARRY ALVA ST. DUNEDIN

SCALE 1/8" = 1' EQUAL ONY FOOT DRAWN BY R. F. H. V. 25/3/71

## CODE COMPLIANCE CERTIFICATE

DCCBCA-F4 07 v2.0

Section 95, Building Act 2004

CCC NO:	ABA-2010-7	Telephone No:	03 477 4000
<b>APPLICANT</b>		<b>PROJECT</b>	
M J Russell and J Russell 12 Alva Street Dunedin 9016		<b>Work Type:</b> Alterations/Repairs  <b>Intended Use/Description of Work:</b> Convert Dressing Room to Ensuite	
<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	
12 Alva Street Dunedin			
<b>LEGAL DESCRIPTION</b>			
<b>Legal Description:</b> LOT 1 DP 12337 <b>Valuation Roll No:</b> 27150-61902 <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.

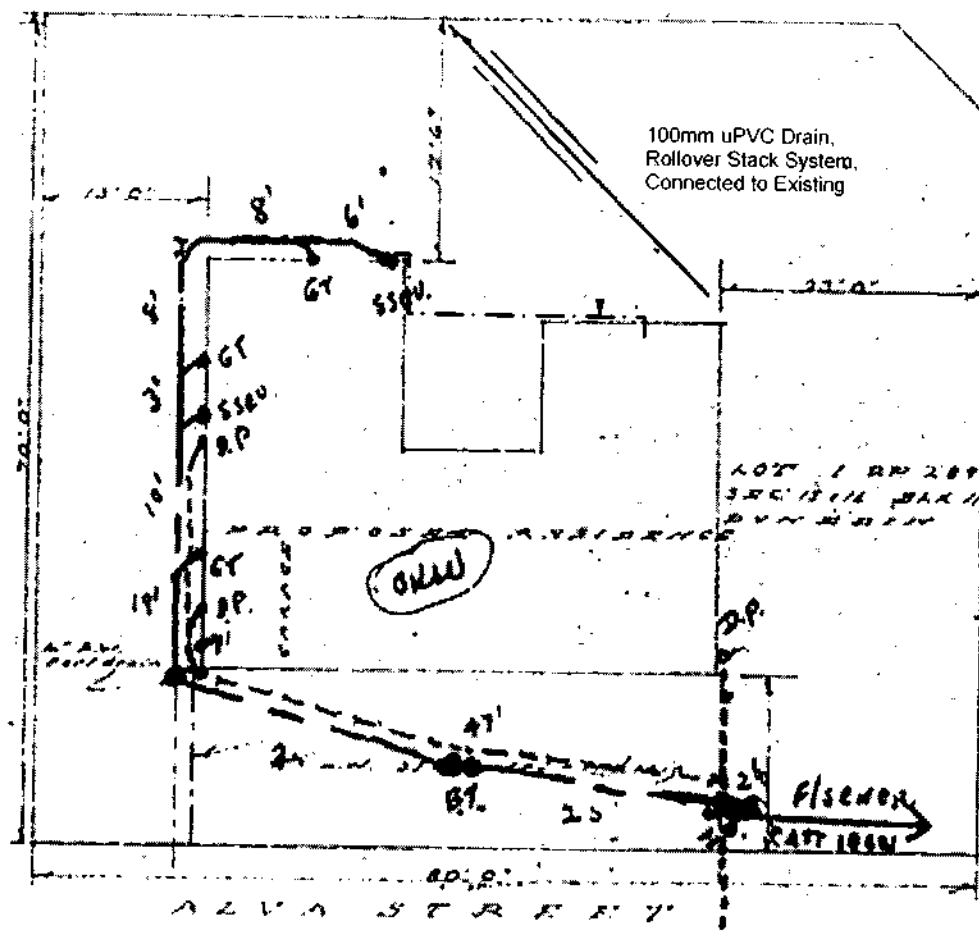
☐ Compliance Schedule attached

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

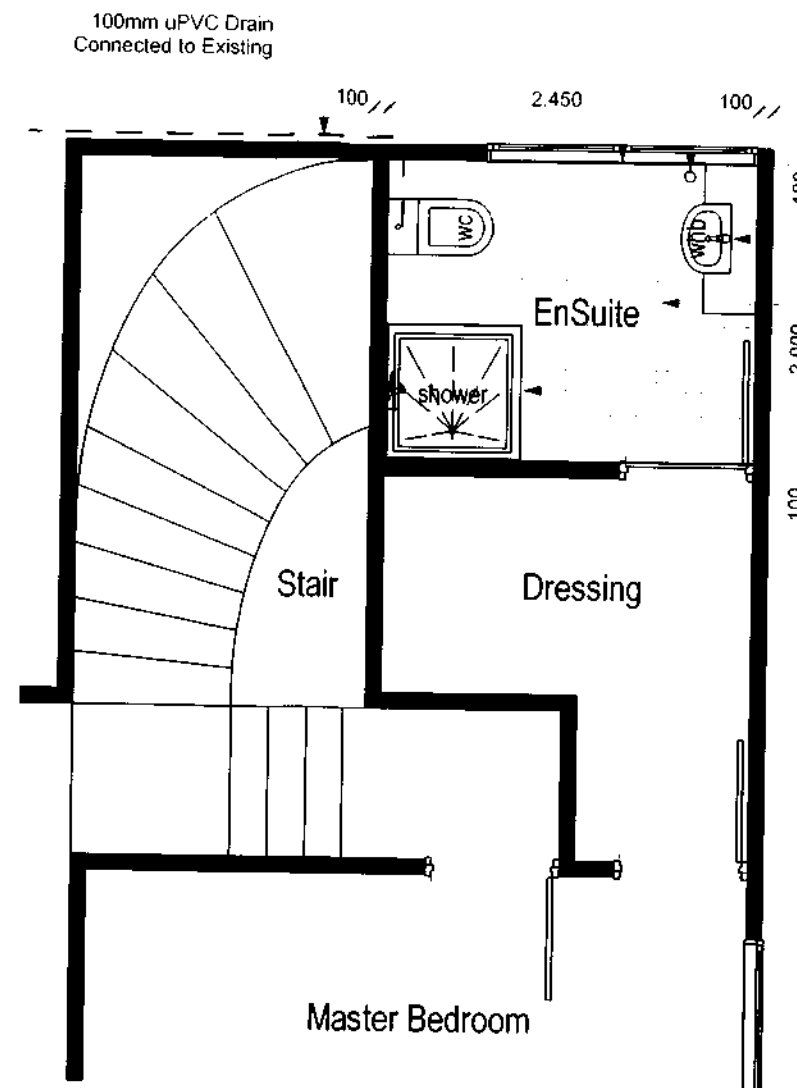


Joe Fitzsimmons  
Acting Team Leader Inspections

Date: 10 January 2013



Existing Site & Drainage Plan



Part First Floor Plan

02 Scale 1:50

Walls & Ceiling Lined With 10mm Gib Aqualine  
Paint Finish Walls Tiled up to Dado Height

Floor Waste Discharge to Exterior

Selected Vanity & Basin

Selected Tiles Adhesive Fixed Over  
Waterproofing On Hardies Tile & Slate  
Underlay Over Existing Floor

Selected Shower Complete With Base, Wall  
Linings, & Glazed Panels & Door All Fitted to  
Manufacturers Instructions

upvc Waste pvc - AS/NZS 1260  
copper pipe-work - NZS 3501  
polybutylene - AS/NZS 2642 1,2,3

Tile & slate underlay  
sealed with ASA Damp Course 2.

Glazing  
Shall comply with NZS  
4223.1999 parts 1 to 3

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

DUNEDIN CITY COUNCIL  
APPROVED BUILDING CONSENT

2010-7-

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 *ME* Date 21/1/10  
Plumbing *[Signature]* Date 22/1/10  
Health Date

NOTE

NOTE: Confirm All Dimensions With On Site Measurement

23/12/2009:  
BUILDING CONSENT

Proposed New EnSuite Bathroom for  
Dwelling at

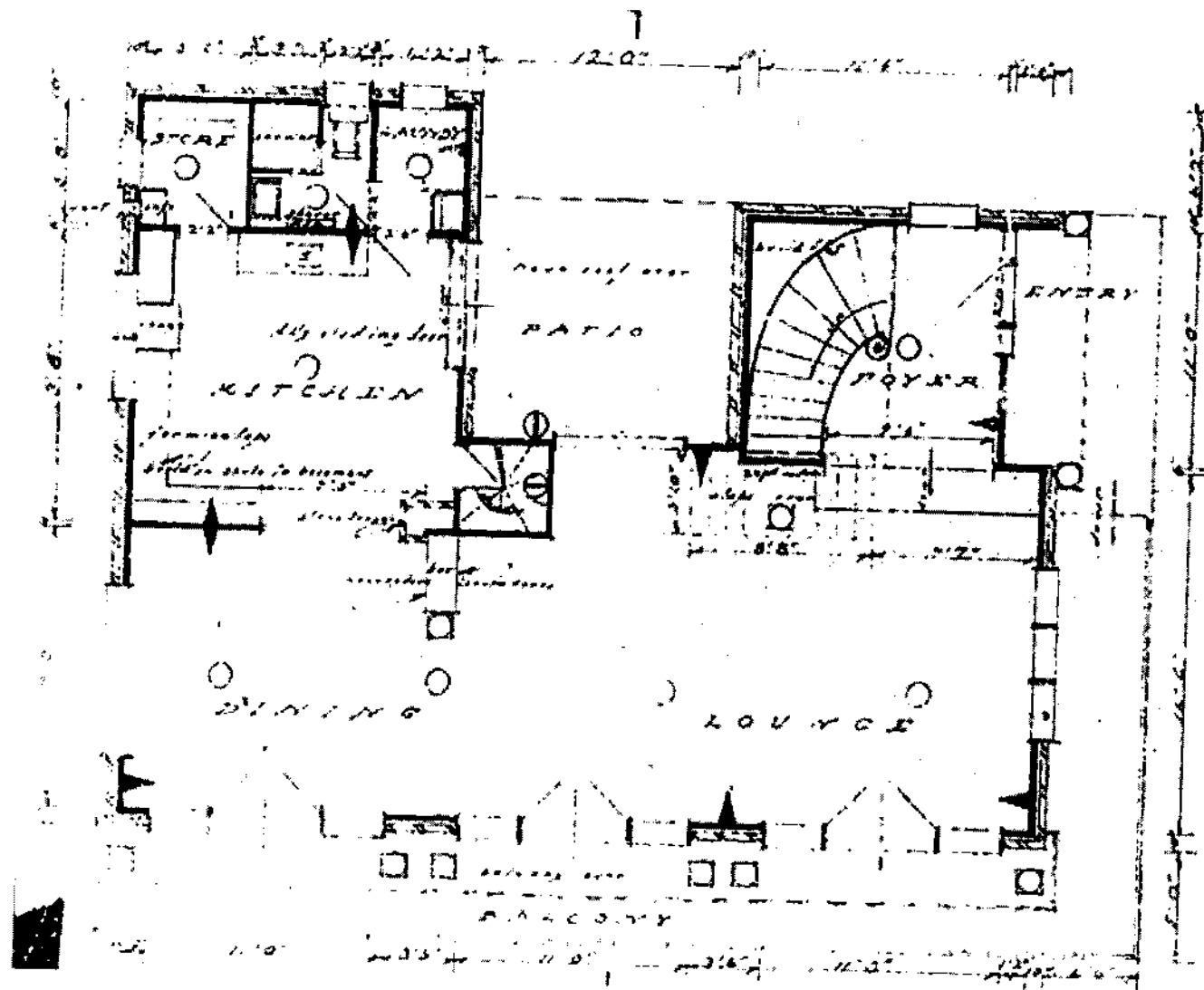
12 Alva Street

Dunedin

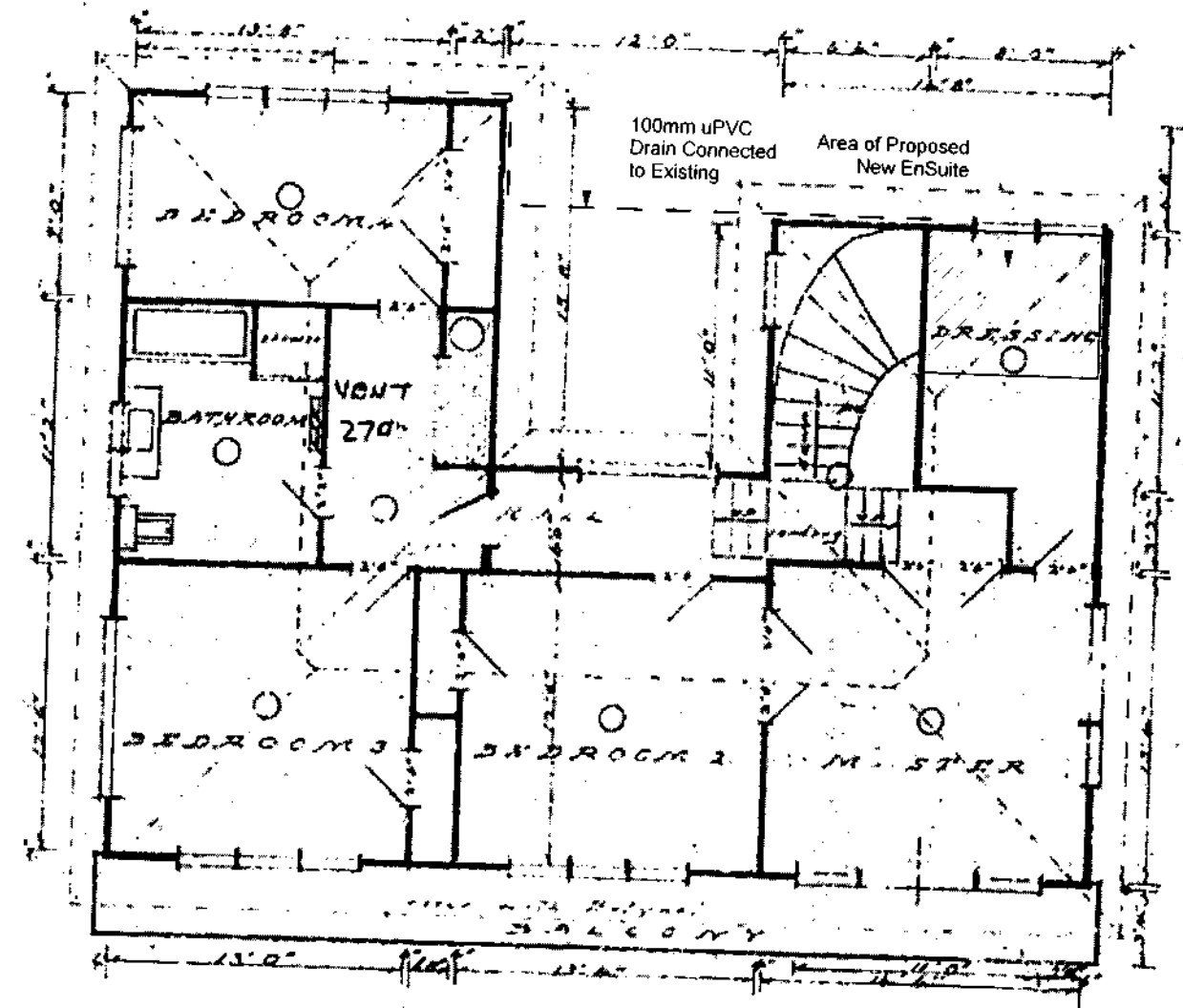
PROJECT No	18122009
SCALE	as shown
DESIGN	OWNER
DRAWN	KJD
DATE	21/12/2009
PRINTED	23/12/2009

A2

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



Existing Ground Floor Plan  
Scale 1:100



Existing First Floor Plan  
Scale 1:100

DUNEDIN CITY COUNCIL  
APPROVED FOR BUILDING CONSENT

2010-7-

NOTE: Confirm All Dimensions With On Site Measurement

Proposed New EnSuite Bathroom for  
Dwelling at

12 Alva Street

Dunedin

23/12/2009:  
BUILDING CONSENT

PROJECT No	18122009
SCALE	as shown
DESIGN	OWNER
DRAWN	KJD
DATE	21/12/2009
PRINTED	23/12/2009

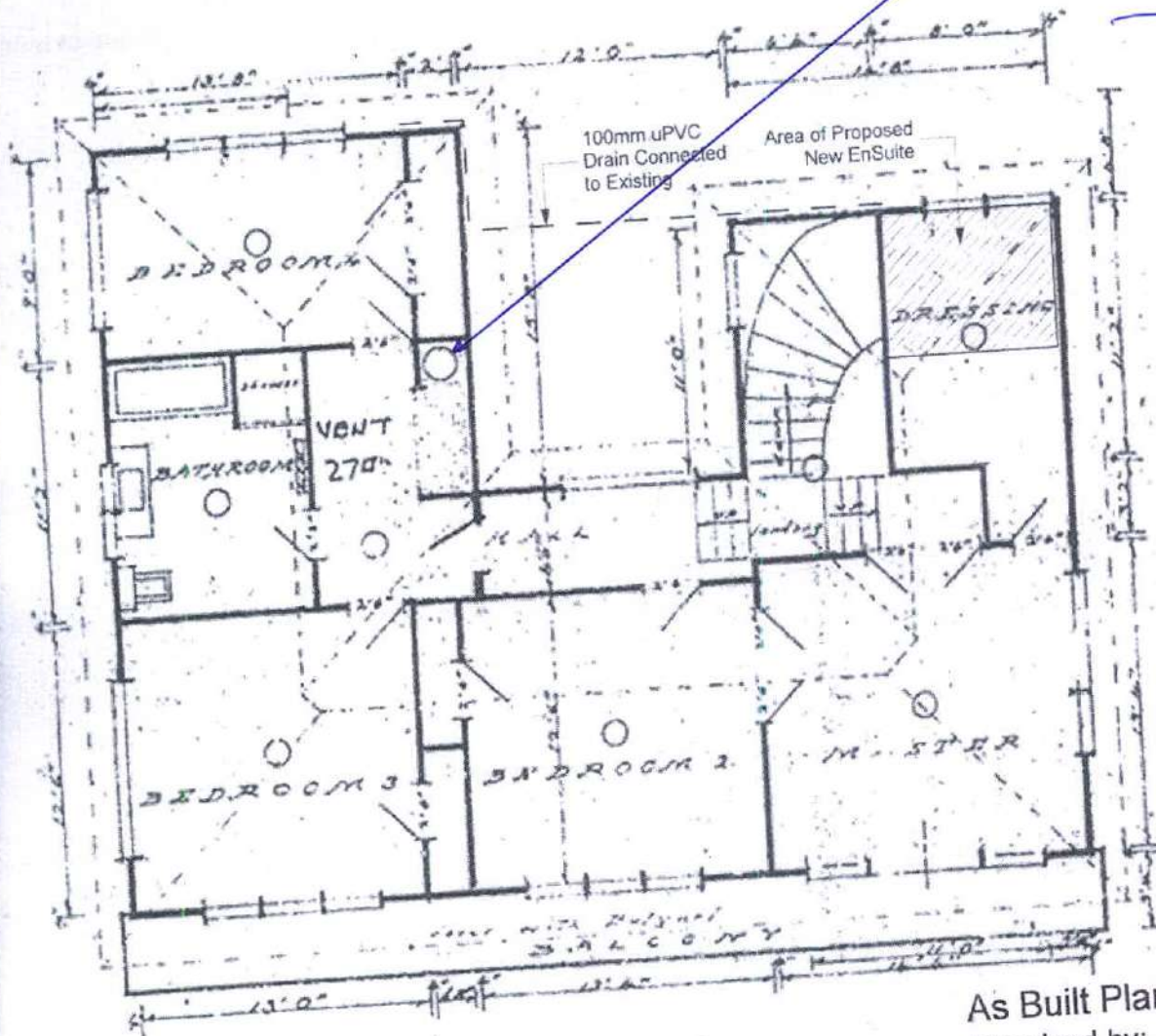
A1



2010-7-  
(as sheets)

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

NEW MAINS PRESSURE  
HOT WATER SERVICE.



Existing First Floor Plan  
Scale 1:100

As Built Plan

Received by: *MM*

Date: 17/12/2002

ABA No: 2010-7

**CUSTOMERS  
COPY**

23/12/2009:  
BUILDING CONSENT

Dunedin

PROJECT No	18122009
SCALE	as shown
DESIGN	OWNER
DRAWN	KJD
DATE	21/12/2009
PRINTED	23/12/2009

A1



## CODE COMPLIANCE CERTIFICATE

DCCBCA F4-07-V2.0

Section 95, Building Act 2004

<b>CCC NO:</b>	ABA-2011-450	<b>Telephone No:</b>	03 477 4000
<b>APPLICANT</b>		<b>PROJECT</b>	
J Russell and M J Russell 12 Alva Street Dunedin 9016		<b>Work Type:</b> Alterations/Repairs  <b>Intended Use/Description of Work:</b> Install Ethos Genesis FS100 Heater No Wetback	
<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	
12 Alva Street Dunedin			
<b>LEGAL DESCRIPTION</b>			
<b>Legal Description:</b> LOT 1 DP 12337 <b>Valuation Roll No:</b> 27150-61902 <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.

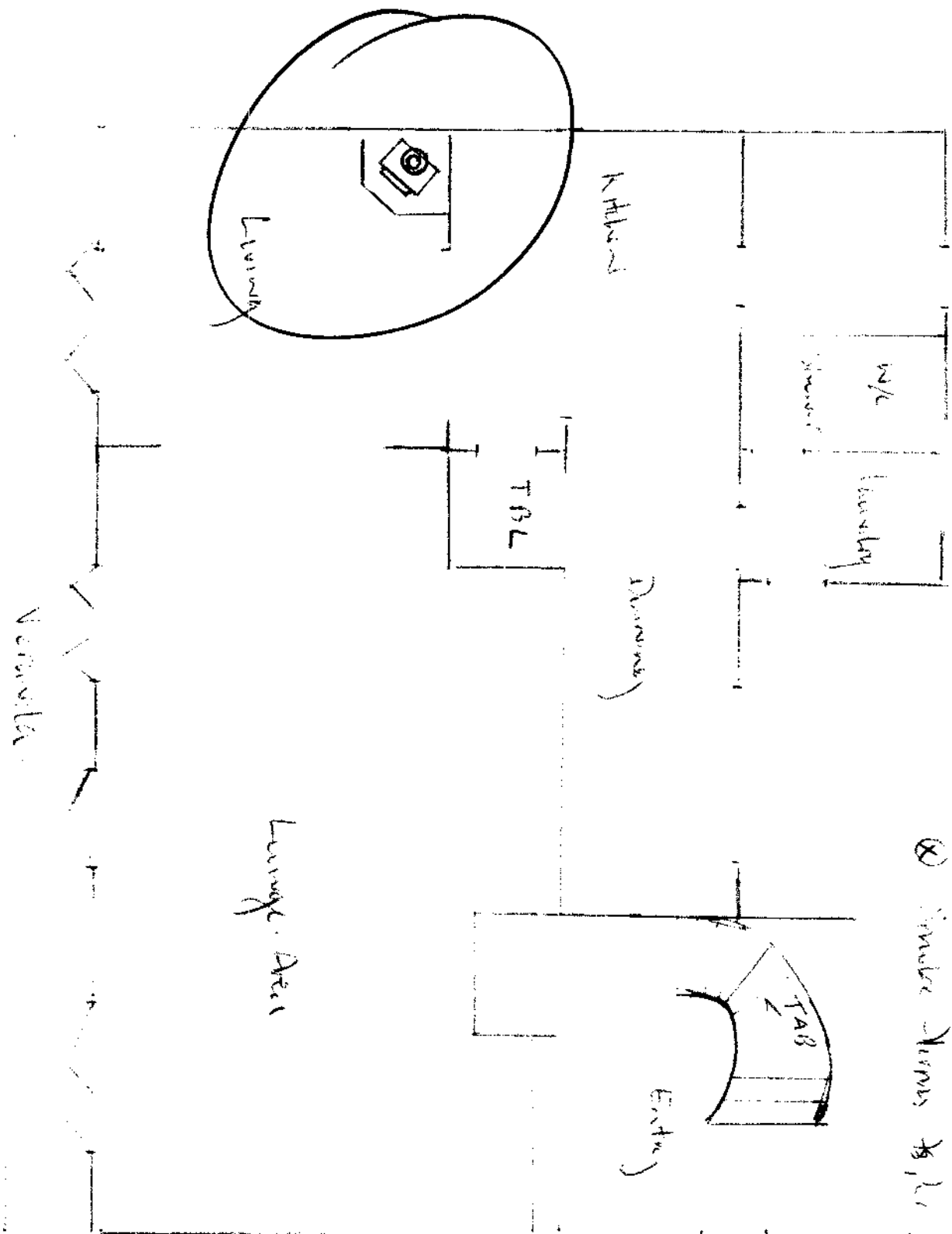
☐ Compliance Schedule attached

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



**TEAM LEADER INSPECTIONS**

Date: 1 April 2011



12 Alton Street Dunedin  
 X Smoke Alarms to be installed

**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  
 Plumbing  
 Health

Date  
 Date 24-3-11  
 Date

NOTE

FOR THE REMOVAL OF YOUR HEATING APPLIANCE  
 PLEASE ENSURE THAT ACCESS  
 IS AVAILABLE TO THE CEILING  
 SPACE IF REQUIRED AND THAT  
 THE CEILING PLATE IS LEFT  
 UNATTACHED

## CODE COMPLIANCE CERTIFICATE

DCCBCA-F4-07-v3.0

Section 95, Building Act 2004

CCC NO:	ABA-2017-796	Telephone No:	03 477 4000
<b>APPLICANT</b>		<b>PROJECT</b>	
<p>B K Taha and C Utun Win C/O Downer Infrastructure PO Box 13031 Green Island Dunedin 9052</p>		<p><b>Work Type:</b> Additions/Extensions</p> <p><b>Intended Use/Description of Work:</b> Extension of Foul Drain to New Foul Sewer Realigned by DCC</p> <p><b>Intended Life:</b> Indefinite, not less than 50 years.</p>	
<b>PROJECT LOCATION</b>		<p><b>This CCC also applies to the following Amended Consents:</b> N/A</p>	
12 Alva Street Dunedin			
<b>LEGAL DESCRIPTION</b>			
<p><b>Legal Description:</b> LOT 1 DP 12337 <b>Valuation Roll No:</b> 27150-61902 <b>Building Name:</b> N/A</p>			

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:**



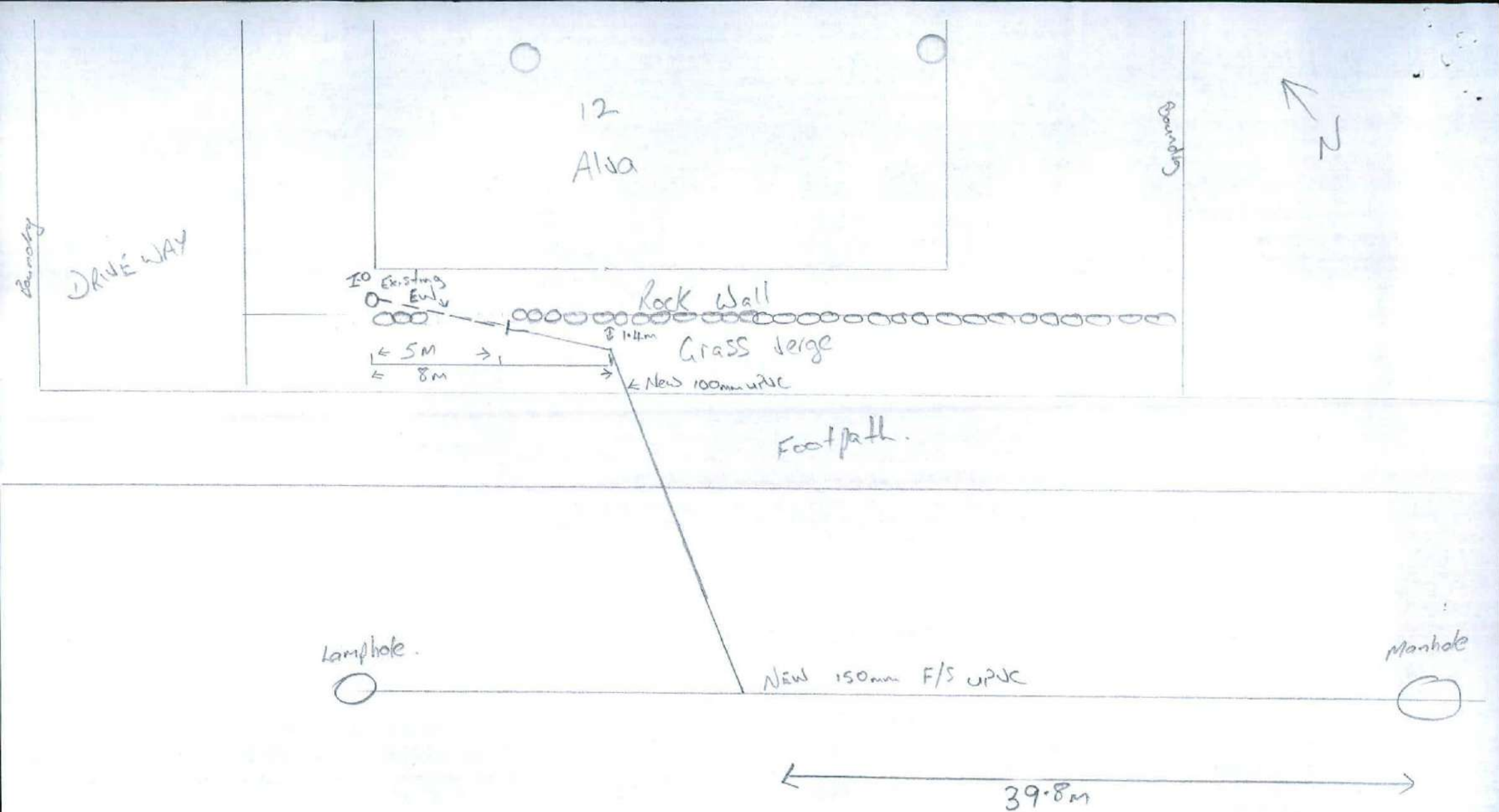
**Team Leader Inspections**

Date: 8 July 2017









12 Alva Street - Foul drain As built



**DUNEDIN CITY**  
**COUNCIL**  
*Kaunihera-a-rohe o Otepoti*

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

**Enquiries to:** Neil McLeod  
**Phone:** 03 477 4000

18 September 2013

Len Martin  
Len Martin Design  
81 Lonsdale Street  
Belleknowes  
Dunedin 9011

Dear Sir

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

**PROPERTY ADDRESS: 12 Alva Street, Dunedin**  
**PROPERTY NUMBER: 5026280**  
**DESCRIPTION: Enlarge Doorway & Enclose Patio**

I advise that your report on the above property has been received by Council and will be placed on the Regulatory 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  
Building Services Manager

30 August 2013

Mr Neil McLeod

Chief Building Control Officer

Dunedin City Council

PO Box 5045

DUNEDIN

Dear Sir,

RE: 12 Alva Street.

An inspection was carried out at the above address on 21 August 2013 concerning an alteration that had been carried out without the required Building Permit.

This report covers work that had been done prior to 1992.

As the unpermitted work pre-dates 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 alteration is described as follows:

The doorway between what was a former patio and the kitchen has been increased in width by approximately 944 mm.

The patio which has a ceiling has been closed in to provide a new dining area which was previously part of the lounge.

A series of timber doors fully glazed which fully open bridge what was the opening in the patio. There are no weather-tight issues as these have been well constructed to suit what is a quality dwelling.

There are no structural problems with extending the opening between the dining room and the kitchen as the wall runs parallel with the joists above which provide support to the first floor above.

The original 2000mm entry door from the patio to the lounge has been framed off so the access to the lounge is through the kitchen.

This report is provided as verification that the alteration is not dangerous or insanitary as defined in sections 121 & 123 of the Building Act 2004.

This report does not guarantee the alteration meets all the requirements under the Building Act 2004, or confirm that it meets the regulations in force at the time the alteration was carried out.

I am submitting this report along with the enclosed plans for your consideration and if accepted to be placed on the Development Services Property file at the Dunedin

**PAID** 5/9/2013 Receipt 4806323



City Council.

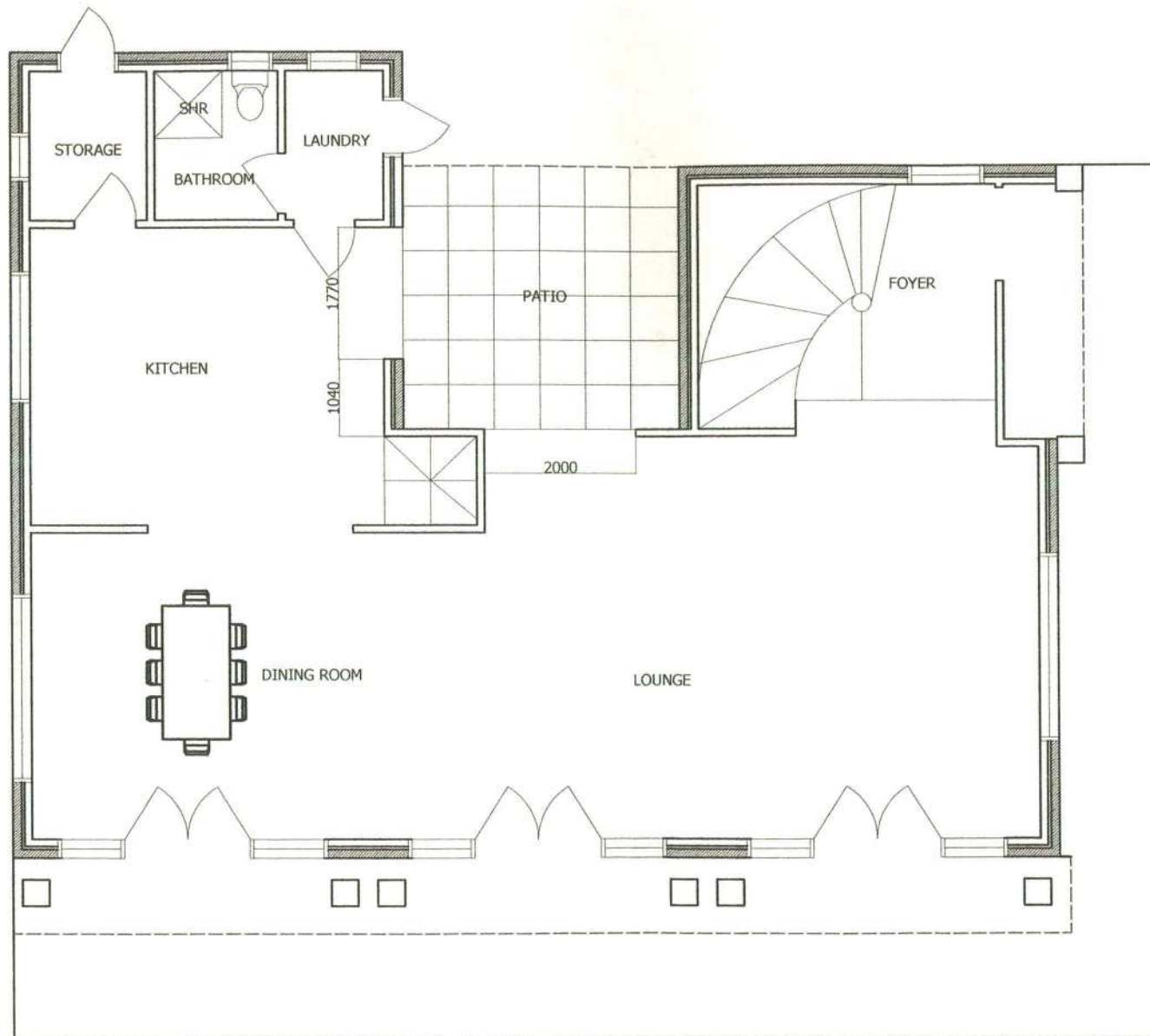
Yours faithfully

A handwritten signature in blue ink, appearing to read 'L J Martin'.

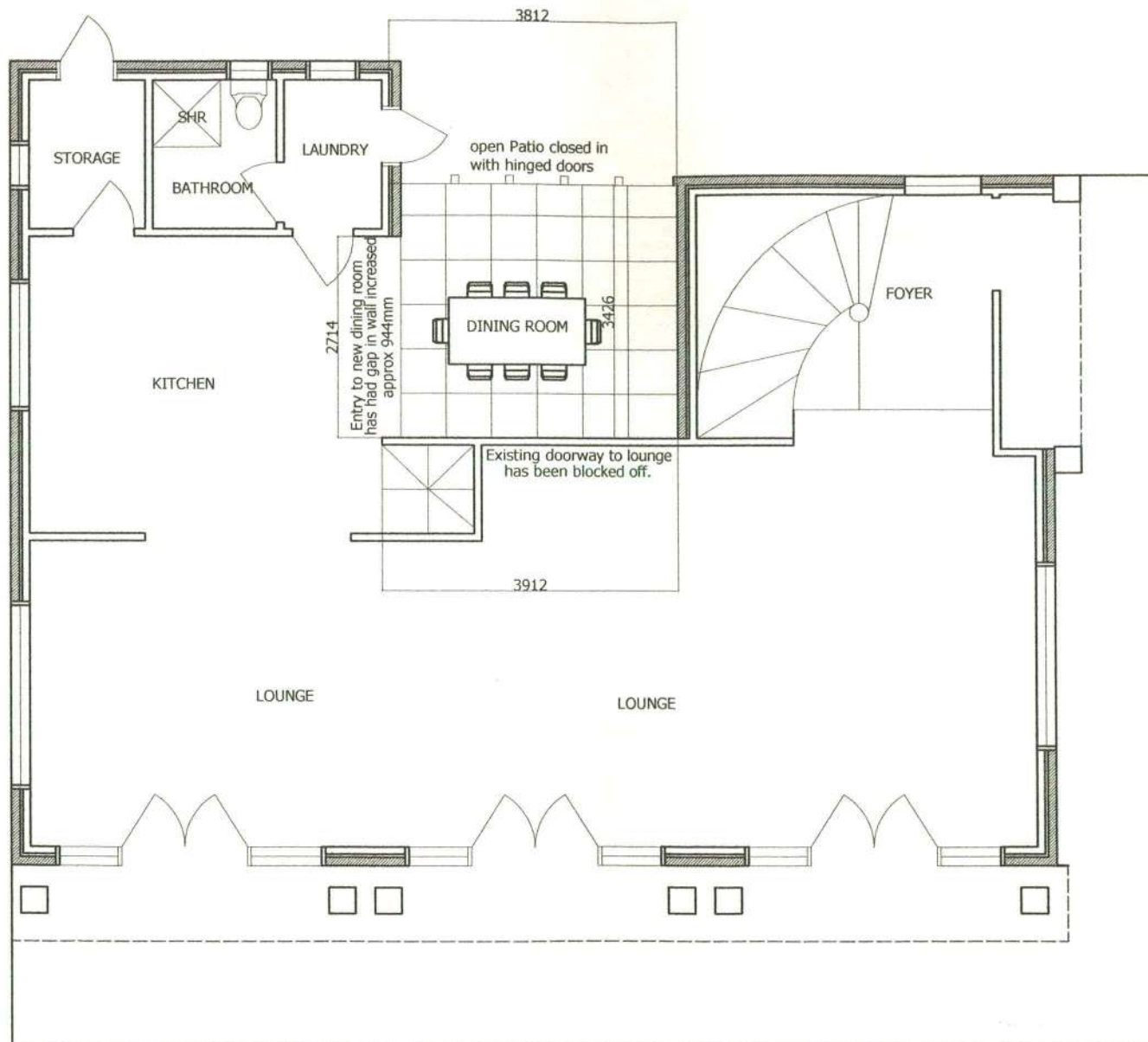
Len Martin LBP (design D1) BP 120939

81 Lonsdale Street  
Dunedin 9011





## Floor Plan Before Alterations



## Floor Plan after Alterations