

DISCLAIMER

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Dunedin City Council Land Information Memorandum

88100

**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 **28 August 2020**

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

207 Elgin Road Dunedin

**LIM Applicant
Print Date**

████████████████████
28-Aug-2020

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PROPERTY DETAILS

Property ID 5034806
Address 207 Elgin Road Dunedin
Parcels LOT 55 DP 46

Rubbish Day Friday

RATES DETAILS

Rate Account 2034806

Address 207 Elgin Road Dunedin

Valuation Number 27350-07000

Latest Valuation Details

Capital Value \$550,000
Land Value \$121,000
Value of Improvements \$429,000
Area (Hectares) 0.0427HA
Units of Use 1

Current Rates

Current Rating Year Starting 01-Jul-2020
Dunedin City Council Rates \$2,739.25

Rates Outstanding for Year \$2,301.17

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

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

Council Storm Water & Foul Sewer Connections available.

There is Council Storm Water 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.

Private Foul Drains servicing existing buildings

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

Foul drain to foul sewer in property

Piped watercourse in property

Stormwater to street channel

Sewer In Section

FOUL

Watercourse Through Section

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-1995-333527](#) Building Consent Only Lodgement - Alter Dwelling/Staircase

Lodgement Date	30-Oct-1995
Decision	Granted
Decision Date	22-Nov-1995
Current Status	CCC Issued
Previous Number	ABA955017
<i>(Applications before 2007)</i>	

[ABA-2019-581](#) Building Consent Only Lodgement - Replace Piped Watercourse in Section

Lodgement Date	29-Mar-2019
Decision	Granted
Decision Date	11-Apr-2019
Current Status	CCC Issued
Previous Number	
<i>(Applications before 2007)</i>	

[ABA-2019-2542](#) Building Consent Only Lodgement - Alter Dwelling - Relocate Laundry in Dwelling

Lodgement Date	06-Dec-2019
Decision	Granted
Decision Date	16-Dec-2019
Current Status	CCC Issued
Previous Number	
<i>(Applications before 2007)</i>	

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-1948-31641](#) AAB19480971

5871 - Erect Dwelling, (Lamb). The permit was lodged on 15-Mar-1948.

[H-1952-40281](#) AAB19521162

13105 - Repair Dwelling, No Plan (Grieve). The permit was lodged on 10-Jul-1952.

[H-1952-40282](#) AAB19521163

13859 - Erect Garage, (Grieve). The permit was lodged on 22-Dec-1952.

[H-1958-51378](#) AAB19581020

1510 - Erect Glasshouse, (Grieve). The permit was lodged on 30-Jun-1958.

[H-1963-60320](#) AAB19630966

9477 - Erect Garage, (Grieve). The permit was lodged on 22-May-1963.

[H-1977-83887](#) AAB19770944

4499 - Alteration and Addition to Dwelling, (Dick). The permit was lodged on 06-Apr-1977.

[H-1984-95924](#) AAB19841307

7073 - Install Mackay 'Belmac' Console Heater (Dick). The permit was lodged on 18-Jun-1984.

[H-1949-165775](#) AAD19490926 E5730 - Drainage New Dwelling, (Lamb). The permit was lodged on 16-Mar-1949.

[H-1949-165776](#) AAD19490927 E6170 - Plumbing New Dwelling, No Plan (Lamb). The permit was lodged on 06-Jul-1949.

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

HAZARDS

SITE HAZARDS

No records were found of land instability, potential erosion, avulsion, falling debris, subsidence, slippage, alluvion or inundation.

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

These reports are publicly available and can be accessed here:

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

These reports do not provide property specific information, and may not describe all natural hazards that affect the land that is the subject of this LIM report. We recommend that in addition to reading these reports, that you seek independent advice about how this property may be affected by natural hazards including natural hazards that are not described in the reports produced by the Otago Regional Council.

Otago Regional Council - Natural Hazards Database

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

<http://www.orc.govt.nz/Information-and-Services/Natural-Hazards/hazards/>

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 in might have in regards to the use or development of contaminated sites.)

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

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://2gp.dunedin.govt.nz/2gp/appeals-schedule.html>.

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. 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 <http://www.dunedin.govt.nz/your-council/district-plan> and the 2GP which can be found on our website at <http://www.2gp.dunedin.govt.nz> as well as at all Dunedin City Council service centres and libraries.

OPERATIVE DISTRICT PLAN INFORMATION

Zoning

This property is zoned as follows in the District Plan.

Zone

RESIDENTIAL 1

Noise

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

Noise Zone

50Dt/40Nt dBA, 45SP dBA

SECOND GENERATION PLAN INFORMATION

Zoning

- General Residential 1 (refer Section 15, Residential)

Scheduled Items

- Nil

Overlay Zones

- Nil

Mapped Areas

- Nil

Resource Consents

There are no resource consents for this property.

RESOURCE CONSENTS WITHIN 50 METRES OF 207 ELGIN ROAD DUNEDIN

5024332 9 Wills Street Dunedin

[RMA-2005-368661](#) Resource Management Act (Historical Data) NEW GARAGE (Non-Notified - Restricted Discretionary). The outcome was Granted on 03/03/2005.

5024355 6 Forbes Street Dunedin

[RMA-1989-352578](#) Resource Management Act (Historical Data) ADD TO DWG Ownr: SPERLING (Non-Notified - Non Complying). The outcome was Granted on 18/08/1989.

5025243 206 Elgin Road Dunedin

[LUC-2008-539](#) Land Use Consent construction of a carport. The outcome was Granted on 22/10/2008.

5034809 8 Wills Street Dunedin

RMA-1991-353205 Resource Management Act (Historical Data) CONSERVATORY ADDITION TO DWELLING Ownr:DOWNS / App: DOWNS (Non-Notified - Non Complying). The outcome was Granted on 06/08/1991.

5034822 219 Elgin Road Dunedin

RMA-1995-352159 Resource Management Act (Historical Data) ERECT CARPORT Ownr:SEMPLE (Non-Notified - Non Complying). The outcome was Granted on 15/09/1987.

5034825 221 Elgin Road Dunedin

LUC-2018-222 Land Use Consent land use consent for the erection of a new dwelling with bulk and location and onsite vehicle maneuvring breaches, earthworks in breach of performance standards, the cancellation of a foul sewer (refer section 243 certificate). The outcome was Granted on 31/05/2018.

POL-2018-22 Planning Other Legislation s348. The outcome was Granted on 30/05/2018.

5107370 223A Elgin Road Dunedin

LUC-2018-222 Land Use Consent land use consent for the erection of a new dwelling with bulk and location and onsite vehicle maneuvring breaches, earthworks in breach of performance standards, the cancellation of a foul sewer (refer section 243 certificate). The outcome was Granted on 31/05/2018.

POL-2018-22 Planning Other Legislation s348. The outcome was Granted on 30/05/2018.

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.

TRANSPORTATION

No Transportation information was found for this property

As of the 24th April 2015, the Transportation Group no longer inspects the site as part of a LIM. Only the electronic records since 2002 have been examined for Transportation 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 Transportation on 477 4000.

For properties abutting the state highway, the New Zealand Transport Agency (NZTA) is the Road Controlling Authority.

WATER and WASTE

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

WASTE

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.

Knowledge of Watercourses

A watercourse is a channel through which water flows or collects. It may be natural, modified or artificial, or be piped or open. Watercourses are the responsibility of the property owner from the point of boundary entry to the point of boundary exit. Not all watercourses are recorded or known to the Dunedin City Council. Therefore it is recommended that the applicant inspect the local site of interest to determine whether there are any watercourses located within the boundary of the particular property. For further information in respect of any watercourse it is recommended the applicant read the Watercourse Information Sheet, available at www.dunedin.govt.nz/watercourseinfo

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 July 1999**.

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

Urban Stormwater Catchment

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

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

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

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

Information Regarding Watercourses

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

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

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

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

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

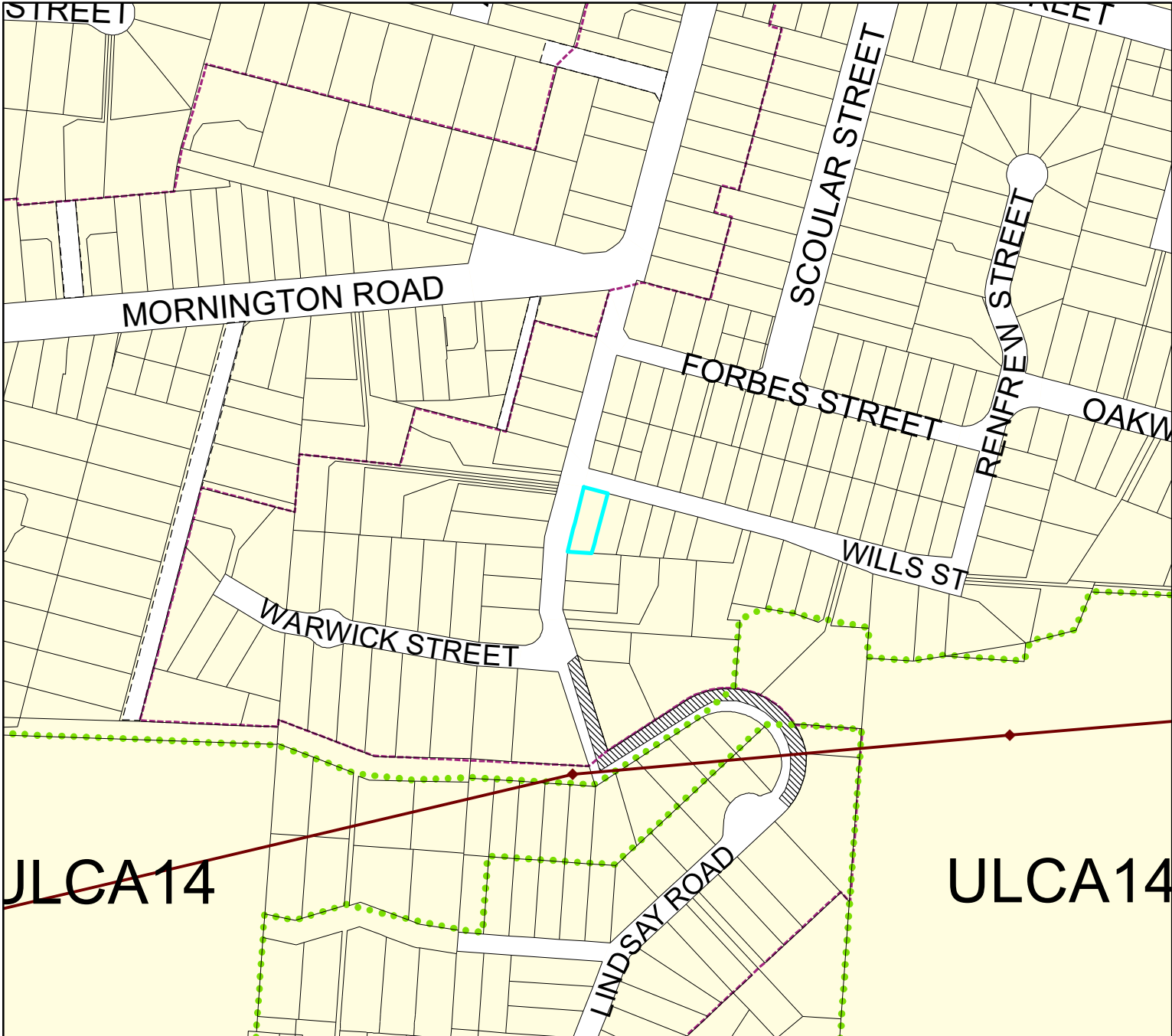
- ALT Alteration
- ADD Addition
- BD D/C Board drain in common
- BLD Building
- BLDNG Building
- BT Boundary trap
- B/T Boiler tube
- CCC Code Compliance Certificate
- DAP Drainage from adjacent property
- DGE Drainage
- DIC Drain in common
- DR Drainage
- DWG Dwelling
- FS Foul sewer
- HEA Heater
-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

- 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.

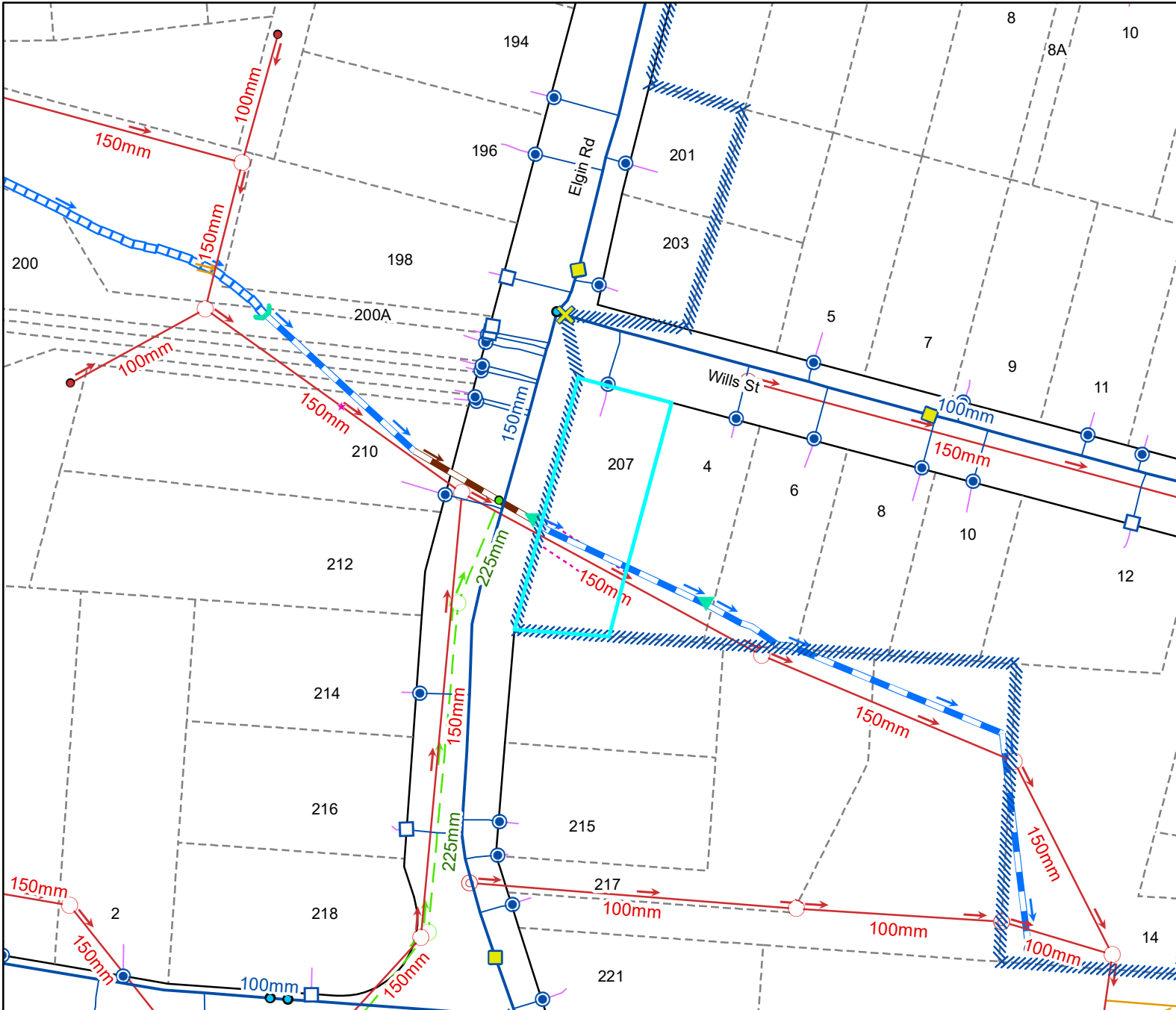
The official Planning Maps are compiled within the District Plan (Volume 2). This map is a representation of the official maps. However, due to the ability to display these maps at different scales, and the dynamic nature of the underlying cadastre, some inconsistencies or misalignment of data may be 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
21/08/2020
8:03:47 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.



Legend

Water Supply

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

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

Foul Sewerage

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

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

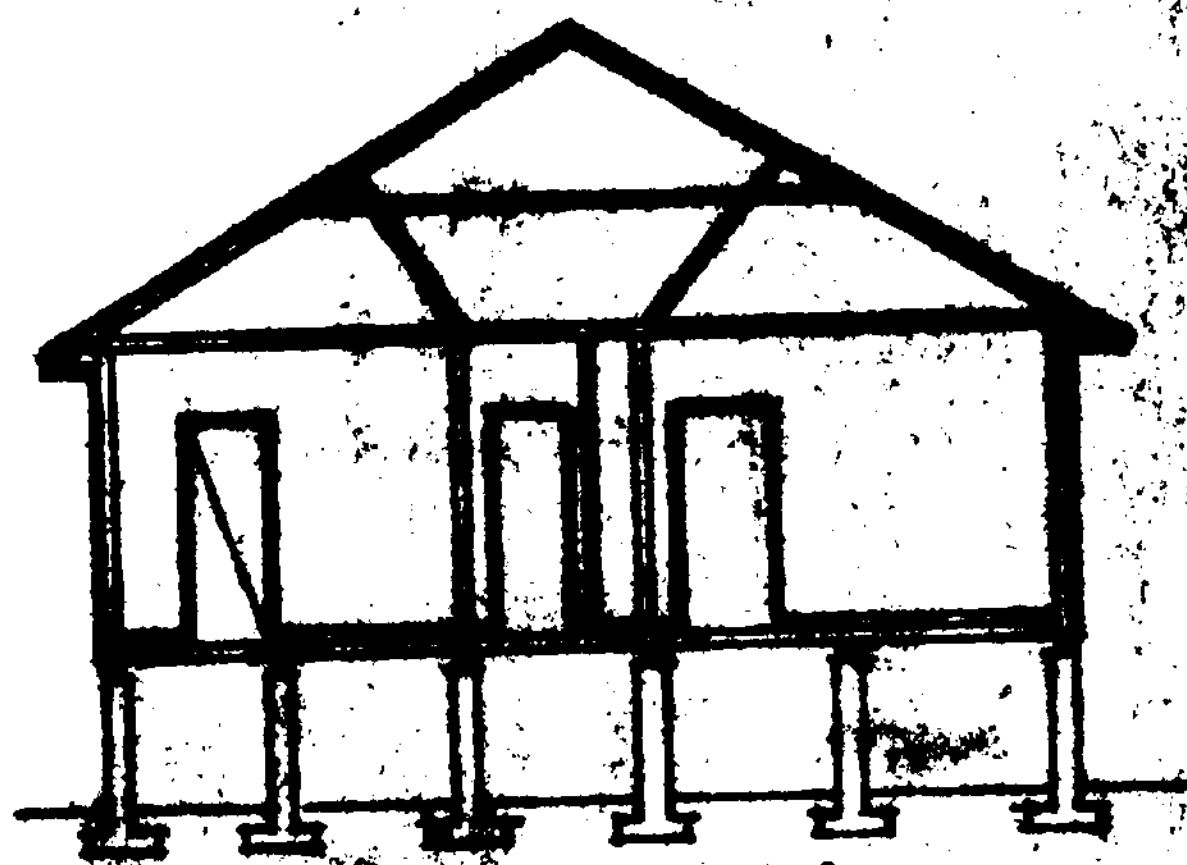
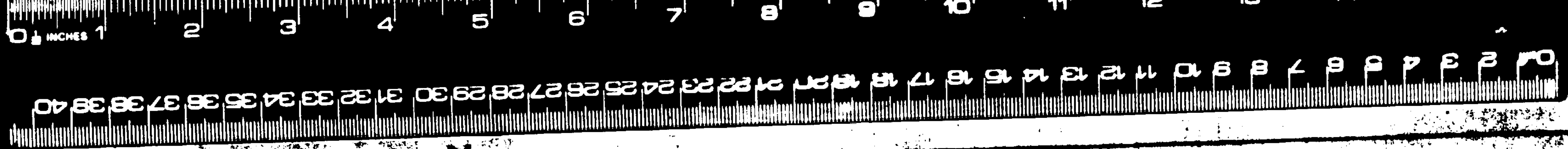
Stormwater

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

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

General

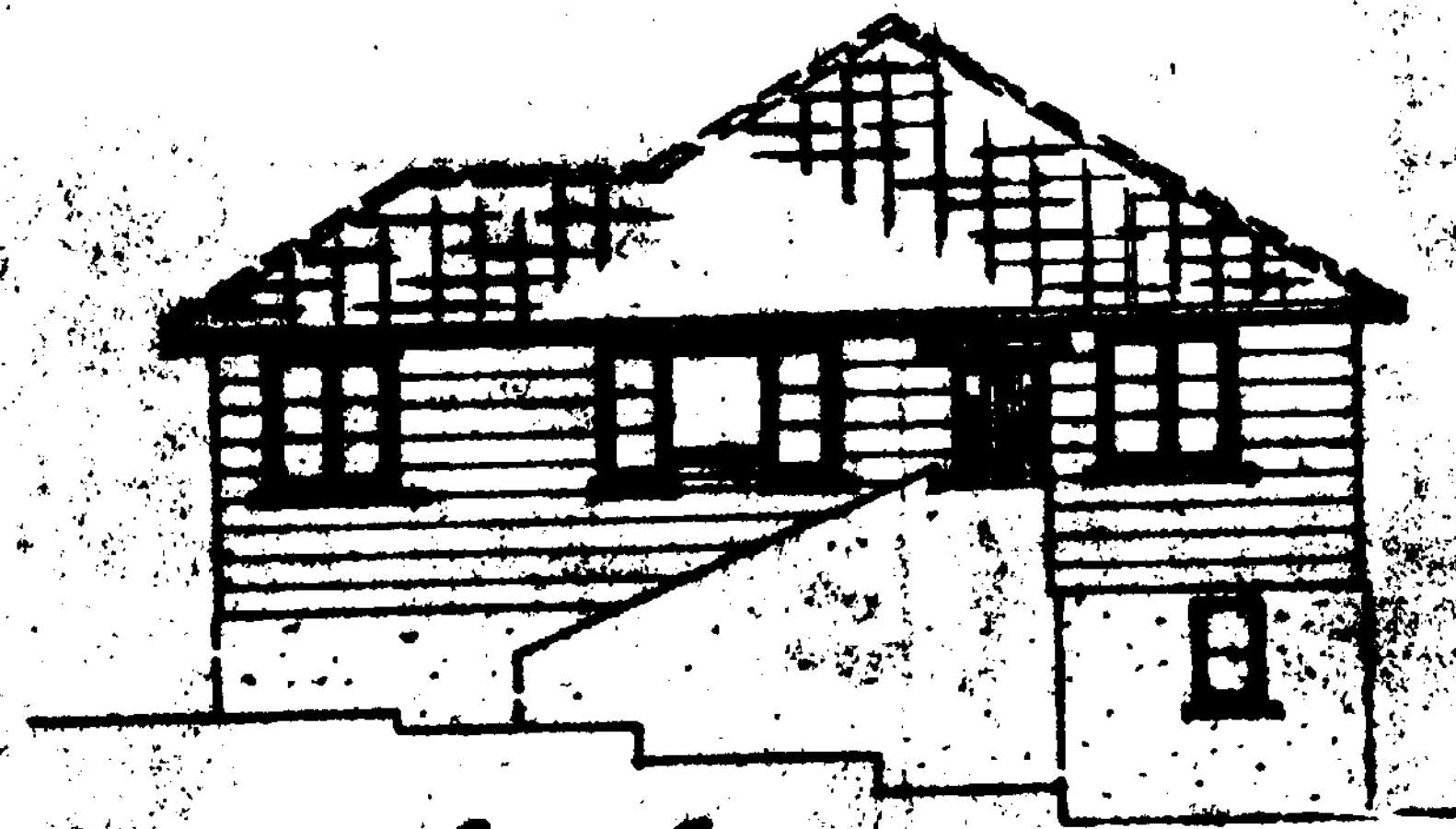
	DCC Water & Waste Structure		Parcel		Road/Rail
	Railway Centreline		Hydro		Motorway Parcels
			Strata		Easment (where recorded)



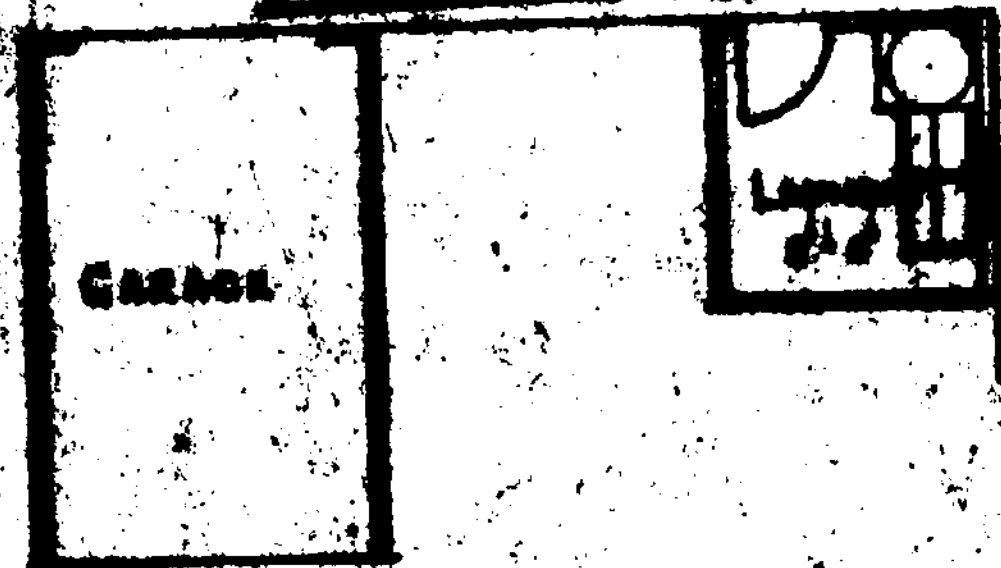
SECTION A-A



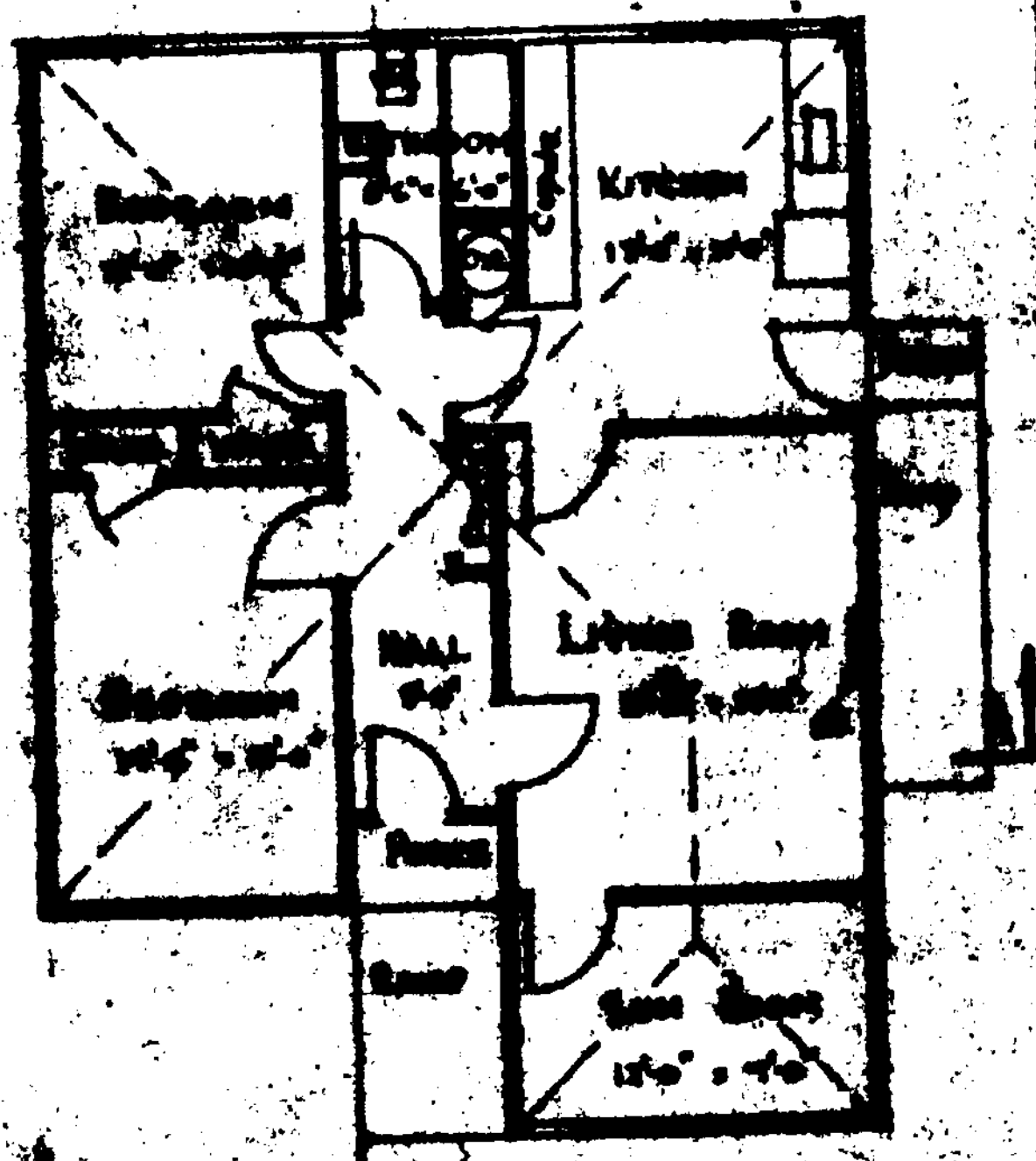
FRONT ELEVATION



SIDE ELEVATION



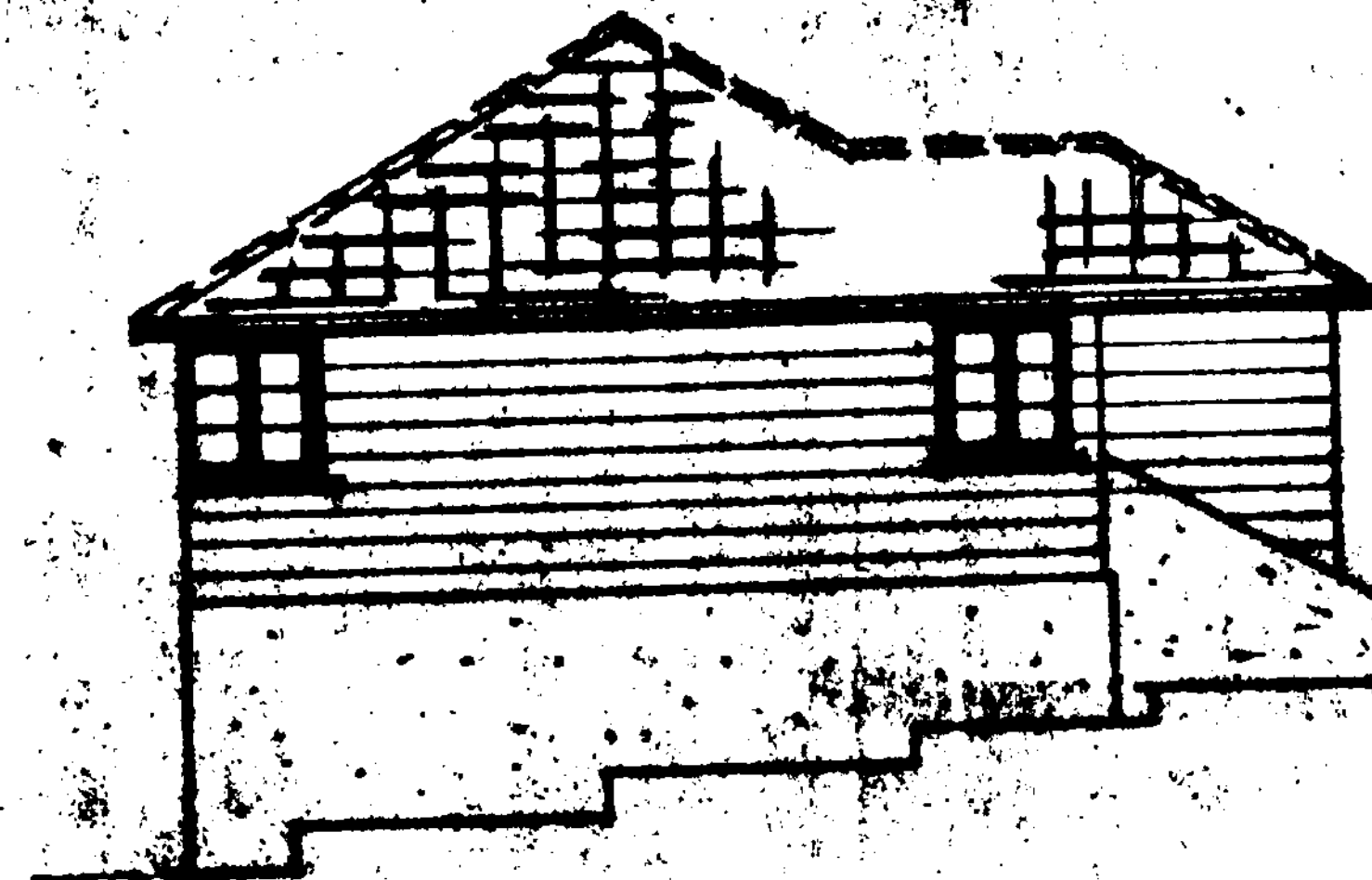
GARAGE



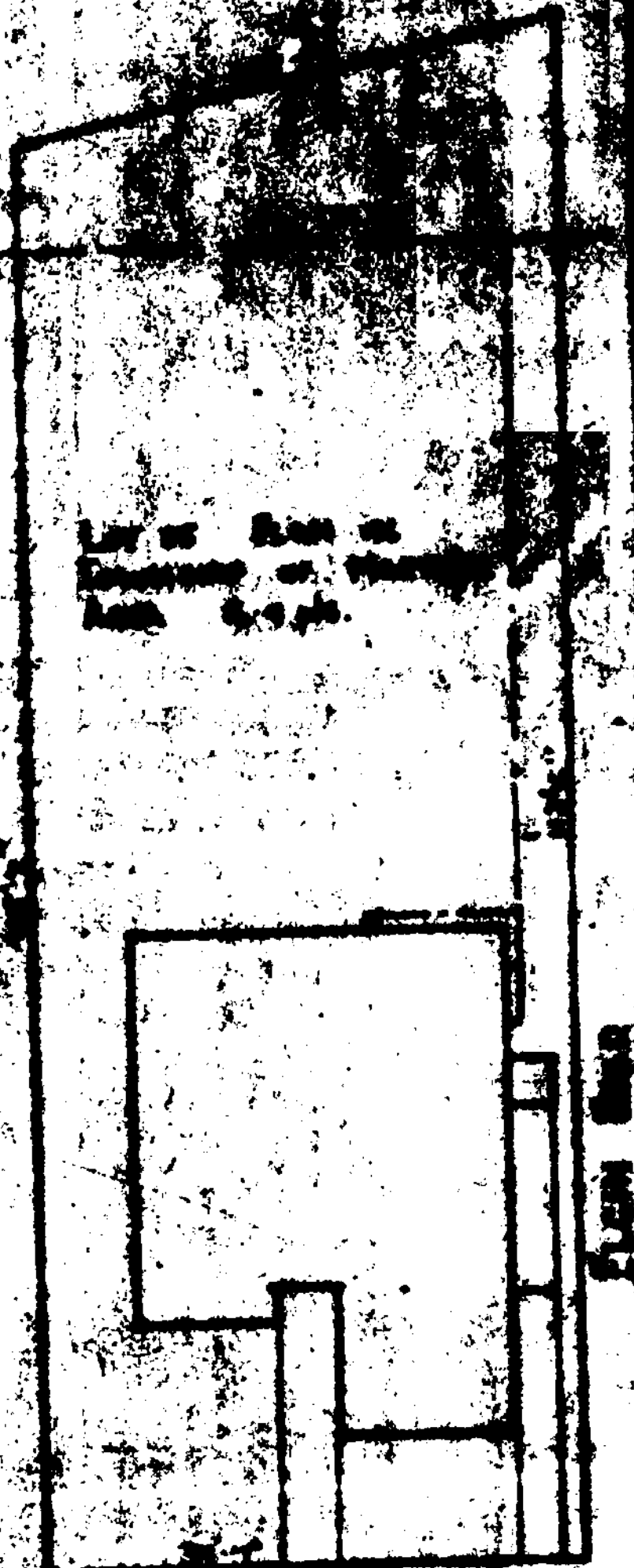
PLAN



REAR ELEVATION



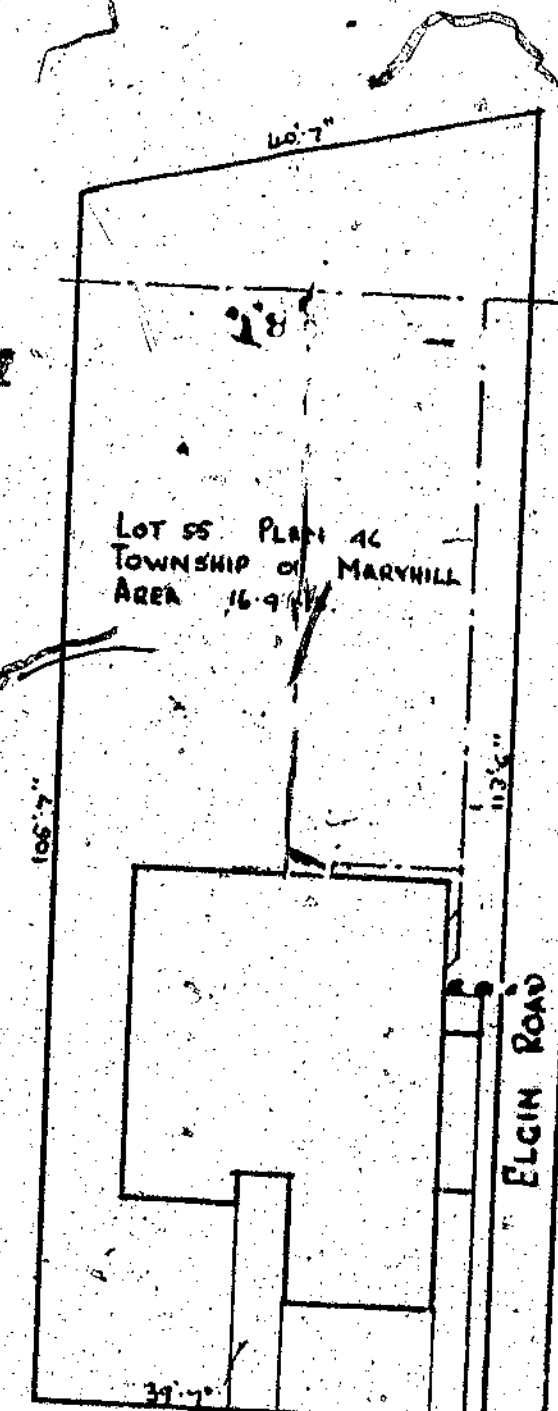
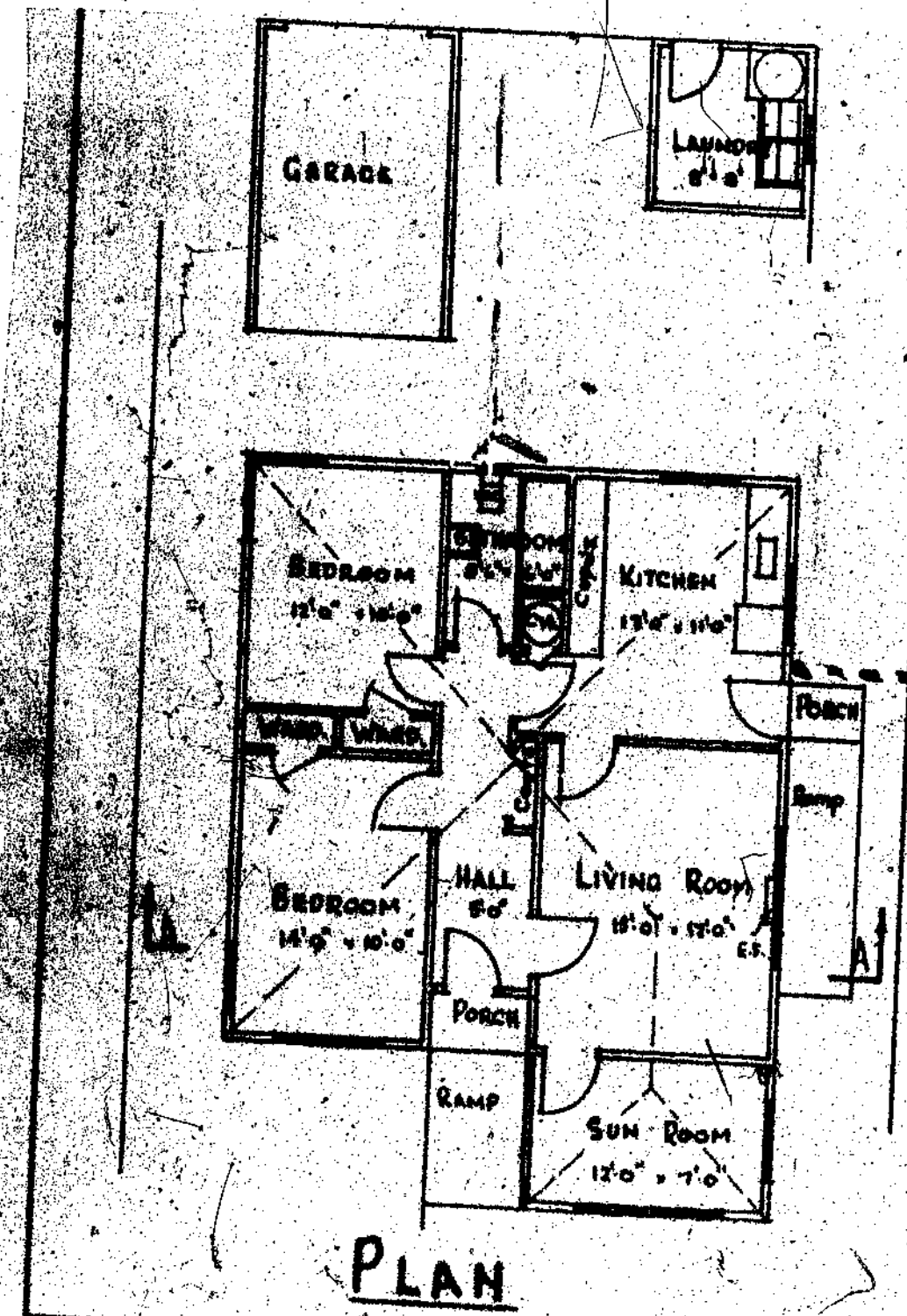
SIDE ELEVATION



SITE PLAN

PROPOSED RESIDENCE at WILLS ST. for R.H. LAMB ESQ.

Board



SITE PLAN

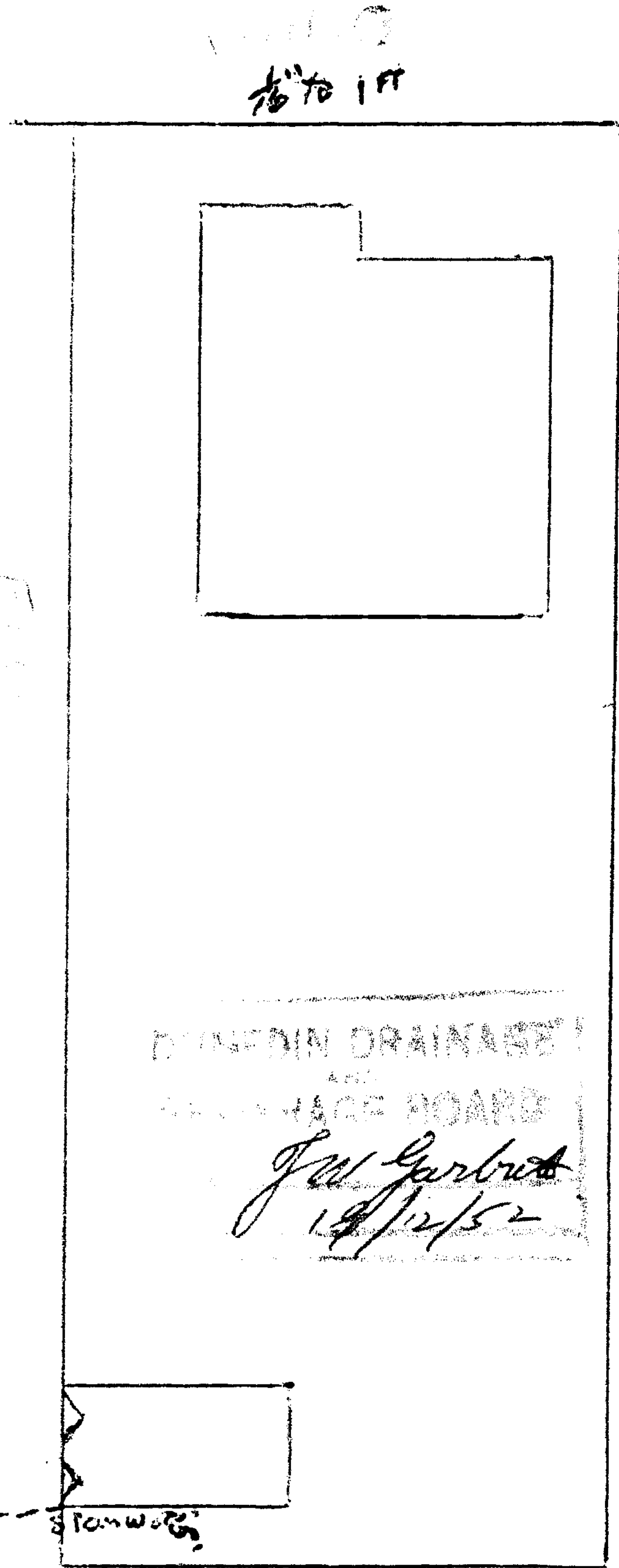
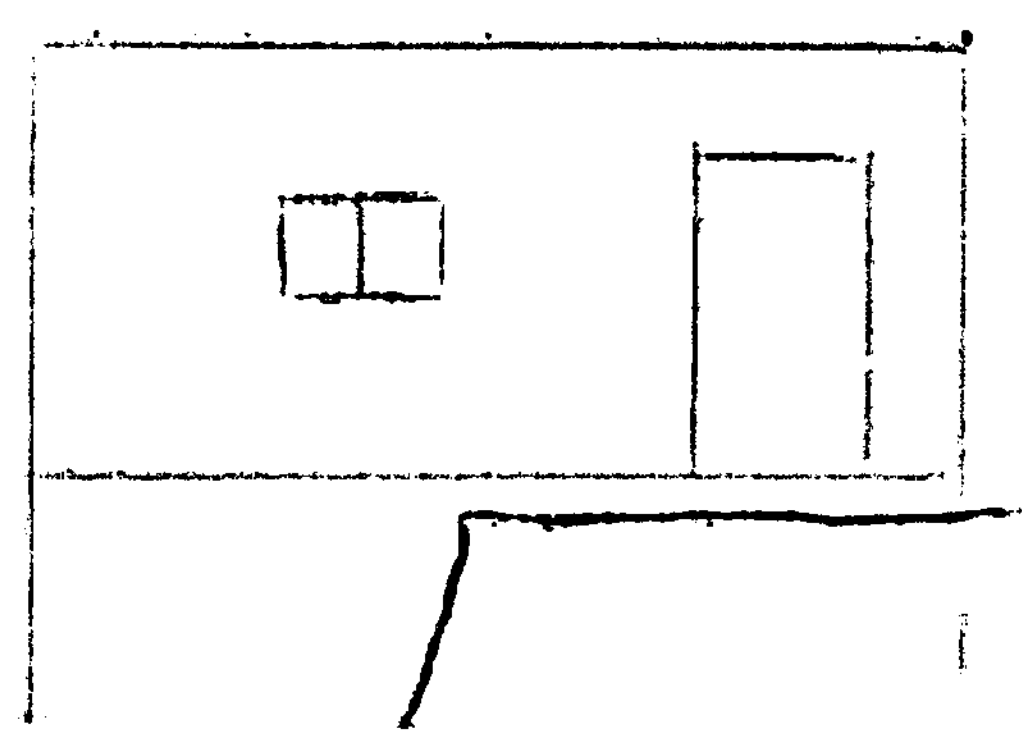
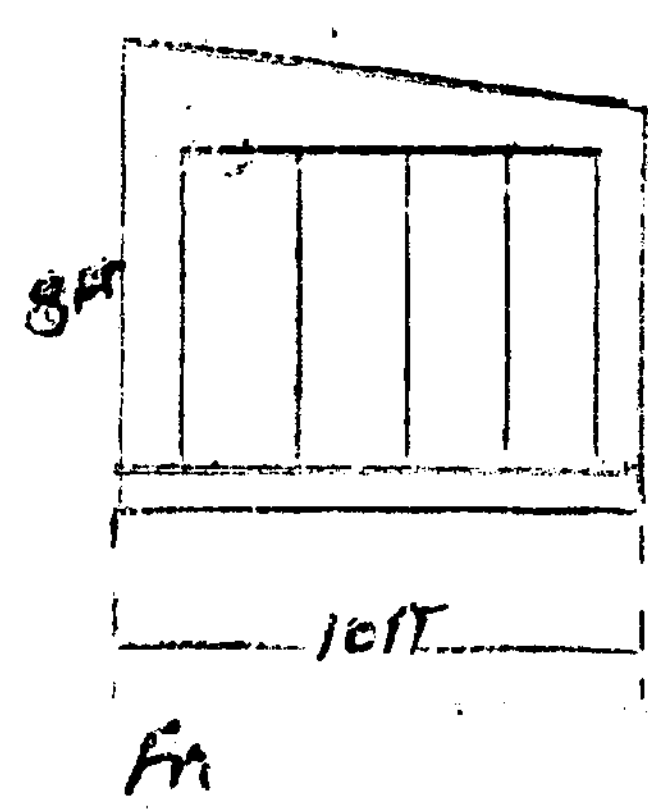
Scale 1/4" = 1'0"

PROPOSED RESIDENCE at WILLS ST. for R.H. LAMB ESQ.



11-12-52 Proposed Garage at 107 Elgin Rd for Mr A Greive
Scale $\frac{1}{8}$ " to 1 FT

Drawn By D C Hoffman



Foundations of concrete with floor
4x2 studs and Rafters at 2 ft centers
3x2 perkins
Covered walls and Roof with used Iron.

215 Elgin Rd
Dunedin
Dec. 22nd 1952

Building Inspector,
Dunedin City Corporation,
Dear Sir,

This is to certify that I am agreeable to Mr. R. Greive erecting the line of his garage within the regulation 5 ft. of my boundary line

Signed
P. S. Chandler.

Mr Greive notified that he is required to build 5 ft from Boundary on otherwise to erect double brick wall above letter of no use

6/12/52
20/12/52

DUNEDIN CITY CORPORATION
CITY ENGINEER'S OFFICE

Plan showing position and level with respect to Street for

Vehicle Entrance	Vehicular Entrance	Garage

Proposed to be built on back of property.

Proposed to be built on back of property.

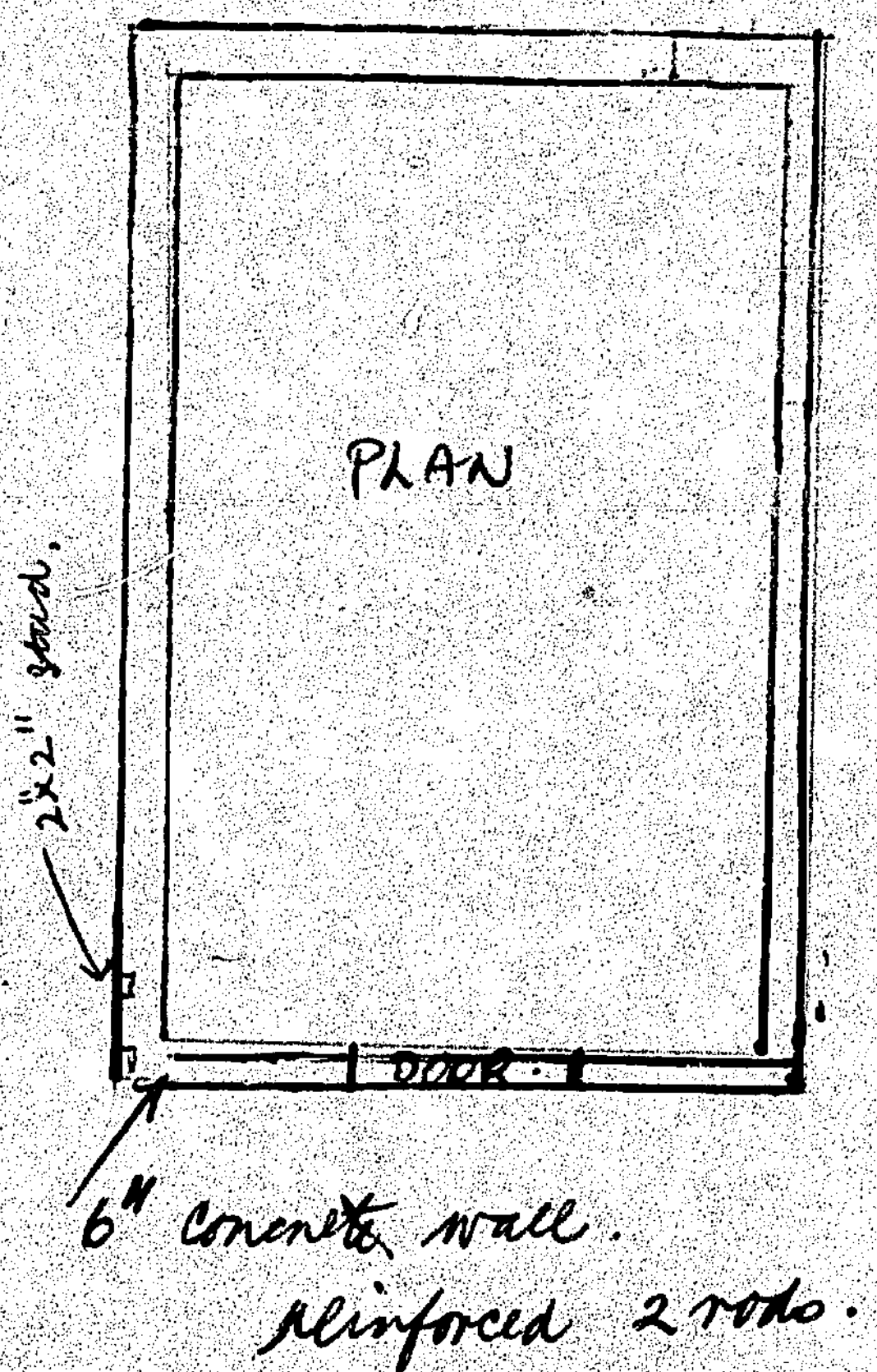
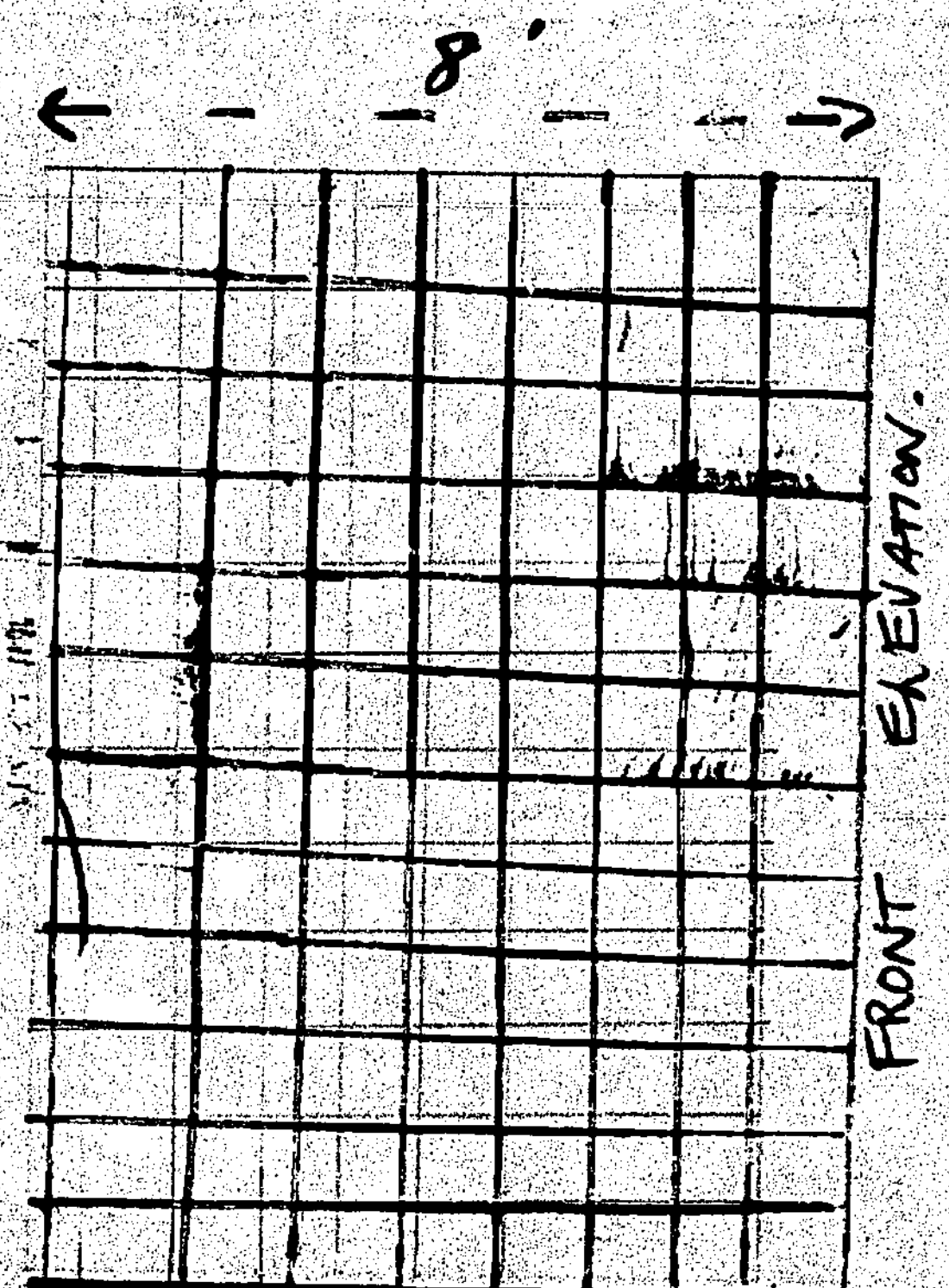
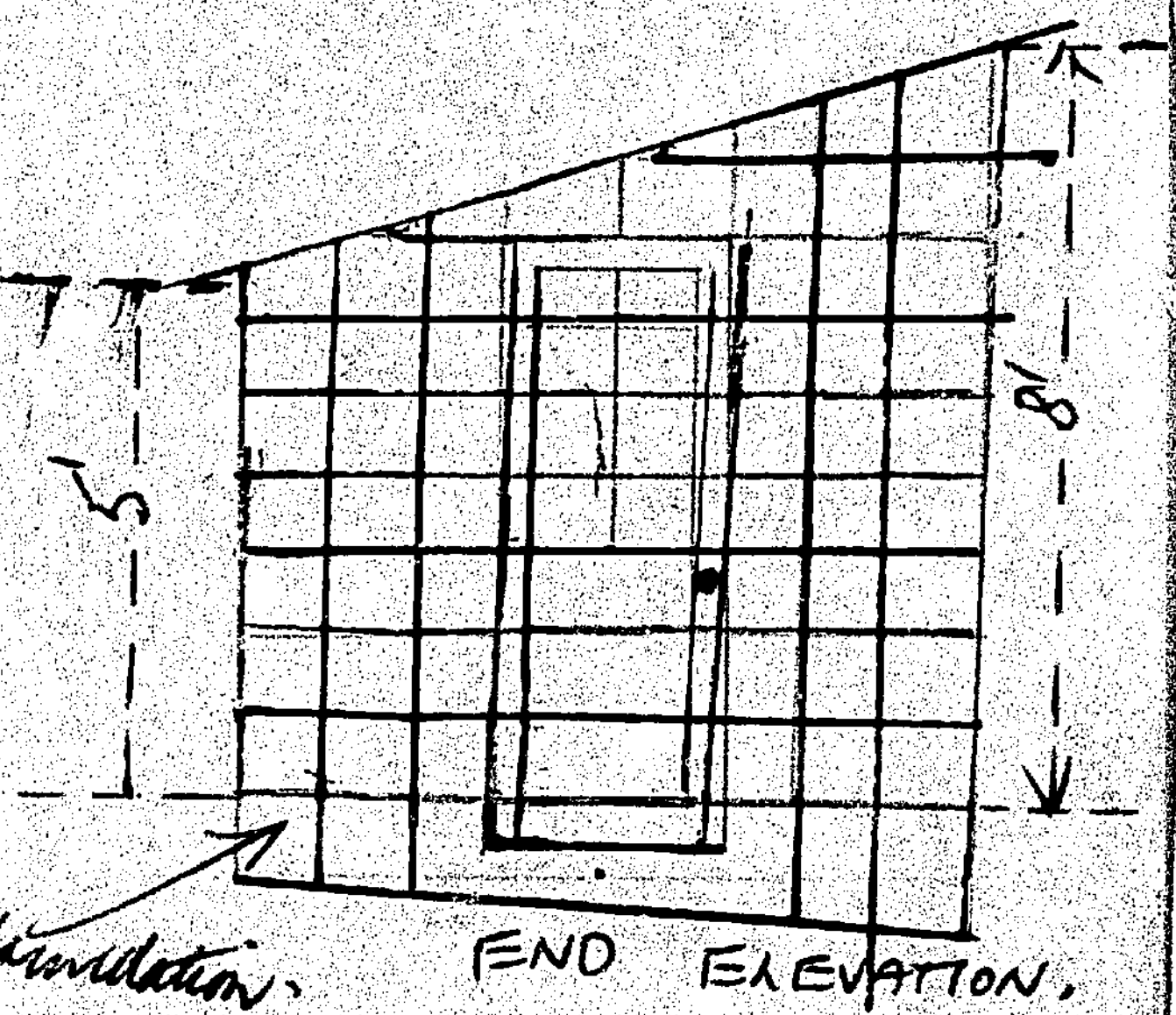
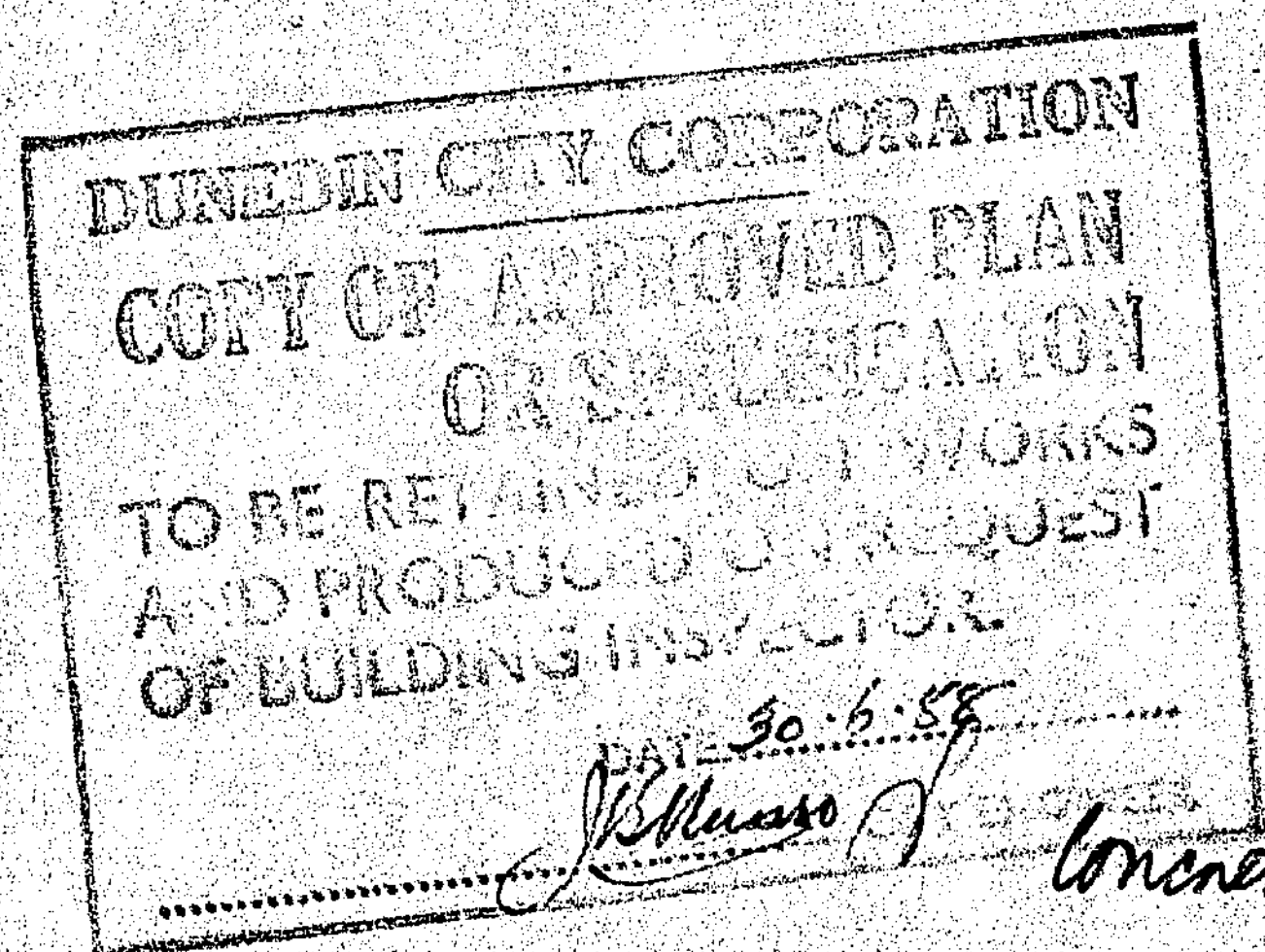
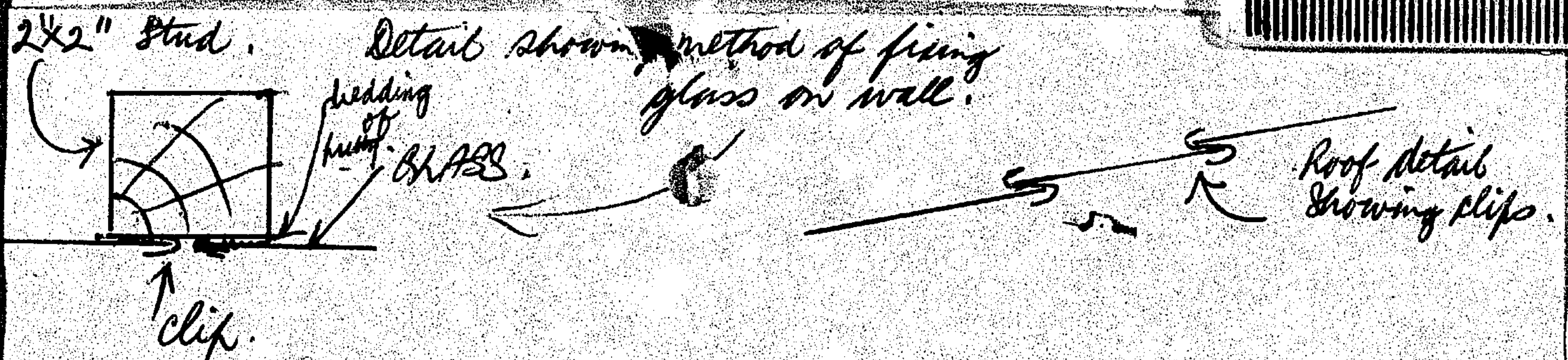
Standard King estate.

for City Engineer Date 22/12/52

22/12/52

Application to the Drainage Board for a permit for
drainage and/or drainage work is required. Such work to be
carried out by a Regd. Plumber or Licensed Drainer, respectively.
Stormwater to be discharged to Street channel.
Proposed garage is to be kept clear of
four sewer & SW culvert in section.

13859



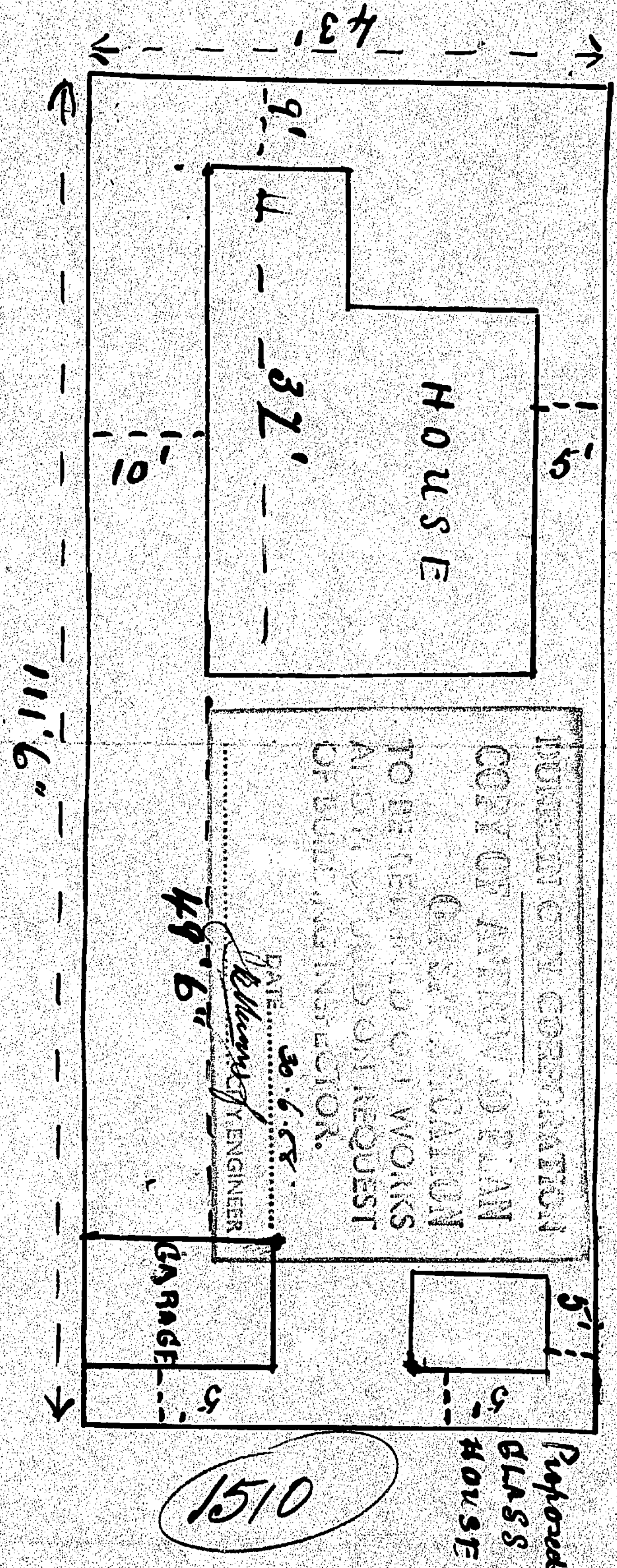
b. Prinziple
Bücher!

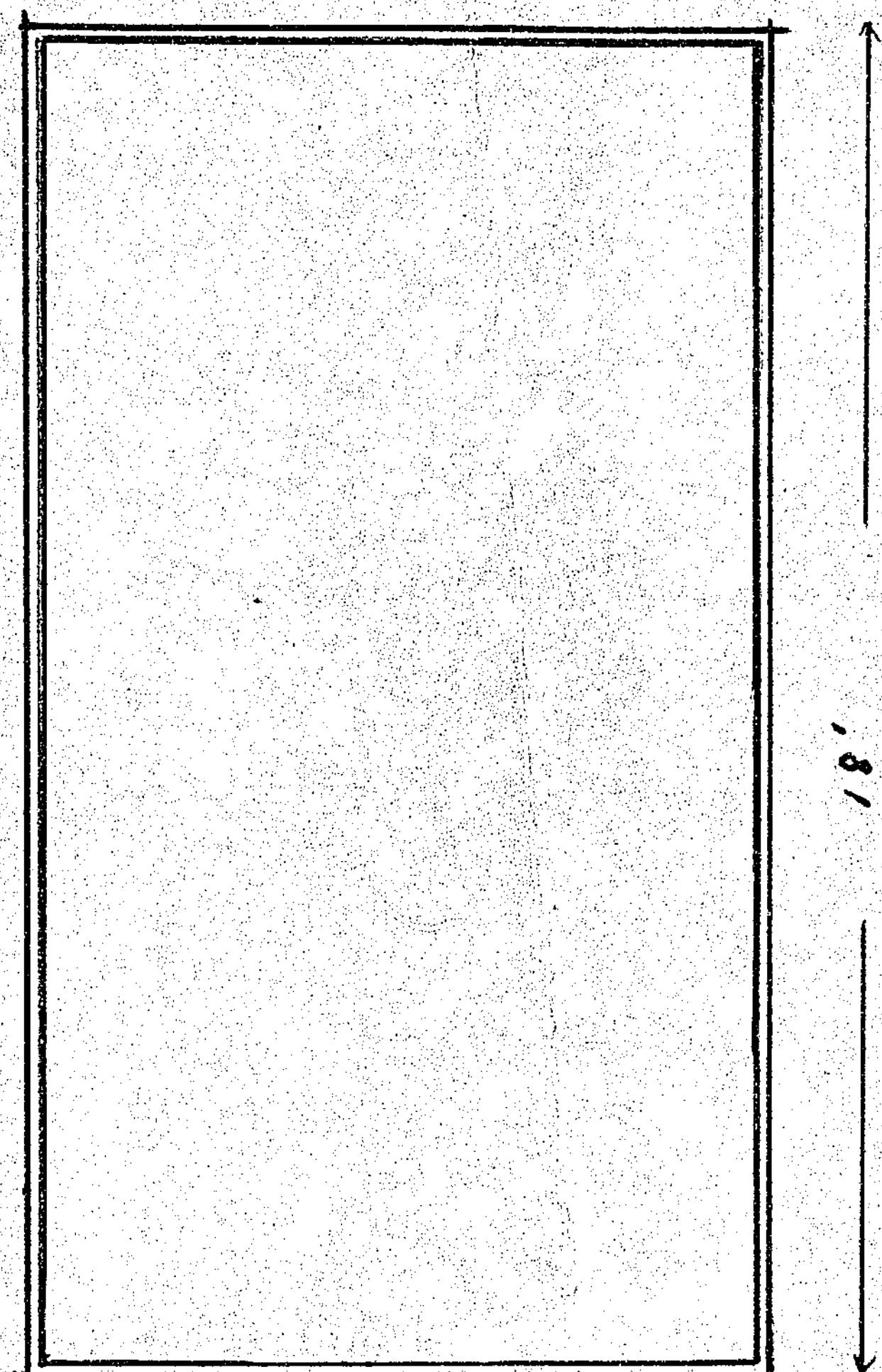
A separate application to the Drainage Board for a permit for plumbing and/or drainage work is required. Such work to be executed by a Regd. Plumber or Licensed Drainer, respectively.

Stormwater to be discharged to natural water course

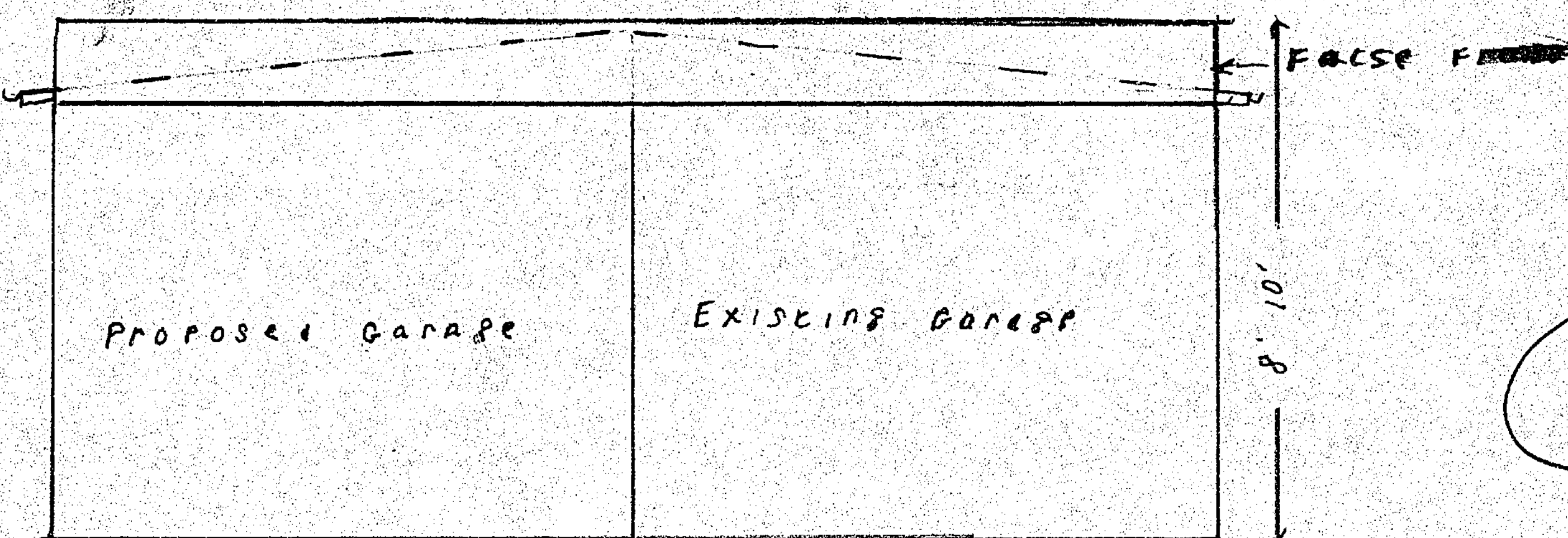
as follows

Foul sewage to be discharged to _____

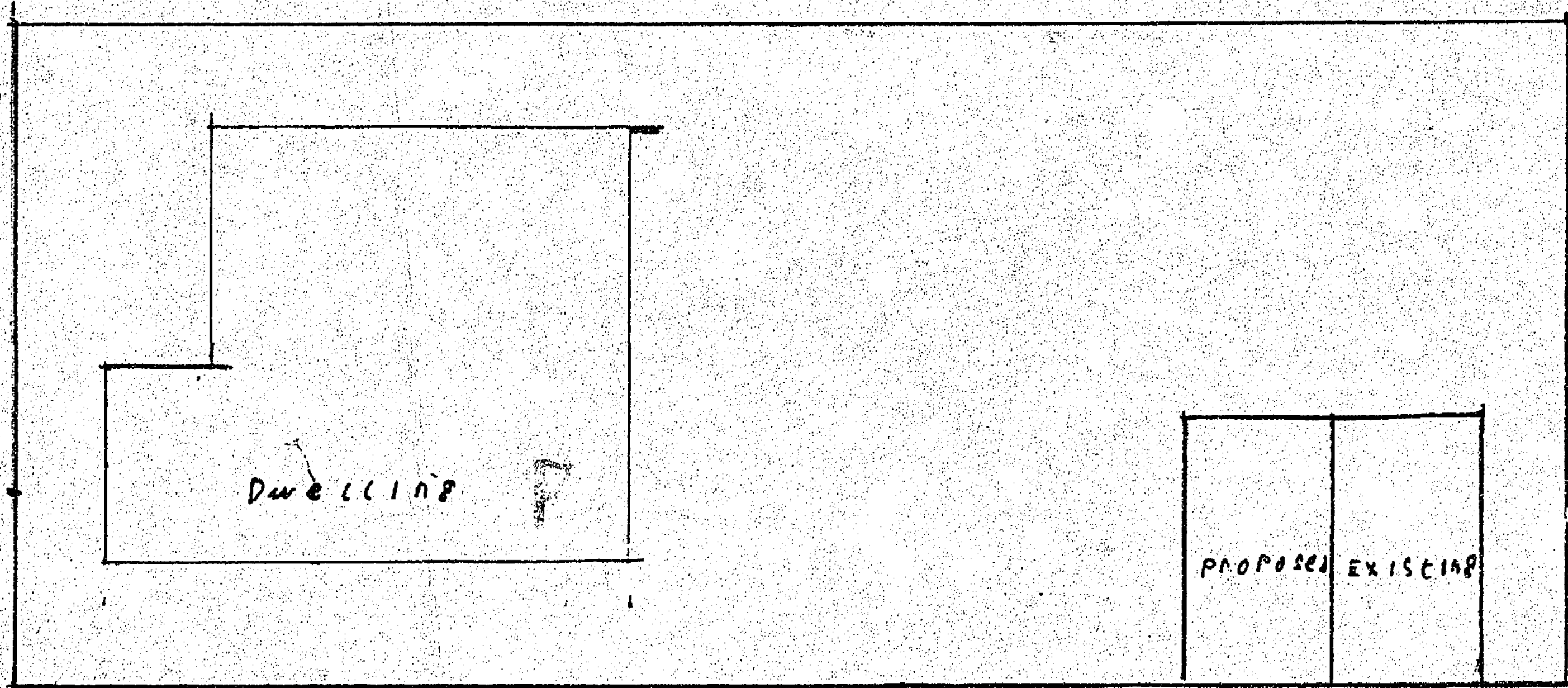




PLAN



FRONT ELEVATION



SITE PLAN $\frac{1}{16}'' = 1 \text{ FT.}$

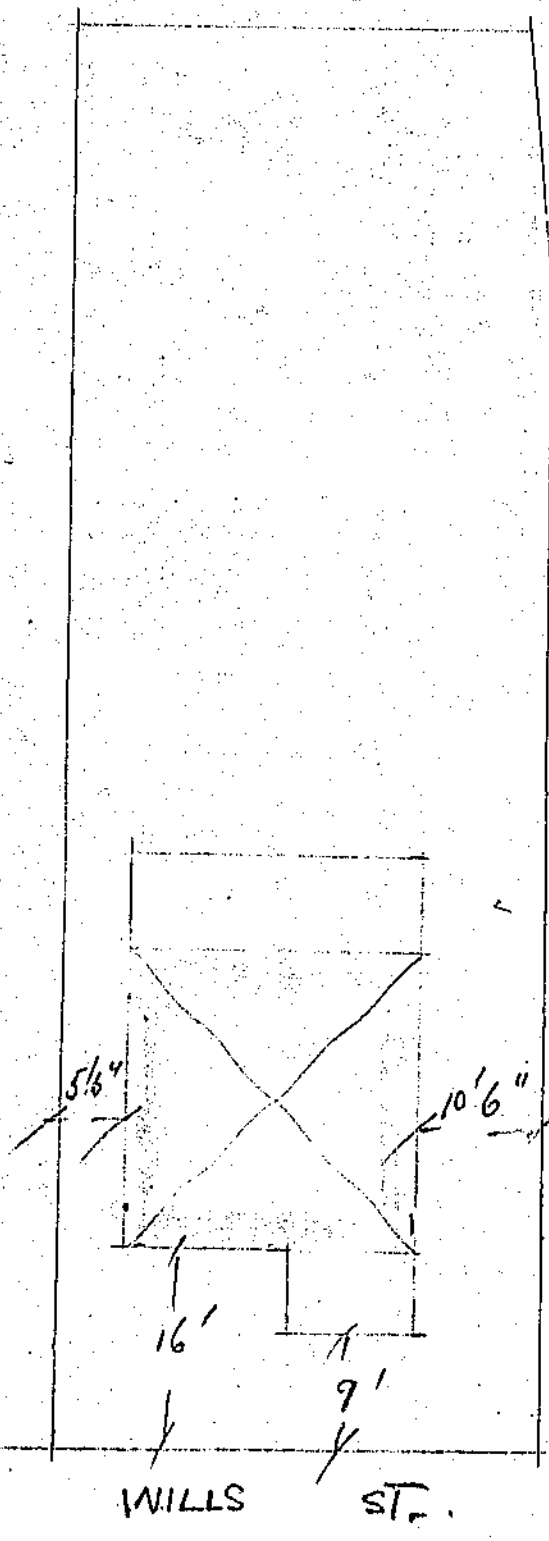
9477

DUNEDIN CITY CORPORATION
CITY ENGINEER'S OFFICE

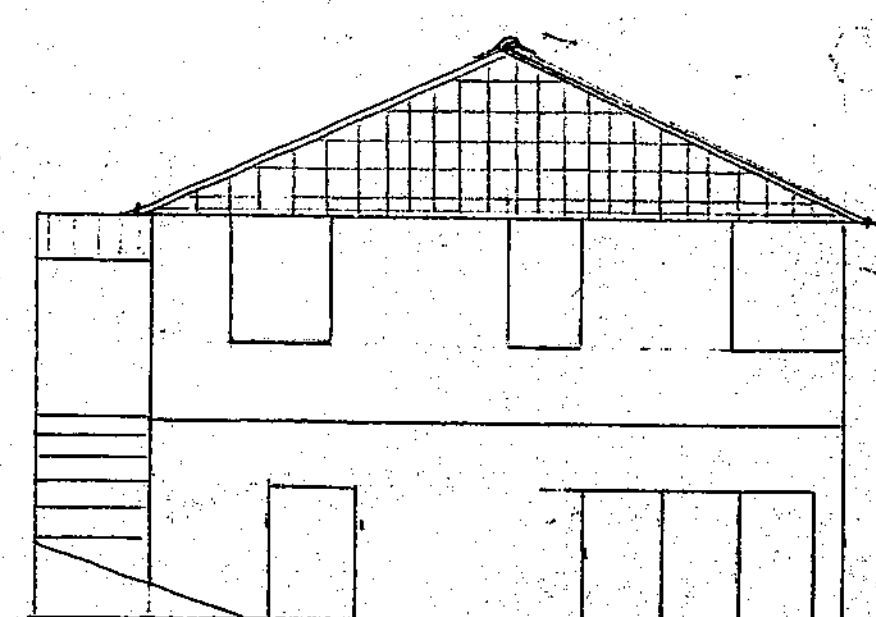
At the Street boundary the approved level with respect to street for —

Pedestrian Entrance	Vehicle Entrance	Garage
Wall	Fence	Is there a back of park

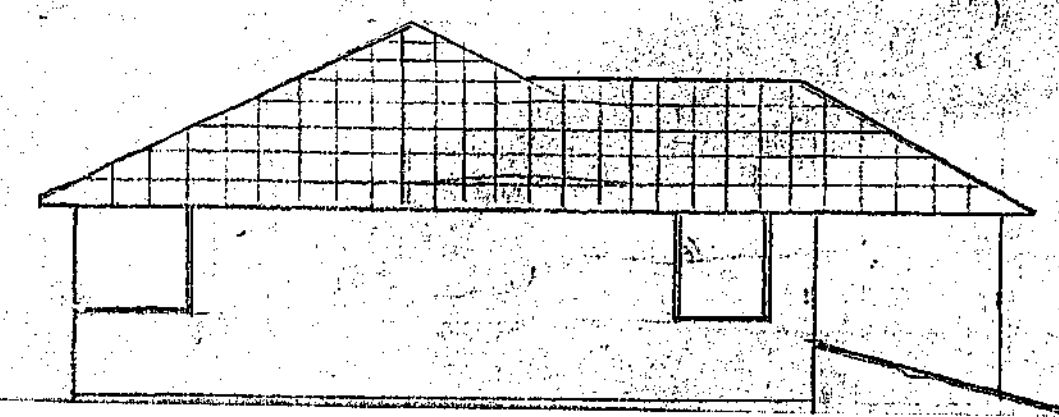
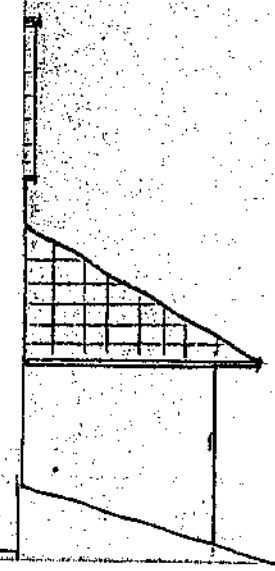
Arrangements made for Crossing are 9-10-0-1-2-3-4-5-6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-1099-1100-1101-1102-1103-1104-1105-1106-1107-1108-1109-1110-1111-1112-1113-1114-1115-1116-1117-1118-1119-1120-1121-1122-1123-1124-1125-1126-1127-1128-1129-1130-1131-1132-1133-1134-1135-1136-1137-1138-1139-1140-1141-1142-1143-1144-1145-1146-1147-1148-1149-1150-1151-1152-1153-1154-1155-1156-1157-1158-1159-1160-1161-1162-1163-1164-1165-1166-1167-1168-1169-1170-1171-1172-1173-1174-1175-1176-1177-1178-1179-1180-1181-1182-1183-1184-1185-1186-1187-1188-1189-1190-1191-1192-1193-1194-1195-1196-1197-1198-1199-1200-1201-1202-1203-1204-1205-1206-1207-1208-1209-1210-1211-1212-1213-1214-1215-1216-1217-1218-1219-1220-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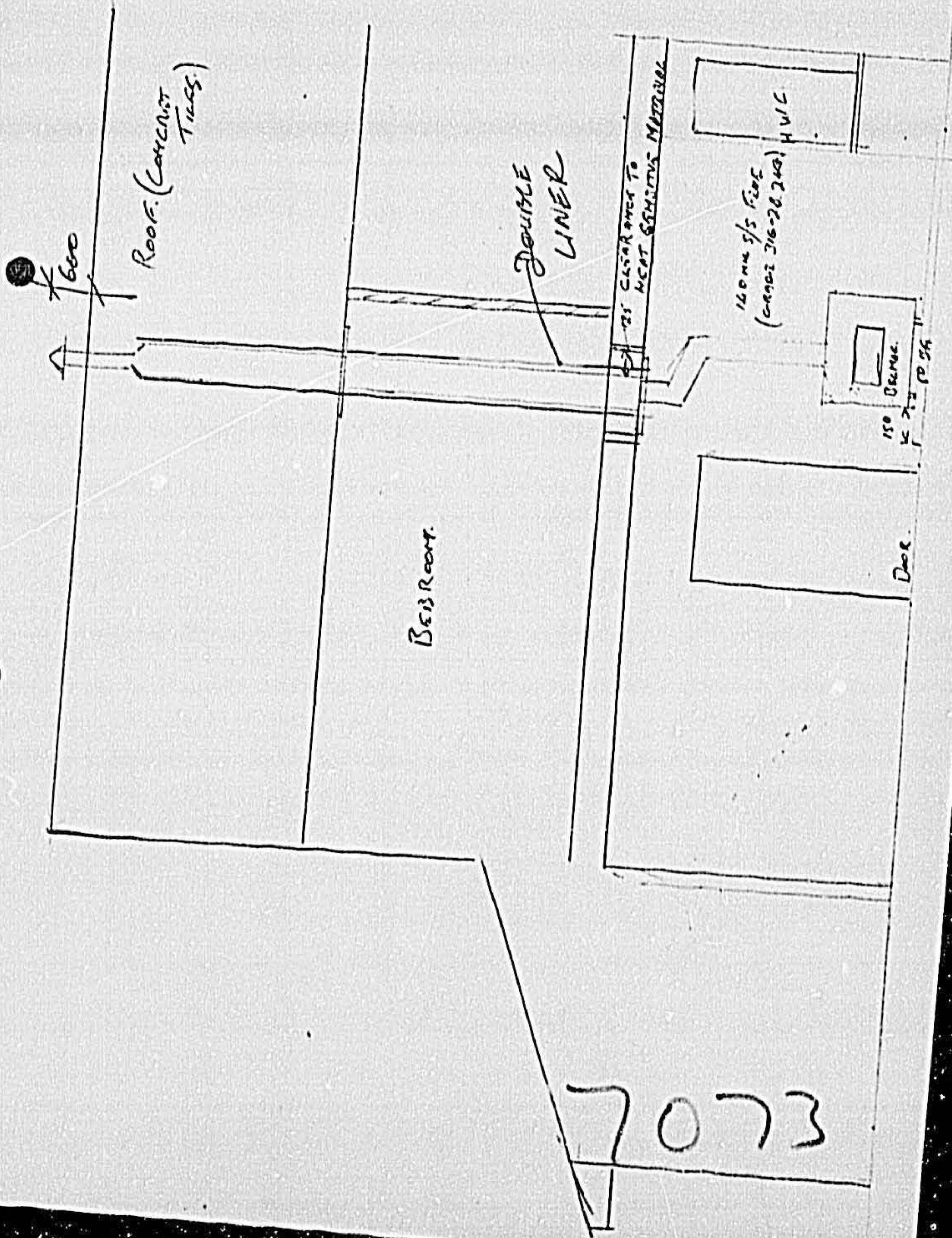
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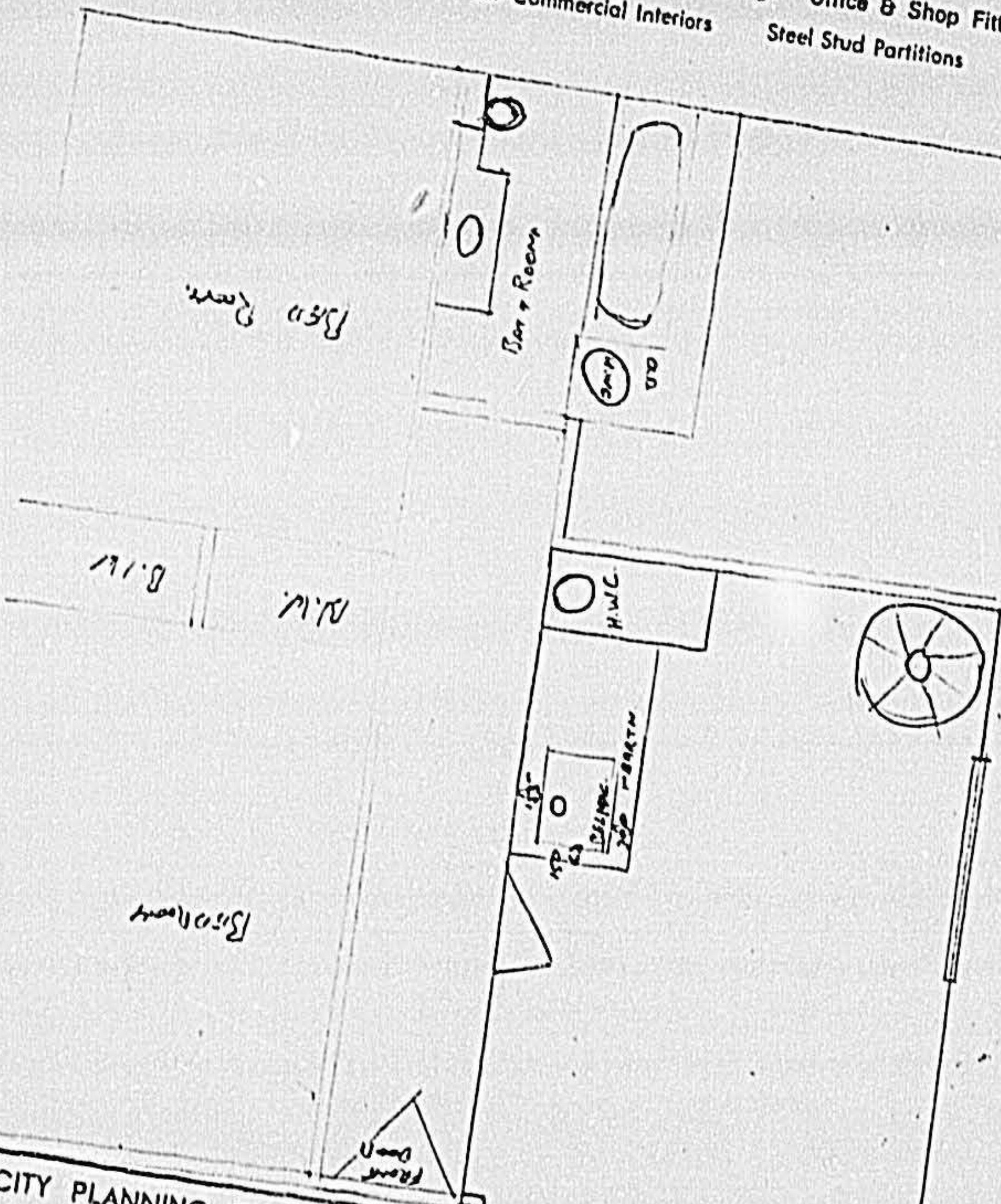
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CITY PLANNING DEPARTMENT
Pursuant to the provisions of the District Scheme, these plans and specifications are approved, provided that no change shall be made to the details shown hereon, and contained in the specification attached hereto, and subject to

R1- Re. A

Signed *[Signature]*
for City Planning Officer

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

DATE 12.6.84
[Signature] CITY ENGINEER

MACKAY BELMAC CONSOLE HEATER

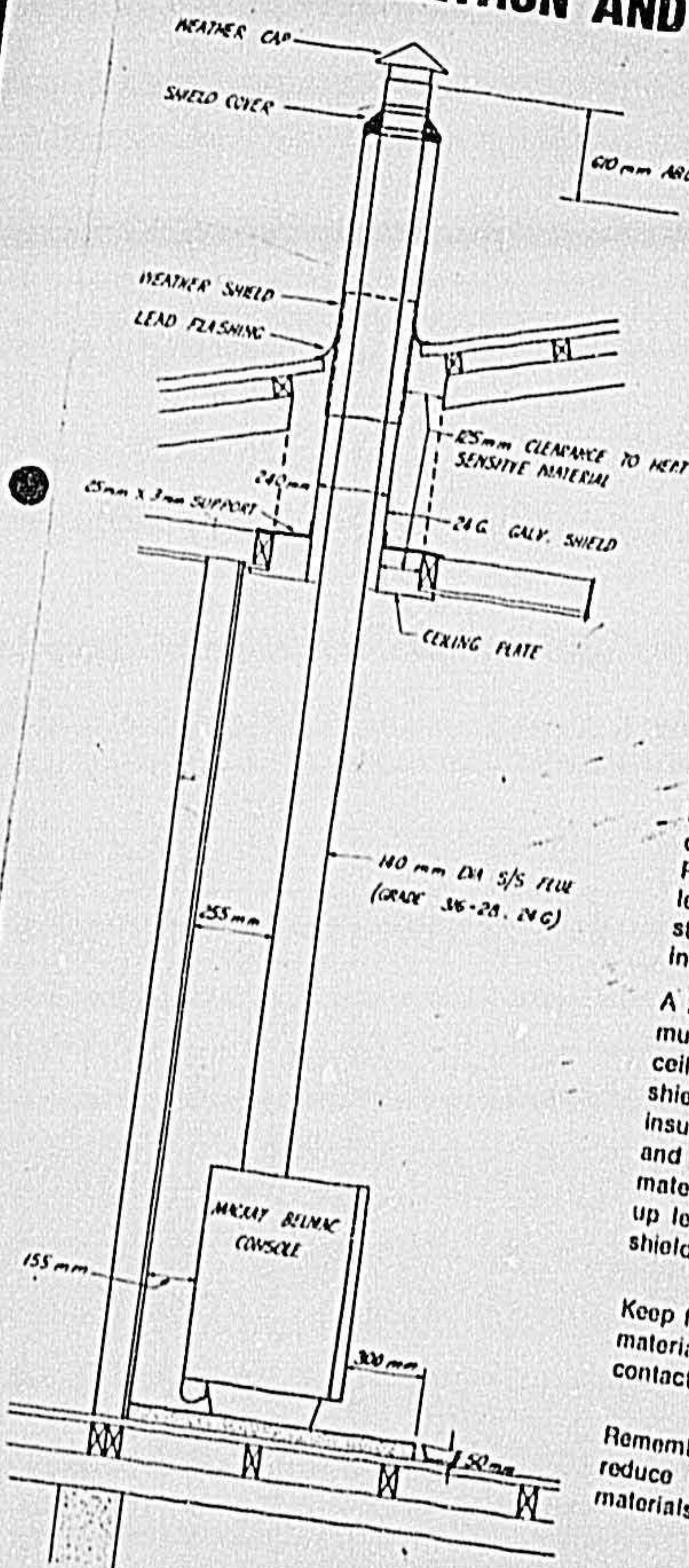
INSTALLATION AND OPERATING INSTRUCTIONS

\$1068.00 W/B
50% \$534.00
10% \$106.80

The BELMAC (by Mackay) space heater is the result of over 25 years' experience in this type of heating in New Zealand using our Indigenous fuels.

While the best available engineering and manufacturing skills have been combined to make this heater a superior product, correct installation and operation are essential to get the best results.

The BELMAC Console space heater can be installed in any normal home without a conventional chimney.



FLUEPIPES:

Grade 316 stainless steel, no less than 0.6mm (24g) thickness, diameter 140 mm (5 1/2"), at least 3.65 m (12') long and finished above the roof ridge. Erect as per diagram, each flue section to overlap 50 mm (2") and P.K. screw or pop rivet together. Make sure each flue length fits inside the one below. Fit ceiling plate. Pack stainless steel flue well with asbestos rope where it fits into spigot of heater.

A 240 mm (9 1/2") diameter 24g galvanized flue shield must enclose the stainless steel flue through the ceiling space and above roof level. Centre the flue shield and support with brackets. It is preferable to insulate the 50 mm (2") annular space between flue and shield with vermiculite or similar approved material to prevent it from becoming too cool. Make up lead flashing, fit at roof level and solder to flue shield. Solder shield cover to stainless steel flue.

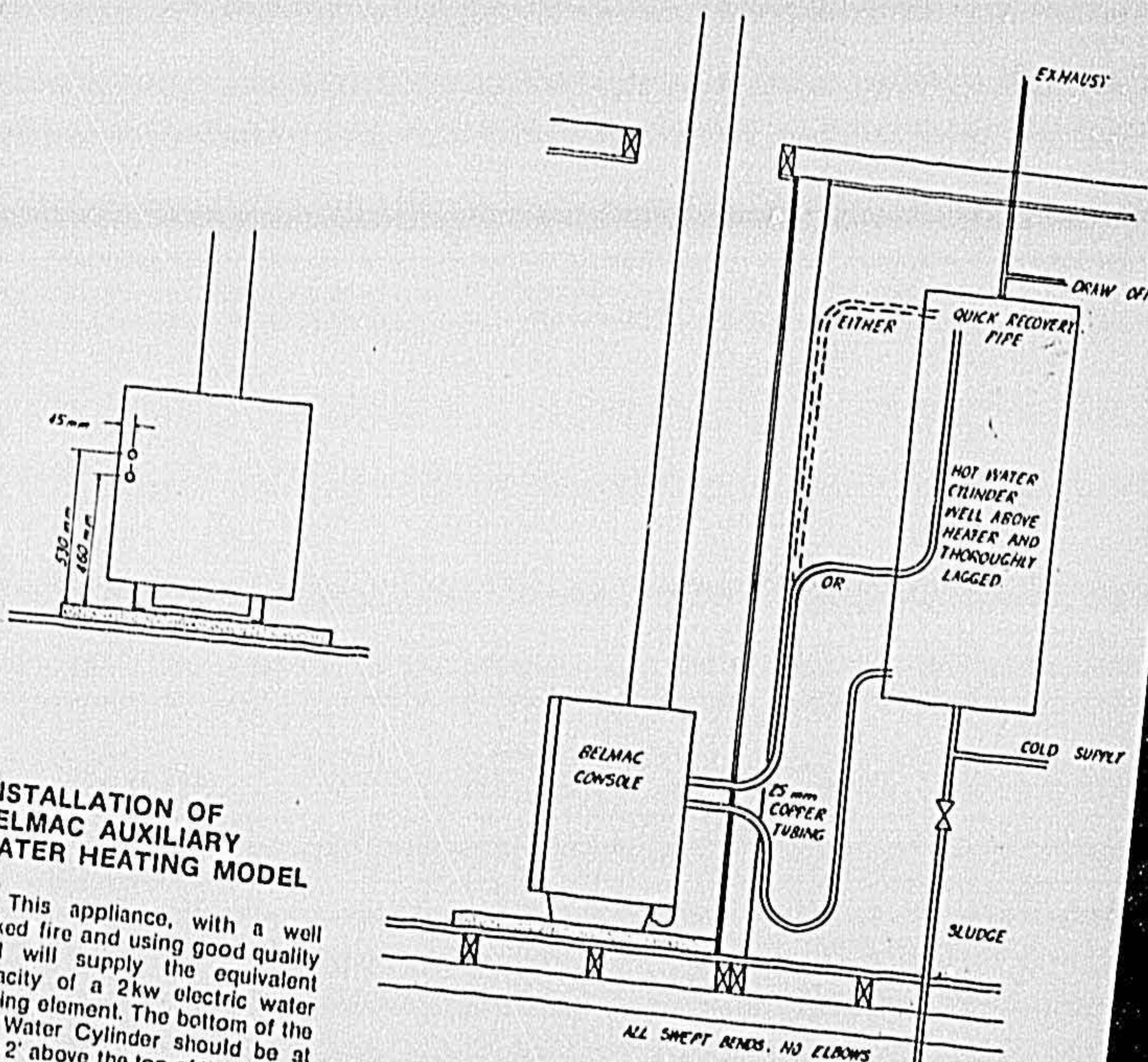
Keep flues the regulation distances from combustible materials, and do not allow any timber to come in contact with any part of the installation.

Remember, it is permissible to screen or shield to reduce the required distances from combustible materials.

Y.unea \$1109.50 W/B

N.B. — Before carrying out an installation in an existing house a permit should be obtained from your local authority.
The installation should comply with NZS 7421 1972 for solid fuel heaters. Notify your Insurance Company that a Space Heater has been installed.

WATER HEATING MODEL AND LOCATION OF FITTINGS



INSTALLATION OF BELMAC AUXILIARY WATER HEATING MODEL

This appliance, with a well stoked fire and using good quality coal will supply the equivalent capacity of a 2kw electric water heating element. The bottom of the Hot Water Cylinder should be at least 2' above the top of the hearth.

THE GREATER THE HEIGHT OF THE HOT WATER CYLINDER THE MORE EFFICIENT WILL BE THE HEATING OF THE WATER.

1" circulating pipes must be used. The hot water circulating pipes from the heater should be given a rise upwards as close to the heater as possible. No elbows should be used and all bends should be swept. The cold water circulating pipe from the hot water cylinder to the heater should be brought to floor level with as close a bend as possible at the heater.

Make sure there are no humps left in these pipes as an air lock will often cause noise and will usually prevent the water from circulating.

Check the level of the coil in the firebox to ensure it has not been altered through putting too much strain on the connections.

All piping and the hot water cylinder should be thoroughly lagged with a good quality insulation material.

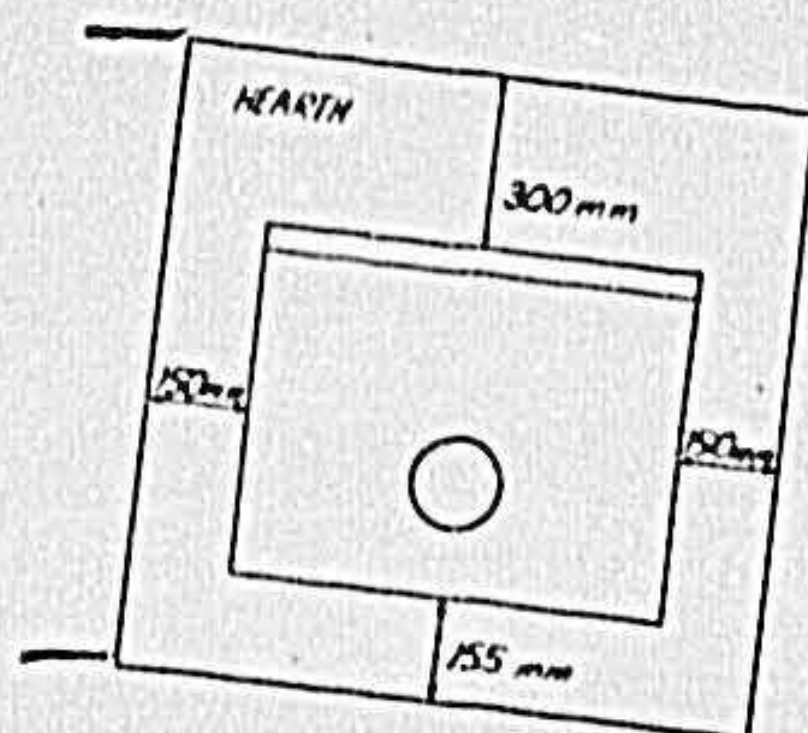
HEARTHS:

The heater must be supported on a reinforced poured concrete hearth, not less than 50 mm (2") thick, and must extend 155 mm (6 1/4") from the back of the heater to the wall, 300 mm (12") at the front, and 150 mm (6") each side. Check the floor for support underneath.

Overall measurements of hearth, 960 mm (37 3/4") wide, 970 mm (38") deep.

The hearth may also be constructed of materials deemed satisfactory by the approving authority.

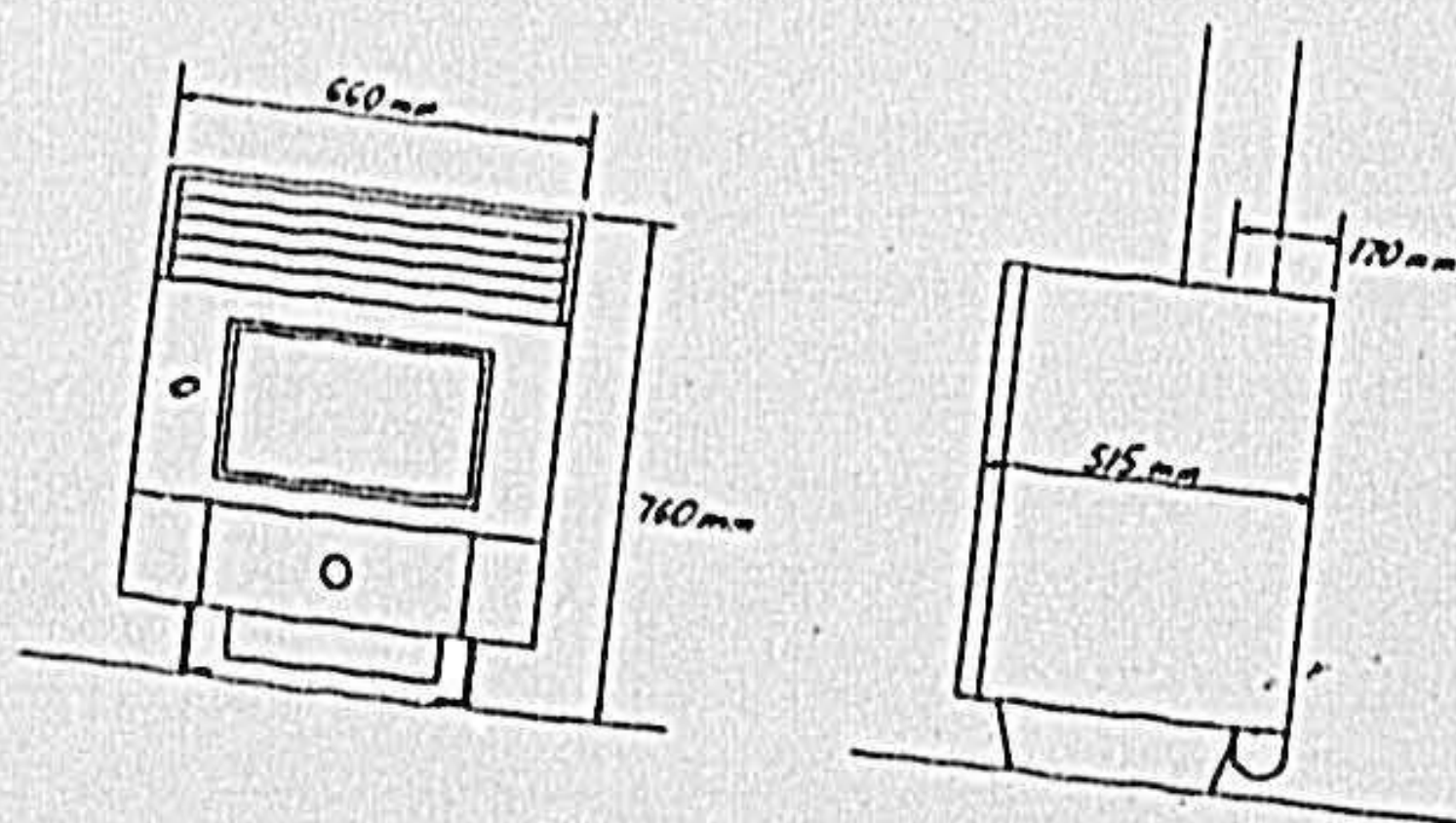
Maintain a clearance of 155 mm (6 1/4") from the insulated outer case of the heater at the rear, to the wall, in all cases, to allow access to the crossflow fan which should be serviced annually.



PLAN VIEW.

POURED CONCRETE HEARTH
MINIMUM 50 mm (2") THICK.
HEARTH TO EXTEND A MINIMUM
OF 300 mm (12") IN FRONT AND
150 mm (6") EACH SIDE.
CLEARANCE BETWEEN BACK AND
WALL TO BE 155 mm.

QAB
151
100
115



DIMENSIONS OF HEATER.

CROSSFLOW FAN ASSEMBLY:

The Belmac Console is equipped with a crossflow fan which should be switched on once the Heater has become warm.

The fan has been wired and tested by an electrician before delivery. If, for any reason the cable needs to be longer, consult an electrician.

Each year the fan should be removed and carefully cleaned with a soft brush. To remove, unscrew panel at rear of Console and lift fan unit upwards.

The MacKay Belmac Console has been tested and conforms to NZS 7421 1972 when installed to these instructions.

CODE COMPLIANCE CERTIFICATE

Section 43(3), Building Act 1991

ISSUED BY:



DUNEDIN CITY COUNCIL

Telephone No:	477-4000	CCC No:	ABA 955017	Reference No:	5034806
---------------	----------	---------	------------	---------------	---------

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

PROJECT LOCATION	PROJECT
Name and Mailing Address: YATES, ALAN 207 ELGIN ROAD DUNEDIN 9001	All ☒ Stage No of an intended stages New Building ☐ Alteration ☒ Intended Use(s) in detail: ALTER DWG (STAIRCASE) Intended Life: Indefinite, not less than 50 years ☒ Specified as years Demolition ☐
LEGAL DESCRIPTION	
Property Number: 5034806 Valuation Roll No: 27350 07000 Street Address: 207 ELGIN ROAD, DUNEDIN 9001 Legal Description: LOT 55 DP 46	

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:

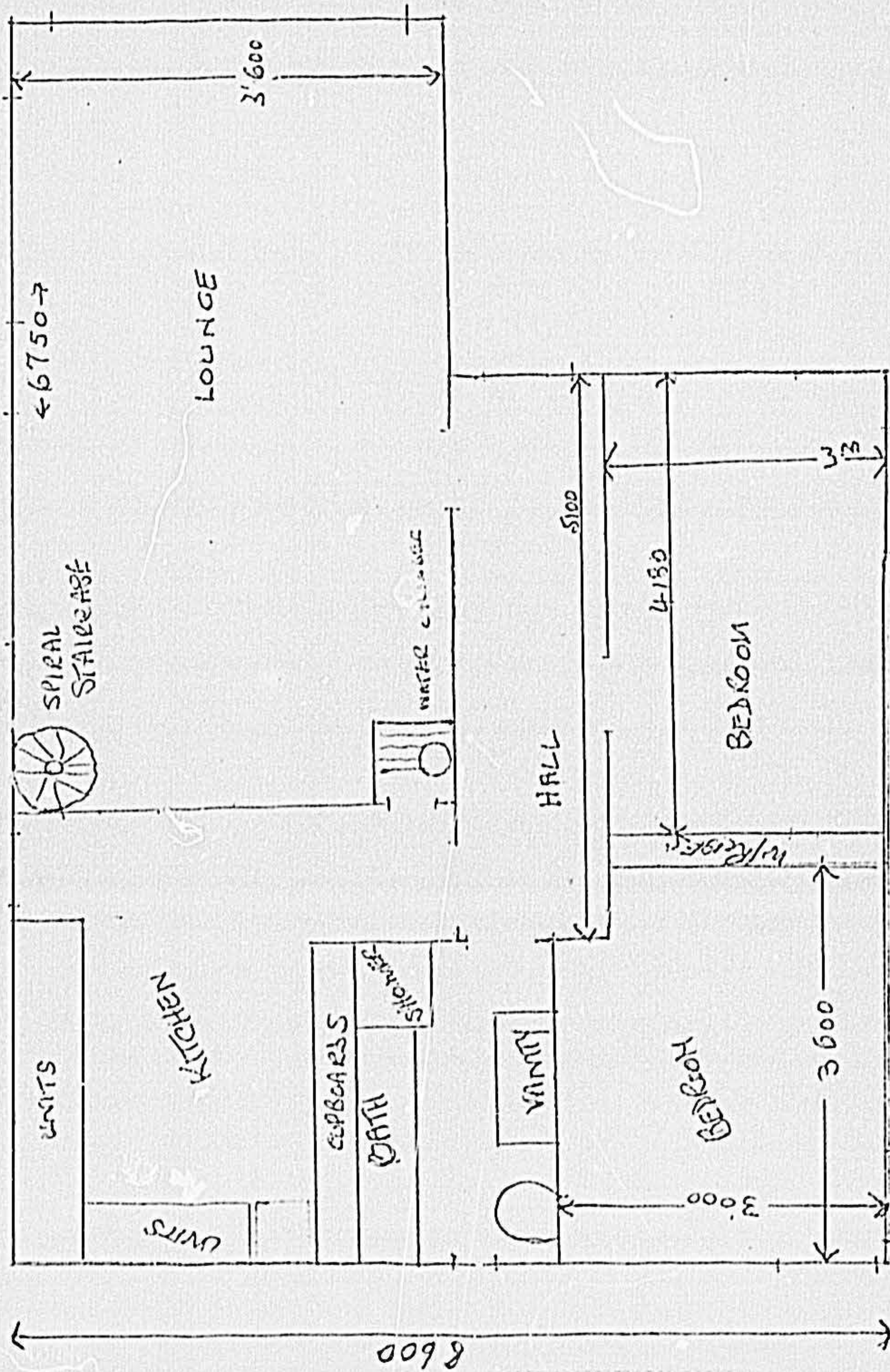
Name:

Position: AUTHORISED OFFICER

Date: 09/10/2003

SCANNED

FLOOR PLAN WITH NEW STAIRCASE 1m to 2cm



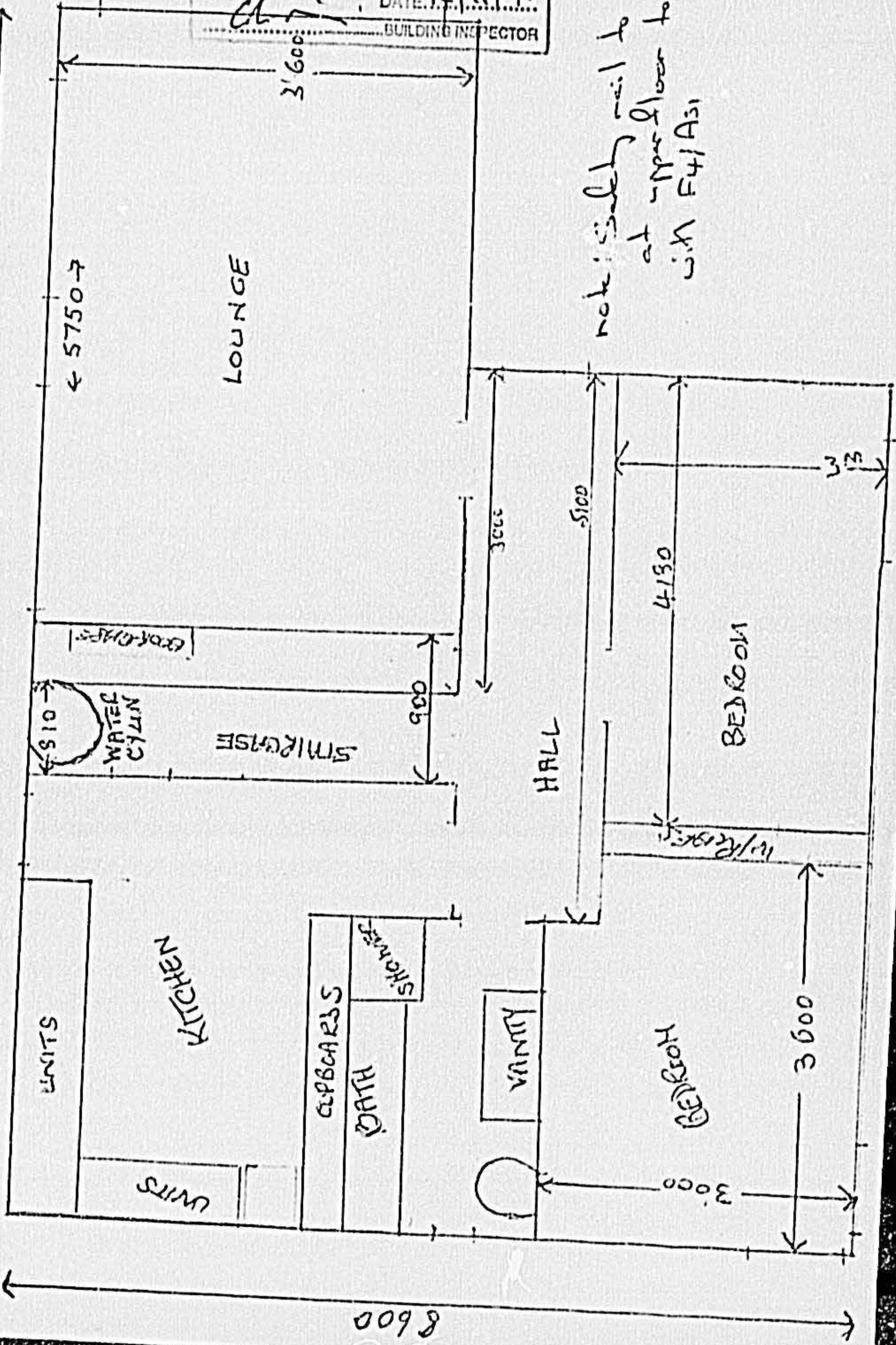
FLOOR PLAN WITH STAIRS

1m to 2cm

Floor Plan with Stairs

1m to 2cm

11180



DUNEDIN CITY COUNCIL
 Copy of Approved Plan
 and/or Specification
 TO BE RETAINED ON WORKS
 AND PRODUCED ON REQUEST
 OF BUILDING INSPECTOR
 DATE 14/11/95
 BUILDING INSPECTOR

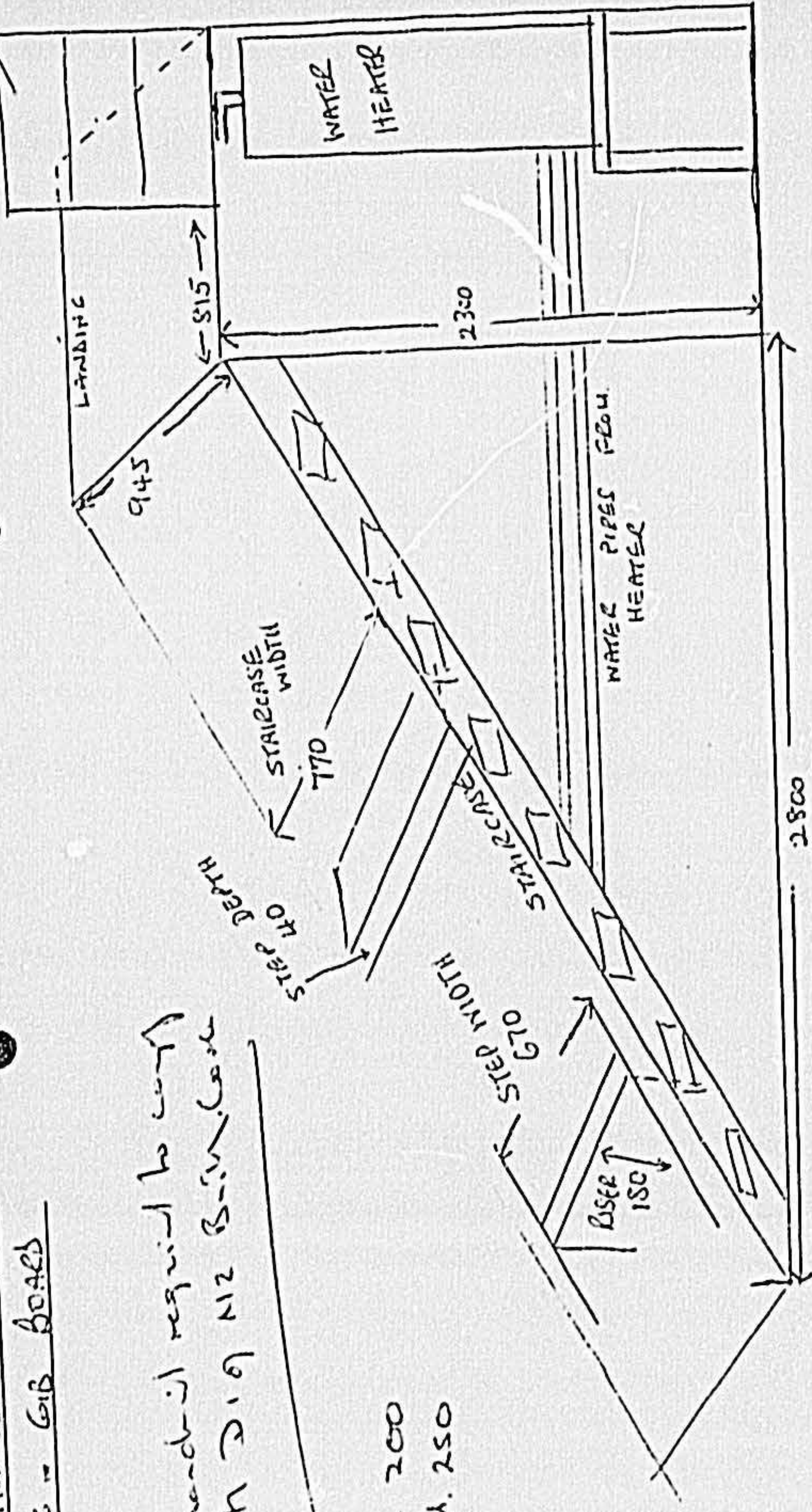
Note: Slightly rail to land
 at upper floor to comply
 with F4/A51

INSULATION - FIBREGLASS SATS
WALL LINING - GIB BOARDS

handrail required to comply
with D19 N12 B-B-1-1-1

max riser 200
min tread 250

3 STAIRS



VIEW FROM LANDING

12 STOPS 12 RISES
3 STOPS 3 RISES

3 STAIRS

[illegible]

has-dail required to carry
with DI of NR Billions. Codes

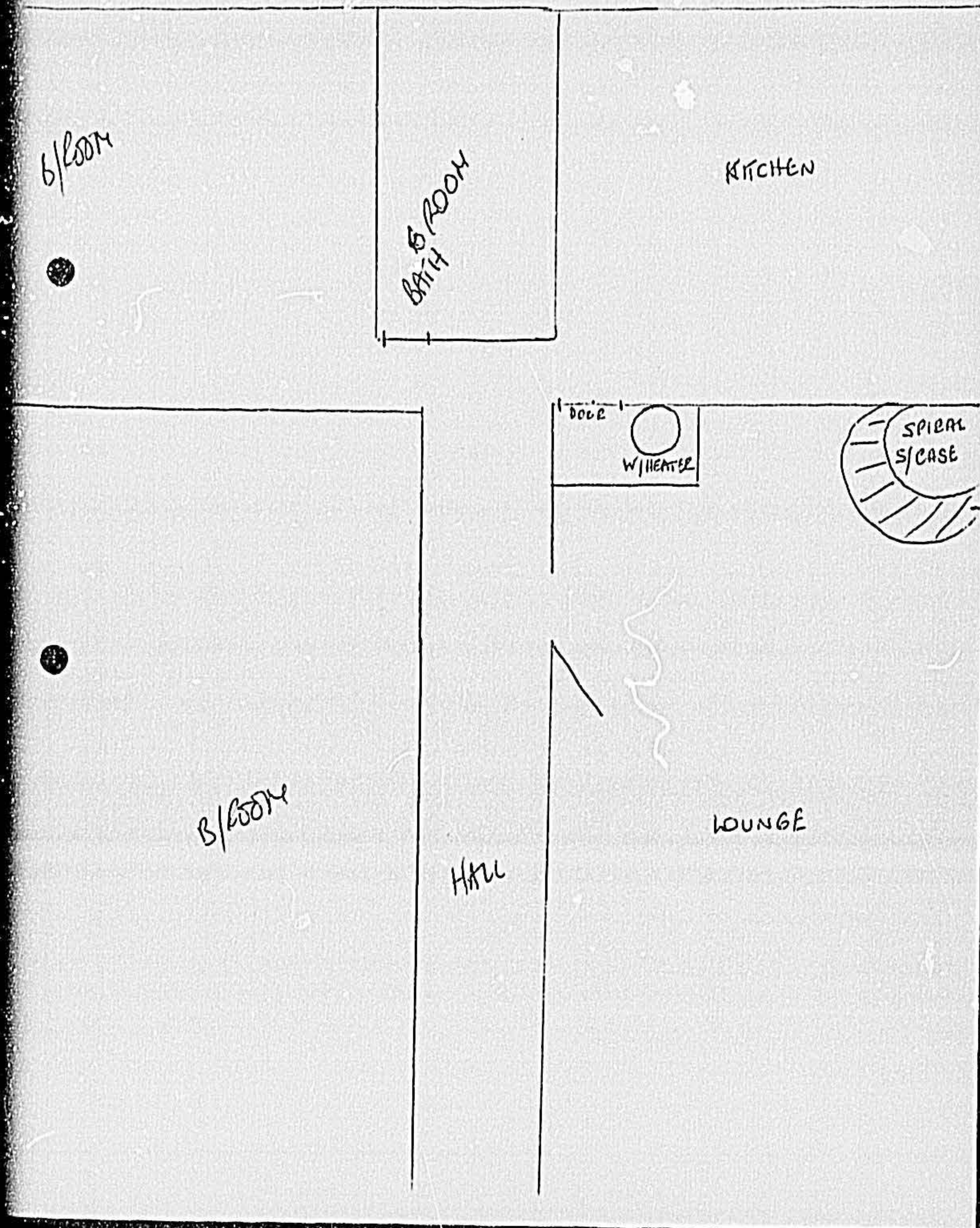
net riv 200
riv 250.

VIEW FROM LOUNGE

12 Steps 12 Buses

3 Steps 3 Pises

ORIGINAL PLAN.
VIEW BEFORE STAIRCASE INSTALLED



VIEW WITH
STAIRCASE INSTALLED

BEDROOM

BATHROOM

KITCHEN

DOOR TO
HALLING
CUPBOARD

STAIRCASE

WITH
HEATER

SPACE
HEATER

LOUNGE WALL

BEDROOM

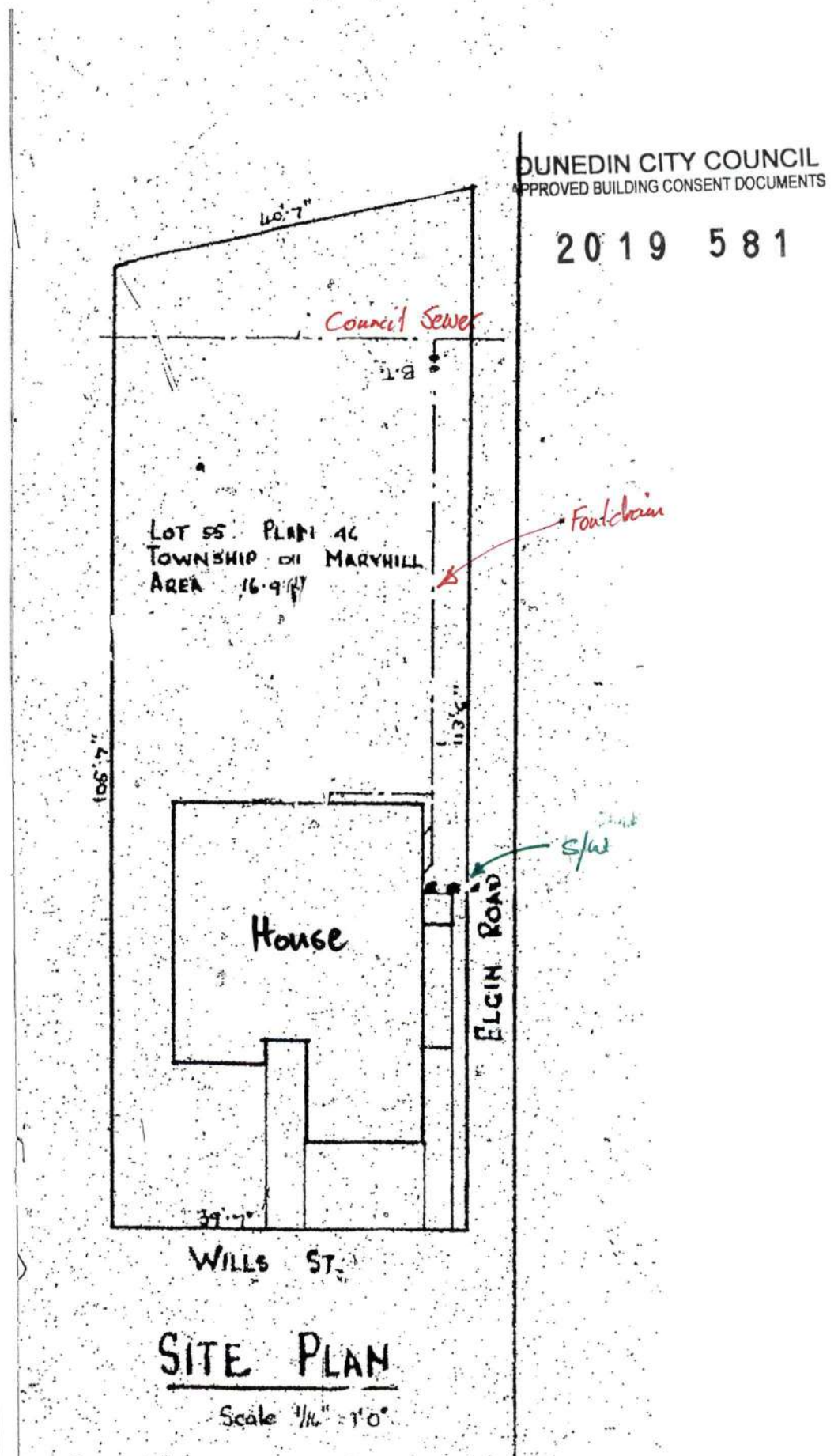
HALLWAY

LOUNGE

Cop of existing property drainage plan. DCC COPY

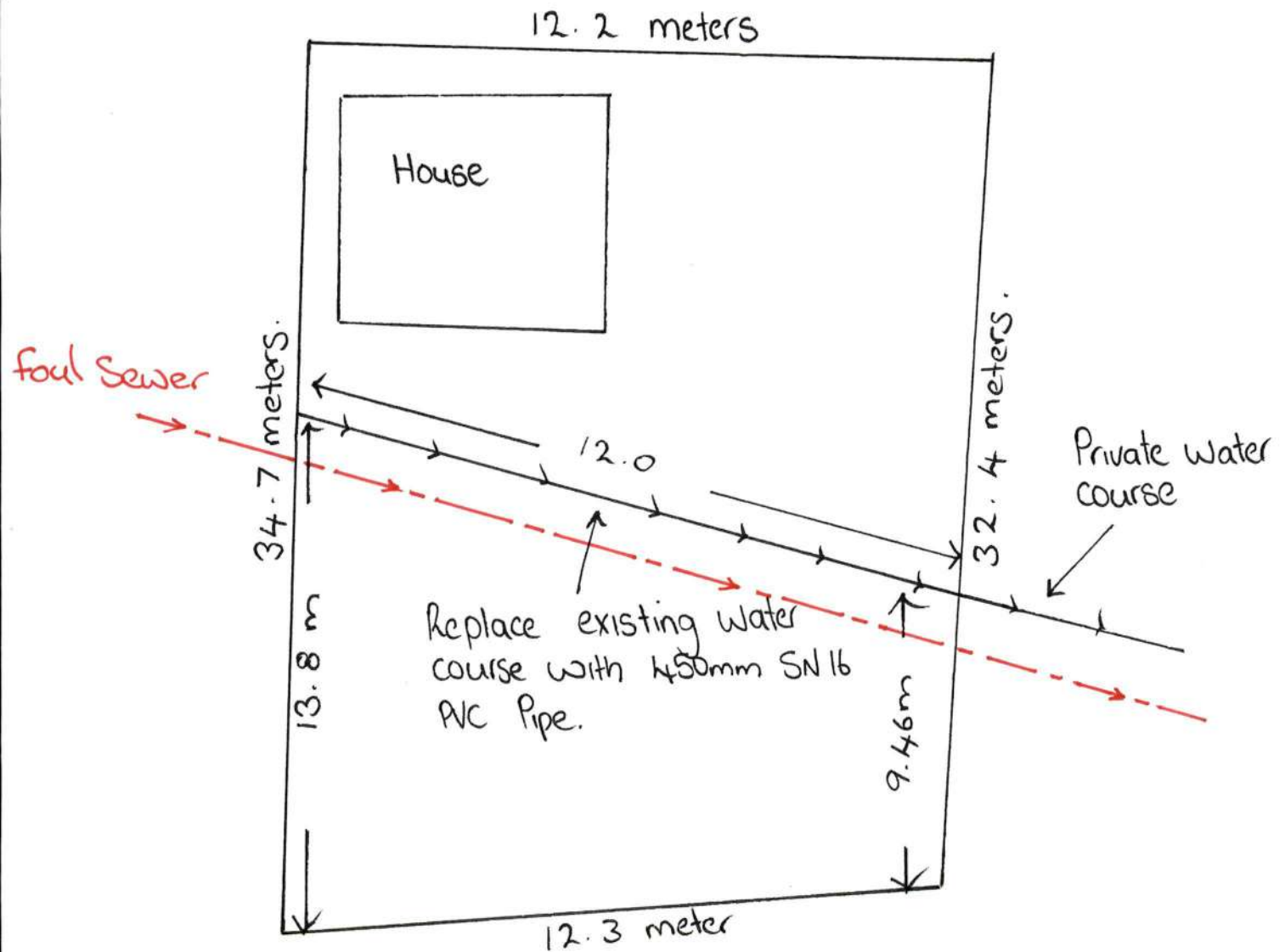
Drainage Information - 207 Elgin Road.txt

207 ELGIN ROAD, LOT 55 DP 46, FD TO FS IN PPTY, SW TO ST CH, FS IN PPTY, PIPED W/C IN PPTY.



207 Elgin Road

N
W
DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENTS
S 2019 581



DUNEDIN CITY COUNCIL

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

Building
Plumbing *ewc*
Health

Date
Date 08-04-19
Date

NOTE

DCC COPY



DCC COPY

Water services map

COUNCIL Water Services Map

Layers

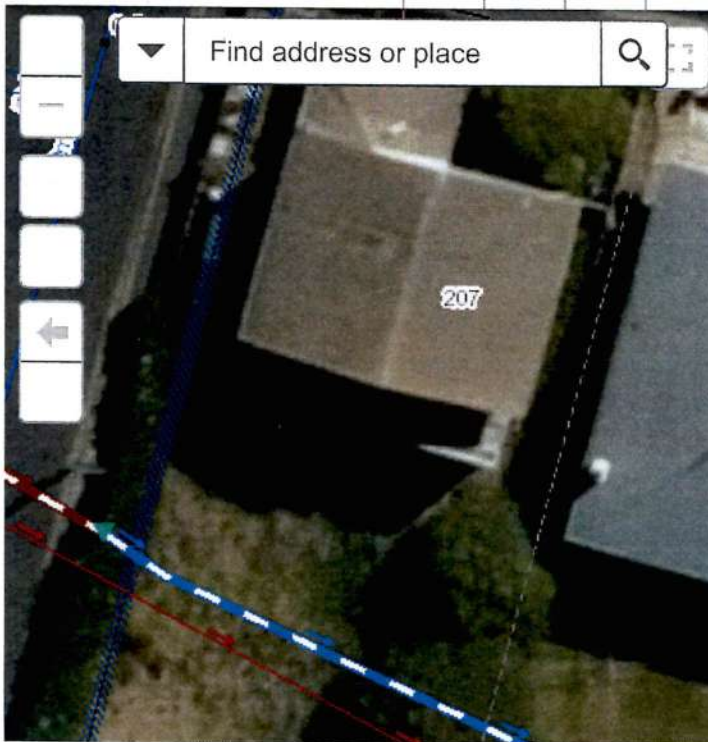
Foul

Foul Sewer Node Hansen ID

Foul Sewer Node Invert

Foul Sewer Node

-  Standard Manhole
-  Valve Chamber (pressurised)
-  Overflow Monitoring Site
-  Flushing Point



DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENTS

2019 581

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 Reticulation
	Non Return Valve		Rider
	Water Valve - Gate		Scour
	Water Valve - Sluice		Water Service Lateral
	Water Hydrant		Water Fire Service Lateral
	Water Backflow Preventor - RPZ		Water Critical Service Lateral
			Water Zone Boundary
			Water Reservoir
			Redundant Water Main

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

Foul Sewerage

	Standard Manhole		Pump Station
	Valve Chamber (pressurised)		Treatment Plant
	Boundary Kit		Vent
	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
	Railway Centreline		Hydro
			Motorway Parcels
			Strata
			Easment (where recorded)

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



Aerial photography DCC, Jan/Feb 2013, CC BY 3.0 NZ

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.

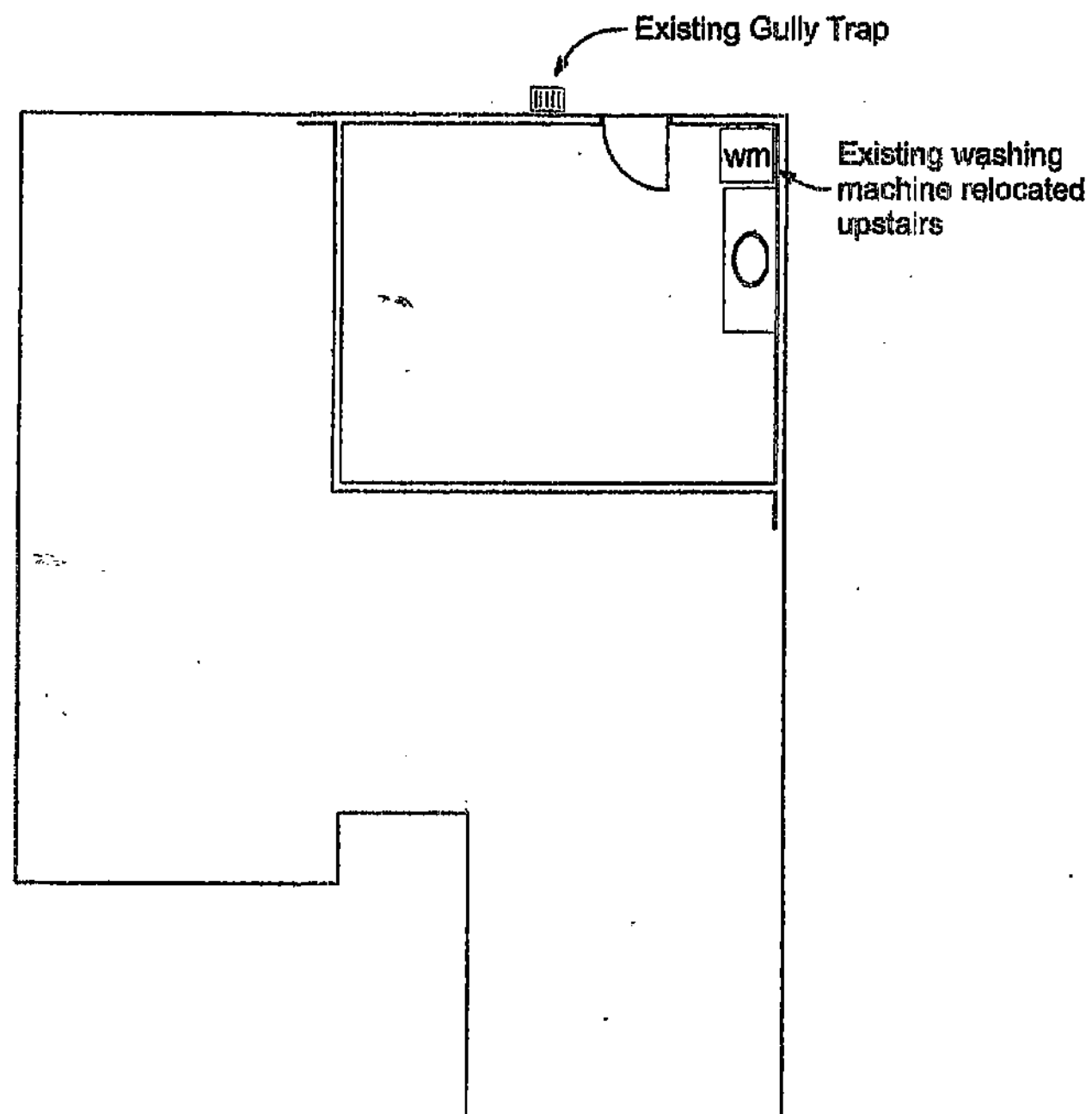
Scale at A3:
1:250

11/04/2019
10:11:14 AM

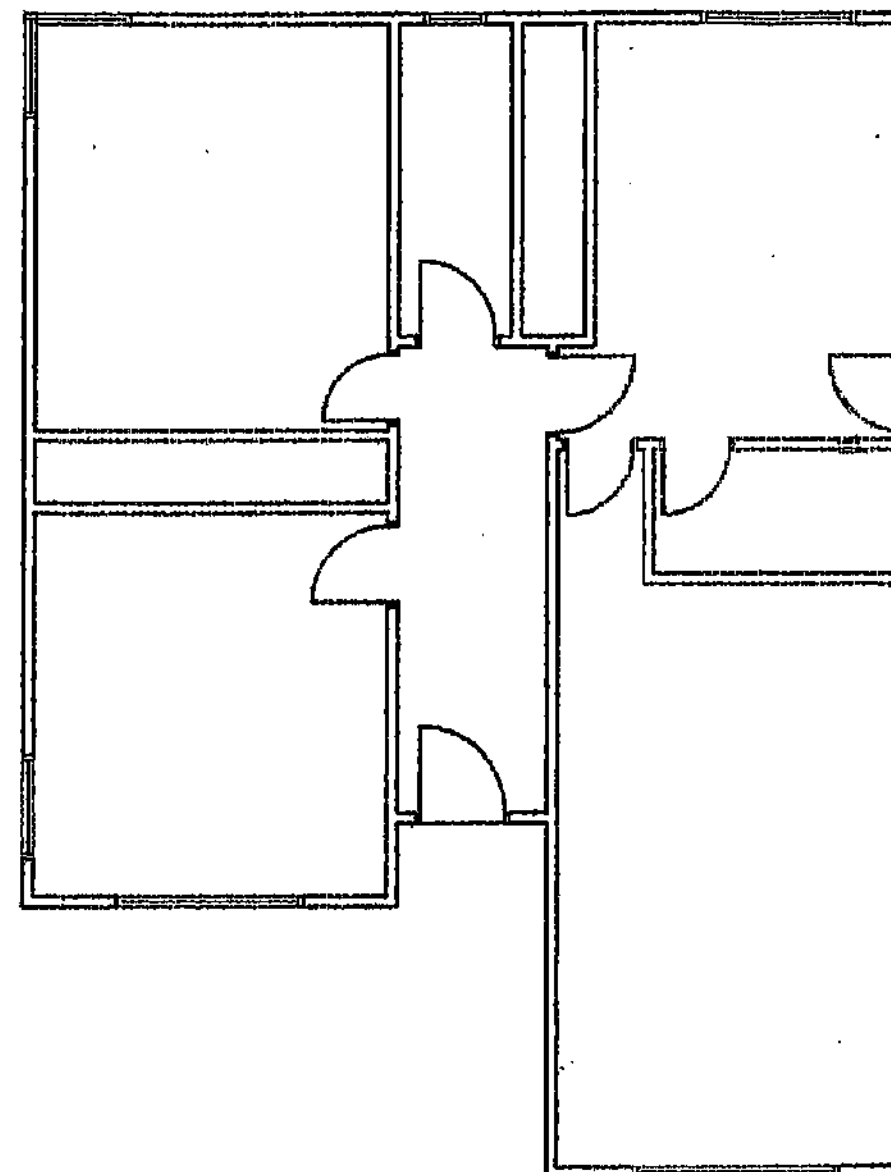


PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES. This map is for illustration purposes only and is not accurate to surveying, engineering or orthographic standards. Every effort has been made to ensure correctness and timeliness of the information presented.

2013 Urban and rural photography January / February 2013. Dunedin City Council CC BY 3.0 NZ.
2006/2007 Urban photography March 2007, copyright NZAM. Rural photography March 2006, copyright Terralink International Ltd.

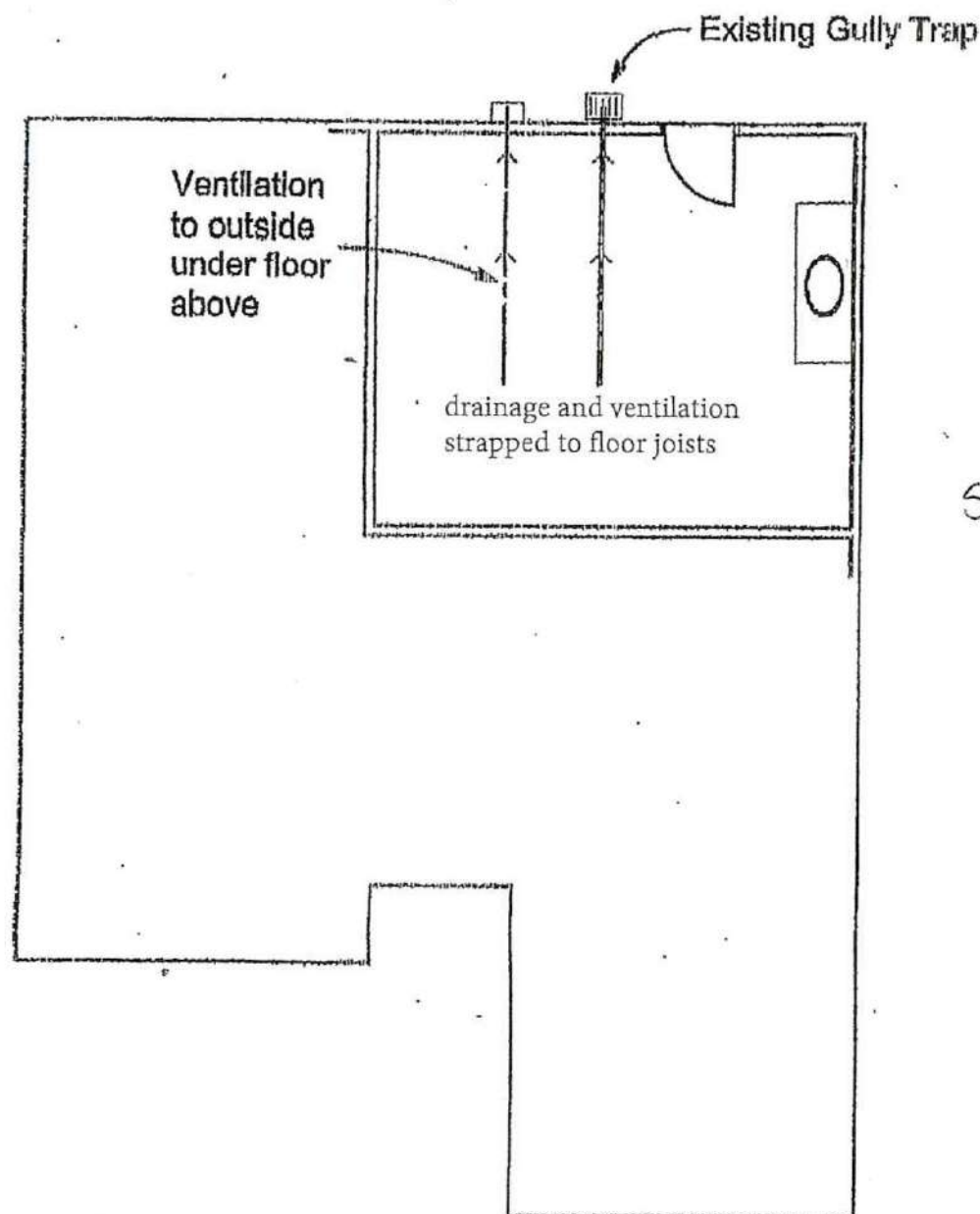


Existing Basement Floor Plan
1:100@A3



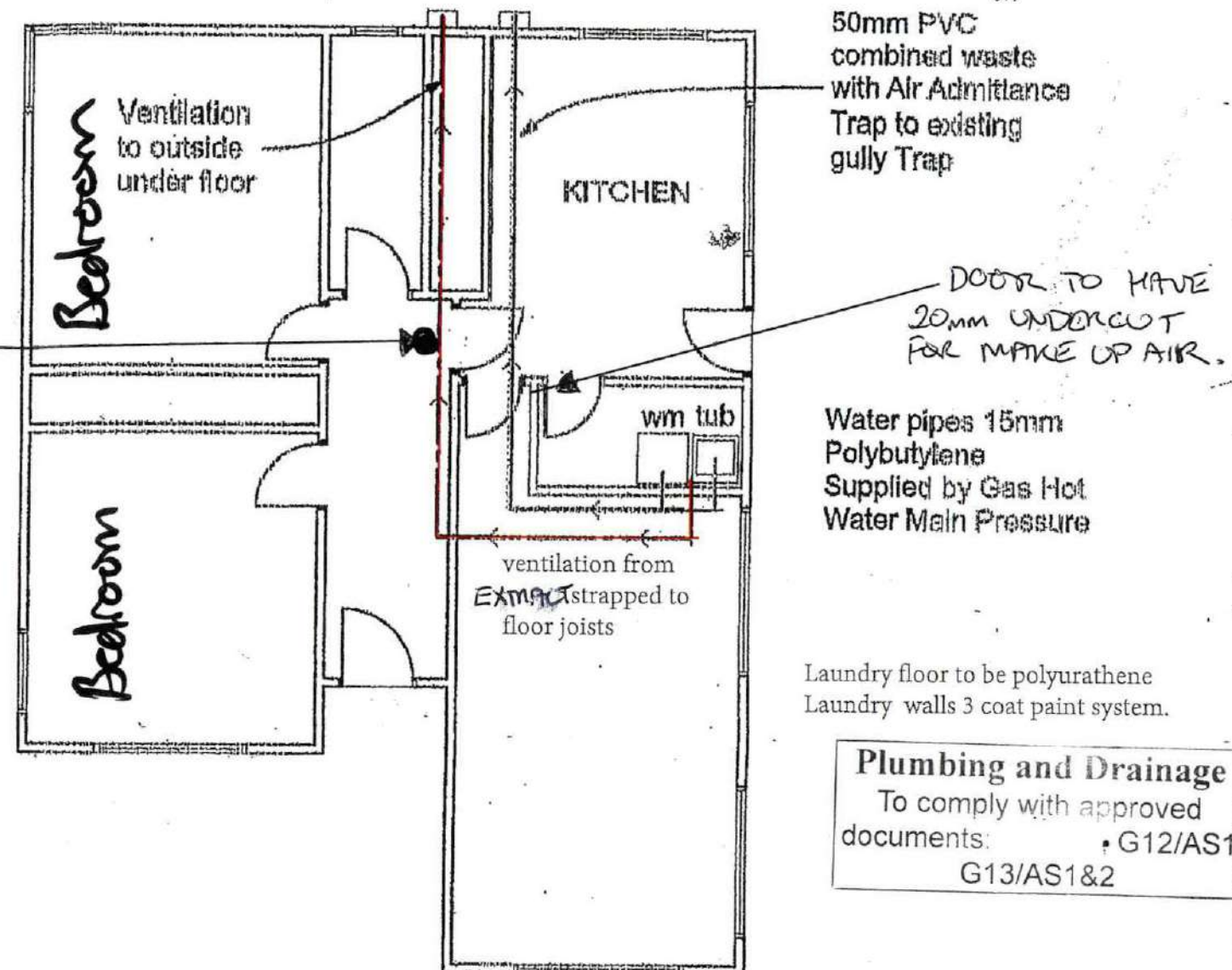
Existing Ground Floor Plan
1:100@A3

DCC COPY



New Basement Floor Plan
1:100 @ A3

Smoke alarm



New Ground Floor Plan
1:100 @ A3

VENTILATION NZBC G4
PROVIDE VENTILATION TO OPEN AIR OR MECHANICAL.

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 Date
Plumbing Date 16/12/2019
Health Date

NOTE

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

DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENT

2019-2542

207 Elgin Road, Mornington, Dunedin

①

Code Compliance Certificate Form 7
Section 95, Building Act 2004

C D Thomson and M B Thomson
C/O Foley Plumbers Limited
PO Box 7002
Mornington
Dunedin 9040

The building

Street address of building: 207 Elgin Road Dunedin

Legal description of land where building is located: LOT 55 DP 46

Building Name: n/a

Location of building within site/block number: n/a

Level/unit Number: n/a

Current, lawfully established, use: Ancillary

Number of occupants: 2

Year first constructed: 1948

The owner

Name of owner: C D Thomson and M B Thomson

Contact person: C D Thomson and M B Thomson

Mailing address: C/O Foley Plumbers Limited, PO Box 7002, Mornington, Dunedin 9040

Street address/registered office:

Mobile:

Landline:

Email address:

First point of contact for communications with the building consent authority: As above

Building work

Building Consent Number: ABA-2019-581 Replace Piped Watercourse in Section

This CCC also applies to the following amended consents: n/a

Issued by: Dunedin City Council

Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that-

- (a) The building work complies with the building consent



Team Leader Inspections
On behalf of Dunedin City Council

Date: 17 October 2019

Code Compliance Certificate **Form 7**

Section 95, Building Act 2004

C D Thomson and M B Thomson
Sa Plumbing Limited
27 Beresford Street
Dunedin 9010

The building

Street address of building: 207 Elgin Road Dunedin

Legal description of land where building is located: LOT 55 DP 46

Building Name: N/A

Location of building within site/block number: N/A

Level/unit Number: N/A

Current, lawfully established, use: Housing

Number of occupants:

Year first constructed: 1948

The owner

Name of owner: C D Thomson and M B Thomson

Contact person: C D Thomson and M B Thomson

Mailing address: Sa Plumbing Limited, 27 Beresford Street, Dunedin 9010

Street address/registered office:

Mobile: 027 252 5320

Landline:

Email address: thomsongainesfam@extra.co.nz

First point of contact for communications with the building consent authority: As above

Building work

Building Consent Number: ABA-2019-2542 Alter Dwelling - Relocate Laundry in Dwelling

This CCC also applies to the following amended consents: N/A

Issued by: Dunedin City Council

Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that-

- (a) The building work complies with the building consent



Team Leader Inspections
On behalf of Dunedin City Council

Date: 6 April 2020

50 The Octagon | PO Box 5045 | Dunedin 9054, New Zealand | T 03 477 4000 | E building@dcc.govt.nz

www.dunedin.govt.nz  DunedinCityCouncil  @DnCityCouncil

Page 1 of 1

DCCBCA-F4-07-v4.0