

## DISCLAIMER

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## Dunedin City Council – Land Information Memorandum

Property Address: 283 Main South Road Green Island

Prepared for: Vanessa Sheree Beck and James Brian Kilpatrick

Prepared on: 13-Aug-2025

### Property Details:

<b>Property ID</b>	5063776
<b>Address</b>	283 Main South Road Green Island
<b>Parcels</b>	LOT 16 DP 4386

### 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 13-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: 283 Main South Road Green Island.....	1
Prepared for: Vanessa Sheree Beck and James Brian Kilpatrick .....	1
Prepared on: 13-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.....	5
Dunedin City Council Private Drainage plans incomplete .....	5
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 .....	6
Rates Details .....	6
Rates Assessment Details .....	6
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.....	8
Alcohol Licensing .....	8
Health Licensing.....	8
s44A(2)(ea) Information notified under Section 124 of the Weathertight Homes Resolution Services Act 2006 .....	8

s44A (2)(f) Information relating to the use to which the land may be put and any conditions attached to that use .....	8
District Plan .....	9
District Plan Map .....	10
s44A(2)(g) Information regarding the land which has been notified to Council by another statutory organisation.....	10
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 .....	11
Planning.....	11
Resource Consents within 50m of 283 Main South Road Green Island.....	11
3 Waters .....	16
Information Regarding Watercourses .....	16
Transport .....	16
Glossary of Terms and Abbreviations.....	18
Consent, Permit, Licence & Complaint types .....	18
Terms used in Permits & Consents.....	18
General terms.....	19
Appendices .....	20

## 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

#### **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 **30<sup>th</sup> September 1994**.

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>	2063776
<b>Address</b>	283 Main South Road Green Island
<b>Valuation Number</b>	27790-30400
<b>Latest Valuation Details</b>	
Capital Value	\$545,000
Land Value	\$250,000
Value of Improvements	\$295,000
Area (Hectares)	0.0766HA
Units of Use	1

#### Current Rates

Current Rating Year Starting 01-Jul-2025  
Dunedin City Council Rates \$3,697.57

**Rates Outstanding for Year** \$3,297.82

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
- Lapsed - Work has not commenced and no extension of time applied for within 12 months of date of consent issue. Consent is of no further effect

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

#### [ABA-2002-297322](#) Building Consent - Install Heater - Gillies Kinsman Inbuilt

Lodgement Date 10-Jul-2002  
Decision Granted  
Decision Date 15-Jul-2002  
Current Status **CCC Issued**  
Previous Number ABA21838  
(Applications before 2007)

#### [ABA-2006-311253](#) Building Consent - Relocate Toilet to Inside and Move HWC to Basement

Lodgement Date 01-Mar-2006  
Decision Granted  
Decision Date 03-Mar-2006  
Current Status **CCC Issued**  
Previous Number ABA60467  
(Applications before 2007)



[ABA-1993-322097](#) Building Consent - Drainage Alterations, (Currie)

Lodgement Date	15-Jul-1993
Decision	Granted
Decision Date	19-Jul-1993
Current Status	<b>CCC Issued</b>
Previous Number	ABA933101
<i>(Applications before 2007)</i>	

### Building and Drainage Permits

[H-1945-236611](#) AAG19454694 589 - Plumbing and Drainage for New Dwelling, (Currie). The permit was lodged on 14-Sep-1945.

[H-1945-236625](#) AAG19454710 151 - Erect Dwelling, (Currie). The permit was lodged on 27-Mar-1945.

[H-1971-240817](#) AAG19714497 56760 - Add Carport to Existing Garage, No Plan (Currie). The permit was lodged on 11-Feb-1971.

[H-1949-520](#) AAG19490520 520 - Erect Garage, (Currie). The permit was lodged on 17-Jan-1949.

### 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

### 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 L<sub>max</sub> 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

**Road Hierarchy**

The roads listed below adjoining this property are classified as either Collector, District Regional or National Roads in the District Plan Road 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*

DISTRICT Main South Rd

**SECOND GENERATION PLAN INFORMATION**

**Zoning**

- General Residential 1 (refer Section 15, Residential)

**Scheduled Items**

- Nil

**Overlay Zones**

- Nil

**Mapped Areas**

- Road Classification Hierarchy (main roads within 30m of site)
  - Main South Rd is an Arterial road

**District Plan Map**

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

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

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

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

No information.

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

No information.

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

## Building Information

### 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.

#### **Seepage**

A seepage incident has been lodged on this property.

Seepage Incident: 123761 - 11/11/2013 - Completed

### 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 283 Main South Road Green Island

#### **2312 R Dunedin Southern Motorway(Sh1) Road Burnside**

[LUC-2008-449/A](#) Land Use Consent variation of Condition 1 of LUC-2008-449, land use consent to install a new telecommunications facility. The outcome was s127 Upheld on 15/04/2016.

[SUB-1960-353567](#) Subdivision Consent Saddle hill proposed subdivision. The outcome was Declined on 26/08/1960.

[DIS-2011-1](#) District Plan Matters Notice of Requirement for alteration to designation - SH1 Caversham Valley safety improvements. The outcome was Granted on 20/04/2012.

[S243-2011-2](#) s243 Cancellation of Easement section 243 cancellation of easement. The outcome was Granted on 01/07/2011.

[OUT-2010-4](#) Outline Plan weigh bridge on State Highway 1. The outcome was Issued on 20/05/2010.

[SUB-2010-8](#) Subdivision Consent Subdivide Section 1 SO 335604 into two lots. The outcome was Granted on 08/03/2010.

[LUC-2008-449](#) Land Use Consent install a new telecommunications facility. The outcome was Granted on 03/02/2009.

[RMA-2004-368446](#) Resource Management Act (Historical Data) ERECT A STONE CAIRN AT THE NORTHERN & SOUTHERN MOTORWAY ENTRANCES TO THE CITY. The outcome was Granted on 09/12/2004.

[RMA-2000-364392](#) Resource Management Act (Historical Data) ALTERATION TO AN EXISTING DESIGNATION (MINOR MODIFICATIONS) D466 (Other). The outcome was Granted on 22/11/2000.

[RMA-2005-369111](#) Resource Management Act (Historical Data) SECTION 226 FOR SECTION 14 SO335604 (Other). The outcome was Declined on 17/06/2005.

[RMA-2004-368032](#) Resource Management Act (Historical Data) SEC 226 CERTIFICATE FOR SECTION 10 S.O. 313291 (Other). The outcome was Declined on 16/02/2005.

[RMA-2004-368031](#) Resource Management Act (Historical Data) SEC 226 CERTIFICATE FOR SECTIONS 11 & 12 S.O. 313291 (Other). The outcome was Declined on 16/02/2005.

[RMA-1999-363455](#) Resource Management Act (Historical Data) OUTLINE PLAN OF WORKS FOR FAIRFIELD BYPASS MOTORWAY (Other). The outcome was Granted on 16/11/1999.

[RMA-2000-364243](#) Resource Management Act (Historical Data) AN OUTLINE PLAN APPROVAL FOR RE DESIGN OF FAIRFIELD BY-PASS (Other). The outcome was Granted on 08/09/2000.

[RMA-1992-355033](#) Resource Management Act (Historical Data) SUBDIVISION Ownr:TRANSIT NZ LTD / App: WORKS CONSULTANCY PRIVATE BAG DN (Non-Notified - Non Complying). The outcome was Granted on 21/05/1992.

[POL-2005-350358](#) Planning Other Legislation REMOVE BUILDING LINE RESTRICTION (Other). The outcome was Granted on 10/10/2005.

#### **[5062903](#) 32 Waldron Crescent Abbotsford**

[RMA-1995-350632](#) Resource Management Act (Historical Data) SCHEME PLAN 615 - 7 LOT SUBDIVISION CREATING DP 22104 (Non-Notified - Non Complying). The outcome was Granted on 28/06/1990.

#### **[5063677](#) 282 Main South Road Green Island**

[SUB-2008-93](#) Subdivision Consent 2-lot Residential 1 subdivision. This consent has since Lapsed.

[POL-2004-350231](#) Planning Other Legislation S 348 ROW over 280- Main South Road in favour of 282 Main South Road (Other). The outcome was Granted on 02/06/2004.

#### **[5063678](#) 284 Main South Road Green Island**

[LUC-1984-354376](#) Land Use Consent Ref: 766-25. To use residential dwelling next to existing showhome as professional office. (The information on this application has been moved to an offsite location or other rooms in basement. Please contact the Archivist for the record and location of item). The outcome was Granted on 10/12/1984.

#### **[5063684](#) 294 Main South Road Green Island**

[RMA-2005-369069](#) Resource Management Act (Historical Data) LARGER GARAGE TO REPLACE EXISTING GARAGE (Non-Notified - Restricted Discretionary). The outcome was Granted on 24/05/2005.

[RMA-1995-358434](#) Resource Management Act (Historical Data) add four dormer windows and a pergola to existing dwg (Non-Notified - Non Complying). The outcome was Granted on 16/06/1995.

[RMA-1991-350973](#) Resource Management Act (Historical Data) Flats Plan / App: W.G. Whiting Private Bag (Non-Notified - Non Complying). The outcome was Granted on 16/05/1991.

**5063794 30 Waldron Crescent Abbotsford**

[SUB-1946-1](#) Subdivision Consent Ref: 742/12 subdivision of Part Sections 95, 96, 97, and 98, Block 5, Lower Kaikorai. The outcome was Granted on 06/12/1946.

**5068423 34 Waldron Crescent Abbotsford**

[RMA-2001-364871](#) Resource Management Act (Historical Data) 2ND STAGE PLAN FOR CROSS LEASE DEVELOPMENT (Non-Notified - Restricted Discretionary). The outcome was Granted on 04/07/2001.

[RMA-1999-363680](#) Resource Management Act (Historical Data) TO SUBDIVIDE LAND AT 34 WALDRON CRESCENT INTO PROPOSED cross lease -flats 1&2 - staged DP 300131 and DP 302714 (Non-Notified Controlled). The outcome was Granted on 04/04/2000.

[RMA-1995-350632](#) Resource Management Act (Historical Data) SCHEME PLAN 615 - 7 LOT SUBDIVISION CREATING DP 22104 (Non-Notified - Non Complying). The outcome was Granted on 28/06/1990.

[POL-2002-350016](#) Planning Other Legislation R.O.W.EASEMENT DP 308063. The outcome was Granted on 23/04/2002.

**5068424 36 Waldron Crescent Abbotsford**

[RMA-1995-350632](#) Resource Management Act (Historical Data) SCHEME PLAN 615 - 7 LOT SUBDIVISION CREATING DP 22104 (Non-Notified - Non Complying). The outcome was Granted on 28/06/1990.

[POL-2002-350016](#) Planning Other Legislation R.O.W.EASEMENT DP 308063. The outcome was Granted on 23/04/2002.

**5068669 38 Waldron Crescent Abbotsford**

[LUC-2019-210](#) Land Use Consent land use consent for the construction of a vehicle access in breach of the sight line requirements. The outcome was Granted on 10/05/2019.

[RMA-1995-350632](#) Resource Management Act (Historical Data) SCHEME PLAN 615 - 7 LOT SUBDIVISION CREATING DP 22104 (Non-Notified - Non Complying). The outcome was Granted on 28/06/1990.

**5106265 34A Waldron Crescent Abbotsford**

[RMA-2001-364871](#) Resource Management Act (Historical Data) 2ND STAGE PLAN FOR CROSS LEASE DEVELOPMENT (Non-Notified - Restricted Discretionary). The outcome was Granted on 04/07/2001.

[RMA-1995-350632](#) Resource Management Act (Historical Data) SCHEME PLAN 615 - 7 LOT SUBDIVISION CREATING DP 22104 (Non-Notified - Non Complying). The outcome was Granted on 28/06/1990.

**5112492 280 Main South Road Green Island**

[LUC-2025-291](#) Land Use Consent Early childhood centre. There has been no outcome yet.

[SUB-2015-26](#) Subdivision Consent Stage 2 - subdivision creating 9 lots. The outcome was Staged Subdivision on 03/02/2025.

[LUC-2015-156/C](#) Land Use Consent S125 extension of time - land use consequential to a subdivision consent. The outcome was s125 Granted on 03/02/2025.

[SUB-2015-26/C](#) Subdivision Consent S125 extension of time - subdivision creating 9 lots. The outcome was s125 Granted on 03/02/2025.

[LUC-2015-156/B](#) Land Use Consent S127 to vary consent conditions - land use consequential to a subdivision consent. The outcome was s127 Upheld on 03/02/2025.

[SUB-2015-26/B](#) Subdivision Consent S127 to vary consent conditions - subdivision creating 9 lots. The outcome was s127 Upheld on 03/02/2025.

[SUB-2015-26/A](#) Subdivision Consent s125 extension of time for SUB-2015-26/A to complete a subdivision. The outcome was s125 Granted on 29/04/2020.

[LUC-2015-156/A](#) Land Use Consent s125 extension of time for land use consent consequential to SUB-2015-26/A to extend time to complete a subdivision. The outcome was s125 Granted on 29/04/2020.



[LUC-2016-248](#) Land Use Consent land use consent to establish 3 dwellings. The outcome was Granted on 05/07/2016.

[LUC-2015-156](#) Land Use Consent land use consequential to a subdivision consent. The outcome was Granted on 14/05/2015.

[SUB-2015-26](#) Subdivision Consent subdivision creating 9 lots. The outcome was Granted on 14/05/2015.

#### **[5125004](#) 288 Main South Road Green Island**

[LUC-2020-221/A](#) Land Use Consent section 127 variation to change Lot 3 SUB-2020-74/A reference to Lot 2 SUB-2020-74/A reflecting reduction in total number of lots being created. The outcome was s127 Upheld on 04/03/2022.

[SUB-2020-74](#) Subdivision Consent staged subdivision to create a total of four residential lots - stage 1. The outcome was Staged Subdivision on 16/06/2020.

[LUC-2020-221](#) Land Use Consent land use consent for the establishment of an existing house on undersized Lot 1 Stage 1 SUB-2020-74, and the reduced side setback for Lot 2 Stage 2 SUB-2020-74. The outcome was Granted on 16/06/2020.

[SUB-2020-74](#) Subdivision Consent staged subdivision to create a total of four residential lots. The outcome was Granted on 16/06/2020.

[SUB-2017-12](#) Subdivision Consent subdivision resource consent creating 3 lots. The outcome was Granted on 31/03/2017.

#### **[5137160](#) 286 Main South Road Green Island**

[LUC-2020-221/A](#) Land Use Consent section 127 variation to change Lot 3 SUB-2020-74/A reference to Lot 2 SUB-2020-74/A reflecting reduction in total number of lots being created. The outcome was s127 Upheld on 04/03/2022.

[SUB-2020-74/A](#) Subdivision Consent section 127 variation reducing the number of lots created at Stage 2 of the subdivision (reducing total number of lots from four to three). The outcome was s127 Upheld on 04/03/2022.

[SUB-2020-74](#) Subdivision Consent staged subdivision to create a total of four residential lots - Stage 2. The outcome was Staged Subdivision on 16/06/2020.

[LUC-2020-221](#) Land Use Consent land use consent for the establishment of an existing house on undersized Lot 1 Stage 1 SUB-2020-74, and the reduced side setback for Lot 2 Stage 2 SUB-2020-74. The outcome was Granted on 16/06/2020.

[SUB-2020-74](#) Subdivision Consent staged subdivision to create a total of four residential lots. The outcome was Granted on 16/06/2020.

[SUB-2017-12](#) Subdivision Consent subdivision resource consent creating 3 lots. The outcome was Granted on 31/03/2017.

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

#### **Accuracy of Boundaries**

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

### **Access to Site**

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

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

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

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

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

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

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



### 3 Waters

#### Information Regarding Watercourses

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

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

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

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

### Transport

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

#### **Vehicle crossing - additional parking bay.**

Vehicle access to this property is currently accessed via an existing vehicle crossing that provides access to garage. There is an additional surfaced & covered parking bay on the property beside existing garage, it appears vehicles are accessing this area by illegally driving over the kerb and channel, and footpath. If this area is to be accessed by vehicles, the driver must enter and exit via the existing vehicle entrance as it is an offence under the Land Transport (Road User) Rule 2004 for vehicles to drive over the kerb and channel, and footpath. The property owner could apply to have the vehicle entrance extended to allow for better access to this unsurfaced parking bay. More details can be found on our website under vehicle crossings.

#### **Non-compliant vehicle crossing – not sealed for the first 5 metres.**

To meet current Council standards the vehicle crossing would be required to be hard surfaced from the edge of the carriageway to 5m inside the property boundary. This requirement is to prevent debris migrating from inside the property out onto the footpath and/or carriageway. Council accepts this situation but accepts no liability and points out that maintenance is the responsibility of the property owner. The Council may require this to be addressed in the future.

The following Transportation information is attached to this document:

- In Pataka nickname: 1500512, Vehicle crossing - 283 Main South Road (1947490).doc, date 12/02/2014.

#### **Private stormwater lateral.**

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

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

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

## Glossary of Terms and Abbreviations

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

### Consent, Permit, Licence & Complaint types

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

### Terms used in Permits & Consents

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

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

### General terms

RDMS Records and Document Management System

## Appendices





# Photographic Map

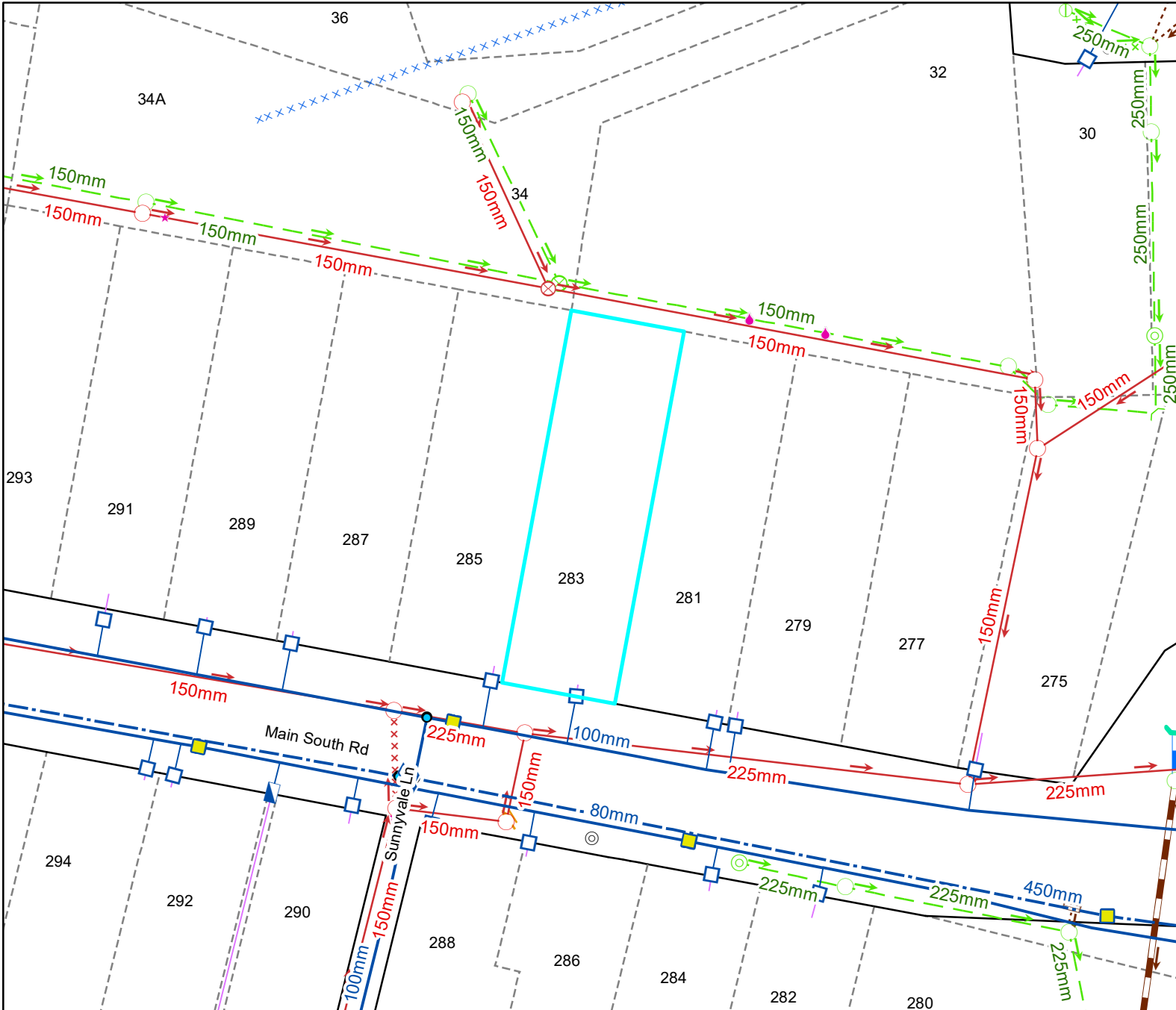
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7/08/2025  
8:06:26 PM



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

2019-2019 Urban. Copyright DCC/Aerial Surveys  
Ltd. Rural, ORC/Aerial Surveys Ltd. CC BY 4.0 NZ  
2013 Urban and rural photography Jan/Feb 2013.  
Copyright DCC. CC BY 3.0 NZ.  
2006/2007 Urban photography March 2007,  
copyright NZAM. Rural photography March  
2006, copyright Terralink International Ltd.





### Legend

Water Supply	
	Manifold Box
	Water Meter
	Toby
	Meter without manifold box
	Retic Flow Meter
	Combination Meter
	Manifold Box With Restrictor
	Water Valve - Zone
	Non Return Valve
	Water Valve - Gate
	Water Valve - Sluice
	Water Hydrant
	Water Backflow Preventor - RPZ
	Water Non-Return Valve
	Water Pump Station
	Water Bore
	Water Treatment Plant
	Water Storage Tank
	Supply Main
	Trunk Main
	Disused
	Reticulation
	Rider
	Scour
	Water Service Lateral
	Water Fire Service Lateral
	Water Critical Service Lateral
	Water Zone Boundary
	Water Reservoir
	Redundant Water Main

NOTE: Private water services have the same symbols as those above, however they are coloured pink.

### Foul Sewerage

	Standard Manhole
	Valve Chamber (pressurised)
	Boundary Kit
	Non-Return Valve
	Pump Station Domestic
	Drop Manhole
	Inspection Manhole
	Inspection Opening
	Lamphole
	Outlet
	Pump Station
	Treatment Plant
	Vent
	Foul Sewer Node
	Foul Drains in Common (public)
	Sewer
	Trunk Sewer
	Vent Line
	Rising Main
	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
	SW Drop Manhole
	SW Insp Chamber and Grating Inlet
	SW Inspection Manhole
	SW Inspection Opening
	SW Lamphole
	SW Mudtank Inlet
	SW Outlet
	SW Pipe Inlet
	SW Pressure Manhole
	SW Standard Manhole
	SW Stormwater Node
	Roading Bubble-Up Tank
	Roading Mudtank
	Stormwater Main
	Stormwater Trunk Main
	DCC Open Channel
	Piped WC
	Open WC
	Culvert
	Stormwater Mudtank Pipe
	Redundant Stormwater Main
	SW Sump
	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
	Railway Centreline

### Cadastral

	Parcel
	Hydro
	Strata
	Road/Rail
	Motorway Parcels
	Easment (where recorded)

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



# Council Water & Drainage Services

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

Scale at A4:  
1:750  
7/08/2025  
8:06:33 PM



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

2018-2019 Urban. Copyright DCC/Aerial Surveys Ltd. Rural, ORC/Aerial Surveys Ltd. CC BY 4.0 NZ  
2013 Urban and rural photography Jan/Feb 2013. Copyright DCC. CC BY 3.0 NZ.  
2006/2007 Urban photography March 2007, copyright NZAM. Rural photography March 2006, copyright T erralink International Ltd.

# BOROUGH OF GREEN ISLAND.

## DRAINAGE BLOCK PLAN

### REFERENCE:

I.T. means Intercepting Trap  
A.I. " Fresh Air Inlet  
I.P. " Inspecting Pipe

Y.P. means Junction Pipe  
G.T. " Gully Trap

M.V. means Main Vent  
T.V. " Terminal Vent  
I.C. " Inspection Chamber

Scale—One inch equals eight feet.



Premises Connected  
Owner 10 F. Currie to Below 27-9-45 Man Rd Sunnyvale Street  
Allotment 16 of 95/101 Block Lower Kaitorai M.H.  
Township of 195 Links from M.H. Record No. 503 0112

Signature of Drainer 195 Links from M.H.



# BOROUGH OF GREEN ISLAND.

## DRAINAGE BLOCK PLAN

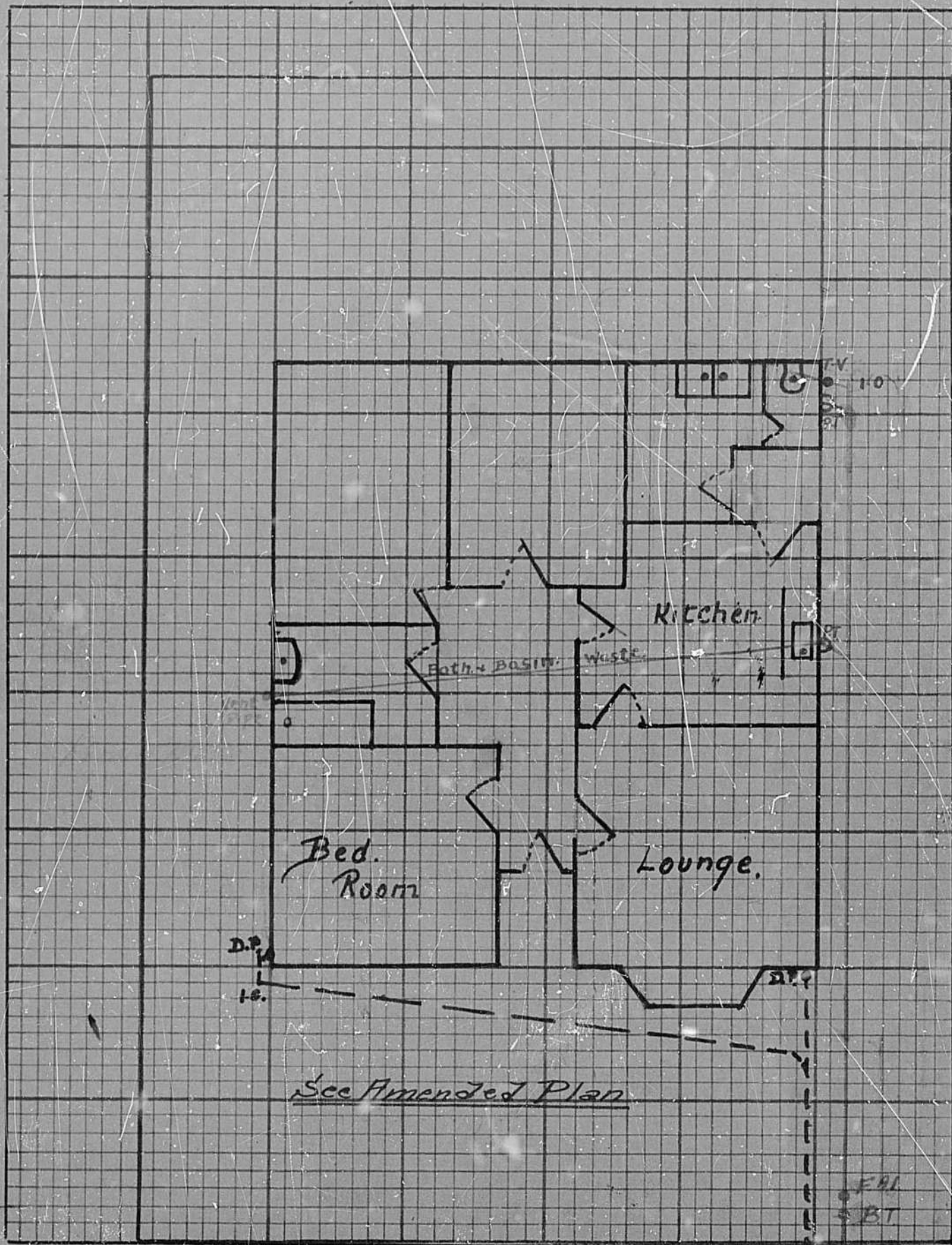
### REFERENCE:

I.T. means Intercepting Trap  
F.A.I. " Fresh Air Inlet  
I.P. " Inspecting Pipe

Y.P. means Junction Pipe  
G.T. " Gully Trap

M.V. means Main Vent  
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I.C. " Inspection Chamber

Scale—One inch equals eight feet.

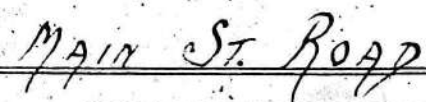
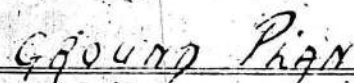
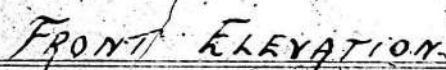


Owner J. E. Currie Main Road SW. to Channel Main South Rd Street  
Allotment 169/75 Block FF Town Hall Road Record No. 589  
Township of \_\_\_\_\_ Signature of Drainer H. de Lencastre



SEC. 16 BLOCK

SCALE  $\frac{1}{8}$  = 1 FT.





HOUSE

6'-5" 6"

14'

10'

SECTION

FOOT PATH

# 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 933101	Reference No:	5063776
---------------	----------	---------	------------	---------------	---------

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

PROJECT LOCATION	PROJECT
Name and Mailing Address:  WILSON, BRIAN FRANCIS 283 MAIN SOUTH ROAD GREEN ISLAND 9006	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: DRNGE ALT  Intended Life:  Indefinite, not less than 50 years <input checked="" type="checkbox"/> Specified as ..... years  Demolition <input type="checkbox"/>
LEGAL DESCRIPTION	
Property Number: 5063776 Valuation Roll No: 27790 30400  Street Address: 283 MAIN SOUTH ROAD, GREEN ISLAND 9006  Legal Description:  LOT 16 DP 4386	

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: 14/07/1998  
9-7-93



**BUILDING CONSENT No.:**

93/3101

Project Information Memorandum No.:

ISSUED BY

Section 35, Building Act 1991

DUNEDIN CITY COUNCIL

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

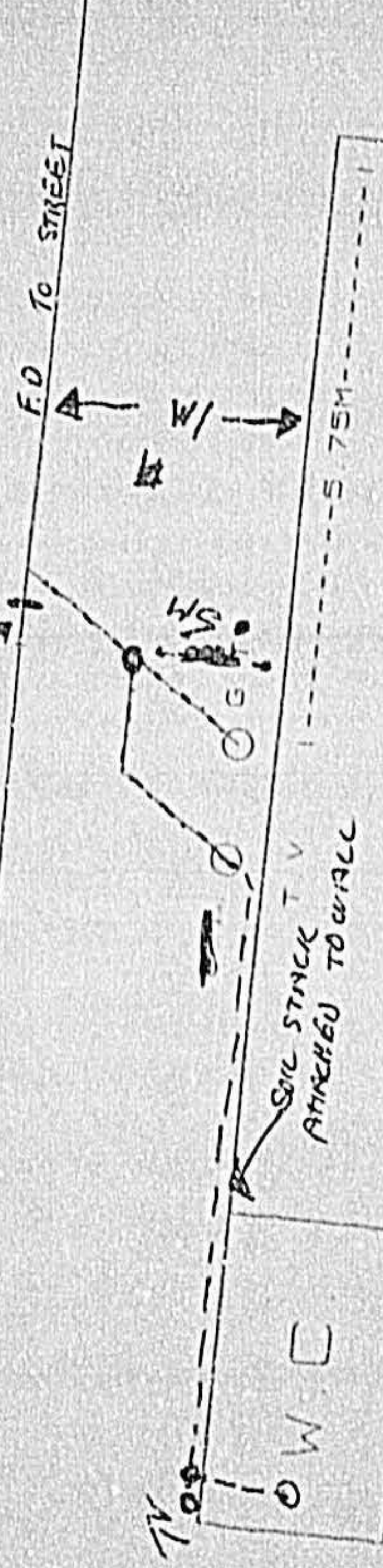
APPLICANT		PROJECT	
Name: J & E CURRIE Mailing Address: 283 MAIN SOUTH RD SUNNYVALE		All <input type="checkbox"/>	
		Stage No. of an intended stages	
		New Building <input type="checkbox"/>	
		Alteration <input type="checkbox"/>	
PROJECT LOCATION		Intended Use(s) (in detail):	
Street Address: 283 MAIN SOUTH RD SUNNYVALE		DRNGE ALT	
LEGAL DESCRIPTION		Intended Life:	
Property Number: 637765		Indefinite, but not less than 50 years <input checked="" type="checkbox"/>	
Valuation Roll Number: 2779030400		Specified as years	
Lot: 16 DP: 4386		Demolition <input type="checkbox"/>	
Section: Block:		Estimated Value: \$ 500.00	
Survey District:			
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:		Name: <u>J. A. Dewar</u>	
Total: \$ 0.00		Position: _____	
ALL FEES ARE G.S.T. INCLUSIVE		Date: <u>21/10/93</u>	

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. /".



DRAIN CAPPED OFF AT THIS POINT



MAIN SOUTH RD.

283 MAIN SOUTH ROAD SUNNYVALE

93/3101



# CODE COMPLIANCE CERTIFICATE

Section 43(3), Building Act 1991

ISSUED BY:



**DUNEDIN CITY COUNCIL**

Telephone No:	477-4000	CCC No:	ABA 21838	Reference No:	5063776
---------------	----------	---------	-----------	---------------	---------

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

PROJECT LOCATION	PROJECT
Name and Mailing Address:  HURRING, GLENN WAYNE C/O K WESTERHOUD 9 VULCAN RD WALDRONVILLE DUNEDIN 9006	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: HEATER-GILLIES KINSMAN INBUILT  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: 5063776 Valuation Roll No: 27790 30400  Street Address: 283 MAIN SOUTH ROAD, GREEN ISLAND 9006  Legal Description:  LOT 16 DP 4386	

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: 24/07/2002

# BUILDING CONSENT

Section 35, Building Act 1991

ISSUED BY:



Telephone No:	477-4000	Consent No:	ABA 21838	Reference No:	5063776
---------------	----------	-------------	-----------	---------------	---------

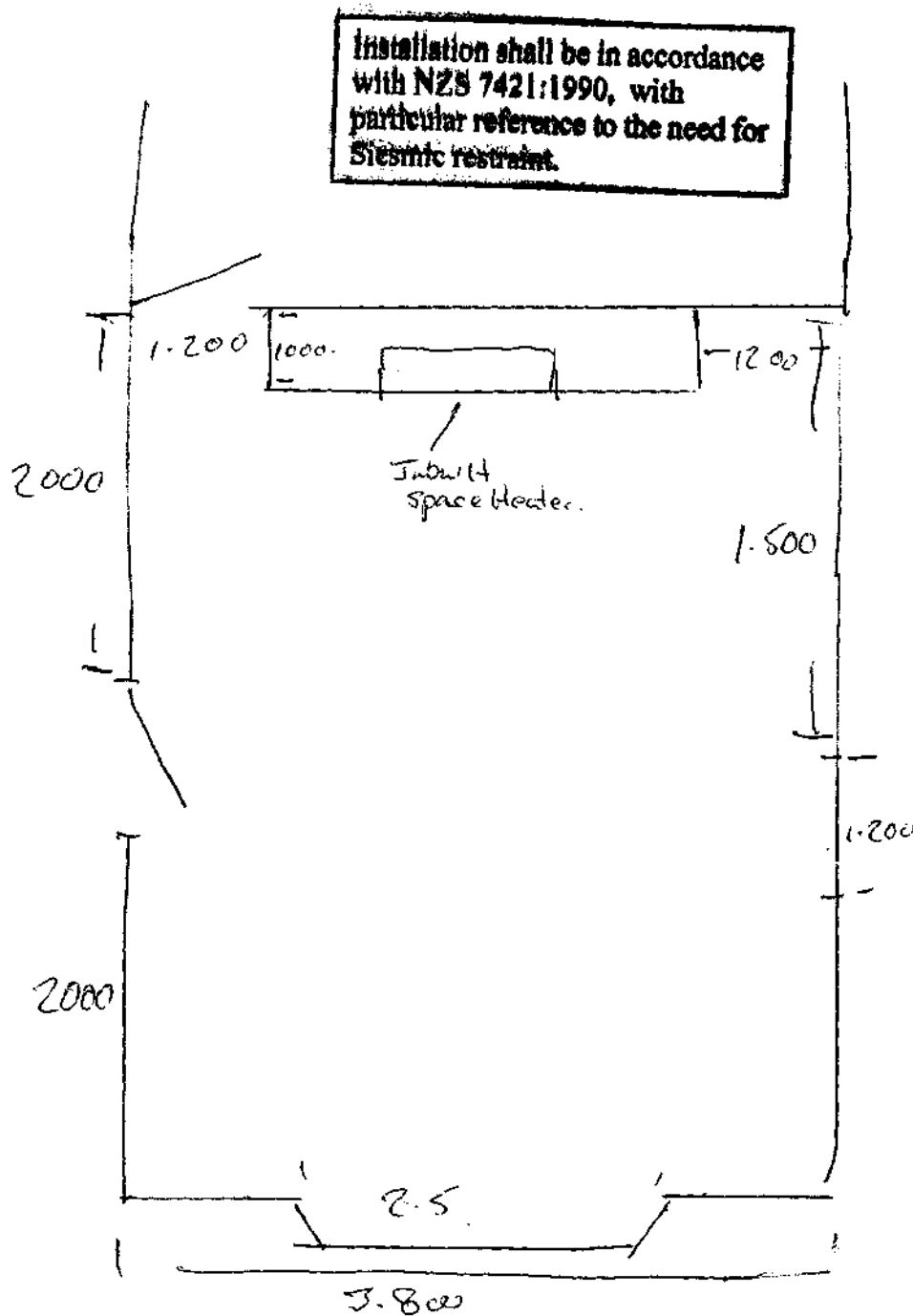
(Insert a cross in each applicable box. Attach relevant documents).

APPLICANT	PROJECT
Name: HURRING, GLENN WAYNE C/O K WESTERHOUD 9 VULCAN RD WALDRONVILLE DUNEDIN 9006	All <input checked="" type="checkbox"/> Stage No ..... of an intended .....stages
<b>PROJECT LOCATION</b>	New Building <input type="checkbox"/> Alteration <input checked="" type="checkbox"/>
Street Address: 283 MAIN SOUTH ROAD, GREEN ISLAND 9006	Intended Use(s) in detail: HEATER-GILLIES KINSMAN INBUILT
<b>LEGAL DESCRIPTION</b>	Intended Life: Indefinite, not less than 50 years <input checked="" type="checkbox"/> Specified as ..... years Demolition <input type="checkbox"/>
Property Number: 5063776 Valuation Roll No: 27790 30400 Legal Description: LOT 16 DP 4386	Estimated Value: \$3800
<b>COUNCIL CHARGES</b>	Signed for and on behalf of the Council: Name:..... Position: AUTHORISED OFFICER Date: 15/07/2002
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	

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 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 *Chapman* Date 15-7-02  
Drainage Date  
Health Date

**NOTE**

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# CODE COMPLIANCE CERTIFICATE

Section 95, Building Act 2004

ISSUED BY:



**DUNEDIN CITY  
COUNCIL**

*Kaunihera-a-rohe o Otepoti*

Telephone No:	477-4000	CCC No:	ABA 60467	Reference No:	5063776
---------------	----------	---------	-----------	---------------	---------

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

APPLICANT	PROJECT
Owner: FORD, COREY JASON 37 WILKINSON STREET DUNEDIN 9001	All <input checked="" type="checkbox"/>
	Stage No .....of an intended .....stages
	New Building <input type="checkbox"/>
	Alteration <input checked="" type="checkbox"/>
<b>PROJECT LOCATION</b>	
Street Address: 283 MAIN SOUTH ROAD, GREEN ISLAND 9006	Intended Use(s) in detail: (DWX) RELOCATE WC/RELOCATE HWC TO BASEMENT
<b>LEGAL DESCRIPTION</b>	
Building Name: Property Number: 5063776 Valuation Roll No: 27790 30400 Building Use: Year Constructed: Legal Description: LOT 16 DP 4386	Intended Life:  Indefinite, not less than 50 years <input checked="" type="checkbox"/>  Specified as ..... years  Demolition <input type="checkbox"/>

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.

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:

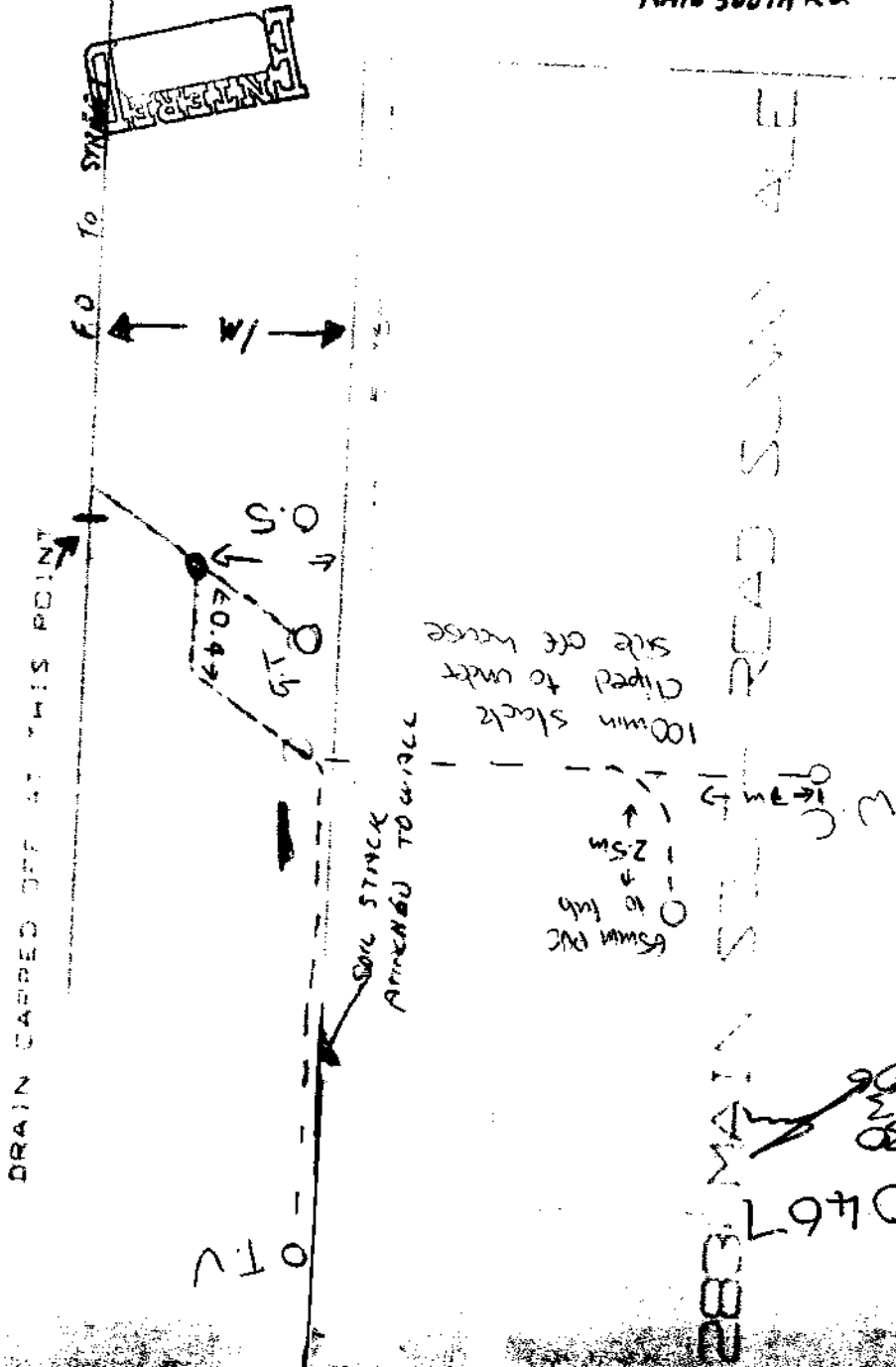
Name:.....

Position: AUTHORISED OFFICER

Date: 20/04/2006

CUSTOMERS  
COPY

↑  
MAIN SOUTH RD



Received  
60467  
ARH

Existing + Proposed plan.

Bath

6.8

2 Window

6.3

Bedroom

2.2

Bathroom

New toilet

Vanity

Bedroom

3.6

1.5

Bedroom

2.6

DUNEDIN CITY COUNCIL  
APPROVED BUILDING CONSENT DOCUMENTS

60467

Laurel

3.6

3.3

Kitchen

As built drainage plan is required  
Amended floor plan is required

2.3.0

2.7

existing toilet

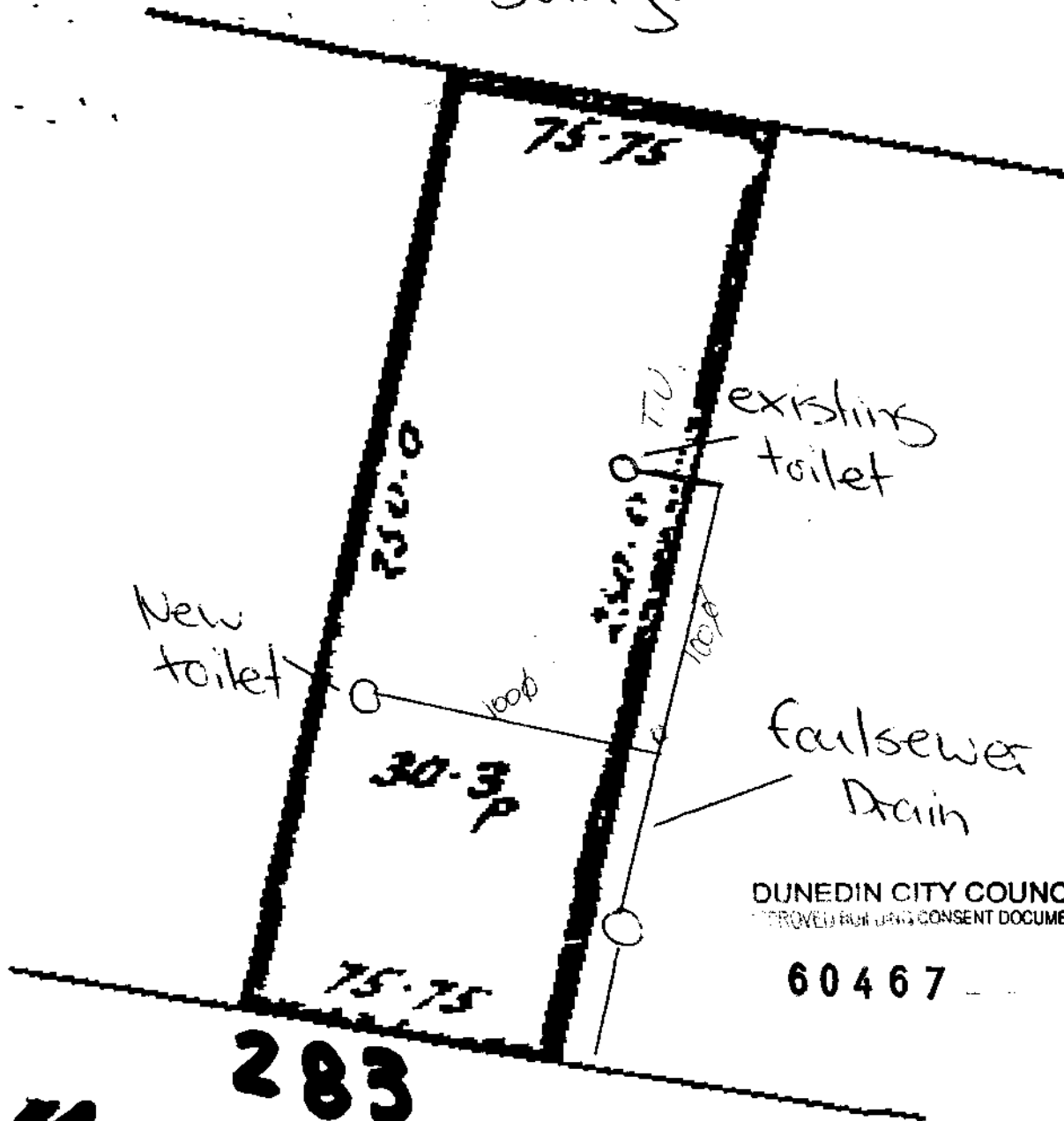
Plumbing and Drainage  
To comply with approved documents: E1/AS1, G12/AS1, G13/AS1 & 2

move the  
Broom  
Low Pressure

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

# Drainage Plan

283 Main sth Rd  
Sunnyvale



DUNEDIN CITY COUNCIL  
APPROVED BUILDING CONSENT DOCUMENTS

60467

Main South Rd

Plumbing and Drainage

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

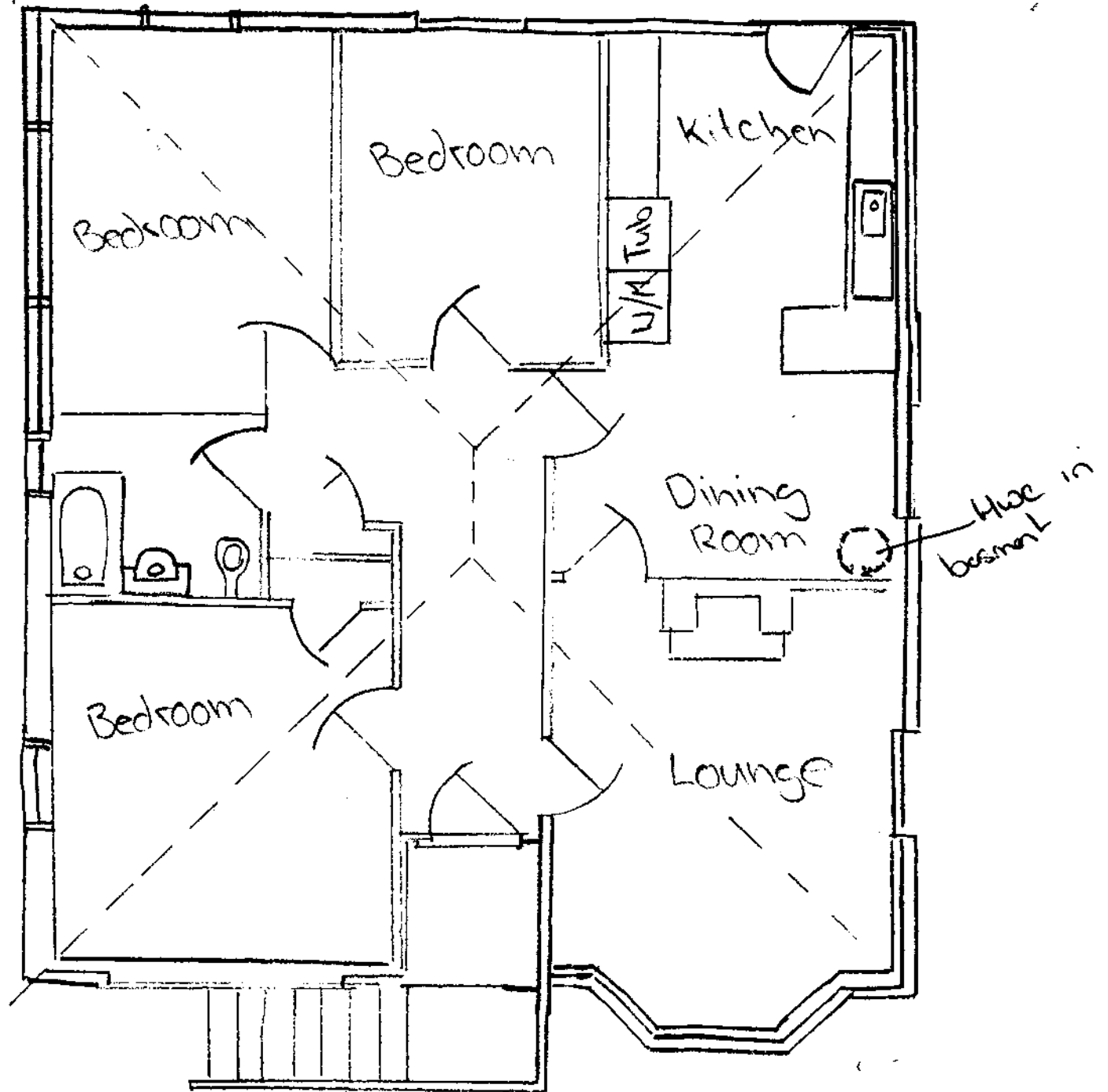
As Built Plan

Received by: RC3

Date: 19.4.06

ABA No: 60467

As built floor plan.



12 February, 2014



**VEHICLE ENTRANCE – 283 MAIN SOUTH ROAD, GREEN ISLAND**

In response to your recent enquiry, I wish to advise that the extension of the existing vehicle entrance to the above property is **approved** subject to the following conditions:

- 1 The crossing shall be a maximum width of 6 metres, bevelled kerb crossing.
- 2 The footpath shall be excavated and reconstructed in accordance with the Specification for the Construction of Vehicle Entrances.
- 3 The on street drive shall be a normal type crossing with an asphalt surface from the kerb & channel to the property boundary.
- 4 The drive within the property shall be sealed or hard surfaced for the first five (5) metres.
- 5 The finished levels of the drive shall match the existing levels at the back of path and tie into the existing edge of seal. The existing levels shall remain unaltered.
- 6 Any redundant crossings shall have the kerb and the footpath reinstated to the correct levels.
- 7 The work shall be carried out in accordance with the Council's Specifications for the Construction of Vehicle Entrances.

Any work on road reserve including the construction of a vehicle entrance requires a Corridor Access Request, through [www.beforeudig.co.nz](http://www.beforeudig.co.nz)

Vehicle entrances and reinstatement of footpaths must be carried out by a DCC approved Contractor. Attached is the Council's list of approved contractors for this work. A quotation for the construction of your entrance can be obtained from any contractor on this list.

This approval is valid for one year from the above date or 3 months after Code of Compliance signoff, whichever of the two is longer.

**Please note:** This information addresses the requirements of the Dunedin City Council's Transportation Operations Department only. The information outlined above is subject to compliance with the Council's District Plan, the Building Code and/or any associated resource consent issued. Please contact City Planning's Public Enquiries Counter and Dunedin City Council Development Services or telephone 477 4000 if you wish to discuss these aspects.

Yours faithfully

Nimish Deo  
**Asset Supervisor**  
**Transportation Operations**

Encl: The Council's list of approved contractors for the construction of vehicle entrances