

DISCLAIMER

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Dunedin City Council Land Information Memorandum

97398

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

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

This Land Information Memoranda (LIM) has been prepared in accordance with Section 44A of the Local Government Official Information and Meetings Act 1987. It contains only information obtained from the records held by the Dunedin City Council as at **5 June 2024**

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

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

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

PROPERTY ADDRESS

18 Colquhoun Street Dunedin

LIM Applicant
Print Date

Averil Dawn Anderson
05-Jun-2024

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PROPERTY DETAILS

Property ID 5020694
Address 18 Colquhoun Street Dunedin
Parcels LOT 8 DP 9998

Rubbish Day Tuesday

RATES DETAILS

Rate Account 2020694

Address 18 Colquhoun Street Dunedin

Valuation Number 26990-03416

Latest Valuation Details

Capital Value \$730,000
Land Value \$270,000
Value of Improvements \$460,000
Area (Hectares) 0.0685HA
Units of Use 1

Current Rates

Current Rating Year Starting 01-Jul-2023
Dunedin City Council Rates \$3,290.78

Rates Outstanding for Year \$0.00

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

BUILDING, PLUMBING AND DRAINAGE

Minimum Floor Levels

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

Public Sewer sheets.

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

Dunedin City Council Private Drainage plans incomplete.

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

Building and Drainage Information

Seepage

A seepage incident has been lodged on this property.

Seepage Request:52561 – 22.2.2002 – Completed

Council Stormwater & Foul Sewer Connections available.

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

Private Storm Water Drains servicing existing buildings

There are Private Storm Water drains servicing existing buildings on this land.

Storm Water Drain to Street Channel.

Private Foul Drains servicing existing buildings

There are Private Foul drains servicing existing buildings on this land.

Foul Drain to DCC Foul Sewer in Property.

Council Foul Sewers within land.

There is Council Foul Sewers within this land. A plan of these is attached.

Independent Building Report(s)

An Independent Building Report was submitted to Council on **03-May-2012**.

Building and Drainage Consents

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

Building and Drainage Permits

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

[H-1959-52561](#) AAB19590476

gazette 17 page 346 - 15ft Building Line Restriction
From Side Line. The permit was lodged on 19-Mar-1959.

[H-1963-59773](#) AAB19630417 9994 - Erect Dwelling, (Dawson). The permit was lodged on 12-Aug-1963.

[H-1975-79969](#) AAB19750500 1031 - Alter Dwelling, (Penno). The permit was lodged on 01-May-1975.

[H-1991-109664](#) AAB19910563 1050 - Install Magnum F300 Heater, (Penno). The permit was lodged on 23-Jan-1991.

[H-1964-187470](#) AAD19642423 G8353 - Plumbing and Drainage, (Dawson). The permit was lodged on 06-Apr-1964.

[H-1976-207101](#) AAD19761331 J6291 - Alter Foul Drain, (Penno). The permit was lodged on 14-Apr-1976.

Additional Building Information

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

HAZARDS

SITE HAZARDS

This area has been identified as lying within a zone susceptible to amplified shaking in an earthquake.

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

These reports are publicly available and can be accessed here:

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

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

We recommend that in addition to reading these reports, that you seek independent advice about how this property may be affected by natural hazards

including natural hazards that are not described in the reports produced by the Otago Regional Council.

Otago Regional Council - Natural Hazards Database

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

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

HAZARDOUS SUBSTANCES

WARNING – Change in legislation and management of hazardous substances

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

Contaminated Site, Hazardous Substances and Dangerous Goods Information

No information

ENVIRONMENTAL HEALTH

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

LICENSING

Health Licensing

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

Liquor Licensing

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

CITY PLANNING

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

Accuracy of Boundaries

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

Access to Site

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

Heritage New Zealand Pouhere Taonga Act 2014

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

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

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

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

can only be given through a certificate of compliance application.

Consent Notices

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

District Plan Information

Dunedin currently has an Operative Dunedin City District Plan, and the Proposed Second Generation Dunedin City District Plan (2GP). Accordingly, both of these plans may affect the development potential of this site and surrounding properties.

As a general principle, rules in the 2GP must be considered along with the rules of the Operative District Plan 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 2GP was publicly notified on Saturday 26 September 2015. The submission period closed on Tuesday 24 November 2015. Decisions on the 2GP were released on Wednesday 7 November 2018. The appeal period closed on Wednesday 19 December 2018. The schedule of appeals can be viewed at <https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan/appeals-received-on-the-2gp>.

You are advised to refer to our website to determine which rules in the 2GP have legal effect or are fully operative, and to determine which rules in the Operative District Plan are now inoperative.

The 2GP is subject to change at any time. Variation 2 (Additional Housing Capacity) to the 2GP was notified on Wednesday 3 February 2021. No rule changes proposed in Variation 2 had legal effect from the date of notification. Rules that did not have submissions in opposition to them are deemed operative.

Please refer to our website for more information on Variation 2 at <https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan/plan-change-dis-2021-1-variation-2>

Further rules will come into legal effect and/or become fully operative at the release of decisions and the resolution of appeals.

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

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

OPERATIVE DISTRICT PLAN INFORMATION

Zoning

This property is zoned as follows in the District Plan.

Zone

RESIDENTIAL 1

Noise

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

Noise Zone

50Dt/35Nt dBA, 45SP dBA

SECOND GENERATION PLAN INFORMATION

Zoning

- General Residential 1 (refer Section 15, Residential)

Scheduled Items

- Nil

Overlay Zones

- Nil

Mapped Areas

- Nil

Resource Consents

There are no resource consents for this property.

RESOURCE CONSENTS WITHIN 50 METRES OF 18 COLQUHOUN STREET DUNEDIN

5020676 86 Brockville Road Dunedin

[RMA-1989-352524](#) Resource Management Act (Historical Data) ERECT RETAINING WALL
Ownr: COLLIE (Non-Notified - Non Complying). The outcome was Granted on 23/05/1989.

5020689 96 Brockville Road Dunedin

[RMA-1984-351555](#) Resource Management Act (Historical Data) ERECT GARAGE
Ownr: ALLNATT / App: SKYLINE Designer: SKYLINE (Non-Notified - Non Complying). The outcome was Granted on 02/10/1984.

5020690 94 Brockville Road Dunedin

[RMA-1984-351548](#) Resource Management Act (Historical Data) land use consent to erect a ramp and deck (Non-Notified - Non Complying). The outcome was Granted on 25/09/1984.
[RMA-1986-351972](#) Resource Management Act (Historical Data) land use consent to erect a carport (Non-Notified - Non Complying). The outcome was Granted on 05/09/1986.

5020756 93 Glenross Street Dunedin

[RMA-2001-364982](#) Resource Management Act (Historical Data) REMOVAL OF EUCALYPTUS TREE BEING SIGNIFICANT TREE IN TDP (Non-Notified - Restricted Discretionary). The outcome was Granted on 29/08/2001.

5020757 95 Glenross Street Dunedin

[RMA-1991-353122](#) Resource Management Act (Historical Data) ADD CARPORT TO

EXIST.GARAGE Ownr:MATHESON / App: MATHESON (Non-Notified - Non Complying). The outcome was Granted on 11/05/1991.

5069312 17 Colquhoun Street Dunedin

RMA-2005-368956 Resource Management Act (Historical Data) RETROSPECTIVE CONSENT FOR DECK IN SIDE YARD & HEIGHT PLANE (Non-Notified - Restricted Discretionary). The outcome was Granted on 13/05/2005.

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

TRANSPORT

No Transport information was found for this property

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

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

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

3 WATERS

WATER

Urban water supply area – Connected

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

Terms and conditions of supply

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

Water pressure

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

Water reticulation maps

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

FOUL SEWER AND WASTE WATER**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.

Restrictions near Council infrastructure

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

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

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

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

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

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

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

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 **20th April 1993**.

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

Information Regarding Watercourses

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

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

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

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

APPENDIX

Glossary of terms and abbreviations

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

Consent, Permit, Licence & Complaint types

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

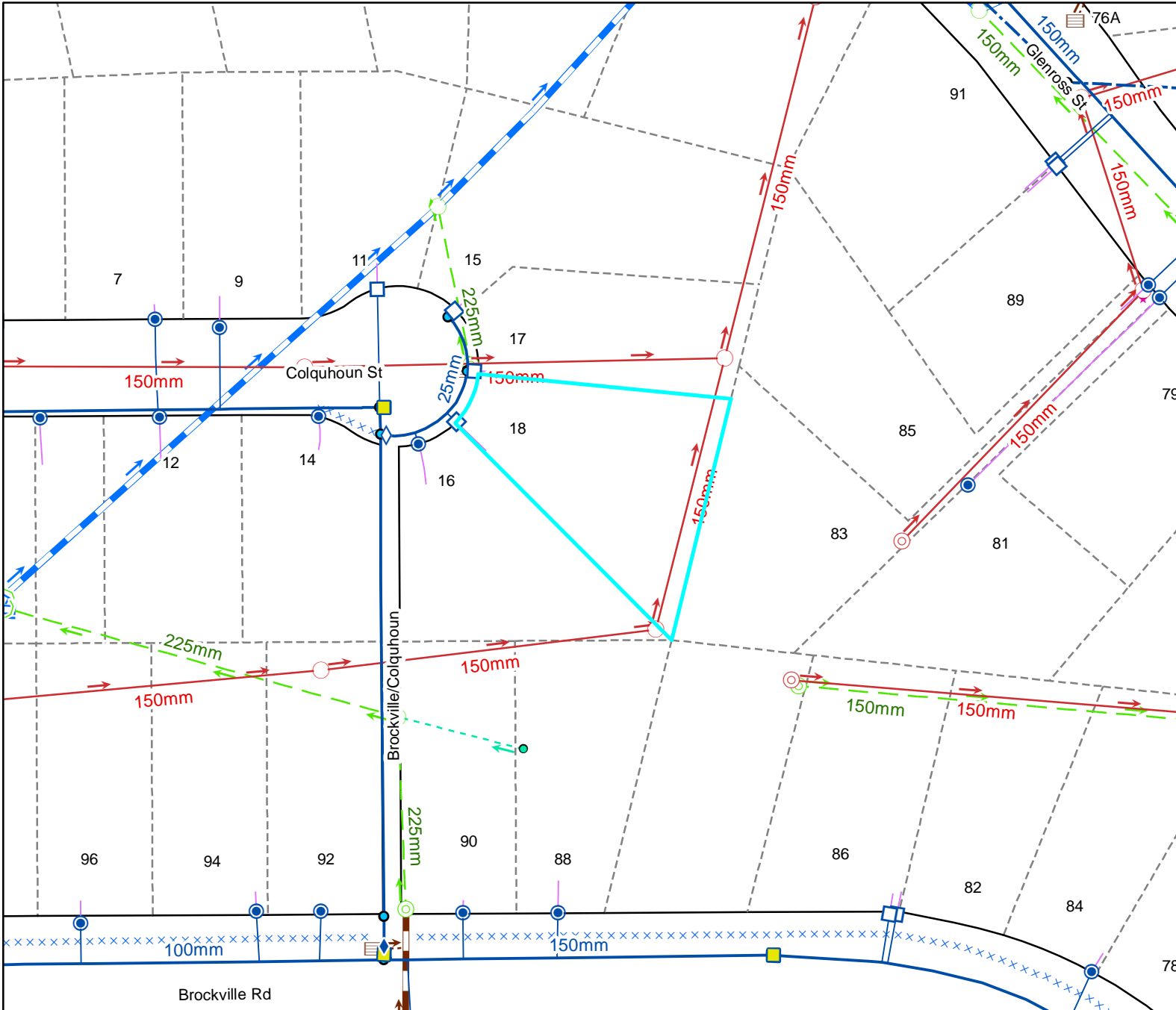
Terms used in Permits & Consents

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

General terms

- RDMS Records and Document Management System





Legend

Water Supply

	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		Rider
	Water Valve - Sluice		Scour
	Water Hydrant		Water Service Lateral
	Water Backflow Preventor - RPZ		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		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>



Legend

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

Esplanade Requirement

- Esplanade Reserve Required
- Esplanade Strip Required

Landscape Management Boundary

- outside boundary
- boundary between areas
- prominency boundary

Townscape

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

Pedestrian Frontage

- Identified Pedestrian Crossing
- Verandah Required

Areas of Significant Conservation Value boundary

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

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

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

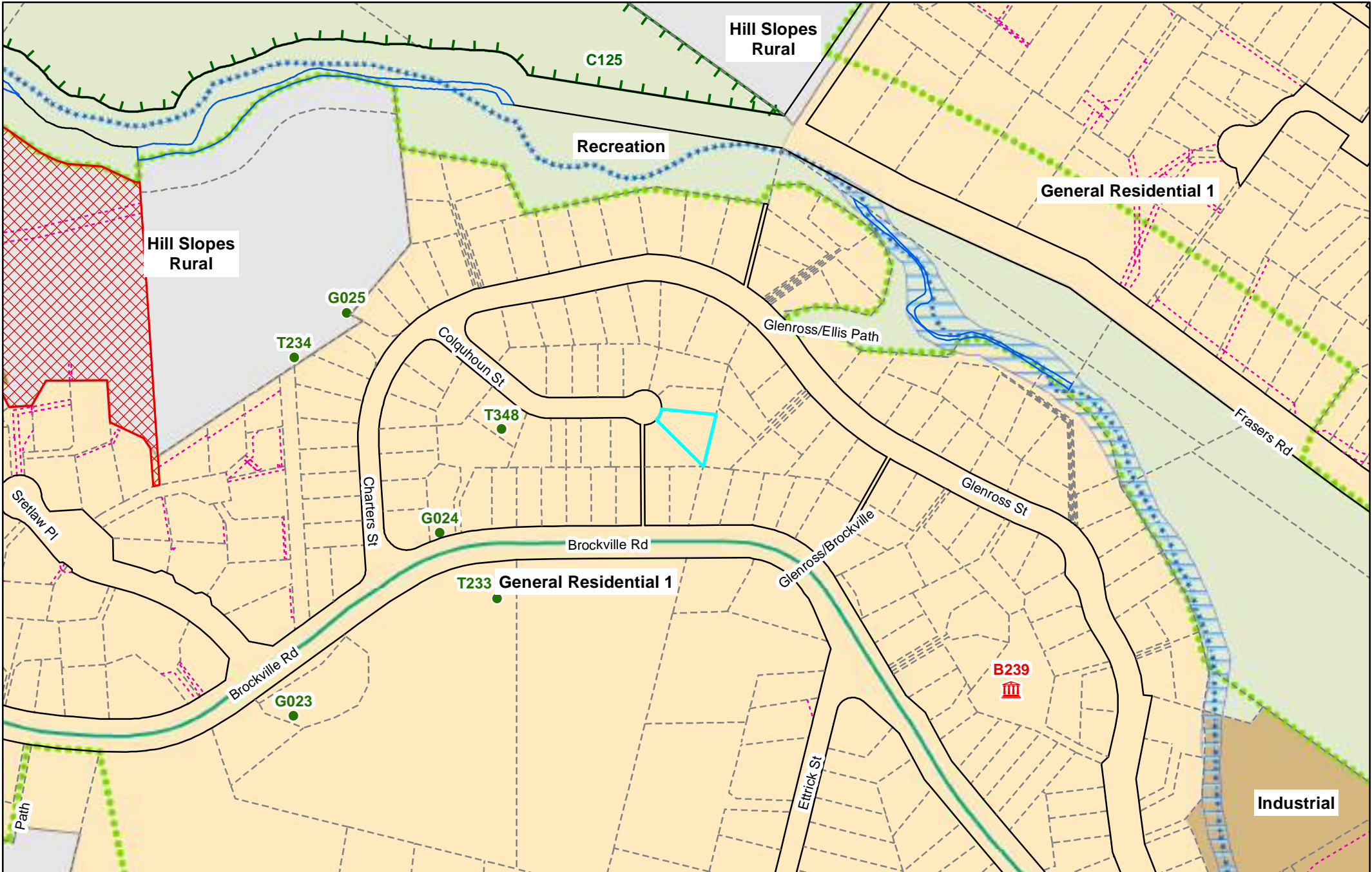


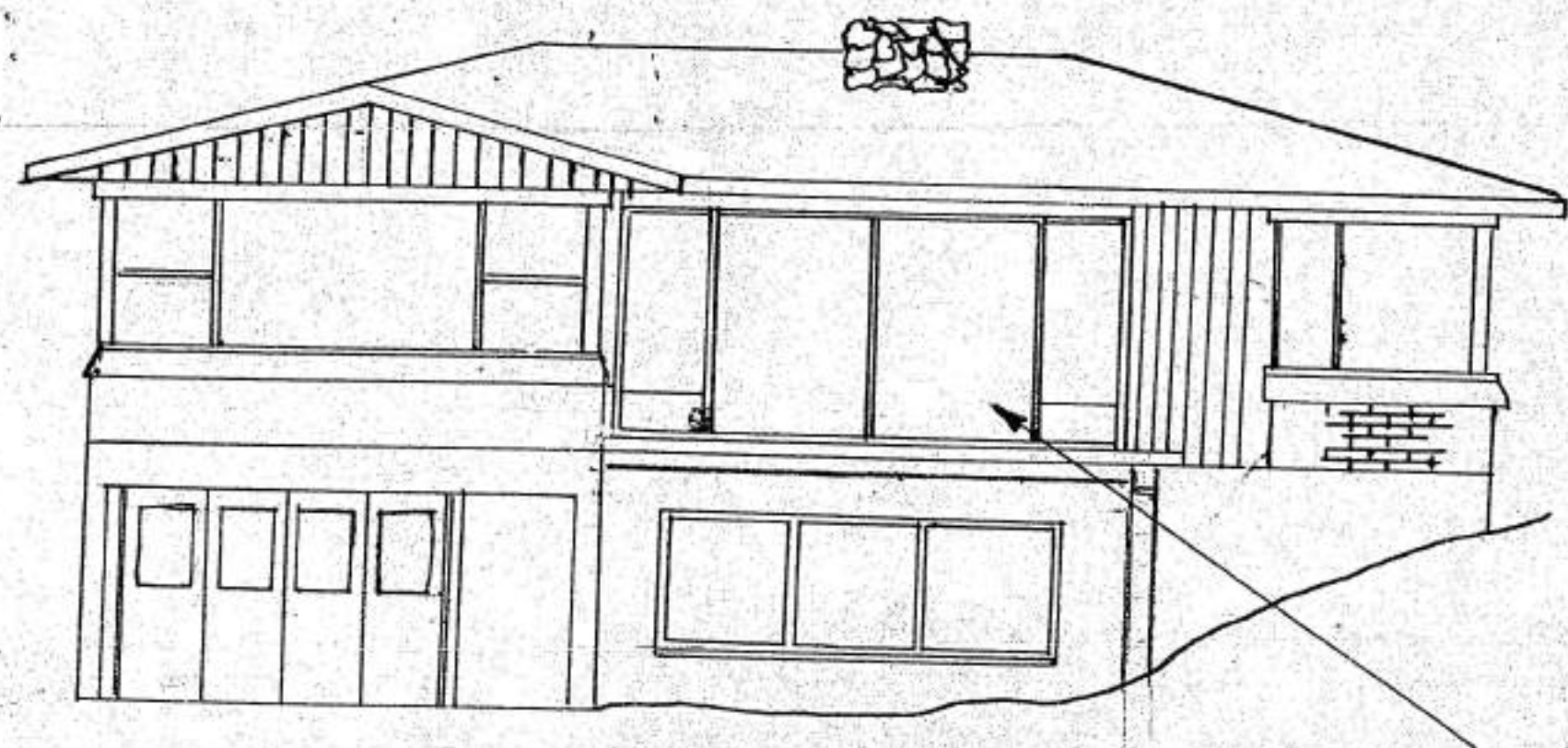
Operative District Plan Map

Scale at A4:
1:3,000
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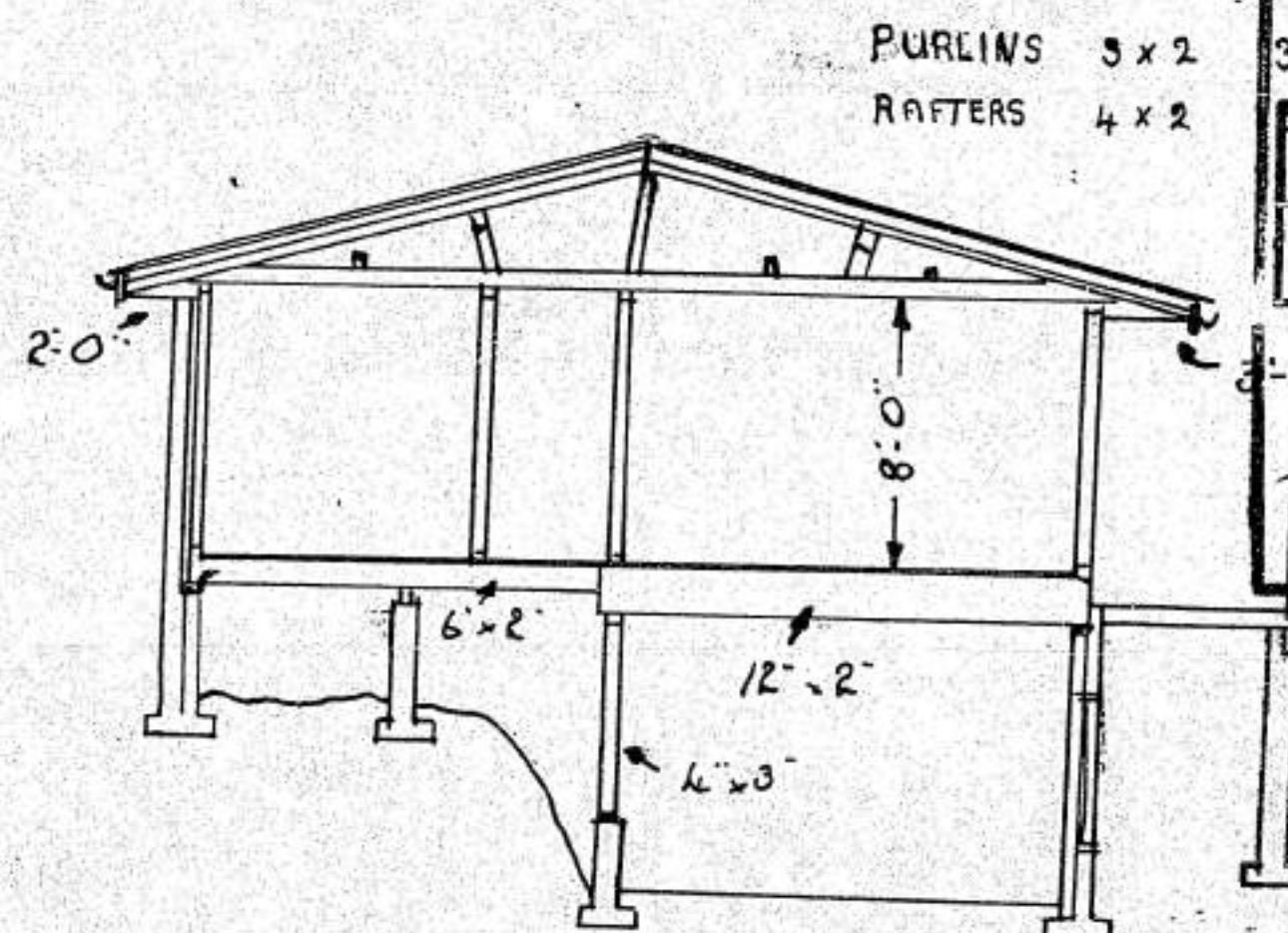
PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES
This map is for illustration purposes only and is not accurate to surveying, engineering or orthophotographic standards. Every effort has been made to ensure correctness and timeliness of the information presented.



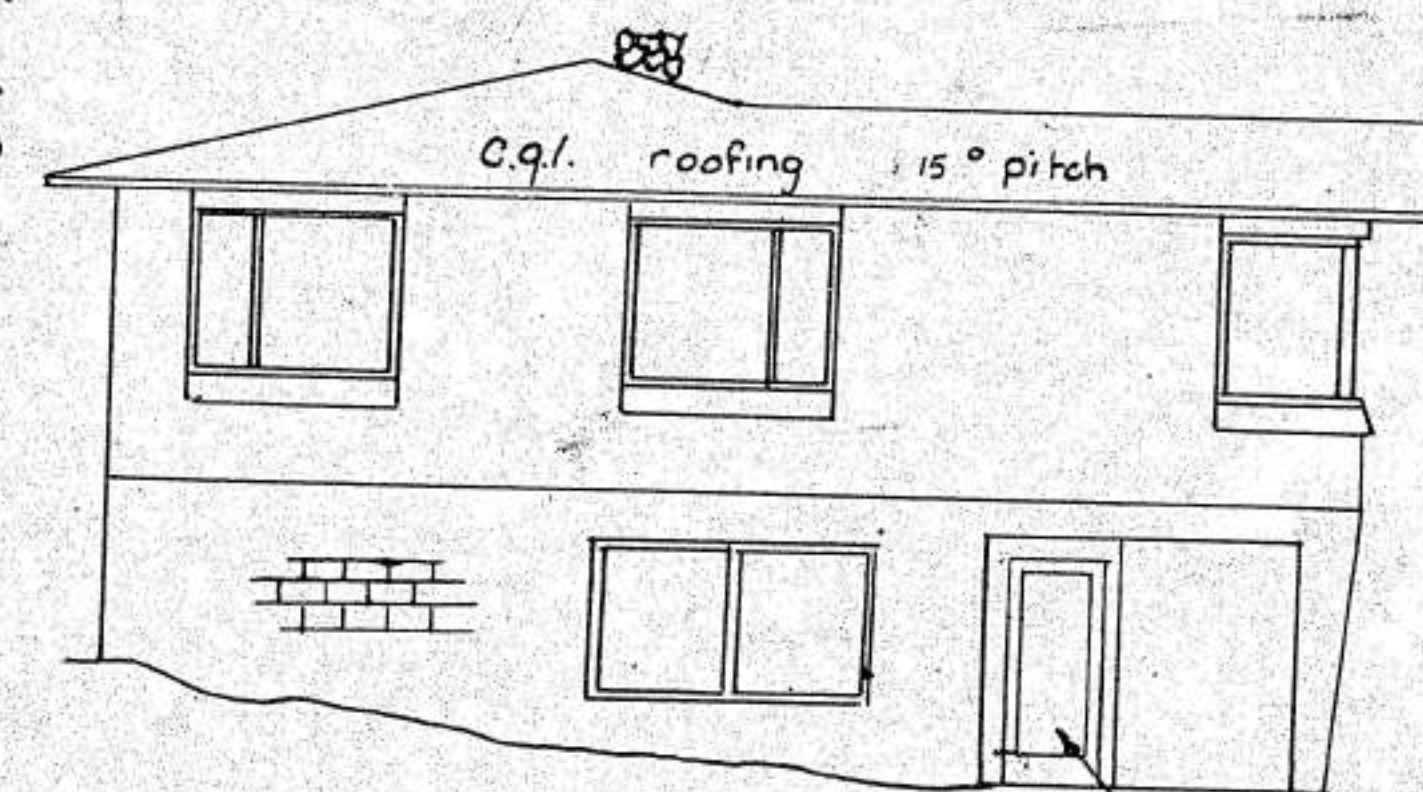
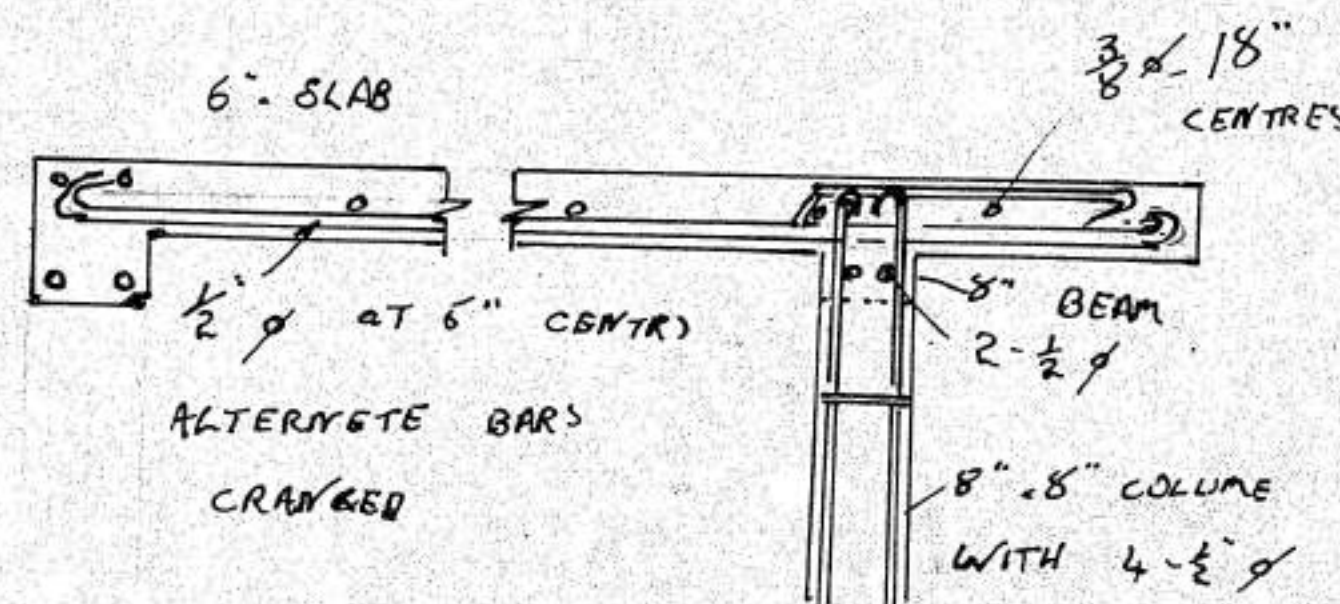


West Elevation

Sliding Doors



Section A.A



North Elevation

DUNEDIN CITY CORPORATION

CITY ENGINEER'S OFFICE

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

Pedestrian Entrance	Vehicular Entrance	Garage
Wall	Fence	

Arrangements made for Crossing are Blk A-10-10-0

for City Engineer Date 20th Aug 63

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

N. 8 D. PLAN

9998

DUNEDIN CITY CORPORATION

COPY OF APPROVED PLAN OR SPECIFICATION

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

DATE 12.8.63

CITY ENGINEER

DUNEDIN DRAINAGE & SEWERAGE BOARD

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

Stormwater to be discharged to Street Channel

Foul sewage to be discharged to Foul Sewer in Section 100 Building to be kept not less than 3 feet clear of Sewer

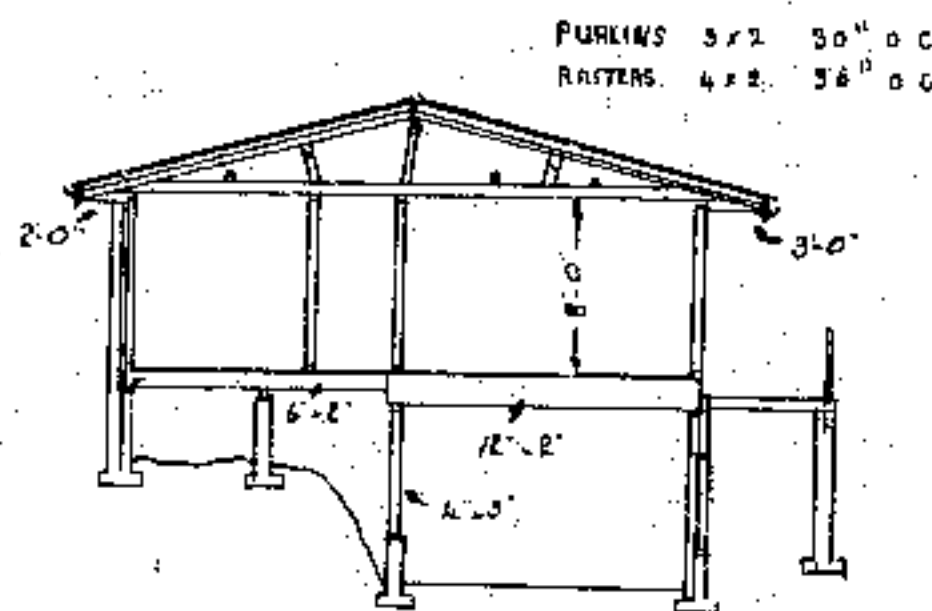
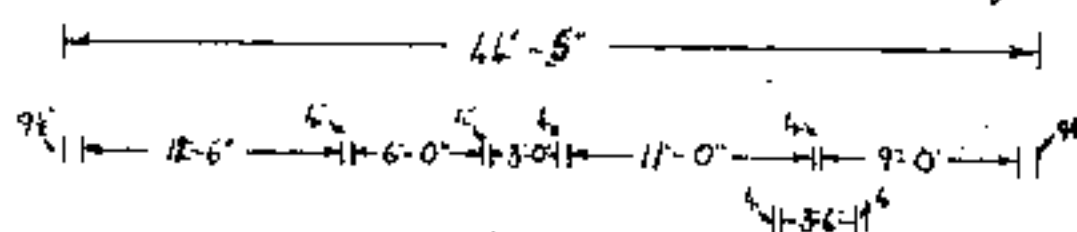
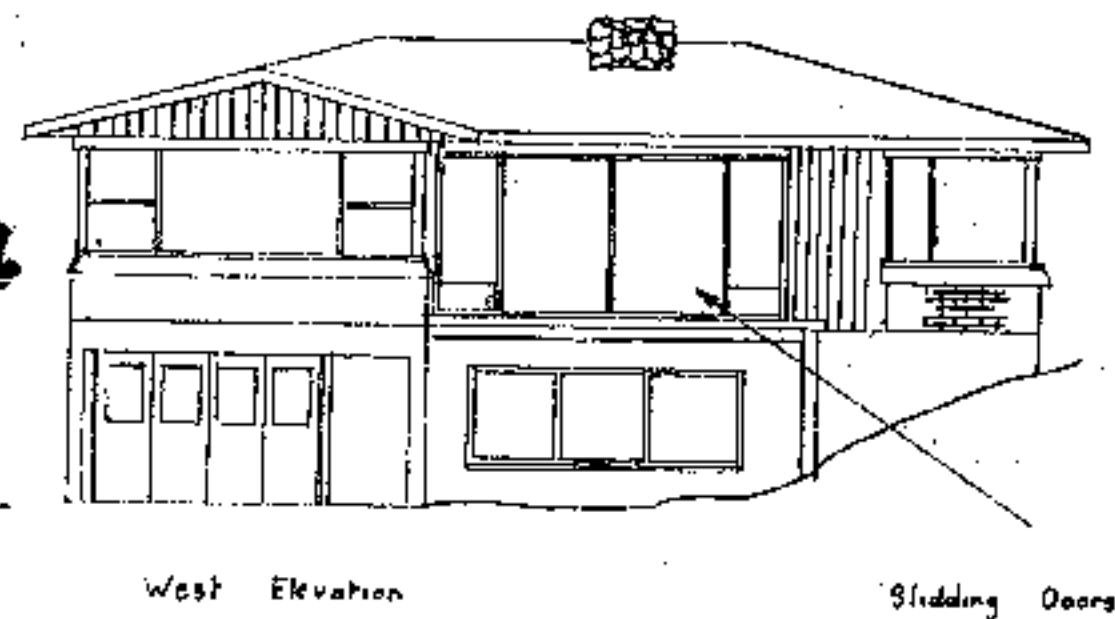
6/8/63

A.G. Row

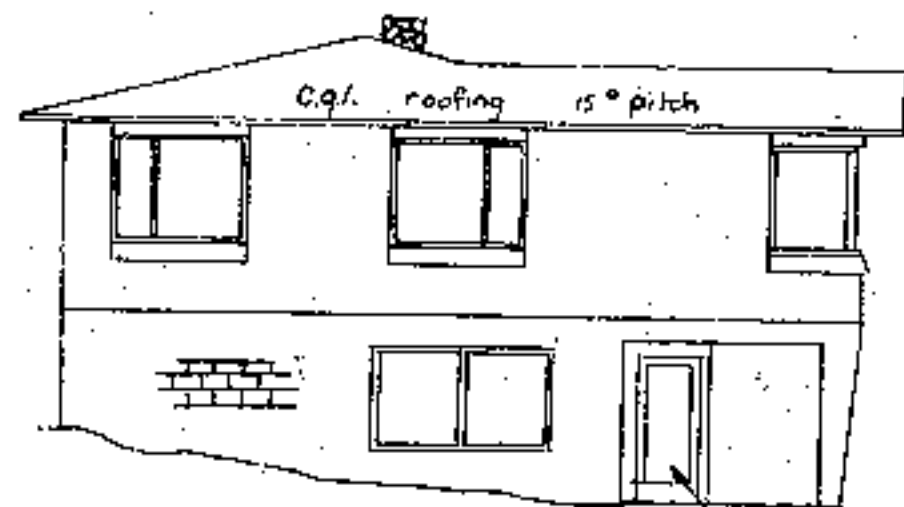
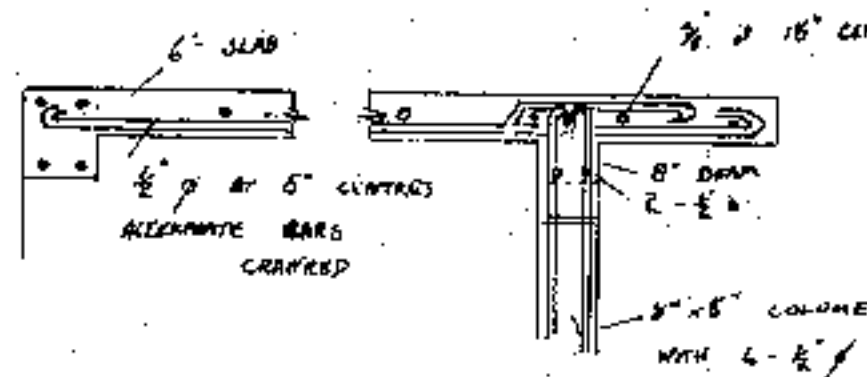
9994

M. Dawson

PROPOSED RESIDENCE FOR M. DAWSON
COLQUHOUN ST BROCKVILLE DUNEDIN

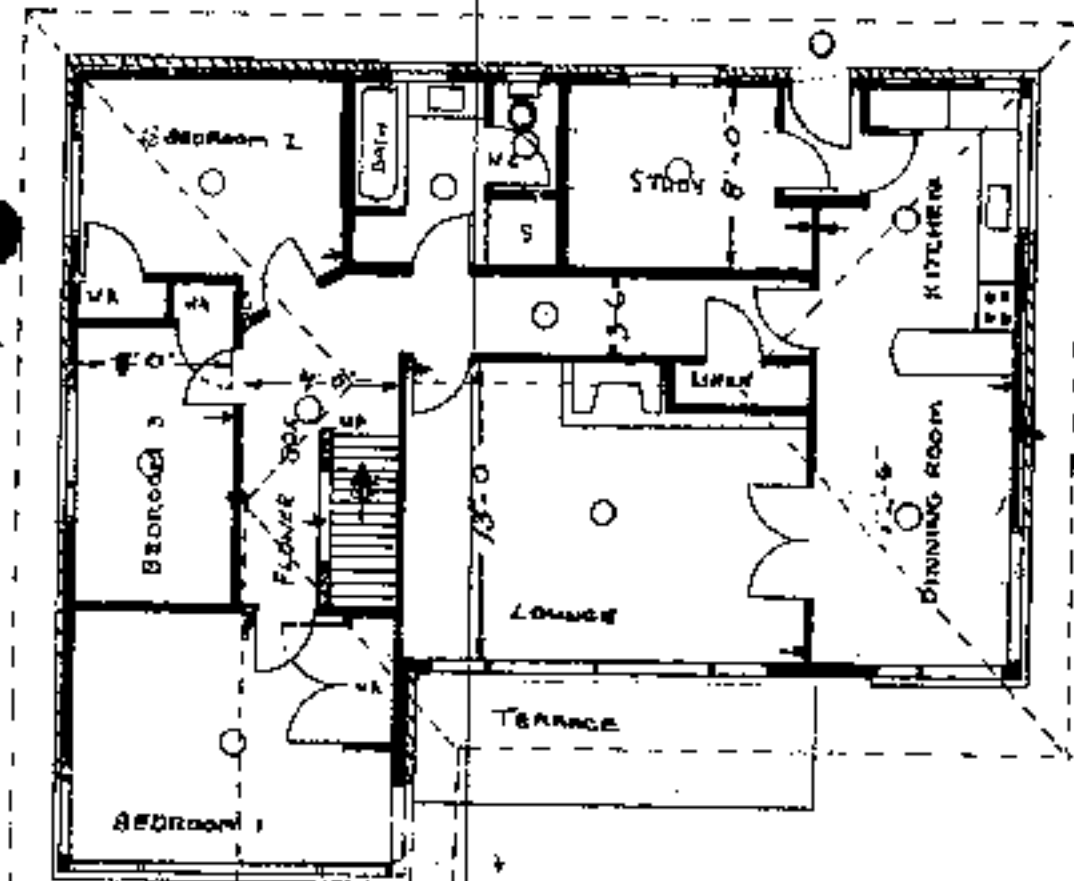
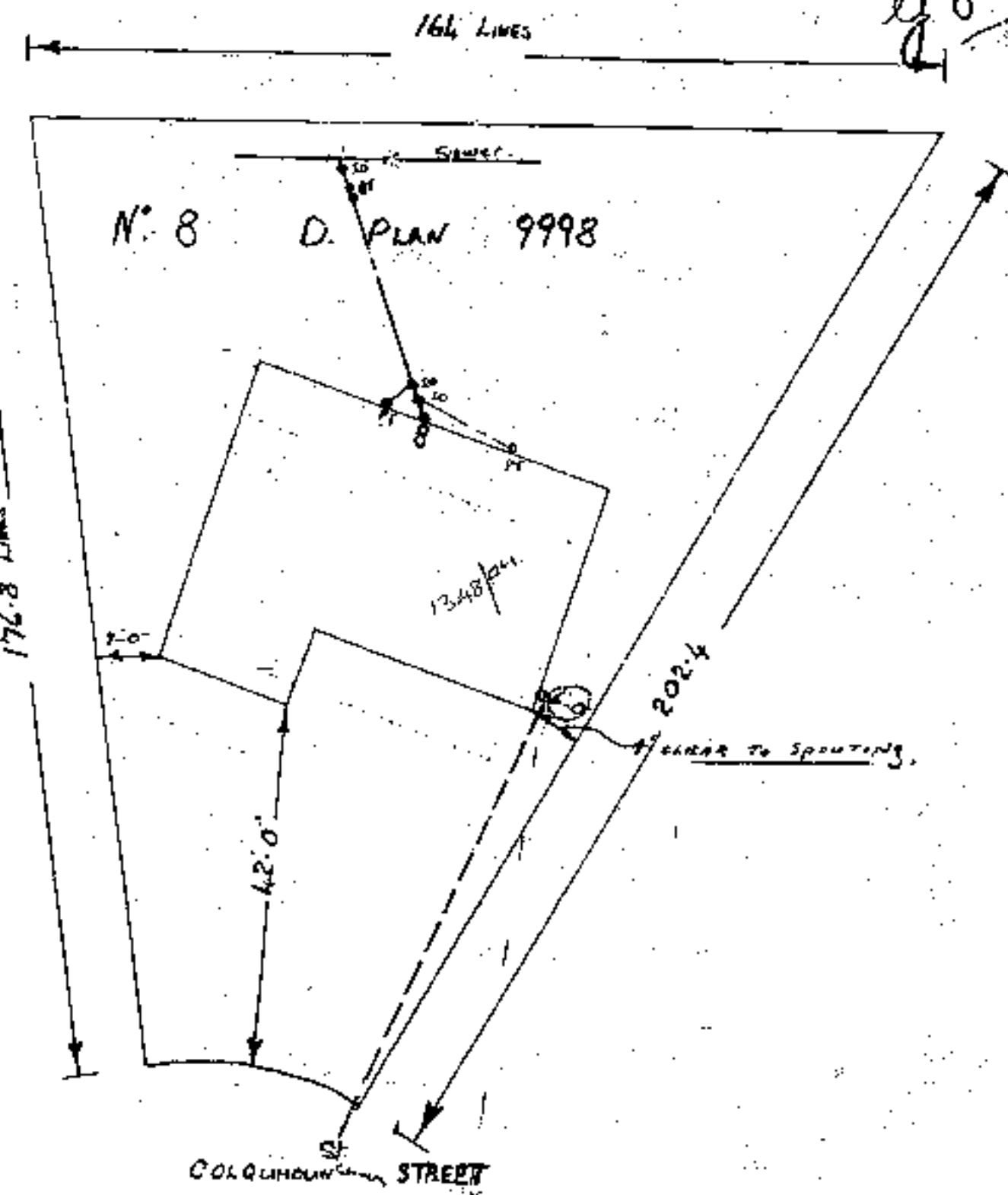


Section A-A



North Elevation

FRONT DOOR



PROPOSED RESIDENCE FOR M. DAWSON

48353

This permit is issued subject to the additional conditions shown on the back hereof.

164 LINES

109 ft 9 in.

N: 8 D. PLAN 9998

Area to be developed

1031

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

DATE 1.5.75
CITY ENGINEER

COLQUHOUN

STREET

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

Resident

Signed

for City Planning Officer

9/1/75

DUNEDIN DRAINAGE & SEWERAGE BOARD

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

Stormwater to be discharged to

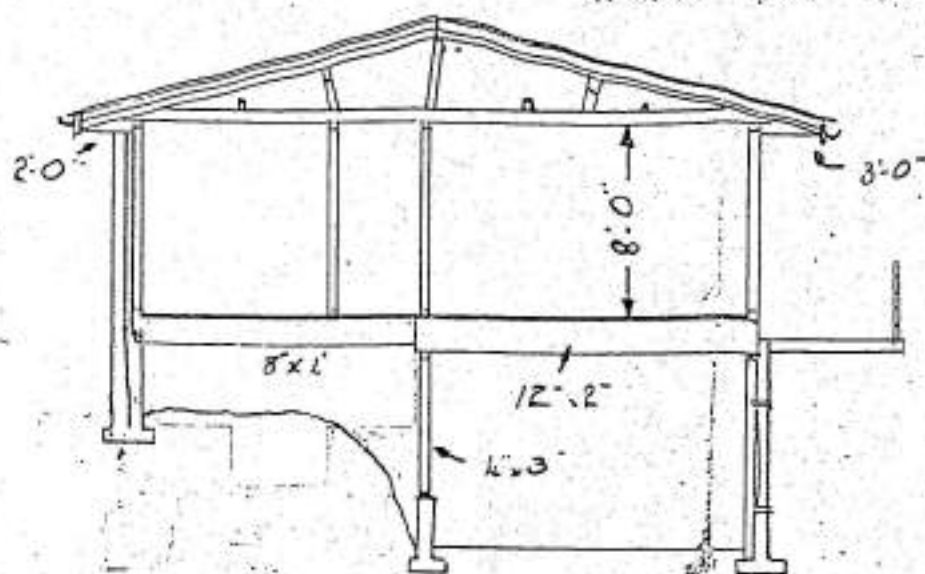
Foul sewage to be discharged to

Sanitary fittings to connect to alteration of existing
and drain of 8353 drain to be diverted clear of
ships

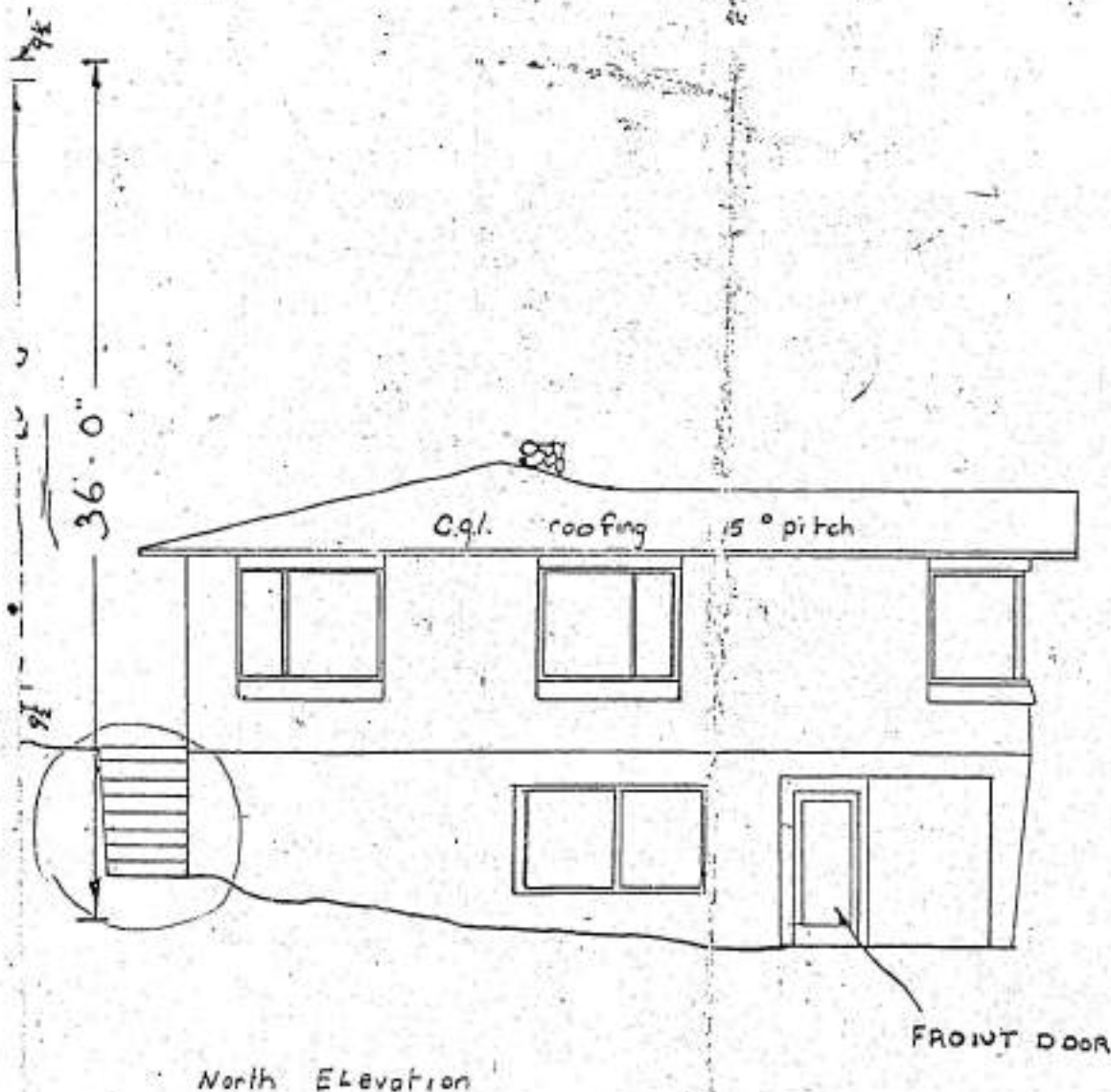
Trade Waste

S.E. ROWE 4.4.75

PURLINS 3 x 2 30" o.c.
RAFTERS 4 x 2 36" o.c.



Section A-A



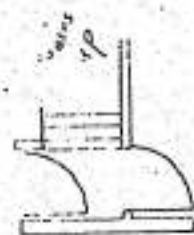
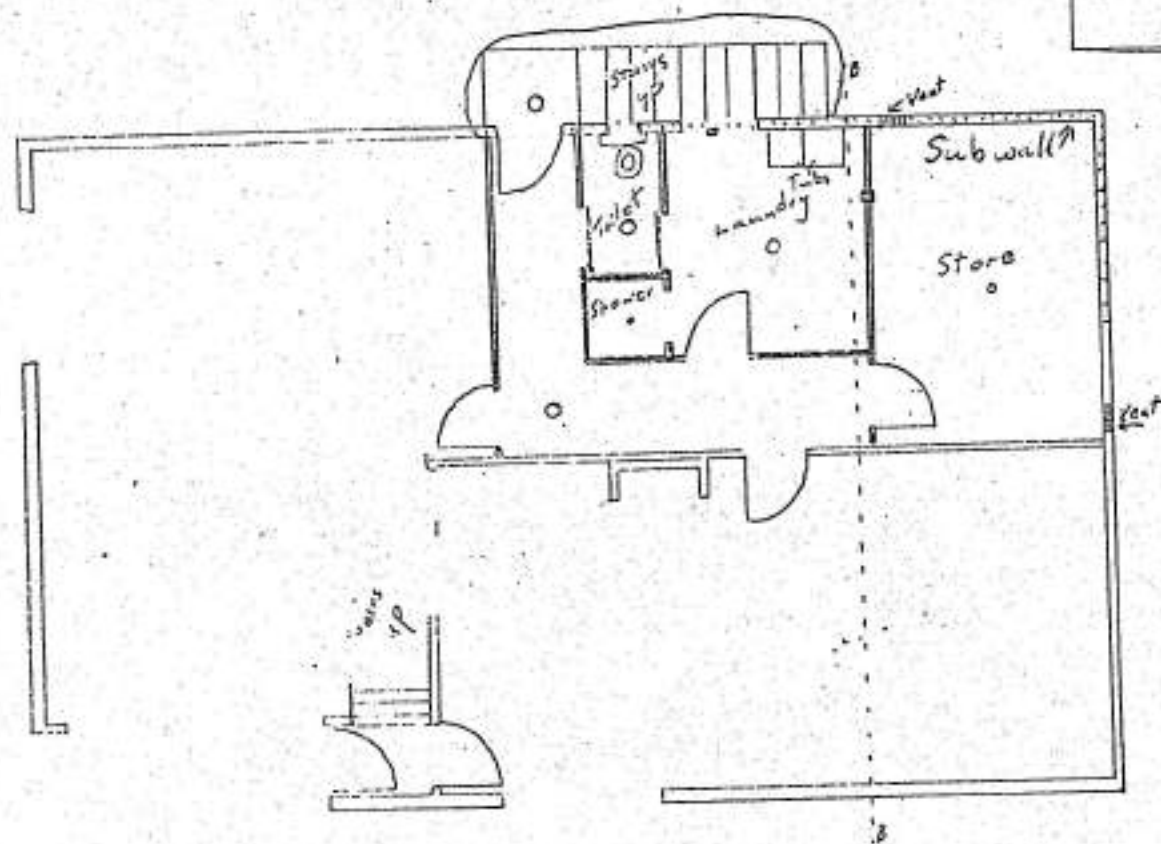
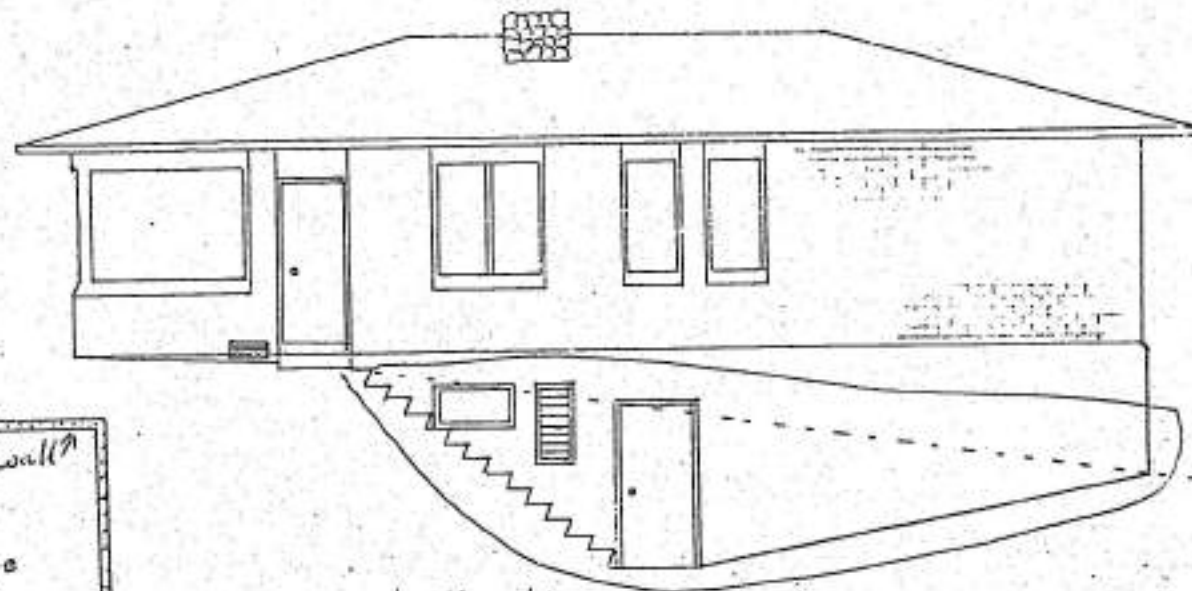
North Elevation

Additional work in Red

RESIDENCE

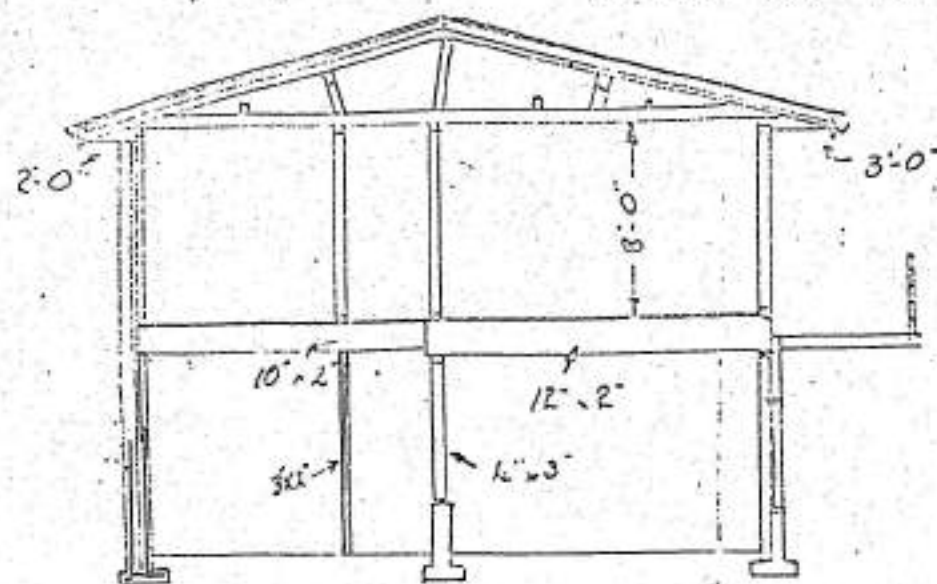
18 COLQUHOUN ST BROCKVILLE DUNEDIN

1031



Basement

PURLINS. 3x2 30" o c
RAFTERS 4x2 36" o c



Section B B

109 f. 9. E.

N. 8

D. PLAN 9998

176.8 Lux

6/8 3554

42-01

COL GILKIN

Strategy

CITY PLANNING DEPARTMENT

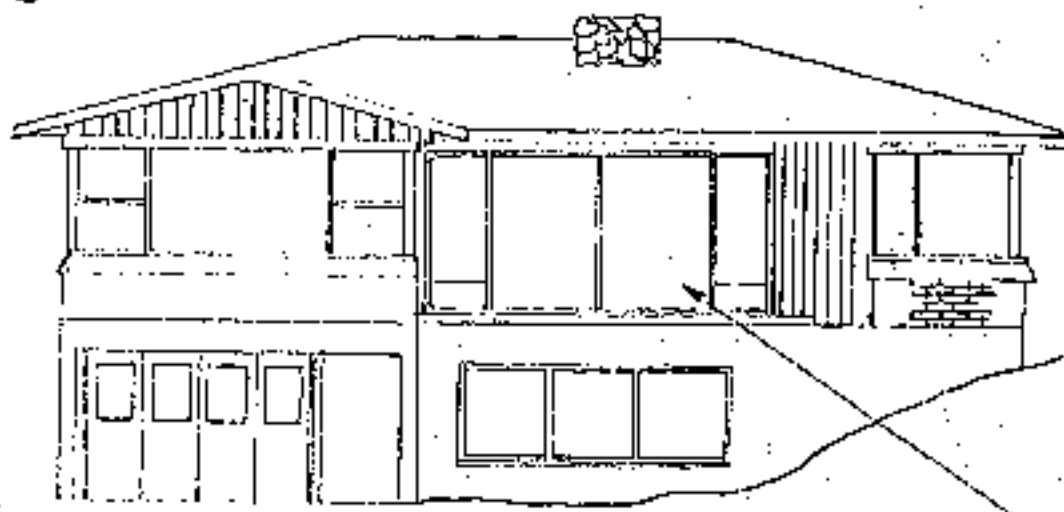
provisions of the District Scheme, these provisions are approved, provided that the mode for the details shown herein and specified in the specification attached hereto

Residential

Signature _____

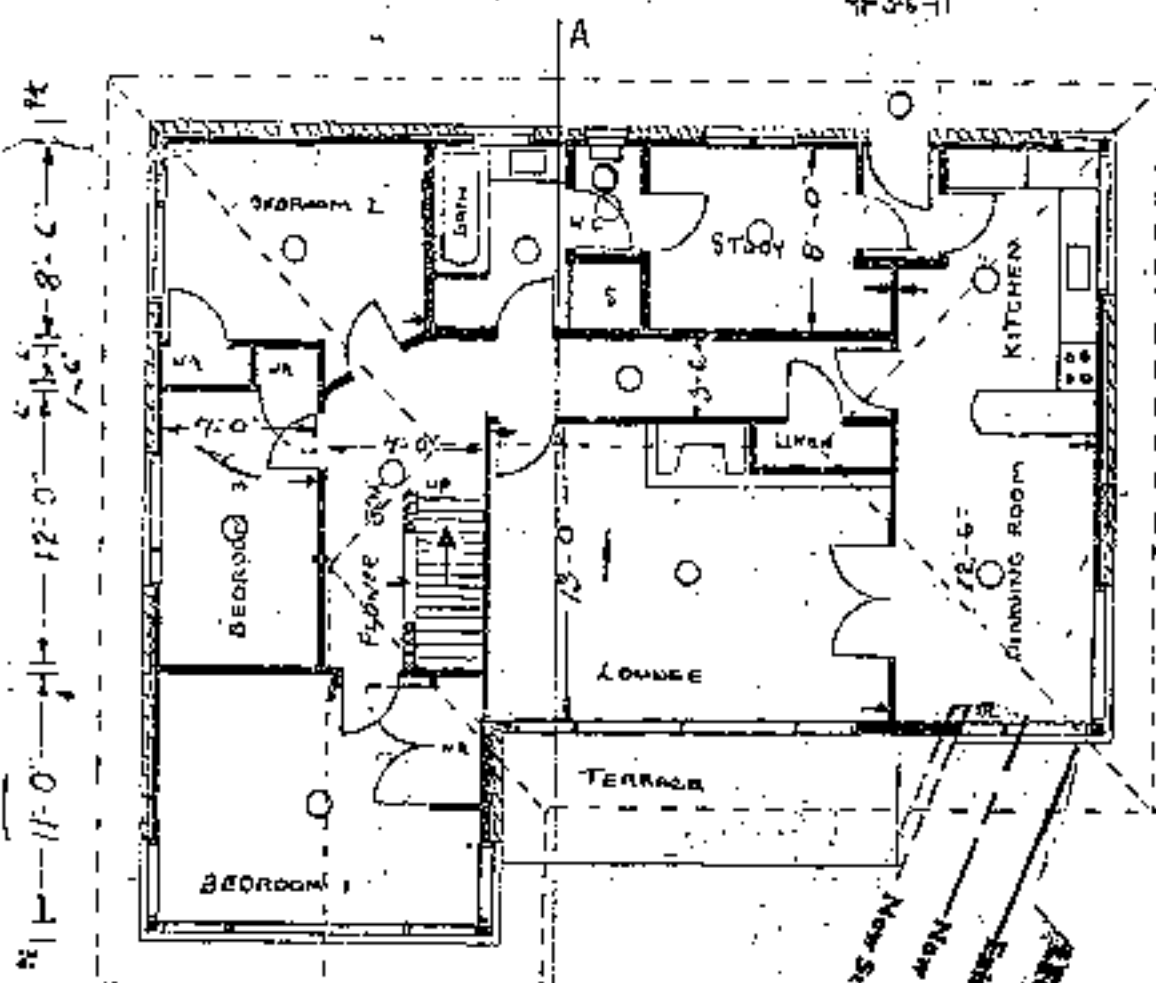
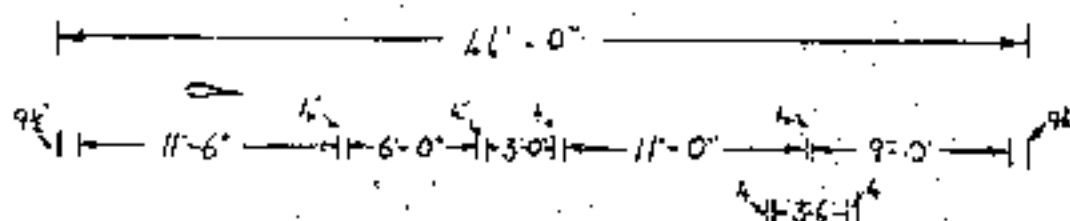
Ruth

5/6291



West Elevation

Sliding Doors



A

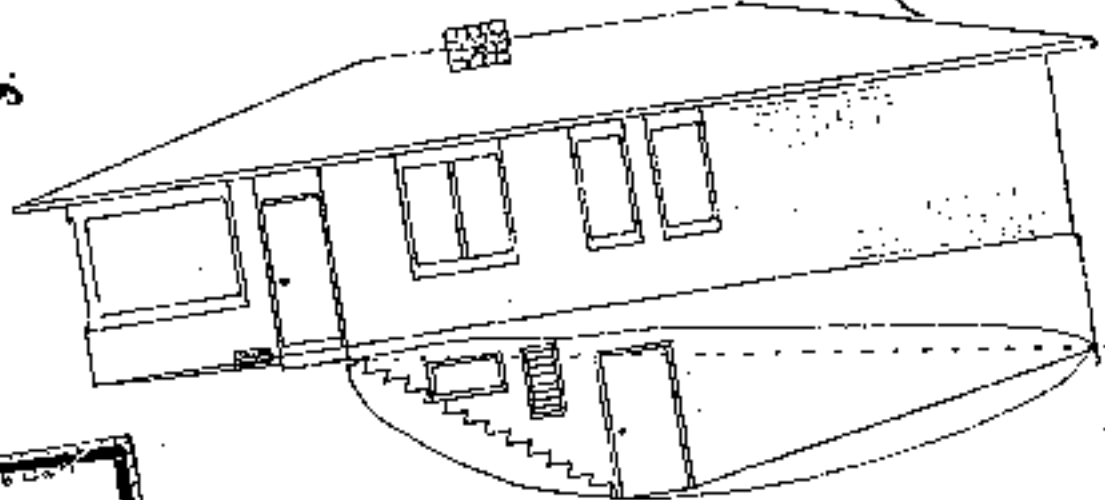
Ground Floor

LEGEND
Existing Drains
New Foul Drains
New Stormwater Drains

(3 Plans)
12-6-76

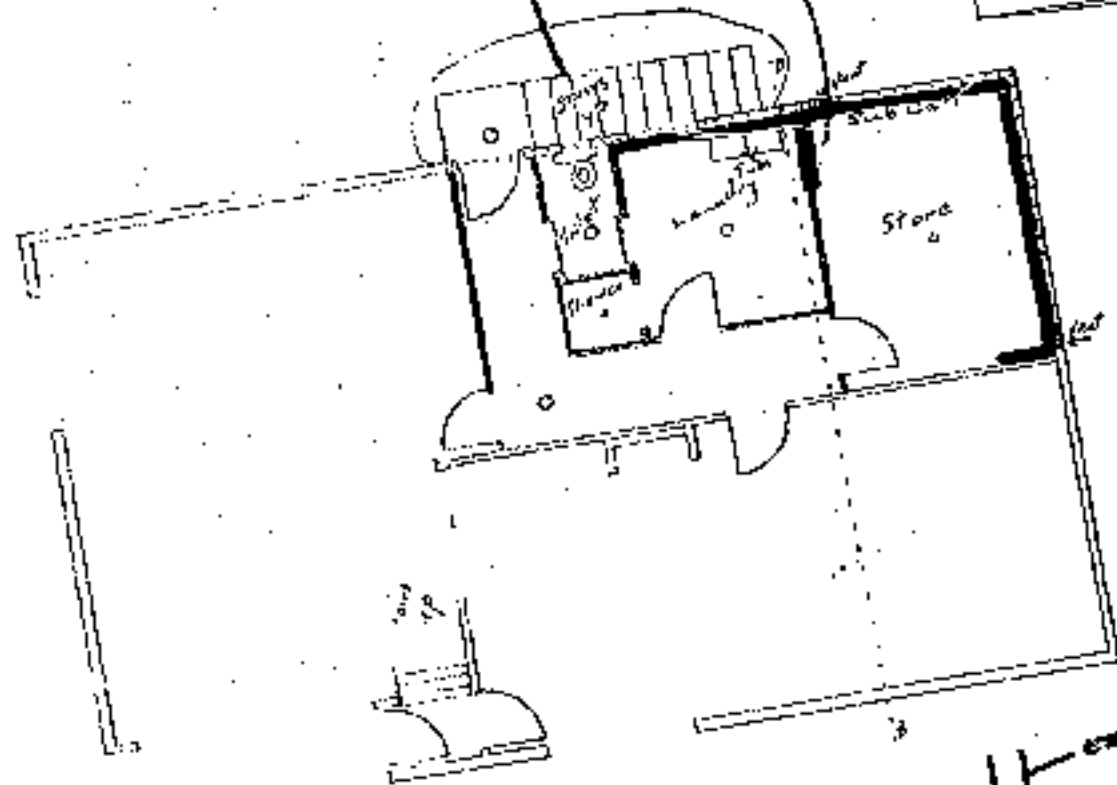
J/6291

J/6291.
(3 Plans)



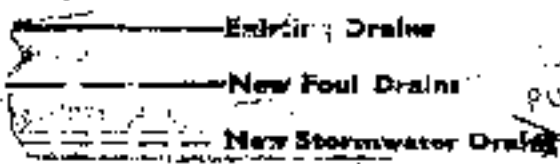
Steps cast into
wall with 12"
at 12" each way.

form buttress
rim of 4' lg.

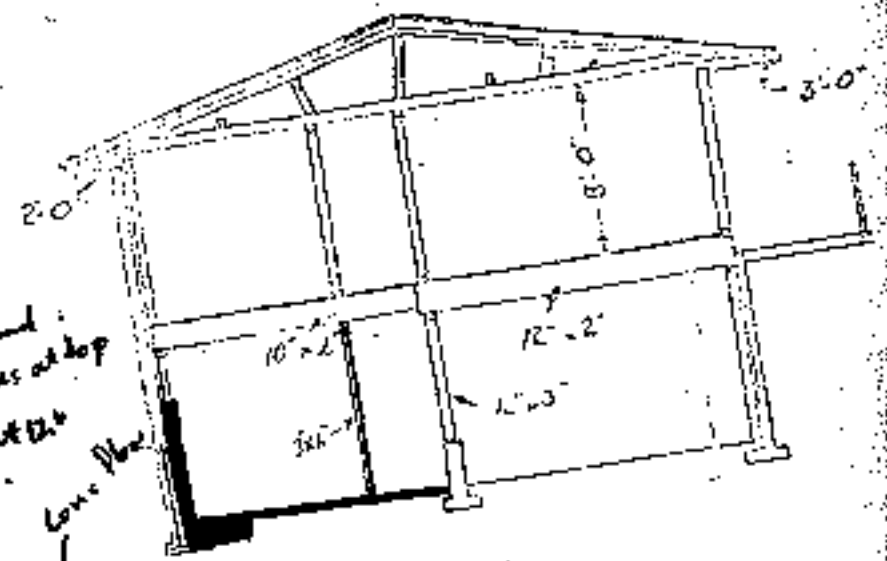


Basement

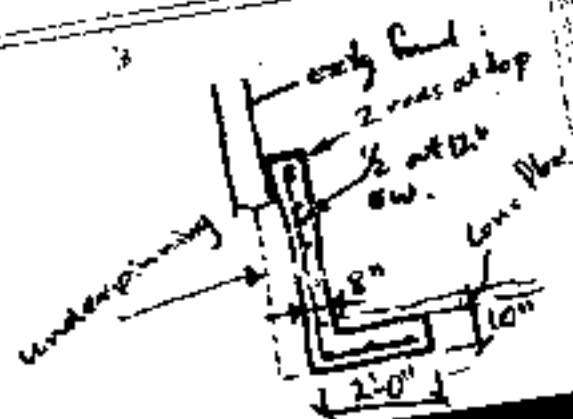
East Elev LEGEND



PUGLINS	3 x 4	30" O
10.295	4 x 2	36" O



Section B-B




only find
2 rows at top
1/2 at the
bw.

underpinning
10" 8"
2'-0"
long flow
10"

Inbuilt FIRE 18 FOR RE PENNO. 1050
of. Colquhoun. ST DN.

MAGNUM WARRANTY

CASTWORKS warrants the Cast  firebox of your magnum stove against faulty parts and workmanship for five years from date of initial purchase. All other parts including baffles, door and cabinet, are warranted for twelve months from initial purchase date.

WARRANTY CONDITIONS

1. The heater must be installed and operated strictly according to the Installation and Operation Manual.
2. The warranty covers the replacement or repair at the manufacturers discretion, of any component part of the stove found to be defective due to faulty materials or workmanship.
3. The manufacturer, CASTWORKS, or the local distributor is not liable for any loss or expense — direct or indirect — arising from the failure of any part or operation of the stove.
4. Freight and/or travelling expenses are excluded from this warranty.

IMPORTANT — The following should be completed at time of purchase.

PURCHASER'S NAME.....

ADDRESS.....

DEALER NAME.....

ADDRESS.....

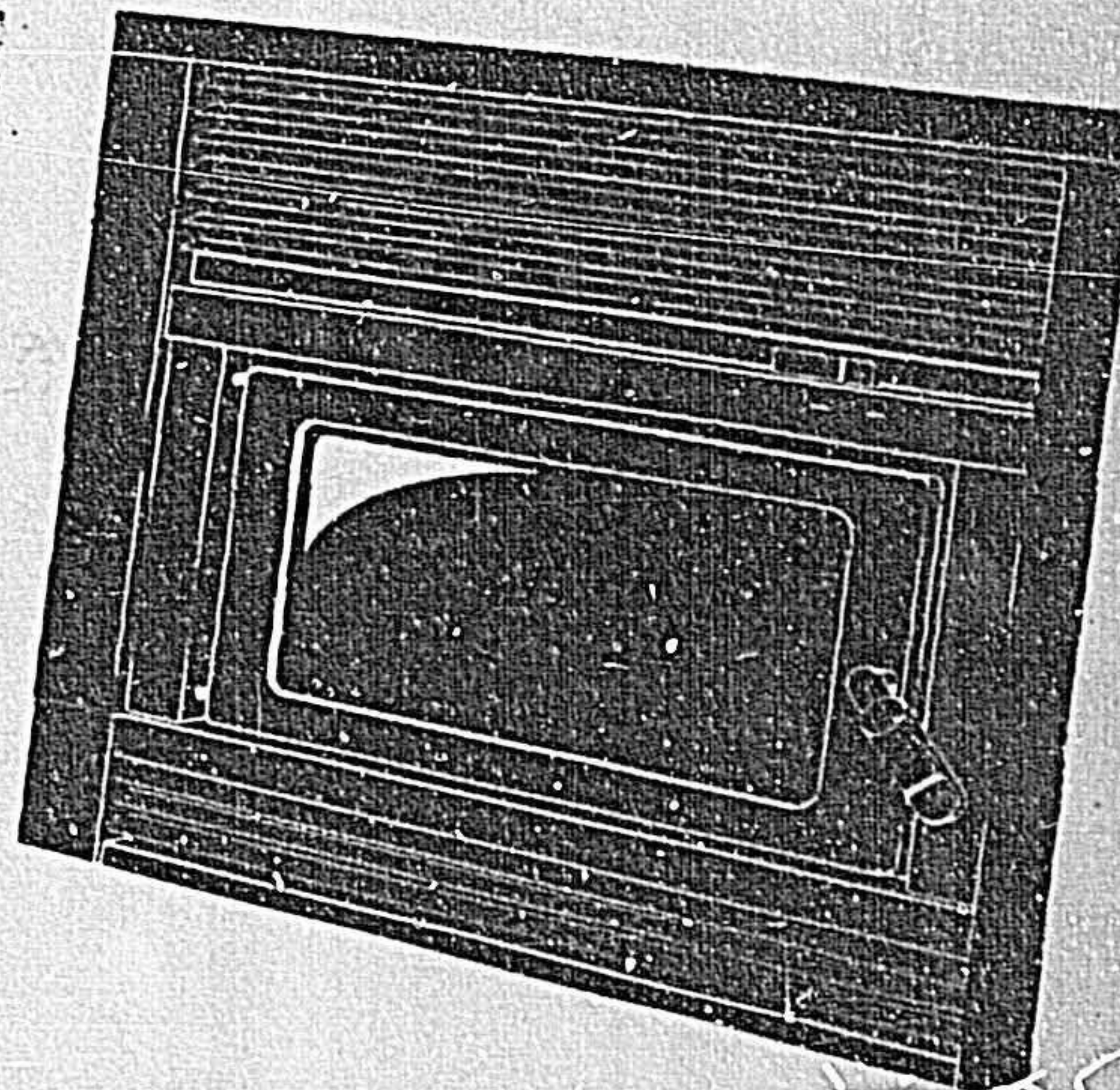
PURCHASE DATE.....

MODEL.....

SERIAL NUMBER.....

COLOUR.....

INSTALLATION AND OPERATION MANUAL



MAGNUM®

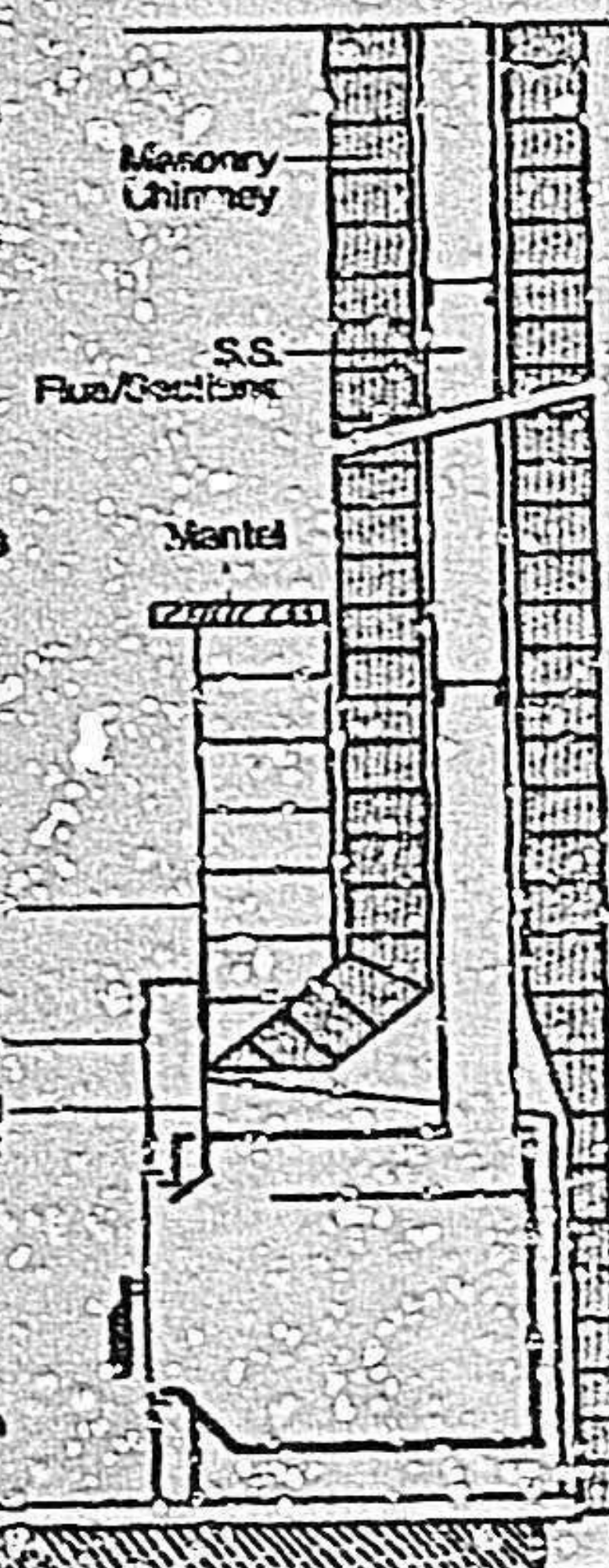
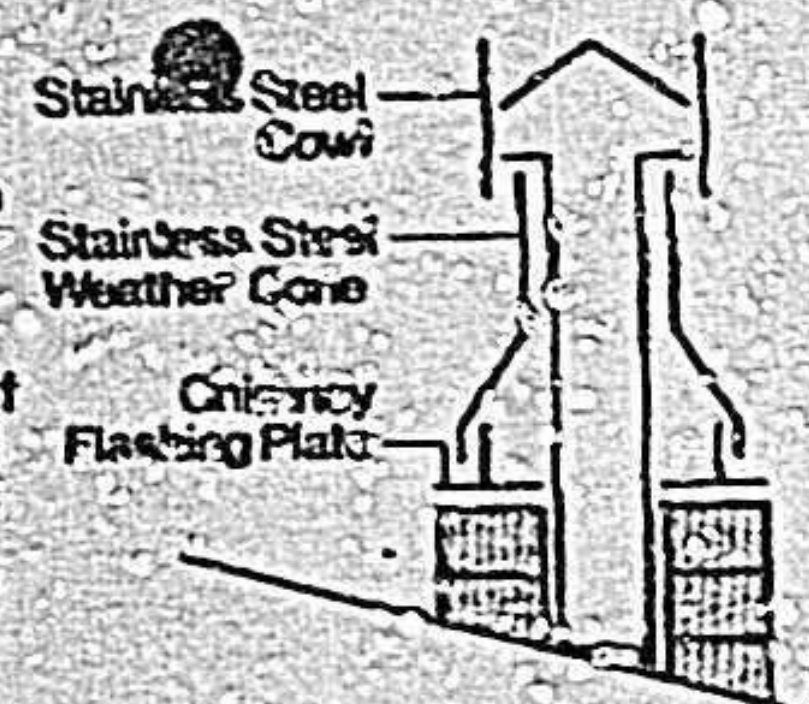
© Registered trademarks of ROBERT MORG LIMITED, P.O. Box 7000 Bell Block, New Plymouth, New Zealand, Phone (067) 753990, Fax (067) 714035

A **CASTWORKS** PRODUCT

MAGNUM®
F300

INSTALLATION

Place stove body from timber pallet heater firebox into opening so the outer casing return folds are with the fire surround. Check that heater flue outlet is in line with the chimney by looking down the chimney. If one or more 250mm stainless steel sections or flexible flue will be used, measure the amount of flue required. The heater must have at least 12mm of flue. More may be necessary to obtain adequate draft if local conditions exist - winds, roof, etc. Seal and fix together (pop rivet) sections of flue required. Joiner with any bends required at the top of the flue. Swagged ends of flue must be secured. After lowering the flue into the chimney locate flue (or flues if applicable) into the flue outlet or by reaching through firebox door. Ensure it is correctly removed from front of the chimney top to gain access to the flue. Use suitable sealing compound or putty and fix chimney plate on top of the chimney. If the flue continues through chimney, place a suitable 250mm dia galvanized casing over chimney. Fixing plate to front of casing. Fit stainless steel weather cone, cut flue to length if required.



FITTING FASCIA:

Now the stove body and flue are fully assembled and in position, pack high temperature fibreglass insulation between the outer casing and fireplace surround. Slide the fascia fixing clip into position over the holes on the return edge of the stove body cabinet.

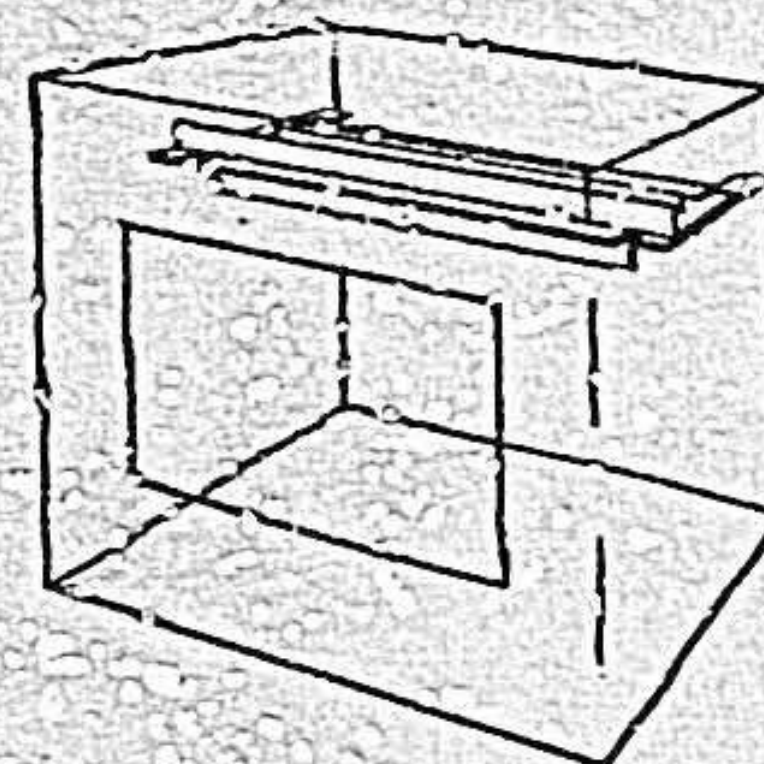
Fit the flue baffle supplied.

Position the fascia against the stove body casing and loosely attach using 4 screws supplied. Fit these 4 screws to the fixing holes as illustrated on the PRE-ASSEMBLY diagram.

Fit air control knob by sliding onto the air control bracket protruding through the fascia. Align fascia with door opening and tighten all screws.

FITTING BAFFLES:

Two cast iron baffles are supplied in your stove and must be correctly fitted to ensure maximum efficiency and to prevent overheating of the main firebox chamber. These top baffles are first inserted one at a time through the stove door opening and placed on the ledges at each side near the top of the firebox. Ensure they are pushed hard to the back and that they interlock with each other.



OPERATION

Place a quantity of paper or fire lighters into the firebox as starter material and add dry kindling. Open the air control fully, light the starter and close the door. Once the fire is established, adjust the air control to suit the burning rate.

PRE-INSTALLATION

As building...

OPERATION — MAINTENANCE

OPERATION

Place a quantity of paper or fire lighters into the firebox as starter material and add dry kindling. Open the air control fully, light the starter material and close the door. Once the fire is well alight add larger pieces of timber until you have a well established fire.

THESE FOLLOWING POINTS ARE MOST IMPORTANT:-

- A. The stove will give off an odour and fumes during the initial firing. Do not be alarmed, this is the firebox paint curing and will continue for approximately 15-30 minutes only.
- B. Do not burn wet timber or chemically treated timber as this causes flue blockage, has low heat output and blackens the door glass. Burn dry seasoned timber and remember:-
 - The dryer the wood the hotter it burns
 - The harder the wood the longer it burns
- C. Always keep a layer of ash in the firebox. This acts as an insulator and improves combustion and efficiency.
- D. When refueling stove while it is operating, fully open the air control, wait 2 or 3 seconds and open the door slowly.
- E. Do not operate the stove with the door open for a period of more than 2-3 minutes.
- F. Do not create fire hazards by drying wet clothing on or close to your stove.
- G. Never empty ashes into a combustible container as they can retain their heat for several days.
- H. In the event of a flue fire close the air control immediately.

CLEANING

Your Magnum stove is coated in a high temperature coating and will not be affected by the normal operation of the stove. Regular cleaning will keep your stove looking like new. An occasional wipe with a damp cloth is all that is required.

GLASS — The ceramic glass is self-cleaning through the action of a hot airwash. If the glass develops a creasote build-up on the inner face during prolonged burning on LOW, a HIGH fire will burn off this excess build up.

MAINTENANCE

ASH — Remove excess ash as required - normally every 4-6 weeks dependent on timber burnt. Do not remove all the ash - leave a layer approx 15mm deep.

FLUE — Have the flue swept a minimum of once every year.

DOOR — The door seal may require replacing periodically (every 2 years) if it becomes hard and compressed causing the door not to seal.

GLASS — The glass seal may require replacing periodically if it becomes hard and brittle causing air leaks.

RE-INSTALLATION

As building and safety requirements for wood burning stove installations vary, check with your local building inspector prior to commencing installation. A permit may be required. It is recommended your Magnum Stove be installed by a registered plumber or specialist suitably qualified in the installation of wood burning stoves. Your Magnum Woodstove must be installed in a masonry/non combustible fireplace connected to a chimney of sound construction, prior to installation check the following:

FLUE:

- It is recommended your Magnum Stove be fitted with a good quality 152mm diameter stainless steel flue to the total height of the chimney as this improves the efficiency and performance of the stove and enables the flue to be cleaned more readily. Flexible flue and adjustable bends are available to overcome offsets built into the chimney design.

HEARTH:

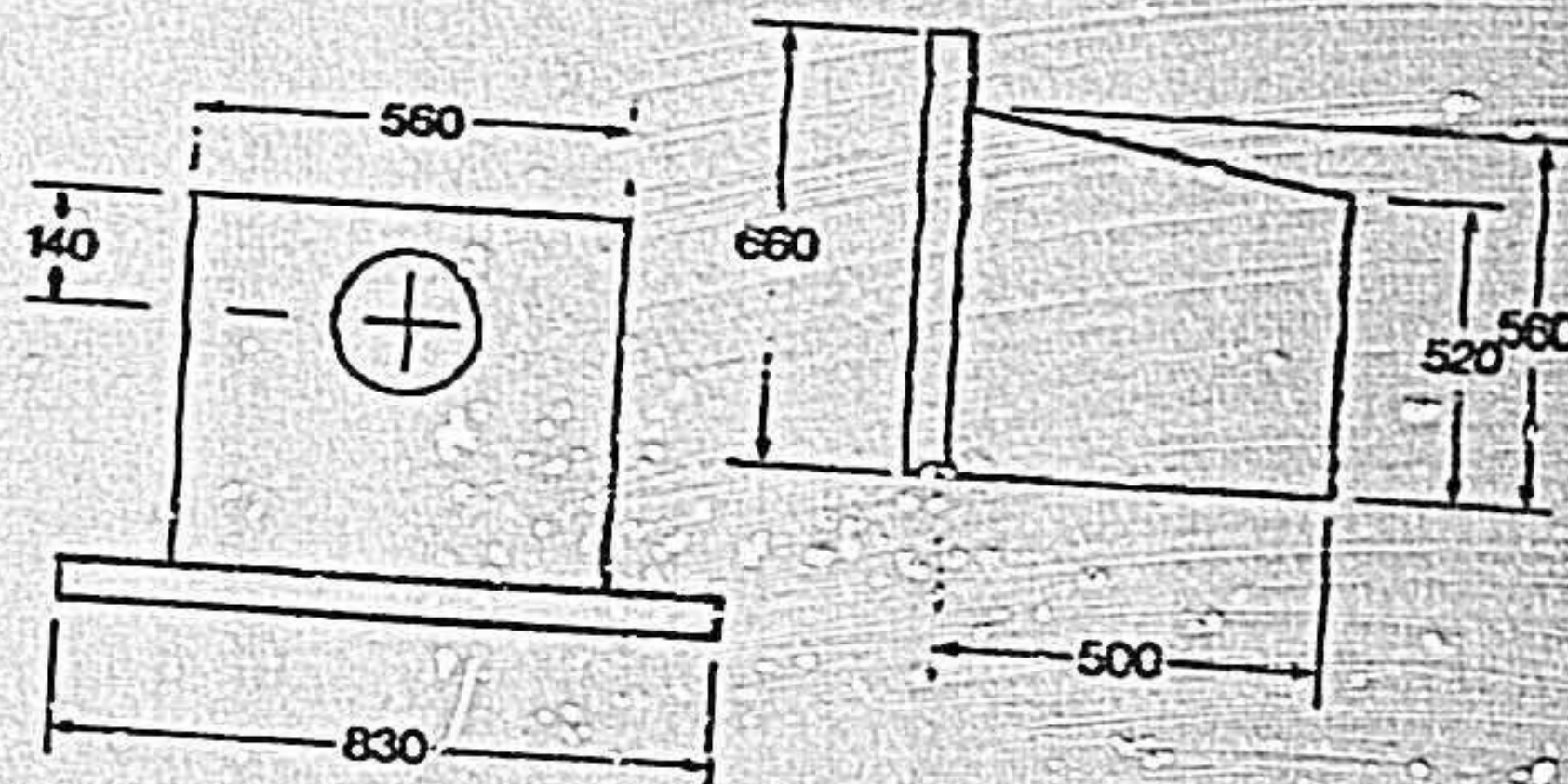
A solid non combustible hearth must protrude no less than 300mm in front of the stove door.

MANTEL:

A timber mantel or fire surround must be a minimum of 450mm above the top of the stove fascia. If not the underside of the mantel may require a reflective metal shield.

FIREPLACE:

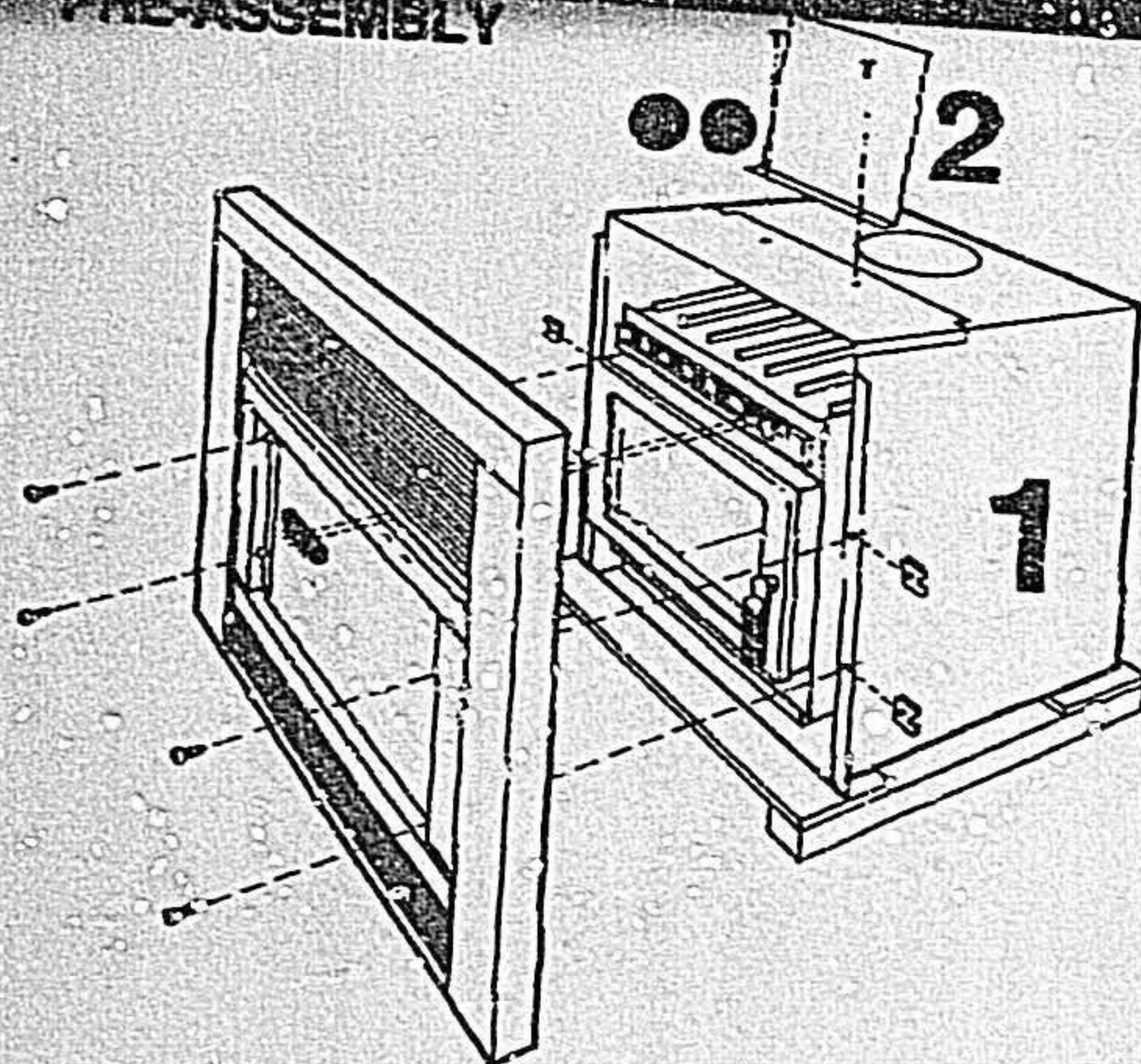
Check the condition of brickwork to ensure the structure is sound. Measure the fireplace cavity to ensure the stove body will fit and that the fascia will completely cover the fireplace opening.



It may be necessary to remove some brickwork from inside the fireplace or build in the fireplace opening so that the fascia fully covers the cavity opening, alternatively a fascia extension kit is available.

RE-INSTALLATION

PRE-ASSEMBLY



Having removed the outer packaging from your stove familiarise yourself with the various components and discard the packing material.

NOTE: The stove is supplied in two packages:

PACKAGE 1

1. Stove Body/Cabinet
2. Flue Baffle
3. 2 X Cast Iron Top Baffles
(Packed inside firebox)
4. Installation and Operation Manual
(inside firebox)
5. Plastic bag (inside firebox)
containing:
 - 4 X Fascia Clip Nuts
 - 4 X Fascia Fixing Screws
 - 2 X Flue Baffle Fixing Screws
 - 1 X Air Control Knob

PACKAGE 2

Stove Fascia fully assembled.

OPERATION — MAINTENANCE

14502-1

27th March 2012

The Chief Building Inspector
Dunedin City Council
PO Box 5045
DUNEDIN



FLANDERS MARLOW LIMITED
69 Macandrew Road
P.O. Box 1283
Dunedin 9054, New Zealand
Telephone (03) 455-1499
Facsimile (03) 455-1068
Email: admin@flandersmarlow.co.nz

Dear Sir,

18 COLQUHOUN STREET, GLENROSS, DUNEDIN - SAFE & SANITARY REPORT

As a result of an inspection of the above property with regard to compiling a condition report for potential purchase purposes, we have identified that the current plan of the building is not concurrent with the plans held on the Dunedin City Council property file.

Additionally, it appears that additional structural works may have been undertaken to the garage area with the insertion of a concrete masonry column and structural threaded ties to the timber beam supporting the upper floor. This work is not documented within the plans provided from the Council property file, with no record of any building permits or consents having been applied for.

The original dwelling was constructed in 1963 and the plan provided is generally in accord with the current 'as built' construction apart from a few minor alterations which include the insertion of sliding doors to the lower level on the northern elevation. The southern and western elevations were not drawn and no garage or basement plan was shown on these plans.

The plans produced for the 1975 alterations consisted of a copy of the original 1963 northern elevation with the addition of the southern elevation showing the stairs, ramp and window configuration. A dotted line appears to show the original ground level across the site. The original section A-A from the 1963 plan has been reproduced and amended to show removal of original pile foundations and underpinned wall to the south to incorporate a shower, W.C., laundry, and store rooms.

The timber floor joists on the updated section B-B are depicted as 10 inch by 2 inches or 250mm x 50mm which suggests that they were replaced with larger joists than the original 6 inch by 2 inch or 150mm x 50mm joists specified on the 1963 drawings, due to the removal of the central pile foundations to this floor area. Information with regard to the garage has not been depicted on these drawings.

The current owner has advised that no works have been undertaken to the property whilst they have been in ownership.

It is possible that the additional structural support and strengthening was installed during the original construction however as a general rule it is the sort of work that would arise from a possible alteration or removal of an existing support column or

original piles potentially due to requiring additional open plan space for the garaging or workshop area.

The 1975 plans do not show any works being undertaken to this area and the window to the foundation wall does appear to be original albeit now with a retrofitted aluminium window.

It is possible that original pile foundations, column or a lower foundation wall may have been removed to make the rear of the garage/workshop area a more useful and workable space. The section A-A drawn on the 1963 plan suggests that there was a low level foundation wall with jack studs above. Unfortunately section A-A did not cut through the garage area however it is reasonable to assume that ground levels would have been similar albeit slightly lower towards the northern end of the property.

Measurements were taken in order to confirm the size and spans of the structure and these were tested against tried and tested rules of thumb and cross-referenced with NZS: 3604 where appropriate.

The timber beam was noted as being two 300mm x 50mm timbers. No branding was evident and we were unable to ascertain the species or grading of the timber beams at the time of inspection. This beam is supported on to a concrete masonry column built in front of the original insitu no fines concrete column to the north. The timber is positively connected to the masonry with stapled wire both sides.

We were unable to view the support structure to the south due to wall linings but it is reasonable to assume that it is supported onto the timber framing with no obvious deflection apparent at the time of inspection.

The beams did not appear to be tied or bolted together, however a 250mm long by 100mm wide x 250mm high 'I' beam with welded brackets below to accept circular ties has been installed centrally below the timber beams. Additional steel support brackets sit over the top of the timber beam to either end and the circular rods have been bolt fixed through and tensioned. This installation if not original is assumed to have been to stop any excessive deflection to the timber beam, possibly as a result of the removal of original support structures.

A general rule of thumb was applied to the size of beam, using the span to depth ratio. This has proved to be a good 'guestimation' as to the most efficient beam depths regardless of materials used, and the following equation was utilised with results shown below:

Lightly loaded	- Depth =	$\frac{\text{Span}}{20}$	$\frac{5275}{20}$	=	263.75
Heavily loaded	- Depth =	$\frac{\text{Span}}{18}$	$\frac{5275}{18}$	=	293.05

The timber floor joists either side of the beam were measured at 250mm x 50mm at approximately 400mm to 450mm centres and span approximately 3.5 metres. These

were cross referenced against NZS:3604 and are considered acceptable. The loading onto the timber beam is generally uniformly distributed.

It is suggested that the loadings on this beam would be somewhere between light and heavy and therefore are considered to be adequate. We must however note that these calculations are not a substitute for fully substantiated structural calculations.

The timber floor appeared to be relatively even with no significant deflection or alignment issues being apparent at the time of inspection. We can therefore only assume that the structure is adequate for the span. The underside of the floor was un-lined with perforated foil insulation fitted between joists.

We have checked the general wall and ceiling lines of the affected areas and note that no deflection or sagging is evident, which suggests that the structural integrity of the dwelling remains intact.

The general condition of the interior was regarded as being reasonable, given its age and the works appear to have been in place for some time with no significant areas of defect present to suggest that it would be un-safe or un-sanitary.

In assessing the structural stability of the building, a full structural survey was not undertaken to assess loadings and timber and beam sizes. A visual inspection identified that wall, floor and roof surfaces appeared reasonable, which suggests that the structural capability is adequate also.

We attach an updated floor plan, which shows the current 'As Built' configuration of the dwelling as at 23rd March 2012.

We therefore request that this report letter, along with the associated drawing be placed on the Dunedin City Council property file for the affected property. Please confirm the acceptability of this request to Flanders Marlow Limited.

Should further clarification of the above be required, please do not hesitate to contact us.

Yours faithfully



Grant Parker
on behalf of
FLANDERS MARLOW LIMITED

4/4/12
Telecom New Zealand
Require structural
engineers report
for Beam
need



PHOTOGRAPH 1



PHOTOGRAPH 2



PHOTOGRAPH 3



PHOTOGRAPH 4



PHOTOGRAPH 5



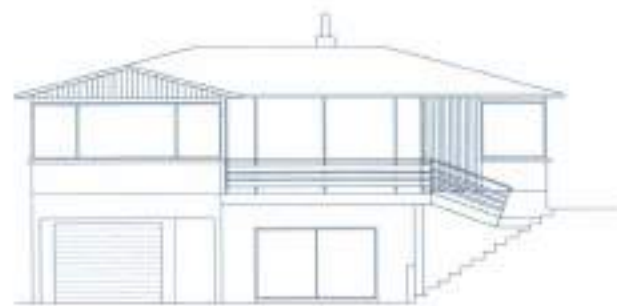
PHOTOGRAPH 6



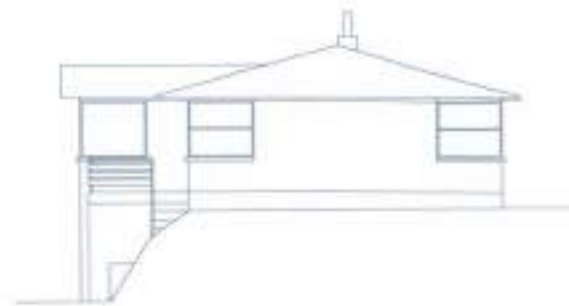
PHOTOGRAPH 7



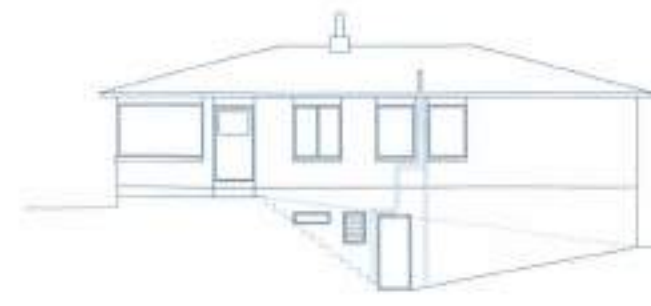
PHOTOGRAPH 8



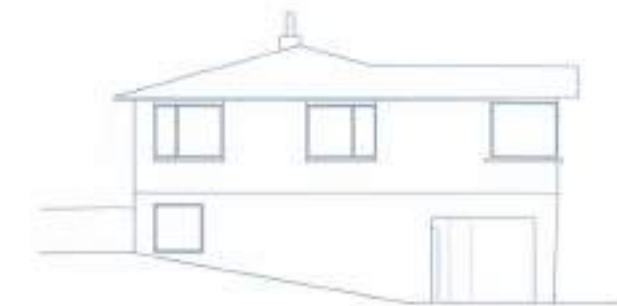
WEST ELEVATION
1:100



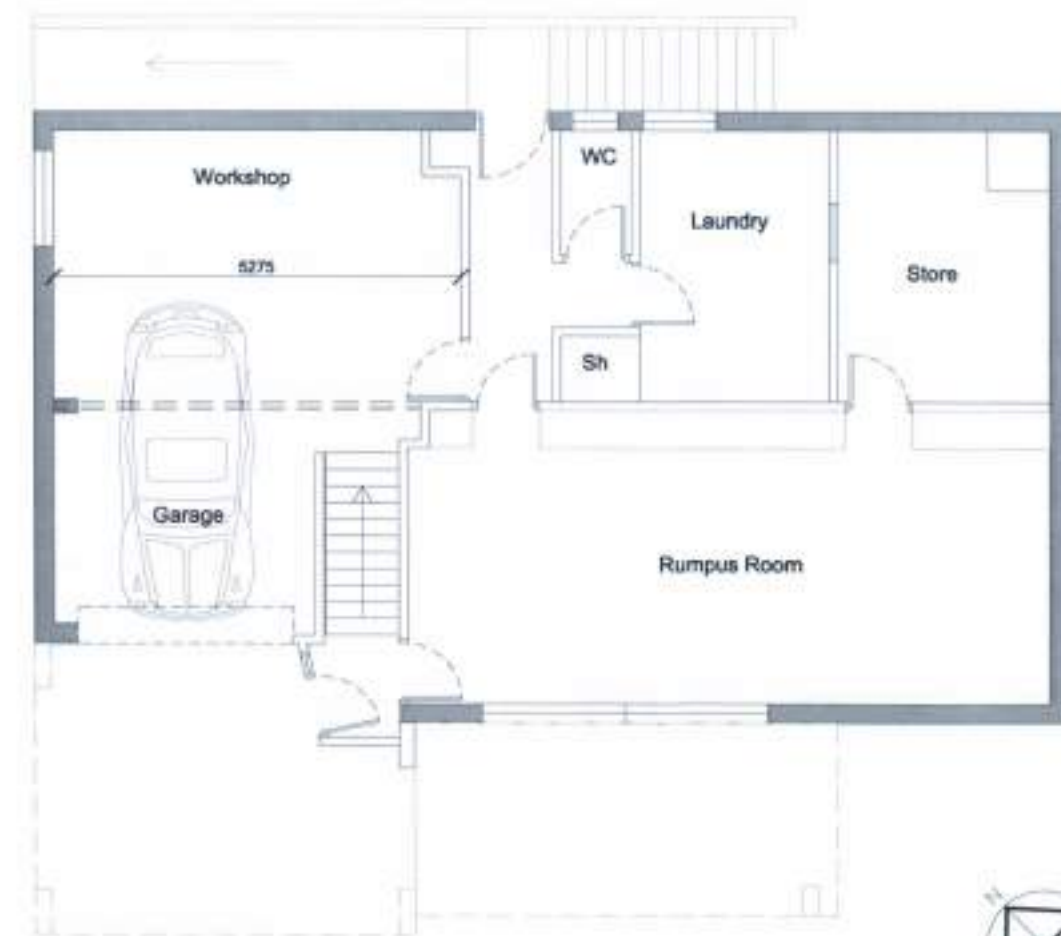
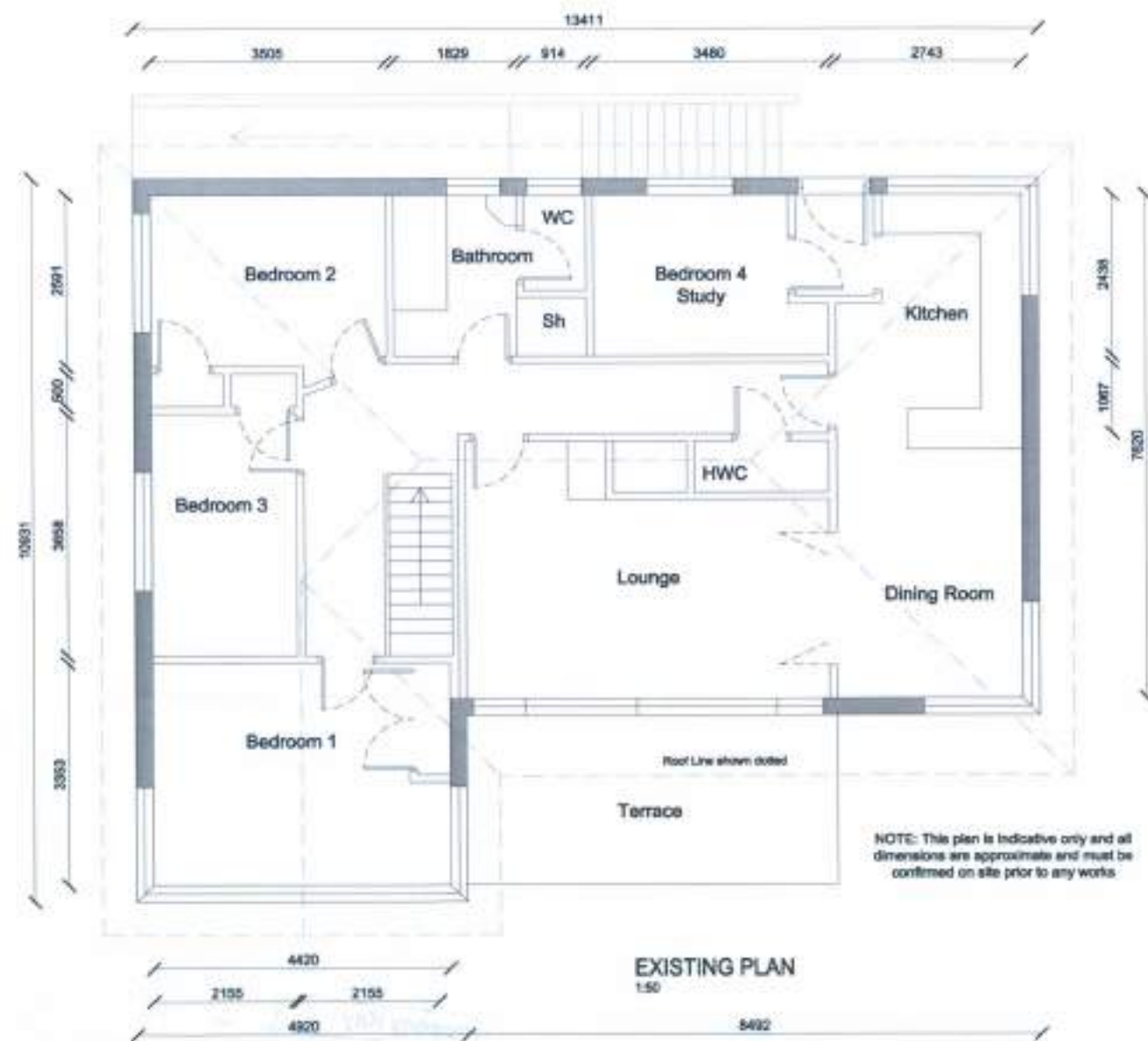
SOUTH ELEVATION
1:100



EAST ELEVATION
1:100



NORTH ELEVATION
1:100



14502-2

24th March 2012

The Chief Building Inspector
Dunedin City Council
PO Box 5045
DUNEDIN



FLANDERS MARLOW
PROJECT & PROPERTY



FLANDERS MARLOW LIMITED
69 Macandrew Road
P.O. Box 1383
Dunedin 9054, New Zealand
Telephone (03) 455-1499
Facsimile (03) 455-1068
Email: admin@flandersmarlow.co.nz

Dear Sir,

18 COLQUHOUN STREET, GLENROSS, DUNEDIN - SAFE & SANITARY REPORT

Please find attached a copy of the calculations and the Producer Statement PS4 Construction Review issued by David Littleton with regard to the structural floor beam to the garage. We also attach a copy of the floor plan with the Engineers additional note for reference.

We therefore request that this further information, along with the report letter and photographs submitted by ourselves referenced 14502-1 and dated 27th March 2012 be placed on the Dunedin City Council property file for the affected property. Please confirm the acceptability of this request to Flanders Marlow Limited.

Should further clarification of the above be required, please do not hesitate to contact us.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Grant Parker'.

Grant Parker
on behalf of
FLANDERS MARLOW LIMITED



NEW ZEALAND INSTITUTE OF
ARCHITECTS
INCORPORATED



P.I.M. No.
Building Regulation Clause(s)

PRODUCER STATEMENT – PS4 – CONSTRUCTION REVIEW

(Guidance notes on the use of this form are printed on the reverse side)

ISSUED BY: David Littleton
(Suitably qualified Design Professional)

TO: Stephen Sowerby
(Owner)

TO BE SUPPLIED TO: Dunedin City Council
(Territorial Authority)

IN RESPECT OF: Floor beam to ceiling of garage
(Description of Building Work)

AT: 18 Colquhoun St.
Dunedin
(Address)

Lot 8 DP 9998 BLK
..... David Littleton has been engaged by Stephen Sowerby
(Design Firm) (Owner/Developer/Contractor)

to provide Structural design & observation of floor beam over garage
(Extent of Engagement)

in respect of clause(s) B1 of the Building Regulations 1992 for the building work described by

Flanders Marlow drawing sheet 14502 A1.01.7 titled 'Existing Floor Plan'
(Design Firm)

have been issued during the course of the works. I have not sighted the Building Consent.

As an independent design professional covered by a current policy of Professional Indemnity Insurance to a minimum value of \$200,000, I or personnel under my control have carried out an inspection of the work appropriate to the engagement and based upon this inspection and information supplied by the contractor during the course of the works

I BELIEVE ON REASONABLE GROUNDS that ☐ All ☒ Part only as specified - 4.7 m long 2/290x45 timber beam with 2/ 20 mm diameter tensioner rods.

of the building work under the above Building Consent with respect to Clause(s) B1 of the Building Regulations 1992 has been completed to the extent required by that Building Consent.

Date 24/4/12

... MIPENZ (Structural), CPEng IPENZ/ CPE Reg No ... 138914
(Professional Qualifications)

Member ACENZ ☐
IPENZ ☒ ☐ NZIA

... RD 2, Waitati, Dunedin
(Address)

This form to accompany Form 9 of the Building Regulations 1992 for the issue of a Code Compliance Certificate.

23/4/12
①

SOWERBY

Beam check to beam over garage

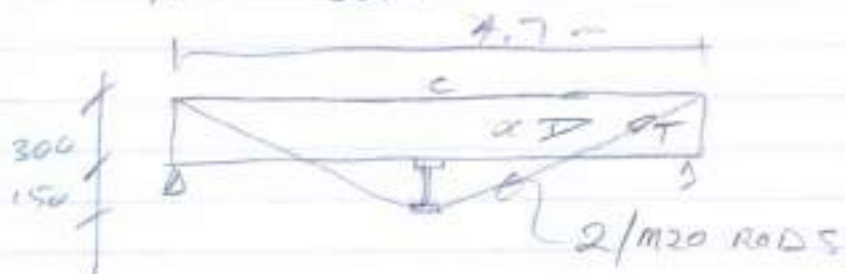
$$W_u = \frac{7.0}{2} (1.2 \times 4 + 1.5 \times 1.6) + 2.4 \times 4 \times 1.2$$

$$= 11.2$$

$$W_s = 6.0$$

for 4.7 m

$$M^* = 30.9$$



$$T^* = \frac{30.9}{.45 \times \sin 79^\circ \times 2} = 70/2 = 35 \text{ kN}$$

$$\phi T = \frac{314 \times 250 \times .8}{1000} = 63 > 35 \text{ ok}$$

$$C^* = \frac{30.9}{.45} = 69 \text{ kN}$$

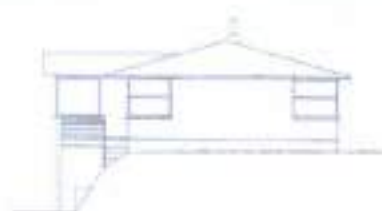
$$\phi C = 267 \text{ kN}$$

$$M^* \text{ due to effect of } C = \frac{69 \times 2}{.29 \times 1000} = .48$$

$$\phi m = 12.9 > M^* \text{ ok}$$



WEST ELEVATION
1:100



SOUTH ELEVATION
1:100



EAST ELEVATION
1:100



NORTH ELEVATION
1:100



EXISTING PLAN
1:50



EXISTING GARAGE / BASEMENT PLAN
1:50



Residential and Commercial Property Services

Existing Floor Plans & Elevations

For information only. Not for construction. All dimensions are approximate and must be confirmed on site prior to any works.

For information only. Not for construction. All dimensions are approximate and must be confirmed on site prior to any works.

Rev. Date Description
1/1/2020
Mr. Stephen Stowery
Existing Floor Plan
1:50
10 College Street, Glasgow, G1

Dimensions	Scale
Overall	1:50
Garage	1:50
Basement	1:50
1/2 to 1/4	1:50
1/4 to 1/8	1:50
1/8 to 1/16	1:50

Enquiries to: Neil McLeod
Phone: 03 474 4000

3 May 2012

Flanders Marlow Limited
PO Box 1283
Dunedin 9054

Dear Sir

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

PROPERTY ADDRESS: 18 Colquhoun Street, Dunedin
PROPERTY NUMBER: 5020694
DESCRIPTION: Various Internal Alterations

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 unsanitary in terms of Sections 121 and 123 of the Building Act 2004.** No action will be taken at this time in regard to the offence that building work has been carried out without the required permit.

IMPORTANT TO NOTE

1. The accuracy of the content of the report has not been validated by the Council.
2. The Council has not inspected the building works referred to in the report.
3. The Council has not considered the report in any way in regard to compliance with the Building Code, or to assess the quality of work.
4. The filing of the report **does not** in any way replace the fact that this work required a building permit.

Yours faithfully



Neil McLeod

CHIEF BUILDING CONTROL OFFICER