

DISCLAIMER

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Dunedin City Council – Land Information Memorandum

Property Address: 78 Moana Crescent Dunedin

Prepared for: V K P Developments Limited

Prepared on: 21-Jan-2026

Property Details:

Property ID	5033862
Address	78 Moana Crescent Dunedin
Parcels	LOT 1 DP 9709

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 21-Jan-2026

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

No information.

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

Seismic Hazards

No information.

Other Natural Hazards

No information.

Otago Regional Council Hazard Information

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

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

Contaminated Site, Hazardous Substances and Dangerous Goods

Contaminated Site Information

No information.

Historic Dangerous Goods Licence(s)

No information.

Hazardous Substances

No information.

WARNING – Change in legislation and management of hazardous substances

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

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

The Council was advised by the EPA in 2016 that Worksafe had taken over responsibility for managing Location Test certificates under the Hazardous Substances and New Organisms Act 1996. The EPA no longer 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 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.

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 **24th February 2003**.

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	2033862
Address	78 Moana Crescent Dunedin
Valuation Number	27280-18001
Latest Valuation Details	
Capital Value	\$540,000
Land Value	\$235,000
Value of Improvements	\$305,000
Area (Hectares)	0.0647HA
Units of Use	1
Current Rates	
Current Rating Year Starting	01-Jul-2025
Dunedin City Council Rates	\$4,262.34
Rates Outstanding for Year	\$1,871.87

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

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

Building and Drainage Permits

[H-1957-49614](#) AAB19570948

61 - Erect Dwelling, (Fry). The permit was lodged on 03-May-1957.

[H-1962-58632](#) AAB19620963

7531 - Demolish Temporary Dwelling, No Plan (Fry). The permit was lodged on 16-Mar-1962.

[H-1963-60296](#) AAB19630942

10001 - Erect Carport, (Fry). The permit was lodged on 12-Aug-1963.

[H-1983-93862](#) AAB19831254

5387 - Install Kent Log Fire, (Morilleau). The permit was lodged on 09-Aug-1983.

[H-1991-110335](#) AAB19911249

4133 - Add Conservatory to Dwelling, (Tonga). The permit was lodged on 03-Dec-1991.

[H-1958-178106](#) AAD19580644

F9135 - Plumbing and Drainage, (Fry). The permit was lodged on 22-Jan-1958.

[H-1957-176226](#) AAD19570261

F8159 - Drainage to Drain in Common, (Various). The permit was lodged on 14-Jun-1957.

[H-1962-184216](#) AAD19620763 G6692 - Repair Drain in Common, No Plan, (Various). The permit was lodged on 18-Dec-1962.

[H-1968-192758](#) AAD19680878 H3906 - Repair Drain in Common, No Plan, (Various). The permit was lodged on 24-May-1968.

[H-1991-232736](#) AAD19913801

L8671 - Repair Drain in Common, (Bedford). The permit was lodged on 25-Feb-1991.

Building Notices

No Building Notices

Resource Consents

There are no resource consents for this property.

Consent Notices

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

Alcohol Licensing

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

Health Licensing

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

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

No information.

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

District Plan

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 1 (refer Section 15, Residential)

Scheduled Items

- Nil

Overlay Zones

- Nil

Mapped Areas

- Archaeological Alert Layer
- Wahi Tupuna
 - Name: Puketahi (Sunshine Hill)
 - ID: 44

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

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 78 Moana Crescent Dunedin

[5033859 25 Marama Street Dunedin](#)

[POL-2015-59](#) Planning Other Legislation increase a right of way. The outcome was Granted on 16/09/2015.

[5033864 82 Moana Crescent Dunedin](#)

[RMA-1995-357404](#) Resource Management Act (Historical Data) ER CARPORT ON RD RESERVE Ownr:MAREK TOMASZKIEWILZ (Non-Notified - Non Complying). The outcome was Granted on 26/05/1995.

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

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

Encroachment on road reserve – privately owned timber fence line and vegetation/trees

On the property's frontage there is a timber fence and various privately owned plantings that appear to be located on road reserve. Council accepts this situation but accepts no liability. Maintenance is the responsibility of the property owner. The Council may require this to be addressed in the future.

Encroachment on road reserve – Licence to Occupy required for carport.

On the property's frontage carport appears to be encroaching on the road reserve. This may remain at the pleasure of Council however due to the size of the encroachment, a Licence to Occupy the road reserve is required, please ref to our website for further details on how to apply, fees and charges will apply. Council accepts this situation but accepts no liability. Any damaged caused and the maintenance is the responsibility of the property owner. The Council may require this to be addressed in the future.

The following Transport information is attached to this document:

- 78 Moana Crescent - Vegetation Encroachment letter.docx; 15/02/2023 10:55 AM

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

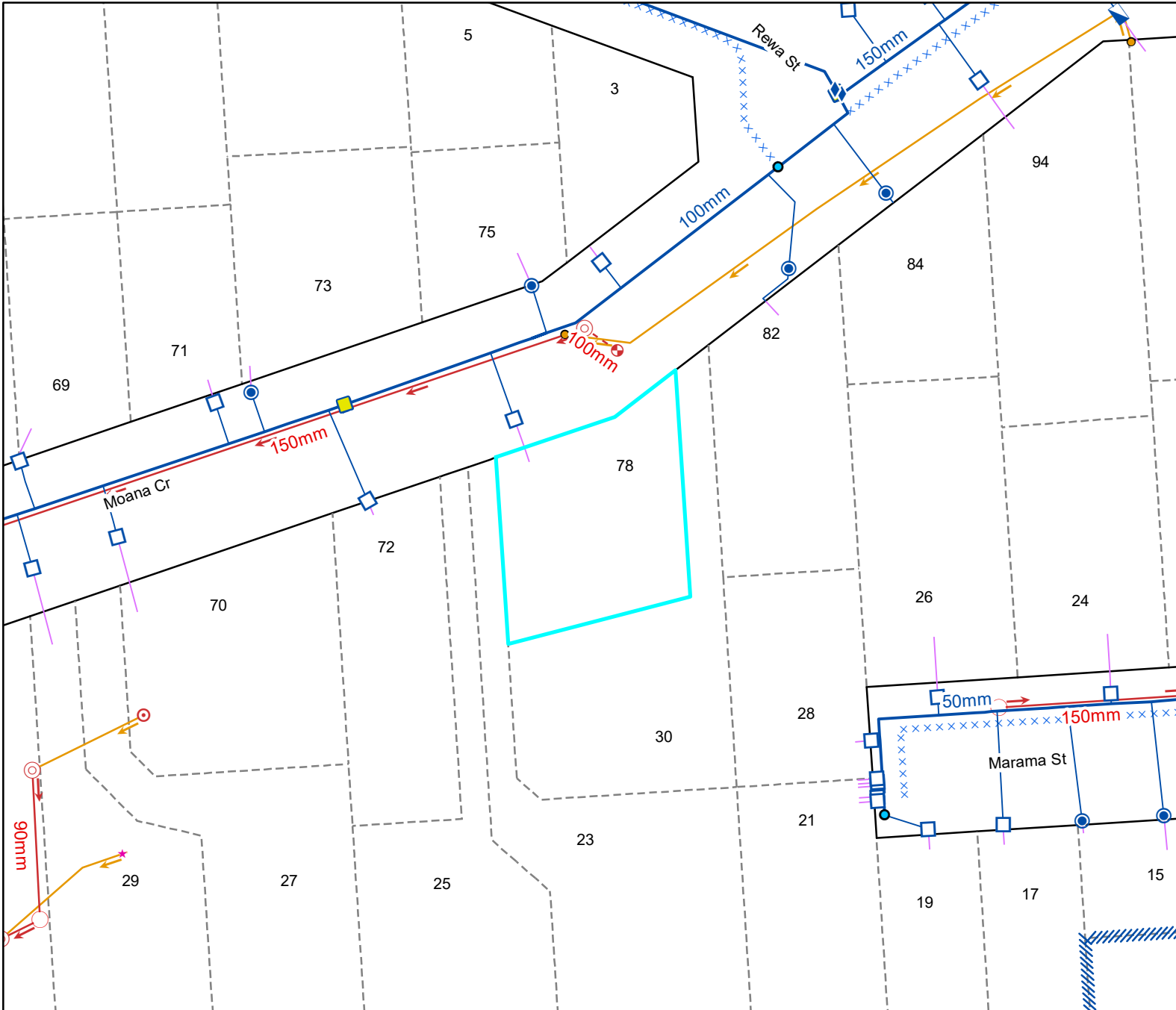
HEA	Heater
ICC	Interim Code Compliance
MH	Manhole
PL	Plumbing
PLB	Plumbing
PTE	Private
SIS	Sewer in section
WC	Water course
WT	Water table
SW	Stormwater

General terms

RDMS Records and Document Management System

Appendices





Legend

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

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

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



Council Water & Drainage Services

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

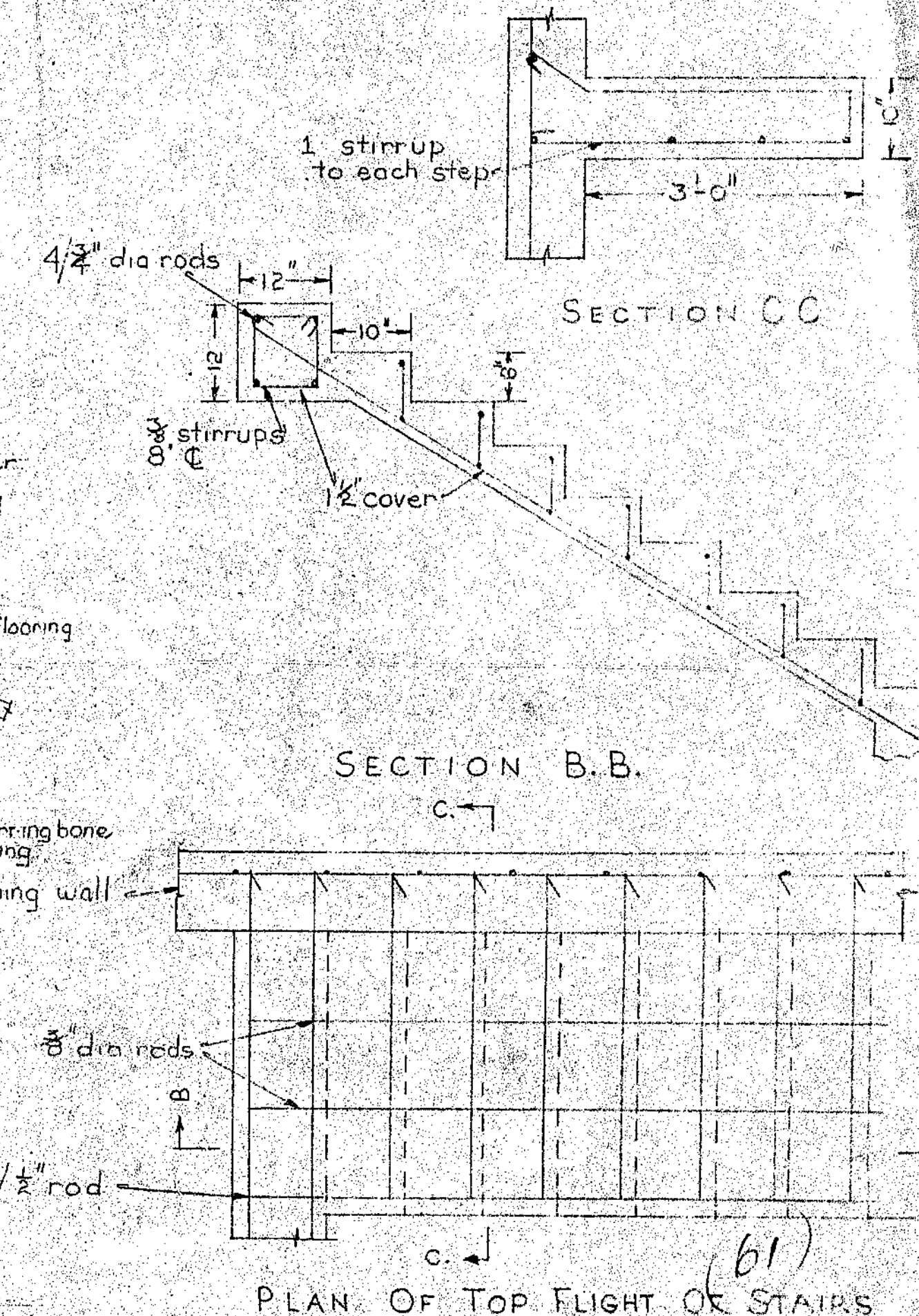
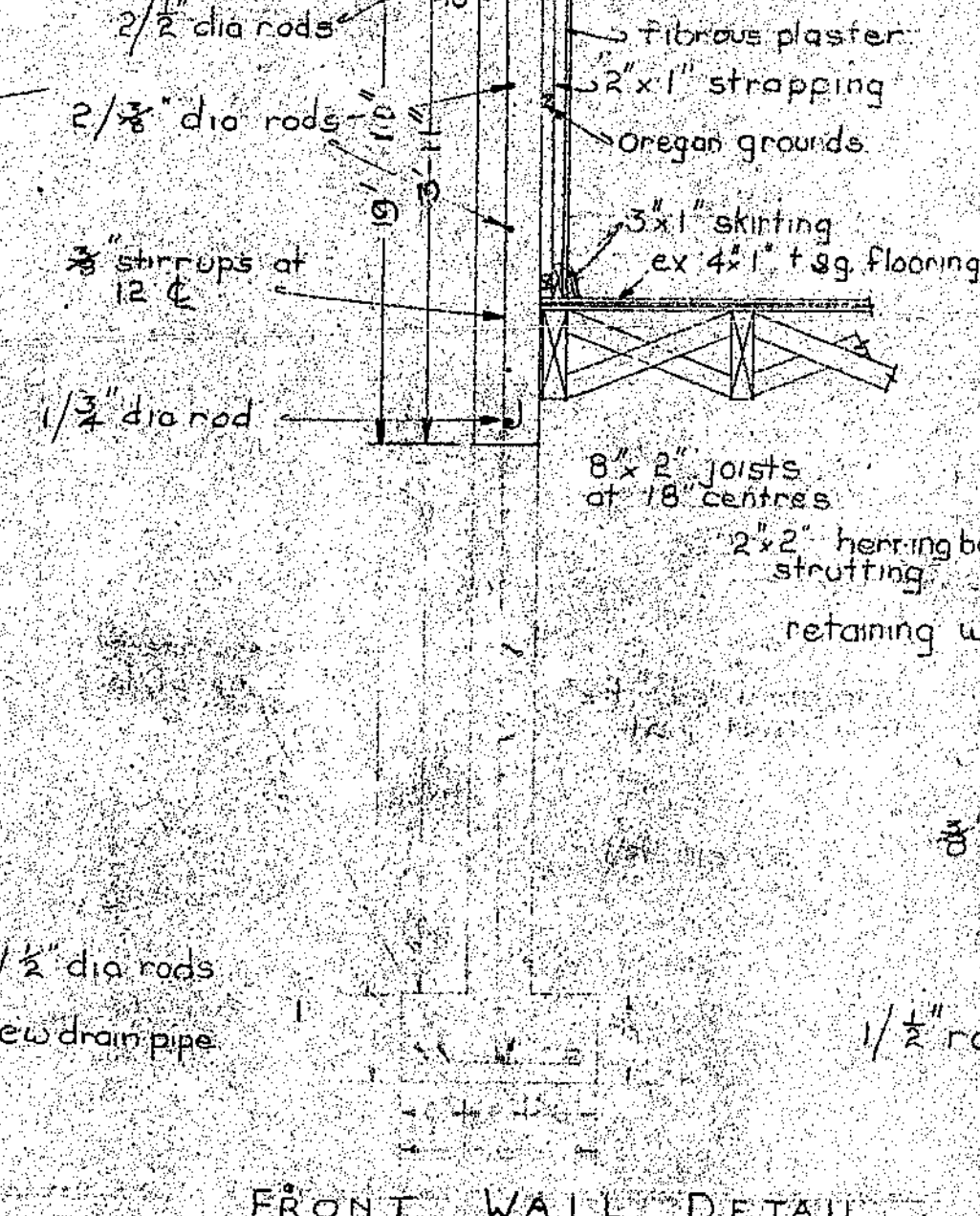
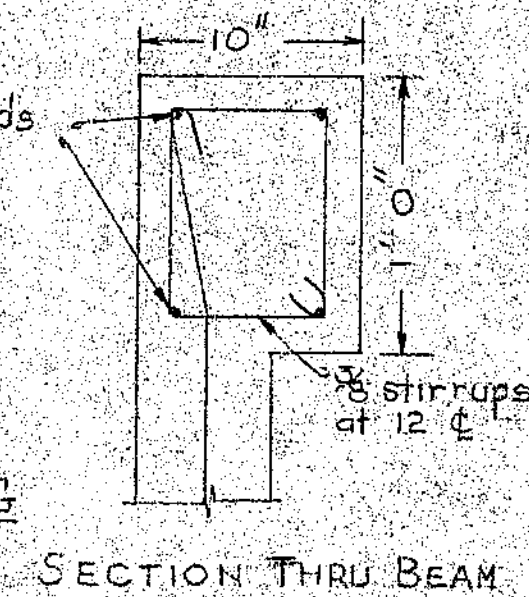
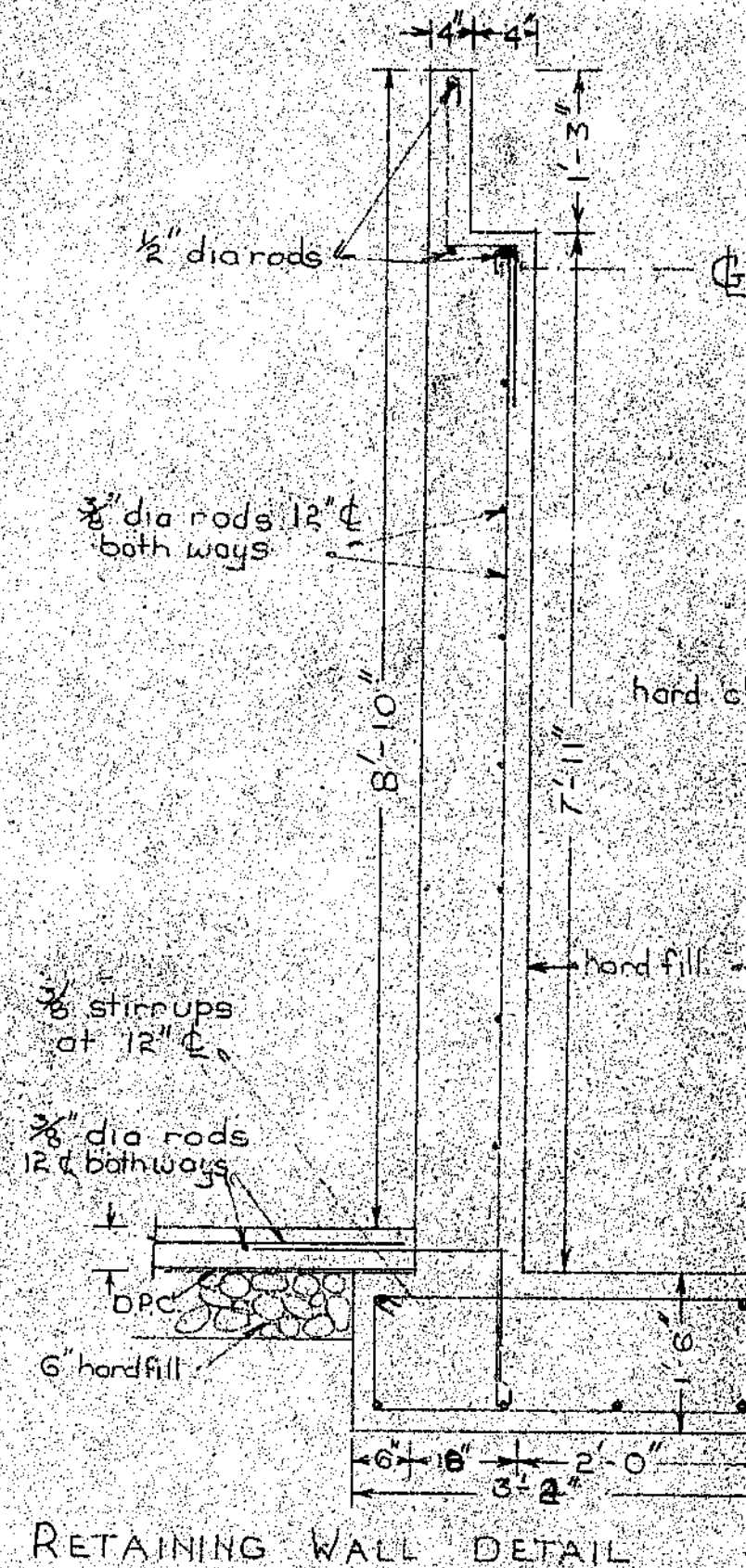
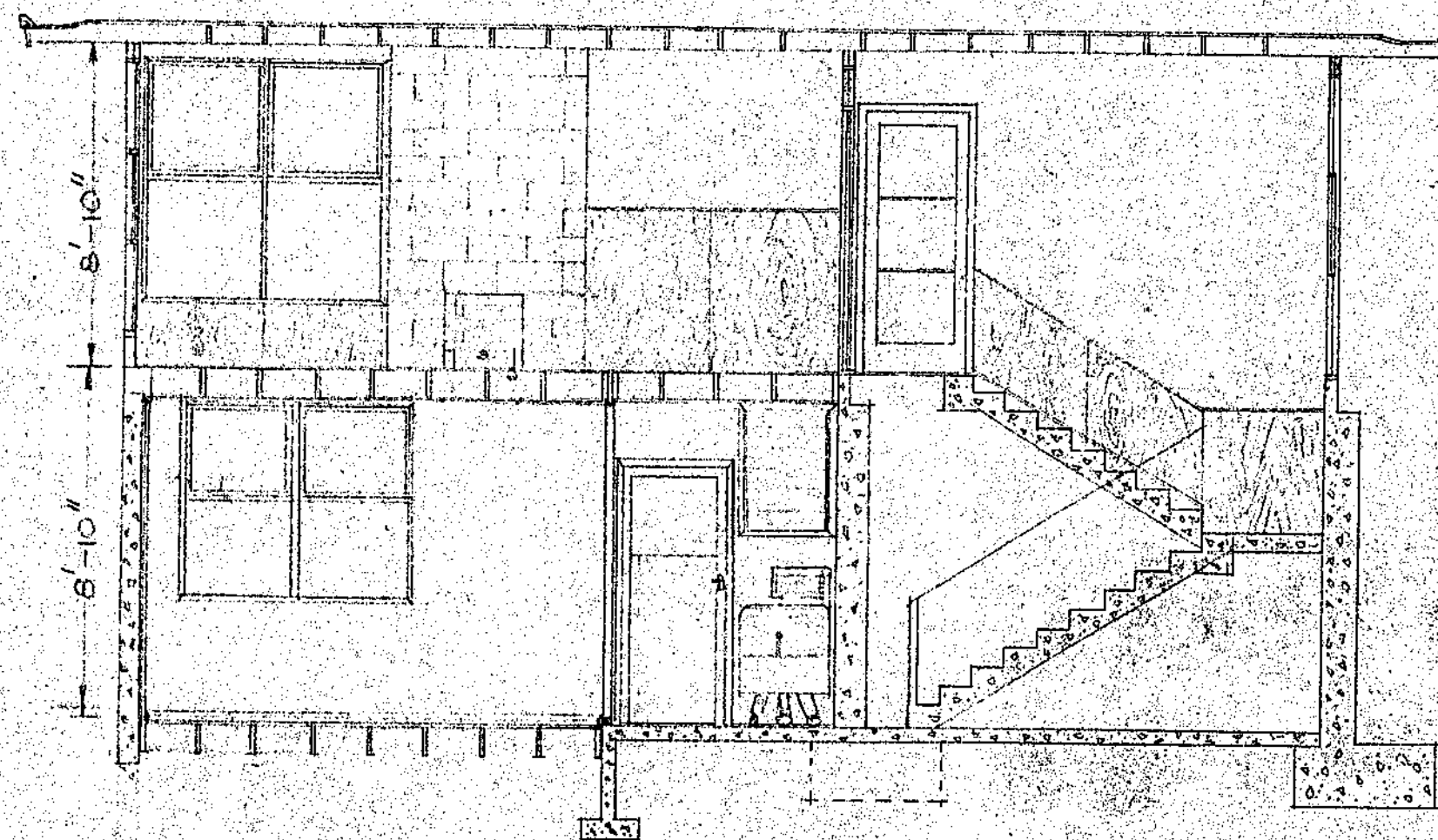
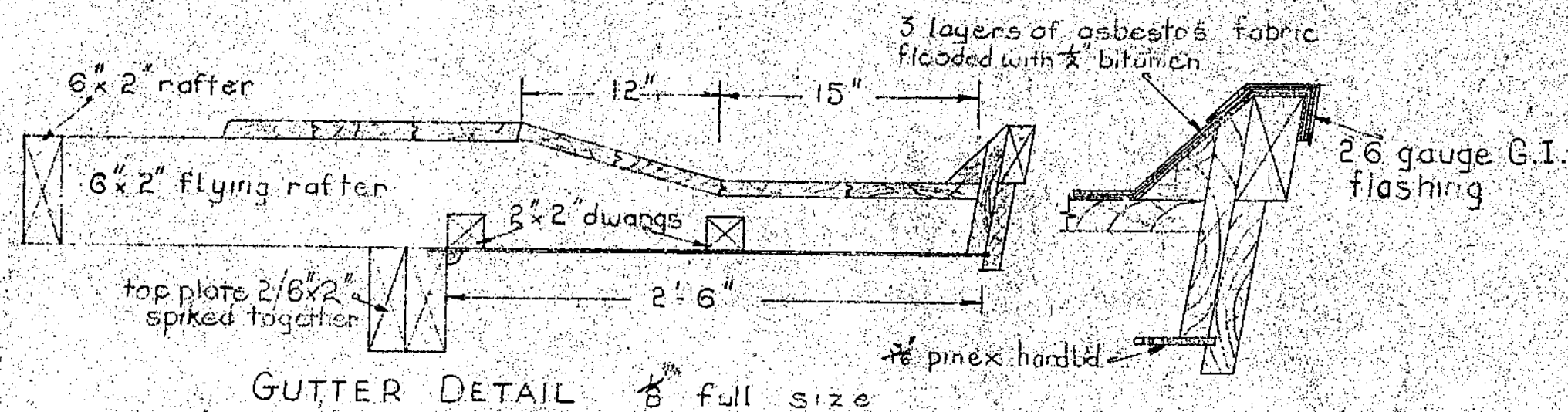
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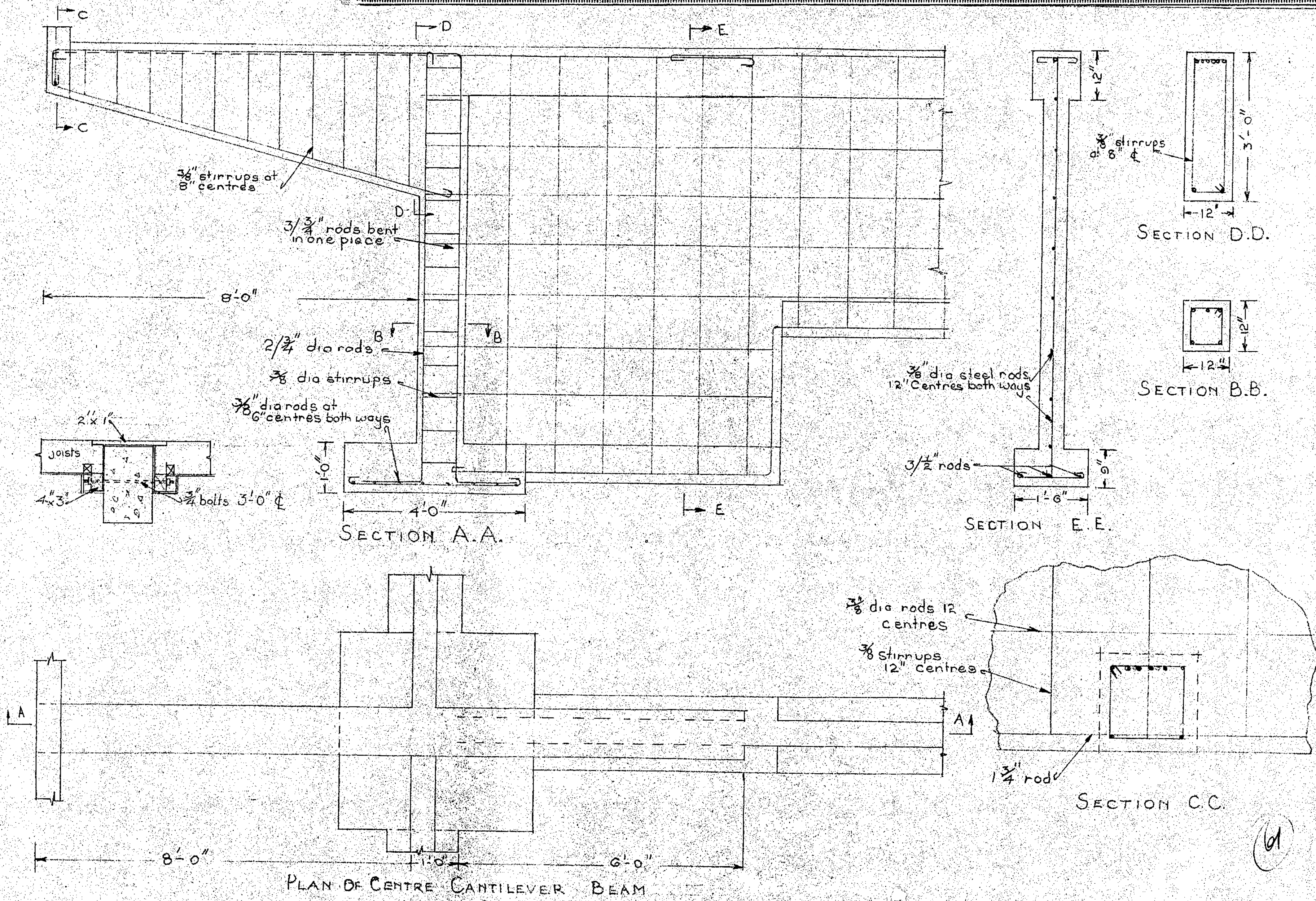
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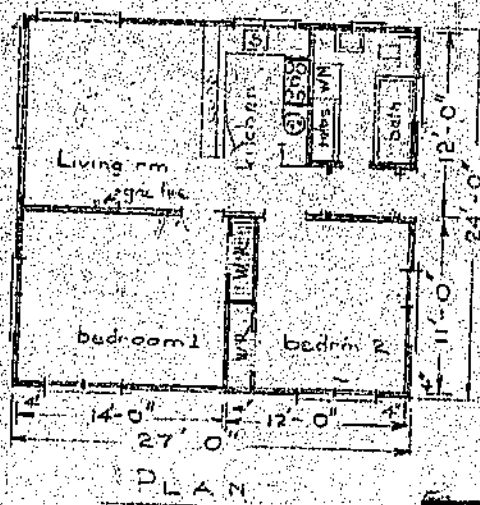
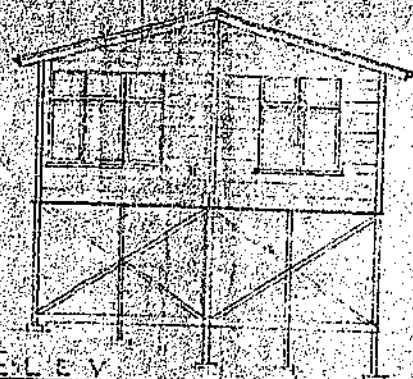
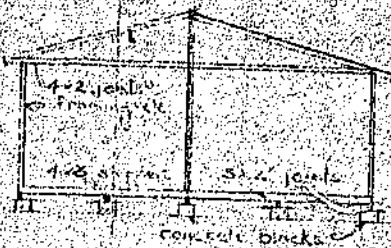
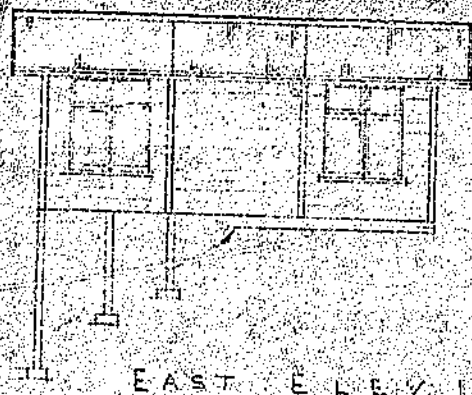


PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES
This map is for illustration purposes only and is not accurate to surveying, engineering or orthophotographic standards. Every effort has been made to ensure correctness and timeliness of the information presented.

2018-2019 Urban. Copyright DCC/Aerial Surveys Ltd. Rural, ORCAerial Surveys Ltd. CC BY 4.0 NZ
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2006/2007 Urban photography March 2007. copyright NZAM. Rural photography March 2006, copyright Terralink International Ltd.







北京中興國際商務

Existing Drains

New Ford Models

New Stormwater Drains

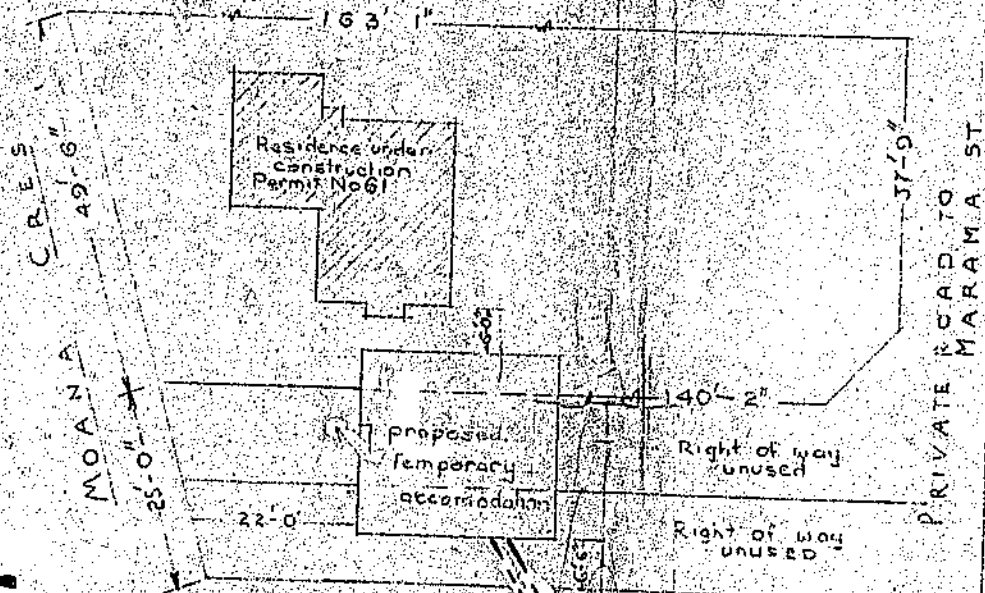
SCALE 1/2" = 1'-0"

24-5-57

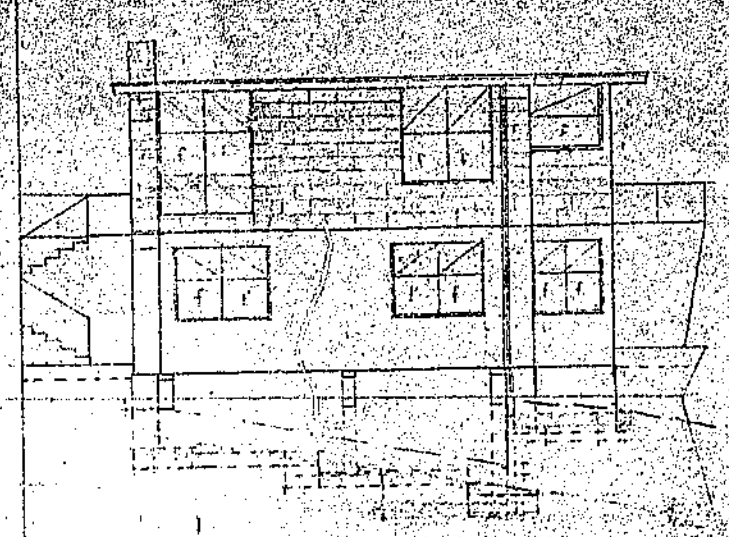
AREA 648 SQ. FT. New

PROPOSED TEMPORARY ACCOMMODATION AT 78 MOANA CREEK
SUNSHINE BLOCK DUNEDIN D.P. PLAN 6309/10

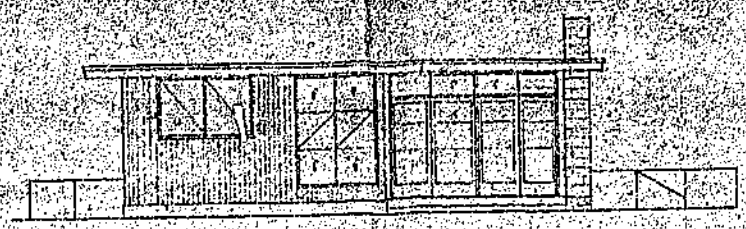
S I T E P L A N



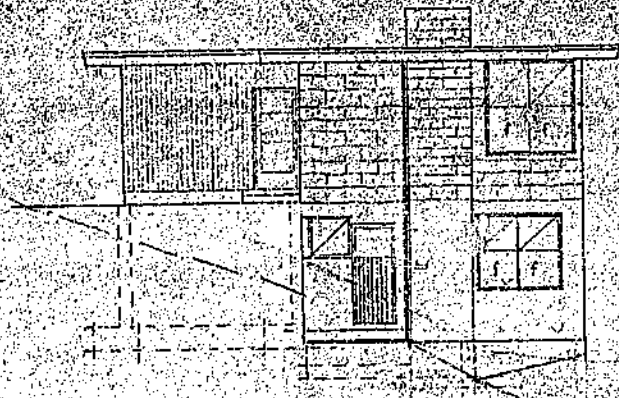
F/2135



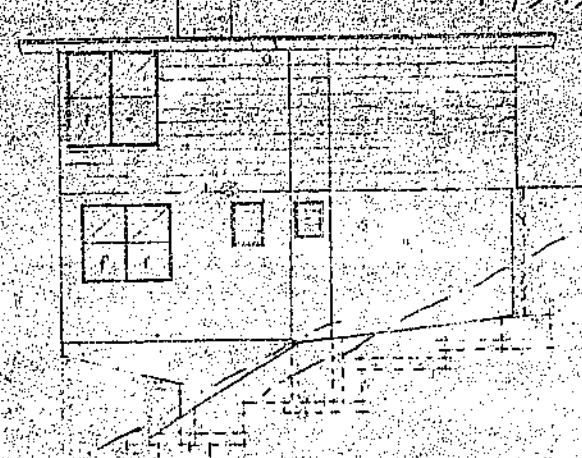
SOUTH ELEVATION



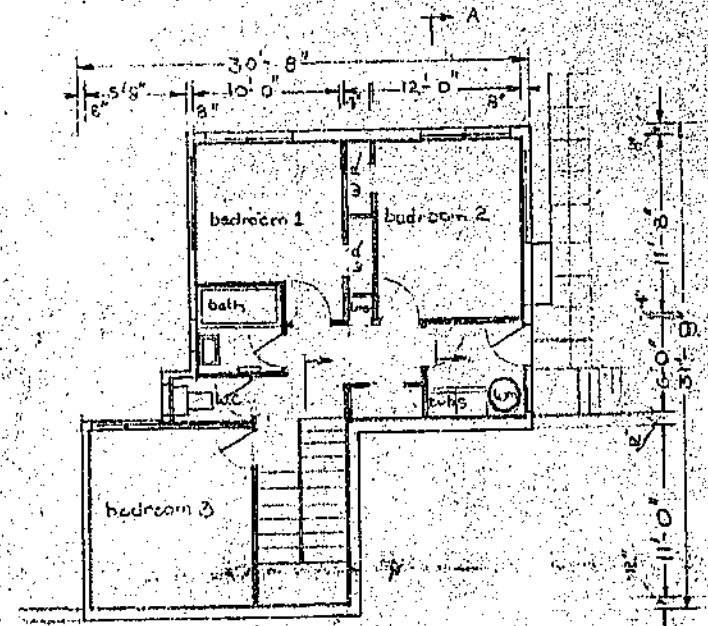
NORTH ELEVATION



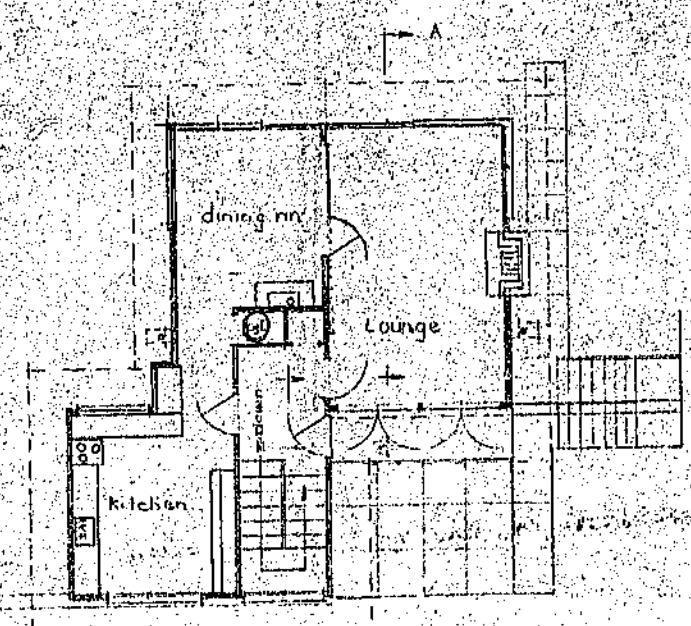
WEST ELEVATION



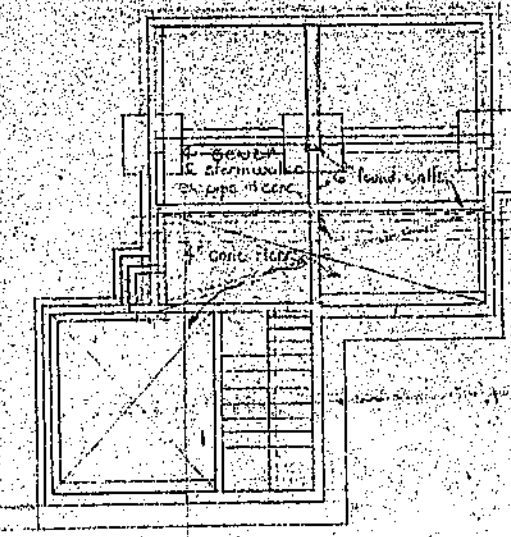
EAST ELEVATION



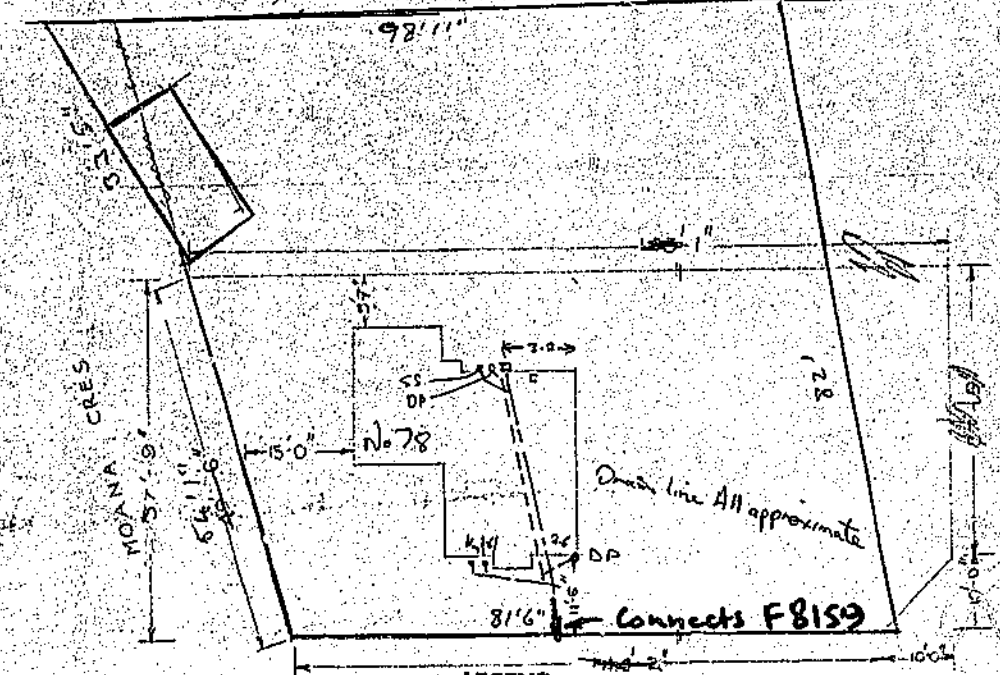
BASEMENT PLAN



FLOOR PLAN



FOUNDATION PLAN



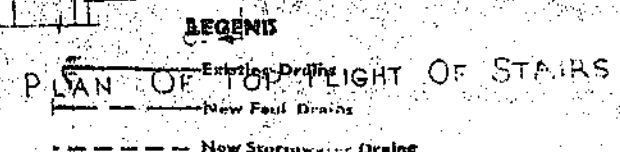
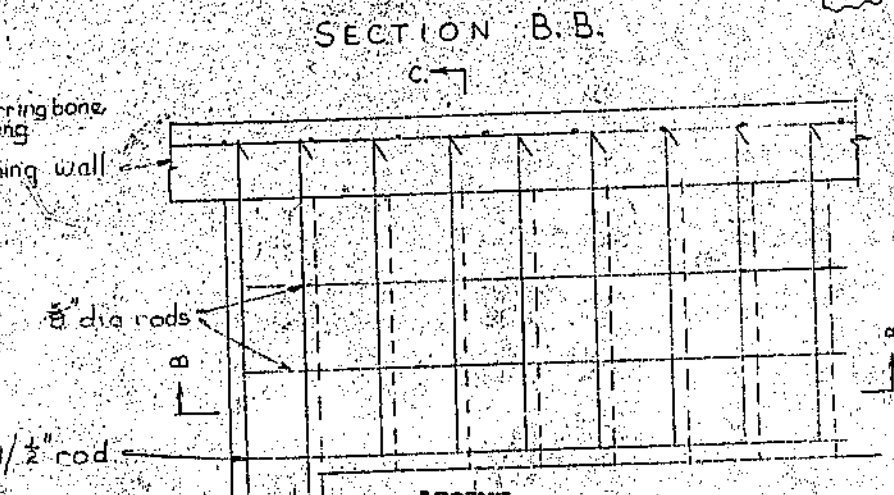
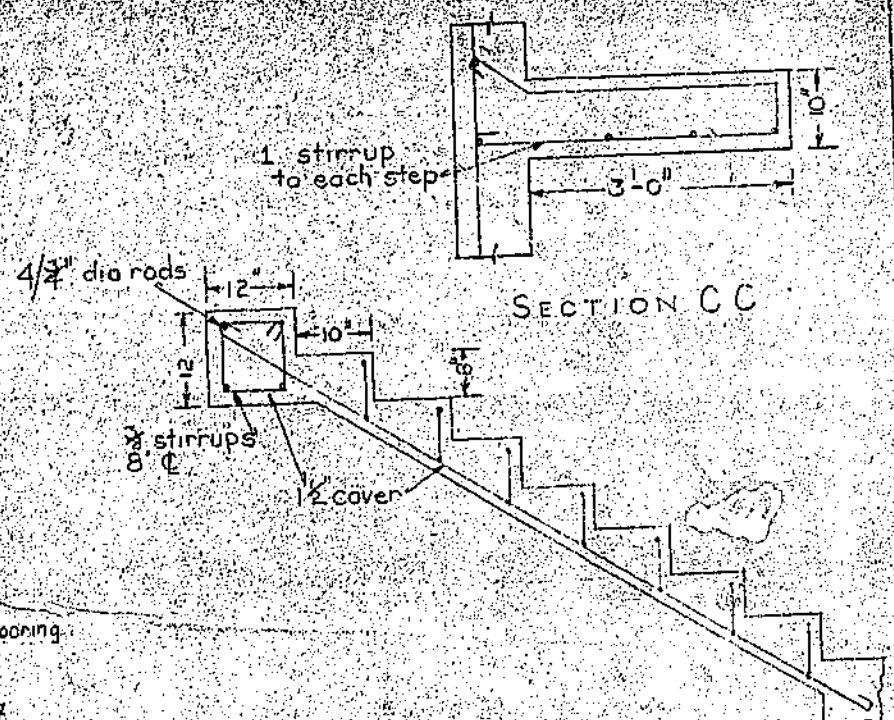
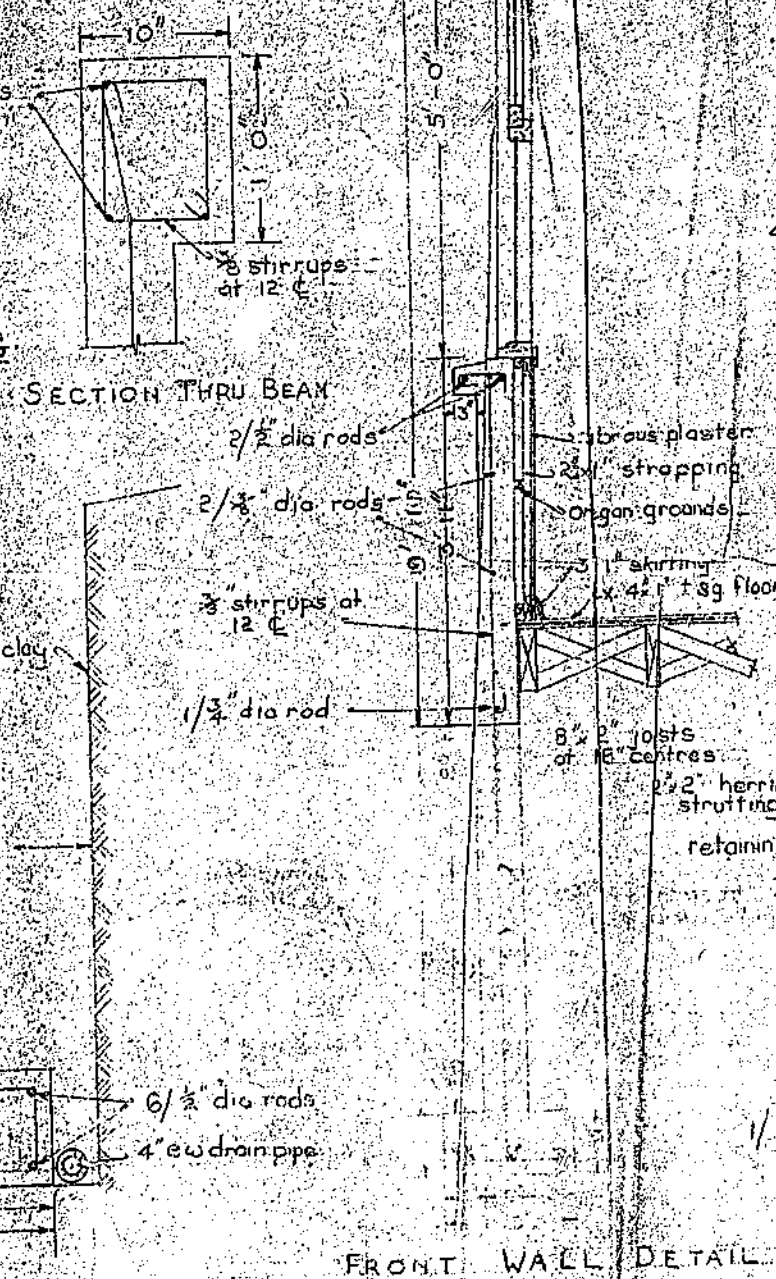
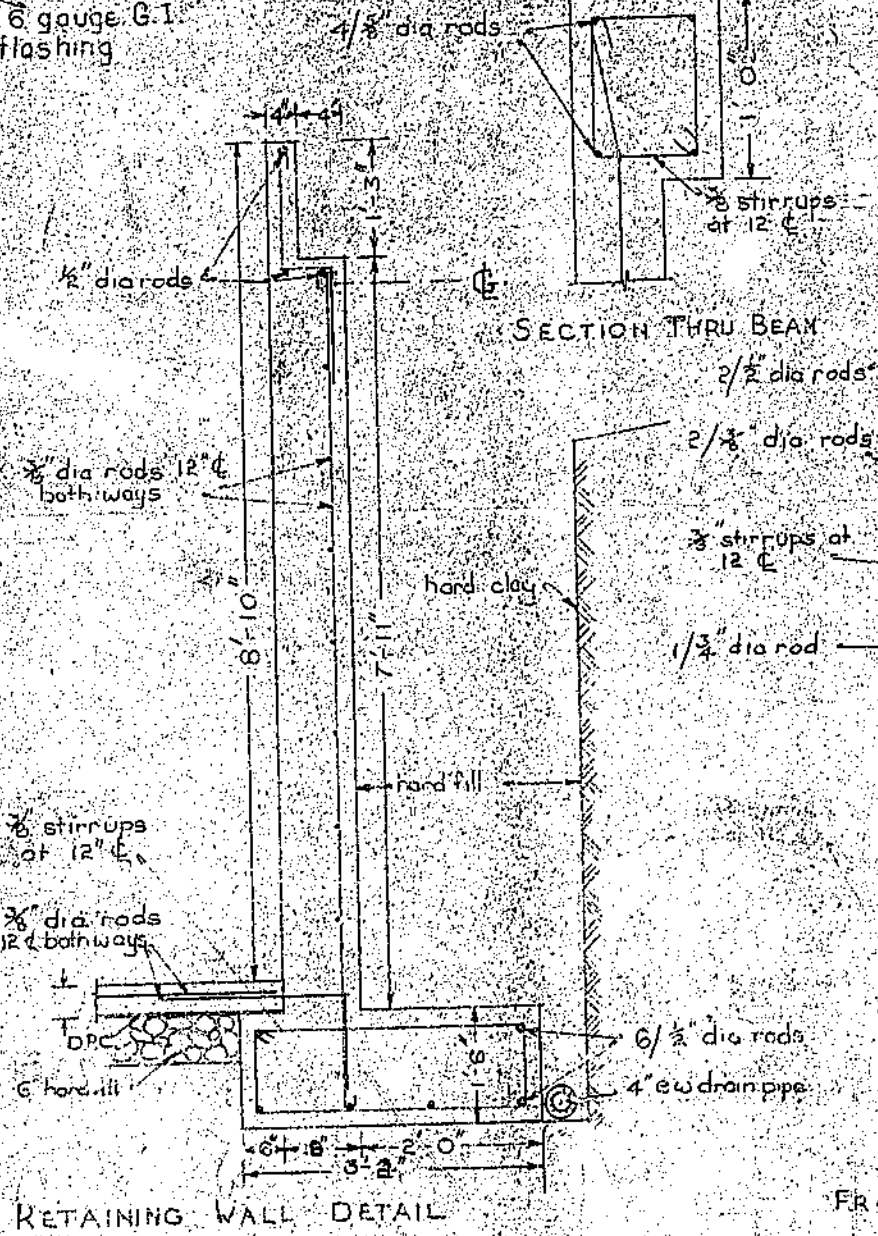
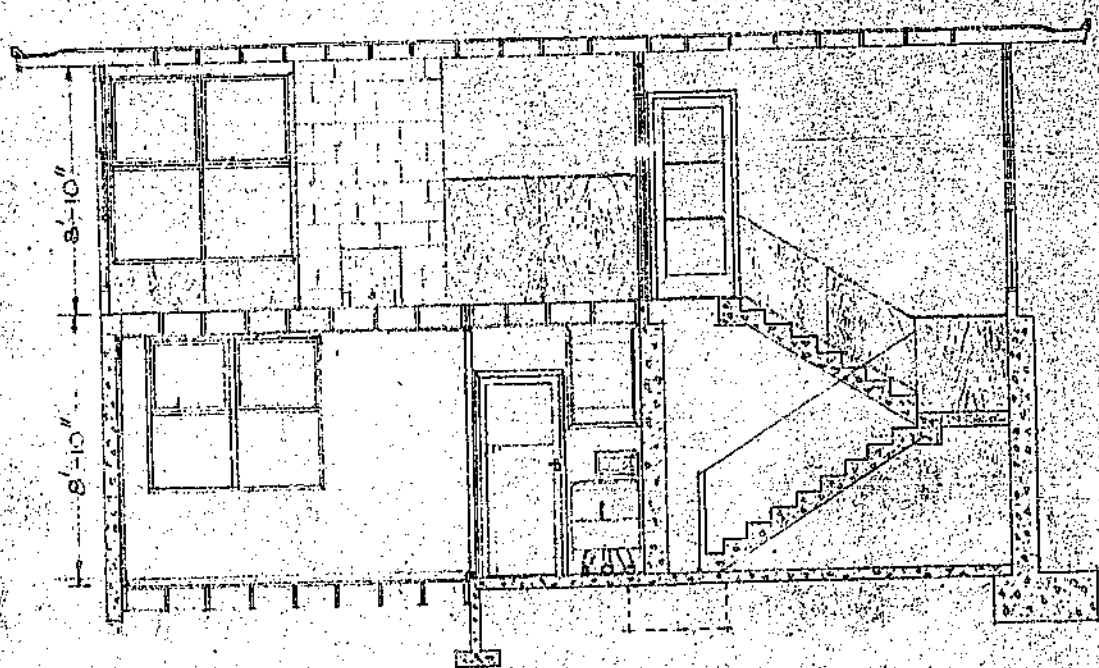
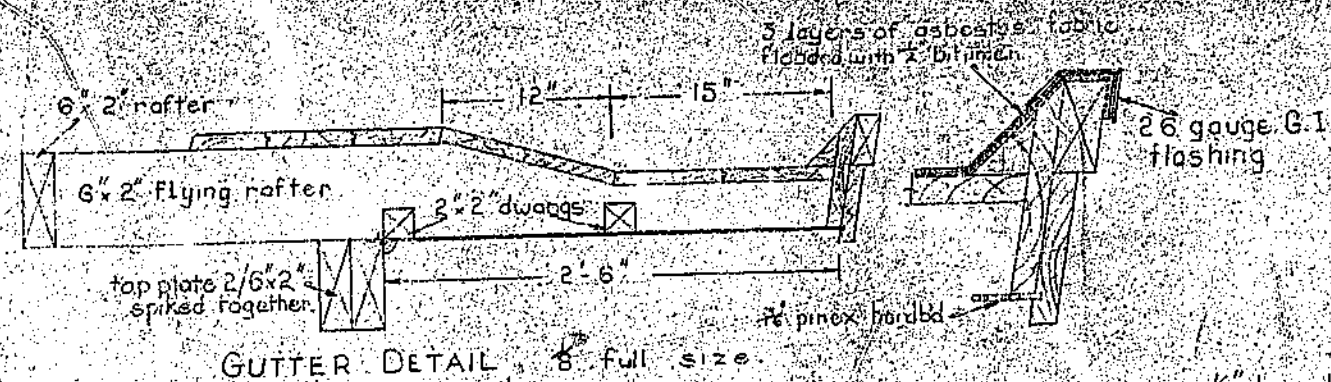
LEGEND

- Existing Drains
- New Full Drains
- - - New Stormwater Drain

Scale 1/4" = 1 foot

Scale 1/4" = 1 foot
18.3.52

PROPOSED RESIDENCE IN MOANA CRESENT, DUNEDIN FOR K.A. FRY ESQ. SUNSHINE BLOCK, D. PLAN 6306 LOT 4 SHEET 1



Scales 1/4" = 1'-0" to 1 foot
25.3.57

PROPOSED RESIDENCE IN MOANA CRESENT, DUNEDIN FOR K. A. FRY ESQ. SUNSHINE BLOCK, D. PLAN 6396 LOT 4 SHEET 2

Morilleau

78

Moana

Cres

Dunedin

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

4/8/83

R1-200A

Signed

for City Planning Officer

To instal
s/s flue.

a Kent Log fire b.H

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

DATE 9.5.83

R. B. Spence

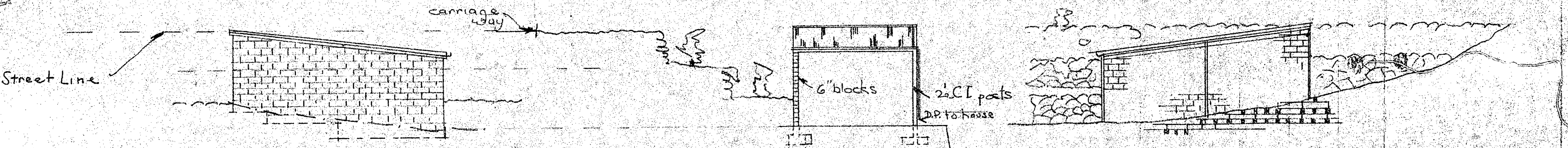
CITY ENGINEER

TOM DE SPONG
57 GLEN ROAD
DUNEDIN



5387

SPECIFICATION
 FOUNDATION 2'-0" x 8" No 31 Concrete
 reinforcing 3/2" rods with 3/8" rods
 from footing through cavities every
 4'-0" c/s. and filled with concrete
 WALL 6" blocks
 ROOF Beams 6"x3" rafters 5"x2" @ 2' c/s
 2" galv wirenetting building paper
 26 gauge galv iron



NORTH ELEVATION

WEST ELEVATION

SOUTH ELEVATION

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 *level shall conform to level*
permanently
 Arrangements made for Crossing are *No way across section*
 for City Engineer Date *6/1/63*

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

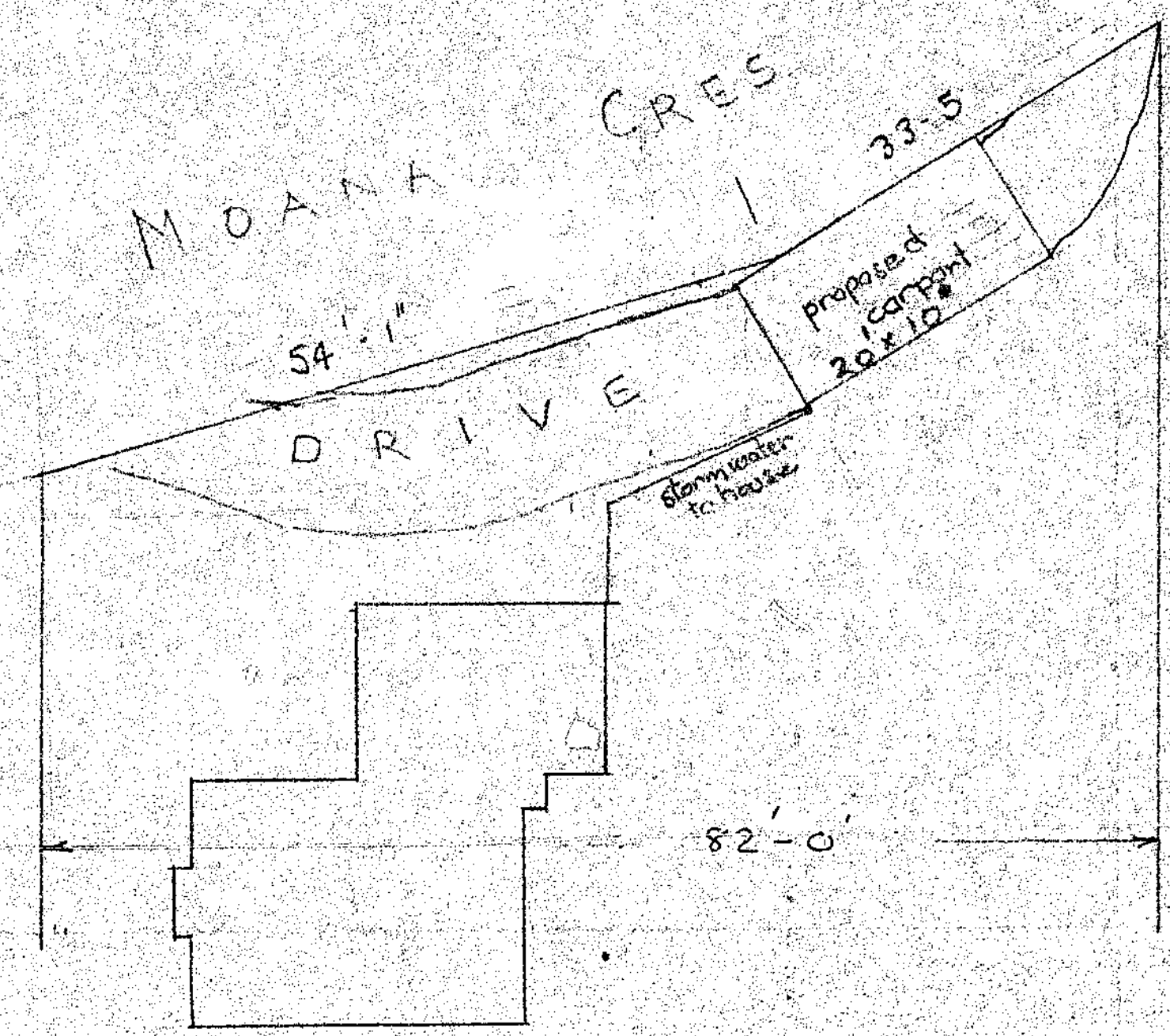
DUNEDIN DRAINAGE & SEWERAGE BOARD

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

Stormwater to be discharged to *extension of existing storm water drain*

Foul sewage to be discharged to _____

SITE PLAN



DUNEDIN CITY CORPORATION
 COPY OF APPROVED PLAN
 OR SPECIFICATION
 TO BE RETAINED ON WORKS
 AND PRODUCED ON REQUEST
 OF BUILDING INSPECTOR.
 DATE *12-8-63*
 CITY ENGINEER

10,001

K.A. Fry
1/8/63

scale 1/8" = 1'-0"

30-7-63

PROPOSED CARPORT AT 78 MOANA CRESCENT
 FOR K A FRY LOT 1 D.P. 9709

K.A. FRY
 78 MOANA CRES.

DUNEDIN CITY COUNCIL

House Connection Plan

SCALE (TO BE SHOWN)

NEW SEWERAGE DRAINS:

EXISTING DRAINS:

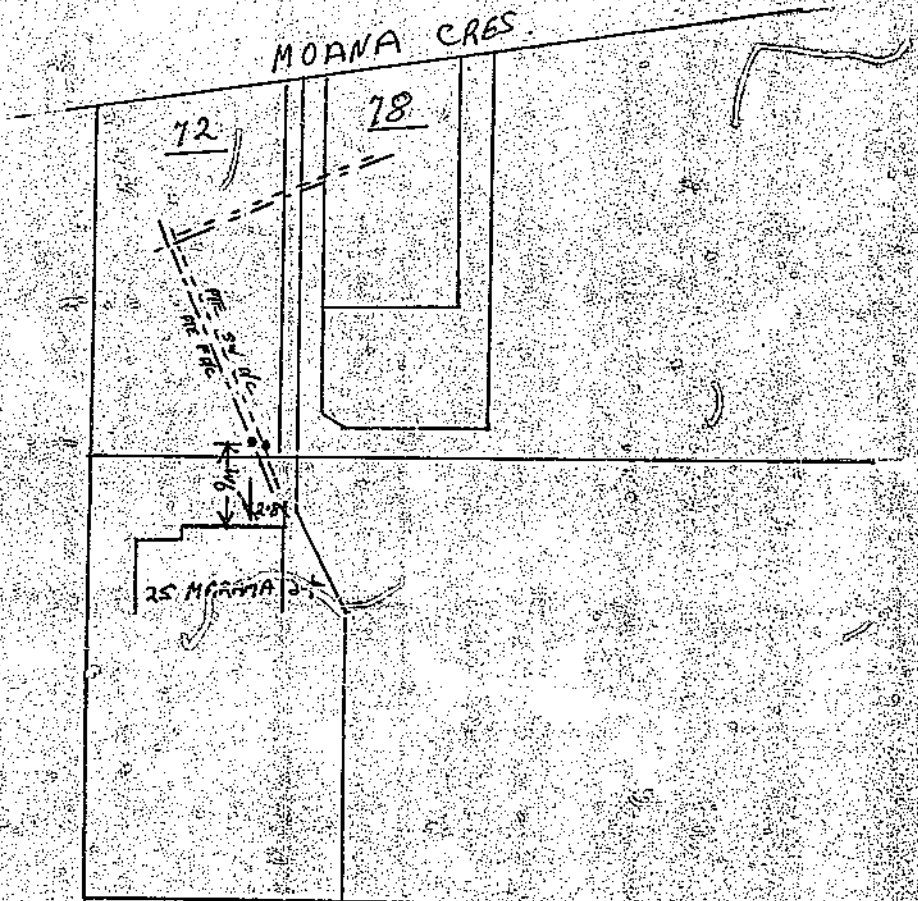
APPLICATION NO.

DATE

L-8671

26-2-91

STORMWATER:



Signature of Drainer

Owner

Street & Locality

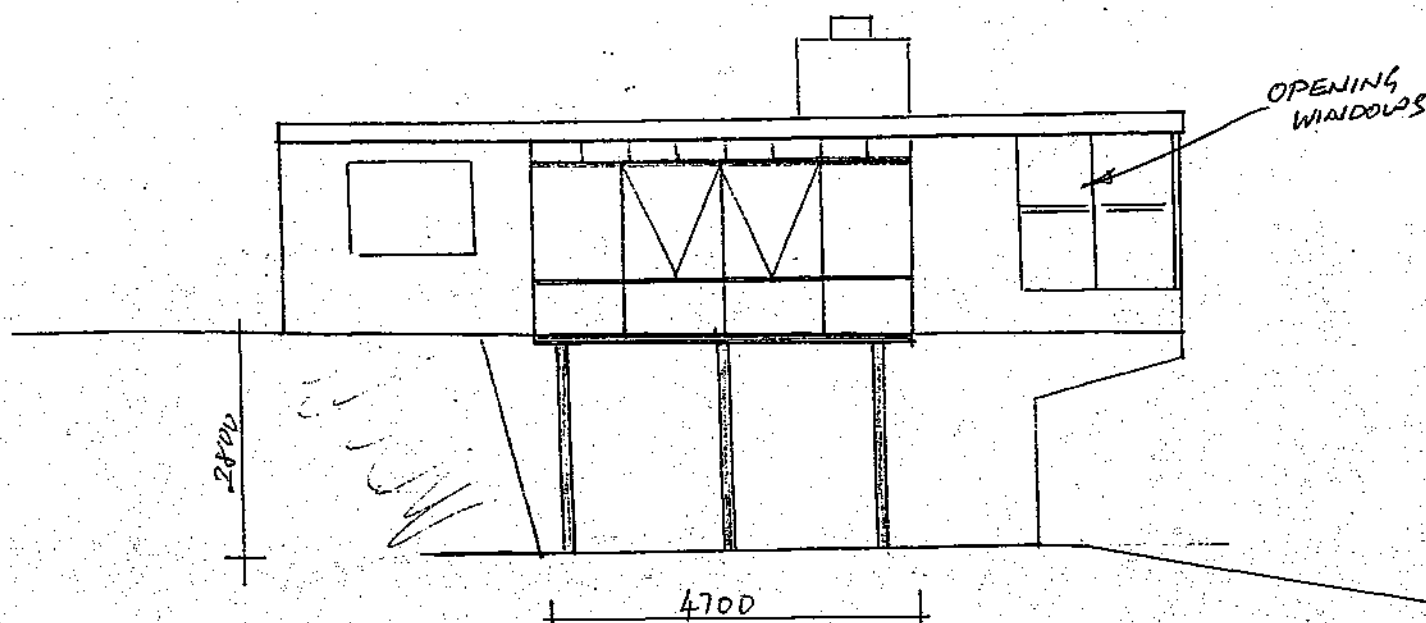
Block

Section

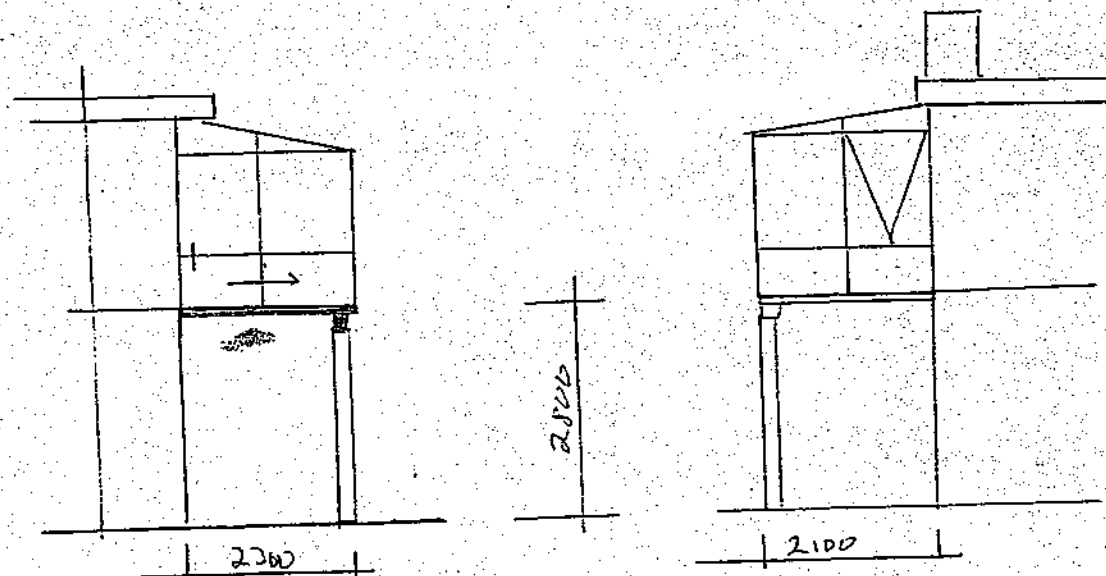
Allotment

DUNEDIN CITY COUNCIL
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

Zone Res A Signed D.S. Marr
Dated 3-12-91

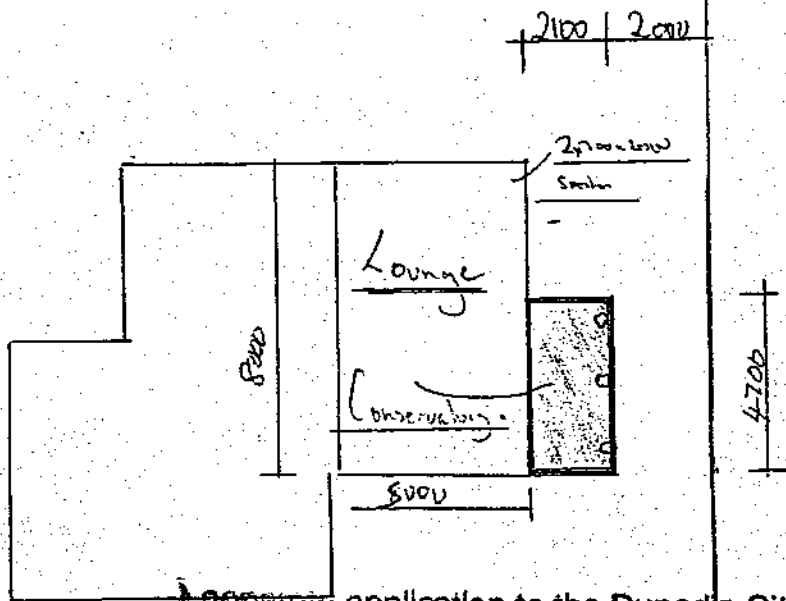


Side Elevation



End Section

Rear View



Site Plan

A separate application to the Dunedin City Council for plumbing and drainage work is required. Such work shall comply fully with the Plumbers, Gasfitters and Drainlayers Act, 1976, Plumbers, Gasfitters and Drainlayers Regulations 1977, Drainage and Plumbing Regulations, 1978.

Stormwater to existing stormwater facilities. Care to be taken when digging holes for posts as shown in that area.

Inspector M. C. 4.12.91 Centre

Plan of Deck & Conservatory for

Mr. Climo & M. Tonga

78 Moana Cres

DUNEDIN CITY COUNCIL

Copy of Approved Plan and/or Specification

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

DATE: 3-12-91

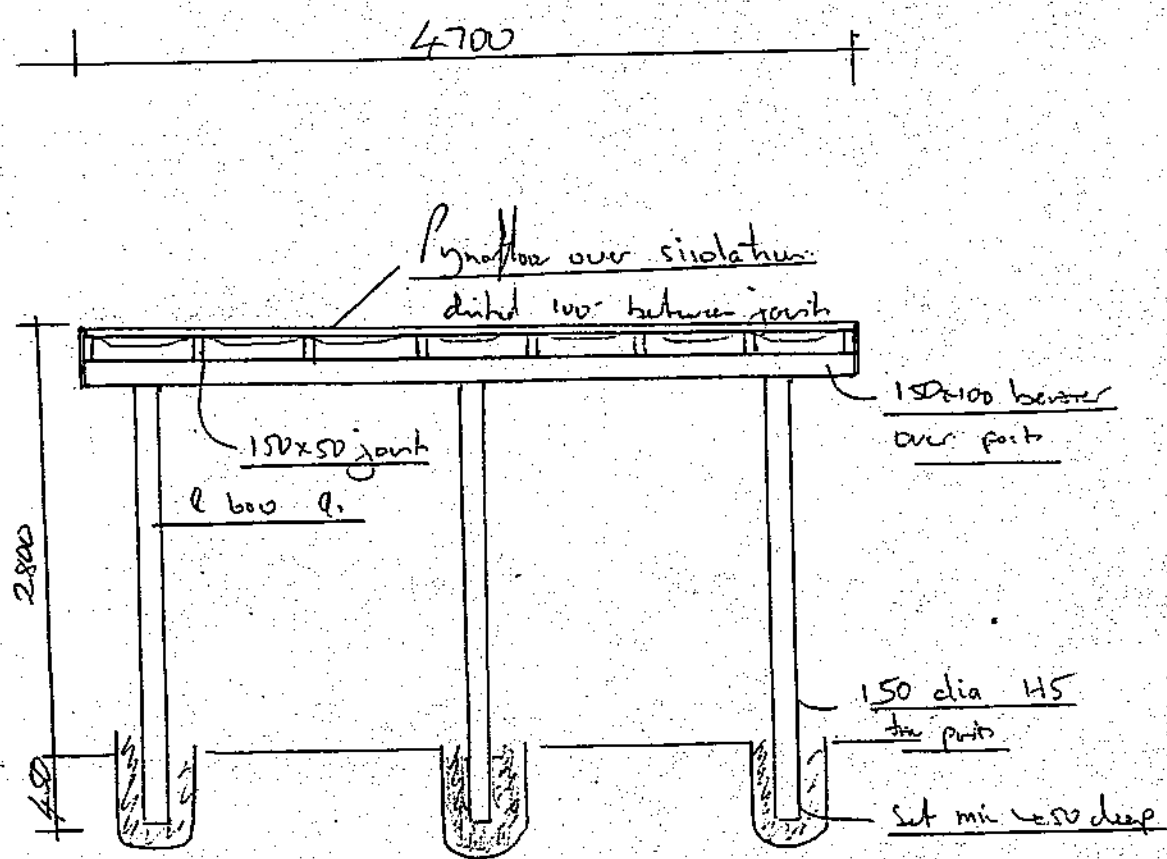
BUILDING INSPECTOR

ELLISON'S ALUMINIUM LTD
12 Melbourne Street
P.O. Box 2176, Dunedin
Fax (03) 455-5190 Phone (03) 455-6032

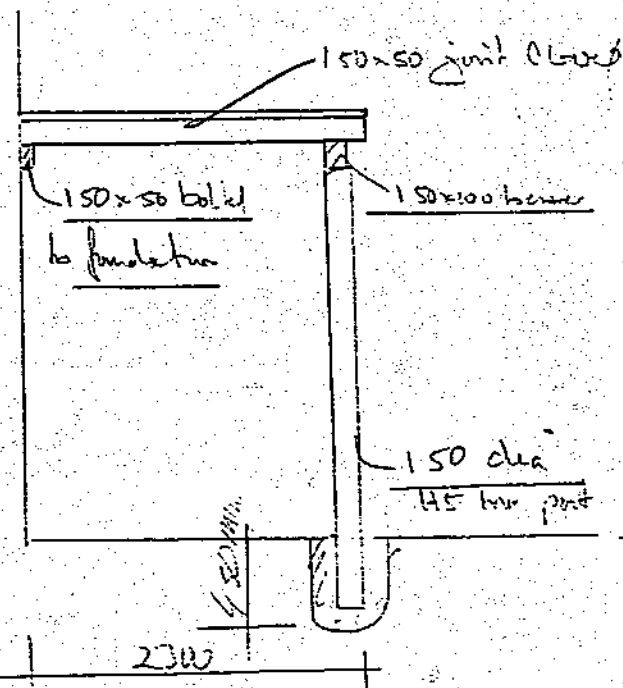
4133

Specification

- 1/ Excavate for 3x 150 dia H5 tubs min 450 deep - surround with min 100 concrete
- 2/ Lay 150x100 beam over tubs
- 3/ Bolt 150x50 beam to house foundation
- 4/ Lay 150x50 joist over 2 600 2
- 5/ Lay insulation over deck 100 between joist 1 lay pyniflow over
- 6/ Erect conservatory
- 7/ Let down existing window to door
- 8/ Ventilation OK



Front View



Plan for Mr. Climo & M. Tonga

ELLISON'S ALUMINIUM LTD
12 Melbourne Street
P.O. Box 2176, Dunedin
Fax (03) 455-5190 Phone (03) 455-6032

Investigation: Drainage / Seepage

Customer Copy

Investigation reference	INV241031625
SEEP Number	789039
Investigation Date	2024-11-08T13:45:23.2455786+13:00
Source Property Address	78 Moana Crescent Dunedin
Inspector	Shayne Rolfe

INVESTIGATION DETAILS

Affected Properties

Property ID	5033863
Property Address	30 Marama Street Dunedin

SITE INVESTIGATION NOTES

Followup Investigation	No
Investigation Type	Town Supply / Stormwater
Identification of Issue	<ul style="list-style-type: none">Leaking Private Services
Method of Confirmation	<ul style="list-style-type: none">Sound Test

Source Property

Property ID	5033862
Property Address	78 Moana Crescent Dunedin

Is Property for Sale	No
Engage Third Party	No
Is Owner Home	Yes
Show owner warrant notes	
Visit Neighbouring Properties	No
Notify Owner	No
Investigation Findings	Private leaking water service City care to test and issue WCN

DOCUMENTATION RECEIVED ONSITE - N/A

ON SITE DISCUSSIONS

On site Discussions	No
---------------------	----

INSPECTOR DETAILS

Investigation Date
Compliance Officer

23/10/2024
Shayne Rolfe

INVESTIGATION OUTCOME

Outcome of Investigation
Investigation Complete

Investigation Complete
Passed to 3 Waters to Resolve



15 February 2023



Dear 

ENCROACHING VEGETATION – 78 Moana Crescent

It has been brought to our attention that some of the vegetation from your property is growing over the property boundary and encroaching into the road corridor.

To keep the area safe and clear for pedestrians and vehicles, we would like you to have this vegetation trimmed back to meet the clearances shown in the diagram overleaf. Please complete this work within 28 days of the date and advise us upon completion. If you are unable to do the work in this timeframe or if you have already completed this recently, please contact us as soon as possible.

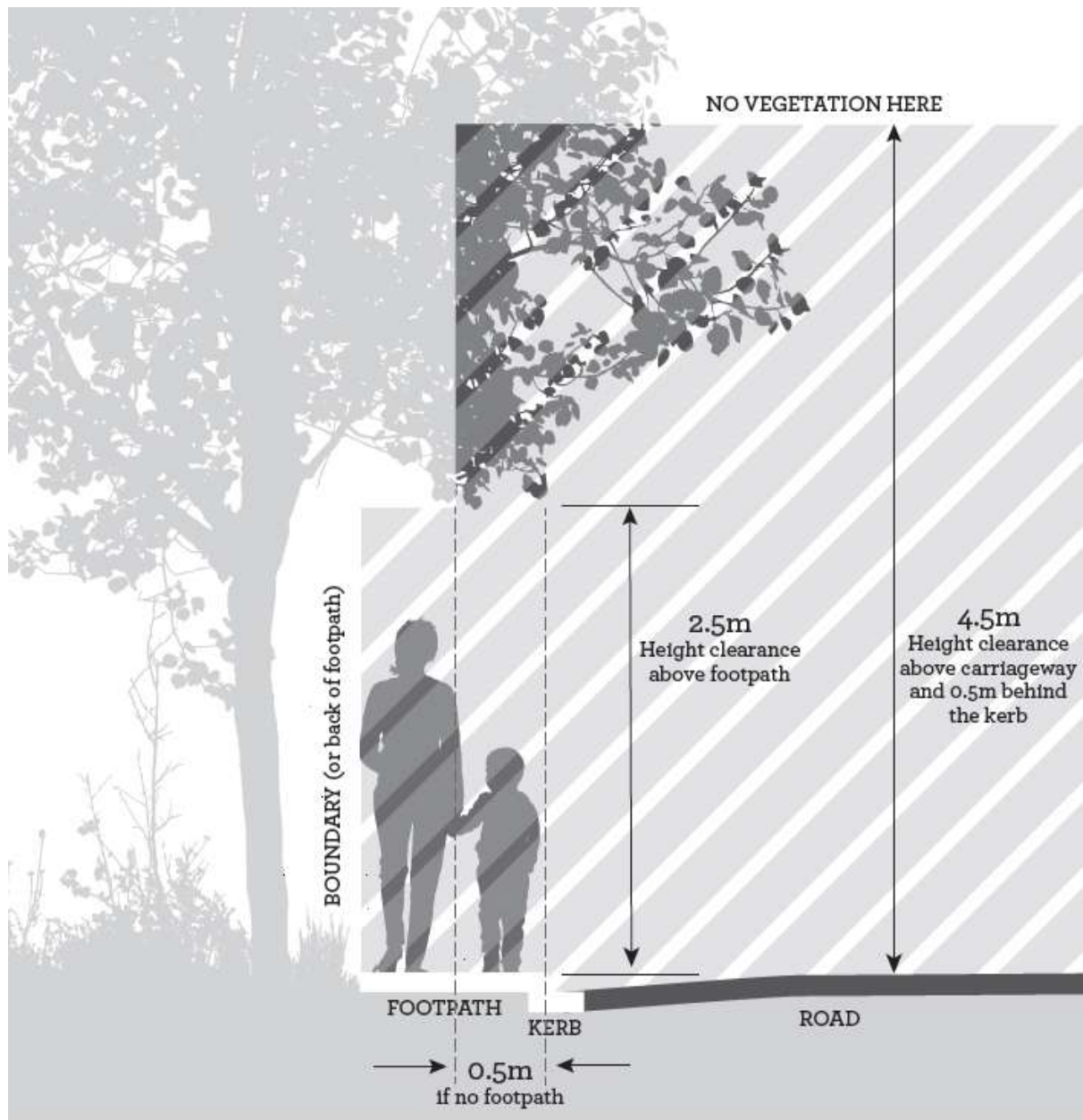
If you have any questions or concerns about this issue, please call the undersigned on 03 477 4000.

Yours faithfully



Ian J Mann
Vegetation Control Officer
Transport
Dunedin City Council

Vegetation Free Envelope



Vegetation free envelope:

- 4.5m above carriageway (and 0.5m behind kerb)
- 2.5m above footpath, full width.

