

DISCLAIMER

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Dunedin City Council – Land Information Memorandum

Property Address: 127 Forfar Street Dunedin

Prepared for: David James Fitzgerald

Prepared on: 06-Aug-2025

Property Details:

Property ID	5035549
Address	127 Forfar Street Dunedin
Parcels	LOT 54 DP 3813

Disclaimer:

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

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

This Land Information Memoranda (LIM) has been prepared in accordance with Sections 44A, 44B, 44C, and 44D of the Local Government Official Information and Meetings Act 1987. It contains only information obtained from the records held by the Dunedin City Council as at 06-Aug-2025

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

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

Contents

Dunedin City Council – Land Information Memorandum	1
Property Address: 127 Forfar Street Dunedin.....	1
Prepared for: David James Fitzgerald	1
Prepared on: 06-Aug-2025	1
Property Details:	1
Disclaimer:	1
s44A(2)(a) Information identifying any special feature or characteristics of the land	4
District Plan Hazard Information	4
Other Natural Hazard Information	4
Flood Hazards	4
Land Stability Hazards	4
Coastal Hazards	4
Seismic Hazards	4
Other Natural Hazards.....	4
Otago Regional Council Hazard Information.....	4
Contaminated Site, Hazardous Substances and Dangerous Goods	4
Contaminated Site Information.....	4
Historic Dangerous Goods Licence(s)	4
Hazardous Substances.....	4
s44A(2)(b) Information on private and public stormwater and sewerage drains.....	5
Drainage	5
Foul Sewer and Waste Water	5
Public Sewer Sheets.....	6
Dunedin City Council Private Drainage plans incomplete	6
s44A(2)(bb) Information Council holds regarding drinking water supply to the land	6
Water Supply	6
s44A(2)(c) Information relating to any rates owing in relation to the land	7
Rates Details	7
Rates Assessment Details	7
s44A(2)(d) Consents, Certificates, Notices, Orders or Requisitions affecting the land or any buildings on the land	7
(da) the information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004:s44A and.....	7
(2)(e) Information concerning any Certificate issued by a Building Certifier pursuant to the Building Act 1991 or the Building Act 2004	7
Building and Drainage Consents.....	7
Building and Drainage Permits	8
Building Notices	8
Resource Consents	8
Consent Notices.....	9
Alcohol Licensing	9
Health Licensing.....	9
s44A(2)(ea) Information notified under Section 124 of the Weathertight Homes Resolution Services Act 2006	9

s44A (2)(f) Information relating to the use to which the land may be put and any conditions attached to that use	9
District Plan	9
District Plan Map	11
s44A(2)(g) Information regarding the land which has been notified to Council by another statutory organisation.....	11
s44A(2)(h) Information regarding the land which has been notified to Council by any network utility operator pursuant to the Building Act 1991 or Building Act 2004	11
Section 44A(3) Information concerning the land as the authority considers, at its discretion, to be relevant.	11
Building Information.....	11
Drainage	11
Minimum Floor Levels	12
Planning.....	12
Resource Consents within 50m of 127 Forfar Street Dunedin.....	12
3 Waters	13
Information Regarding Watercourses	13
Transport	14
Glossary of Terms and Abbreviations.....	15
Consent, Permit, Licence & Complaint types	15
Terms used in Permits & Consents.....	15
General terms.....	16
Appendices	17

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

District Plan Hazard Information

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

Other Natural Hazard Information

Flood Hazards

No information.

Land Stability Hazards

No information.

Coastal Hazards

No information.

Seismic Hazards

No information.

Other Natural Hazards

No information.

Otago Regional Council Hazard Information

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

Contaminated Site, Hazardous Substances and Dangerous Goods

Contaminated Site Information

No information.

Historic Dangerous Goods Licence(s)

No information.

Hazardous Substances

No information.

WARNING – Change in legislation and management of hazardous substances

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

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

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

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

Drainage

Drainage plans on file are indicative only.

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

Foul Sewer and Waste Water

Drainage Reticulation Plans

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

Stormwater/Sewer Separation - Compliant

The Dunedin City Council requires the foul sewer and storm water being discharged from a property to be directed to the separate foul sewer and storm water networks, respectively. This property is in an area where inspections have been undertaken to ensure compliance with this requirement. This property was certified as complying with Council's requirements for storm water separation at the time of inspection on **14th September 1993**.

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

Urban Stormwater Catchment

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

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

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

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

Public Sewer Sheets

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

Dunedin City Council Private Drainage plans incomplete

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

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

Water Supply

Urban water supply area – Connected

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

Terms and conditions of supply

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

Water pressure

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

Water reticulation maps

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

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

Rates Details

Rates Assessment Details

Rate Account	2035549
Address	127 Forfar Street Dunedin
Valuation Number	27350-67800
Latest Valuation Details	
Capital Value	\$615,000
Land Value	\$290,000
Value of Improvements	\$325,000
Area (Hectares)	0.0632HA
Units of Use	1
Current Rates	
Current Rating Year Starting	01-Jul-2025
Dunedin City Council Rates	\$3,912.96
Rates Outstanding for Year	\$3,912.96

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

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

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

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

Building and Drainage Consents

The following consents are recorded for this property:

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

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

[ABA-2001-295378](#) Building Consent - Alter Dwelling, Demolish Chimney and Install New Yunca QEWB 2000 Heater

Lodgement Date 10-Dec-2001
Decision Granted
Decision Date 19-Dec-2001
Current Status **CCC Issued**
Previous Number ABA12943

(Applications before 2007)

[ABA-2006-312318](#) Building Consent - Add Deck, Stairs, Bedroom and Ensuite in Basement

Lodgement Date 06-Jun-2006
Decision Granted
Decision Date 04-Jul-2006
Current Status **CCC Issued**
Previous Number ABA61548

(Applications before 2007)

[ABA-1992-317951](#) Building Consent - Alter Dwelling and Remove Wall

Lodgement Date 24-Nov-1992
Decision Granted
Decision Date 02-Dec-1992
Current Status **BC Issued**
Previous Number ABA922831

(Applications before 2007)

[ABA-2006-312318/A](#) Building Consent - Alterations to Bedroom 3, Remove Planter Box and Reduce Deck Size

Lodgement Date 03-Apr-2007
Decision Granted
Decision Date 19-Apr-2007
Current Status **CCC Issued**
Previous Number

(Applications before 2007)

Building and Drainage Permits

[H-1937-20227](#) AAB19370751

7092 - Erect Dwelling and Garage, (Stone). The permit was lodged on 23-Aug-1937.

[H-1937-154186](#) AAD19371093

D2706 - Plumbing and Drainage for New Dwelling, (Stone). The permit was lodged on 27-Sep-1937.

Building Notices

No Building Notices

Resource Consents

There are no resource consents for this property.

Consent Notices

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

Alcohol Licensing

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

Health Licensing

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

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

No information.

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

District Plan

Dunedin currently has two district plans, and as at 19th August 2024, the partially operative Dunedin City Second Generation District Plan ("The 2GP") almost completely superseded 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/40Nt dBA, 45SP dBA

SECOND GENERATION PLAN INFORMATION

Zoning

- General Residential 1 (refer Section 15, Residential)

Scheduled Items

- Nil

Overlay Zones

- Nil

Mapped Areas

- Nil

District Plan Map

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

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

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

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

No information.

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

No information.

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

Building Information

Drainage

Form 5 (building consent) copy

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

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

Foul Sewer and Waste Water

Restrictions near Council infrastructure

There is Dunedin City Council water infrastructure located within the boundaries of this property, as shown on the attached reticulation plans.

Relevant deposited plans, certificates of title and memoranda of transfer at Land Information New Zealand (www.linz.govt.nz) should be reviewed for information relating to any existing registered easements. However, as the Local Government Act 2002 (LGA) provides statutory rights for public infrastructure, easements are not always registered.

No building or structure shall be constructed within 2.5 metres of any Council-owned underground infrastructure, or as specified on any registered easement, without the written approval of the Council.

Infrastructure shall not be damaged or otherwise interfered with. Prior to commencing any works within the subject property, all Council-owned structures, mains and service pipes, and associated fittings are to be located on-site and, if necessary, protected.

The Council can enter the land to inspect, alter, renew, repair or clean its infrastructure under the LGA. For planned works, reasonable notice will be given.

Within new land subdivisions the Council requires an easement in gross over public water supply infrastructure. The easement in gross must be a minimum of 3 metres wide, centred on the as-built position, and made in accordance with the Dunedin Code of Subdivision and Development 2010: Section 6.3.10.3 (Water).

Planting near infrastructure should be avoided, particularly large trees or other species whose roots could cause damage.

Minimum Floor Levels

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

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

Planning

Resource Consents within 50m of 127 Forfar Street Dunedin

5035536 77 Forfar Street Dunedin

[RMA-1992-354862](#) Resource Management Act (Historical Data) ADD TO DWG-CONSERVATORY/GARAGE / App: WILSON 77 FORFAR ST (Non-Notified - Non Complying). The outcome was Granted on 01/03/1992.

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.

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

3 Waters

Information Regarding Watercourses

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

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

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

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

Transport

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

Encroachment on road reserve – privately owned garage, Licence to Occupy transfer required

This property has an encroachment on road reserve for a garage, these are privately owned and a Licence to Occupy exists and is renewed annually. This needs to be transferred to the new property owners by contacting City.property@dcc.govt.nz to change property owners name on encroachment licence. Fees apply. These may remain at the pleasure of Council, Council accepts this situation but accepts no liability. Any damaged caused and the maintenance is the responsibility of the property owner. The Council may require this to be addressed in the future.

The following Transport information is attached to this document:

- In Pataka nickname: 9921898, Encroachment Licence 127 Forfar St .pdf, date 25/02/2020.
- In Pataka nickname: 2682462, Encroachment Licence (924510).doc, date 20/05/2008.

Private stormwater lateral.

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

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

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

Glossary of Terms and Abbreviations

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

Consent, Permit, Licence & Complaint types

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

Terms used in Permits & Consents

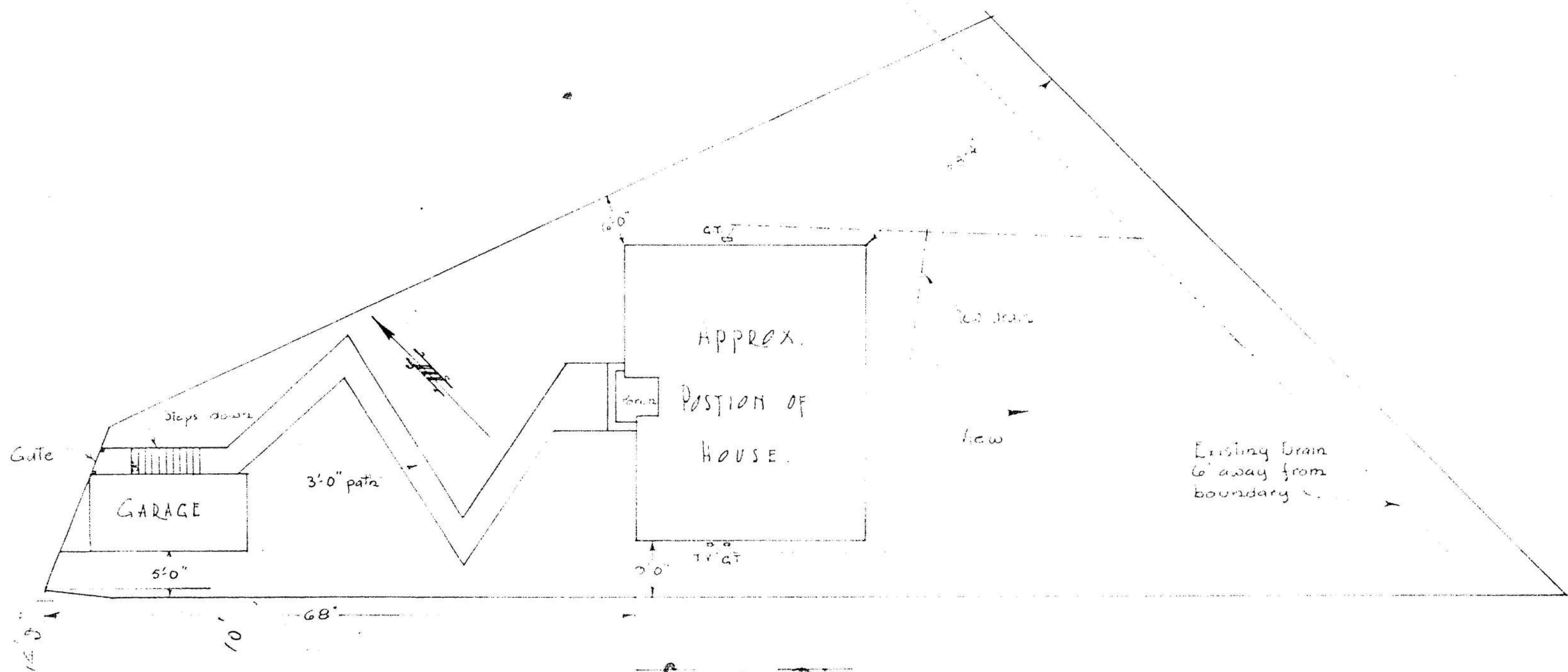
ALT	Alteration
ADD	Addition
BD D/C	Board drain in common
BLD	Building
BLDNG	Building
BT	Boundary trap
B/T	Boiler tube
CCC	Code Compliance Certificate
DAP	Drainage from adjacent property
DGE	Drainage
DIC	Drain in common
DR	Drainage
DWG	Dwelling
FS	Foul sewer

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

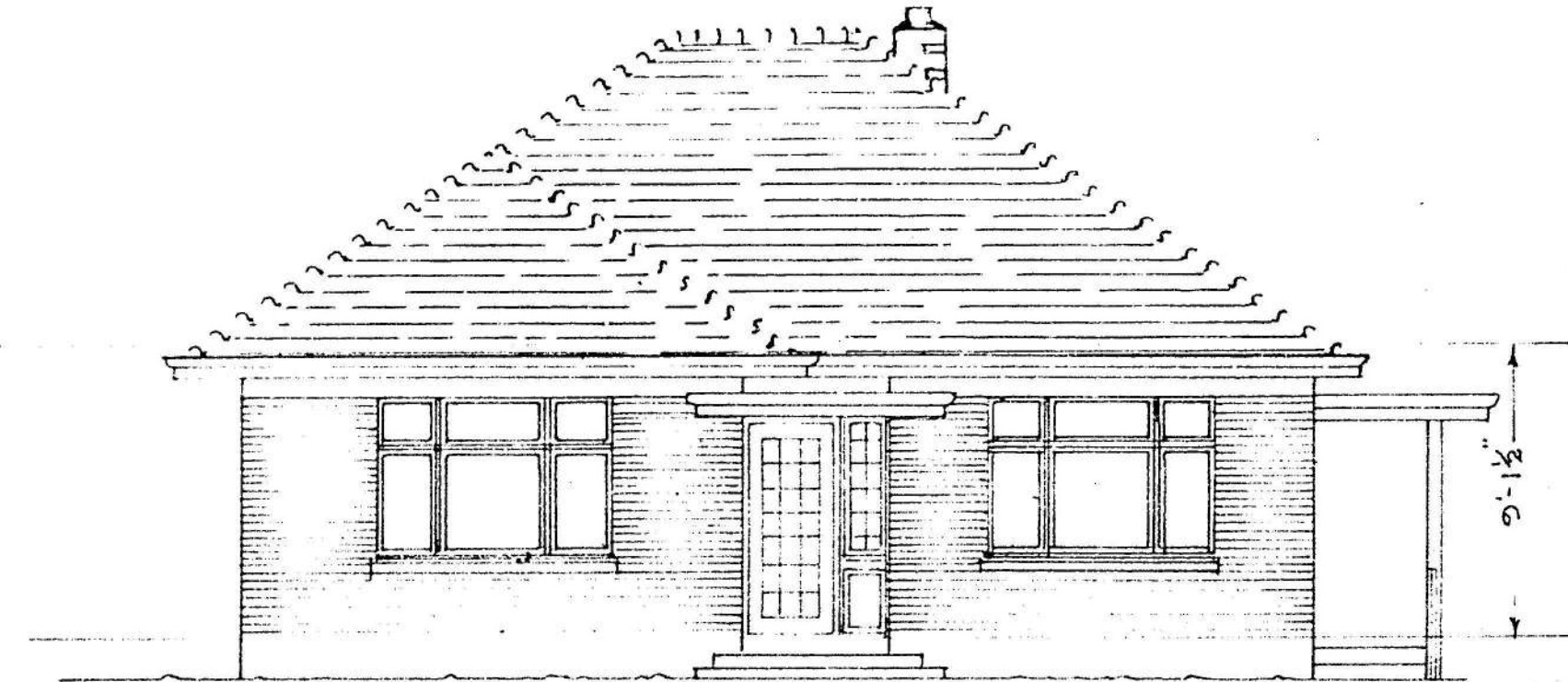
General terms

RDMS Records and Document Management System

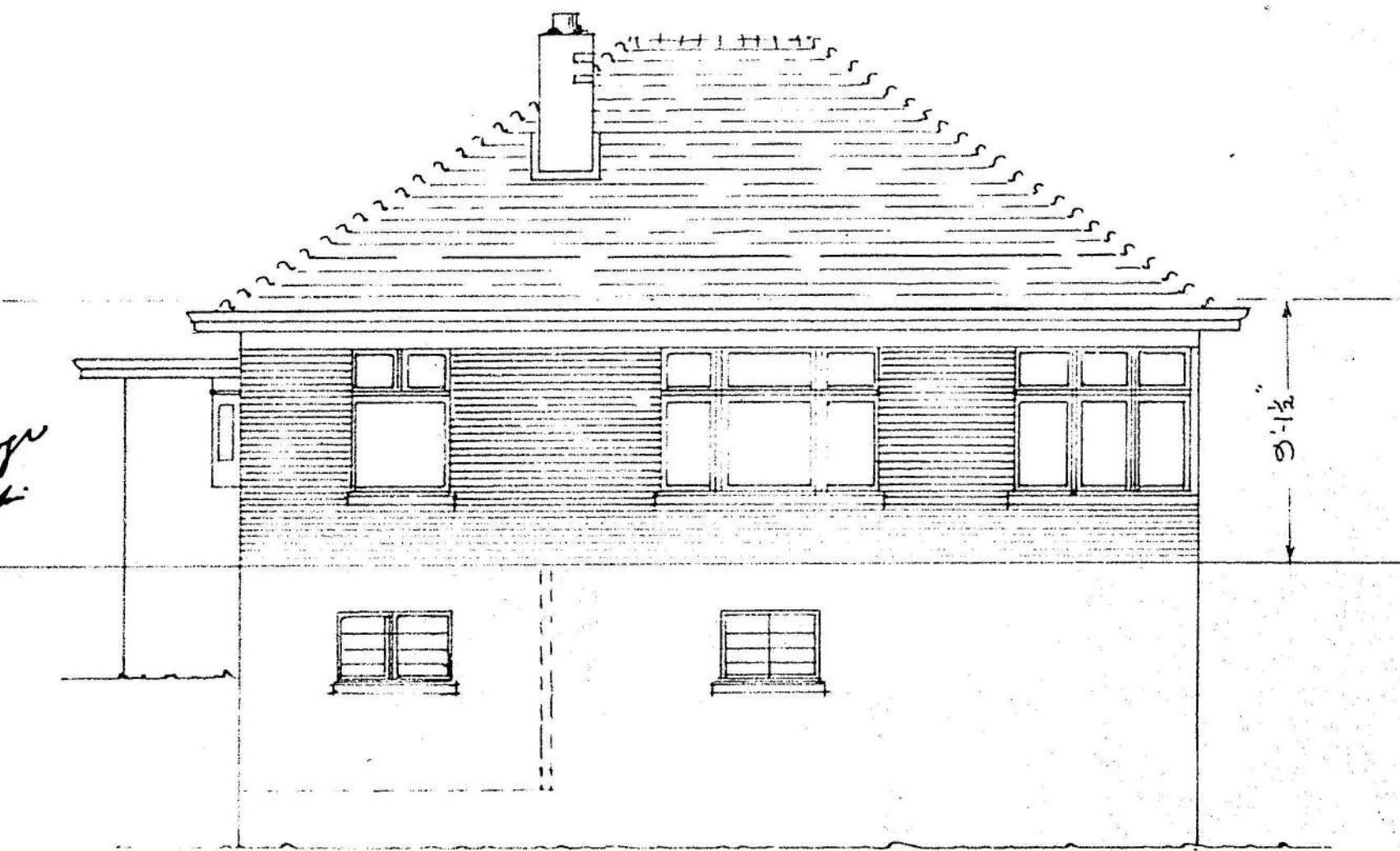
Appendices



SITE PLAN
scale 1/8" = 1'



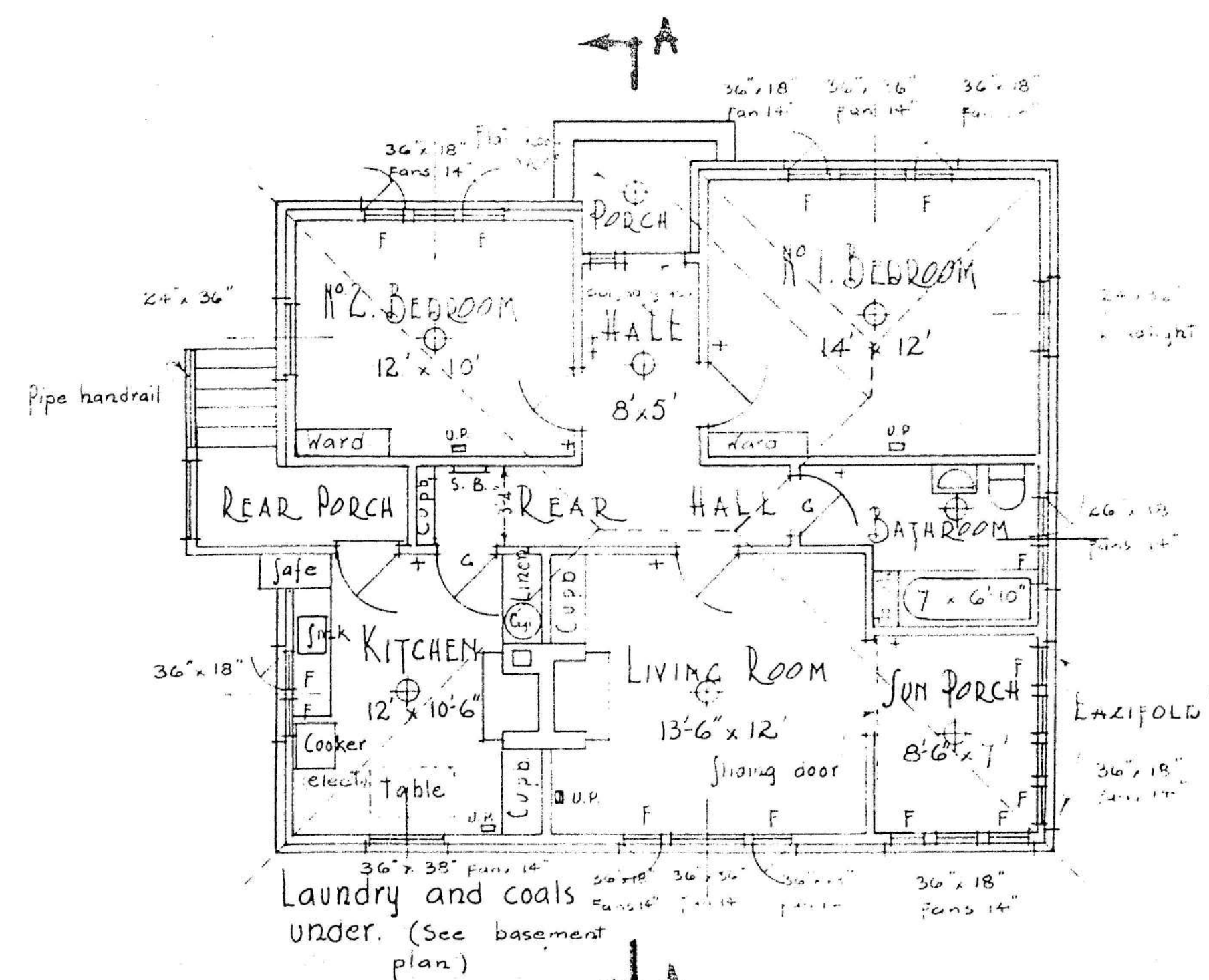
N.W. ELEVATION



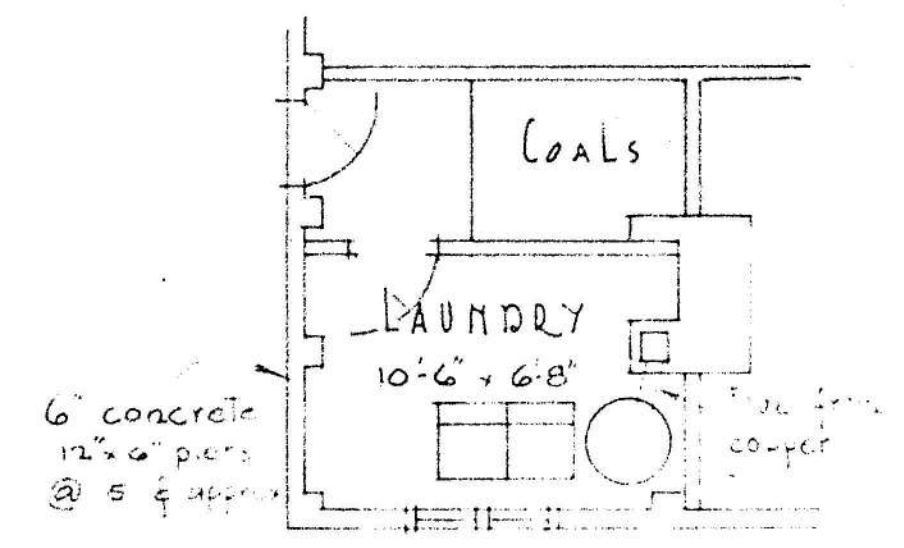
S.E. ELEVATION

For oil drainage and storm water drainage to the respective sewer passing through the alluvium

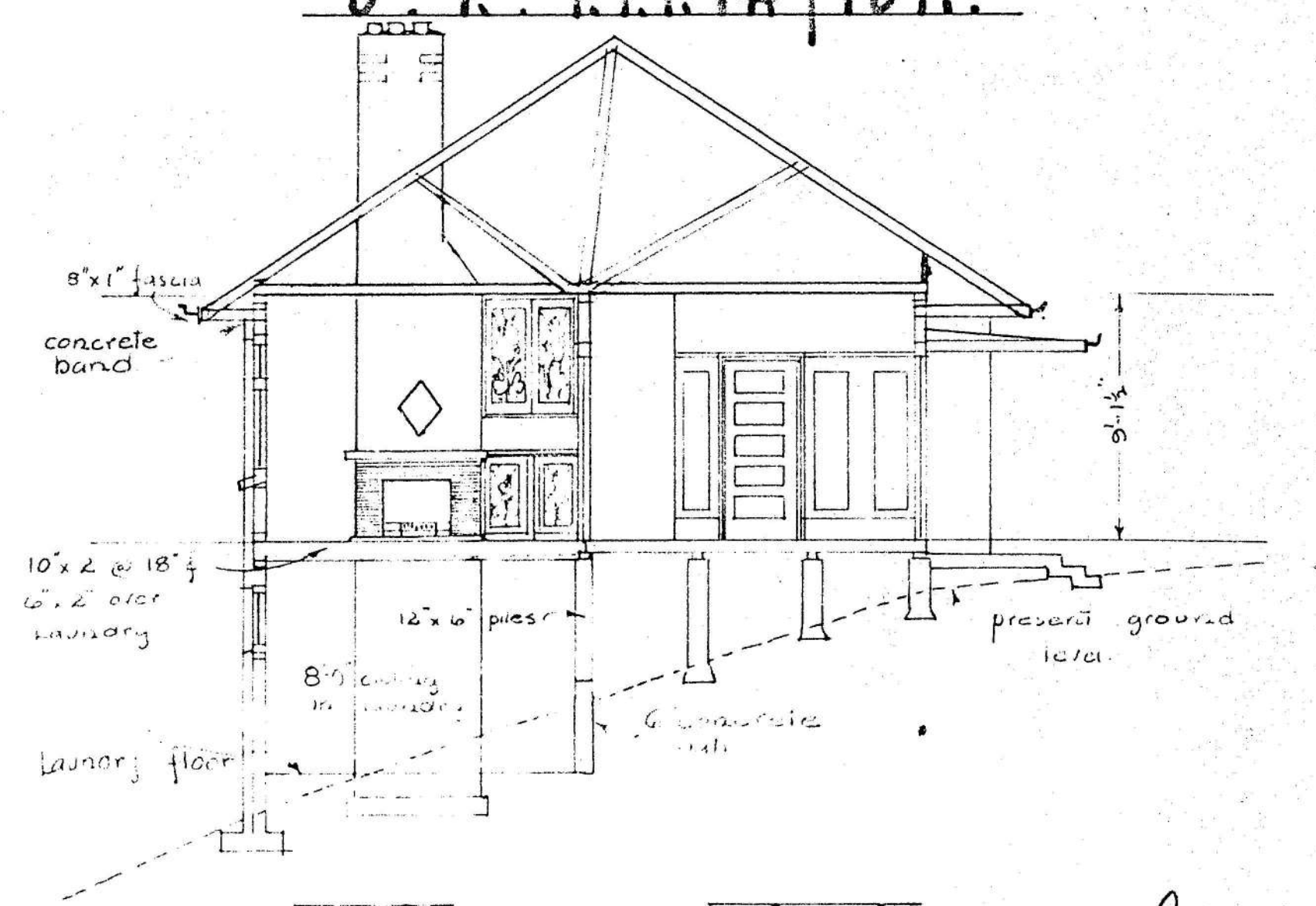
DUNEDIN DRAINAGE AND SEWERAGE BOARD
DATE 23/8/37
H. Taylor Chief Inspector



FLOOR PLAN



BASEMENT PLAN



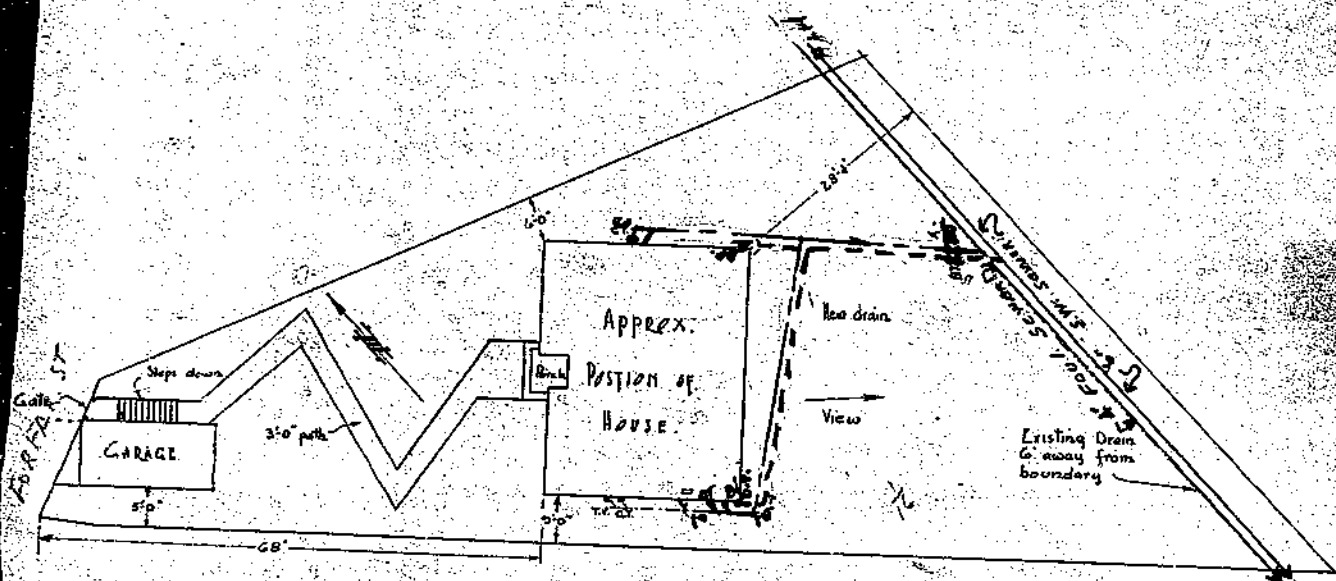
SECTION A-A

4092

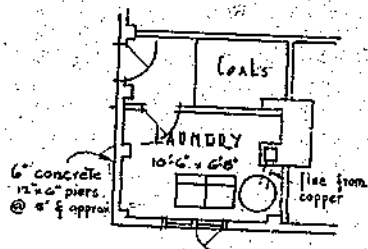
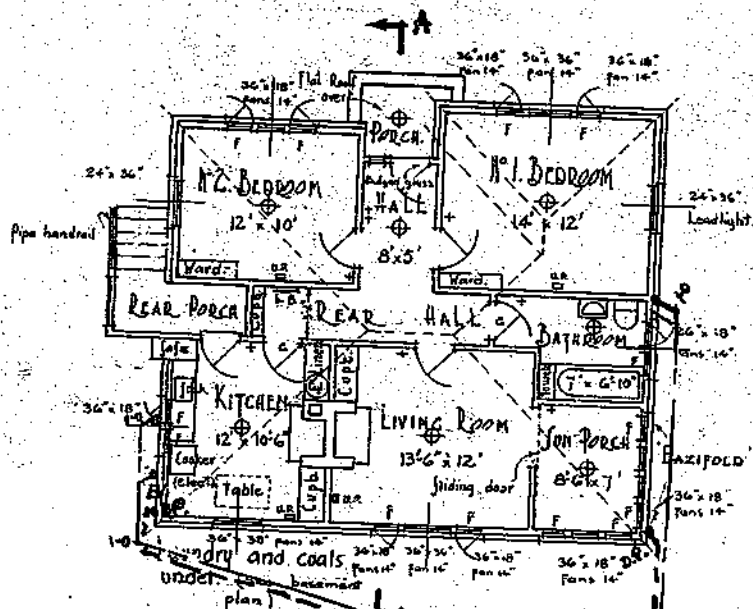
Scale: 1/8" = 1' and as shown
1 2 14 8 37

RESIDENCE AT CHATELAIN PLACE, DUNEDIN

Leve Construction Co. Ltd.
DUNEDIN

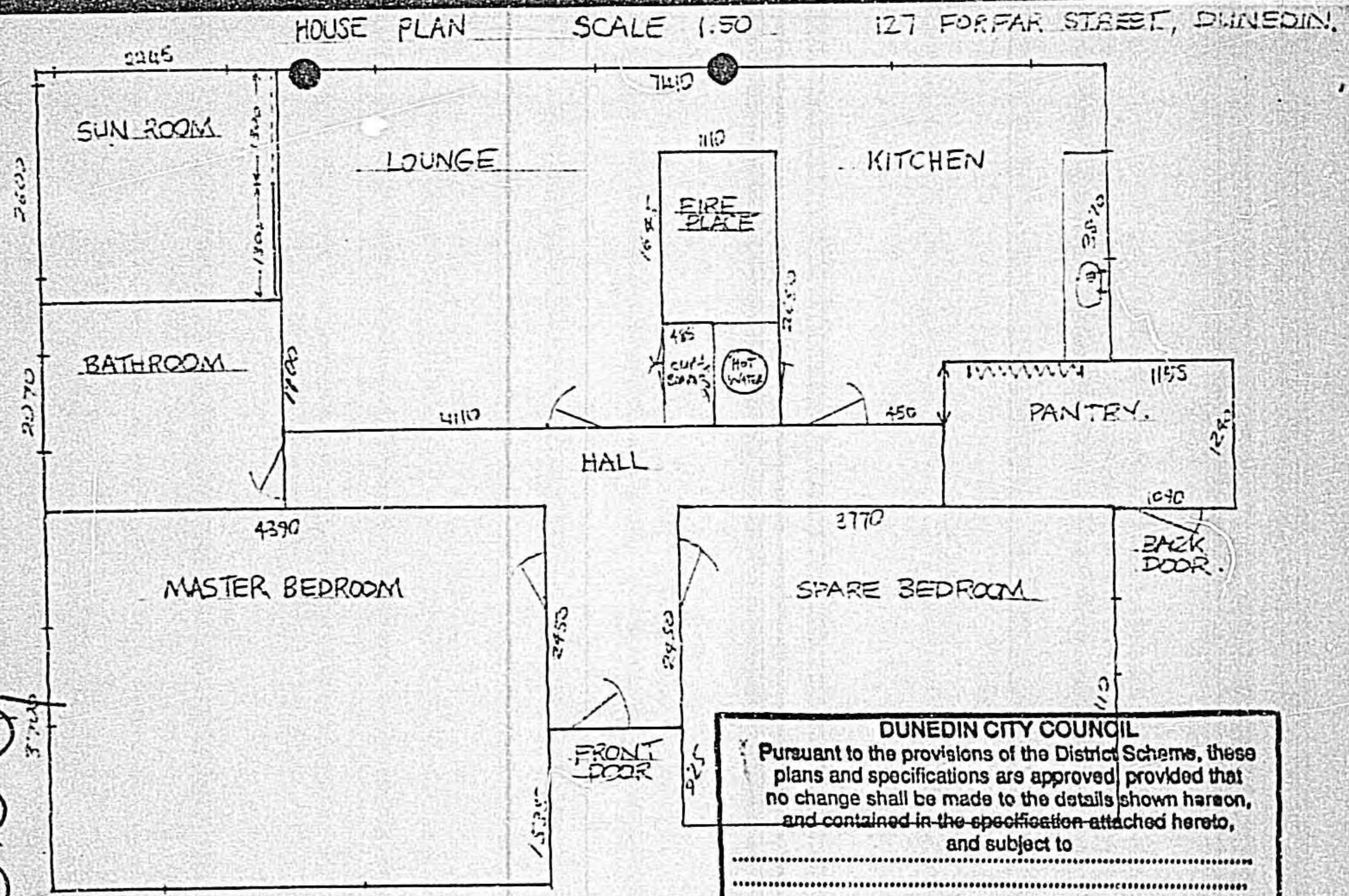


SITE PLAN
Scale: $\frac{1}{16} = 1'$



BASEMENT PLAN

1988/bb
92/2831



DUNEDIN CITY COUNCIL
Pursuant to the provisions of the District Scheme, these plans and specifications are approved provided that no change shall be made to the details shown hereon, and contained in the specification attached hereto, and subject to

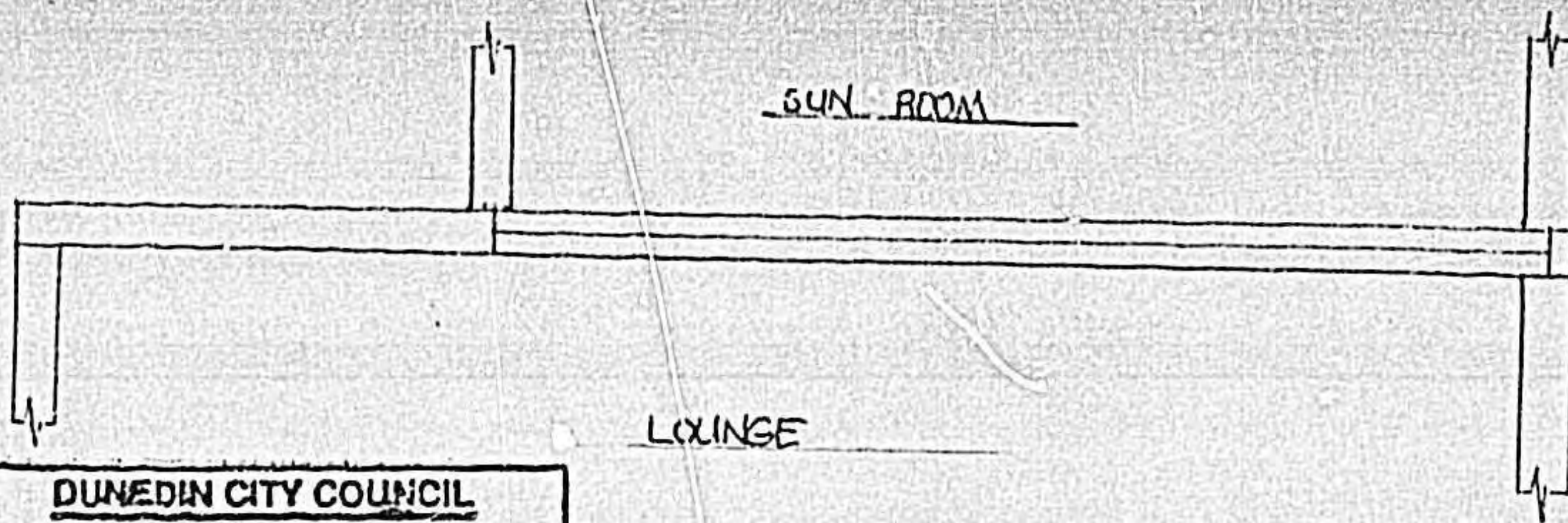
.....
.....
.....
.....
.....

Signed *Res. A* Dated 27-9-92

Signed _____
Date 27-9-82
Res. A

PROPOSED WALL REMOVAL SCALE 1:20

PLAN CROSS SECTION



DUNEDIN CITY COUNCIL

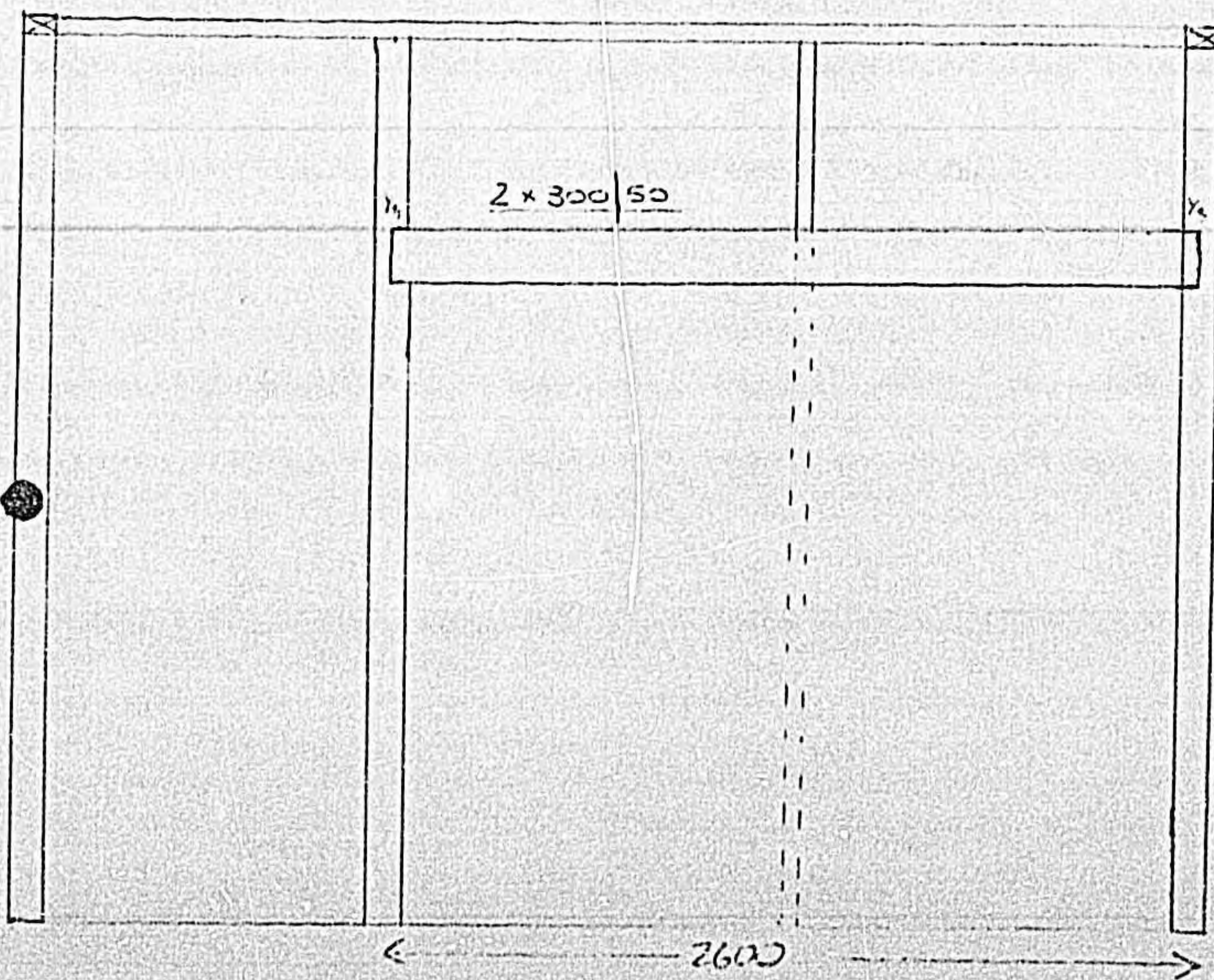
Copy of Approved Plan
and/or Specification

TO BE RETAINED ON WORKS
AND PRODUCED ON REQUEST
OF BUILDING INSPECTOR.

DATE 27-11-82

BUILDING INSPECTOR

CROSS SECTION ELEVATION



2600

CODE COMPLIANCE CERTIFICATE

Section 43(3), Building Act 1991

ISSUED BY:



DUNEDIN CITY COUNCIL

Telephone No:	477-4000	CCC No:	ABA 12943	Reference No:	5035549
---------------	----------	---------	-----------	---------------	---------

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

PROJECT LOCATION	PROJECT
Name and Mailing Address: EASTICK, BRADLEY JAMES 127 FORFAR STREET DUNEDIN 9001	All <input checked="" type="checkbox"/> Stage No of an intended stages New Building <input type="checkbox"/> Alteration <input checked="" type="checkbox"/> Intended Use(s) in detail: ALTER DWELLING/DEMOLISH CHIMNEY/ INSTALL HEATER YUNCA QEWB 2000 Intended Life: Indefinite, not less than 50 years <input checked="" type="checkbox"/> Specified as years Demolition <input type="checkbox"/>
LEGAL DESCRIPTION	
Property Number: 5035549 Valuation Roll No: 27350 67800 Street Address: 127 FORFAR STREET, DUNEDIN 9001 Legal Description: LOT 54 DP 3813	

This is:

- ☒ A final code compliance issued in respect of all of the building work under the above building consent.
- ☐ An interim code compliance certificate in respect of part only, as specified in the attached particulars, of the building work under the above building consent.
- ☐ This certificate is issued subject to the conditions specified in the attached page(s) headed "Conditions of Code Compliance Certificate No:....." (being this certificate).

The Council charges payable on the uplifting of this code compliance, in accordance with the attached details are: \$
Receipt No:

Signed for and on behalf of the Council:

Name:.....

Position: AUTHORISED OFFICER

Date: 08/03/2004

BUILDING CONSENT

Section 35, Building Act 1991

ISSUED BY:



Telephone No:	477-4000	Consent No:	ABA 12943	Reference No:	5035549
---------------	----------	-------------	-----------	---------------	---------

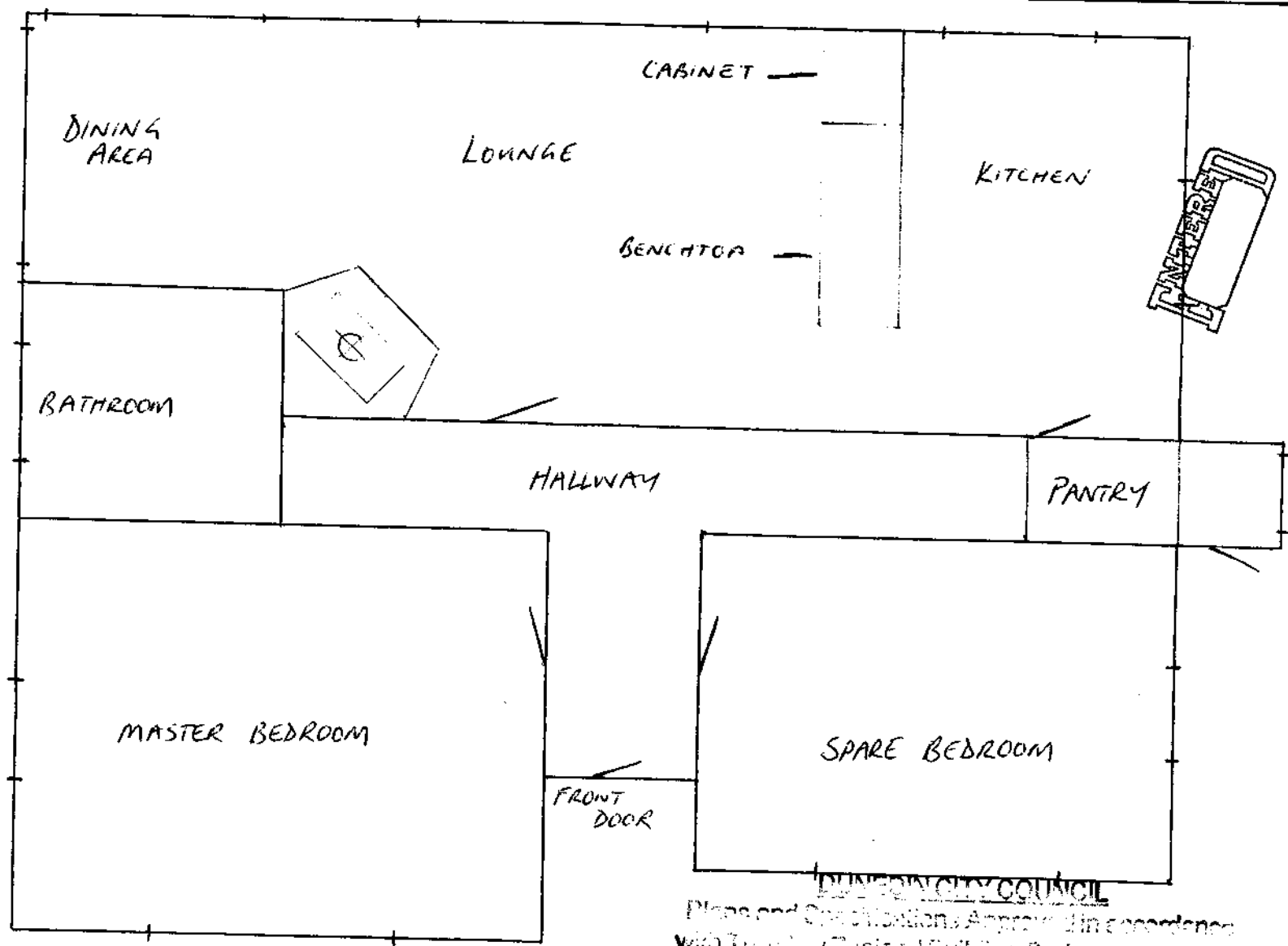
(Insert a cross in each applicable box. Attach relevant documents).

APPLICANT	PROJECT
Name: EASTICK, BRADLEY JAMES 127 FORFAR STREET DUNEDIN 9001	All <input checked="" type="checkbox"/> Stage No of an intendedstages
PROJECT LOCATION	New Building <input type="checkbox"/> Alteration <input checked="" type="checkbox"/>
Street Address: 127 FORFAR STREET, DUNEDIN 9001	Intended Use(s) in detail: ALTER DWELLING/DEMOLISH CHIMNEY/ INSTALL HEATER YUNCA QEWB 2000
LEGAL DESCRIPTION	Intended Life: Indefinite, not less than 50 years <input checked="" type="checkbox"/> Specified as years Demolition <input type="checkbox"/>
Property Number: 5035549 Valuation Roll No: 27350 67800 Legal Description: LOT 54 DP 3813	Estimated Value: \$4900
COUNCIL CHARGES	Signed for and on behalf of the Council:
The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are: Total: \$ ALL FEES ARE GST INCLUSIVE	Name: Position: AUTHORISED OFFICER Date: 19/12/2001

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

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

12943



DUNEDIN CITY COUNCIL
Plans and Specifications Approved in accordance
with Town and Country Planning Act 1977
Department of the Environment
26/6/03

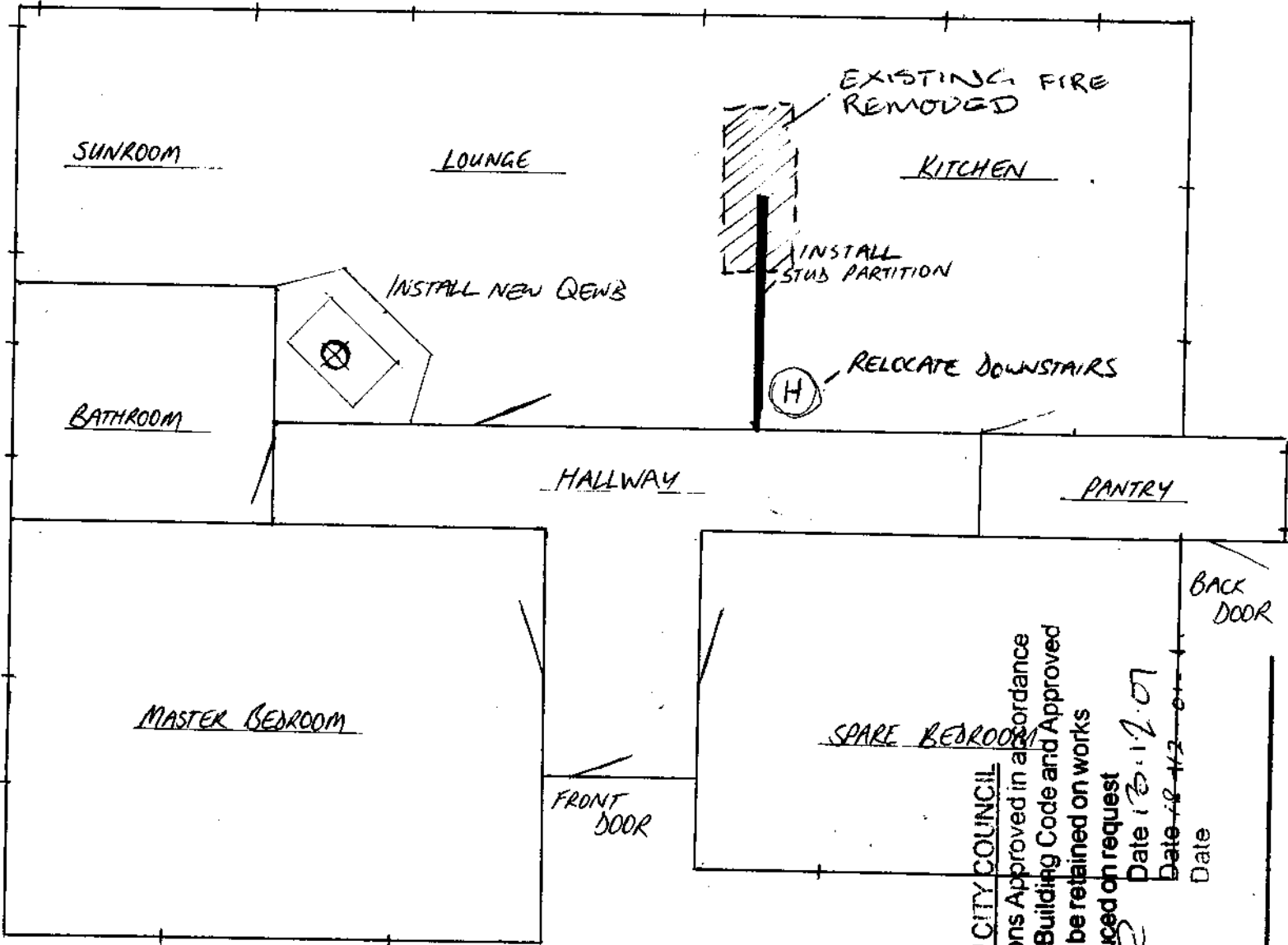
FORFAR ST *ms*

Plan of proposed solid fuel heater at:
127 FORFAR ST
Clyde Hill

Project No: **12943**
Approving Officer:
Date:

1. Draw a plan accurately locating the heater within the building and the adjacent walls, windows and doors.

Show the location of the existing water cylinder if a wetback/hot water booster is to be fitted.

		Project No: 12943
Approving Officer: _____		
Date: _____		
Plan of proposed solid fuel heater at: <u>127 Forfar Street</u> <u>Clyde Hill</u>		
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 <u>13.12.07</u> Drainage <u>13.12.07</u> Health <u>13.12.07</u> NOTE		
* EXISTING FIREPLACE REMOVED * HOT WATER CYLINDER RELOCATED TO BASEMENT		



**DUNEDIN CITY
COUNCIL**

Kaunihera-a-rohe o Otepoti

50 The Octagon, PO Box 5045, Dunedin 9031, New Zealand

Telephone: 03 477 4000, Fax: 03 474 3594,

Email: dcc@dcc.govt.nz

www.CityofDunedin.com

CODE COMPLIANCE CERTIFICATE

Section 95, Building Act 2004

CCC No:	ABA61548	Telephone No:	03 477 4000
APPLICANT		PROJECT	
R J Croy and S M Hensley 127 Forfar Street Dunedin 9001		Work Type: Additions & Alterations	
PROJECT LOCATION		Intended Use/Description of Work: (DWX) Add Deck-Stairs-Bedrm-Ensuite To Basement	
127 Forfar Street Dunedin			
LEGAL DESCRIPTION			
Legal Description: LOT 54 DP 3813 Valuation Roll No: 27350-67800 Building Name: N/A		Intended Life: Indefinite, not less than 50 years.	

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.

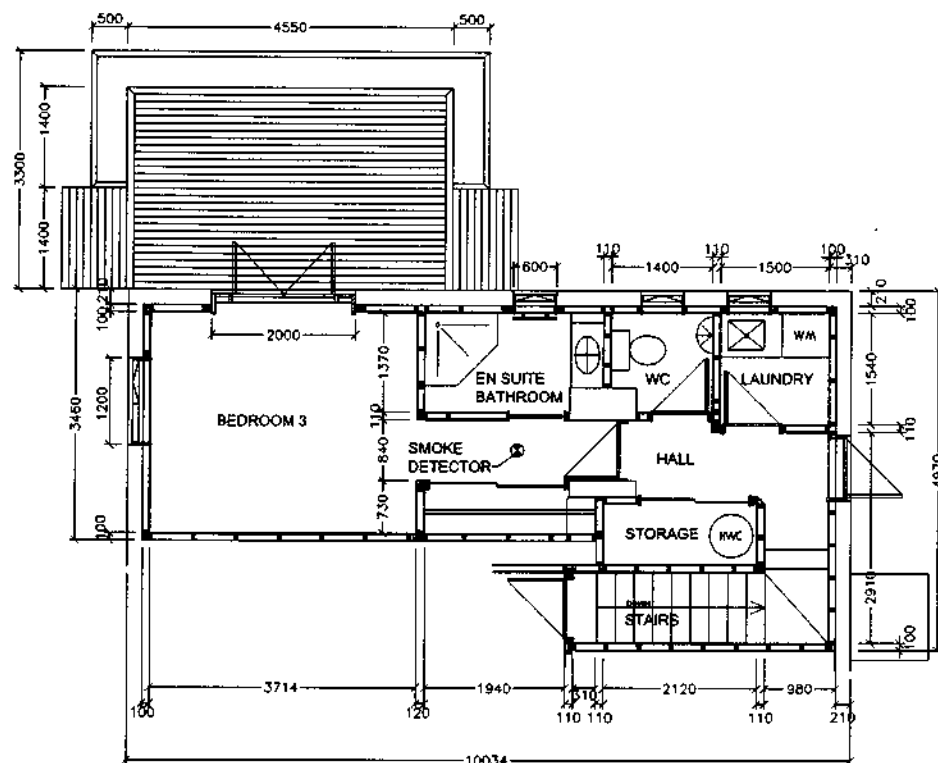
☐ Compliance Schedule attached

Signed for and on behalf of the Council:

Name: J. How.

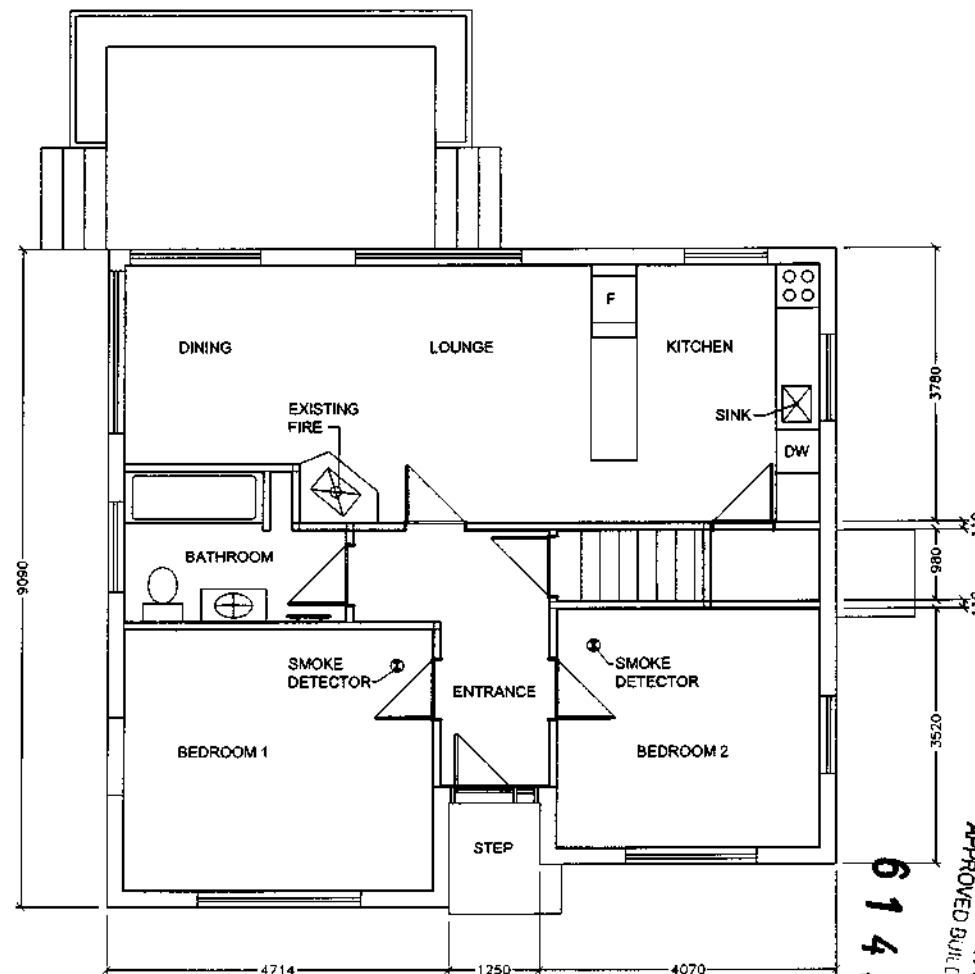
Position: AUTHORISED OFFICER

Date: 10 December 2007



BASEMENT FLOOR AREA: 41m²

PROPOSED NEW BASEMENT FLOOR PLAN



GROUND FLOOR AREA: 87m²

PROPOSED NEW GROUND FLOOR PLAN

DUNEDIN CITY COUNCIL
 APPROVED BUILDING CONSTRUCTION DOCUMENT
 61480

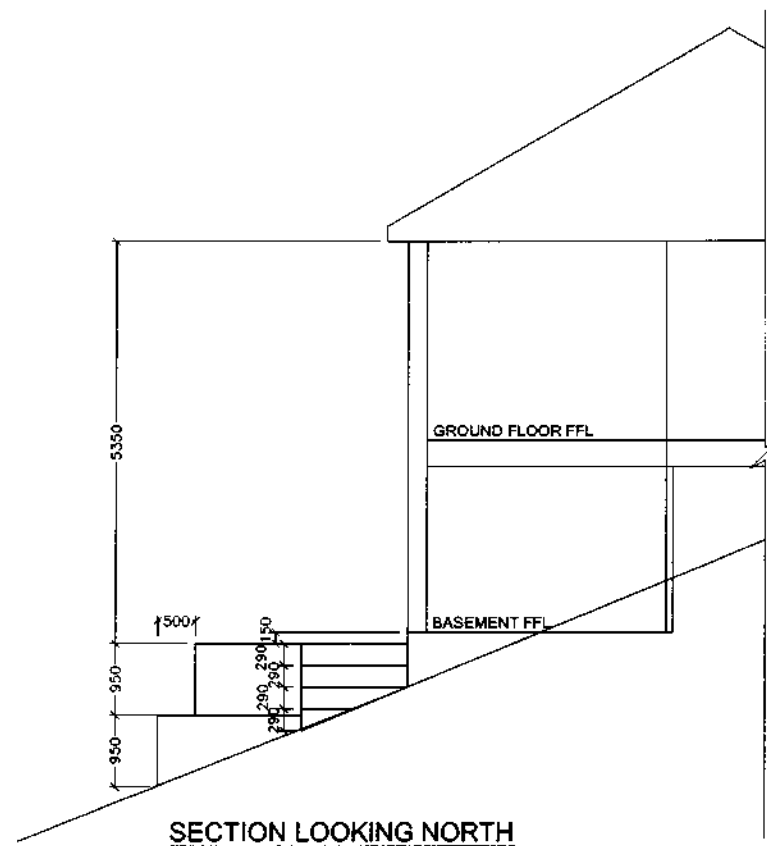
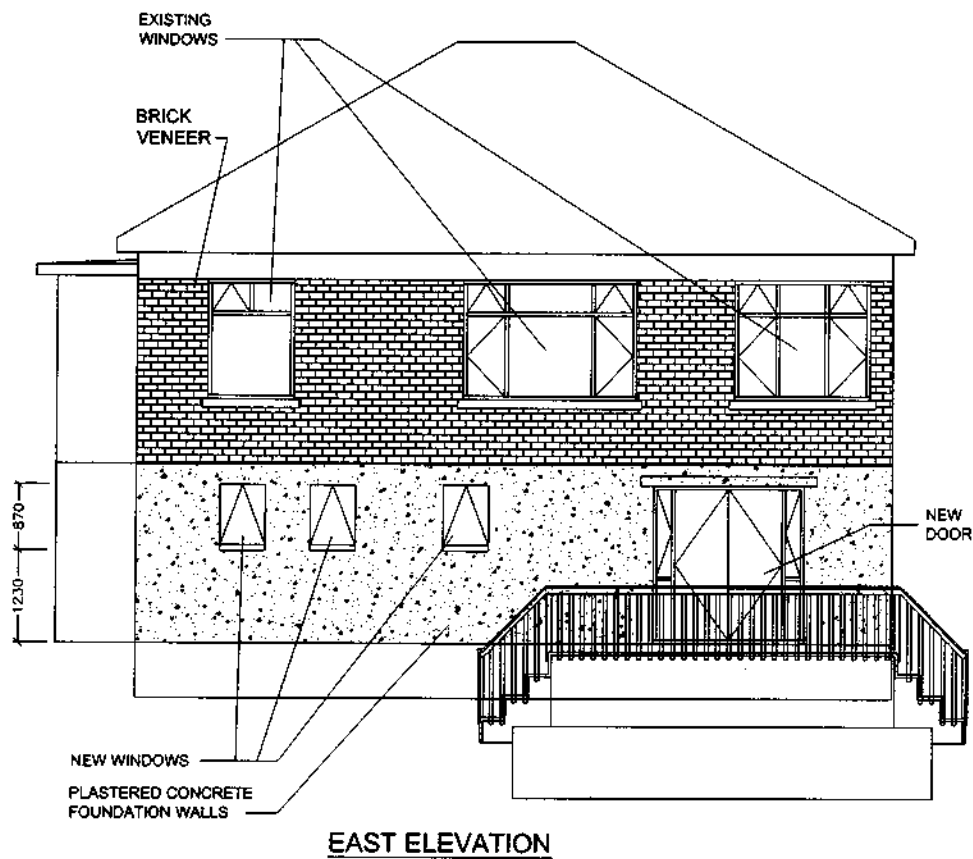
DATE : 30.03.06

CROY HOUSE EXTENSION
PROPOSED FLOORPLANS

A-P-02

SCALE : 1:100 AT A4

Note:
All Dimensions are in mm.



DUNEDIN
 APPROVED BUILDING
 61480

DATE : 30.03.06

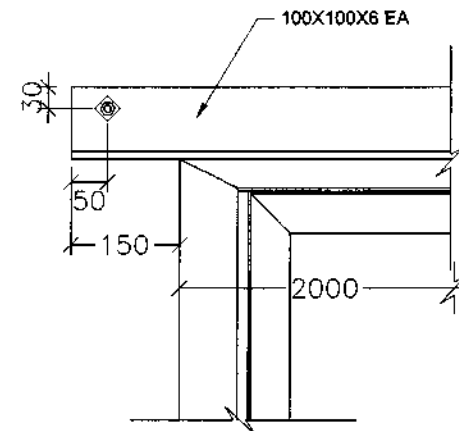
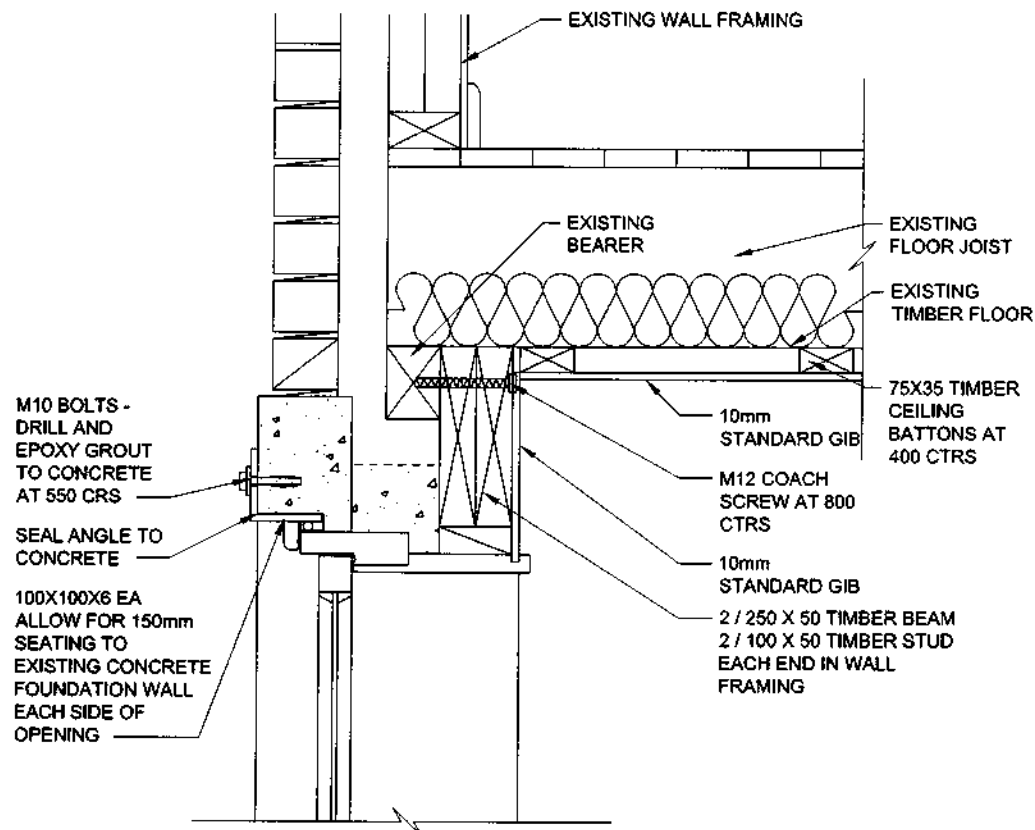
CROY HOUSE EXTENSION

PROPOSED EAST ELEVATION & PROPOSED SECTION LOOKING NORTH

A-P-04

SCALE : 1:100 AT A4

Note:
All Dimensions are in mm.



TYPICAL DOOR LINTEL

DUNEDIN CITY COUNCIL
 APPROVED BUILDING CONSENT DOCUMENTS
 61480

DATE : 30.03.06

CROY HOUSE EXTENSION

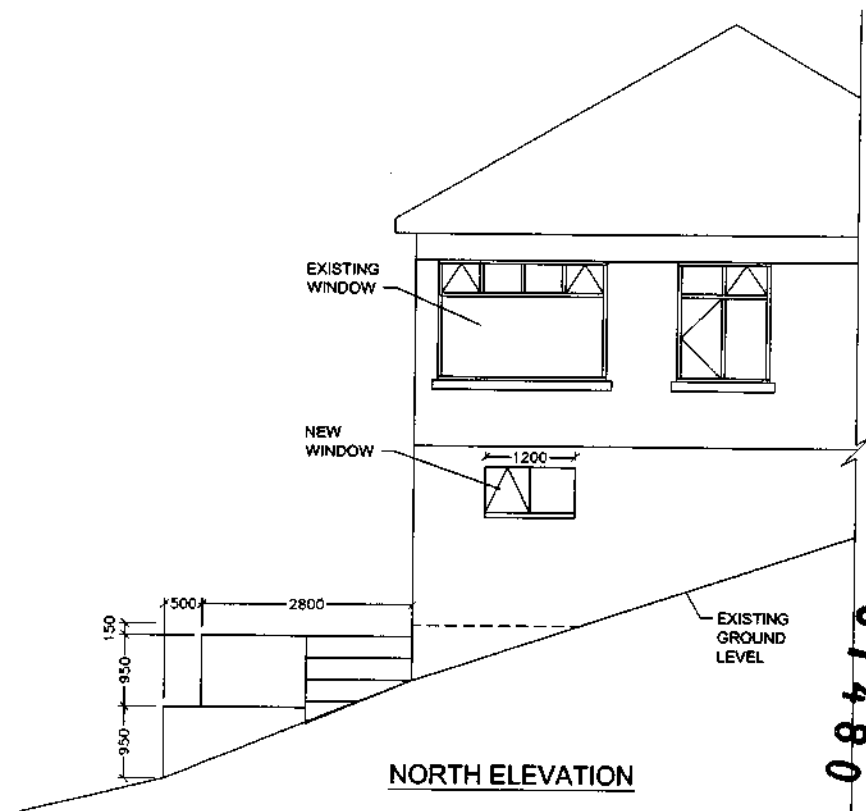
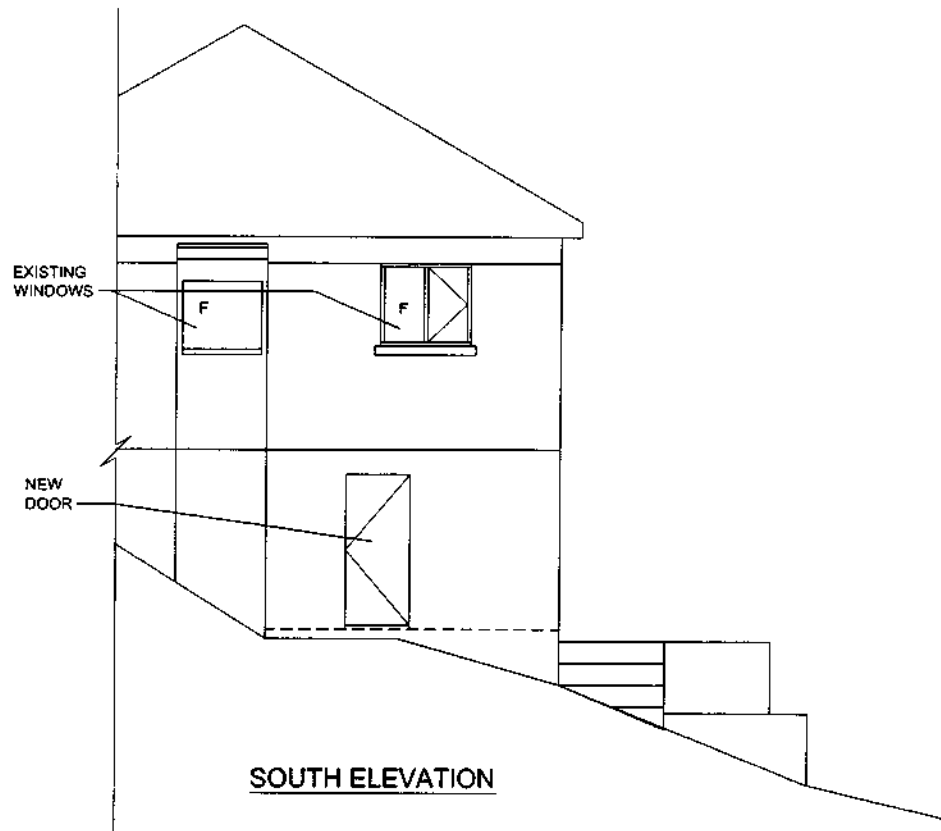
CONSTRUCTION DETAILS: TYPICAL DOOR LINTEL

A-P-12

SCALE : 1:10 AT A4

Note:

All Dimensions are in mm.



DUNECH CITY COUNCIL
 APPROVED BUILDING CONSENT DOCUMENT
 61480

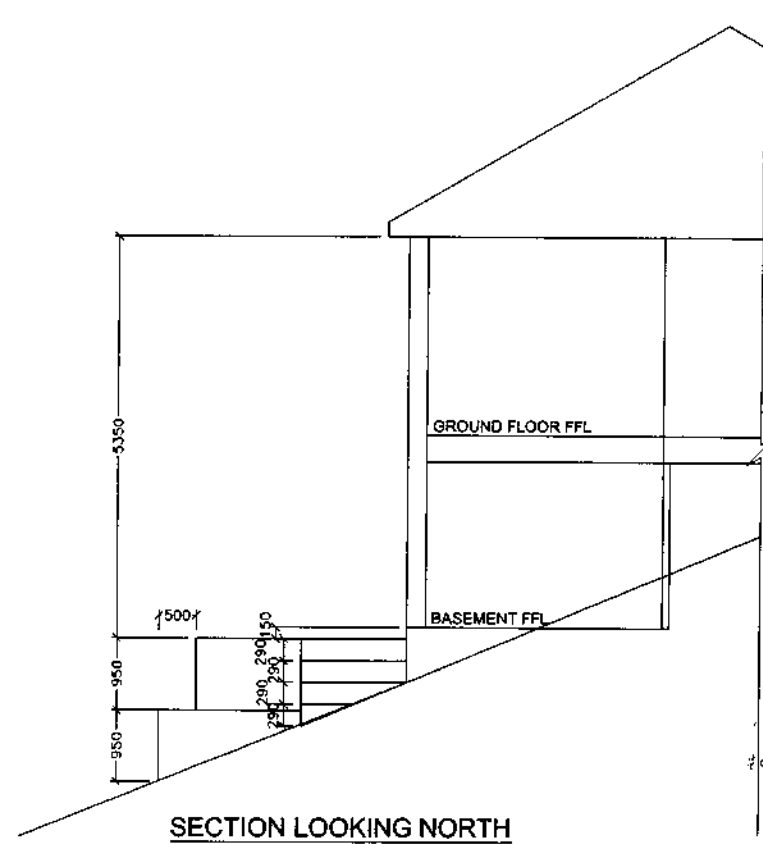
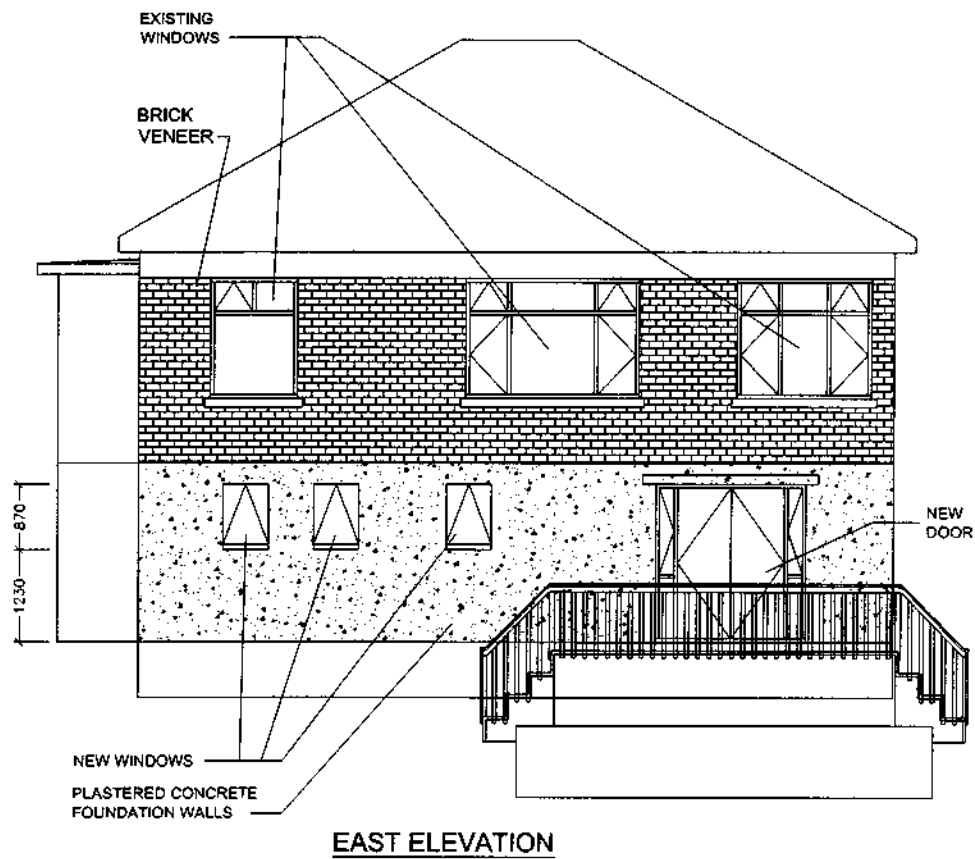
DATE : 30.03.06

CROY HOUSE EXTENSION
 PROPOSED ELEVATIONS: SOUTH & NORTH

A-P-03

SCALE : 1:100 AT A4

Note:
 All Dimensions are in mm.



DUNEDIN CITY COUNCIL
 APPROVED BUILDING CONSENT DOCUMENTS
61480

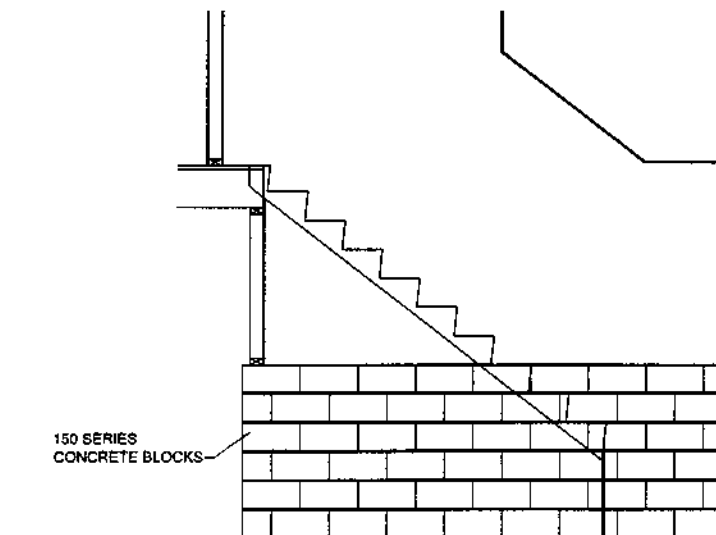
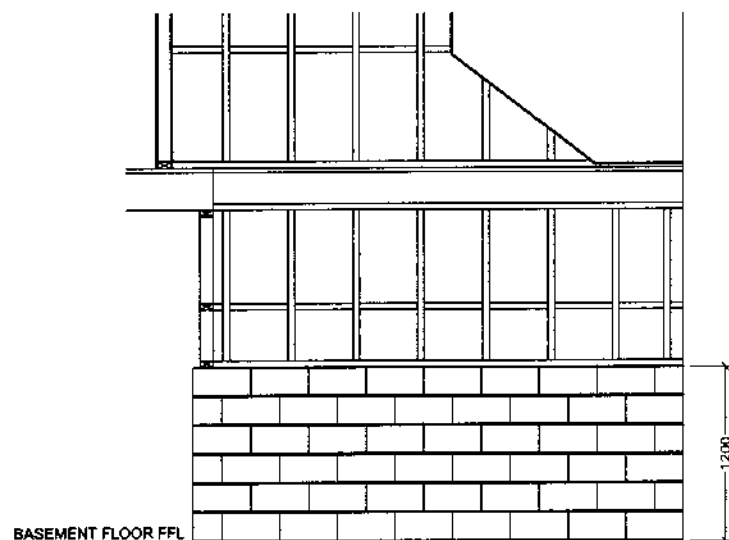
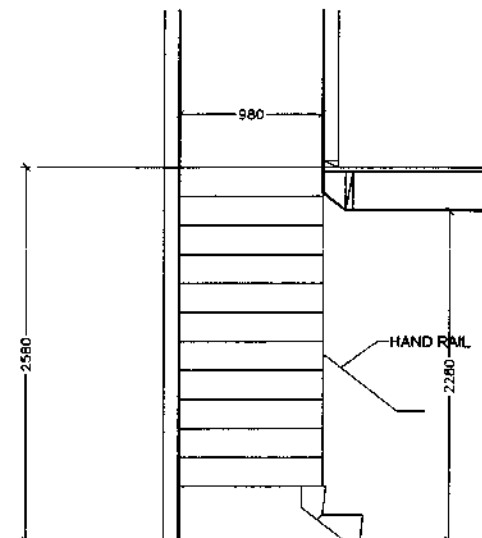
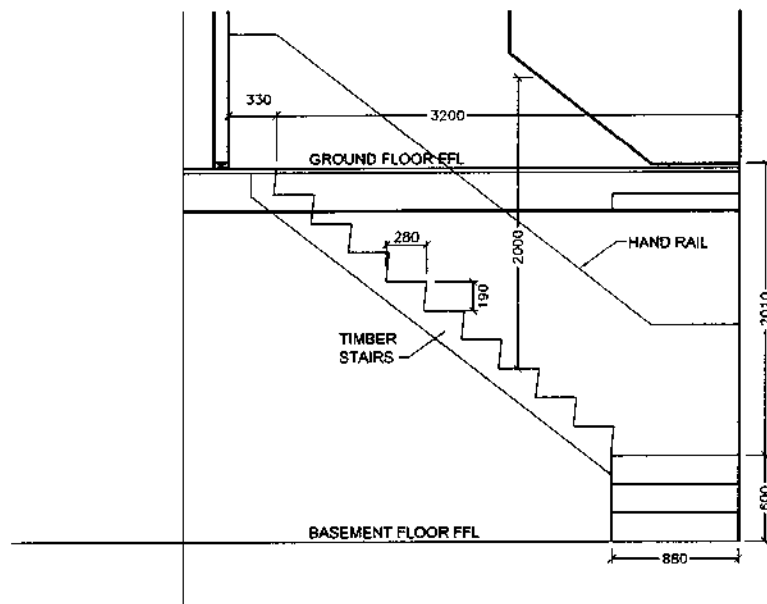
DATE : 30.03.06

CROY HOUSE EXTENSION
PROPOSED EAST ELEVATION & PROPOSED SECTION LOOKING NORTH

A-P-04

SCALE : 1:100 AT A4

Note:
 All Dimensions are in mm.



DUNEDIN CITY COUNCIL
APPROVED BUILDING PLAN
61480

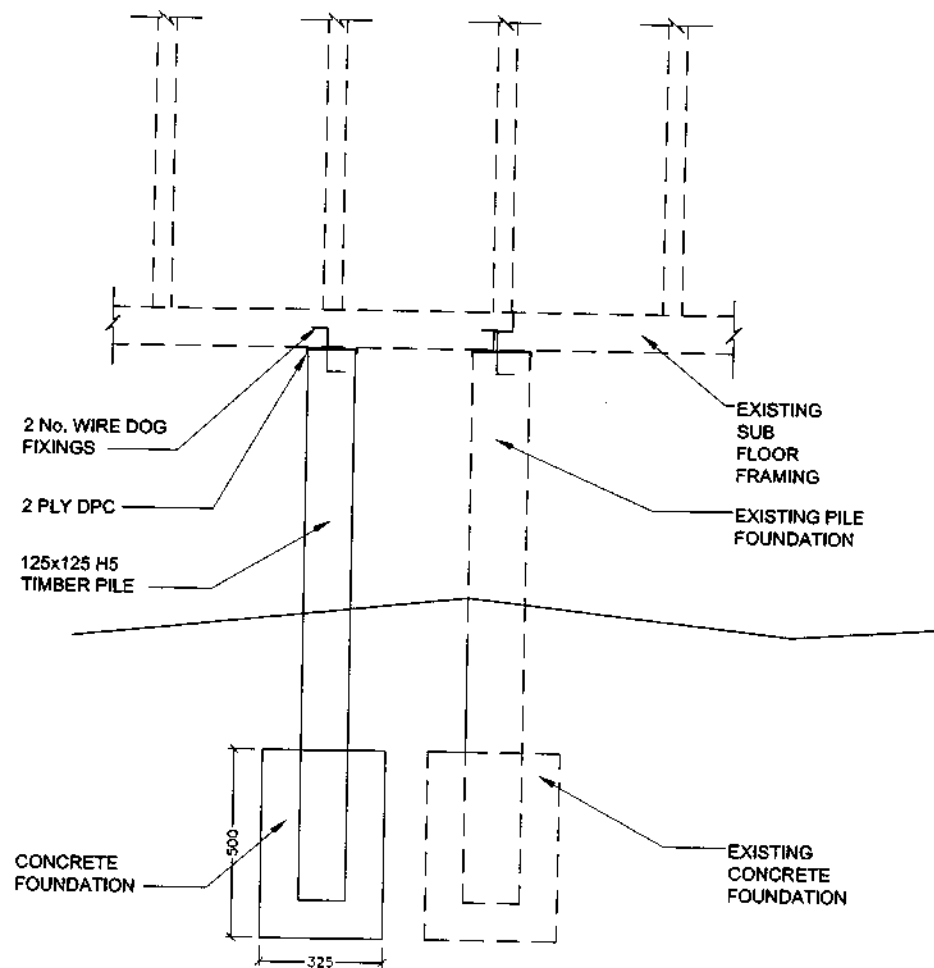
DATE : 30.03.06

CROY HOUSE EXTENSION
STAIR DETAILS

A-P-06

SCALE : 1:100 AT A4

Note:
All Dimensions are in mm.



DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENT
61480

DATE : 30.03.06

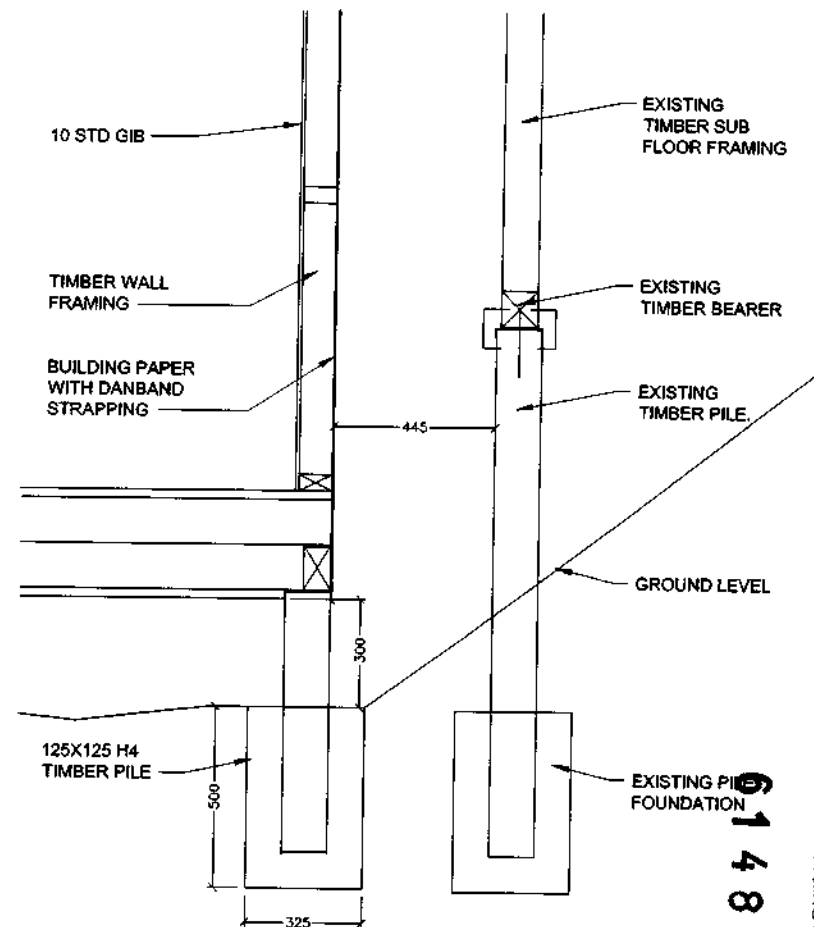
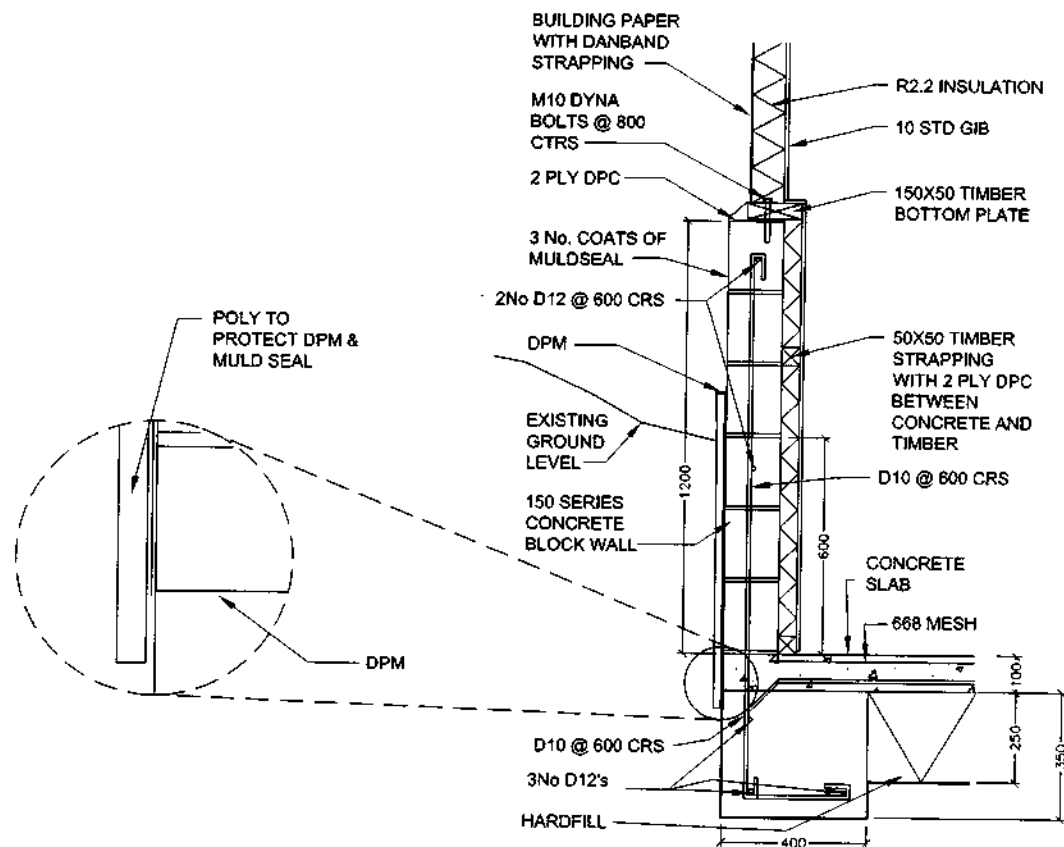
CROY HOUSE EXTENSION

EXISTING FOUNDATION - RECOMMENDED STRENGTHENING

A-P-07

SCALE 1:20 AT A4

Note:
All Dimensions are in mm.



DUNDEE CITY COUNCIL
APPROVED BUILDING CONSENT FOR 61480

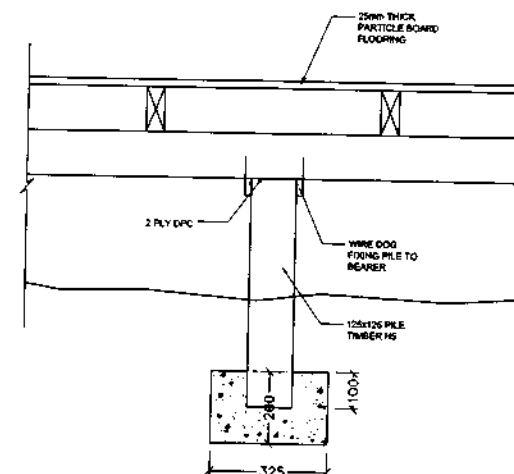
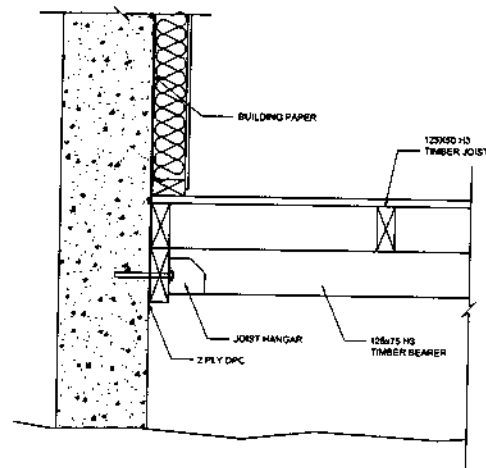
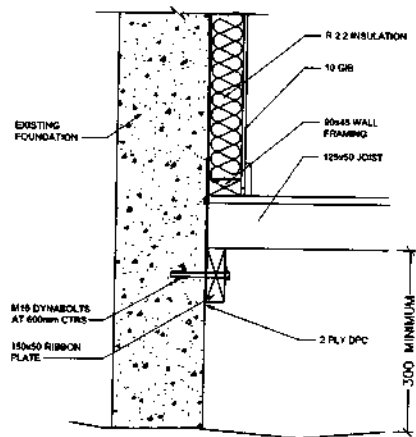
DATE : 30.03.06

CROY HOUSE EXTENSION
PROPOSED FOUNDATION DETAILS

A-P-08

SCALE 1:20 AT A4

Note:
All Dimensions are in mm.



61480

DIAMOND
APPROVED BUILDING

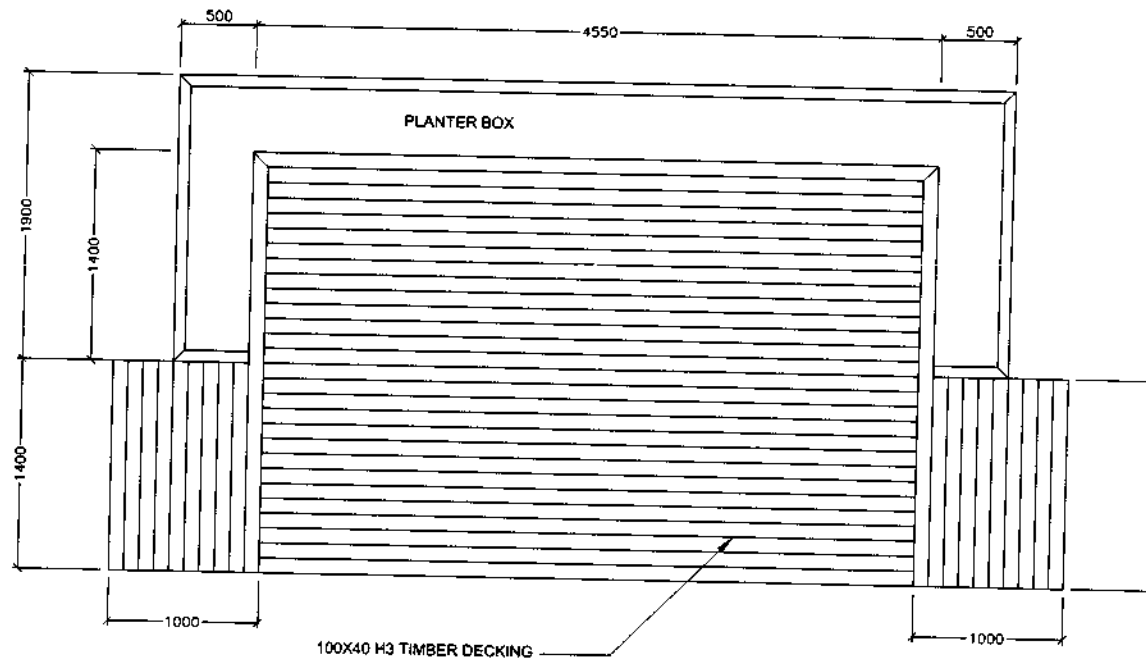
DATE : 30.03.06

CROY HOUSE EXTENSION
PROPOSED SUB-FLOOR FRAMING DETAILS

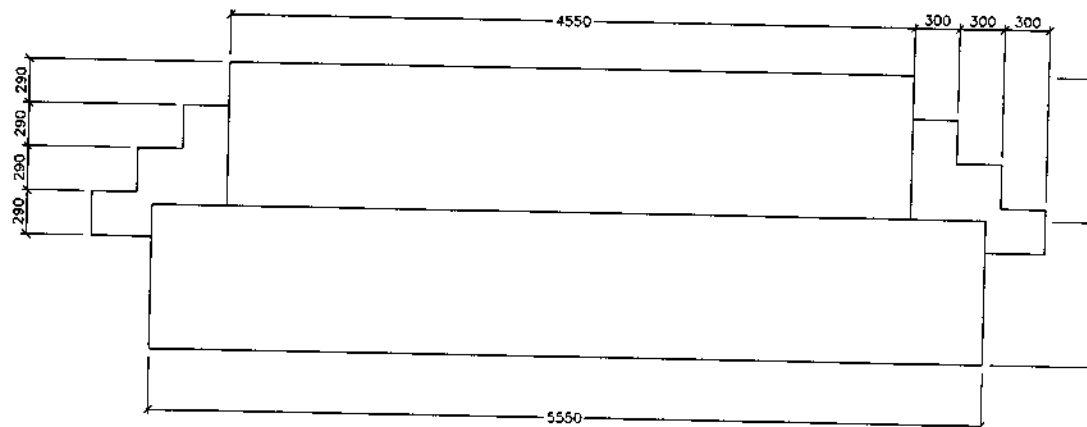
A-P-09

SCALE 1:20 AT A4

Note:
All Dimensions are in mm.



PROPOSED NEW DECK PLAN - SCALE 1:50



PROPOSED NEW DECK PLAN - SCALE 1:50

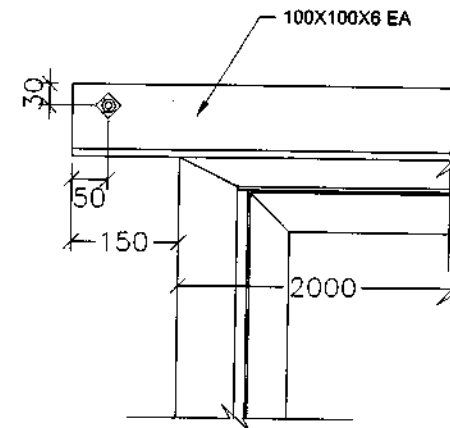
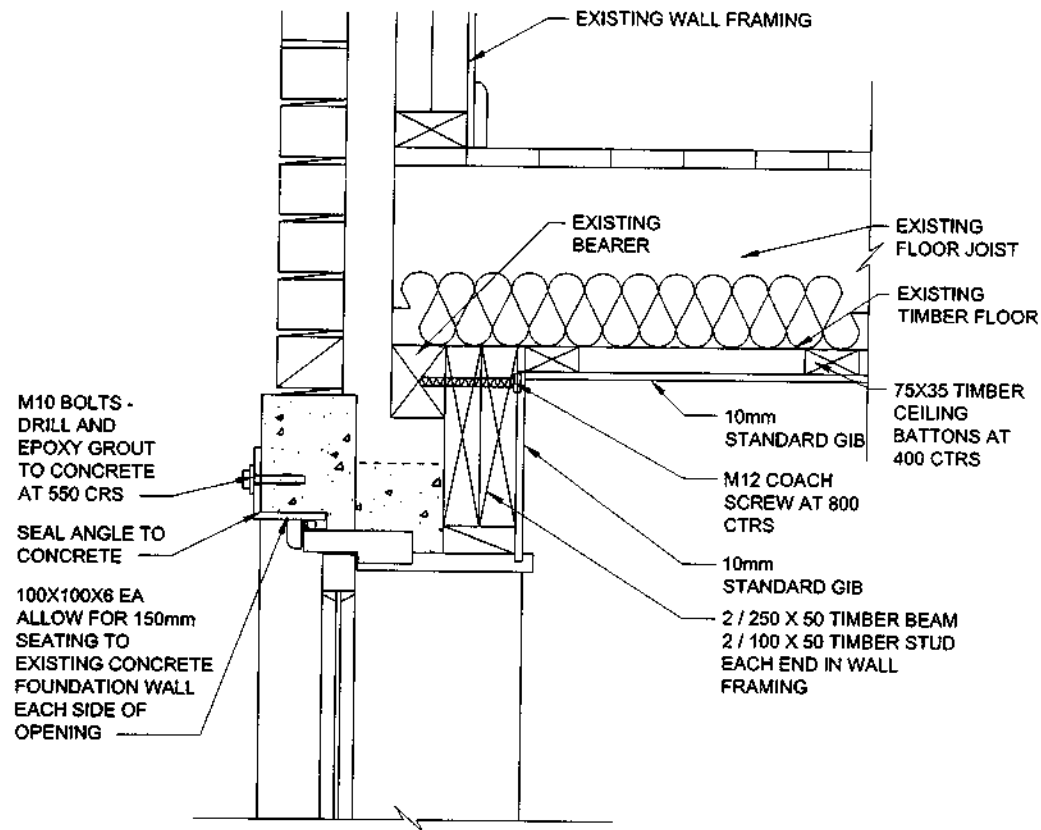
DATE : 30.03.06

CROY HOUSE EXTENSION
PROPOSED FLOORPLAN

A-P-10

SCALE 1:50

Note:
All Dimensions are in mm.



TYPICAL DOOR LINTEL

DUNEDIN CITY
APPROVED BUILDING DEPARTMENT
61480

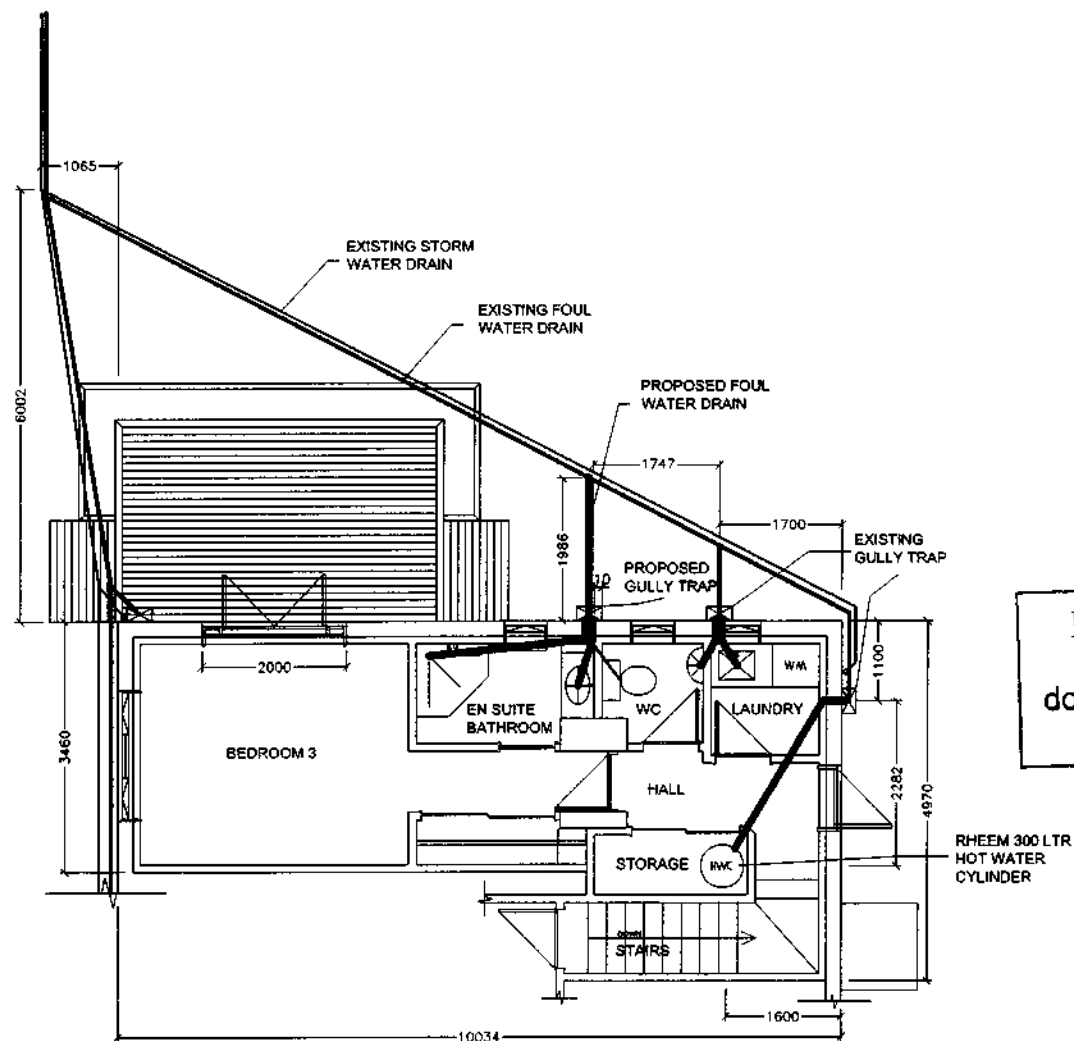
DATE : 30.03.06

CROY HOUSE EXTENSION
CONSTRUCTION DETAILS: TYPICAL DOOR LINTEL

A-P-12

SCALE : 1:10 AT A4

Note:
All Dimensions are in mm.



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

61480

DUNEDIN CITY COUNCIL
APPROVED BUILDING PLAN

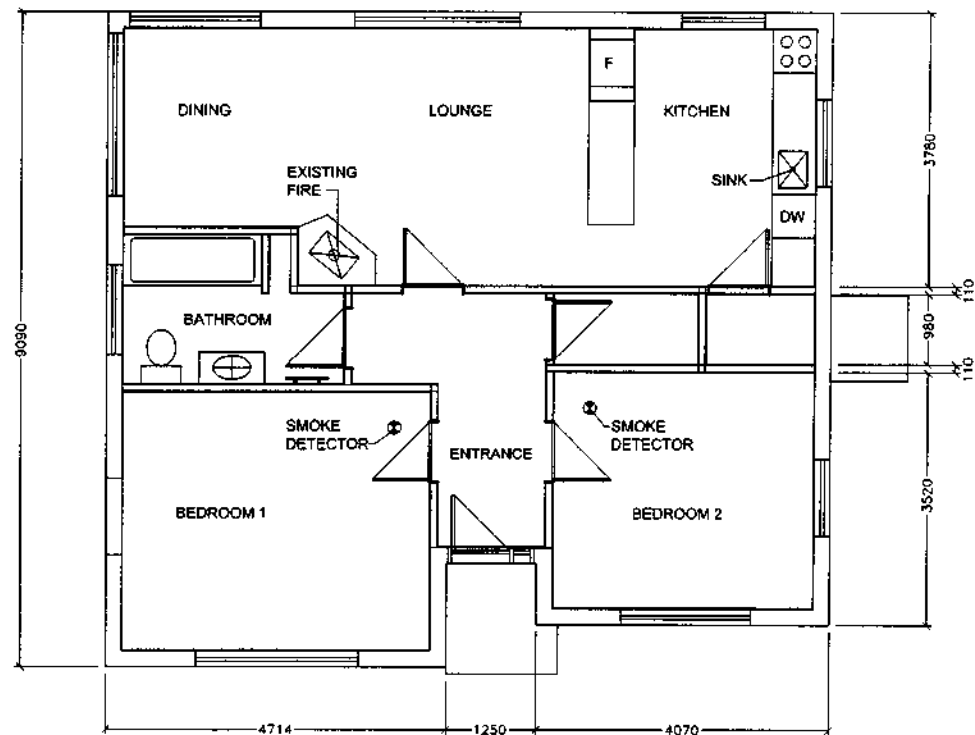
DATE : 30.03.06

CROY HOUSE EXTENSION
PROPOSED PLUMBING & DRAINAGE PLAN

A-P-14

SCALE 1:100 AT A4

Note:
All Dimensions are in mm.



GROUND FLOOR AREA: 87m²

61480
 DUNEDIN CITY COUNCIL
 APPROVED BUILDING CONSENT DOCUMENT

DATE : 30.03.06

CROY HOUSE EXTENSION
 EXISTING GROUND FLOOR PLAN

A-E-01





SCALE : 1:100 AT A4

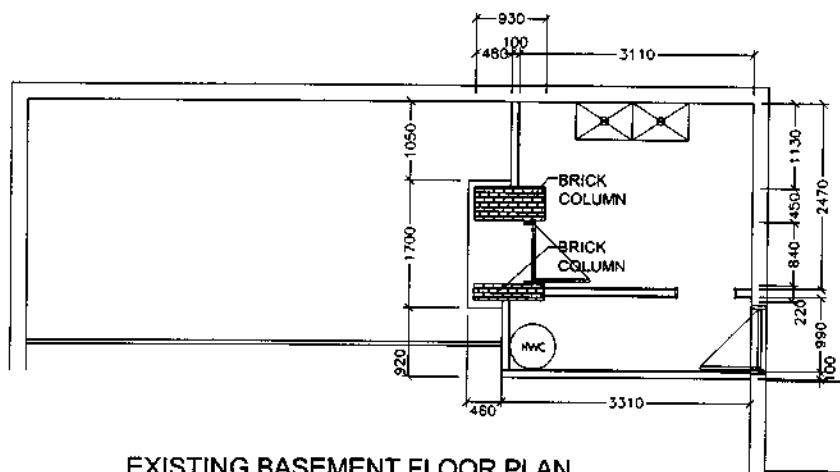
Note:
 All Dimensions are in mm.

61480

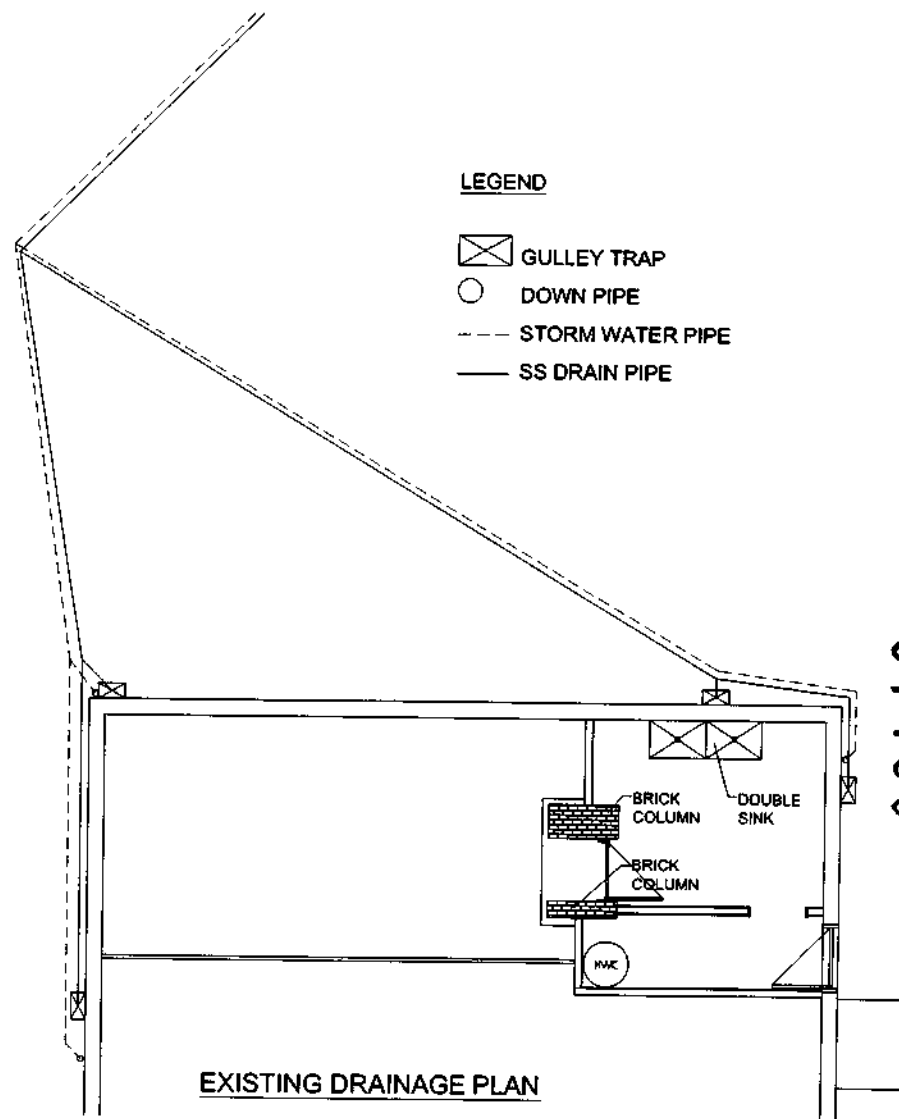


LEGEND

-  GULLEY TRAP
-  DOWN PIPE
-  STORM WATER PIPE
-  SS DRAIN PIPE



EXISTING BASEMENT FLOOR PLAN



EXISTING DRAINAGE PLAN

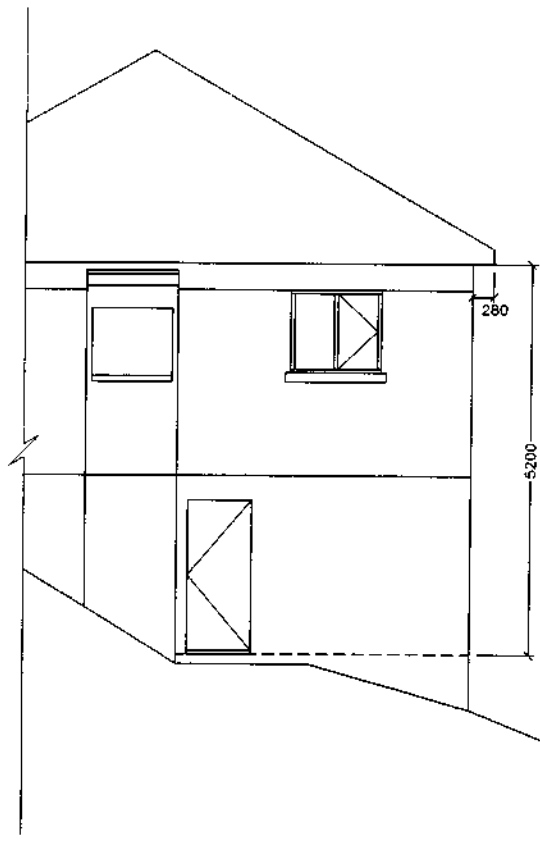
DATE : 30.03.06

**CROY HOUSE EXTENSION
EXISTING BASEMENT FLOOR PLAN**

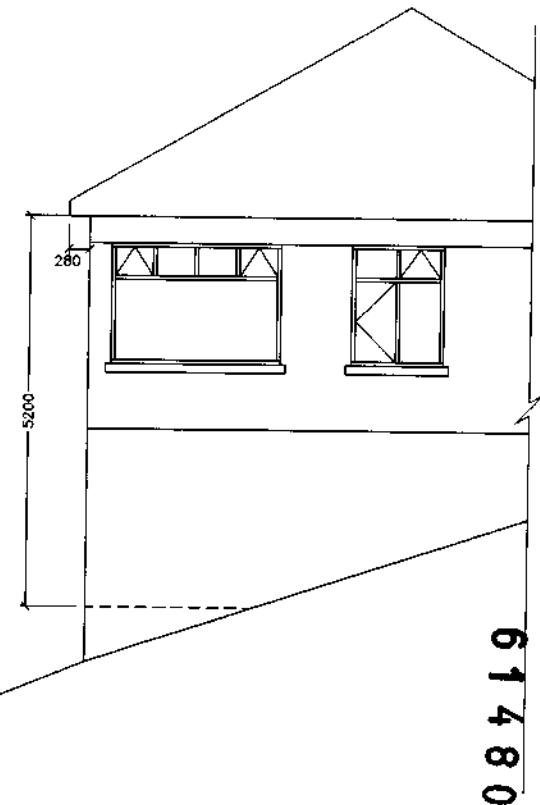
A-E-02

SCALE : 1:100 AT A4

Note:
All Dimensions are in mm.



SOUTH ELEVATION



NORTH ELEVATION

DUNEDIN CITY COUNCIL
 APPROVED BUILDING CONSENT DOCUMENT
 61480

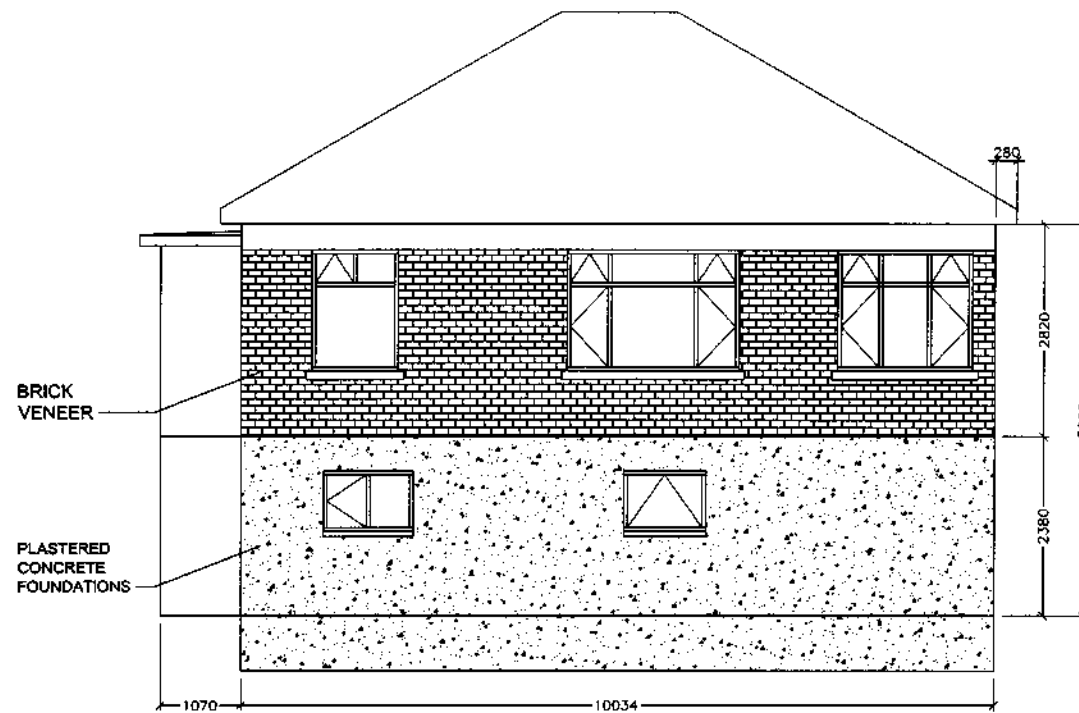
DATE : 30.03.06

CROY HOUSE EXTENSION
 EXISTING ELEVATIONS

A-E-03

SCALE : 1:100 AT A4

Note:
 All Dimensions are in mm.



EAST ELEVATION

DATE : 30.03.06

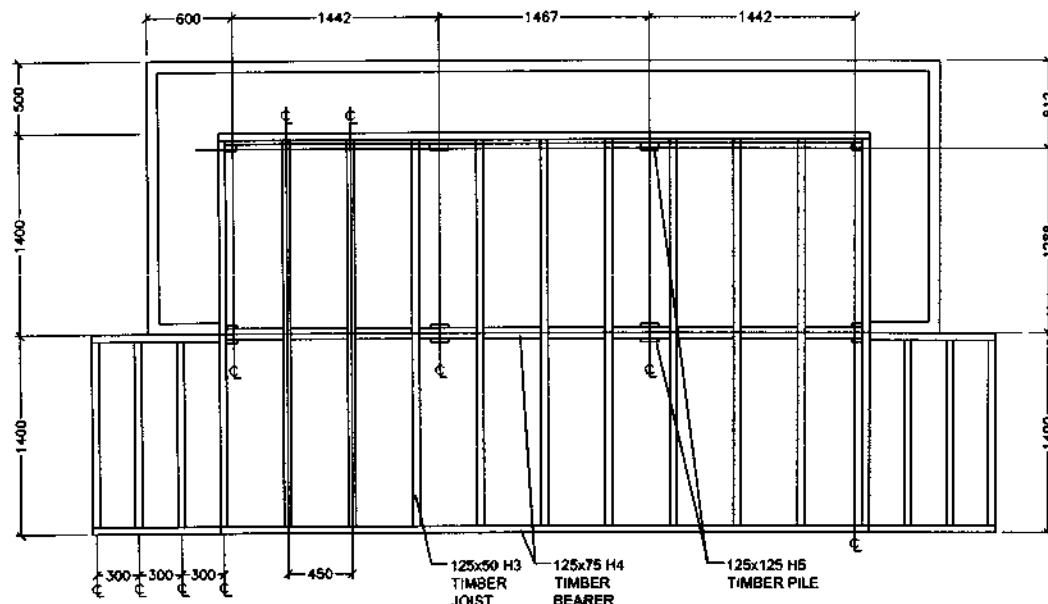
CROY HOUSE EXTENSION
EXISTING ELEVATION: EAST

A-E-04

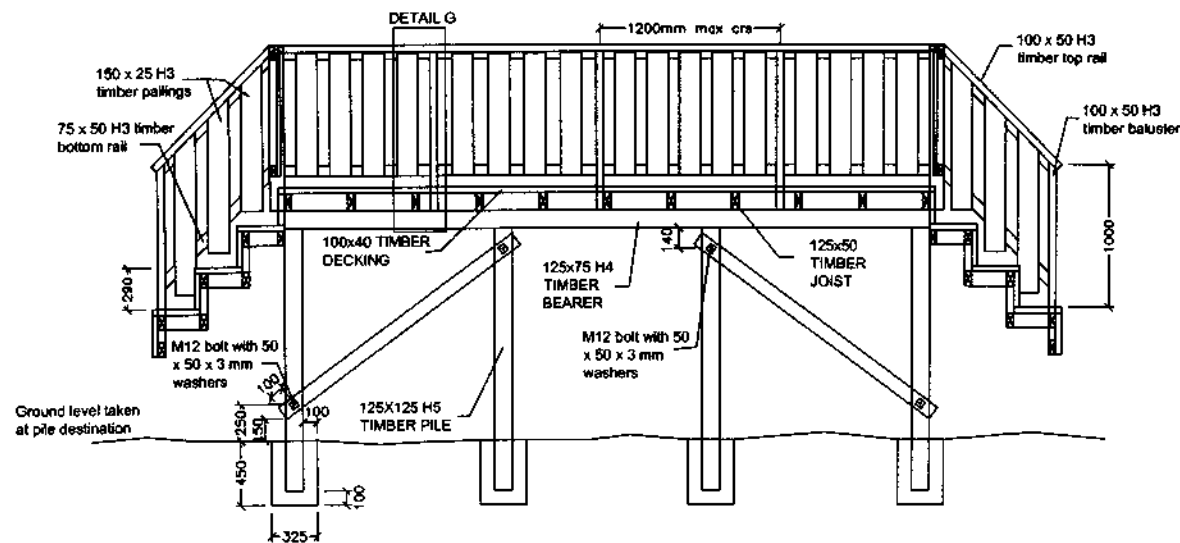
SCALE : 1:100 AT A4

Note:
All Dimensions are in mm.

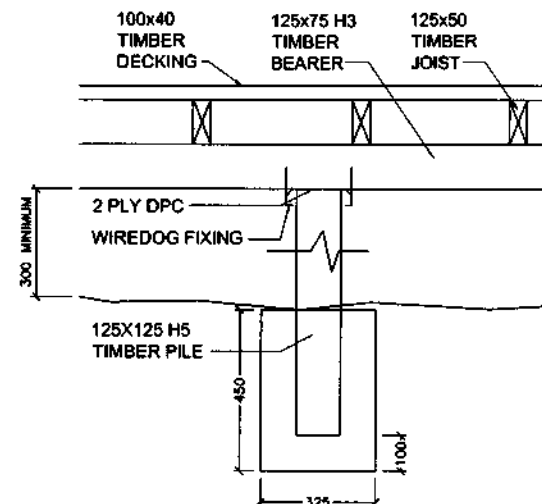
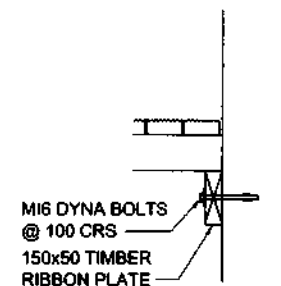
61480



PROPOSED NEW DECK SUB-FLOOR FRAMING - SCALE 1:50



SECTION THROUGH PROPOSED DECK - SCALE 1:50



PROPOSED DECK PILE AND WALL PLATE DETAIL
SCALE 1:20

DATE : 30.03.06

CROY HOUSE EXTENSION
PROPOSED SUB-FLOOR DECK FRAMING & DETAILS

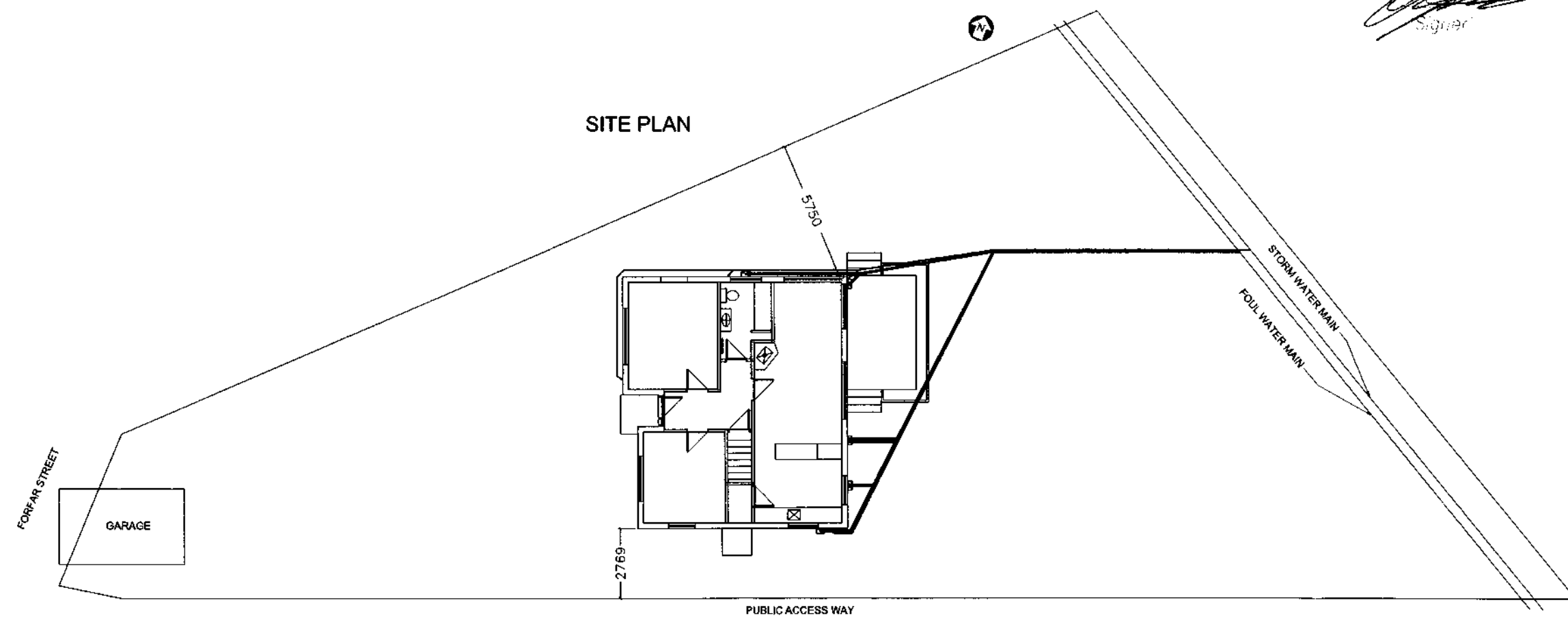
A-R-11

SCALES AT A4

Note:
All Dimensions are in mm.

61480

DOCC 07/01/06
THESE PLANS HAVE BEEN
DESIGNED AND DRAWN IN ACCORDANCE
WITH THE BUILDING ACT 1991
AND THE BUILDING REGULATIONS 1992
BY THE SIGNER
[Signature] 12/08/06
Signer



DUNEDIN CITY COUNCIL
These Plans and Specifications Approved in accordance with
with The New Zealand Building Code and Approved
Documentation for Building works
and produced by the Council

Building 12/08/06
Design 12/08/06
Health 12/08/06

NOTE
Drains may be in vicinity of Post Holes

For for S

WILLOW CITY COUNCIL

Plans and Specifications Approved in accordance
with the Building Code and Approved
Documents. To be retained on works
and produced on request

Building

Date

Drainage

Date 19.12.06

Health

Date

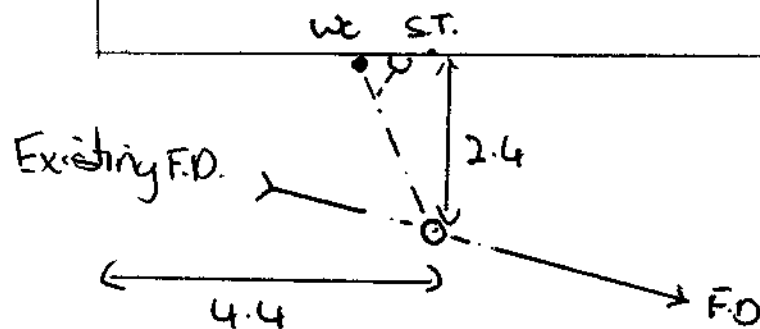
NOTE

As built drainage Plan

ABA 61548

127 For for S

ABA 61548



**DUNEDIN CITY COUNCIL**
Kaitiaki-a-rākei o Ōtepoti**Application for Project Information Memorandum and/or Building Consent**

Section 33 or Section 45, Building Act 2004

Warning: Any alterations made to this application either before or after the Building Consent has been issued may incur an additional fee.

This application is for:

☐ Both Building Consent and a Project Information Memorandum☐ Project Information Memorandum☒ Amendment to Building Consent ABA 61548☐ Building consent only, in accordance with project information memorandum no: _____**PART A: Complete Part A in all cases****PROJECT LOCATION**Street Address: 127 FORFAR STREET, DUNEDIN**FIRST POINT OF CONTACT FOR COMMUNICATIONS FOR THIS APPLICATION: (Mailing Address)**Name: RYAN CROYAddress: 127 FORFAR STREET, MORNINGTON AVEPINMobile: 027 2718598

Tel: (daytime) _____

Tel: (evening) _____

Fax: _____

THE OWNERName of Owner: MR RYAN CROY

(include preferred form of address, eg, Mr, Miss, Dr, if an individual)

Phone number: Mobile: 027 2718598 Daytime: _____

A/hours: _____

Fax: _____

Email address: rcroy@orfonz

The following evidence of ownership is attached to this application:

☐ Copy of certificate of title☐ Lease☐ Agreement for sale and purchase☐ Or other document showing full name of legal owner(s) of the building**LEGAL DESCRIPTION**Property Number: 5C35549Valuation Roll Number: 2735C678CCLot: 54DP: 3813

Section: _____

Block: _____

Survey District: _____

PROJECT☐ Building Certifier Certificate☒ Alterat on☐ Addition☐ New or Relocated Building☐ Change of Use☐ DemolitionDescription of Intended Work (in detail) ADD RECESS! SHEDDING INTO BEDROOM 3. RECESS TOP PART OF WALL IN WALL. REMOVE PUNTER BOX TO DECKING REDUCE DECK SIZE.Intended life: ☒ Indefinite (but not less than 50 years)

Specified as _____ years

Being stage _____ of _____ stages

Estimated value of work (inclusive of GST)²: \$ _____C/T supplied by owner ☐ C/T supplied by DCC ☐**AGENT**

Name of Agent: _____

(only required if application is being made on behalf of owner)

Street address/registered office: _____

Phone number: Mobile: _____

Daytime: _____

A/hours: _____

Fax: _____

Email address: _____

Relationship to Owner: _____

(state details of the authorisation from the owner to make the application on the owner's behalf)

THE BUILDING

Building name: (insert building name if applicable) _____

Number of levels: (include ground level and any levels below ground) 2

Level/unit number: (insert level/unit number if applicable) _____

Area: (total floor area; indicate area affected by the building work if less than the total area) _____

Current, lawfully established, use: (include number of occupants per level and per use if more than 1 (e.g. boarding house, domestic dwelling, hotel, motel, office, commercial))
DOMESTIC DWELLINGYear first constructed: 1938

(insert year, approx. date is acceptable e.g. c1920s or 1960-1970)

(Admin.) App. check: AMTDate: 2/4/07

Receipt: # _____

C/T: \$ _____

Sewer Connection: \$ _____

DCC Fee: \$ _____

Brnz/DBH: \$ _____

Total: \$ 80.00**PAID**

416883

3/4

- Under Section 33 or 45 of the Building Act 2004 the applicant must be the owner of the land on which building work is contemplated or a person who or which has agreed in writing, whether conditionally or unconditionally, to purchase the land or any leasehold estate or interest in the land, or to take a lease of the land, while the agreement remains in force.
- The value of building work shall be the aggregate of the values, determined in accordance with section 10 of the Goods and Services Tax Act 1985, of all goods and services to be supplied for that building work.

PART B: PERSONNEL

Complete Part B as far as possible in all cases. Give names addresses and telephone numbers.
Give relevant registration numbers if possible.

Builder(s): _____
Registered Drainlayer: _____
Registered Plumber: _____
Registered Gasfitter: _____
Registered Electrician: _____
Designer(s): _____
Other: _____
☐ Do you want prescribed Energy Work (Electrical) to be part of this Building Consent?
☐ Do you want prescribed Energy Work (Gas) to be part of this Building Consent?

Name (Owner): _____ Signature: _____ Date: _____

Or, I declare I have been authorised by the owner to make this application

Name (Agent): _____ Signature: _____ Date: _____

PRIVACY ACT 1993

This information is required by The Building Act 2004 and is used to administer Councils obligations under that Act. It may be disclosed for the purposes specified in that Act. The Local Government Official Information and Meetings Act 1987 and the Privacy Act 1993. You may access and request correction of personal information held about you.

FOR COUNCIL USE ONLY

BCO TO FILL IN THESE COLUMNS				
	Checked by	Date	Time Taken in minutes	Cost (Minutes x Rate)
Building				
Plumbing & Drainage				
Means of Egress & Fire Safety Features				
Engineering				
Roading				
Water				
Hazardous Substances				
Health				
Planning				
Effluent Disposal				
Admin				
DBH				
BRANZ Inspections				
Less Deposit				
Total Additional Fees				

Development Contribution ☐
Conditions of Consent required ☐
S37 Form 4 Required ☐
☐ No Building Work May Proceed
☐ Partial Building Work

Report:

Approved for issue of Building Consent

Building Control Officer: _____

Date: 17/10/07

APPLICATION FOR PROJECT INFORMATION MEMORANDUM AND/OR BUILDING CONSENT continued

The building work will comply with the building code as follows:		
Clause <small>[tick relevant clause numbers of building code]</small>	Means of Compliance <small>[refer to the relevant compliance document(s) or detail of alternative solution in the plans and specifications; if not applicable, put n/a]</small>	Waiver/Modification Required <small>[state nature of waiver or modification of building code required; if not applicable, put n/a]</small>
<input checked="" type="checkbox"/> B1 Structure		
<input checked="" type="checkbox"/> B2 Durability		
<input type="checkbox"/> C1 Outbreak of fire		
<input type="checkbox"/> C2 Means of escape		
<input type="checkbox"/> C3 Spread of fire		
<input type="checkbox"/> C4 Structural stability during fire		
<input type="checkbox"/> D1 Access routes		
<input type="checkbox"/> D2 Mechanical installations for access		
<input type="checkbox"/> E1 Surface water		
<input type="checkbox"/> E2 External moisture		
<input type="checkbox"/> E3 Internal moisture		
<input type="checkbox"/> F1 Hazardous agents on site		
<input type="checkbox"/> F2 Hazardous building materials		
<input type="checkbox"/> F3 Hazardous substances and processes		
<input type="checkbox"/> F4 Safety from falling		
<input type="checkbox"/> F5 Construction and demolition hazards		
<input type="checkbox"/> F6 Lighting for emergency		
<input type="checkbox"/> F7 Warning systems		
<input type="checkbox"/> F8 Signs		

PART E: COMPLIANCE SCHEDULE DETAILS

Do you have a current Warrant of Fitness? ☐ Yes ☐ No

If yes, please supply your Warrant of Fitness Number
and a copy of your Compliance Schedule

E1: SYSTEMS NECESSITATING A COMPLIANCE SCHEDULE/ OR AMENDMENT TO COMPLIANCE SCHEDULE

Complete part E1 for all new buildings and alterations, except single residential dwellings.

The building will contain the following – (tick each applicable box and attach proposed inspection, maintenance, and reporting procedures.)

- ☐ Automatic systems for fire suppression (for example, sprinkler systems).
- ☐ Automatic or manual emergency warning systems for fire or other dangers (other than a warning system for fire that is entirely within a household unit and services only that unit)
- ☐ Electromagnetic or automatic doors or windows (for example, ones that close on fire alarm activation).
- ☐ Emergency lighting systems
- ☐ Escape route pressurisation systems.
- ☐ Riser mains for use by fire services.
- ☐ Automatic back-flow preventers connected to a potable water supply.
- ☐ Lifts, escalators, travelators or other systems for moving people or goods within buildings.
- ☐ Mechanical ventilation or air conditioning systems.
- ☐ Building maintenance units for providing access to the exterior and interior walls of buildings
- ☐ Laboratory fume cupboards.
- ☐ Audio loops or other assistive listening systems
- ☐ Smoke control systems.
- ☐ Emergency power systems for, or signs relating to, a system or feature specified in any of the above.
- ☐ The following specified systems are being altered, added to, or removed in the course of the building work: [specify]
- ☐ None of the above

E2: OTHER SYSTEMS AND FEATURES TO BE INCLUDED IN THE COMPLIANCE SCHEDULE

Complete Part E2 only if the building contains one or more of the systems listed in Part E1.

The building will contain the following (tick each applicable box and attach proposed inspection, maintenance, and reporting procedures)

- ☐ Means of escape from fire.
 - ☐ Systems for communicating spoken information intended to facilitate evacuation
 - ☐ Final exits
 - ☐ Fire separations
 - ☐ Signs intended for communicating information to facilitate evacuation
 - ☐ Smoke separations
- ☐ Safety Barriers
- ☐ Means of access and facilities for use by persons with disabilities that meet the requirements of section 118 of the Building Act 2004, and signs to section 120.
- ☐ Handheld hose reels for fire fighting

DISTRICT PLAN/RESOURCE MANAGEMENT ACT

All building work must comply with the District Plan or with a resource consent under the Resource Management Act before it can be legally built.

Your building consent application will be assessed to determine whether your proposed activity complies with the District Plan. Where your activity does not comply, you will be required to obtain the appropriate resource consent(s) prior to commencing any construction.

Attachments

The following documents are attached to this application

☐ Development contribution notice (Form 3) ☐ Previous PIM ☐ RMA No

PART C: PROJECT DETAILS

Complete Part C only if you have not applied separately for a project information memorandum.

The project involves the following matters – (tick each applicable box, if any, and attach relevant information in duplicate):

- ☐ Location, in relation to legal boundaries.
- ☐ Building work over or adjacent to any road or public place.
- ☐ Disposal of stormwater and wastewater.
- ☐ Precautions to be taken where building work is to take place over existing drains or sewers or in close proximity to wells or watermain.
- ☐ Provisions to be made in any demolition work for the protection of the public, suppression of dust, disposal of debris, disconnection from public utilities, and suppression of noise.
- ☐ Any cultural heritage significance of the building or building site, including whether it is on a marae.

THE PROJECT

List building consents previously issued for this project (if any): [list who issued the consent, the date of issue and the consent number]

Project information memorandum

The following matters are involved in the project:

- ☐ Subdivision
- ☐ Alterations to land contours
- ☐ New or altered connections to public utilities
- ☐ New or altered locations and/or external dimensions of buildings
- ☐ New or altered access for vehicles
- ☐ Other matters known to the applicant that may require authorisations from the territorial authority: [specify]

PART D: BUILDING DETAILS

Complete Part D in all cases.

The application is accompanied by – (tick each applicable box, attach relevant documents in duplicate):

- ☒ The drawings, specifications, and other documents according to which the building is proposed to be constructed to comply with the provisions of the building code, with supporting documents, if any, including –
 - ☐ Building certificates.
 - ☐ Producer statements.
 - ☐ References to accreditation certificates issued by the Department of Building & Housing.
 - ☐ References to determinations issued by the Department of Building & Housing.
 - ☐ Proposed procedures, if any, for inspection during construction.

APPLICATION FOR PROJECT INFORMATION MEMORANDUM AND/OR BUILDING CONSENT continued

The building work will comply with the building code as follows.

Clause	Means of Compliance	Waiver/Modification Required
(tick relevant clause numbers of building code)	(refer to the relevant compliance document(s) or detail of alternative solution in the plans and specifications; if not applicable, put n/a)	(state nature of waiver or modification of building code required; if not applicable, put n/a)
<input type="checkbox"/> G1 Personal hygiene		
<input type="checkbox"/> G2 Laundering		
<input type="checkbox"/> G3 Food preparation and prevention of contamination		
<input type="checkbox"/> G4 Ventilation		
<input type="checkbox"/> G5 Interior environment		
<input type="checkbox"/> G6 Airborne and impact sound		
<input type="checkbox"/> G7 Natural light		
<input type="checkbox"/> G8 Artificial light		
<input type="checkbox"/> G9 Electricity		
<input type="checkbox"/> G10 Piped services		
<input type="checkbox"/> G11 Gas as an energy source		
<input type="checkbox"/> G12 Water supplies		
<input type="checkbox"/> G13 Foul water		
<input type="checkbox"/> G14 Industrial liquid waste		
<input type="checkbox"/> G15 Solid waste		
<input type="checkbox"/> H1 Energy efficiency		

DOMESTIC SMOKE ALARM

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

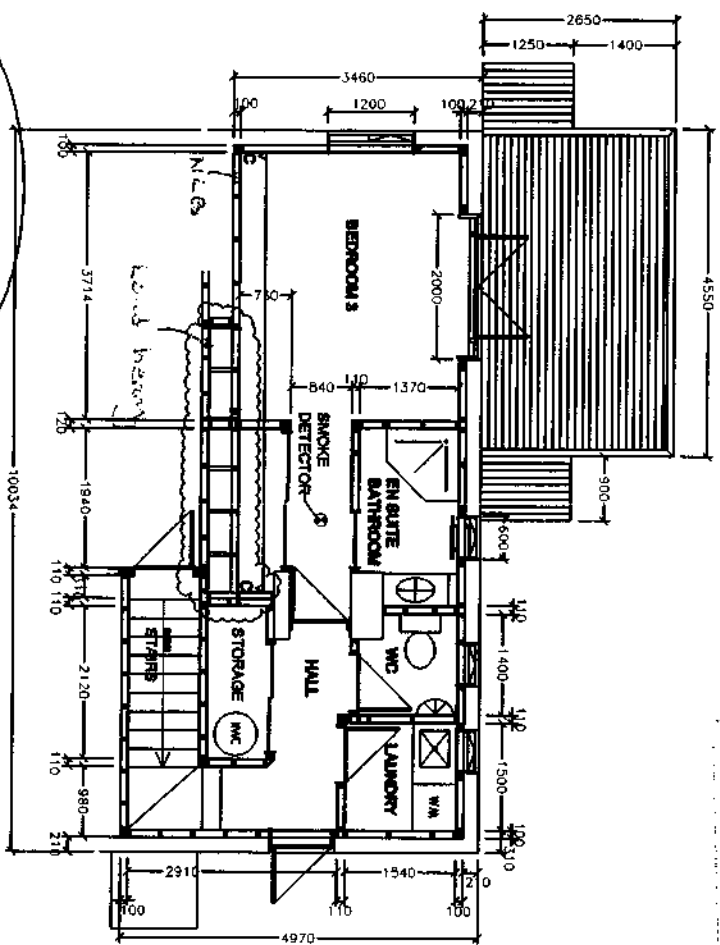
Amended Plan and/or Specification Received

By *VGE*

Date *17/4/07*

Amendments

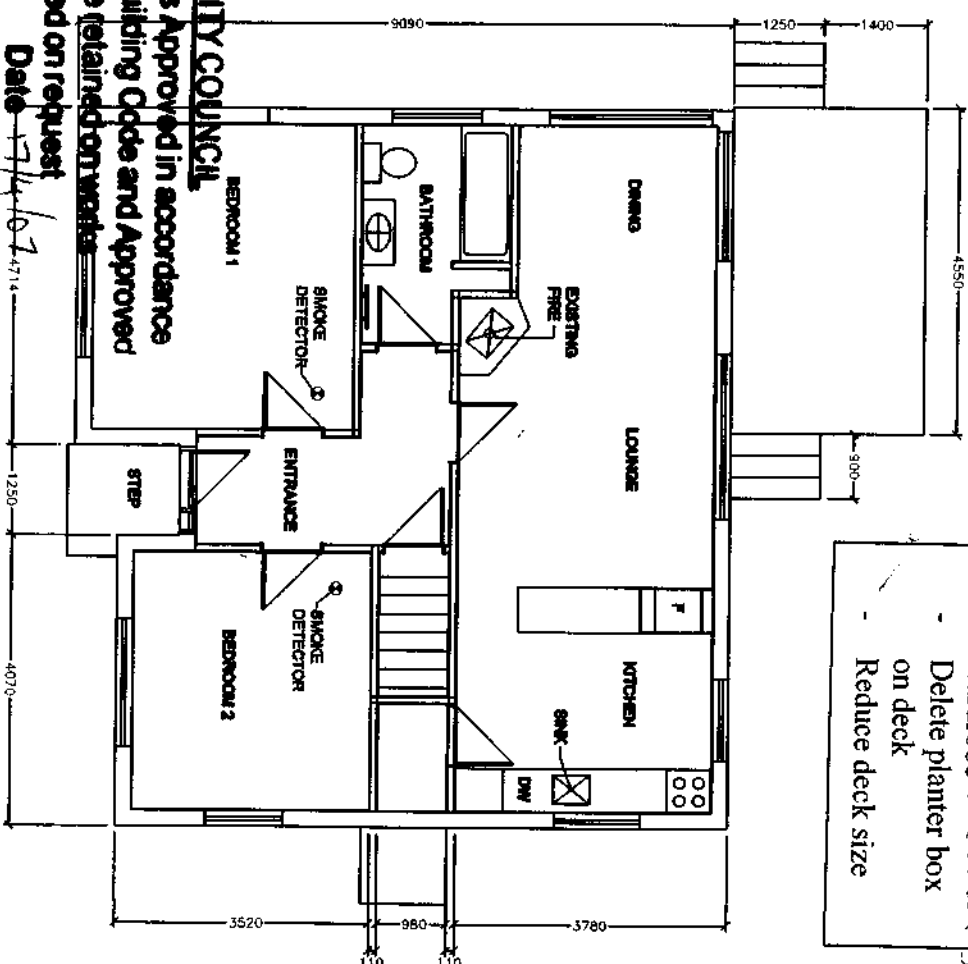
- Recessed shelving added to bedroom 3
- Recess wall in wardrobe in bedroom 3
- Delete planter box on deck
- Reduce deck size



BASMENT FLOOR AREA: 41m²

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

NOTE
Amendment 2 N253444 PROPOSED NEW GROUND FLOOR PLAN
Applies with durability N2, N253444 table 4.1



GROUND FLOOR AREA: 87m²

PROPOSED NEW BASEMENT FLOOR PLAN

DATE : 25.01.07 CROY HOUSE EXTENSION PROPOSED FLOORPLAN

A-R-02 SCALE : 1:100 AT A4

Note: All Dimensions are in mm.

62323144 61548

87519

LB E

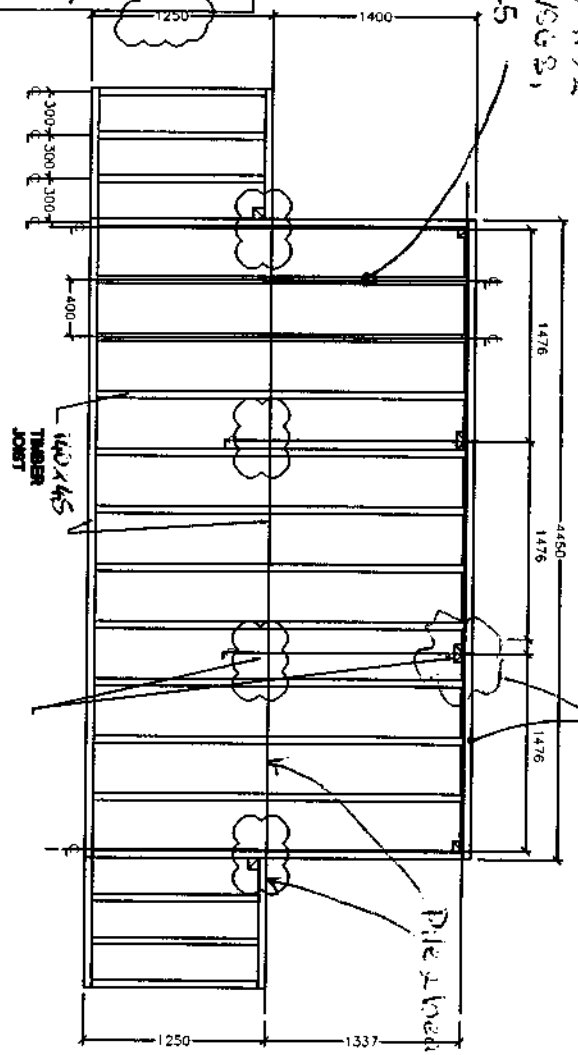
Note:
All Dimensions are in mm.

Amendments

- Increase joist size
- Change timber battens
- Reduce deck size
- Delete 1 No bearer and 2 No piles

H5 125 x 125 files on H32 MDG/V66-2
140 x 70 1000000

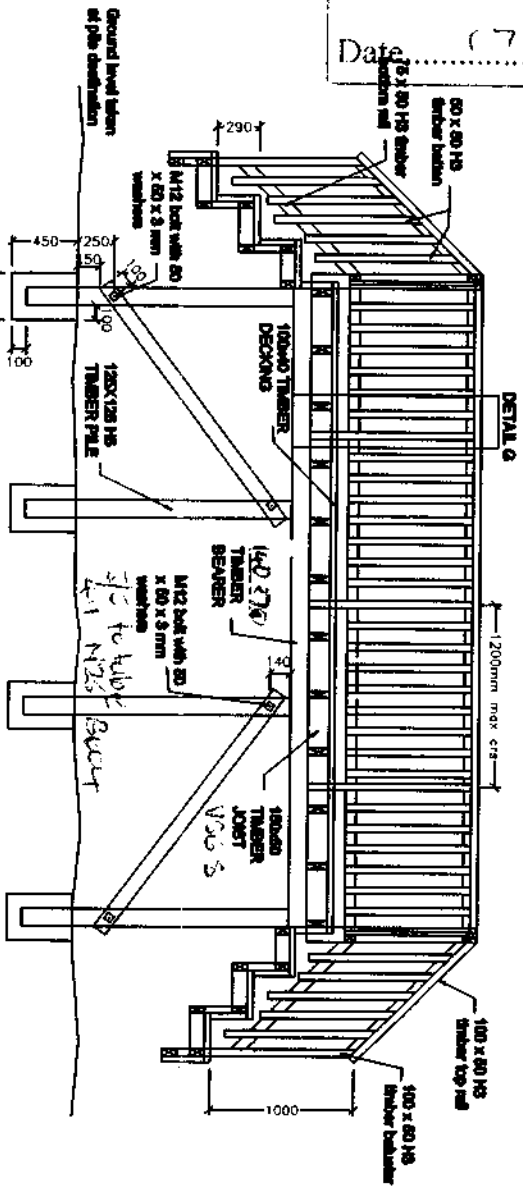
Joels H32
Moe/V662,
140x45



Pile & bracket have been removed.

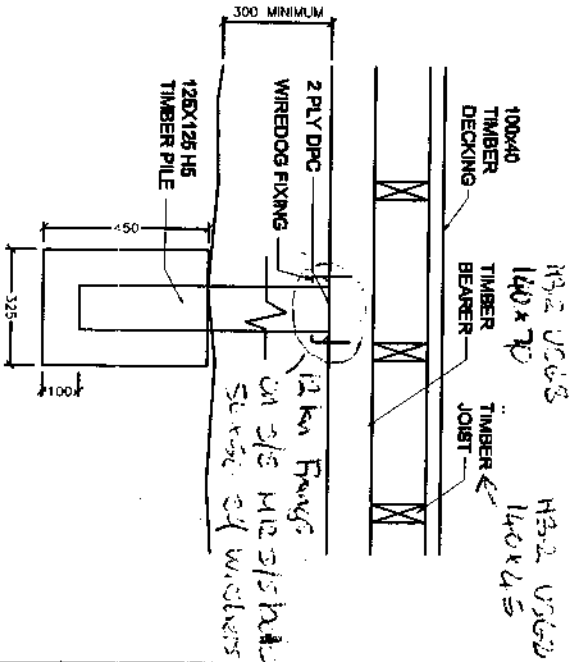
MIDYNA BOLTS
150x20 | IMBER
RIBBON PLATE

PROPOSED NEW DECK SUB-FLOOR FRAMING - SCALE 1:50



SECTION THROUGH PROPOSED DECK - SCALE 1:50

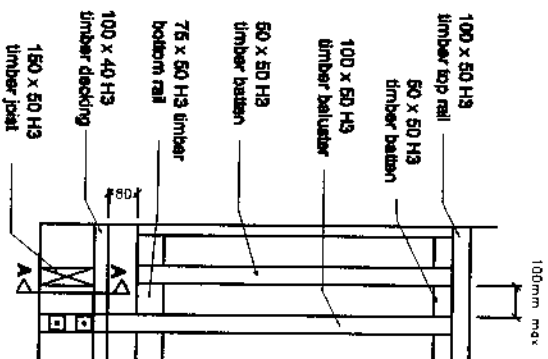
PROPOSED DECK PILE AND WALL PLATE DETAIL
SCALE 1:20



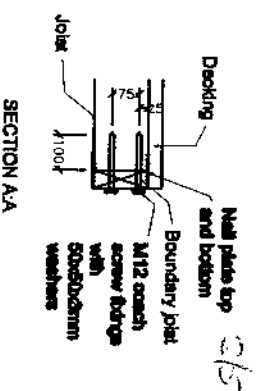
on the fringe
of the wilderness

Amendments

- Increase joist size
- Change timber battens



DETAIL G



61548

A-B12318/1A


DATE : 25.01.07

CROY HOUSE EXTENSION
PROPOSED SUB-FLOOR DECK DETAILS

A-R-1a

1:20 (SCALES AT A4)

Note: All Dimensions are in mm.

ENCROACHMENT OF ROAD RESERVE		
<u>Street where Encroachment Occurs</u>		<u>Associated property ID</u>
Forfar Street # 27		5035549
<u>Description of Encroachment</u>		<u>Rates Account</u>
Garage		2035549
<u>Date of Approval or Date of Check</u>		Encroachment Fee \$80.00 Incl G S T
1 February 2008		Annual Charge as per Dunedin City Council Policy
		
<u>Licensees Details</u>		
Name:		
Address:		
Customer Number:		

25 February 2020

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Dear [REDACTED]

LICENCE TO OCCUPY ROAD RESERVE – GARAGE ADJACENT TO 127 FORFAR STREET DUNEDIN

Please find enclosed the signed above-mentioned licence for your records.

You will receive from DCC Finance an invoice for \$132.50, being the annual fee currently payable in relation to a single garage on DCC road reserve land.

Should you have any further queries please do not hesitate to contact me.

Yours faithfully



Gus Jenkins
Leasing Officer

gus.jenkins@dcc.govt.nz



THIS DEED is made this

19th day of February 2020

BETWEEN

THE DUNEDIN CITY COUNCIL

('the Licensor')

AND

[REDACTED]

('the Licensee')

BACKGROUND

- A. The Licensor is empowered by Section 357 of the Local Government Act 1974 to authorise encroachment on Road Reserve adjacent to 127 Forfar Street, Dunedin ('the Licenced Area').
- B. The Licensor and the Licensee have agreed that the Licensee shall receive a Licence to use the Licenced Area for the use of single domestic garage. The parties have entered into this Agreement to record the terms and conditions governing the grant of that Licence. The single domestic garage encroachment is outlined in blue on the attached aerial photograph marked "A1".

THIS DEED WITNESSES

1. Agreement to Grant Licence
 - 1.1 The Licensor grants to the Licensee the licence and right to use the Licenced Area commencing on 1 March 2020.
2. Licence Fee
 - 2.1 A Licence fee of one hundred and thirty-two dollars and 50 cents (\$132.50) per annum is payable in advance in one sum on the 1st day of March in each and every year whilst the property situated at 127 Forfar Street Dunedin is in the ownership of the Licensee.
 - 2.2 The Licensor may review and adjust the Licence Fee at yearly intervals from the commencement date of this Licence.
 - 2.3 If this Licence is terminated during any licence fee year the Licensee shall not be entitled to any refund of the licence fee paid for the unexpired portion of that licence fee year.
3. Terms of Licence
 - 3.1 Subject to clause 7 this Licence is terminable by either party giving to the other party not less than one calendar months' notice in writing to terminate.
 - 3.2 Should the Licensee sell or otherwise part with possession of the Licensee's property which is served by this Licence, the Licensee shall forthwith advise the Licensor the full particulars of the new owner or occupier AND shall advise the new owner or occupier of the full particulars of this Licence.
 - 3.3 It is the Licensee's responsibility to notify the Licensor that the licence in the Licensee's name is to be cancelled.

[REDACTED]

4. Use and Maintenance

- 4.1 The Licensee will keep all buildings, fences, gates, drains and any other improvements on the Licenced Area in good order, condition and repair.
- 4.2 The Licensee will not erect any new buildings or other improvements on the Licenced Area without the prior consent in writing of the Licensor.
- 4.3 The Licensee shall at its own cost comply with the requirements of all statutes, regulations and bylaws relevant to its activities and use of the Licenced Area.

5. Rates and Other Charges

- 5.1 The Licensee will pay all rates and other charges which may be lawfully levied on the Licensee as occupier of the Licenced Area.
- 5.2 The Licensee shall pay the Licensor's legal and administration costs incurred in connection with the preparation of this Licence.

6. Licence and Assignable

- 6.1 The Licensee shall not assign the benefit of this Licence, grant any sublicense or otherwise deal in any manner with this Licence.

7. Termination

- 7.1 If the Licensee breaches any of the conditions of this Licence then the Licence shall be terminable on one month's notice in writing given by the Licensor to the Licensee.
- 7.2 If all or any part of the Licenced Area is required by the Licensor for roading or for any other purpose then this Licence shall be terminable on one month's notice in writing given by the Licensor to the Licensee.
- 7.3 In the event that the Licence is determined as to any part of the Licenced Area, the Licensor shall in its discretion adjust the amount of the annual fee payable by the Licensee.
- 7.4 If this Licence is terminated by the Licensor the Licensee shall not be entitled to compensation for any improvements to the Licenced Area but may, within such time as the Licensor shall determine, remove any improvements effected or purchased by the Licensee.

8. Risk and Indemnity

- 8.1 The Licensee hereby acknowledges that the Licensor has made no representation as to the suitability of the Licenced Area for any purpose.

A handwritten signature in blue ink is written over a black rectangular redaction mark. To the right of the signature is another black rectangular redaction mark.

- 8.2 The Licensee shall use and occupy the Licenced Area entirely at the Licensee's risk in every respect. The Licensor shall have no liability to the Licensee or to any other person for damages or loss suffered by the Licensee or other persons in respect of the Licensee's use and occupation of the Licenced Area.
- 8.3 The Licensee agrees to indemnify the Licensor in respect of claims of any kind sustained or received by the Licensor arising from the Licensee's use and occupation of the Licenced Area.
- 8.4 Should it be transpired in future that the Licensor has no legal right to grant this Licence or that this Licence or the Licensor's interest is not within the terms of the Local Government Act or other legislation, this Licence shall immediately determine and neither party shall have any claim against the other party arising from or in connection with such termination.
9. No Lease
- 9.1 This Licence does not create any lease, tenancy or interest in the Licenced Area.
- 9.2 The Licensee accepts and acknowledges that it has no right to lodge a caveat against the Licenced Area to protect its rights and interests pursuant to this Licence.
10. Waiver
- 10.1 No waiver or failure to act by the Licensor in respect of any breach by the Licensee shall operate as a waiver of another breach.
11. Amendment
- 11.1 No amendments or variations to this Licence will be effective unless made in writing and signed by the Licensor and the Licensee.
12. Dunedin City Council as Licensor
- 12.1 The Licensee acknowledges that the Licensor does not enter this Deed in its regulatory capacity, and nothing in this Deed shall bind the Licensor in its regulatory capacity. For the purposes of this clause, "regulatory capacity" means the duties and obligations and powers incumbent upon the Licensor as a "Territorial Authority" (as defined in section 5(1) of the Local Government Act 2002) or any other capacity under any statutory or regulatory provision under the laws of New Zealand. The Licensee further acknowledges that a consent by the Licensor in its regulatory capacity shall not be treated as a consent by the Licensor, and vice versa.
13. Counterparties
- 13.1 This deed maybe signed in any number of counterparties, all of which when taken together will constitute one and the same Licence. Once the parties have signed a

A redacted signature area consisting of two black rectangular boxes. Below the boxes, there is a blue ink signature that appears to be 'H'.

counterpart copy and have sent it to the other party, (including by email), each counterpart shall be deemed as valid and binding on the party executing it, as if it had been executed by all the parties.

SIGNED by the Dunedin City Council
as Licensor by

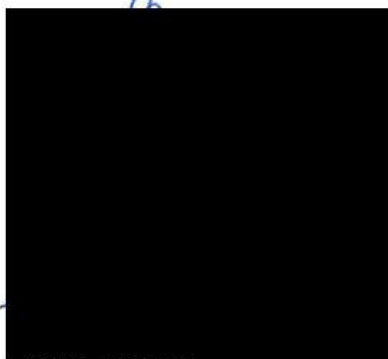


Network Assets Team Leader



Name of Authorised Signatory

in the presence of:



SIGNED by the Licensee



