

DISCLAIMER

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THE
ROUT
GROUP

Dunedin City Council – Land Information Memorandum

Property Address: 88 Cavell Street Dunedin

Prepared for: Sunali Yugesh Mehta and Paresh Kumar Punjalal Mewada.

Prepared on: 16-Dec-2025

Property Details:

| | |
|--------------------|--------------------------|
| Property ID | 5034362 |
| Address | 88 Cavell Street Dunedin |
| Parcels | LOT 35 BLK III DP 1746 |

Disclaimer:

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

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

This Land Information Memoranda (LIM) has been prepared in accordance with Sections 44A, 44B, 44C, and 44D of the Local Government Official Information and Meetings Act 1987. It contains only information obtained from the records held by the Dunedin City Council as at 16-Dec-2025

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

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

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

District Plan Hazard Information

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

Other Natural Hazard Information

Flood Hazards

OVERLAND FLOW PATH

Flood plus other natural hazards

Description: The property is identified within the report "The Natural Hazards of South Dunedin", which may describe special features or characteristics of the land concerned, including but not limited to potential erosion, avulsion, falling debris, subsidence, slippage, alluvion or inundation. Although the report is known to the Dunedin City Council, the council has not assessed the report for correctness. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose including development.

Goldsmith, M., & Hornblow, S. (2016). *The natural hazards of South Dunedin*. Otago Regional Council.

<https://www.orc.govt.nz/media/2217/the-natural-hazards-of-south-dunedin-report-july-2016.pdf>

Commissioned by: Otago Regional Council

Purpose: The purpose of this report is to summarise the natural hazards that affect South Dunedin and to provide information that can be used by the Otago Regional Council, Dunedin City Council and the community to better understand the hazardscape and to inform future planning and management.

Scope of report: South Dunedin, including the low-lying coastal plain between St Clair in the south and the Dunedin harbour in the north, bounded by Caversham Valley to the west and the Otago Peninsula to the east.

Reference Number: 12075

Land Stability Hazards

No information.

Coastal Hazards

SEA LEVEL RISE

Sea Level Rise Prediction Study of Harbourside and South City

Description: The study area considered by a report commissioned by the Dunedin City Council entitled 'Assessment of Options for Protecting Harbourside and South City from Direct Impacts of Sea Level Rise

Beca Ltd. (2014). *Assessment of options for protecting Harbourside and South City from direct impacts of sea level rise*. Beca Ltd.

https://www.dunedin.govt.nz/_data/assets/pdf_file/0008/1071773/Assessment-of-Options-for-

[Protecting-Harbourside-and-South-City-from-Direct-Impacts-of-Sea-Level-Rise.pdf](#)

Commissioned by: Dunedin City Council

Purpose: The purpose of this report is to assess options for protecting the Harbourside and South City areas of Dunedin from the direct impacts of sea level rise.

Scope of report: Harbourside and South City areas of Dunedin

Reference Number: 11454

SEA LEVEL RISE

Groundwater

Description: The property is identified in the "Dunedin Groundwater Monitoring and Spatial Observations" report published by GNS Science 2020 (doi: 10.21420/AVAJ-EE81), which describes characteristics of groundwater (either observed or interpolated) within the land concerned. The Institute of Geological and Nuclear Sciences Limited (GNS Science) and its funders give no warranties of any kind concerning the accuracy, completeness, timeliness or fitness for purpose of the data. GNS Science accepts no responsibility for any actions taken based on, or reliance placed on the data and GNS Science and its funders exclude to the full extent permitted by law liability for any loss, damage or expense, direct or indirect, and however caused, whether through negligence or otherwise, resulting from any person's or organisation's use of, or reliance on, the data. Although the report is known to the Dunedin City Council, the council has also not assessed the report for correctness. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose including development.

Cox, S., Glassey, P., Ettema, M., Hornblow, S., Mager, S. & Yeo, S.. (2020). *Dunedin groundwater monitoring and spatial observations*. GNS Science.

<https://www.orc.govt.nz/media/16153/dunedin-groundwater-monitoring-spatial-observations-and-forecast-conditions-under-sea-level-rise-dec-2023.pdf>

Commissioned by: Otago Regional Council

Purpose: The purpose of this report is to investigate the groundwater responses in Dunedin under a scenario of rising sea levels

Scope of report: Coastal Dunedin, especially South Dunedin, Harbourside, and parts of the Taieri Plain.

Reference Number: 12083

SEA LEVEL RISE

Groundwater

Description: Dunedin groundwater monitoring, spatial observations and forecast conditions under sea-level rise. Refer to the ORCs 'Groundwater table changes and sea level rise - South Dunedin and Harbourside' page for further information.

Cox, S. C., Ettema, M. H. J., Chambers, L. A., Easterbrook-Clark, L. H., & Stevenson, N. I. (2023). *Dunedin groundwater monitoring, spatial observations and forecast conditions under sea level rise*. GNS Science.

<https://www.orc.govt.nz/media/16153/dunedin-groundwater-monitoring-spatial-observations-and-forecast-conditions-under-sea-level-rise-dec-2023.pdf>

[forecast-conditions-under-sea-level-rise-dec-2023.pdf](#)

Commissioned by: Otago Regional Council

Purpose: The purpose of this study is to characterise current groundwater levels across South Dunedin, establish baseline monitoring, and forecast groundwater behaviour under scenarios of future sea-level rise.

Scope of report: The geographic scope of the assessment covers the South Dunedin area, including the reclaimed flat and surrounding low-lying suburbs.

Reference Number: 12118

SEA LEVEL RISE

Sea Level Rise

Description: The report on the potential adaptation futures outlines a range of options available for managing and mitigating the risks faced by South Dunedin (as identified in the South Dunedin Risk Assessment). The report (background report and micro-business cases document together describe the key characteristics of each potential adaption future, explores the pros and cons, and provides high-level costs and visualisations of what South Dunedin could look like in 75 years' time (in 2100).

WSP. (2025). *Risk Assessment 202503 South Dunedin*. WSP.

<https://www.dunedin.govt.nz/do-it-online/pay-online/request-lim/hazard-information>

Commissioned by: Dunedin City Council

Purpose: The purpose of this report is to assess the risks associated with hazards in South Dunedin, including physical risks to infrastructure, environment, and community, to support spatial adaptation planning and inform decision-making.

Scope of report: South Dunedin

Reference Number: 12124

Seismic Hazards

INTENSIFIED SHAKING

Earthquake Possible Amplification 1:25000 Map

Description: This area has been identified as lying within a zone susceptible to amplified shaking in an earthquake and the approximate area of possible amplification of earthquake intensity by 0-1 on MM Scale.

Dunedin City Lifelines Project. (1999). *Dunedin City Lifelines Project Report*. Dunedin City Lifelines Project.

<https://www.civildefence.govt.nz/assets/Uploads/documents/lifelines/dunedin-lifelines-report-1999.pdf>

Commissioned by: Dunedin City Council and Otago Regional Council

Purpose: To assess the vulnerability of Dunedin's lifeline utilities to natural hazards and to develop strategies that reduce risks and strengthen the city's resilience.

Scope of report: The Dunedin City Council area, bounded west by Flagstaff and Three Mile Hill, east by the Otago Harbour entrance, north by Waitati, and south by Brighton.

Reference Number: 10111

LIQUEFACTION

Domain C

Description: Ground predominantly underlain by poorly consolidated marine or estuarine sediments with shallow groundwater, with a moderate to high likelihood of liquefaction-susceptible materials being present

Barrell, D. J. A., Glassey, P. J., Cox, S. C., & Smith Lyttle, B. (2014). *Assessment of liquefaction hazards in the Dunedin City district*. GNS Science.

https://www.dunedin.govt.nz/_data/assets/pdf_file/0011/476084/Assessment-of-liquefaction-hazards-in-the-Dunedin-City-District.pdf

Commissioned by: Otago Regional Council

Purpose: The Otago Regional Council (ORC) contracted GNS Science to assess liquefaction hazards in the Dunedin City territorial authority area (Dunedin district), and delineate areas that may be susceptible to ground damage as a result of liquefaction, and the closely allied phenomenon of lateral spreading. This report presents the results of that assessment.

Scope of report: Dunedin City district

Reference Number: 11407

Other Natural Hazards

No information.

Otago Regional Council Hazard Information

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

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

Contaminated Site, Hazardous Substances and Dangerous Goods

Contaminated Site Information

No information.

Historic Dangerous Goods Licence(s)

No information.

Hazardous Substances

No information.

WARNING – Change in legislation and management of hazardous substances

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

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

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

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

Drainage

Drainage plans on file are indicative only.

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

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 show in red and stormwater sewers in green. All public drainage services are available to receive connections from the property and limited flows of stormwater may also be discharged to the street channel or an approved outfall.

Stormwater/Sewer Separation - Compliant

The Dunedin City Council requires the foul sewer and storm water being discharged from a property to be directed to the separate foul sewer and storm water networks, respectively. This property is in an area where inspections have been undertaken to ensure compliance with this requirement. This property was certified as complying with Council's requirements for storm water separation at the time of inspection on **29/7/2002**.

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

Urban Stormwater Catchment

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

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

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

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

Public Sewer Sheets

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

Dunedin City Council Private Drainage plans incomplete

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

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

Water Supply

Urban water supply area – Connected

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

Terms and conditions of supply

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

Water pressure

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

Water reticulation maps

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

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

Rates Details

Rates Assessment Details

| | |
|---------------------|--------------------------|
| Rate Account | 2034362 |
| Address | 88 Cavell Street Dunedin |
| Valuation Number | 27280-57300 |

Latest Valuation Details

| | |
|-----------------------|-----------|
| Capital Value | \$620,000 |
| Land Value | \$365,000 |
| Value of Improvements | \$255,000 |
| Area (Hectares) | 0.0486HA |
| Units of Use | 1 |

Current Rates

| | |
|------------------------------|-------------|
| Current Rating Year Starting | 01-Jul-2025 |
| Dunedin City Council Rates | \$3,959.11 |

| | |
|-----------------------------------|------------|
| Rates Outstanding for Year | \$2,969.34 |
|-----------------------------------|------------|

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

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

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

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

Building and Drainage Consents

The following consents are recorded for this property:

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

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

[ABA-1993-321898](#) Building Consent - Heater-Yunca Multifuel, Plumbing Alterations

| | |
|-----------------|-------------------|
| Lodgement Date | 02-Jul-1993 |
| Decision | Granted |
| Decision Date | 15-Jul-1993 |
| Current Status | CCC Issued |
| Previous Number | ABA932902 |

(Applications before 2007)

[ABA-2016-646](#) Building Consent - Internal Alterations to Dwelling - Replace Hot Water System, Demolish Internal Walls and Install Beams, Extend and Alter Bathroom, Laundry and Toilet, Create Ensuite and Replace Kitchen Joinery

| | |
|-----------------------------------|-------------------|
| Lodgement Date | 20-Apr-2016 |
| Decision | Granted |
| Decision Date | 09-Jun-2016 |
| Current Status | CCC Issued |
| Previous Number | |
| <i>(Applications before 2007)</i> | |

ABA-2019-353 Building Consent - Install Stormwater Drain

| | |
|-----------------|-------------------|
| Lodgement Date | 05-Mar-2019 |
| Decision | Granted |
| Decision Date | 18-Mar-2019 |
| Current Status | CCC Issued |
| Previous Number | |

Building and Drainage Permits

[H-1928-13337](#) AAB19280597
933 - Erect Dwelling (J R Dawson). The permit was lodged on 12-Jun-1928.

H-1928-145316 AAD19280772
C1885 - New Drainage (Dawson). The permit was lodged on 04-Jul-1928.

H-1947-163163 AAD19470727
E3887 - Stormwater Drainage to Street, No Plan (Duncan). The permit was lodged on 29-Oct-1947.

Building Notices

No Building Notices

Resource Consents

Resource consents

Consent Notices

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

Alcohol Licensing

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

Health Licensing

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

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

No information.

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

District Plan

The information on district plan requirements is correct at the date this LIM is issued. Note that the Dunedin City Second Generation District Plan (“The 2GP”) is subject to change at any time. To check whether any changes have occurred since the date this LIM was issued, consult the information and relevant planning maps in 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.

SECOND GENERATION DISTRICT PLAN INFORMATION

Zoning

- General Residential 2 (refer Section 15, Residential)

Scheduled Items

- Nil

Overlay Zones

- Hazard 3 (coastal) Overlay Zone

Mapped Areas

- Archaeological Alert Layer
- South Dunedin Mapped Area
- Road Classification Hierarchy (main roads within 30m of site)
 - Cavell St is a Collector road
- Wahi Tupuna
 - Name: Rakiatea
 - ID: 45

District Plan Map

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

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

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

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

No information.

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

No information.

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

Building Information

Drainage

Form 5 (building consent) copy

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

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

Minimum Floor Levels

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

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

Planning

Resource Consents within 50m of 88 Cavell Street Dunedin

5034367 41 Botha Street Dunedin

[RMA-1992-355608](#) Resource Management Act (Historical Data) EXTEND DWELLING Ownr:P A DOYLE / App: PA DOYLE 41 BOTHA STREET (Non-Notified - Non Complying). The outcome was Granted on 01/01/1994.

5034378 82 Cavell Street Dunedin

[RMA-2006-370174](#) Resource Management Act (Historical Data) CONSTRUCT A DECK (Non-Notified - Restricted Discretionary). The outcome was Granted on 07/06/2006.

[**5034399 42 Botha Street Dunedin**](#)

[RMA-1991-353114](#) Resource Management Act (Historical Data) ER DOUBLE GARAGE Ownr:SHEEHAN / App: SHEEHAN (Non-Notified - Non Complying). The outcome was Granted on 03/05/1991.

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

Accuracy of Boundaries

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

Access to Site

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

Heritage New Zealand Pouhere Taonga Act 2014

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

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

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

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

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

3 Waters

Information Regarding Watercourses

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

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

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

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

Transport

Private stormwater lateral.

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

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

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

Glossary of Terms and Abbreviations

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

Consent, Permit, Licence & Complaint types

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

Terms used in Permits & Consents

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

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

General terms

RDMS Records and Document Management System

Appendices



Photographic Map

Scale at A4:
1:750
10/12/2025
8:02:38 PM



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

2018-2019 Urban, Copyright DCC/Aerial Surveys

Ltd, Rural, ORC/Aerial Surveys Ltd, CC BY 4.0 NZ

2013 Urban and rural photography Jan/Feb 2013.

Copyright DCC, CC BY 3.0 NZ

2006/2007 Urban photography March 2007,

copyright NZAM, Rural photography March

2006, copyright Terralink International Ltd.

Legend

Water Supply

- NR ► Water Non-Return Valve
- * Water Pump Station
- ▲ Water Bore
- Water Treatment Plant
- Water Storage Tank
- Supply Main
- Trunk Main
- Disedue
- Reticulation
- Rider
- Scour
- Water Service Lateral
- Water Service Lateral
- Water Critical Service Lateral
- Water Boundary
- Water Reservoir
- Redundant Water Main

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

Foul Sewerage

- Pump Station
- Treatment Plant
- Vent
- Boundary Kit
- Non-Return Valve
- Pump Station Domestic
- Drop Manhole
- Inspection Manhole
- Inspection Opening
- Lamphole
- Outlet

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

Stormwater

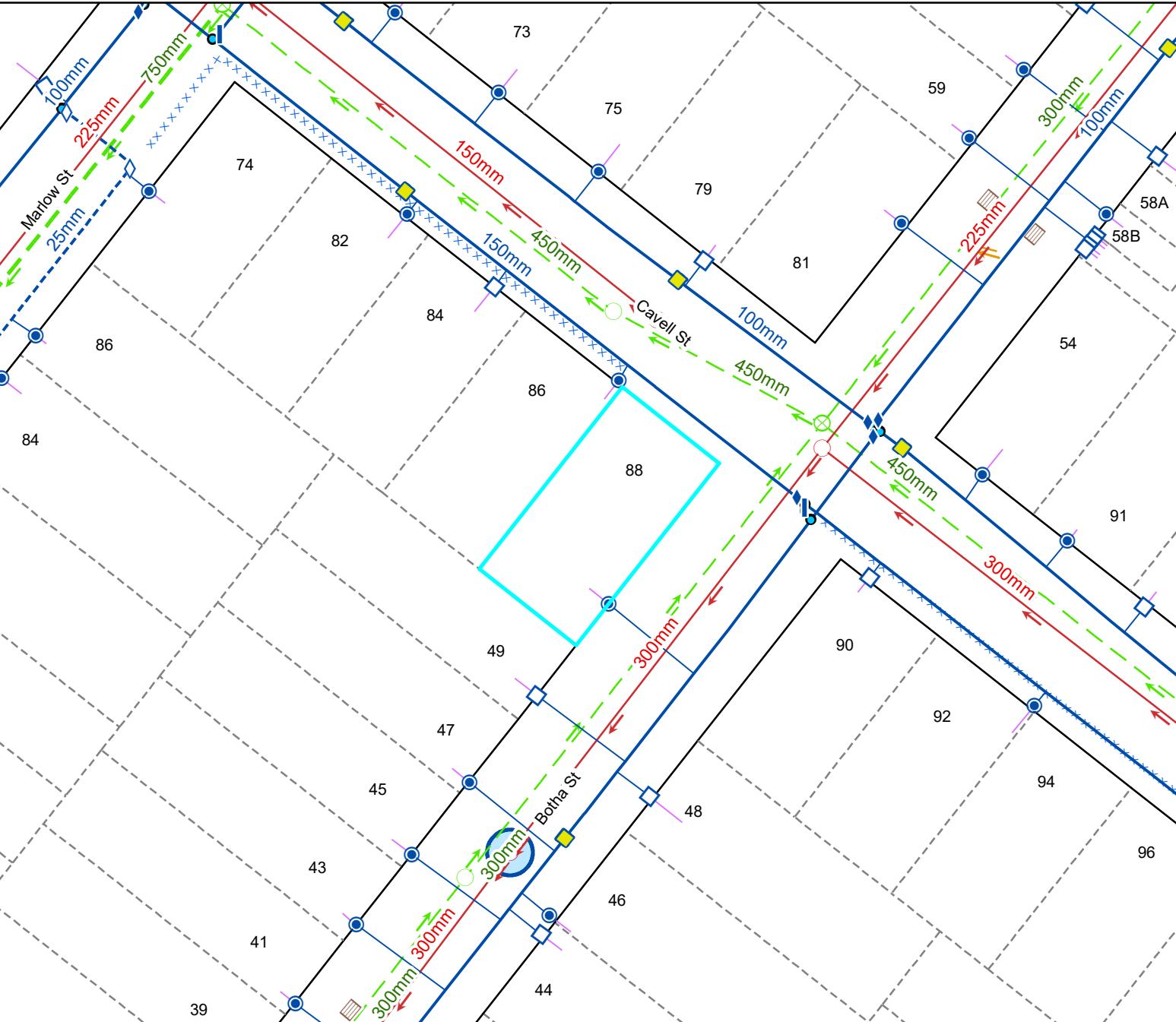
- SW Bubble-up Tank
- SW Drop Manhole
- SW Insp Chamber and Grating Inlet
- SW Inspection Manhole
- SW Inspection Opening
- SW Lamphole
- SW Mudtank Inlet
- SW Outlet
- SW Pipe Inlet
- SW Pressure Manhole
- SW Standard Manhole
- SW Stormwater Node
- Roading Bubble-Up Tank
- Roading Mudtank
- Stormwater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

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

General

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

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



Council Water & Drainage Services

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

Scale at A4:

1:750

10/12/2025
8:02:45 PM



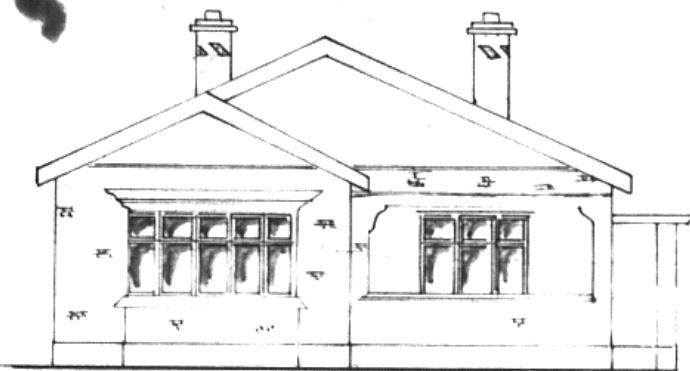
PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES
This map is for illustration purposes only and is not accurate to surveying, engineering or orthophotographic standards. Every effort has been made to ensure correctness and timeliness of the information presented.

2018-2019 Urban, Copyright DCC/Aerial Surveys Ltd, Rural, ORC/Aerial Surveys Ltd. CC BY 4.0 NZ

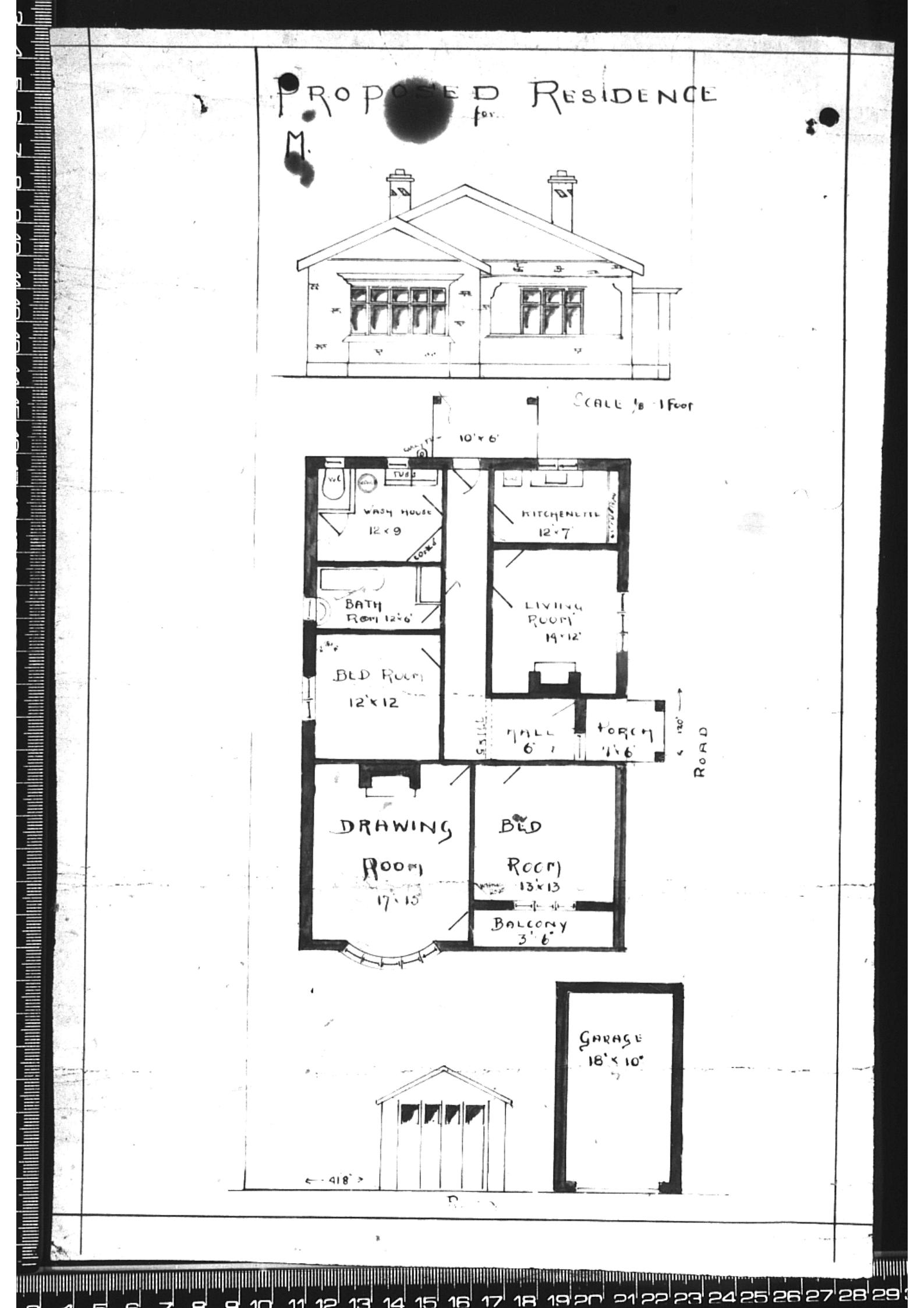
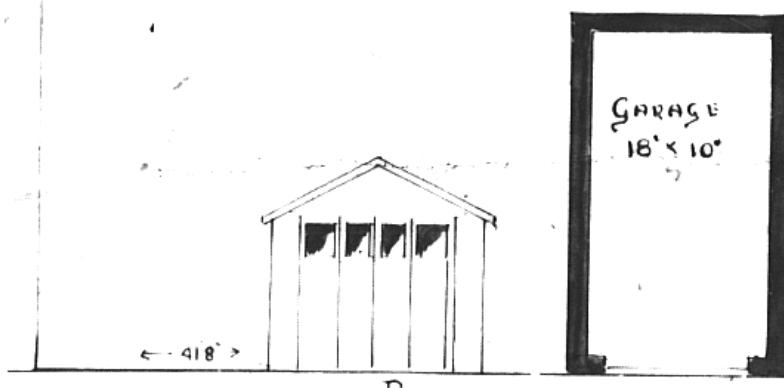
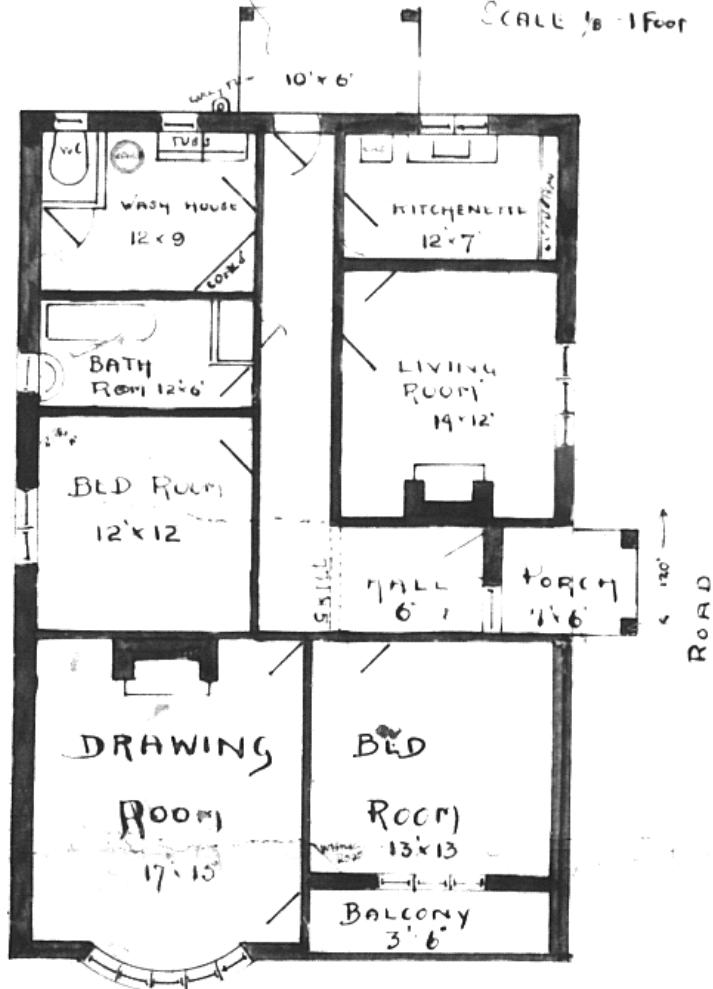
2013 Urban and rural photography Jan/Feb 2013. Copyright DCC. CC BY 3.0 NZ

2006/2007 Urban photography March 2007, copyright NZAM. Rural photography March 2008, copyright Teralink International Ltd.

PROPOSED RESIDENCE




SCALE 1/8 - 1 Foot



HOUSE CONNECTION PLAN.

DATE _____

SCALE $\frac{1}{8}$ in. to a foot.NEW SEWERAGE DRAINS: RED
STORMWATER: DOTTED BLACK
OLD DRAINS: FULL BLACK

Owner

Street

Locality

J Dawson

21 Batha, Portobello

Yainin

Block

Section

Allotment

3

LEGEND

Existing Drains

new Foul Drains

New Stormwater D

Signature of Drainer

C Dawson



DUNEDIN CITY

COUNCIL

Kaunihera-a-rohe o Otepoti

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

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

Email: dcc@dcc.govt.nz

www.CityofDunedin.com

CODE COMPLIANCE CERTIFICATE

Section 95, Building Act 2004

| CCC No: | ABA932902 | Telephone No: | 03 477 4000 |
|--|---|---------------|-------------|
| APPLICANT | PROJECT | | |
| F M Farr PO Box 608 Dunedin 9015 | Work Type: Additions & Alterations | | |
| PROJECT LOCATION | Intended Use/Description of Work: Heater-Yunca Multifuel/Plb Alts | | |
| 88 Cavell Street Dunedin | | | |
| LEGAL DESCRIPTION | | | |
| Legal Description: LOT 35 BLK III DP 1746 Valuation Roll No: 27280-57300 Building Name: N/A | Intended Life: Indefinite, not less than 50 years. | | |

The building consent authority named above is satisfied, on reasonable grounds, that:

- (a) The building work complies with the Building Consent, and
- (b) The specified systems in the building are capable of performing to the performance standards set out in the Building Consent.

Compliance Schedule attached

Signed for and on behalf of the Council:

Name:

Position: AUTHORISED OFFICER

Date: 18 May 2007

ISSUED BY

Section 35, Building Act 1991

DUNEDIN CITY COUNCIL

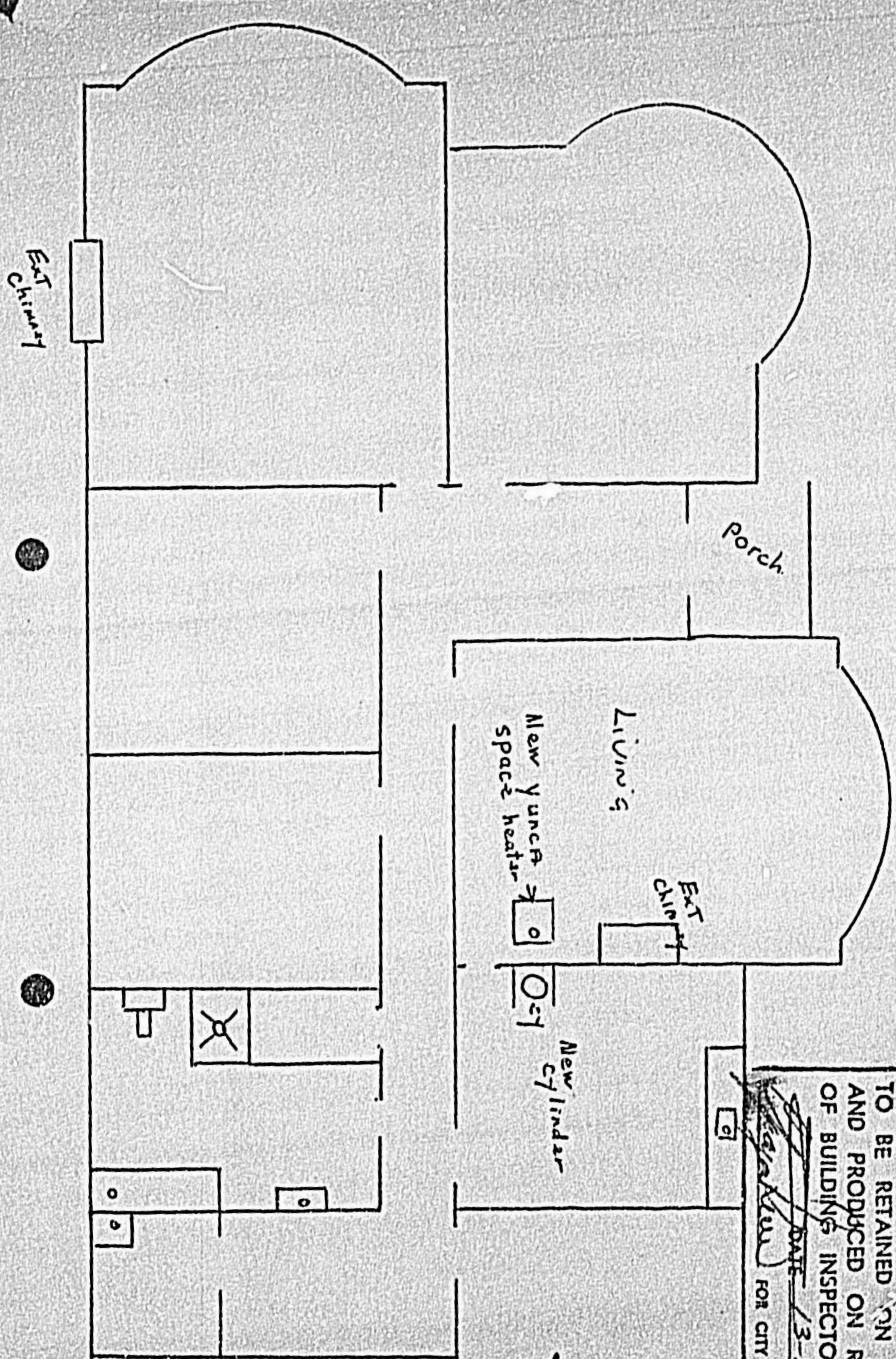
(Insert a cross in each applicable box. Attach relevant documents)

| APPLICANT | | PROJECT | | | |
|--|---|--|--------------------------|--------|---------|
| Name: F M FARR | Mailing Address: 88 CAVELL ST DUNEDIN | All | <input type="checkbox"/> | | |
| | | Stage No. of an intended of: | <input type="checkbox"/> | | |
| | | New Building | <input type="checkbox"/> | | |
| | | Alteration | <input type="checkbox"/> | | |
| PROJECT LOCATION | | Intended Use(s) (in detail): | | | |
| Street Address: 88 CAVELL ST DUNEDIN | | HEATER/PLB ALTS | | | |
| LEGAL DESCRIPTION | | Intended Life: | | | |
| Property Number: 343628 | | Indefinite, but not less than 50 years | <input type="checkbox"/> | | |
| Valuation Roll Number: 2728057300 | | Specified as 5 years | <input type="checkbox"/> | | |
| Lot: 35 | DP: 1746 | Demolition | <input type="checkbox"/> | | |
| Section: | Block: 3 | Estimated Value: \$ 4,500.00 | | | |
| Survey District: TAINUI | | COUNCIL CHARGES | | | |
| <p>The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are:</p> <table> <tr> <td>Total:</td> <td>\$ 0.00</td> </tr> </table> <p>ALL FEES ARE G.S.T. INCLUSIVE</p> | | | | Total: | \$ 0.00 |
| Total: | \$ 0.00 | | | | |
| <p>Signed for and on behalf of the Council:</p> <p>Name: <i>J. A. Devans</i></p> <p>Position: <i>.....</i></p> <p>Date: 15/07/93</p> | | | | | |

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

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

88 Cavell ST



EDMONTON CITY COUNCIL
Copy of Approved Plan
and/or Specification

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

~~1943~~

~~APRIL 13, 1943~~

~~FOR CITY ENGINEER~~

93/2908

Code Compliance Certificate Form 7

Section 95, Building Act 2004

S Y Mehta and P K Mewada
88 Cavell Street
Dunedin 9013

The building

Street address of building: 88 Cavell Street Dunedin

Legal description of land where building is located: LOT 35 BLK III DP 1746

Building Name: N/A

Location of building within site/block number:

Level/unit Number:

Current, lawfully established, use: Housing

Number of occupants: Not known

Year first constructed: 1930

The owner

Name of owner: S Y Mehta and P K Mewada

Contact person: S Y Mehta and P K Mewada

Mailing address: 88 Cavell Street, Dunedin 9013

Street address/registered office:

Mobile: 021 175 5384

Landline:

Email address: sunali.mehta@otago.ac.nz

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

Building work

Building Consent Number: ABA-2016-646 Internal Alterations to Dwelling - Replace Hot Water System, Demolish Internal Walls and Install Beams, Extend and Alter Bathroom, Laundry and Toilet, Create Ensuite and Replace Kitchen Joinery

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-

- The building work complies with the building consent



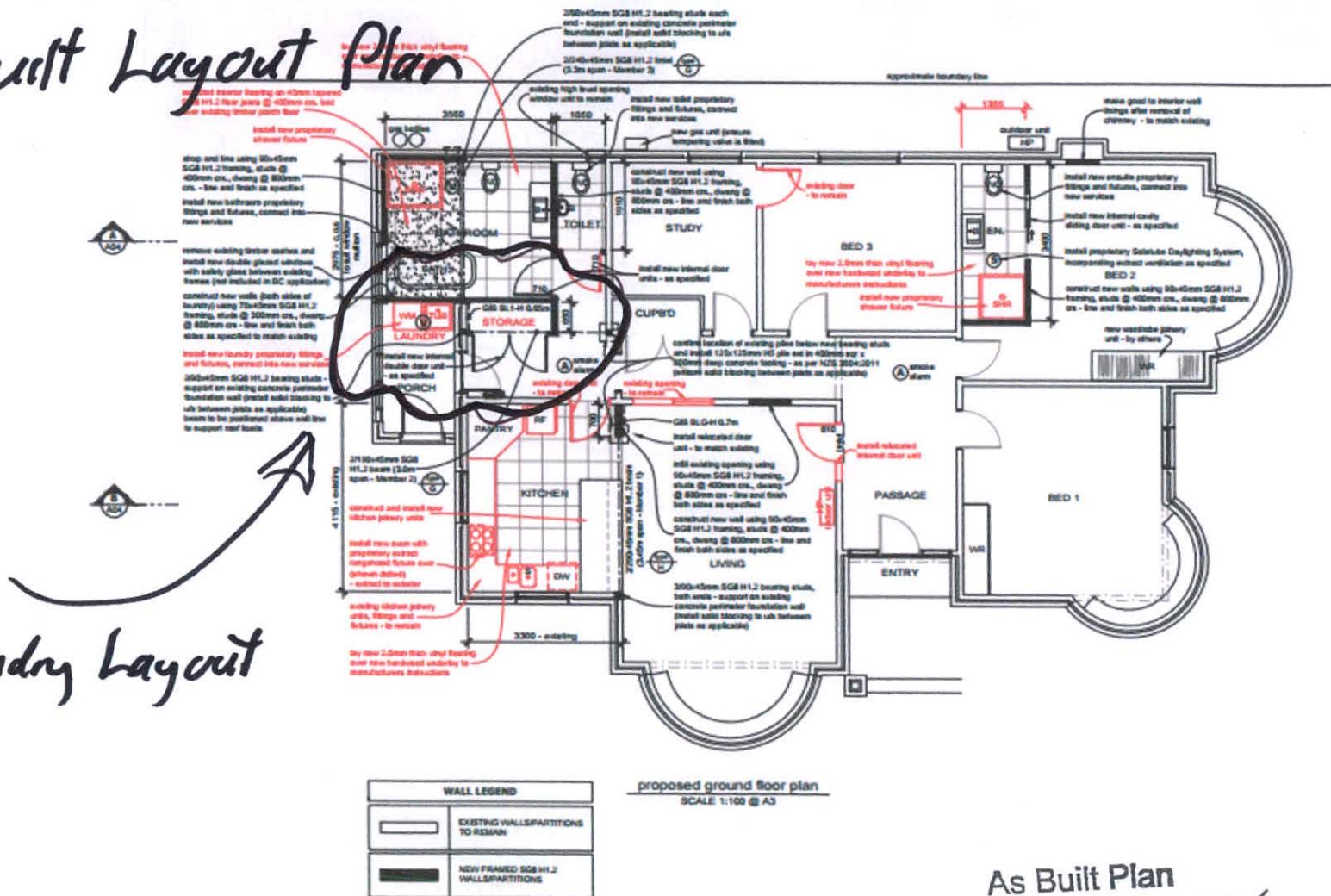
Team Leader Inspections
On behalf of Dunedin City Council

Date: 19 January 2018

88 Cavell st

ABA 2016-646

ASburst Layout Plan



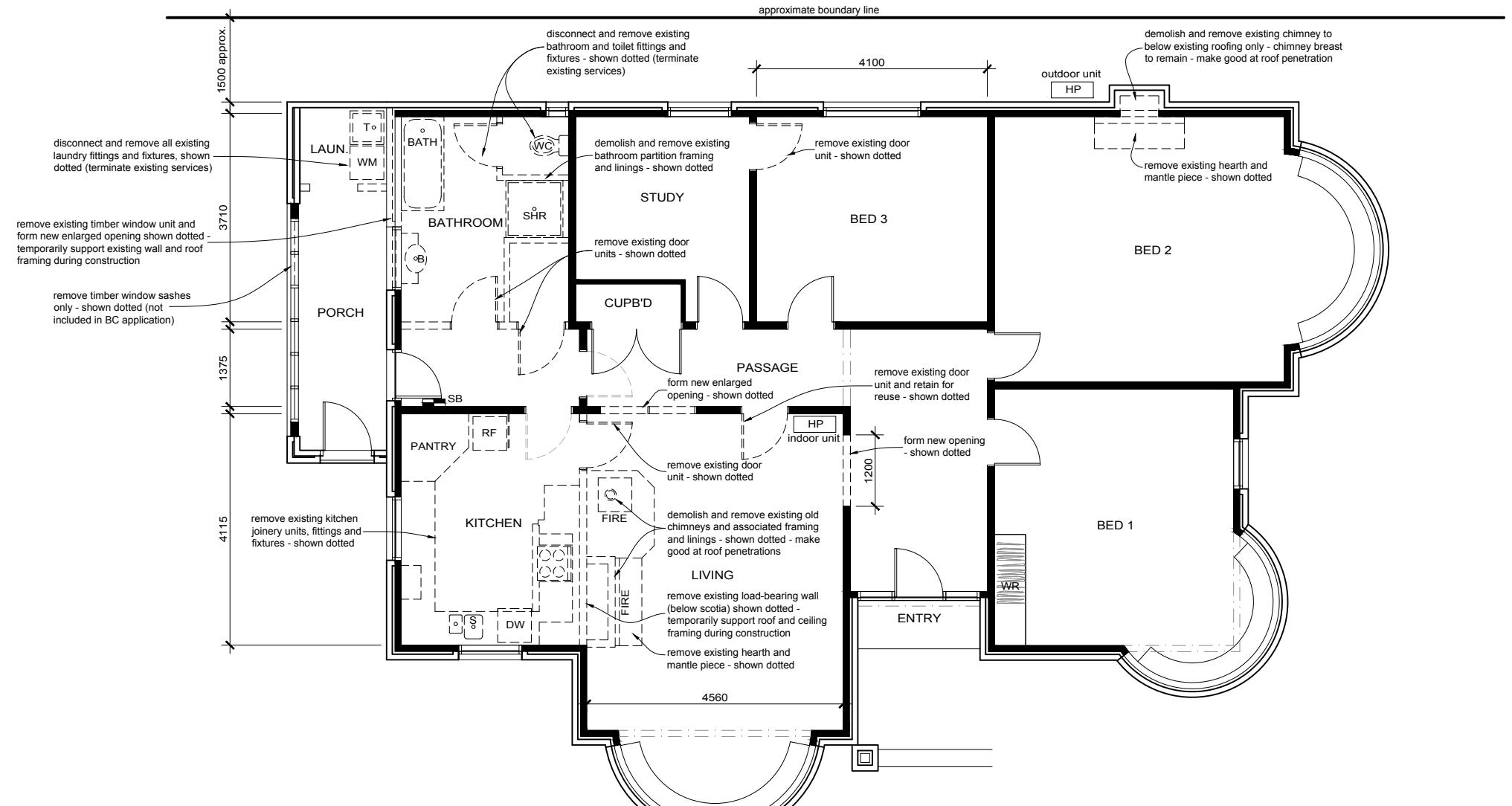
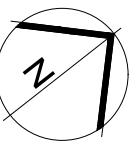
Laundry Layout

As Built Plans

Received by: W Mac

Date: 15-12-17

ABA No: 2016-646



existing ground floor plan
SCALE 1:100 @ A3

| WALL LEGEND | |
|---|---|
| | EXISTING WALLS/PARTITIONS TO REMAIN |
| | EXISTING WALLS/PARTITIONS TO BE DEMOLISHED |

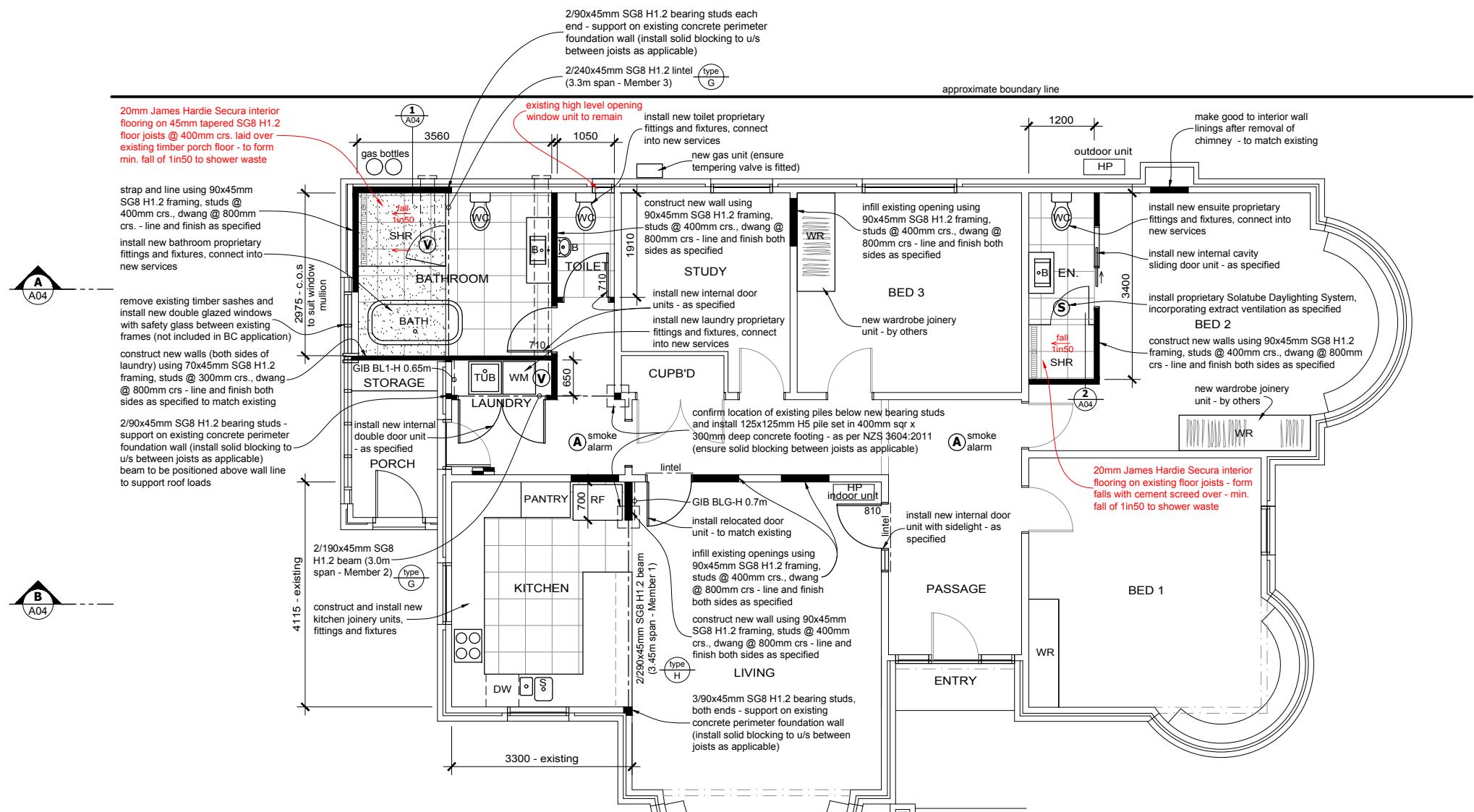
| LEGAL DESCRIPTION |
|---|
| LOT 35 BLK III DP 1746 Valuation No. 27280-57300 |

| SPECIFICATION NOTES |
|--|
| THE CONTRACTOR SHALL COMPLY WITH ALL RELEVANT REQUIREMENTS OF THE BUILDING ACT 2004, THE N.Z.B.C., AND THE TERRITORIAL AUTHORITY REQUIREMENTS |
| ALL MATERIALS, SIZES, AND WORKMANSHIP SHALL COMPLY WITH N.Z.S.3604, THE N.Z.B.C. AND ANY OTHER APPROVED DOCUMENTS RELEVANT TO THE WORK AT HAND |
| PLUMBING AND DRAINAGE WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH LOCAL HEALTH AUTHORITY REQUIREMENTS, AS/NZS 3500.2.2, AND RELEVANT SECTIONS OF THE N.Z.B.C. |

| COMPLIANCE INFORMATION - SITE DATA | |
|------------------------------------|---------------------------|
| WIND REGION A | WIND ZONE HIGH |
| TOPOGRAPHICAL CLASS T1 | EARTHQUAKE ZONE ZONE 1 |
| EXPOSURE ZONE ZONE D | |

| |
|----------------------------|
| Issue: BUILDING CONSENT |
|----------------------------|

Z



| DURABILITY | |
|--|---|
| NEW PILE SUBFLOOR FIXINGS TO BE STAINLESS STEEL - AS PER NZS 3604:2011 | |
| LINTEL/BEAM - BEARING STUD CONNECTION | |
| FIX ALL NEW LINTEL/BEAMS TO NEW 90x45mm SG8 H1.2 BEARING STUDS AND BEARING STUDS TO FLOOR/FOUNDATION USING LUMBERLOK CONNECTION DETAIL AS SPECIFIED - REFER TO ATTACHED SPECIFICATION SHEET (BEAR ON EXISTING CONCRETE PERIMETER FOUNDATION WALL (INSTALL SOLID BLOCKING TO U/S BETWEEN JOISTS AS APPLICABLE)) | |
| INTERNAL DOOR LINTELS | |
| INSTALL NEW 2/90x45mm SG8 H1.2 LINTELS TO ALL NEW INTERNAL DOOR UNITS (1.2m MAX SPAN) WITH 2/90x45mm BEARING STUDS EACH END | |
| GIB BRACING SYSTEMS SPECIFICATIONS | |
| GIB BL1-H 0.4m+ | GIB BRACELINE ONE FACE FIXED HORIZONTAL/VERTICAL WITH HOLD-DOWNS |
| GIB BLG-H 0.4m+ | GIB BRACELINE ONE SIDE, GIB STANDARD PLASTERBOARD ON OTHER SIDE - FIXED HORIZONTAL/VERTICAL WITH HOLD-DOWNS |
| BRACING SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS SPECIFICATIONS | |
| SMOKE ALARMS | |
| MIN REQUIRED: A WITHIN 3 METRES OF EVERY BEDROOM DOOR, TO COMPLY WITH THE NZBC | |
| LAUNDRY/BATHROOM VENTILATION | |
| INSTALL 150mm DIA. 50L PER/SEC VENTILATION FANS, SWITCHED OFF LIGHT SWITCH WITH 15min DELAY AND DUCT THROUGH EXTERNAL WALL WITH WEATHERPROOF SHUTTER | |

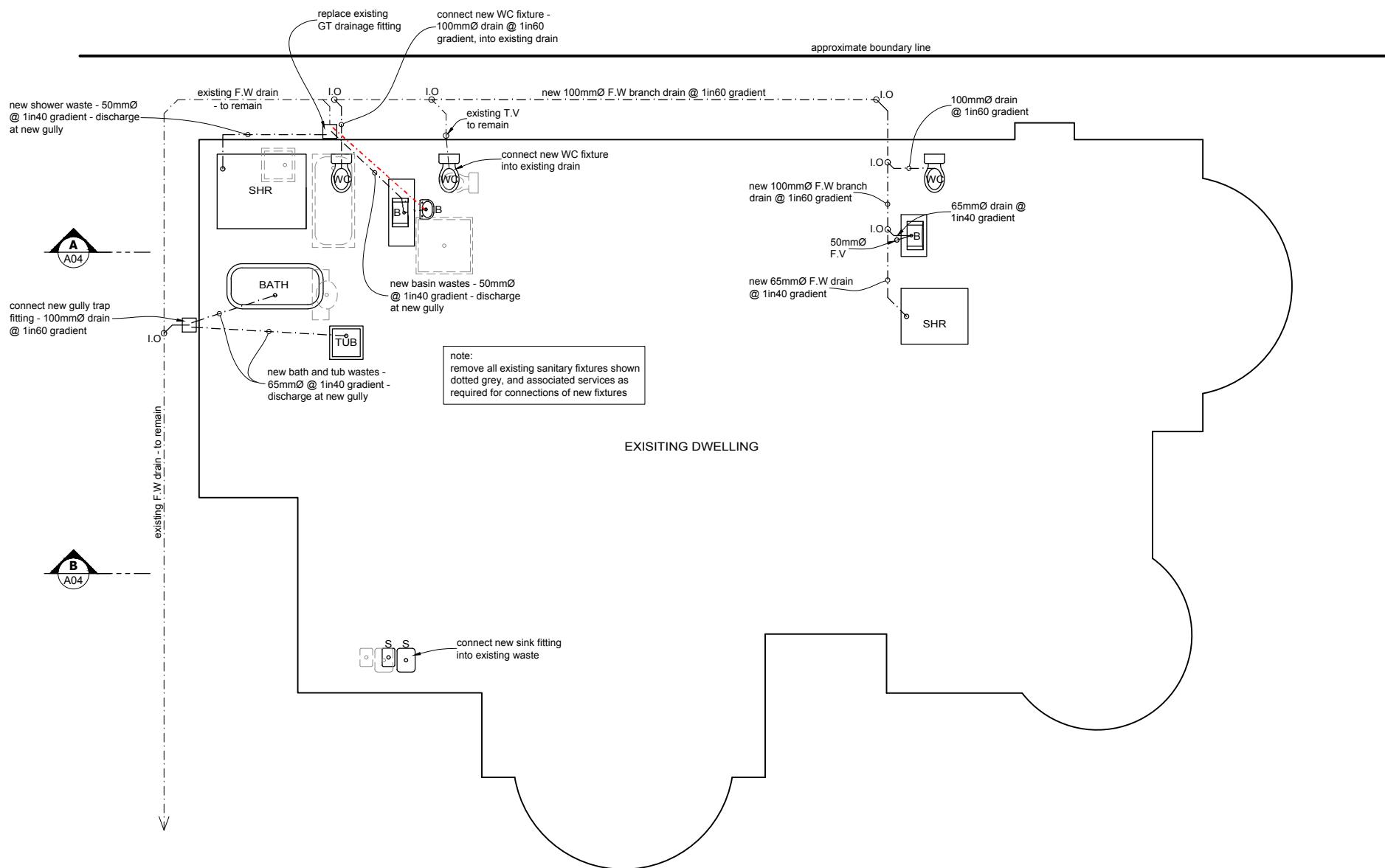
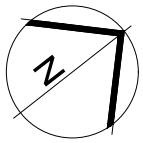
DUNEDIN CITY COUNCIL
Plans and Specifications approved in accordance
with the NZ Building Code. To be retained on
works and produced on request.

Date: 09/06/2016
Date: 09/06/2016

Building: G Sutton
Plumbing: C McCormack

Issue:
BUILDING CONSENT

| No. | Revision: | Scale | Drawn |
|-------------|---|------------|-------|
| a | clarification of shower falls, toilet window identified | 1:100 @ A3 | DKS |
| Project No. | J1180 | | |
| Issued | 02-06-2016 | Rev | a |
| Sheet No. | A02 | Of | 4 |

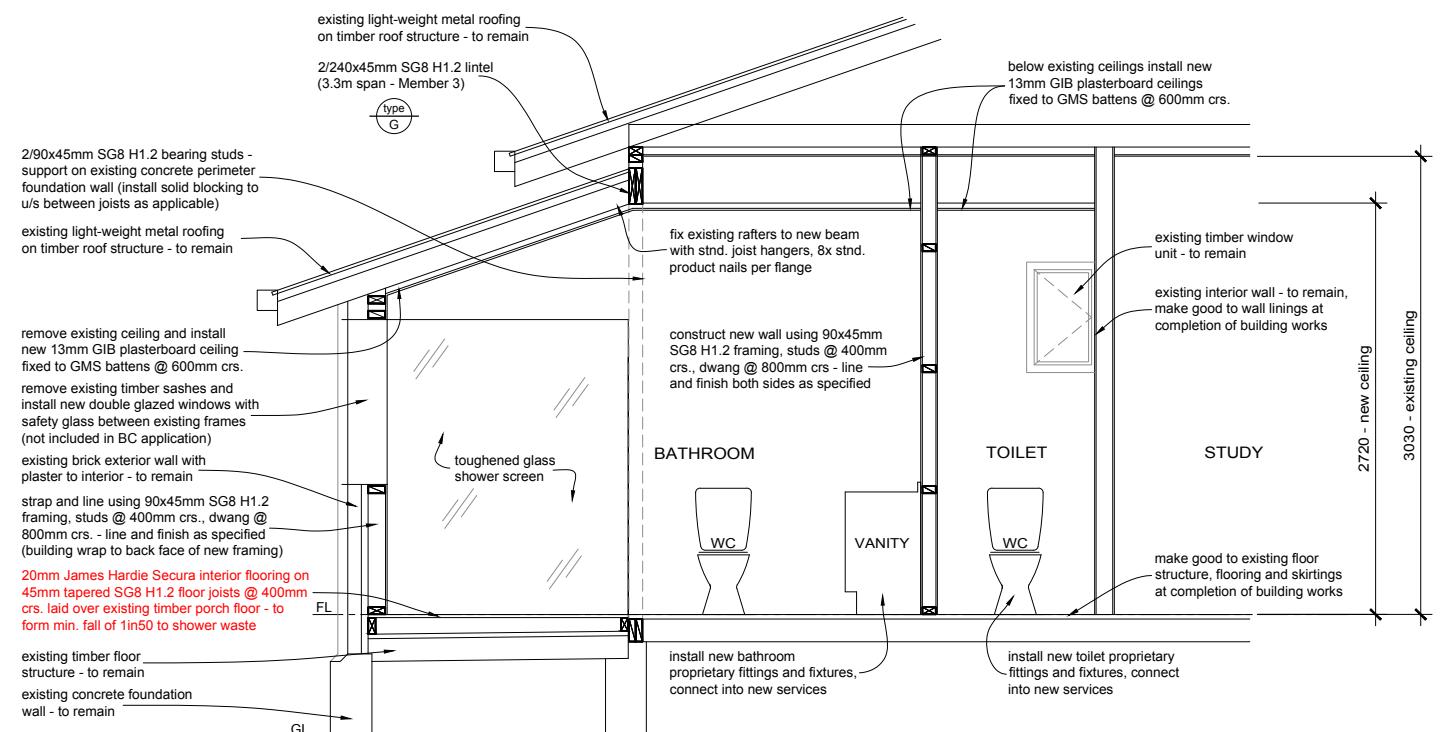


proposed drainage plan

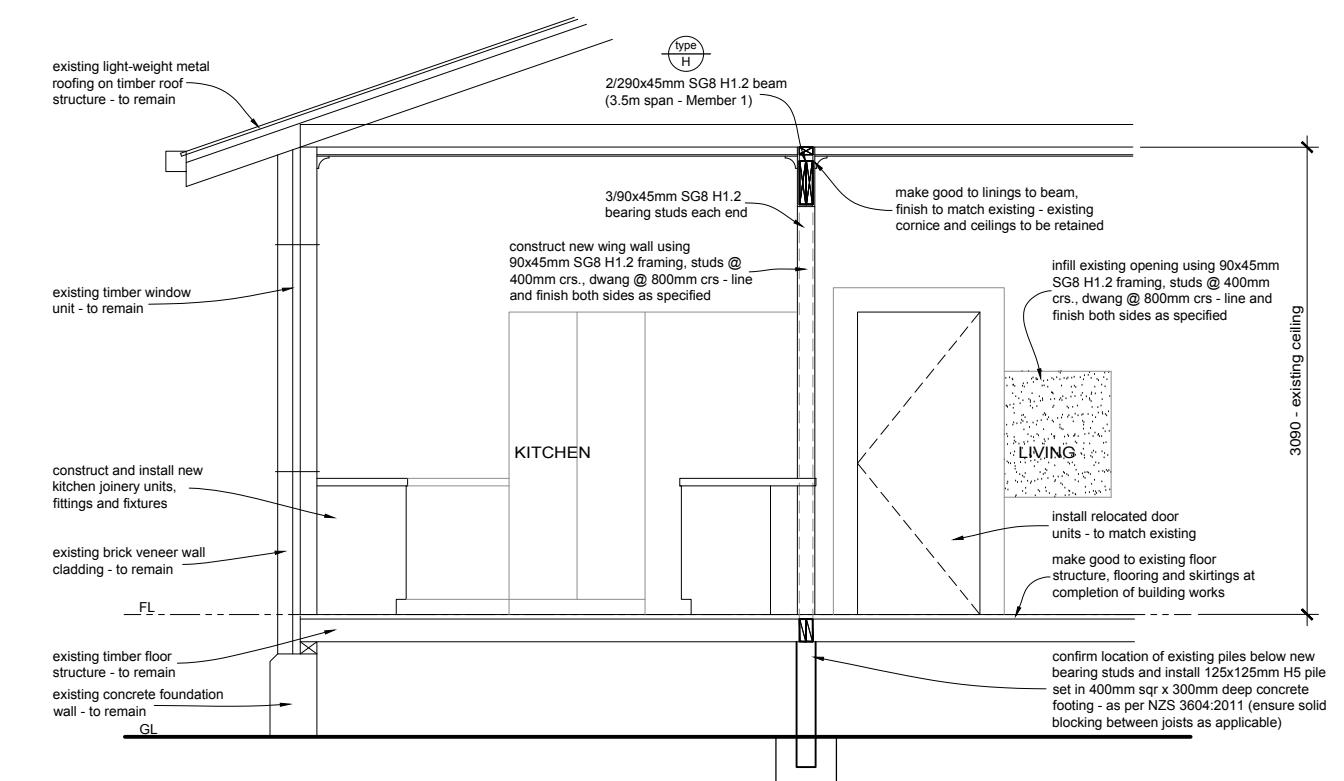
SCALE 1:100 @ A3

| PLUMBING AND DRAINAGE SPEC. | |
|--|--|
| <u>WATER PIPES</u> - INSTALLED TO COMPLY WITH NZBC G12/AS1 | <u>DRAINAGE PIPES</u> - INSTALLED TO COMPLY WITH NZS3500 |
| COPPER - NZS 3501 | uPVC - AS/NZS 1260 |
| POLYBUTYLENE - AS/NZS 2642 PARTS 1, 2 & 3 | uPVC INSTALL - NZS 7643 |
| POLYBUTYLENE AND COPPER TUBE AT HOT WATER UNIT | FOUL DRAINS - 100mm uPVC LAID AT 1:60 |
| TEMPERING VALVE - INSTALLED TO HOT SUPPLY | FIXTURES AS PER DRAWINGS WITH BE PROPRIETARY DESIGN AND MANUFACTURE SOURCED FROM REPUTABLE PLUMBING SUPPLIERS |
| <u>WASTE PIPES</u> - INSTALL TO COMPLY WITH NZBC G13/AS1 | THE PLUMBING AND DRAINAGE INSTALLATION SHALL COMPLY WITH NZBC CLAUSES G12/AS1 WATER SUPPLIES, G13/AS1 SANITARY PLUMBING AND NZS3500 DRAINAGE |
| uPVC - AS/NZS 1260 | |
| <u>TRAPS</u> - PLASTIC - AS 2887 | |

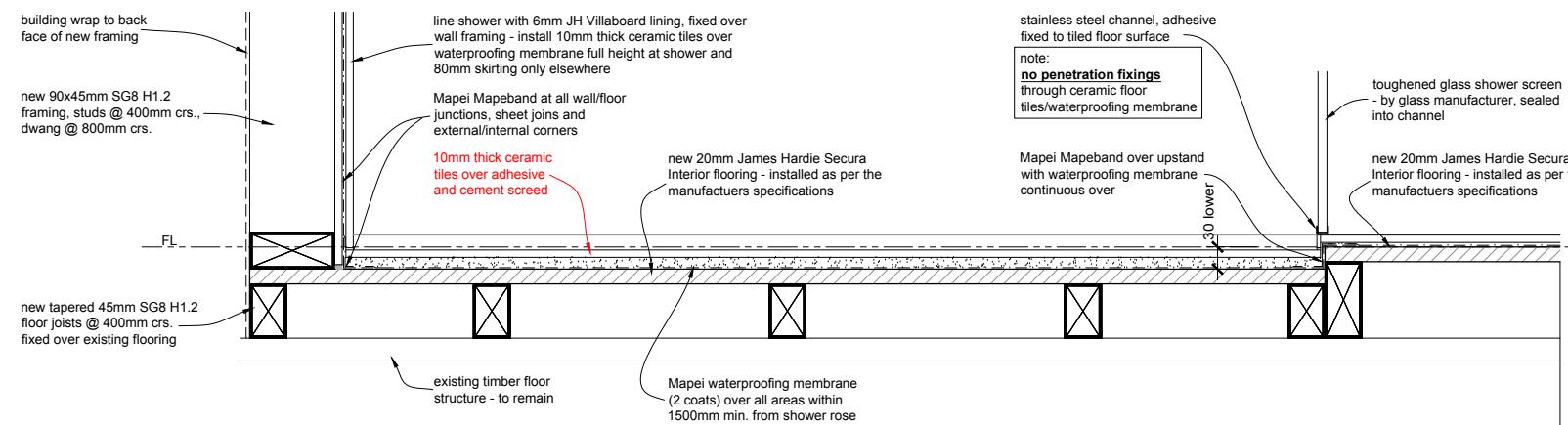
| <u>DRAINAGE SCHEDULE AS/NZS 3500.2</u> | | |
|--|---------------|------------------------------|
| in ground drainage | | |
| All 65mmØ | min fall | 1in40 |
| All 100mmØ | min fall | 1in60 |
| Waste sizes and discharge units | | |
| subset of table2, discharge pipes are to be the same size as the traps | | |
| Basin | waste 40mmØ | 1 discharge unit per fixture |
| Shower | waste 40mmØ | 2 discharge unit per fixture |
| Bath | waste 40mmØ | 4 discharge unit per fixture |
| Laundry Tub | waste 40mmØ | 5 discharge unit per fixture |
| WC | drain 100mmØ | 4 discharge unit per fixture |
| Kitchen Sink | waste 40mmØ | 3 discharge unit per fixture |
| Floor Waste Gully's | | Sum of fixture units |
| Main and Branch drains | | |
| Foulwater | drain 100mmØ | 1in60 |
| Stormwater | drain 150mmØ | 1in60 |
| | drain 100mmØ | 1in120 |
| Venting | | |
| Terminal Vent | 50mmØ | |
| Fixture Vents | Sized to suit | |



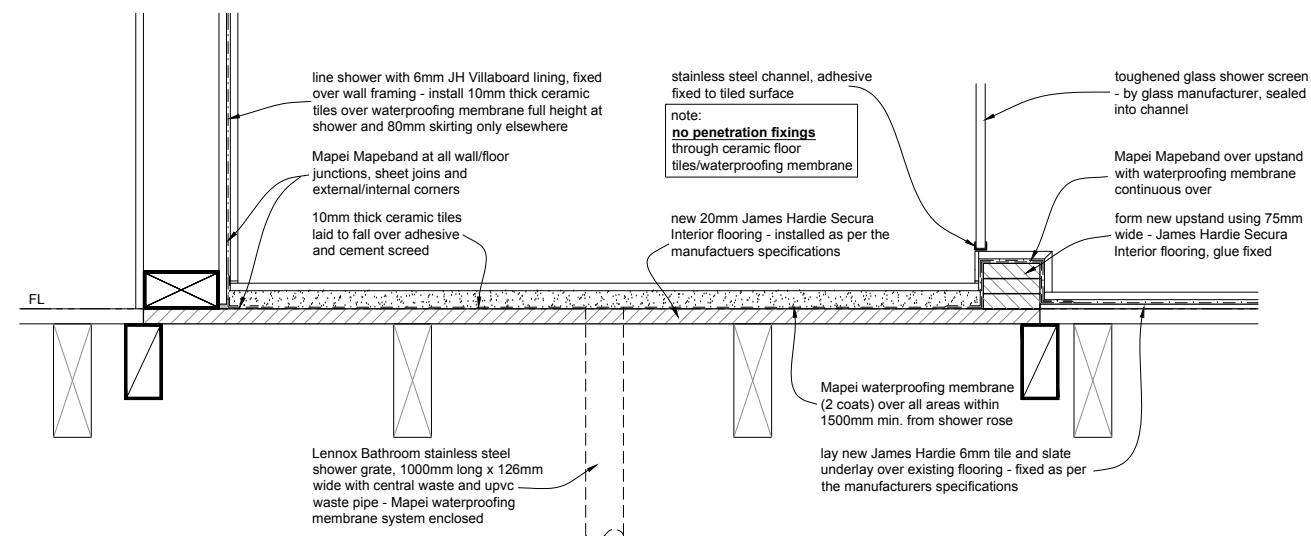
(A) part section
SCALE 1:50 @ A3



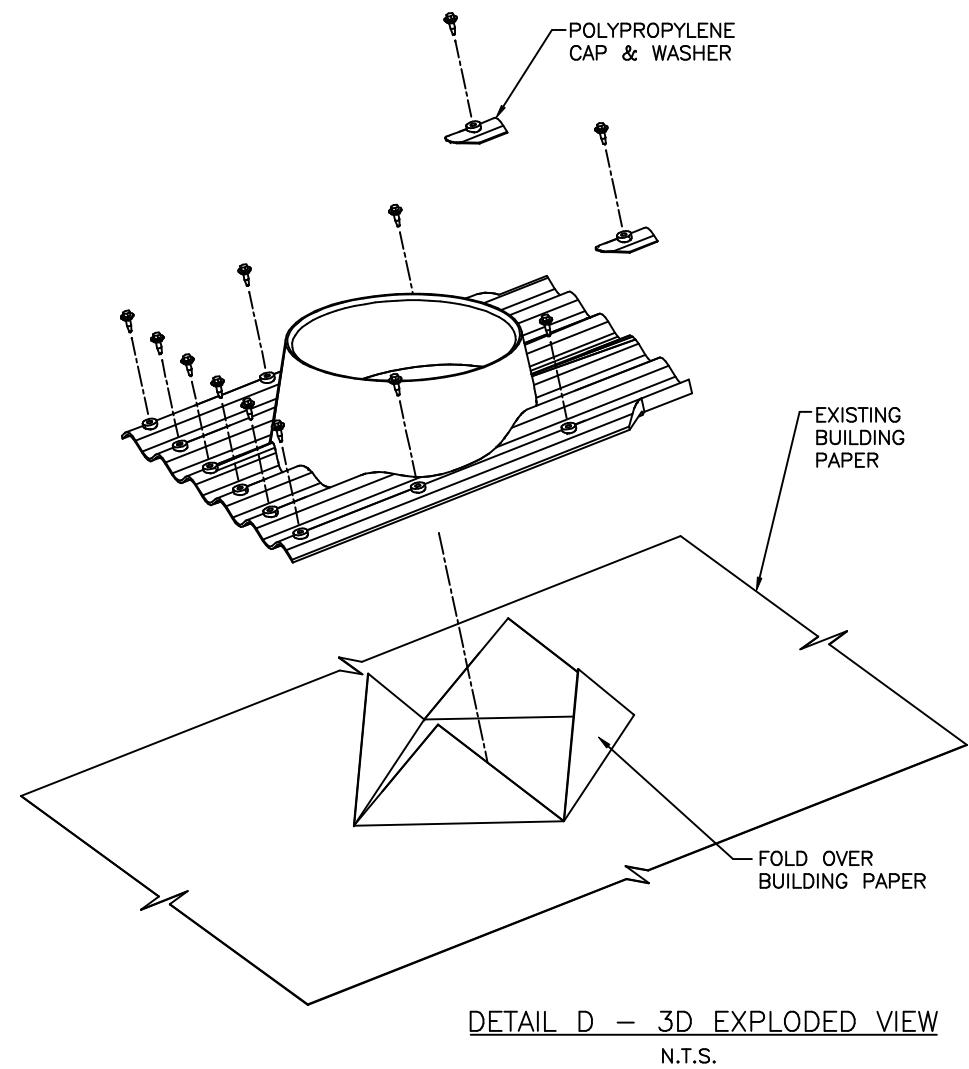
(B) part section
SCALE 1:50 @ A3



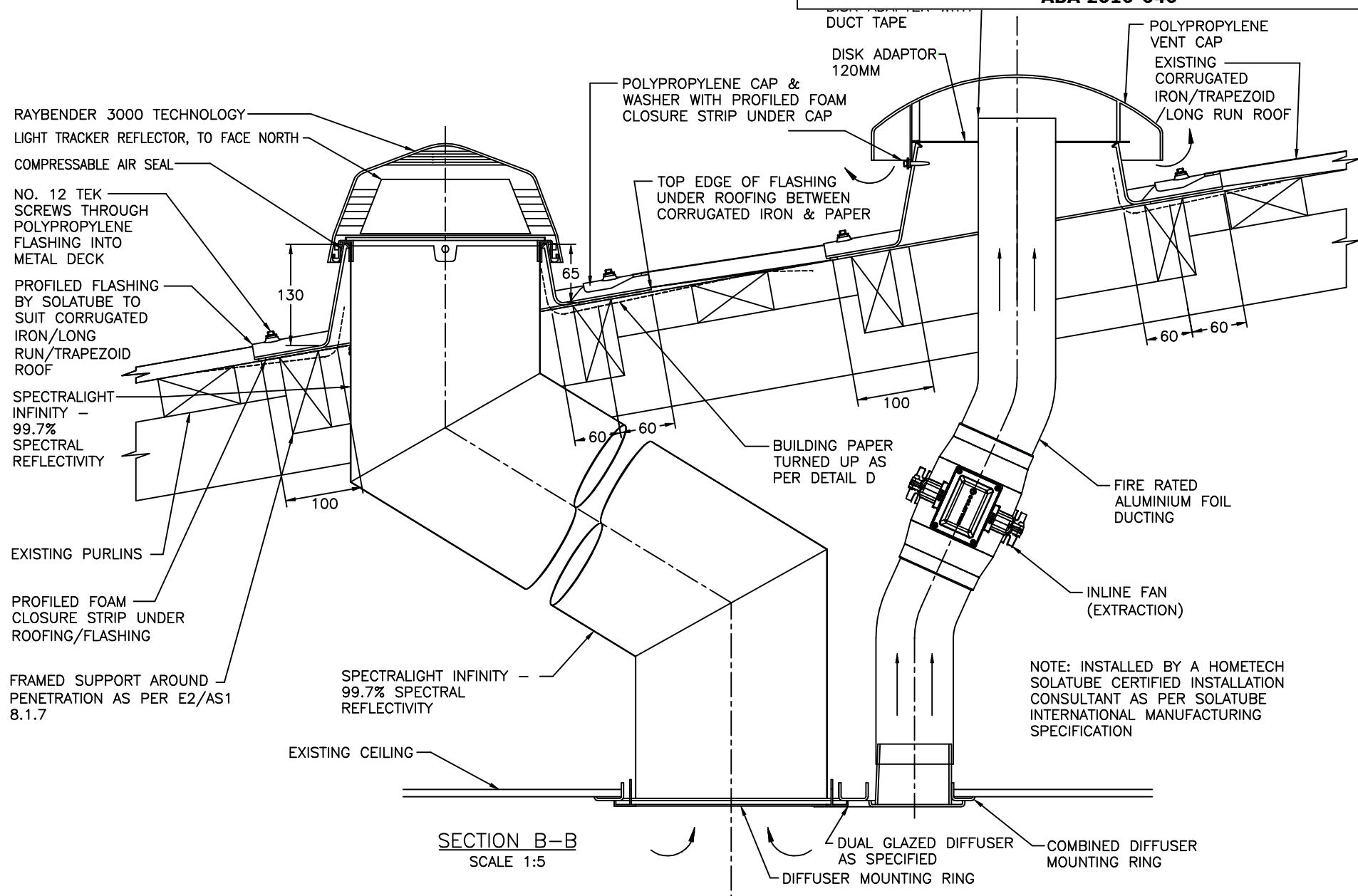
1 - shower floor detail
SCALE 1:10 @ A3
at bathroom



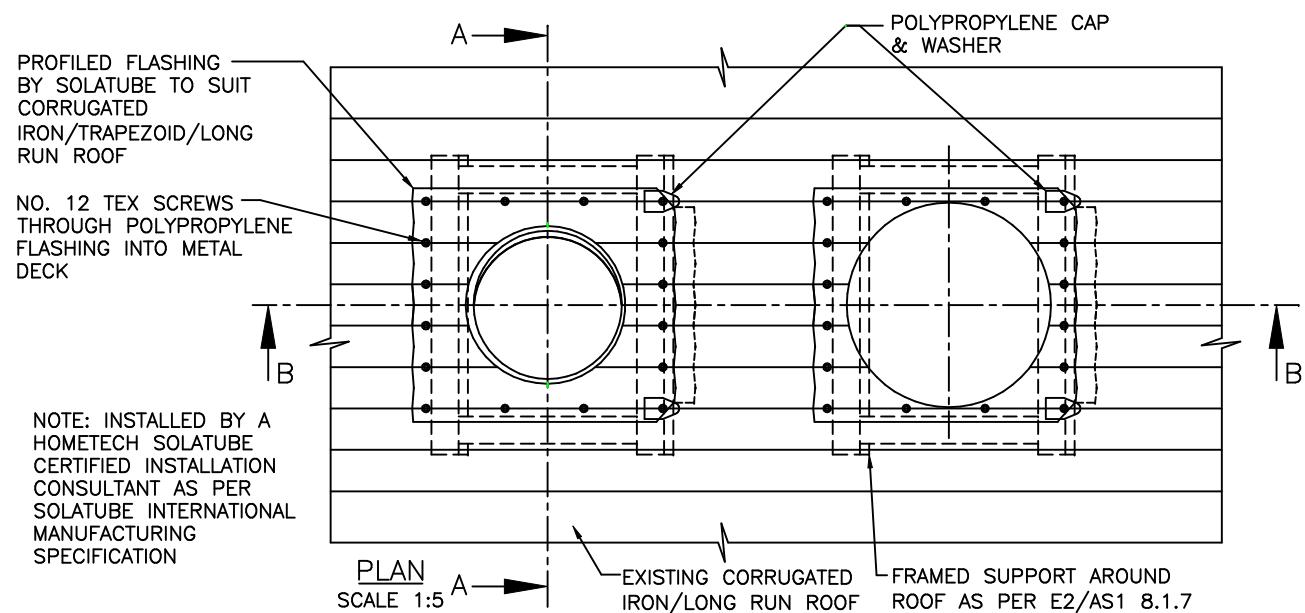
2 - shower floor detail
SCALE 1:10 @ A3
at ensuite



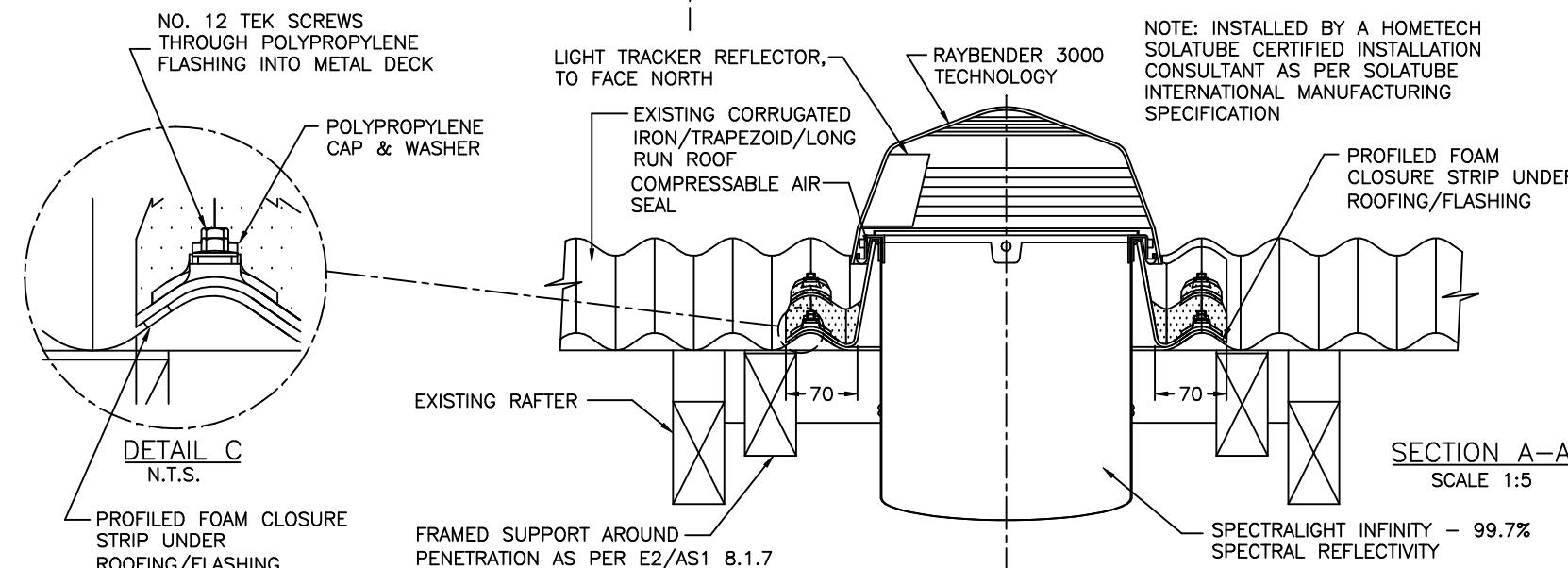
DETAIL D - 3D EXPLODED VIEW
N.T.S.



SECTION B-B
SCALE 1:5



PLAN
SCALE 1:5



SECTION A-A
SCALE 1:5

Code Compliance Certificate Form 7

Section 95, Building Act 2004

S Y Mehta and P K P Mewada
88 Cavell Street
Dunedin 9013

The building

Street address of building: 88 Cavell Street Dunedin

Legal description of land where building is located: LOT 35 BLK III DP 1746

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: N/A

Year first constructed: 1960

The owner

Name of owner: S Y Mehta and P K P Mewada

Contact person: S Y Mehta and P K P Mewada

Mailing address: 88 Cavell Street, Dunedin 9013

Street address/registered office:

Mobile: 021 175 5384

Landline:

Email address: sunali.mehta@otago.ac.nz

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

Building work

Building Consent Number: ABA-2019-353 - Install Stormwater Drain

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: 2 February 2021

BUILDING CONSENT - ABA-2019-353

(Section 51, Building Act 2004)
Form 5

The building

Street address of building: 88 Cavell Street Dunedin

Legal description of land where building is located: LOT 35 BLK III DP 1746

Building Name: N/A

Location of building within site/block number:

Level/unit Number:

The owner

Name of owner: S Y Mehta and P K Mewada

Contact person: S Y Mehta and P K Mewada

Mailing address: 88 Cavell Street, Dunedin 9013

Street address/registered office:

Mobile: 021 175 5384

Landline:

Email address: sunali.mehta@otago.ac.nz

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

Building work

The following building work is authorised by this building consent:

Install Stormwater Drain

This building consent is issued under Section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

Compliance Schedule

A compliance schedule is not required for the building.

Attachments

Copies of the following documents are attached to this building consent:

Record of required site inspections (section 90(2) of the Building Act 2004)



Grant Sutton

Authorised Officer

On behalf of Dunedin City Council

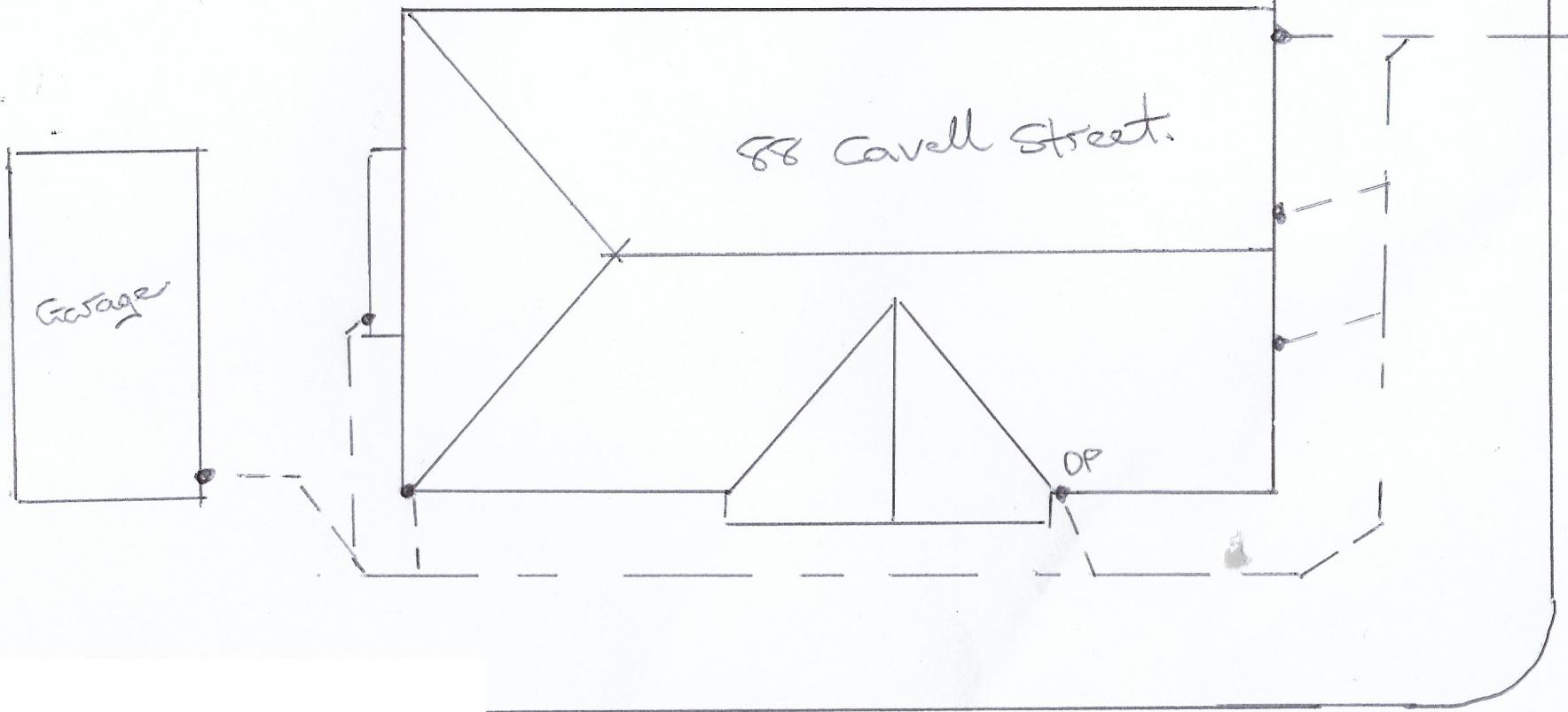
Date: 20 March 2019

Lot 35
Block III
DP 1746
V/W# 27280-57300.

N. X

S/water to
kerb &
cavell

cavell
street



Install Stormwater Drains.

100φ uPVC Drains.

AP20 Gravel

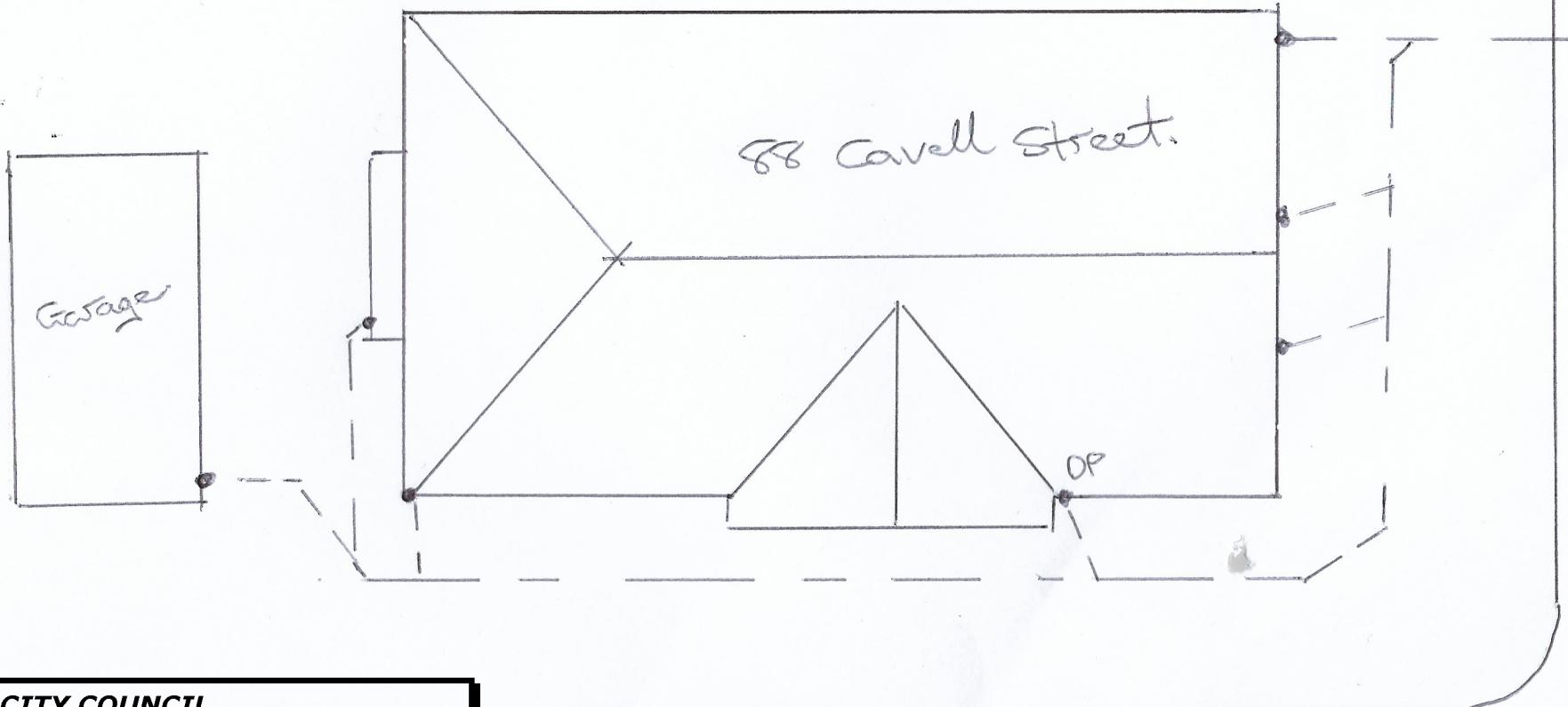
1:60 Fall.

Lot 35
Block III
DP 1746
V/W# 27280-57300.

N.

S/water to
kerb &
cavell

cavell
street



DUNEDIN CITY COUNCIL

Plans and Specifications approved in
accordance

with the NZ Building Code. To be retained
on works and produced on request.

Botha Street.

DUNEDIN CITY COUNCIL - Approved Building Consent Document
ABA 2019-353

Date: 15/03/2019
Plumbing:
rcurrie