

## DISCLAIMER

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## Dunedin City Council – Land Information Memorandum

Property Address: 483 South Road Dunedin

Prepared for: Thomas Lucien Georg and Rhiannon Kate Dew

Prepared on: 12-Aug-2025

### Property Details:

<b>Property ID</b>	5035008
<b>Address</b>	483 South Road Dunedin
<b>Parcels</b>	LOT 35 DP 2531

### 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 12-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.

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

### District Plan Hazard Information

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

The following other natural hazards have been identified:

This property has been identified as being affected by active faults & folds GNS April 2021 seismic - fault proximity - Kaikorai, Haz Id 12094.

### Otago Regional Council Hazard Information

The Regional Council is required to provide information that it holds on Natural Hazards:

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

### Contaminated Site, Hazardous Substances and Dangerous Goods

#### Contaminated Site Information

No information.

#### Historic Dangerous Goods Licence(s)

No information.

#### Hazardous Substances

No information.

**WARNING – Change in legislation and management of hazardous substances**

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

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

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

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

### Drainage

Drainage plans on file are indicative only.

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

**Council Foul Sewer Connections available.**

There are Council Foul Sewer Connections adjacent to this land, to which buildings within this land may connect. A plan of these is attached.

### Foul Sewer and Waste Water

**Urban Stormwater Catchment**

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

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

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

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

### Stormwater/Sewer Separation - Compliant

The Dunedin City Council requires the foul sewer and storm water being discharged from a property to be directed to the separate foul sewer and storm water networks, respectively. This property is in an area where inspections have been undertaken to ensure compliance with this requirement. This property was certified as complying with Council's requirements for storm water separation at the time of inspection on **1<sup>st</sup> February 2000**.

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

### Drainage Reticulation Plans

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

### Public Sewer Sheets

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

### Dunedin City Council Private Drainage plans incomplete

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

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

### Water Supply

#### Urban water supply area – Connected

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

#### Terms and conditions of supply

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

#### Water pressure

Indicative network water pressure to the property is shown on maps available at [www.dunedin.govt.nz/water-pressure](http://www.dunedin.govt.nz/water-pressure). Specific detail is available on request.

### Water reticulation maps

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

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

### Rates Details

#### Rates Assessment Details

<b>Rate Account</b>	2035008
Address	483 South Road Dunedin
Valuation Number	27350-22700
<b>Latest Valuation Details</b>	
Capital Value	\$555,000
Land Value	\$325,000
Value of Improvements	\$230,000
Area (Hectares)	0.0981HA
Units of Use	1
<b>Current Rates</b>	
Current Rating Year Starting	01-Jul-2025
Dunedin City Council Rates	\$3,728.34
<b>Rates Outstanding for Year</b>	<b>\$3,728.34</b>

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-1996-337196](#) Building Consent - Repair Retaining Wall (Parker)

Lodgement Date	16-Aug-1996
Decision	Granted
Decision Date	27-Aug-1996
Current Status	<b>CCC Issued</b>
Previous Number	ABA963265
<i>(Applications before 2007)</i>	

### [ABA-2009-1705](#) Building Consent - Install Heater - Sirocco Pellet Fire Inbuilt

Lodgement Date	02-Sep-2009
Decision	Granted
Decision Date	03-Sep-2009
Current Status	<b>CCC Issued</b>
Previous Number	
<i>(Applications before 2007)</i>	

### [ABA-2013-2004](#) Building Consent - Install Sirocco (Second Hand) Insert Slimline Pellet Fire in

Dwelling

Lodgement Date	15-Oct-2013
Decision	Granted
Decision Date	18-Oct-2013
Current Status	<b>CCC Issued</b>
Previous Number	
<i>(Applications before 2007)</i>	

## Building and Drainage Permits

### [H-1929-14296](#) AAB19290557

1884 - Erect Dwelling (Ewart). The permit was lodged on 24-Feb-1929.

### [H-1936-19117](#) AAB19360671

6307 - Add Sunporch to Dwelling (Ewart). The permit was lodged on 04-Nov-1936.

### [H-1952-40311](#) AAB19521192

13002 - Erect Garage (Duncan). The permit was lodged on 17-Jun-1952.

### [H-1983-93920](#) AAB19831312

6074 - Erect Sleepout (Parker). The permit was lodged on 25-Nov-1983.

### [H-1929-146817](#) AAD19291032

C3653 - Plumbing and Drainage (Ewart). The permit was lodged on 23-Aug-1929.

### [H-1952-170073](#) AAD19521441

F148 - Alter boundary trap, no plan (Duncan). The permit was lodged on 01-Jan-1952.

### 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 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

### Restricted Water Supply Area

Some or all of this property is located within a defined Restricted Water Supply Area shown on the Planning Maps. Refer to Rule 8.7.4(ii) with regard to multi-unit residential activity on this site and to Assessment Matter 18.6.1(n) with regard to subdivision.

### 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

### Designations

This property is subject to the designations below. Refer to the Planning Maps and Schedule 25.5 of the District Plan for more information. Contact Planning staff should you wish to know the exact nature of the conditions applying to the designation.

<i>Desig. No.</i>	<i>Authority</i>	<i>Name and Purpose</i>	<i>Conditions</i>
D427	New Zealand Railways Corporation	Tunnel No 9, Main South Railway "Railway Purposes"	Yes

### Road Hierarchy

The roads listed below adjoining this property are classified as either Collector, District Regional or National Roads in the District Plan Roding Hierarchy. All other roads adjoining this property but not listed here are classified as Local Roads. Refer to Section 20 of the District Plan for more information.

Type

COLLECTOR

South Rd

### SECOND GENERATION PLAN INFORMATION

#### Zoning

- General Residential 1 (refer Section 15, Residential)

#### Scheduled Items

- Designations (part)
  - Plan ID: D419
  - Authority: Kiwirail Holdings Limited
  - Purpose: Main South Railway - Railway Purposes

#### Overlay Zones

- Nil

#### Mapped Areas

- Road Classification Hierarchy (main roads within 30m of site)
  - South Rd is a Collector road

[Please note that some of the items above may only extend over part of the property. If there are multiple designations over the property, these may overlap.]

### District Plan Map

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

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

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

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

No information.

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

No information.

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

## Building Information

### Independent Building Report(s)

An Independent Building Report was submitted to Council on **20-Dec-2005**.

### Drainage

#### Form 5 (building consent) copy

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

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

### Minimum Floor Levels

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

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

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

## Planning

### Resource Consents within 50m of 483 South Road Dunedin

#### **5034964 498 South Road Dunedin**

[RMA-1984-351525](#) Resource Management Act (Historical Data) ERECT GARAGE Ownr:BACKLEY / App: BACKLEY Designer: BACKLEY (Non-Notified - Non Complying). The outcome was Granted on 29/05/1985.

[RMA-1989-352611](#) Resource Management Act (Historical Data) ERECT DECK (ATTACHED TO DWG) IN SIDE YARD Owner: BUCKLEY (Non-Notified - Non Complying). The outcome was Granted on 18/10/1989.

#### **5035003 491 South Road Dunedin**

[RMA-1997-360907](#) Resource Management Act (Historical Data) ADD TO DWELLING (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 19/05/1997.

[RMA-1988-352332](#) Resource Management Act (Historical Data) ERECT CONSERVATORY Ownr:TERRY (Non-Notified - Non Complying). The outcome was Granted on 10/08/1988.

**5035004 489 South Road Dunedin**

[RMA-1992-355525](#) Resource Management Act (Historical Data) erect garage on side boundary (Non-Notified - Non Complying). The outcome was Granted on 02/11/1992.

[RMA-1992-351324](#) Resource Management Act (Historical Data) Right Of Way (Non-Notified - Non Complying). There has been no outcome yet.

**5035005 487 South Road Dunedin**

[RMA-1987-352031](#) Resource Management Act (Historical Data) ERECT SHED Ownr:ELLIS / App: ELLIS Designer: ELLIS (Non-Notified - Non Complying). The outcome was Granted on 08/01/1987.

**5035009 481 South Road Dunedin**

[LUC-2016-341](#) Land Use Consent land use consent for additions to the dwelling which breach the height plane angle and encroach into the northern side yard. The outcome was Granted on 01/05/2017.

**5035021 455 South Road Dunedin**

[RMA-1995-352844](#) Resource Management Act (Historical Data) DISPENSATION (Non-Notified - Non Complying). The outcome was Granted on 06/07/1990.

**5035099 74 Waimea Avenue Dunedin**

[LUC-2022-344](#) Land Use Consent Retrospective earthworks within 1.5m of network utility structures, and retrospective retained earthworks closer to the site boundary than the height of the earthworks.. The outcome was Granted on 21/09/2022.

[BACT-2019-4](#) Boundary Activity Notice boundary activity consent to construct garage breaching side yard setback and height plane angle requirements. The outcome was Issued on 30/01/2019.

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

**Accuracy of Boundaries**

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

**Access to Site**

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

### **Heritage New Zealand Pouhere Taonga Act 2014**

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

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

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

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

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

## **3 Waters**

### **Information Regarding Watercourses**

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

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

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

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

## Transport

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

### **Non-compliant vehicle crossing - stormwater run-off.**

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

### **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.

## Parks and Reserves

### **This property has been identified as being next to a park or reserve.**

Please be aware that Council encourages appropriate public usage of the park/reserve and may develop the park/reserve in the future to facilitate use. You also need to be aware that there are many unapproved encroachments into parks/reserves, as well as many unapproved vehicle accesses into private property across parks/reserves land. In such situations it cannot be taken for granted that Council will automatically approve such an encroachment or access-way, and the owner may be asked to remove it. Because of this you should clarify where the boundary of this property is and your means of vehicle access into it.

## 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

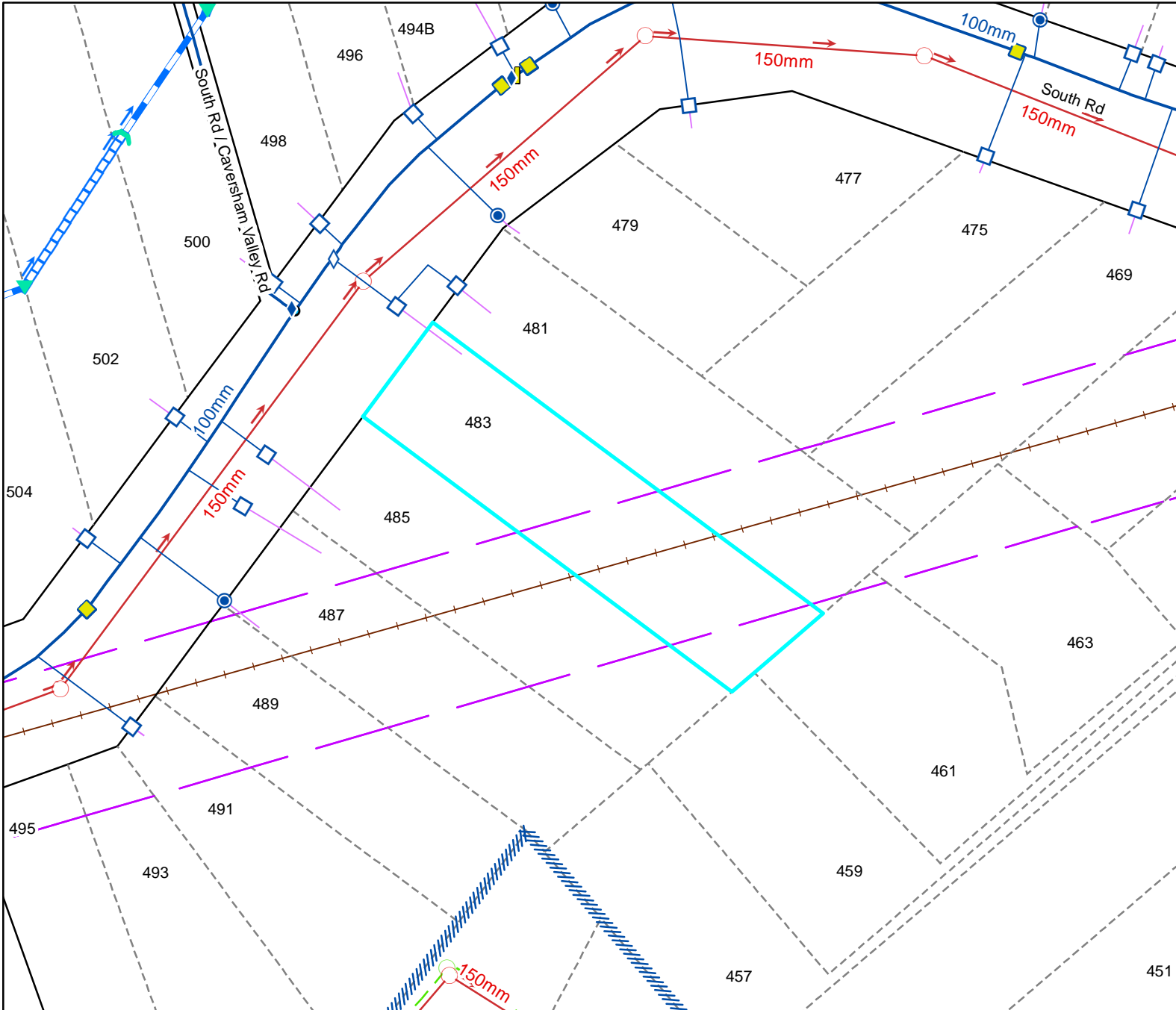
### General terms

RDMS Records and Document Management System



## Appendices





### Legend

#### Water Supply

	Manifold Box		Water Non-Return Valve
	Water Meter		Water Pump Station
	Toby		Water Bore
	Meter without manifold box		Water Treatment Plant
	Retic Flow Meter		Water Storage Tank
	Combination Meter		Supply Main
	Manifold Box With Restrictor		Trunk Main
	Water Valve - Zone		Disused
	Non Return Valve		Reticulation
	Water Valve - Gate		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
	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

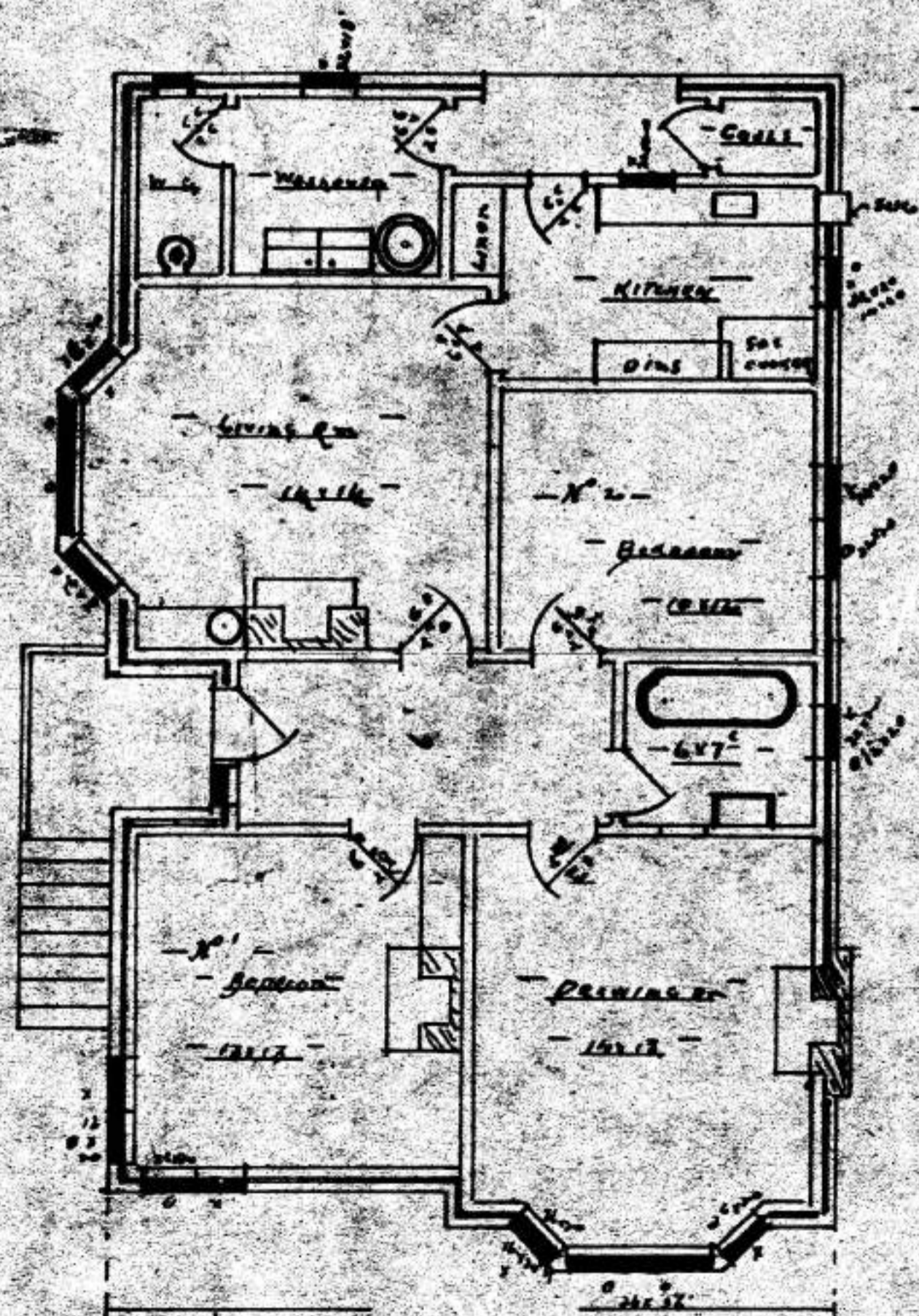
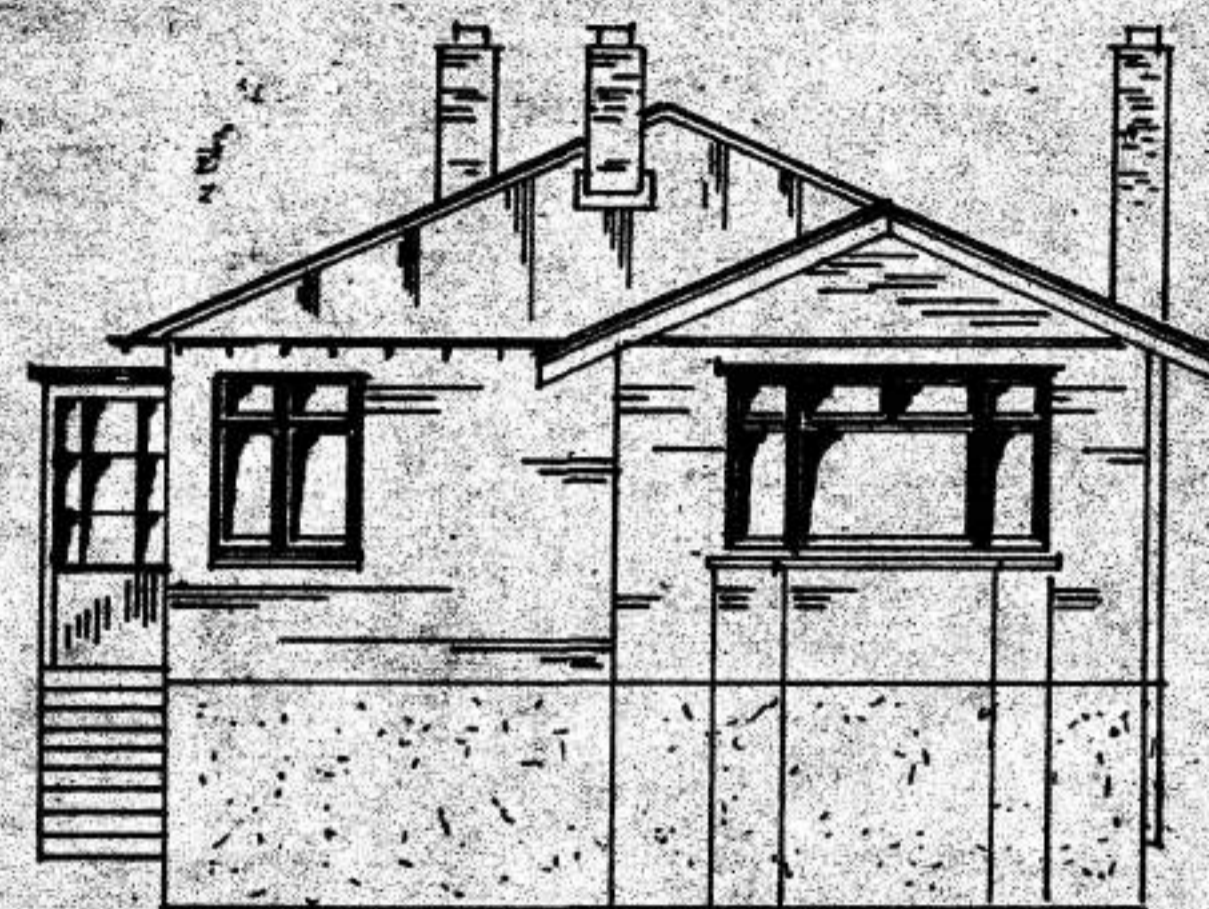
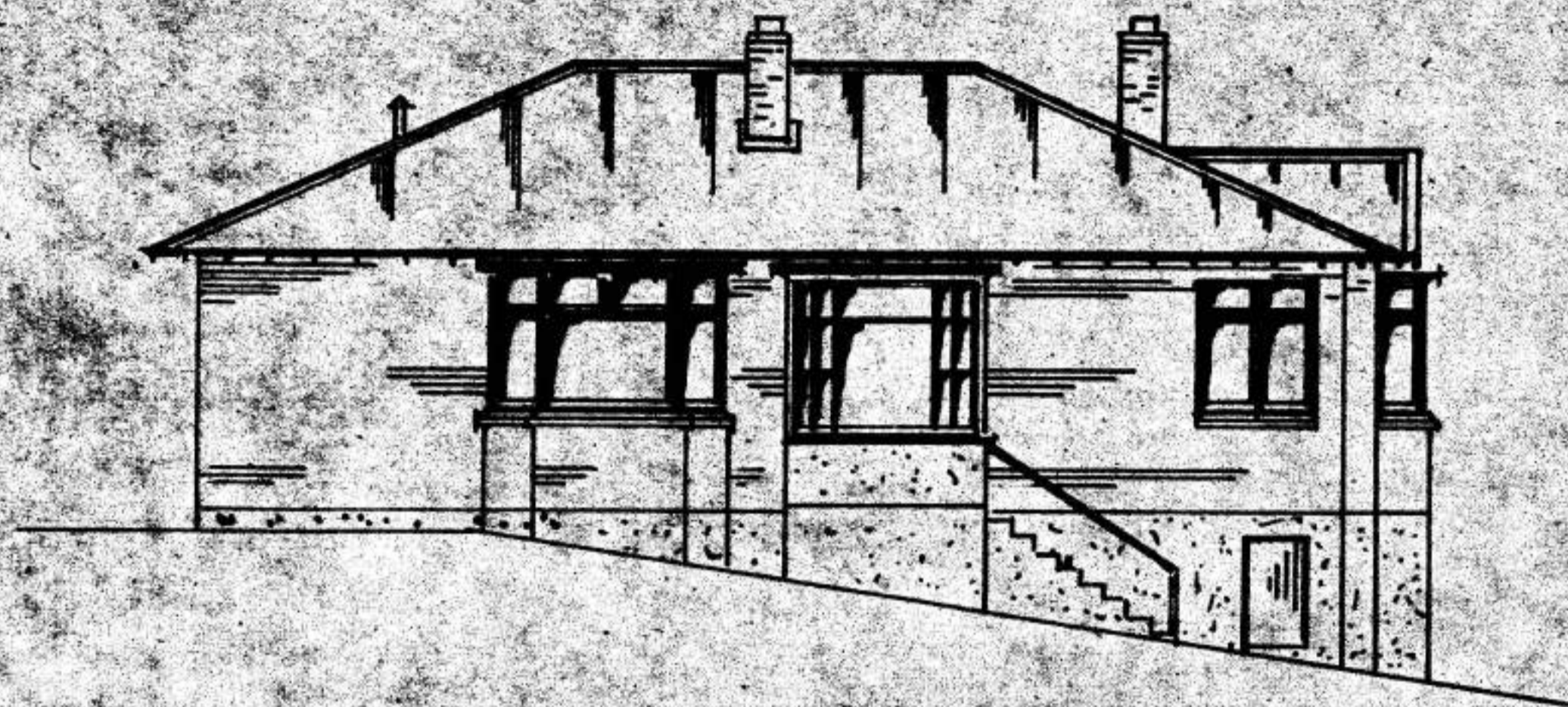
NOTE:

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>



PROPOSED RESIDENCE

MAIN SOUTH RD

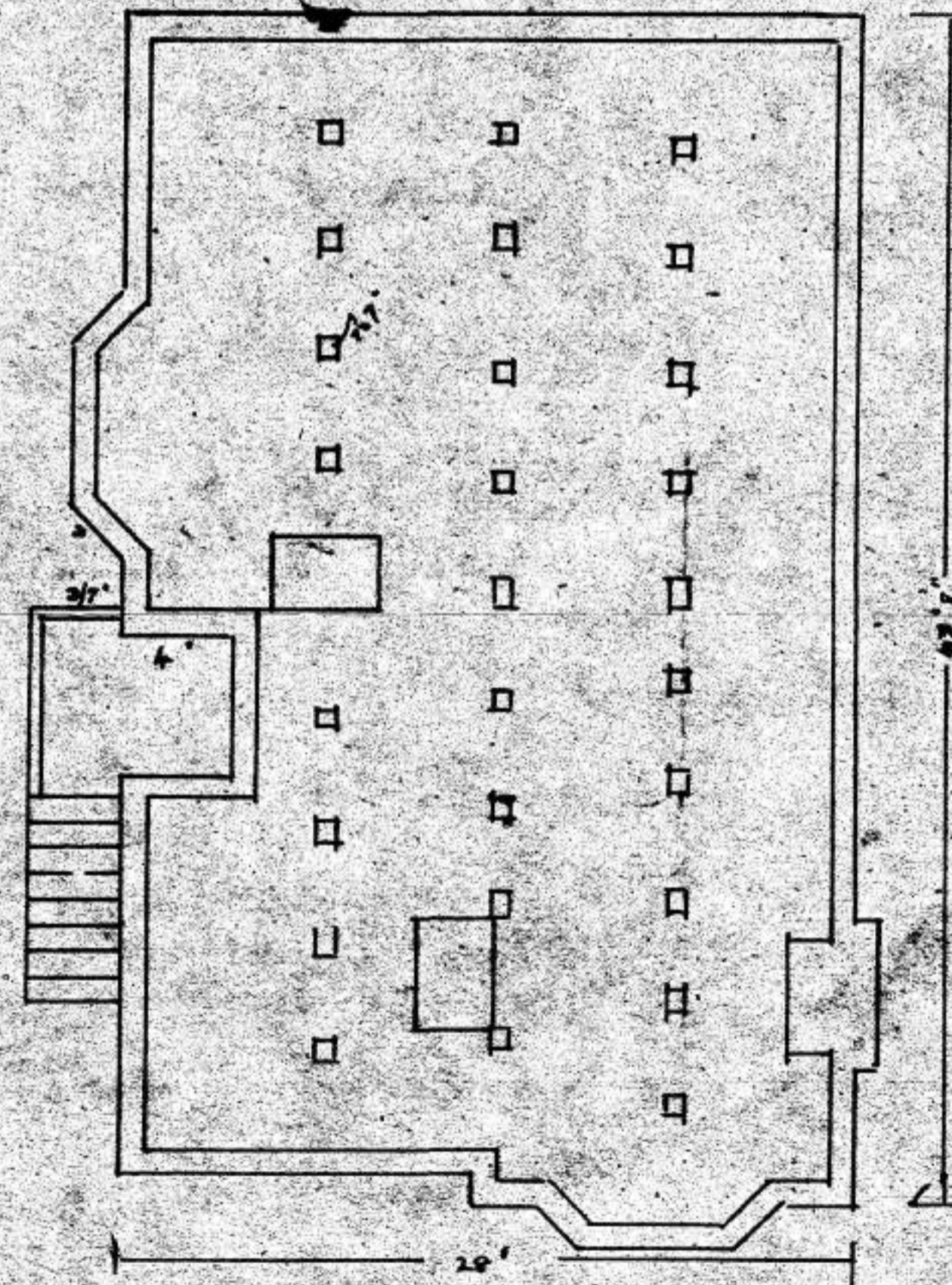
CAVERSHAM

for M<sup>rs</sup> Ewart

SCALE 1/4"

drawn by W. G. G. S.

11/7/24



D P B 0 0 4 8 1 3



DUNEDIN CITY COUNCIL

DUNEDIN DRAINAGE AND SEWERAGE BOARD

APPLICATION No. **C 3653**

# HOUSE CONNECTION PLAN.

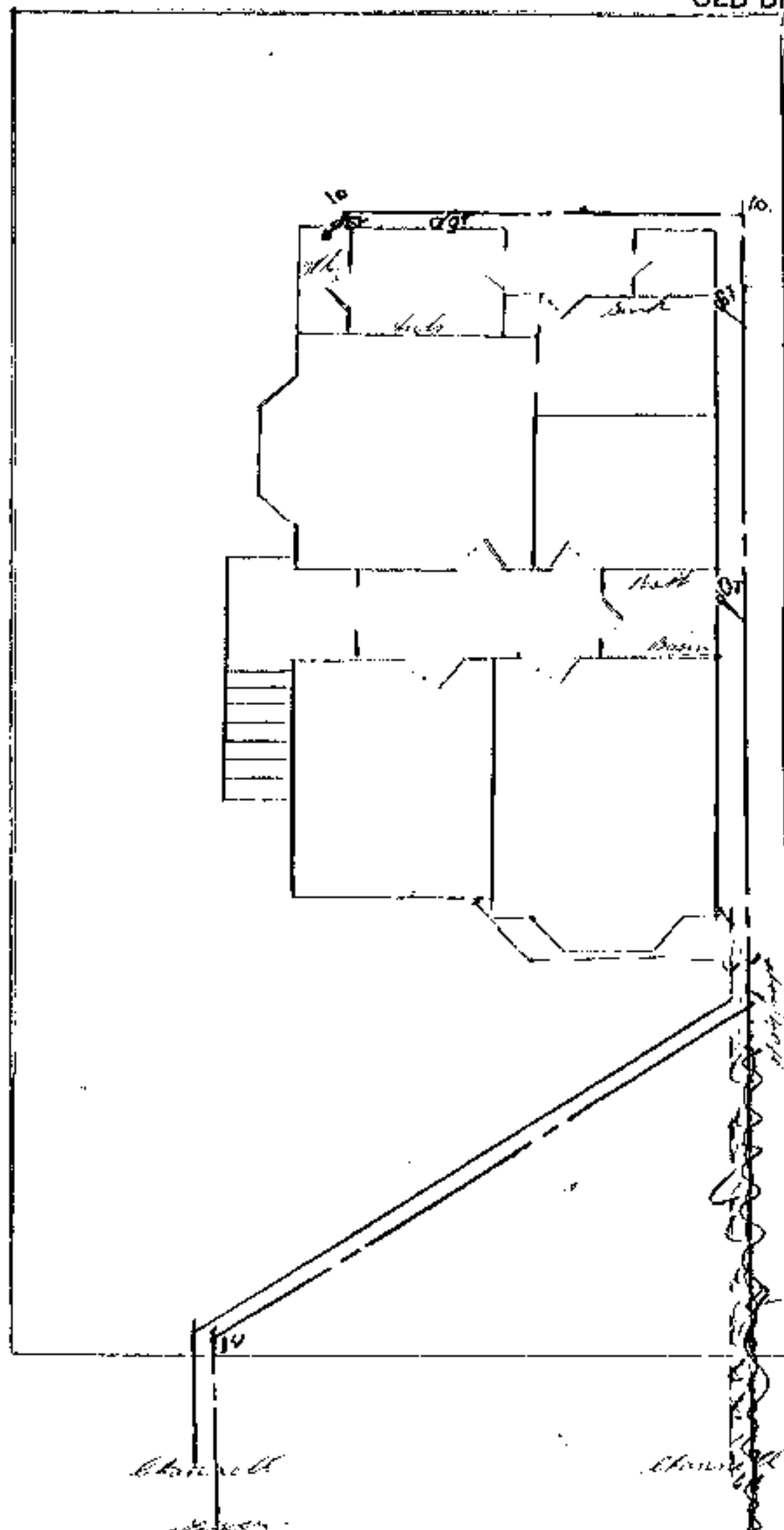
DATE .....

SCALE  $\frac{1}{2}$  in. to a foot.

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

## LEGEND

- Existing Drains
- New Foul Drains
- New Stormwater Drains



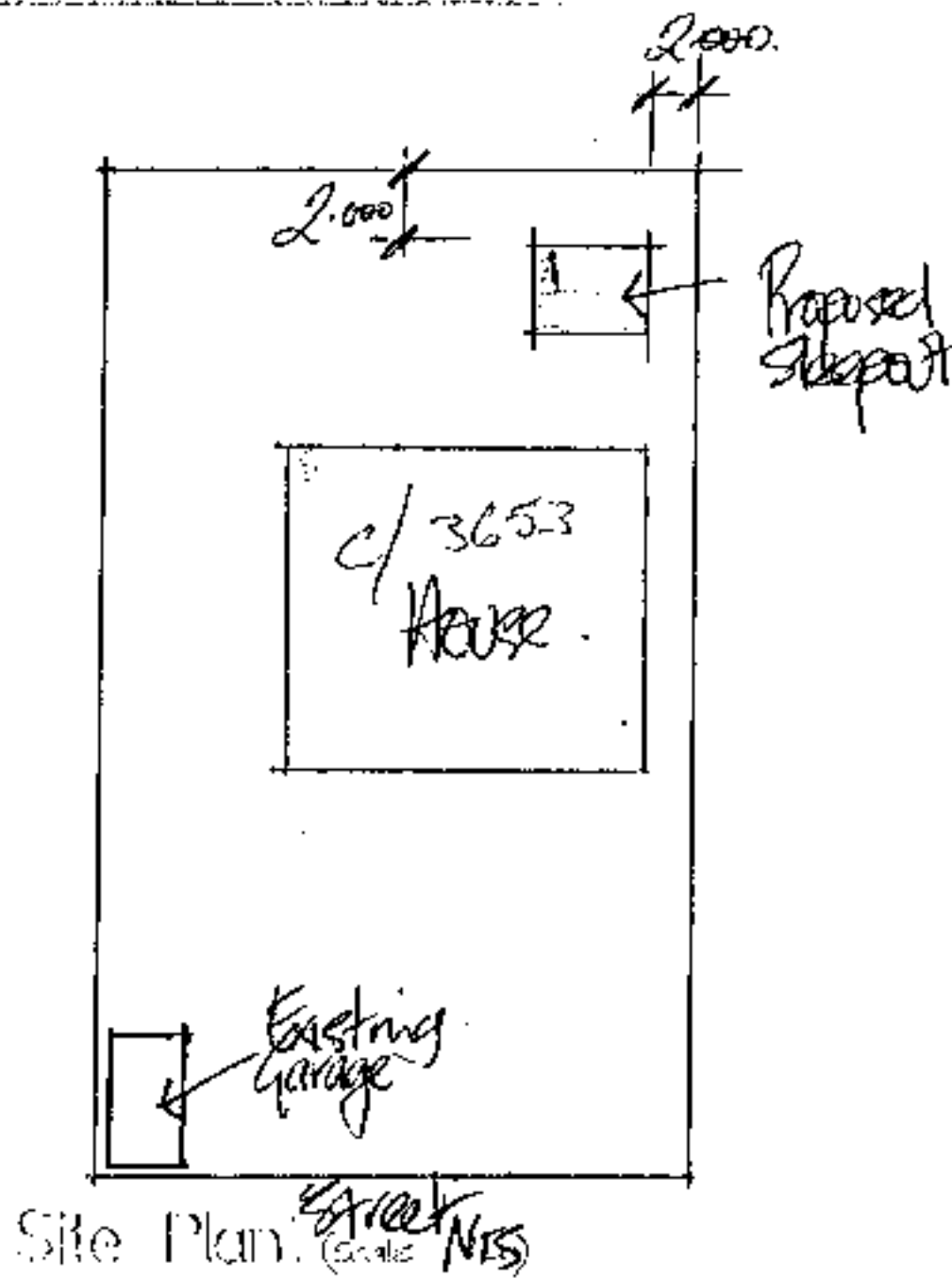
OK  
1/4/30  
J.D.

Binding Margin to be left Blank

Owner M. C. Ward  
Street Main St N  
Locality Caversham

Block Section 32  
Allotment 354

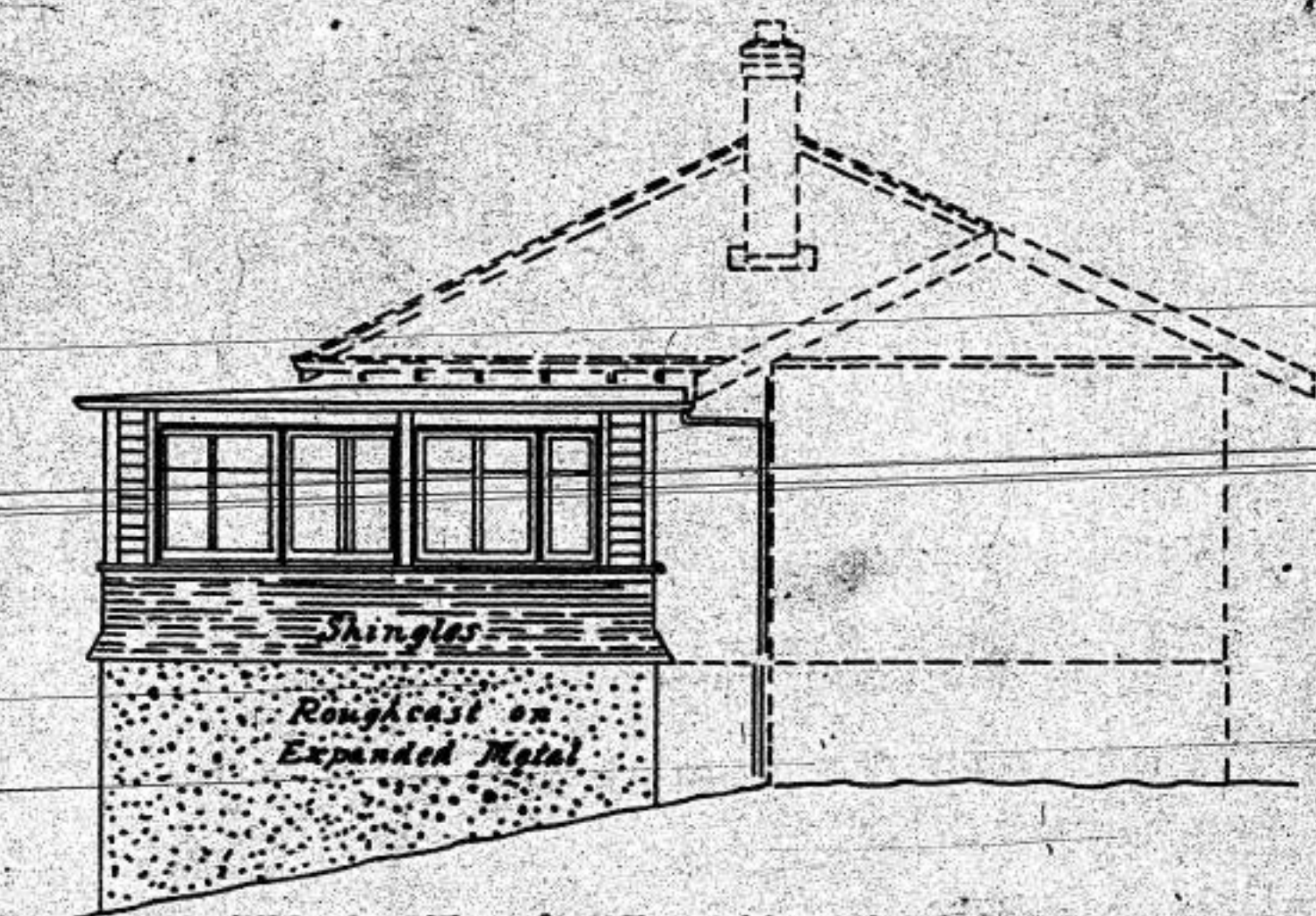
Signature of Drainer B. H. S. S. S.



SKYLINE BUILDINGS,  
65 Portobello Road, P.O. Box 11014,  
Dunedin.

SLEEP

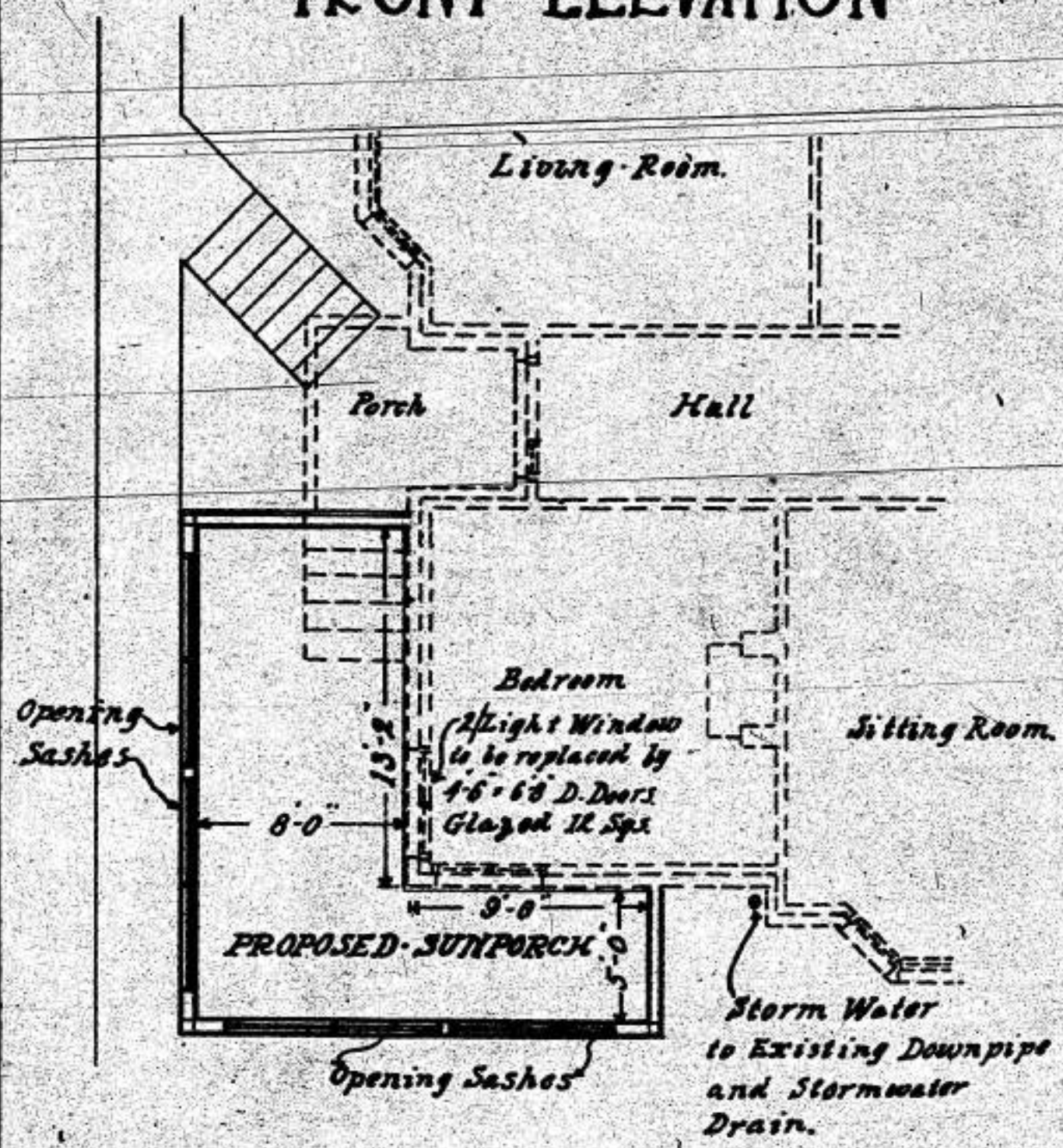
With 35 1/2 inches  
in the roof



# PROPOSED SUN PORCH M<sup>R</sup> EWART

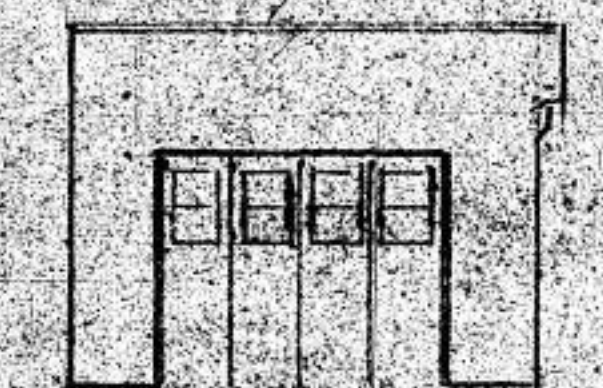
FRONT ELEVATION

ALBERT & SONS  
NEWCASTLE-UPON-TYNE  
Architects

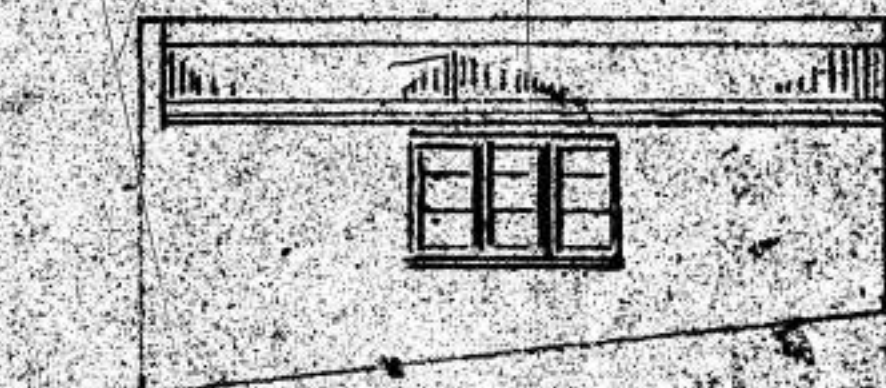


Plan prepared by  
R.G. Sutherland  
Builder  
187, Gargill Road  
Dunedin S.I.  
Existing Work Dotted Lines  
Proposed Work Clear Lines  
Scale 3/4" to 1 Foot.

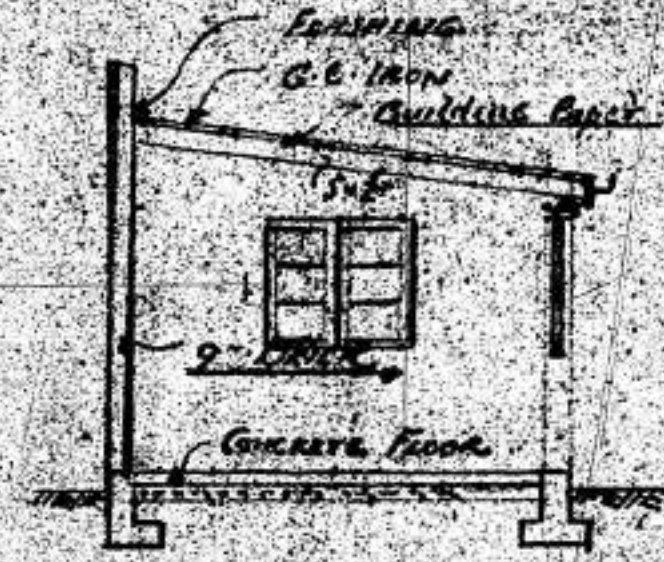
PLAN



FRONT ELEVATION



SIDE ELEVATION



SECTION A-A



PLAN



SITE PLAN

at level at back of property and main area  
 bank on road side at present of 0.00  
 11-0-0 to be deposited for  
 standard dropped curb ramp and 1/2 cut of grading  
 over road margin

SPECIFICATIONS

- ELEVATIONS - ELEVATE TO DRAIN SHOWN
- DOORS - CONNECT TO EXISTING
- CONCRETE - 4-2-1 MIX
- BRICK WALLS - 9" THICK BRICKWORK 2ND HAND
- FLOOR - 4" THICK CONCRETE
- RAFTERS - 3-2 RIMU @ 2'-6" o/c
- PURLINS - 3-2 RIMU @ 2'-6" o/c
- LAPPING - BUILDING PAPER
- ROOFING - G.C. IRON
- DOORS - FOUR LEFT F.L.B. HUNG TO  
ROUND THE CORNER TRACK
- WINDOWS - AS SHOWN
- PAINTWORK - WHITE EXTERIOR TEXTURE
- PAINT - PAINT WOOD WORK 3 COATS 4/0

PROPOSED GARAGE FOR W. DUNCAN

483 SOUTH ROAD

SCALES AS SHOWN

13002

3 Blue Prints Wm W. Lellan Tech

CITY PLANNING DEPARTMENT  
 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

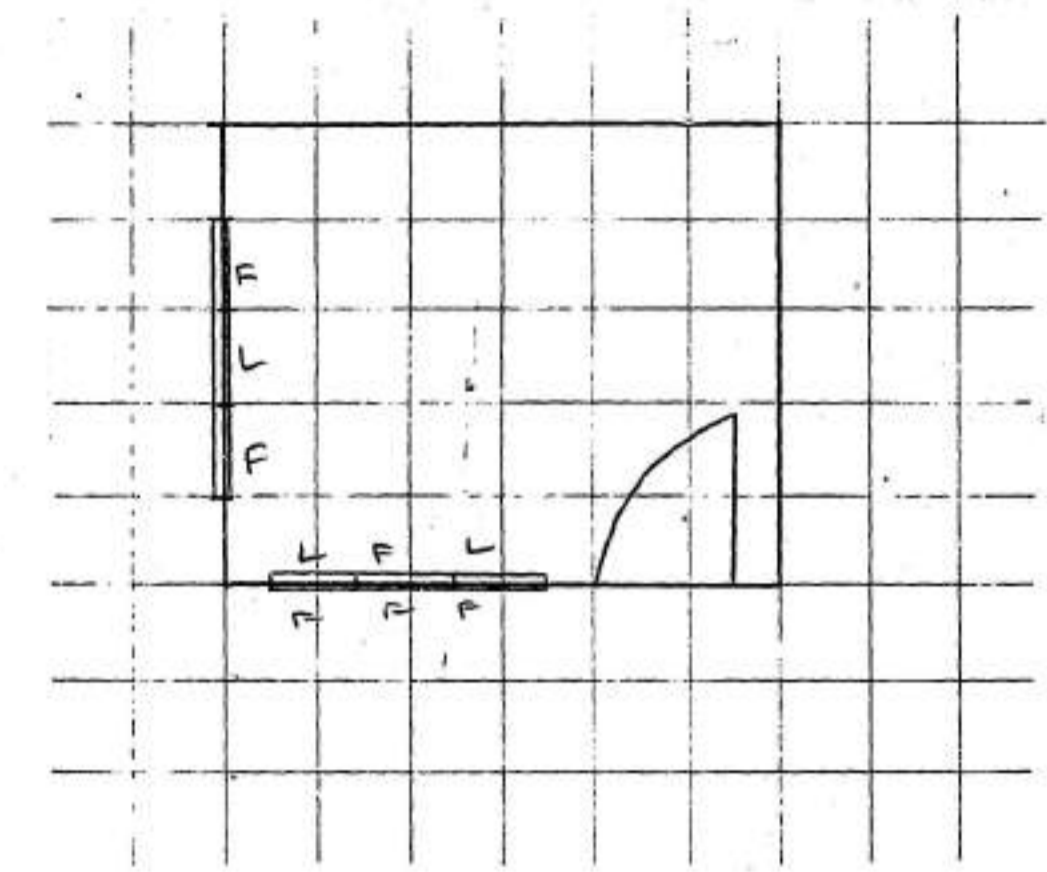
21/11/83

Pl-Rs A  
 Generalised corr. iron roof. 24g.  
 Signed *[Signature]*  
 for City Planning Officer

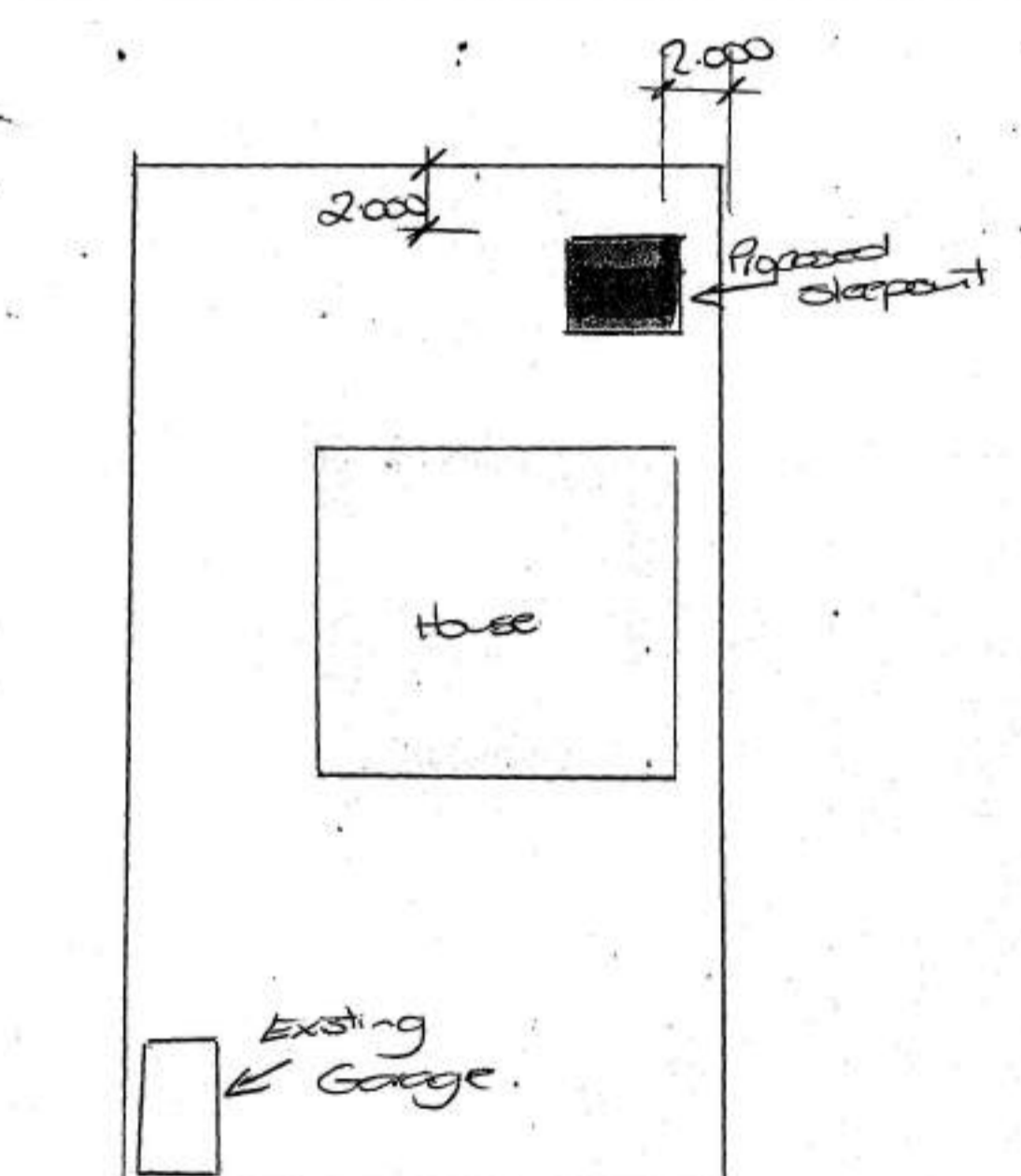
A separate application to the Drainage Board for plumbing and/or drainage work is required. Such work shall comply fully with the Plumbers, Gasfitters and Drainlayers Act 1976, Plumbers, Gasfitters and Drainlayers Regulations 1977, Drainage and Plumbing Regulations 1978, and the Board's By-laws.  
 Stormwater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

*R. L. Lusk*  
 24.11.83

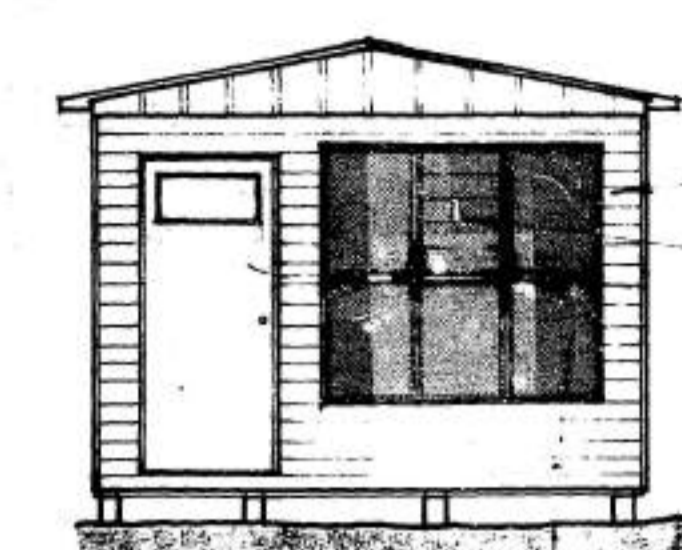
DUNEDIN CITY CORPORATION  
 COPY OF APPROVED PLAN  
 OR SPECIFICATION  
 TO BE RETAINED ON WORKS  
 AND PRODUCED ON REQUEST  
 OF BUILDING INSPECTOR.  
 DATE 23-11-83  
*[Signature]* CITY ENGINEER



Plan (Scale 1:50)

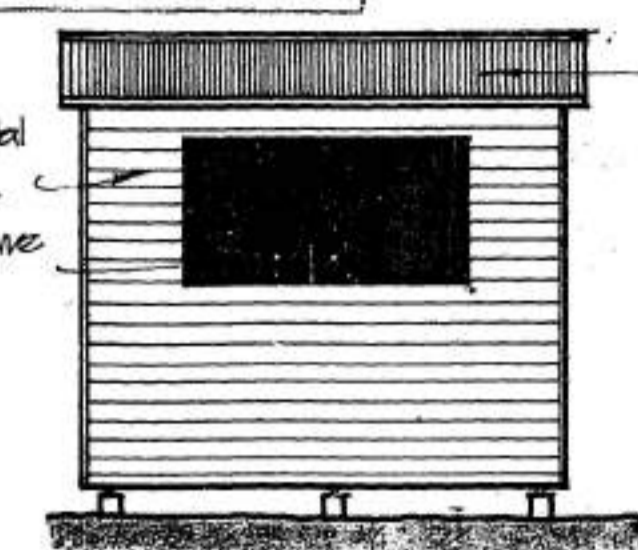


Site Plan. (Scale 1:200) NTS.

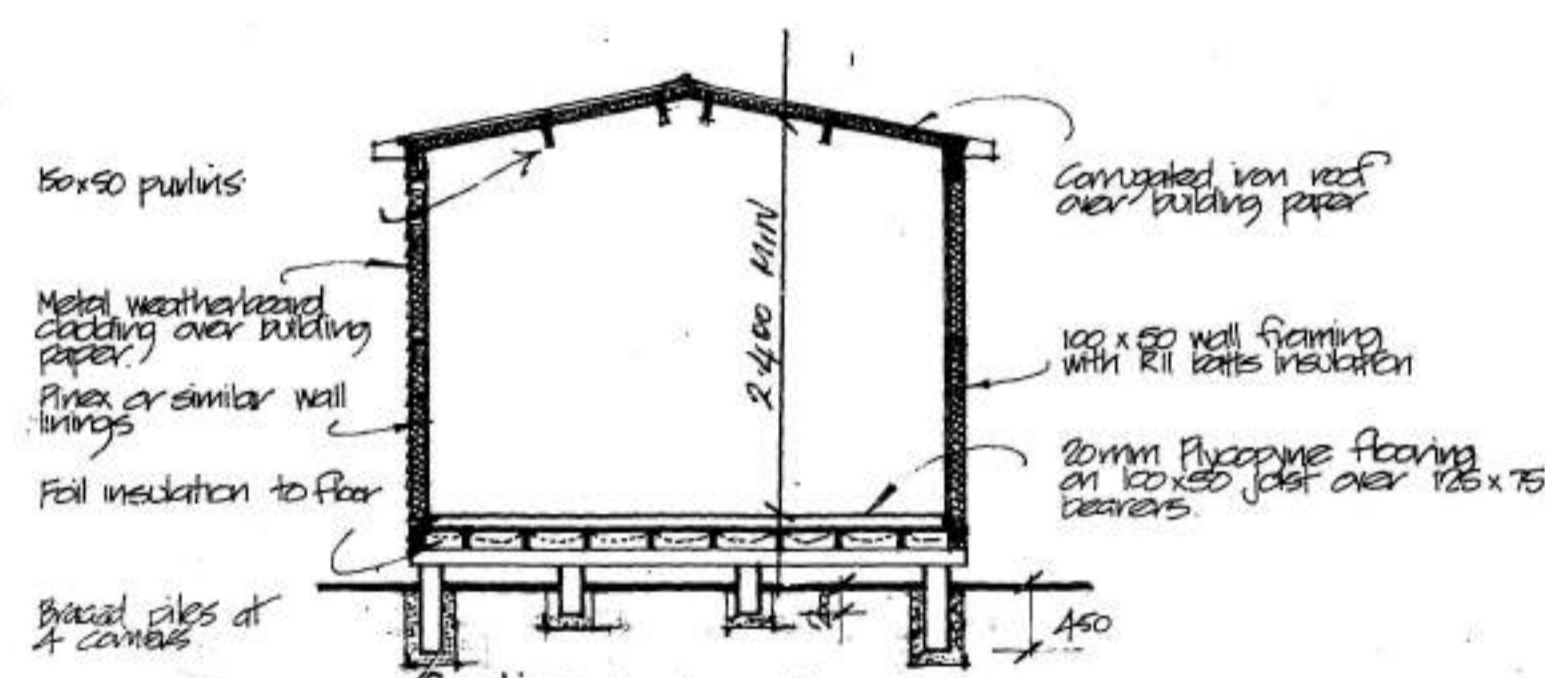


Front Elevation (Scale 1:50)

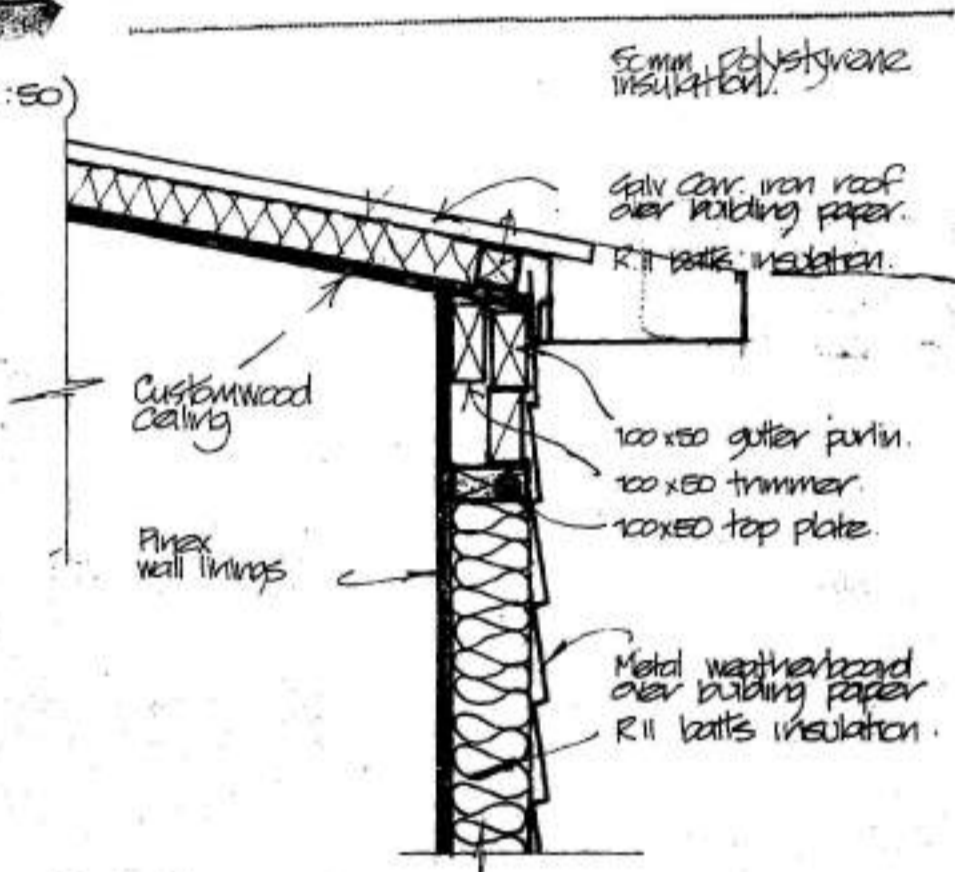
Galvanised metal weatherboard cladding. 26g.  
 Aluminium lane window.



Side Elevation. (Scale 1:50)



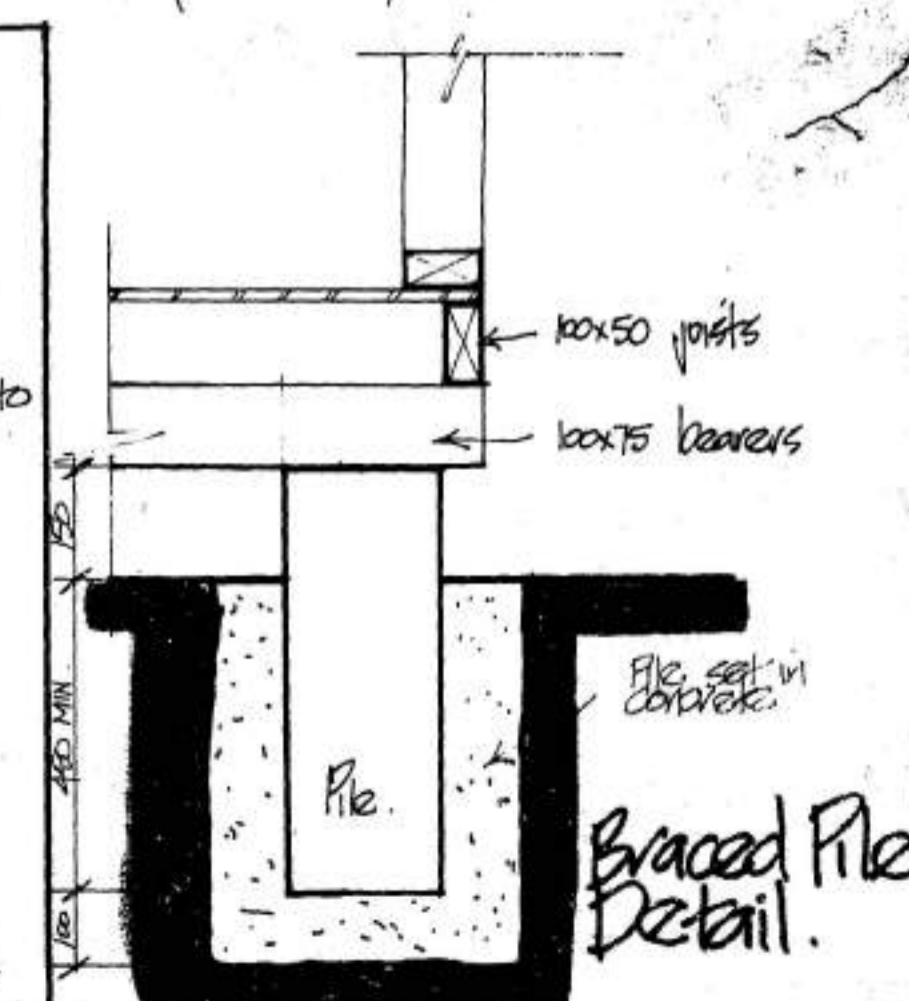
Section. (Scale 1:50)



Detail. (Scale 1:10)

### Specification.

- Floor - Concrete piles at 1350 max centres, with 100x75 bearers and 100x50 joists 400 centres. Flooring to be 20mm Plycypine or similar.
- Walls - 100x50 gapped treated framing - studs housed into plates and nags housed into studs height 2300 (average 2400). Linings - 12mm Pinex insulating board or similar to walls. Trim - timber skirting cornice & window moulding. Cladding - 26 gauge galvanised metal weatherboard.
- Roof - 24 gauge galvanised corrugated iron over 60x50 purlins on gang nail trusses.
- Windows - 10% minimum floor area, ie 5% fixed & 5% opening. (minimum only)
- Insulation - Walls - R11 fibreglass batts. Floor - perforated aluminium foil. Ceiling - 50mm polystyrene
- Notes.



6074

# CODE COMPLIANCE CERTIFICATE

Section 43(3), Building Act 1991

ISSUED BY:



DUNEDIN CITY COUNCIL

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

Telephone No:	477-4000	CCC No:	ABA 963265	Reference No:	5035008
---------------	----------	---------	------------	---------------	---------

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

APPLICANT DETAILS	PROJECT
Name and Mailing Address:  PARKER, MAXWELL JOHN 483 SOUTH ROAD 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: REPAIR RETAINING WALL  Intended Life:  Indefinite, not less than 50 years <input checked="" type="checkbox"/> Specified as ..... years  Demolition <input type="checkbox"/>
<b>LEGAL DESCRIPTION</b>	
Property Number: 5035008 Valuation Roll No: 27350 22700  Project Location: 483 SOUTH ROAD, DUNEDIN 9001  Legal Description:  LOT 35 DP 2531	

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: 19/03/1999

# BUILDING CONSENT

Section 35, Building Act 1991

ISSUED BY:



DUNEDIN CITY COUNCIL

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

Telephone No:	474-3525	Consent No:	ABA 963265	Reference No:	5035008
---------------	----------	-------------	------------	---------------	---------

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

APPLICANT	PROJECT
Name: PARKER, MAXWELL JOHN	All <input checked="" type="checkbox"/>
Mailing Address: 483 SOUTH ROAD, DUNEDIN	Stage No ..... of an intended .....stages
<b>PROJECT LOCATION</b>	New Building <input type="checkbox"/>
Street Address: 483 SOUTH ROAD	Alteration <input checked="" type="checkbox"/>
<b>LEGAL DESCRIPTION</b>	Intended Use(s) in detail: REPAIR RETAINING WALL
Property Number: 5035008	Intended Life:
Valuation Roll No: 27350 22700	Indefinite, not less than 50 years <input type="checkbox"/>
Legal Description: LOT 35 DP 2531	Specified as ..... years
	Demolition <input type="checkbox"/>
	Estimated Value: \$4900
<b>COUNCIL CHARGES</b>	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:	Name: <i>J. A. Deenan</i>
Total: \$	Position: AUTHORISED OFFICER
ALL FEES ARE GST INCLUSIVE	Date: 28/08/1996

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....."





**DUNEDIN CITY**

Kaitiaki Take Kōwhiri o Te ōhanga

50 The Octagon, PO Box 5045, Moray Place  
 Dunedin 9058 New Zealand  
 Telephone: 03 477 4000; Fax: 03 474 3594  
 Email: dcc@dcc.govt.nz

**CODE COMPLIANCE CERTIFICATE**

Section 95, Building Act 2004

CCC NO:	ABA-2009-1705	Telephone No:	03 477 4000
<b>APPLICANT</b>		<b>PROJECT</b>	
H E Instone and M D Lind 483 South Road Calton Hill Dunedin 9012		<b>Work Type:</b> Alterations/Repairs  <b>Intended Use/Description of Work:</b> Install Heater - Sirocco Pellet Fire Inbuilt  <b>Intended Life:</b> Indefinite, not less than 50 years.	
<b>PROJECT LOCATION</b>		<b>This CCC also applies to the following Amended Consents:</b> N/A	
483 South Road Dunedin			
<b>LEGAL DESCRIPTION</b>			
<b>Legal Description:</b> LOT 35 DP 2531 <b>Valuation Roll No:</b> 27350 22700 <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

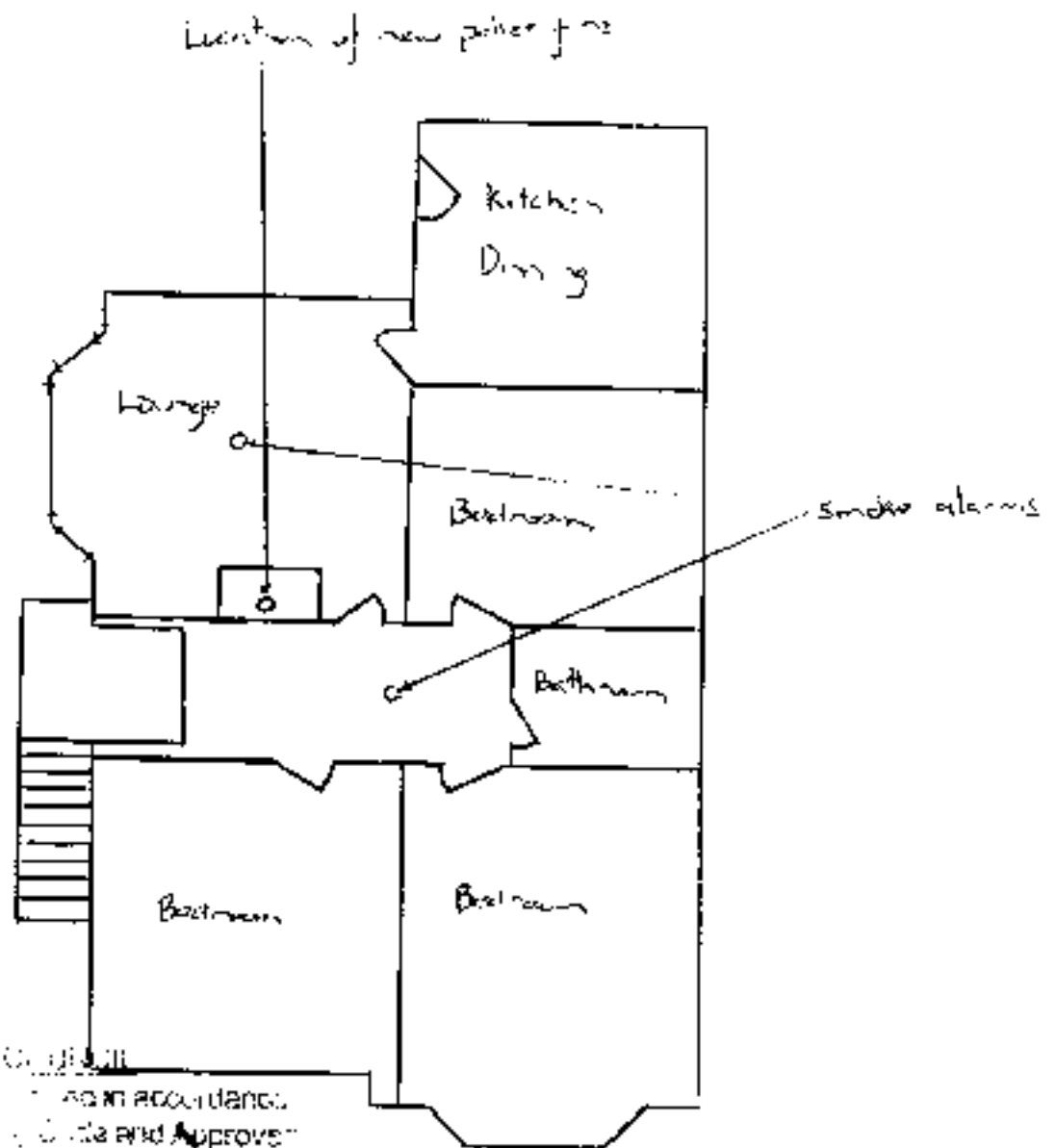
Signed for and on behalf of the Council:

**TEAM LEADER INSPECTIONS**

Date: 29 September 2009

483 South Road Courtham

2009 1705



YOUNG & CO  
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## CODE COMPLIANCE CERTIFICATE

CCC/CA-14-07-43.0

Section 95, Building Act 2004

CCC NO:	ABA-2013-2004	Telephone No:	03 477 4000
<b>APPLICANT</b>		<b>PROJECT</b>	
M D Lind and H E Instone C/O Otago Pellet Fire Limited 550 Kaikorai Valley Road Dunedin 9011		<b>Work Type:</b> Alterations/Repairs	
<b>PROJECT LOCATION</b>		<b>Intended Use/Description of Work:</b> Install Sirocco (Second Hand) Insert Slimline Pellet Fire in Dwelling	
483 South Road Dunedin		<b>Intended Life:</b> Indefinite, not less than 50 years	
<b>LEGAL DESCRIPTION</b>		<b>This CCC also applies to the following Amended Consents:</b>	
<b>Legal Description:</b> LOT 35 DP 2531 <b>Valuation Roll No:</b> 27350-22700 <b>Building Name:</b> N/A		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:**

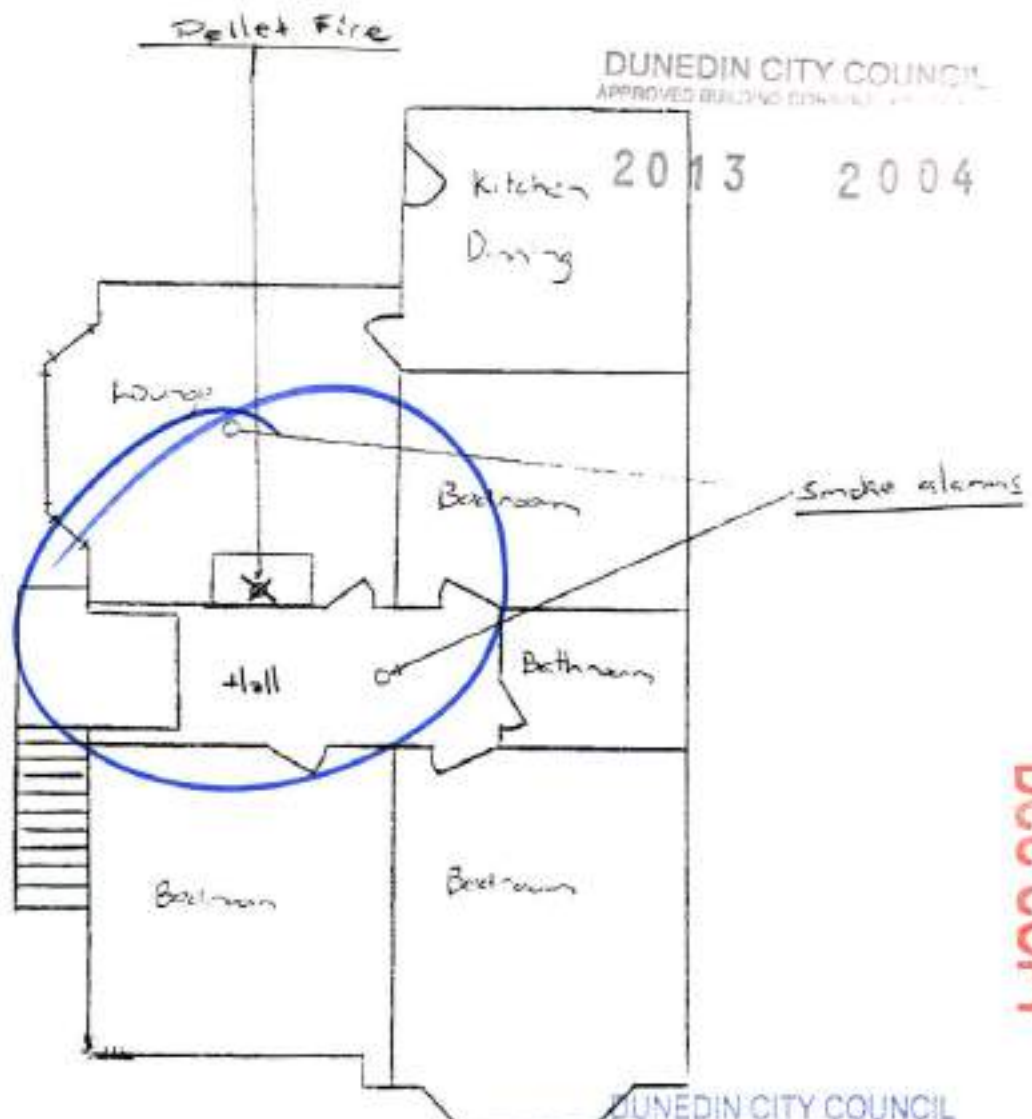
**Team Leader Inspections**

Date: 13 November 2013

DCC COPY

483 South Road, Caversham

Install of a Sirocco (secondhand) slimline  
Pellet Fire & Flue (NO WETBACK)



DCC COPY

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

Building	<i>Jan R</i>	Date	17-10-2013
Plumbing		Date	
Health		Date	

NOTE

**Reference:**

**Enquiries To:** Colin Pickering  
**Direct Phone:** 474-3809

20 December 2005

Reece Building Consultants Ltd  
P O Box 5234  
Moray Place  
**DUNEDIN**

Dear Sir

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

**PROPERTY ADDRESS: 483 SOUTH ROAD, DUNEDIN**  
**PROPERTY NUMBER: 5035008**

I advise that your report on the above property has been received by Council and will be placed on the Development Services property file for the property, **as verification that the building is not dangerous or insanitary 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  
**Acting CHIEF BUILDING CONTROL OFFICER**

20 December 2005

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

Dear Sir,

**Re: 483 South Road, Dunedin.**

I inspected the property on 13 December 2005.

Following a request from the present owners of the property.  
I report as follows:

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

I would estimate the age of the construction work for which I have been asked to prepare this report on too have been done in the 1970's. This date is based on the décor of the kitchen and weathering of the external cladding to the extension. As the unpermitted work predates June 1992 when the Building Act came into force a Certificate of Acceptance as defined in Section 96 of the New Zealand Building Act 2004, is not appropriate.

The house is constructed of concrete perimeter foundations with concrete internal piles, brick and weatherboard cladding and has a galvanised corrugated iron roof.

The alterations are as follows:

**TOILET**

The toilet space off the laundry is shown on the original permit drawings at right angles to its present location. It appears based on the location of the window, the wall linings and finishes that the toilet was never installed as drawn. I believe the toilet was constructed originally in its present location. All the surfaces are painted there is vinyl flooring and a louver window to the exterior provides the required ventilation. The plumbing work appears to meet building code requirements.



483 South Road, Dunedin.

### KITCHEN

The kitchen area has had one wall removed and the back porch enclosed and extended approx. 1.500m outside the line of the original house. The wall that was removed was non-loadbearing and the 2.400m wide opening in the external wall was originally the porch area so already had a lintel. The extension appears to have been well constructed and is in a sound weathertight condition. There is no indication of sag to the ceiling. The kitchen sink was relocated some 1.2m and the original water supply and waste pipes shortened to suit, all work that could be seen appears to have been done in a tradesman like manner.

The downpipe from the roof of the dining area extension discharges onto the ground and has done so for some time. The catchment area is approx. 4.0m<sup>2</sup> which is minimal and the water discharges onto at a paved surface then runs to a tilled garden plot, there was no indication of seepage having affected the neighbouring property.

The exterior cladding is a combination of rusticated timber weatherboards fibrolite sheeting and fibrolite shingles all with a painted finish in a reasonable condition. The window above the kitchen sink has been enlarged from the original; it is a timber frame and sash in tidy condition. There are no signs of sag to the lintel or stress to the window frame indicating that a suitable lintel beam has been used. Refer 'As-built' Floor Plan attached.

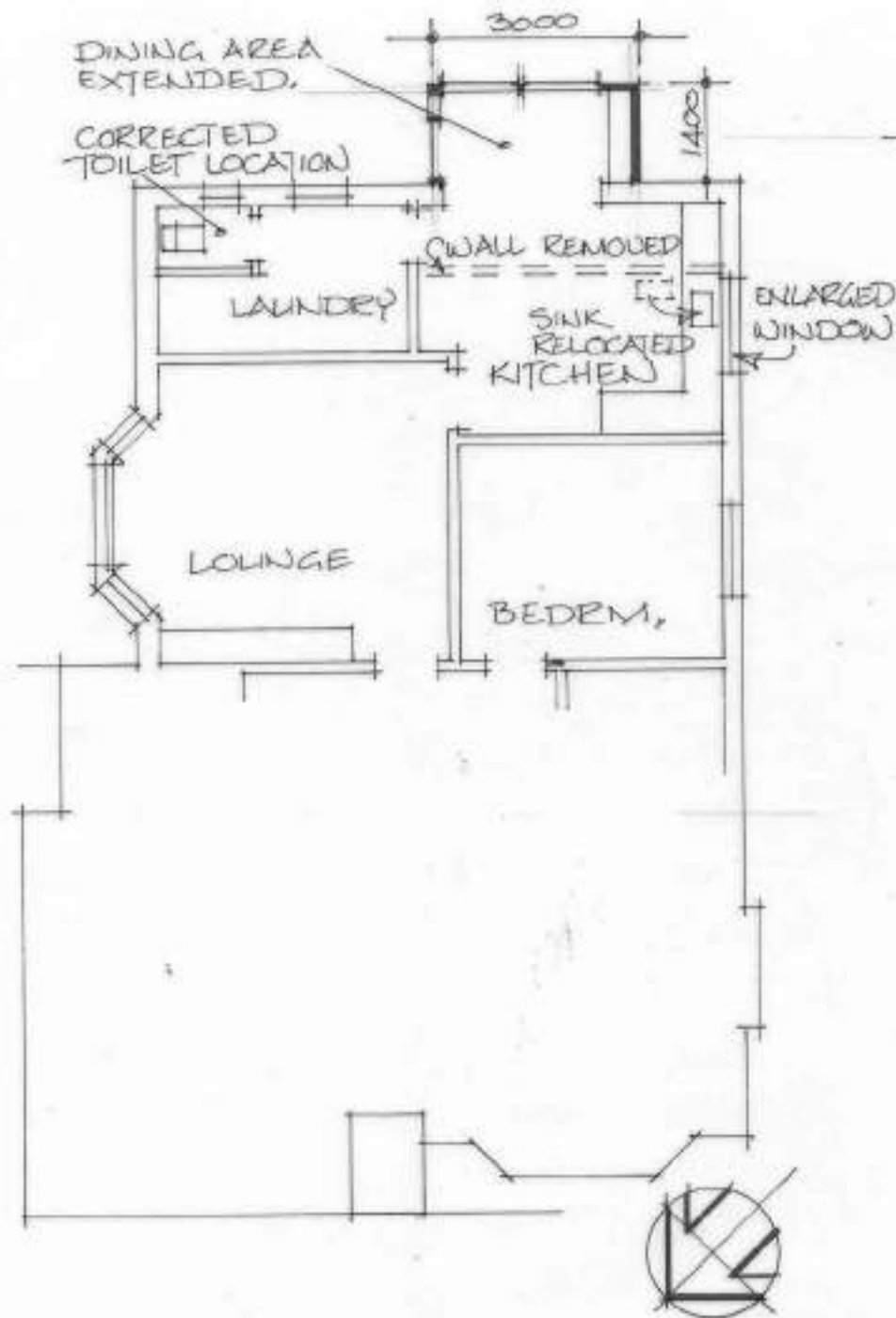


Dining area extension



Kitchen sink area





## AS-BUILT FLOOR PLAN

SCALE 1:100

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

483 South Road, Dunedin.

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

Yours faithfully,

A handwritten signature in black ink, appearing to read "M. Reece".

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

cc:    Mr & Mrs M. Parker, 483 South Road Calton Hill, Dunedin.