

DISCLAIMER

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Dunedin City Council – Land Information Memorandum

Property Address: 11 Market Street Dunedin

Prepared for: John Craig and Julie Anne Ashley

Prepared on: 10-Feb-2026

Property Details:

Property ID	5058977
Address	11 Market Street Dunedin
Parcels	LOT 2 DP 16729

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 10-Feb-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

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.

<p>Goldsmith, M., & Hornblow, S. (2016). <i>The natural hazards of South Dunedin</i>. Otago Regional Council.</p>
<p>https://www.orc.govt.nz/media/2217/the-natural-hazards-of-south-dunedin-report-july-2016.pdf</p>
<p>Commissioned by: Otago Regional Council</p>
<p>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.</p>
<p>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.</p>

Reference Number: 12075

OVERLAND FLOW PATH

Description: to be determined

Reference Number: 14119

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). <i>Assessment of options for protecting Harbourside and South City from direct impacts of sea level rise</i> . 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.

<p>Cox, S., Glassey, P., Ettema, M., Hornblow, S., Mager, S. & Yeo, S.. (2020). <i>Dunedin groundwater monitoring and spatial observations</i>. GNS Science.</p>
<p>https://www.orc.govt.nz/media/16153/dunedin-groundwater-monitoring-spatial-observations-and-forecast-conditions-under-sea-level-rise-dec-2023.pdf</p>
<p>Commissioned by: Otago Regional Council</p>
<p>Purpose: The purpose of this report is to investigate the groundwater responses in Dunedin under a scenario of rising sea levels</p>
<p>Scope of report: Coastal Dunedin, especially South Dunedin, Harbourside, and parts of the Taieri Plain.</p>

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.

<p>Cox, S. C., Ettema, M. H. J., Chambers, L. A., Easterbrook-Clark, L. H., & Stevenson, N. I. (2023). <i>Dunedin groundwater monitoring, spatial observations and forecast conditions under sea level rise</i>. GNS Science.</p>
<p>https://www.orc.govt.nz/media/16153/dunedin-groundwater-monitoring-spatial-observations-and-forecast-conditions-under-sea-level-rise-dec-2023.pdf</p>
<p>Commissioned by: Otago Regional Council</p>
<p>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.</p>

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). <i>Risk Assessment 202503 South Dunedin</i> . 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 Likely Amplification 1:25000 Map

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

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

<p>https://www.civildefence.govt.nz/assets/Uploads/documents/lifelines/dunedin-lifelines-report-1999.pdf</p>
<p>Commissioned by: Dunedin City Council and Otago Regional Council</p>
<p>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.</p>
<p>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.</p>

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

<p>Barrell, D. J. A., Glassey, P. J., Cox, S. C., & Smith Lyttle, B. (2014). <i>Assessment of liquefaction hazards in the Dunedin City district</i>. GNS Science.</p>
<p>https://www.dunedin.govt.nz/data/assets/pdf_file/0011/476084/Assessment-of-liquefaction-hazards-in-the-Dunedin-City-District.pdf</p>
<p>Commissioned by: Otago Regional Council</p>
<p>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.</p>
<p>Scope of report: Dunedin City district</p>

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 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 **3rd April 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	2058977
Address	11 Market Street Dunedin
Valuation Number	27500-21901
Latest Valuation Details	
Capital Value	\$680,000
Land Value	\$330,000
Value of Improvements	\$350,000
Area (Hectares)	0.0459HA
Units of Use	2
Current Rates	
Current Rating Year Starting	01-Jul-2025
Dunedin City Council Rates	\$6,164.33
Rates Outstanding for Year	\$2,758.97

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	/CCC	-	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.
Refused		-	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-2013-976](#) Building Consent - Alter Building from Two Dwellings back to Single Dwelling, Replace Existing Kitchen, Create New Bathroom and Ensuite, Remove Porch and Add Deck and French Doors, Install Masport I3000 Insert Fire

Lodgement Date 27-May-2013
Decision Granted
Decision Date 24-Jun-2013
Current Status **CCC Issued**
Previous Number
(Applications before 2007)

[ABA-2013-976/A](#) Building Consent - Amendment - Revise Plans to Revert Building to 2 Dwellings, New Fire Separations to Existing Tenancy Wall

Lodgement Date 30-Jun-2014
Decision Granted
Decision Date 30-Sep-2016
Current Status **CCC Issued**
Previous Number
(Applications before 2007)

Building and Drainage Permits

[H-1968-247124](#) AAK19680030

52906 - Alter Dwelling - Build Toilet, Shower Room. The permit was lodged on 21-Aug-1968.

[H-1976-248461](#) AAK19760268

Subdivision. The permit was lodged on 01-Jan-1976.

[H-1978-248767](#) AAK19780127

78681 - Demolition, No Plan (Johnson). The permit was lodged on 08-Feb-1978.

[H-1912-9852](#) AAD1912

9852 - Connect to sewer (Harris). The permit was lodged on 21-Mar-1912.

[H-1912-119](#) AAD1912

A119 - Connect Plumbing, No Plan (Harris). The permit was lodged on 25-Apr-1912.

[H-1958-178946](#) AAD19581546

F9902 - Drain extension (Watson). The permit was lodged on 18-Jul-1958.

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 2 (refer Section 15, Residential)

Scheduled Items

- Nil

Overlay Zones

- Hazard 3 (coastal) Overlay Zone

Mapped Areas

- South Dunedin Mapped Area

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 11 Market Street Dunedin

[5058975 15 Market Street Dunedin](#)

[RMA-1999-362930](#) Resource Management Act (Historical Data) CROSS-LEASE OF TWO HOUSEHOLD UNITS (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 28/05/1999.

[RMA-1995-357467](#) Resource Management Act (Historical Data) To alter an existing two household unit dwelling to create a single household unit, and to construct a second household unit (Non-Notified - Non Complying). The outcome was Granted on 12/06/1995.

[5058978 47B Grove Street Dunedin](#)

[RMA-1996-359737](#) Resource Management Act (Historical Data) flats plan (Non-Notified - Non Complying).

[RMA-1995-353096](#) Resource Management Act (Historical Data) DISPENSATION (Non-Notified - Non Complying).

[5058979 9 Market Street Dunedin](#)

[LUC-2008-442](#) Land Use Consent Build conservatory over existing patio. The outcome was Granted on 12/09/2008.

[RMA-1996-359737](#) Resource Management Act (Historical Data) flats plan (Non-Notified - Non Complying).

[5058984 41A Grove Street Dunedin](#)

[RMA-1999-363310](#) Resource Management Act (Historical Data) CHANGE OR CANCELLATION OF CONDITION OF RESOURCE CONSENT 980735 Hazards Comments: (Other). The outcome was Granted on 22/09/1999.

[RMA-1998-362003](#) Resource Management Act (Historical Data) ADD CONSERVATORY TO DWELLING CHQ/LR POWELL (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 03/06/1998.

[RMA-1998-362276](#) Resource Management Act (Historical Data) SUBDIVISION (Non-Notified - Non Complying). The outcome was Granted on 24/09/1998.

[RMA-1998-362274](#) Resource Management Act (Historical Data) SUBDIVISION OF TITLE INTO TWO LOTS (Non-Notified - Non Complying). This consent has since Lapsed.

[RMA-1993-355956](#) Resource Management Act (Historical Data) ER 2ND HOUSEHOLD UNIT Ownr:L R POWELL / App: L R POWELL 107 PRINCE ALBERT RD (Non-Notified - Non Complying). The outcome was Granted on 17/03/1993.

[POL-2000-349862](#) Planning Other Legislation CREATION OF RIGHT OF WAY (Other). The outcome was Granted on 05/10/2000.

[5059011 54A Grove Street Dunedin](#)

[LUC-1984-354391](#) Land Use Consent Specified departure for the establishment of 11 ownership units. The outcome was Granted on 20/08/1984.

[5059012 54B Grove Street Dunedin](#)

[LUC-1984-354391](#) Land Use Consent Specified departure for the establishment of 11 ownership units. The outcome was Granted on 20/08/1984.

[5059013 54C Grove Street Dunedin](#)

[LUC-1984-354391](#) Land Use Consent Specified departure for the establishment of 11 ownership units. The outcome was Granted on 20/08/1984.

[5059014 54D Grove Street Dunedin](#)

[LUC-1984-354391](#) Land Use Consent Specified departure for the establishment of 11 ownership units. The outcome was Granted on 20/08/1984.

[5059015 54E Grove Street Dunedin](#)

[LUC-1984-354391](#) Land Use Consent Specified departure for the establishment of 11 ownership units. The outcome was Granted on 20/08/1984.

[5059017 54F Grove Street Dunedin](#)

[LUC-1984-354391](#) Land Use Consent Specified departure for the establishment of 11 ownership units. The outcome was Granted on 20/08/1984.

[5059018 7 Market Street Dunedin](#)

[LUC-1984-354391](#) Land Use Consent Specified departure for the establishment of 11 ownership units. The outcome was Granted on 20/08/1984.

[5059019 5A Market Street Dunedin](#)

[LUC-1984-354391](#) Land Use Consent Specified departure for the establishment of 11 ownership units. The outcome was Granted on 20/08/1984.

[5059020 5 Market Street Dunedin](#)

[LUC-1984-354391](#) Land Use Consent Specified departure for the establishment of 11 ownership units. The outcome was Granted on 20/08/1984.

[5059021 3A Market Street Dunedin](#)

[LUC-1984-354391](#) Land Use Consent Specified departure for the establishment of 11 ownership units. The outcome was Granted on 20/08/1984.

[5059022 3 Market Street Dunedin](#)

[LUC-1984-354391](#) Land Use Consent Specified departure for the establishment of 11 ownership units. The outcome was Granted on 20/08/1984.

[5059078 52A Grove Street Dunedin](#)

[SUB-2007-256](#) Subdivision Consent Amendment to a cross lease plan. The outcome was Granted on 21/12/2007.

[5059079 52 Grove Street Dunedin](#)

[SUB-2007-256](#) Subdivision Consent Amendment to a cross lease plan. The outcome was Granted on 21/12/2007.

[5059133 8B Market Street Dunedin](#)

[LUC-2020-312](#) Land Use Consent land use consent for two new conservatories. The outcome was Granted on 20/07/2020.

[5059193 49 Grove Street Dunedin](#)

[POL-2021-51](#) Planning Other Legislation uplift the Building Line Restriction. The outcome was Granted on 04/10/2021.

[5059202 54B Tedder Street Dunedin](#)

[RMA-2001-364690](#) Resource Management Act (Historical Data) CONSTRUCT A NEW GARAGE (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 09/04/2001.

[5068847 10A Market Street Dunedin](#)

[RMA-1992-355384](#) Resource Management Act (Historical Data) UNIT TITLE SUBDIVISION (Non-Notified - Non Complying). The outcome was Granted on 01/10/1992.

[RMA-1992-355239](#) Resource Management Act (Historical Data) ERECT 4 UNITS ON 2 SITES Ownr:M N FROST / App: FROST (Non-Notified - Non Complying). The outcome was Granted on 17/08/1992.

[5068848 10B Market Street Dunedin](#)

[RMA-1992-355384](#) Resource Management Act (Historical Data) UNIT TITLE SUBDIVISION (Non-Notified - Non Complying). The outcome was Granted on 01/10/1992.

[RMA-1992-355239](#) Resource Management Act (Historical Data) ERECT 4 UNITS ON 2 SITES Ownr:M N FROST / App: FROST (Non-Notified - Non Complying). The outcome was Granted on 17/08/1992.

[5068849 12A Market Street Dunedin](#)

[RMA-1992-355384](#) Resource Management Act (Historical Data) UNIT TITLE SUBDIVISION (Non-Notified - Non Complying). The outcome was Granted on 01/10/1992.

[RMA-1992-355239](#) Resource Management Act (Historical Data) ERECT 4 UNITS ON 2 SITES Ownr:M N FROST / App: FROST (Non-Notified - Non Complying). The outcome was Granted on 17/08/1992.

[5068850 12B Market Street Dunedin](#)

[RMA-1992-355384](#) Resource Management Act (Historical Data) UNIT TITLE SUBDIVISION (Non-Notified - Non Complying). The outcome was Granted on 01/10/1992.

[RMA-1992-355239](#) Resource Management Act (Historical Data) ERECT 4 UNITS ON 2 SITES Ownr:M N FROST / App: FROST (Non-Notified - Non Complying). The outcome was Granted on 17/08/1992.

[5105589 15A Market Street Dunedin](#)

[RMA-1999-362930](#) Resource Management Act (Historical Data) CROSS-LEASE OF TWO HOUSEHOLD UNITS (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 28/05/1999.

[RMA-1995-357467](#) Resource Management Act (Historical Data) To alter an existing two household unit dwelling to create a single household unit, and to construct a second household unit (Non-Notified - Non Complying). The outcome was Granted on 12/06/1995.

[5105590 15 Market Street Dunedin](#)

[SUB-2023-114](#) Subdivision Consent An amendment to a cross lease to define Area 1 and Area A within the site occupied by Flat B and Court B (Cross Lease Record of Title OT19A/785). The outcome was Granted on 26/09/2023.

[LUC-2009-158](#) Land Use Consent Conservatory addition to dwelling in height plane.. The outcome was Granted on 22/05/2009.

[RMA-1999-362930](#) Resource Management Act (Historical Data) CROSS-LEASE OF TWO HOUSEHOLD UNITS (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 28/05/1999.

[RMA-1995-357467](#) Resource Management Act (Historical Data) To alter an existing two household unit dwelling to create a single household unit, and to construct a second household unit (Non-Notified - Non Complying). The outcome was Granted on 12/06/1995.

[5106259 41 Grove Street Dunedin](#)

[RMA-1999-362737](#) Resource Management Act (Historical Data) TEMPORARY SIGNS AT VARIOUS LOCATIONS FOR WINE AND FOOD FESTIVAL AT GARDENS (Non-Notified - Non Complying). The outcome was Granted on 25/03/1999.

[RMA-1998-362497](#) Resource Management Act (Historical Data) TEMPORARY SIGNS FOR CHRISTMAS CRAFT SHOW (Non-Notified - Non Complying). The outcome was Granted on 24/11/1998.

[5113929 52A Grove Street Dunedin](#)

[SUB-2007-256](#) Subdivision Consent Amendment to a cross lease plan. The outcome was Granted on 21/12/2007.

[5115333 43 Grove Street Dunedin](#)

[LUC-2007-561](#) Land Use Consent land use arising from subdivision. The outcome was Granted on 07/11/2007.

[SUB-2007-193](#) Subdivision Consent two lot subdivision. The outcome was Granted on 07/11/2007.

[5115334 43A Grove Street Dunedin](#)

[LUC-2013-204](#) Land Use Consent construct a dwelling that breaches height plane angle requirements. The outcome was Granted on 19/07/2013.

[LUC-2007-561](#) Land Use Consent land use arising from subdivision. The outcome was Granted on 07/11/2007.

[SUB-2007-193](#) Subdivision Consent two lot subdivision. The outcome was Granted on 07/11/2007.

[5123081 45 Grove Street Dunedin](#)

[LUC-2015-60](#) Land Use Consent land use consequential to a subdivision consent. The outcome was Granted on 16/03/2015.

[SUB-2015-10](#) Subdivision Consent subdivision creating 2 lots. The outcome was Granted on 16/03/2015.

[5123082 45A Grove Street Dunedin](#)

[LUC-2015-486](#) Land Use Consent construct a dwelling breaching side yard. The outcome was Granted on 11/11/2015.

[LUC-2015-60](#) Land Use Consent land use consequential to a subdivision consent. The outcome was Granted on 16/03/2015.

[SUB-2015-10](#) Subdivision Consent subdivision creating 2 lots. The outcome was Granted on 16/03/2015.

[5133371 48A Tedder Street Dunedin](#)

[SUB-2020-67/A](#) Subdivision Consent s357 objection to fees for SUB-2020-67 - undertake a 2-lot subdivision and establish 2 residential units. The outcome was S357 Upheld on 23/11/2020.

[SUB-2020-67](#) Subdivision Consent undertake a 2-lot subdivision and establish 2 residential units. The outcome was Granted on 25/06/2020.

[LUC-2020-205](#) Land Use Consent land use consent for the reduction of outdoor living area on new lot 1 and a breach of building site coverage on new lots 1 and 2. The outcome was Granted on 25/06/2020.

[5133372 48B Tedder Street Dunedin](#)

[SUB-2020-67/A](#) Subdivision Consent s357 objection to fees for SUB-2020-67 - undertake a 2-lot subdivision and establish 2 residential units. The outcome was S357 Upheld on 23/11/2020.

[SUB-2020-67](#) Subdivision Consent undertake a 2-lot subdivision and establish 2 residential units. The outcome was Granted on 25/06/2020.

[LUC-2020-205](#) Land Use Consent land use consent for the reduction of outdoor living area on new lot 1 and a breach of building site coverage on new lots 1 and 2. The outcome was Granted on 25/06/2020.

[5149210 15 Market Street Dunedin](#)

[SUB-2023-114](#) Subdivision Consent An amendment to a cross lease to define Area 1 and Area A within the site occupied by Flat B and Court B (Cross Lease Record of Title OT19A/785). The outcome was Granted on 26/09/2023.

[LUC-2009-158](#) Land Use Consent Conservatory addition to dwelling in height plane.. The outcome was Granted on 22/05/2009.

[RMA-1999-362930](#) Resource Management Act (Historical Data) CROSS-LEASE OF TWO HOUSEHOLD UNITS (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 28/05/1999.

[RMA-1995-357467](#) Resource Management Act (Historical Data) To alter an existing two household unit dwelling to create a single household unit, and to construct a second household unit (Non-Notified - Non Complying). The outcome was Granted on 12/06/1995.

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:

Non-compliant vehicle crossing - no legal vehicle crossing.

It appears that metal pipes and timber have been placed in the kerb and channel to gain vehicle access to the property. There are currently no legal vehicle crossings to this property, the property owners are responsible for constructing one. No vehicles should operate over the kerb and channel until this crossing has been constructed. Written approval must be given by DCC Transport for the construction of any vehicle crossing and before any physical work can start. Work must also be completed by a DCC approved vehicle crossing contractor. Under the provisions of the Local Government Act 1974, section 335, and the DCC Roding Bylaw 2020, section 11, if the property owner wishes to access the property by vehicle, they are required to have a properly constructed vehicle crossing, vehicles cannot access the property by driving over the kerb, channel and footpath.

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



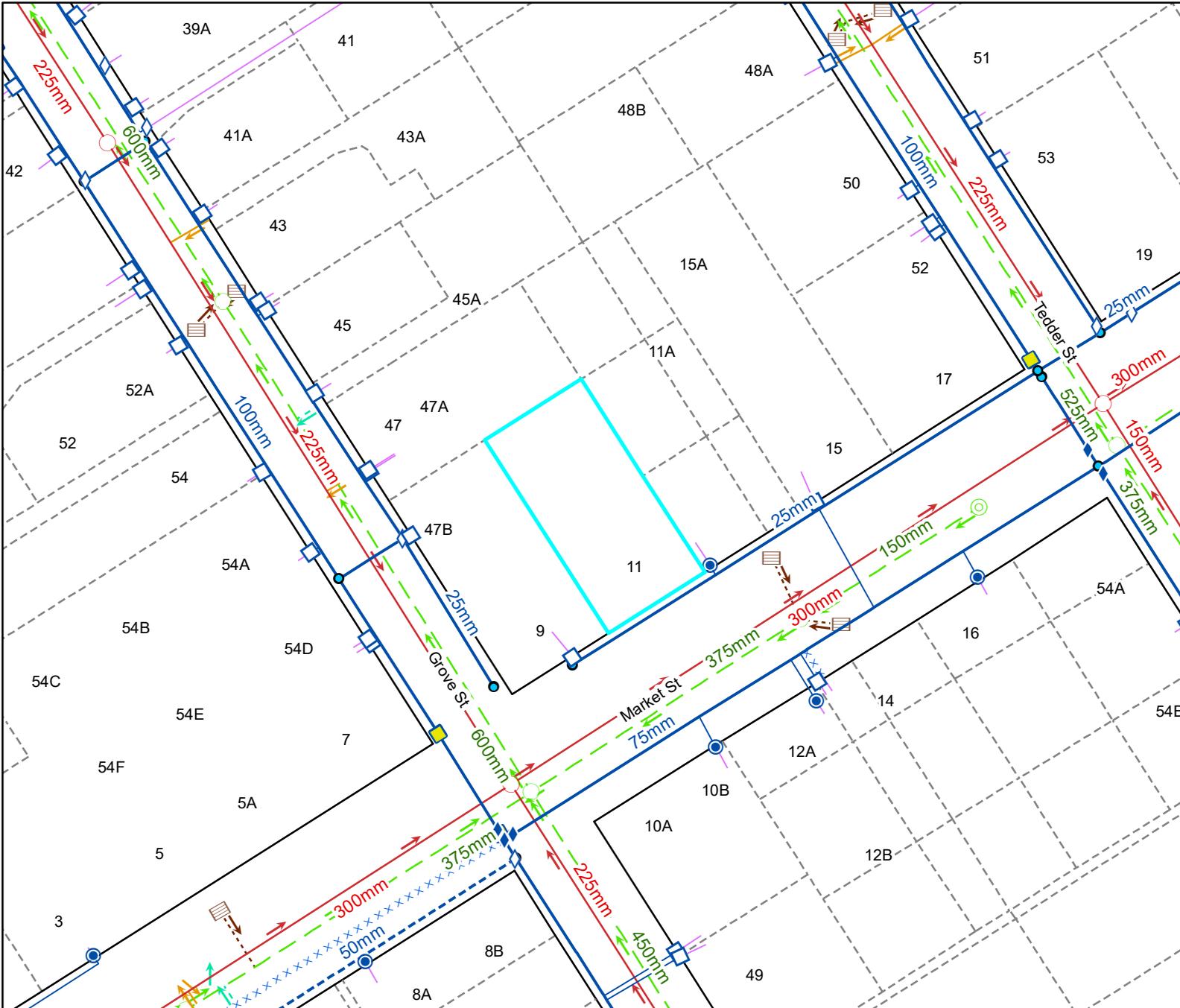
Photographic Map

Scale at A4:
 1:750
 3/02/2026
 8:04:20 PM



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

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

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

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

Foul Sewerage

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

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

Stormwater

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

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

General

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

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



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
3/02/2026
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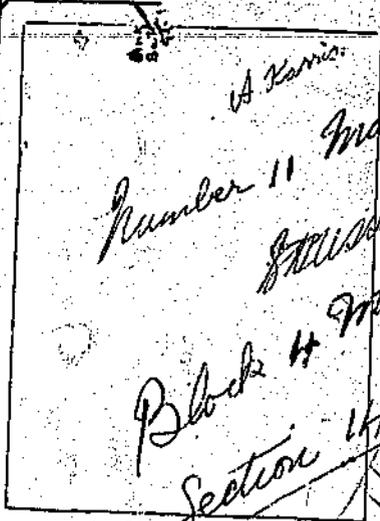


PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES. This map is for illustration purposes only and is not accurate to surveying, engineering or orthographic standards. Every effort has been made to ensure correctness and timeliness of the information presented.

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.

9852

W.C.
S.P.



LEGEND

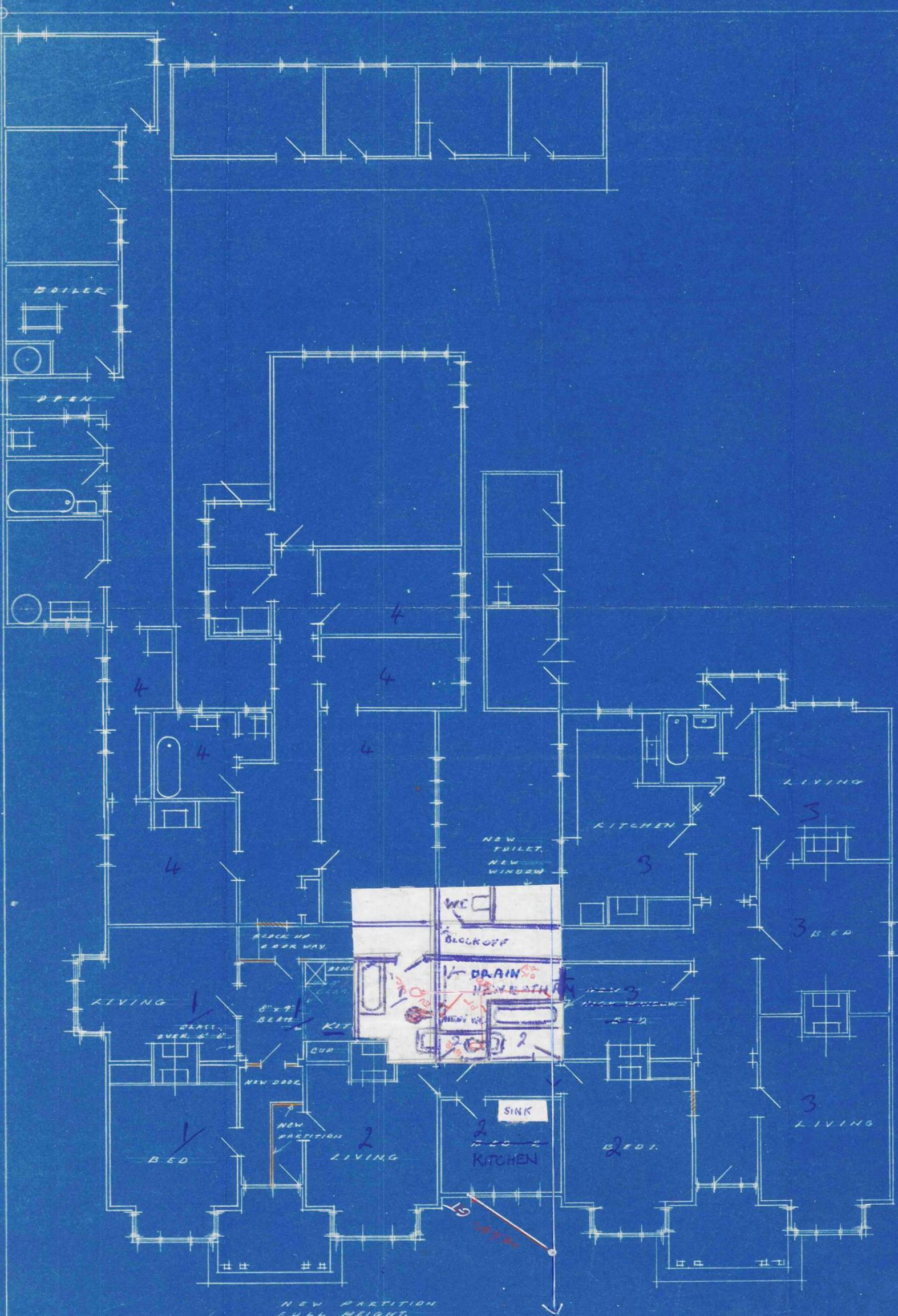
-  Existing Drain
-  New Foul Drains
-  New Stormwater Drain

BF.

19902

GATE

100 YD HIGH STREET



N.B. NEW WORK SHOWN RED.

PROPOSED ALTERATIONS AT 9 MARKET ST. FOR L. V. ROBERT J. M...

SCALE 1/8" = 1'-0"

Proposed Alterations
to Flat 11 Market St. St. Hillier

Property of Mr & Mrs J. J. J. J.

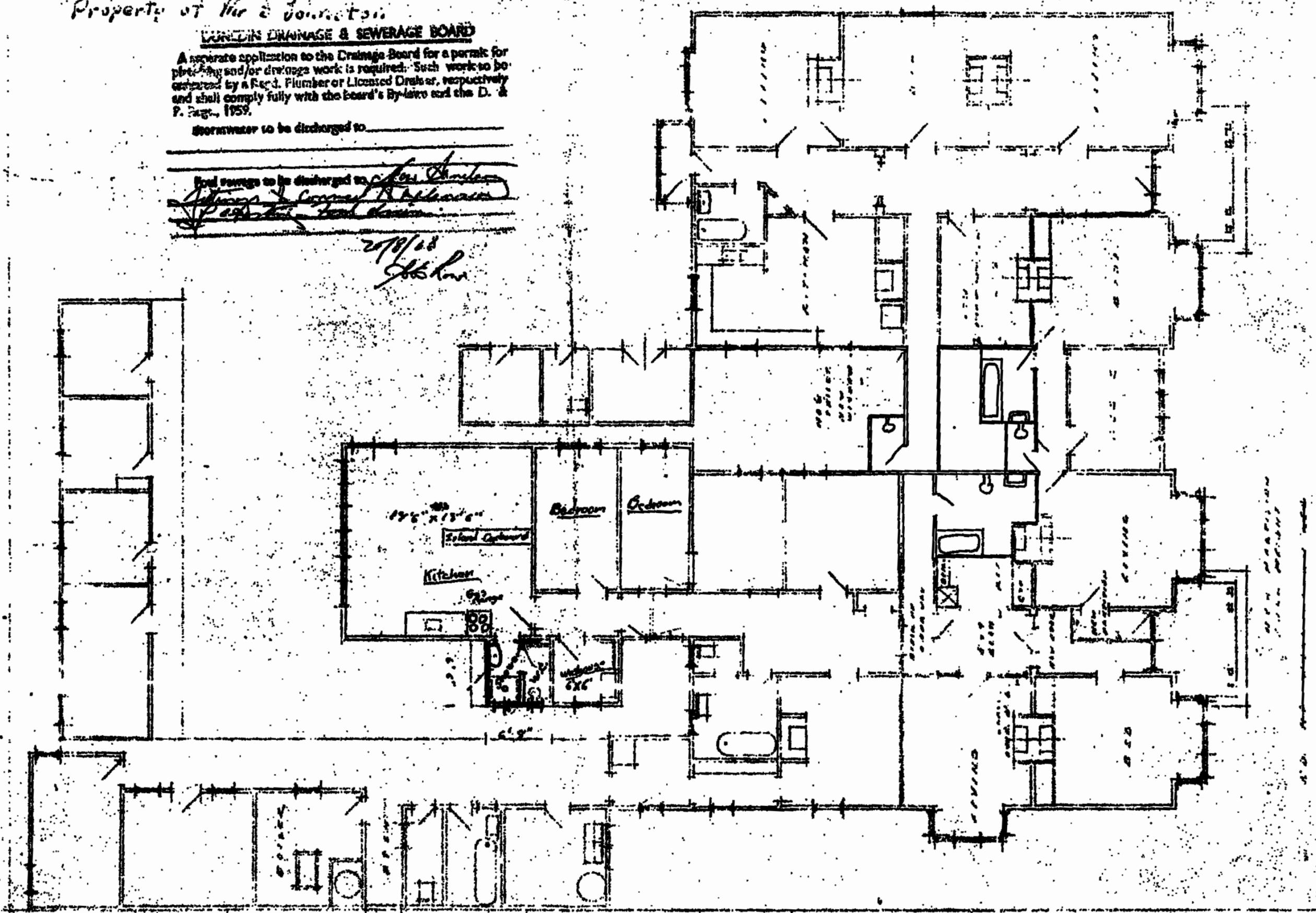
LONDON DRAINAGE & SEWERAGE BOARD

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

Stormwater to be discharged to _____

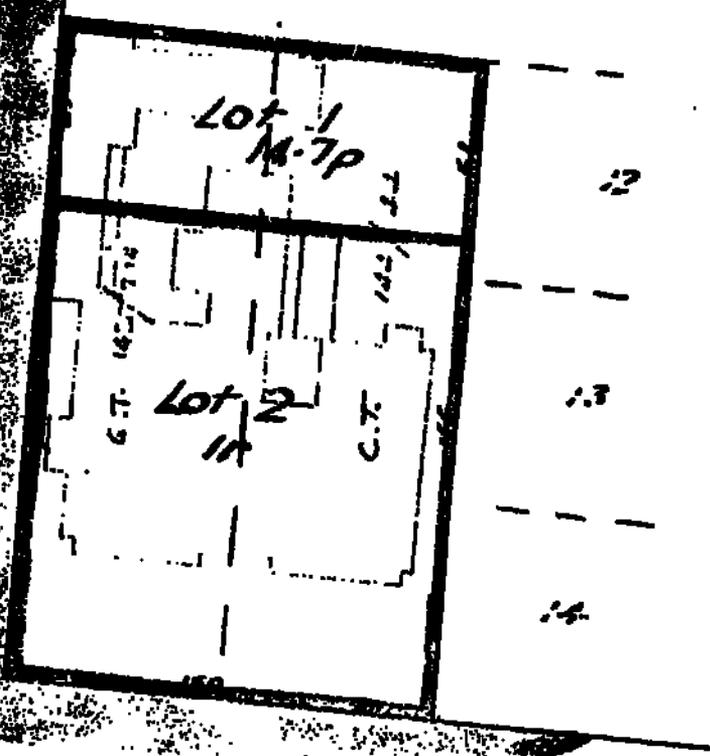
Waste water to be discharged to *sewer*
sewer
sewer

2/18/58
J. J. J.



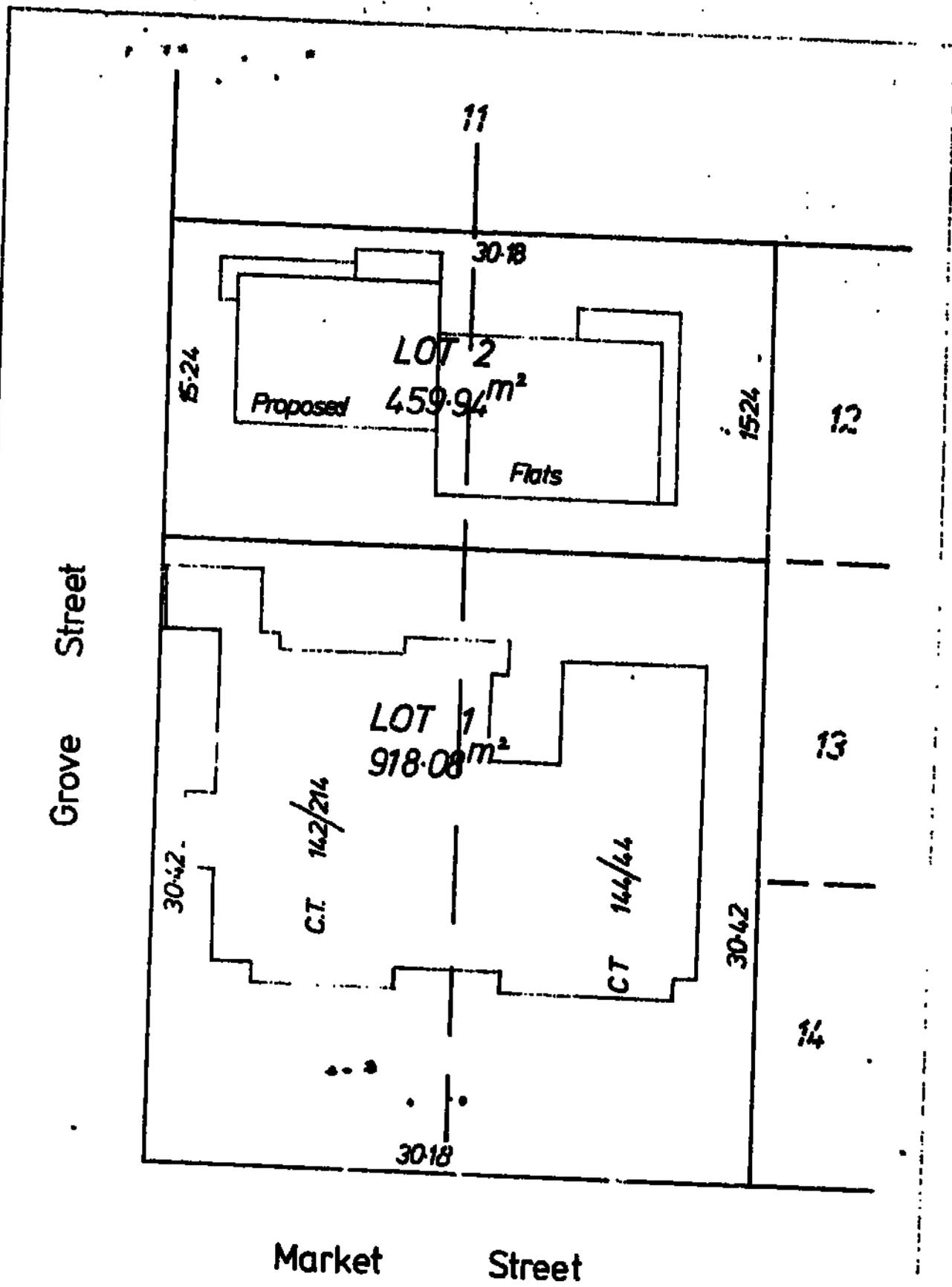
Grove Street

11
C.T. 186/35



Market Street

N. E. S. PATERSON LTD CIVIL ENGINEERS & SURVEYORS 274 BROADWAY - TORONTO - ONTARIO		Proposed Subdn of Pt Lots 12-14 Blk IV D. P. 68 being Pt Secs 66.85 & 248R Blk VII Town District: <i>[Signature]</i> M. J. J. J.	TITLE REFERENCE 122/214 122/22
ENGINEERING SURVEY	SECTION		
SCALE 60/ks - 1inch			
SUBMITTED BY DATE 12/10/70			



M. & E. PATERSON LTD.
 ARCHITECTS & SURVEYORS
 100-102, KINGSTON BALCLUTHA
 QUEENSTOWN

FIELD REFERENCE
 142/214
 144/44

*Proposed Subdn of Pt Lots 12-14
 Blk IV D.P.68 being Pt Secs 66 85
 & 248^R Blk VII Town District*

SCALE
 1 : 250

SUBMITTED BY
 KW Paterson. 24 5 74 FILE NO 2708

PLAN NO



Code Compliance Certificate Form 7
Section 95, Building Act 2004

B J Raymond and F M Raymond
12 Littlebourne Road
Dunedin 9010

The building

Street address of building: 11 Market Street Dunedin

Legal description of land where building is located: LOT 2 DP 16729

Building Name: N/A

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

Level/unit Number: N/A

Current, lawfully established, use: Housing

Number of occupants:

Year first constructed:

The owner

Name of owner: B J Raymond and F M Raymond

Contact person: B J Raymond and F M Raymond

Mailing address: 12 Littlebourne Road, Dunedin 9010

Street address/registered office:

Mobile: 027 227 1167

Landline: 03 477 3455

Email address: braymond1161@gmail.com

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

Building work

Building Consent Number:

ABA-2013-976 - Alter Building from Two Dwellings back to Single Dwelling, Replace Existing Kitchen, Create New Bathroom and Ensuite, Remove Porch and Add Deck and French Doors, Install Masport I3000 Insert Fire

This CCC also applies to the following amended consents:

ABA-2013-976/A - Revise Plans to Revert Building to 2 Dwellings, New Fire Separations to Existing Tenancy Wall

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

This Certificate is issued subject to the conditions specified:

The Building Consent is subject to a modification to the Building Code to the effect that, Clause B2.3.1 applies from 10 February 2017 instead of from time of issue of the Code Compliance Certificate.

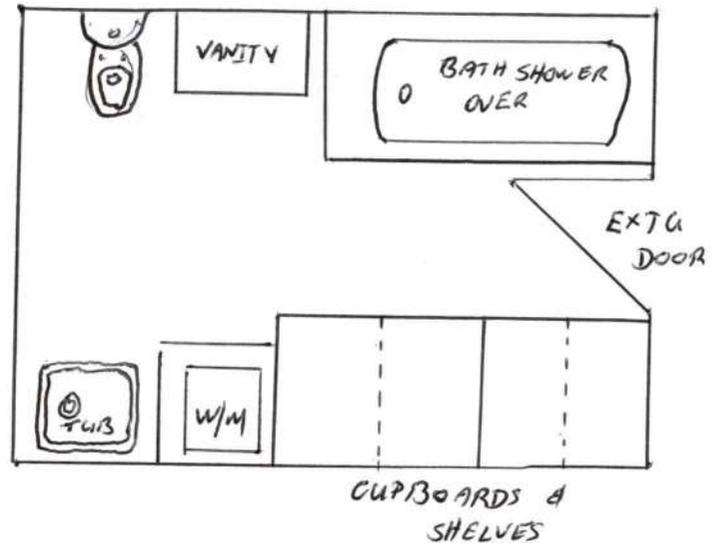
Team Leader Inspections
On behalf of Dunedin City Council

Date: 25 February 2021

11 MARKET STREET

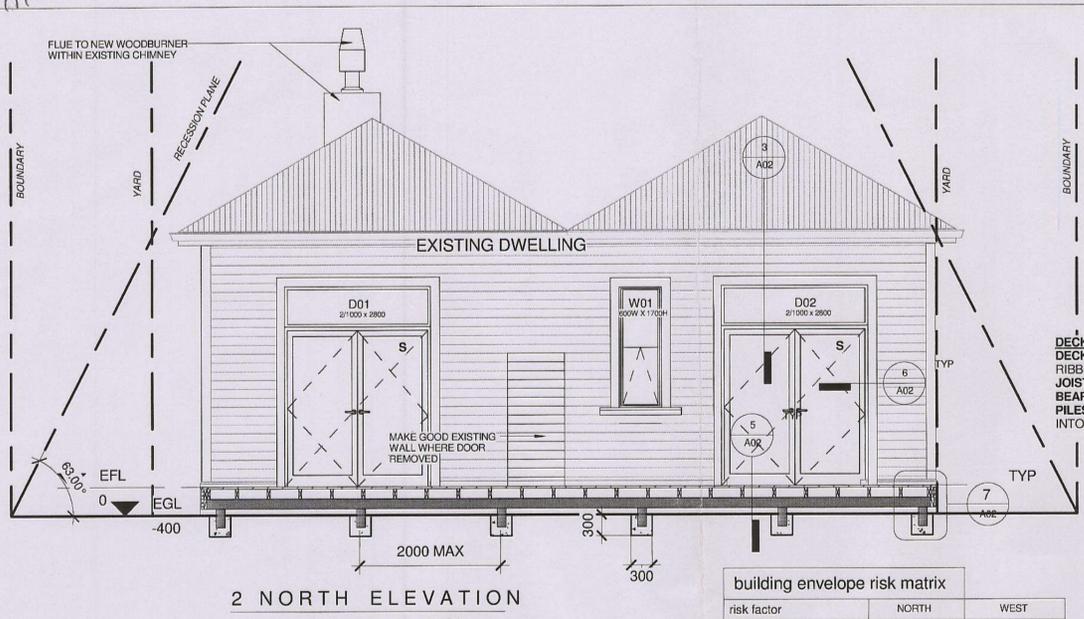
Property Number 5058977
Valuation Number 27500-21901
Lot & Dp Lot 2 DP 16729
Area 459m²

AMENDED LAYOUT OF BATHROOM - FLAT 1



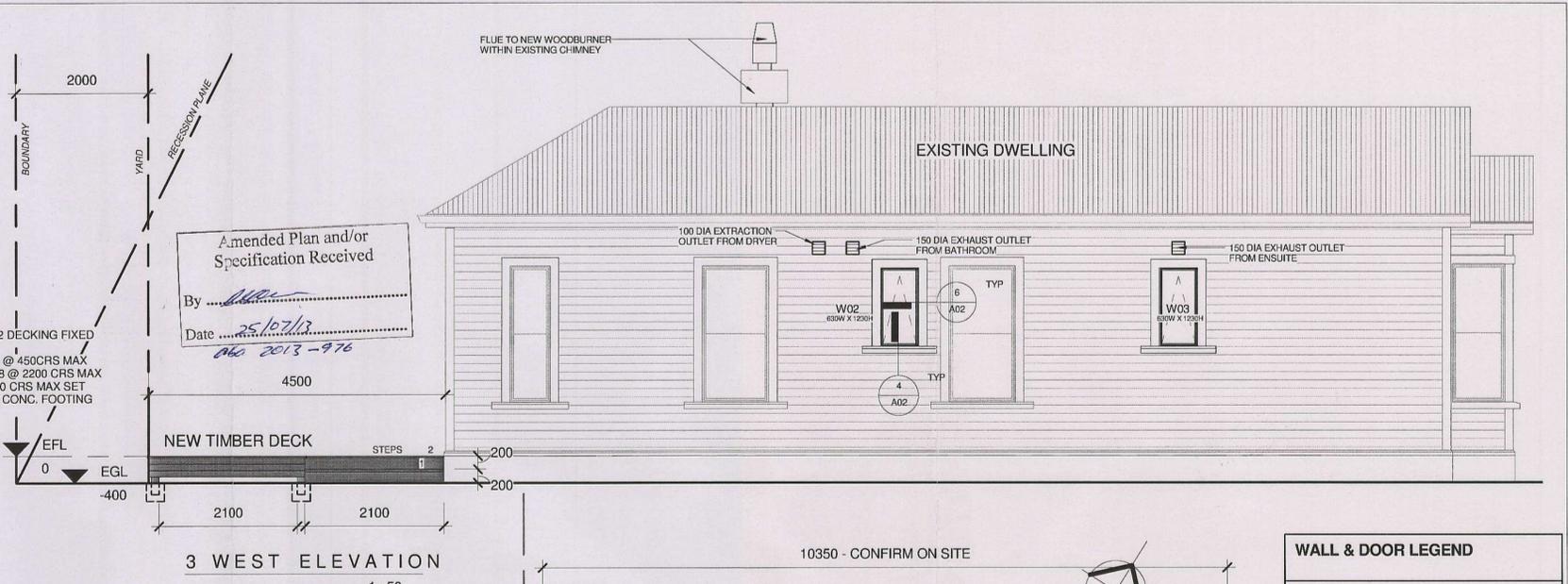
Building Consent
ABA 2013-976/A

As Built Plan
Received by: DJK
Date: 5.3.20
ABA No: 2013-976



2 NORTH ELEVATION
1:50

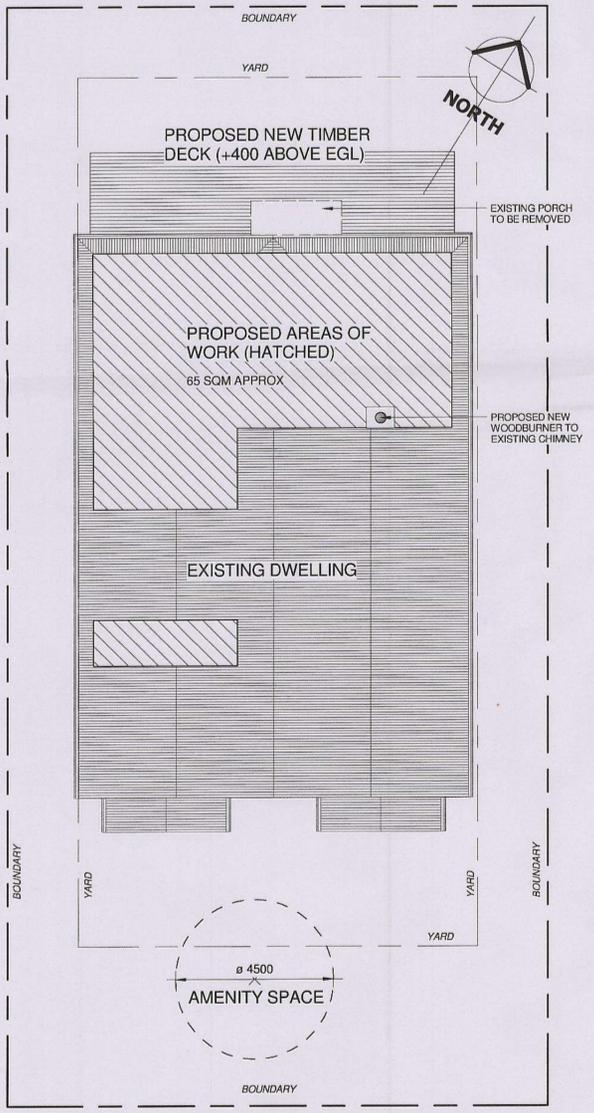
DECK STRUCTURE:
 DECKING: EX 100X40 H3.2 DECKING FIXED
 RIBBED SIDE UP
 JOISTS: H3.2 140X45 SGB @ 450CRS MAX
 BEARERS: H4 140X90 SGB @ 2200 CRS MAX
 PILES: H5 125X125 @ 2000 CRS MAX SET
 INTO 300X300X300 MASS CONC. FOOTING



3 WEST ELEVATION
1:50

building envelope risk matrix

risk factor	NORTH	WEST
wind zone (per NZS 3604)	1	1
number of storeys	0	0
roof / wall intersection design	0	0
eaves width	1	1
envelope complexity	0	0
deck design	0	0
risk score	2	2

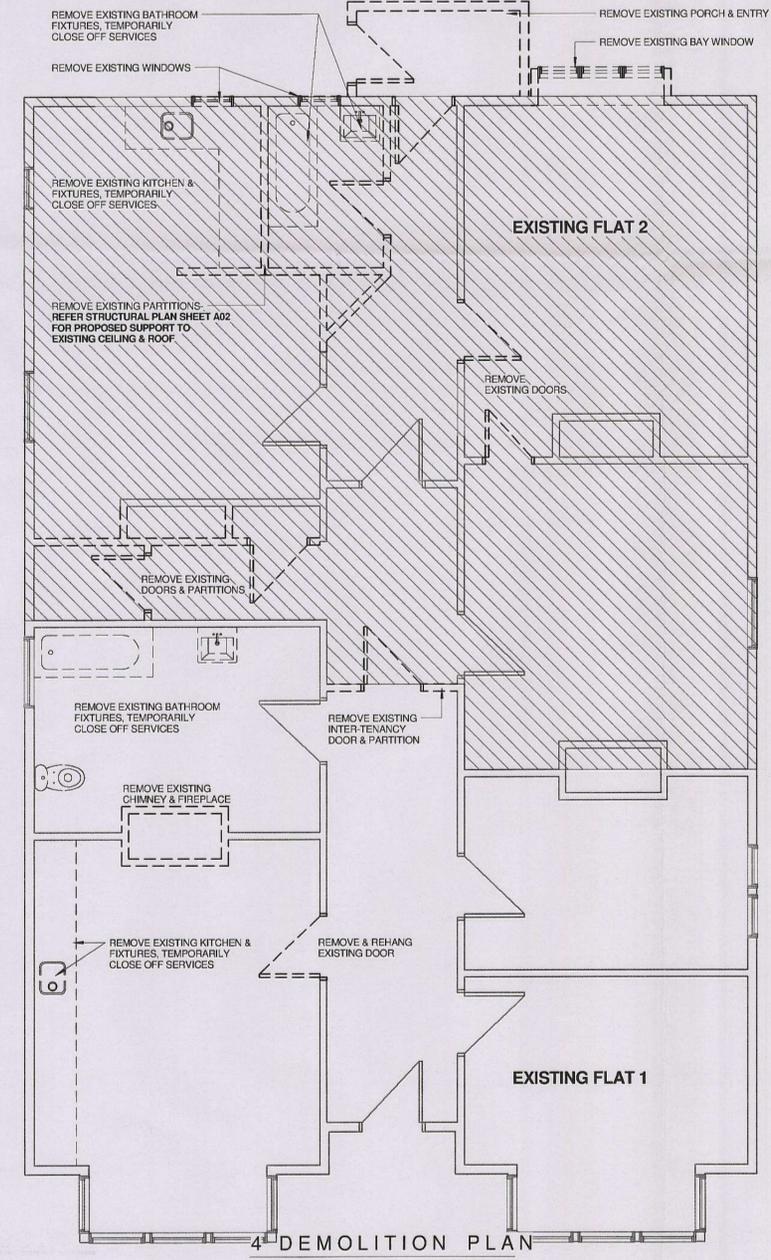


11 MARKET STREET

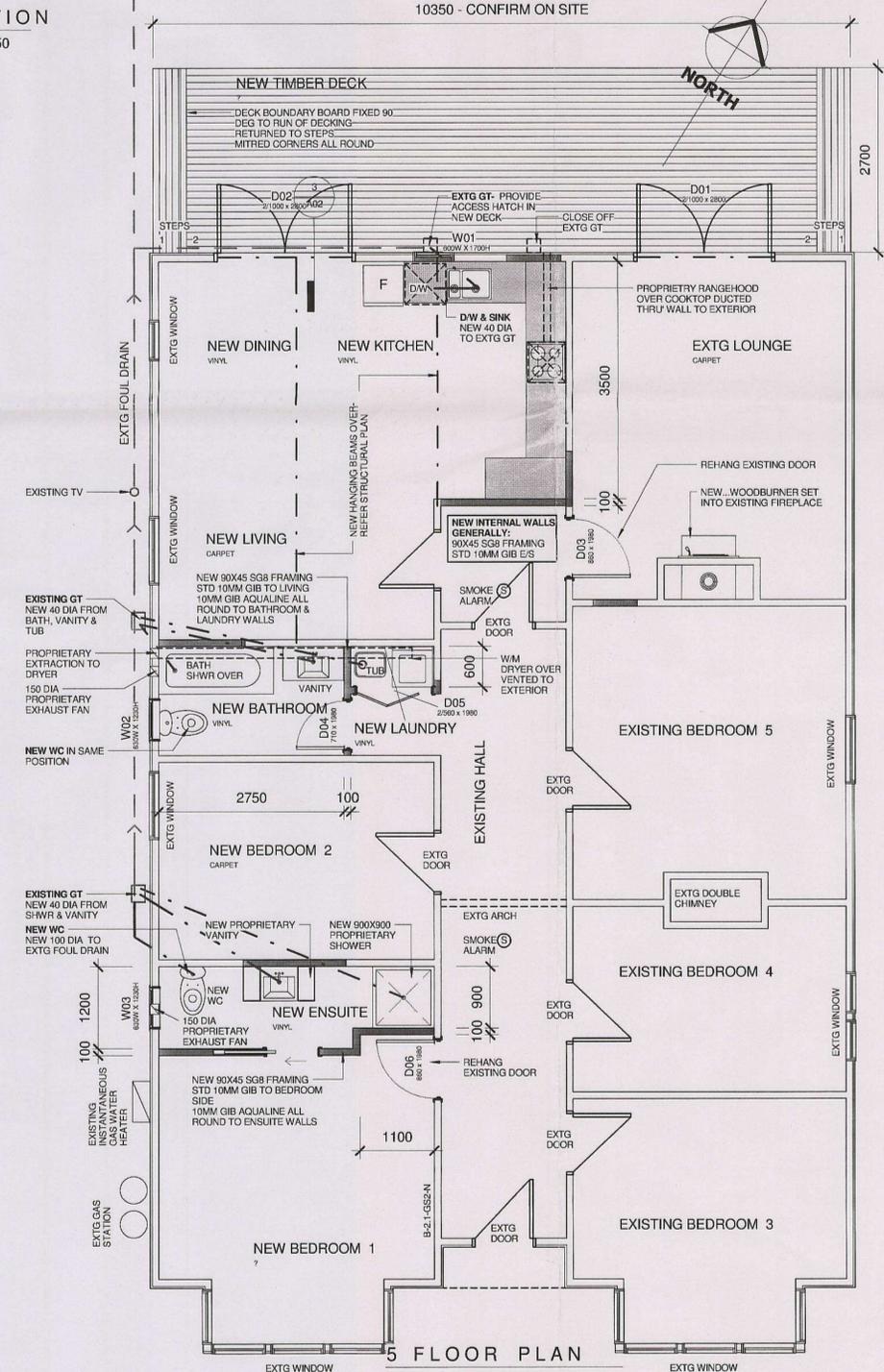
Legal Description

Property Number	5058977
Valuation Number	27500-21901
Lot & DP	LOT 2 DP 16729
Area	459m ²

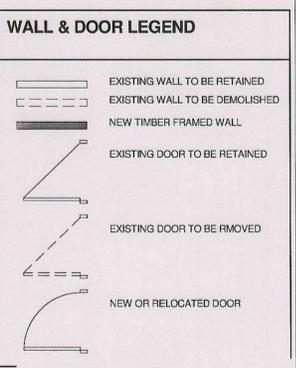
1 SITE PLAN
1:100



4 DEMOLITION PLAN
1:50 @ A1, 1:100 @ A3



5 FLOOR PLAN
1:50 @ A1, 1:100 @ A3



NOTES:
 1. Check & confirm all dimensions on site
 2. Do not scale off these drawings
 3. This plan is to be read in conjunction with the accompanying specification and consultants drawings

Copyright: the copyright of these drawings, CAD files and all parts thereof remain the property of **LOWRISE DESIGN COMPANY LTD**

Revision Schedule

REV	DATE	SHEET	DESCRIPTION

Job No: 16/07/2013 3:58:47 p.m.

PROPOSED ALTERATIONS FOR:
FRANCIS & BRYAN RAYMOND

Address:
11 & 11A MARKET STREET, DUNEDIN

SITE PLAN
DEMOLITION, FLOOR PLAN

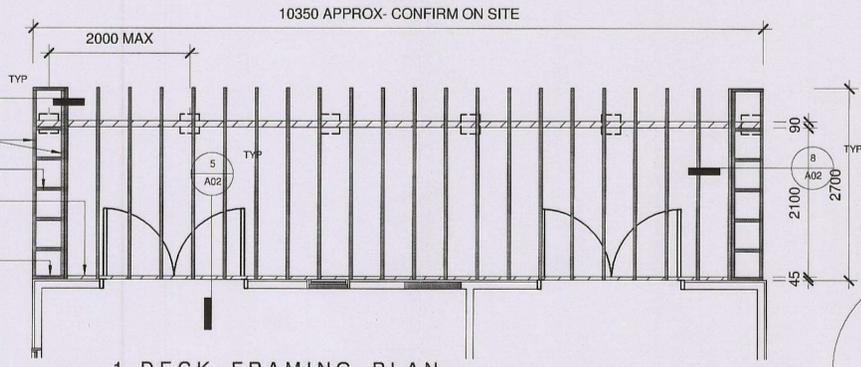
Issue Date: 16/07/2013 Drawn By: gpt

REVISED CONSENT
ISSUE

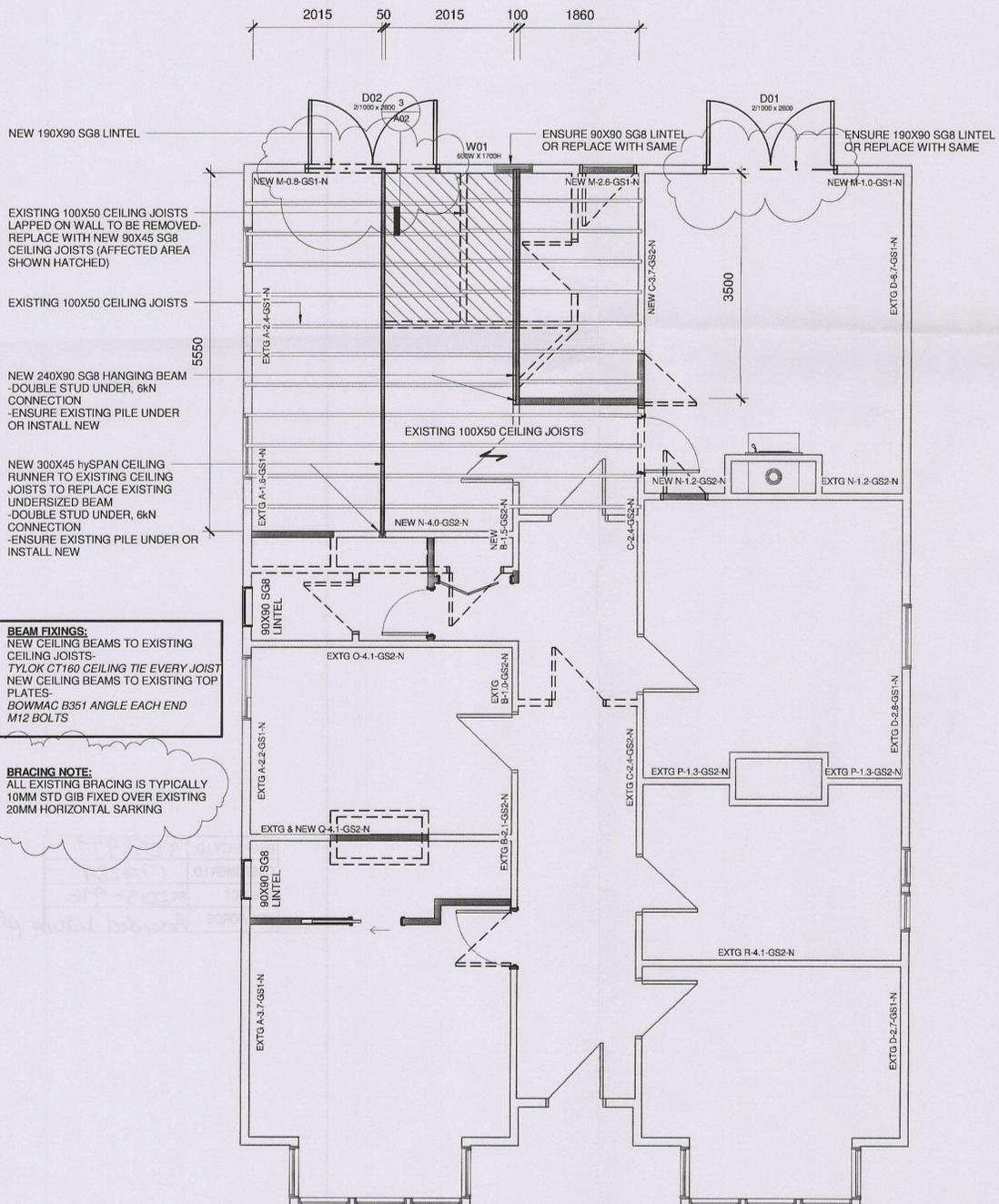
Sheet: A01 of 2 REV B

A1

FILES: H5 125X125 @ 2000 CRS MAX SET INTO 300X300X300 MASS CONC. FOOTING
 BEARERS: H4 190X90 SG8 @ 2000 CRS MAX
 JOISTS: H3.2 140X45 SG8 @ 450CRS MAX
TIMBER CONNECTIONS:
 TYPE 304 STAINLESS STEEL



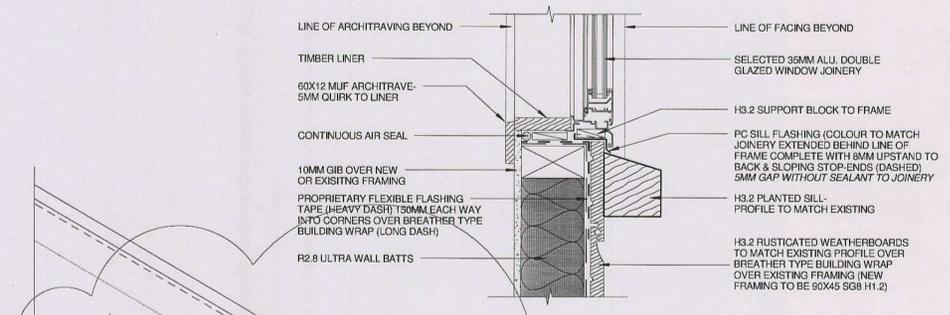
1 DECK FRAMING PLAN
 1:50 @ A1, 1:100 @ A3



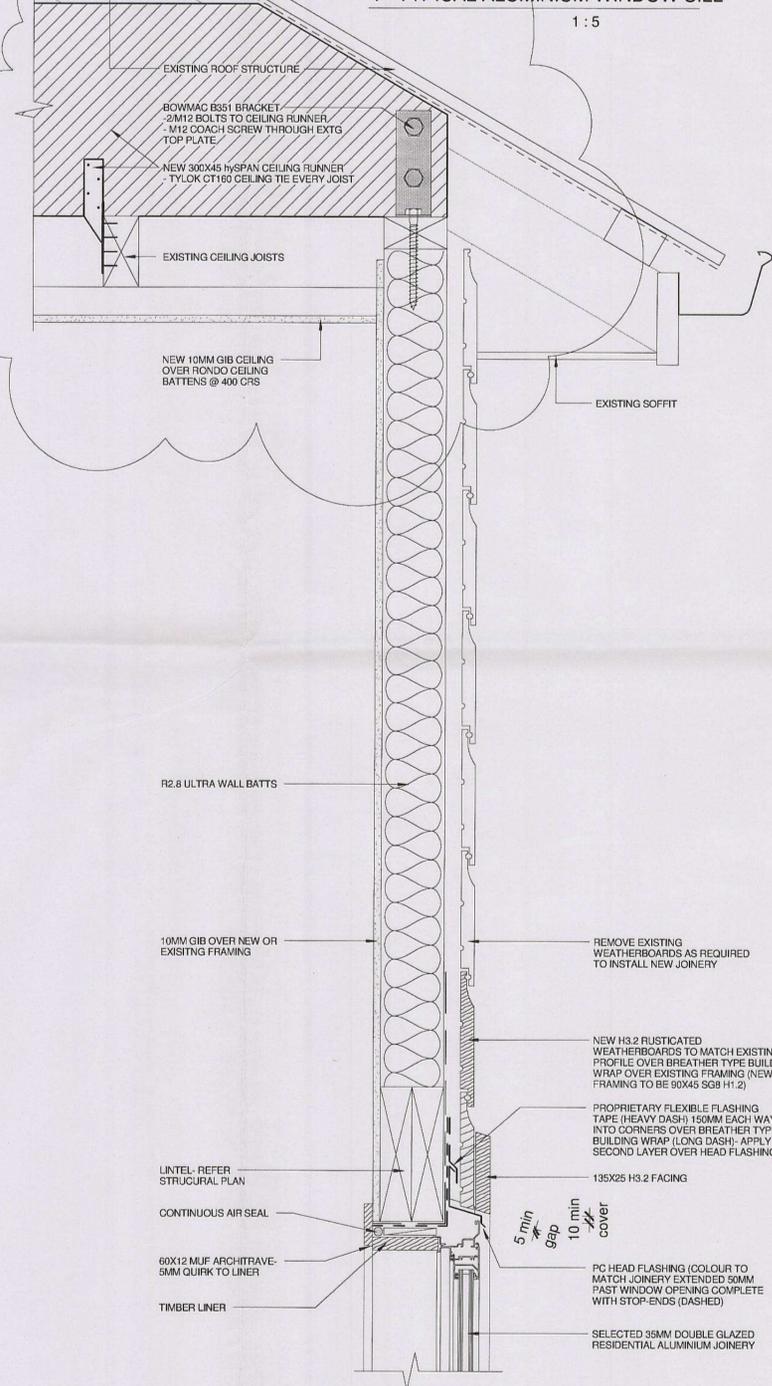
2 STRUCTURAL PLAN
 1:50 @ A1, 1:100 @ A3

BEAM FIXINGS:
 NEW CEILING BEAMS TO EXISTING CEILING JOISTS.
 TYLOK CT160 CEILING TIE EVERY JOIST
 NEW CEILING BEAMS TO EXISTING TOP PLATES.
 BOWMAC B351 ANGLE EACH END M12 BOLTS

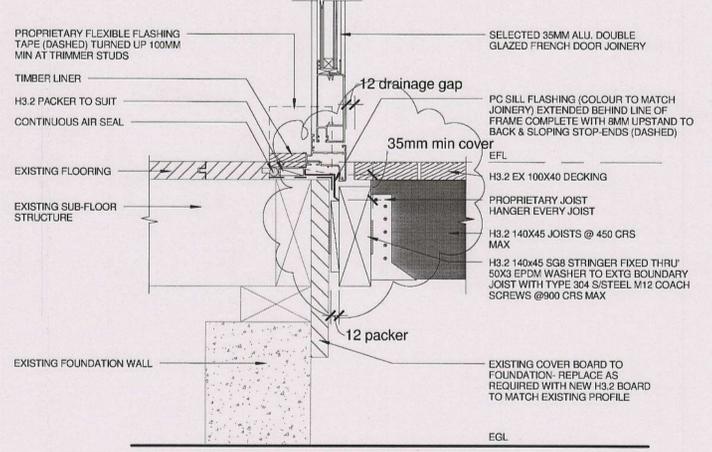
BRACING NOTE:
 ALL EXISTING BRACING IS TYPICALLY 10MM STD GIB FIXED OVER EXISTING 20MM HORIZONTAL SARKING



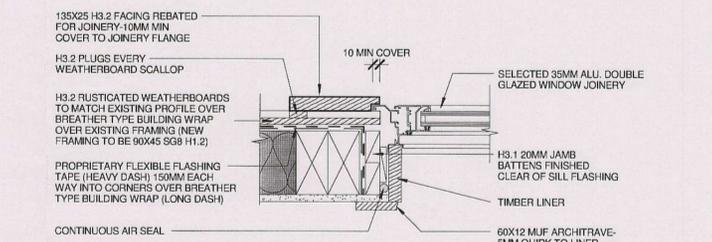
4 TYPICAL ALUMINIUM WINDOW SILL
 1:5



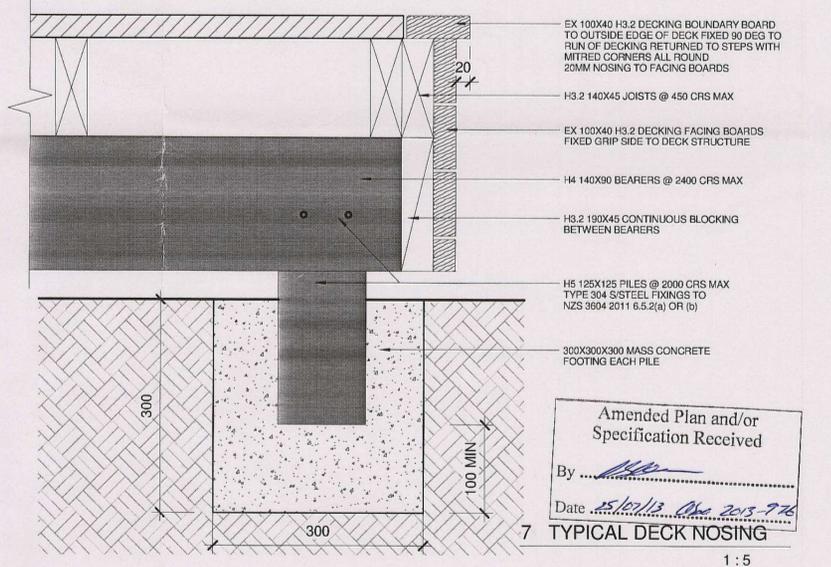
3 TYPICAL ALUMINIUM WINDOW/DOOR HEAD
 1:5



5 TYPICAL ALUMINIUM DOOR SILL
 1:5

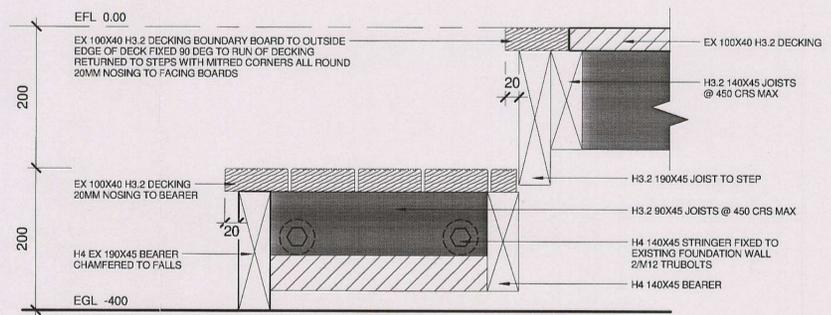


6 TYPICAL ALUMINIUM WINDOW/DOOR JAMB
 1:5



Amended Plan and/or Specification Received
 By: [Signature]
 Date: 25/07/13 On 2013 976

7 TYPICAL DECK NOSING
 1:5



8 TYPICAL STEP TO DECK
 1:5

Revision Schedule			
REV	DATE	SHEET	DESCRIPTION
1	19/06/13		details 3, 4 & 7 revised, deck bearers revised, bracing schedule, lintels over AD01&2 revised

NOTES:
 1. Check & confirm all dimensions on site
 2. Do not scale off these drawings
 3. This plan is to be read in conjunction with the accompanying specification and consultants drawings

PROPOSED ALTERATIONS FOR: FRANCIS & BRYAN RAYMOND	Job No: 16/07/2013 3:59:48 p.m.
Address: 11 & 11A MARKET STREET, DUNEDIN	Issue Date: 16/07/2013 Drawn By: GPT
STRUCTURAL PLAN	REVISED CONSENT ISSUE
DETAILS	Sheet: A02 of 2 REV B

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9852

3100

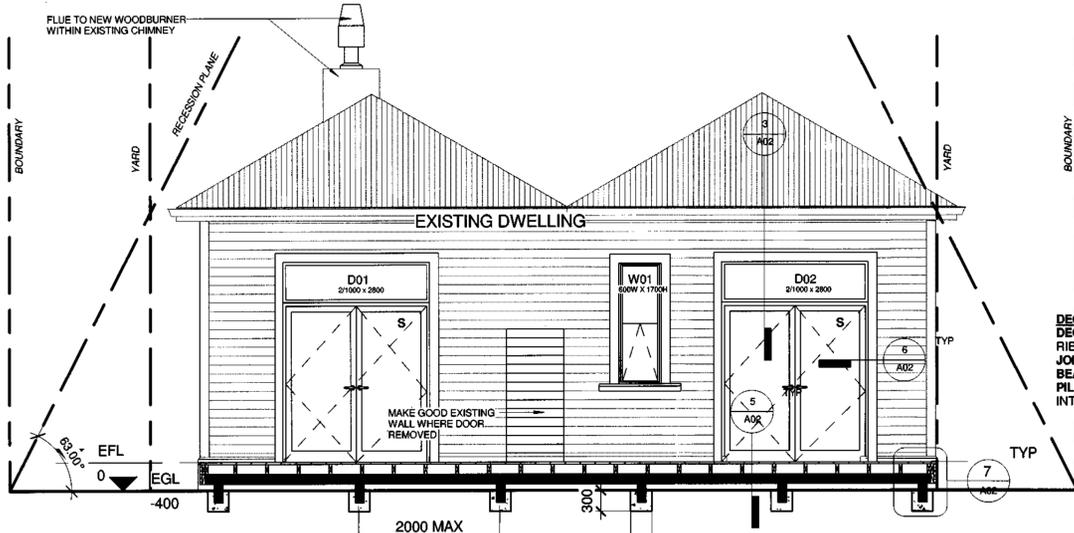
MC

A. Karnis
Number 11 Market St
Missalburgh
Block 4 Missalburgh
Section 14

LEGEND

- Existing Drain
- - - New Foul Drains
- - - New Stormwater Drains

DE



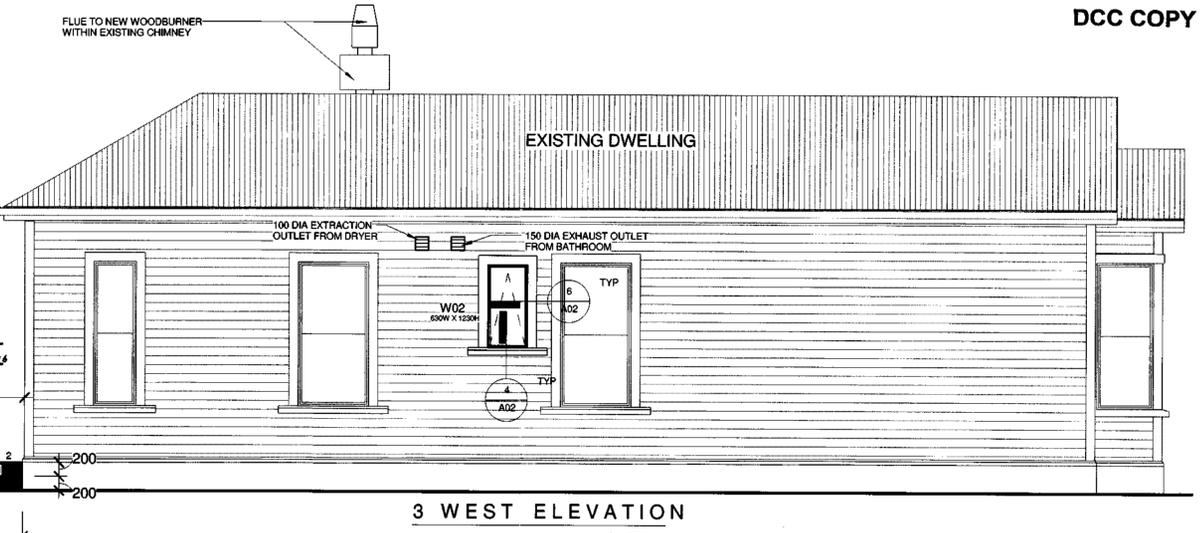
2 NORTH ELEVATION
1:50

DECK STRUCTURE:
 DECKING: EX 100X40 H3.2 DECKING FIXED RIBBED SIDE UP
 JOISTS: H3.2 140X45 SG8 @ 450CRS MAX
 BEARERS: H4 140X90 SG8 @ 2200 CRS MAX
 PILES: H5 125X125 @ 2000 CRS MAX SET INTO 300X300X300 MASS CONC. FOOTING

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

Building *Almond* Date 29.7.2016
 Plumbing *Almond* Date 29.9.2016
 Health *Almond* Date

NOTE
 Drawing endorsed with permission of the Designer - 'Silver Birch' by 229-246



3 WEST ELEVATION
1:50

building envelope risk matrix

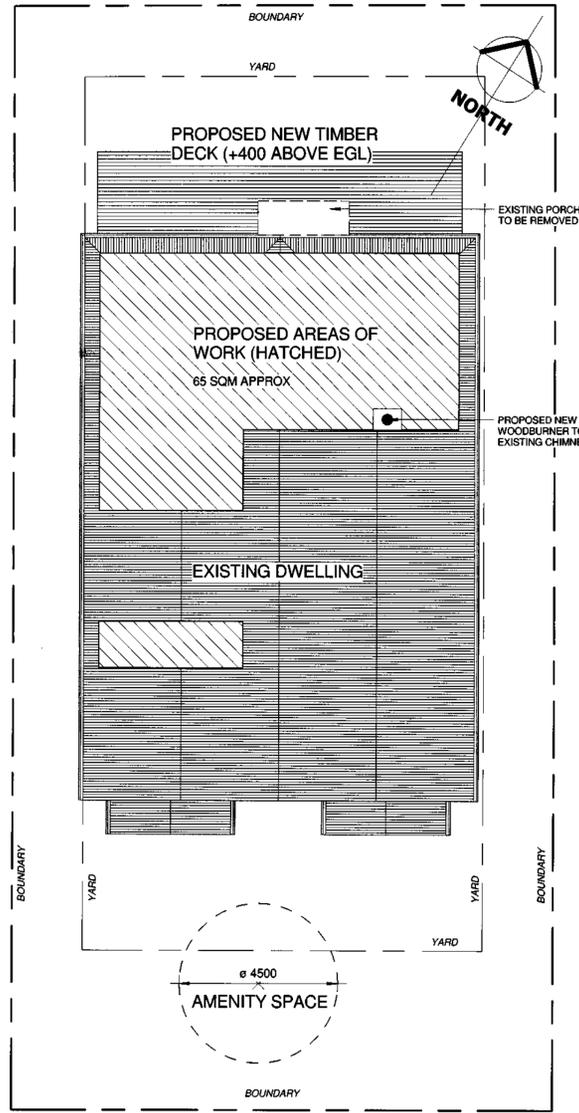
risk factor	NORTH	WEST
wind zone (per NZS 3804)	1	1
number of storeys	0	0
roof/wall intersection design	0	0
eaves width	1	1
envelope complexity	0	0
deck design	0	0
risk score	2	2

DCC CITY PLANNING
THESE PLANS ARE APPROVED
 This development complies with the District Plan
 Subject to:

Approved 20/7/2014
 Signed *[Signature]* Dated

DCC CITY PLANNING
REVISION COMMENT REQUIRED
 The plans for this development do not comply with the District Plan.

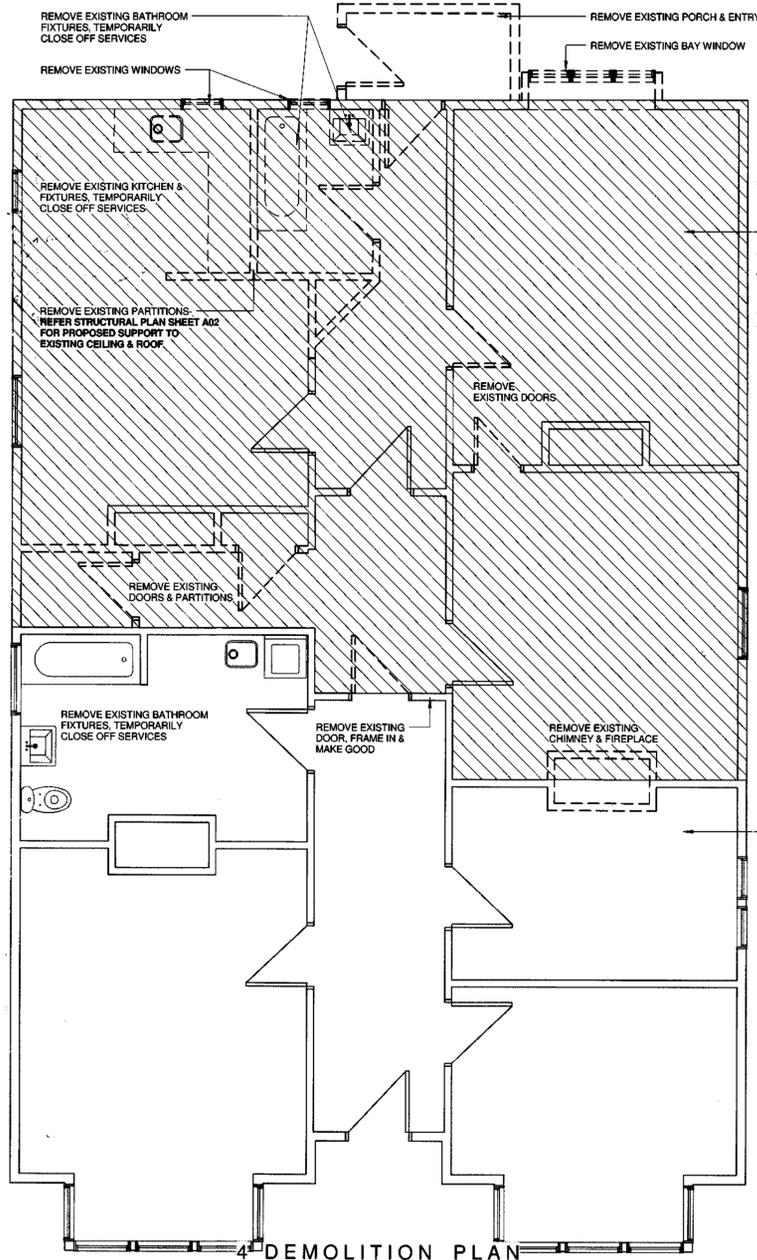
Approved 16/07/14
 Signed *[Signature]* Dated



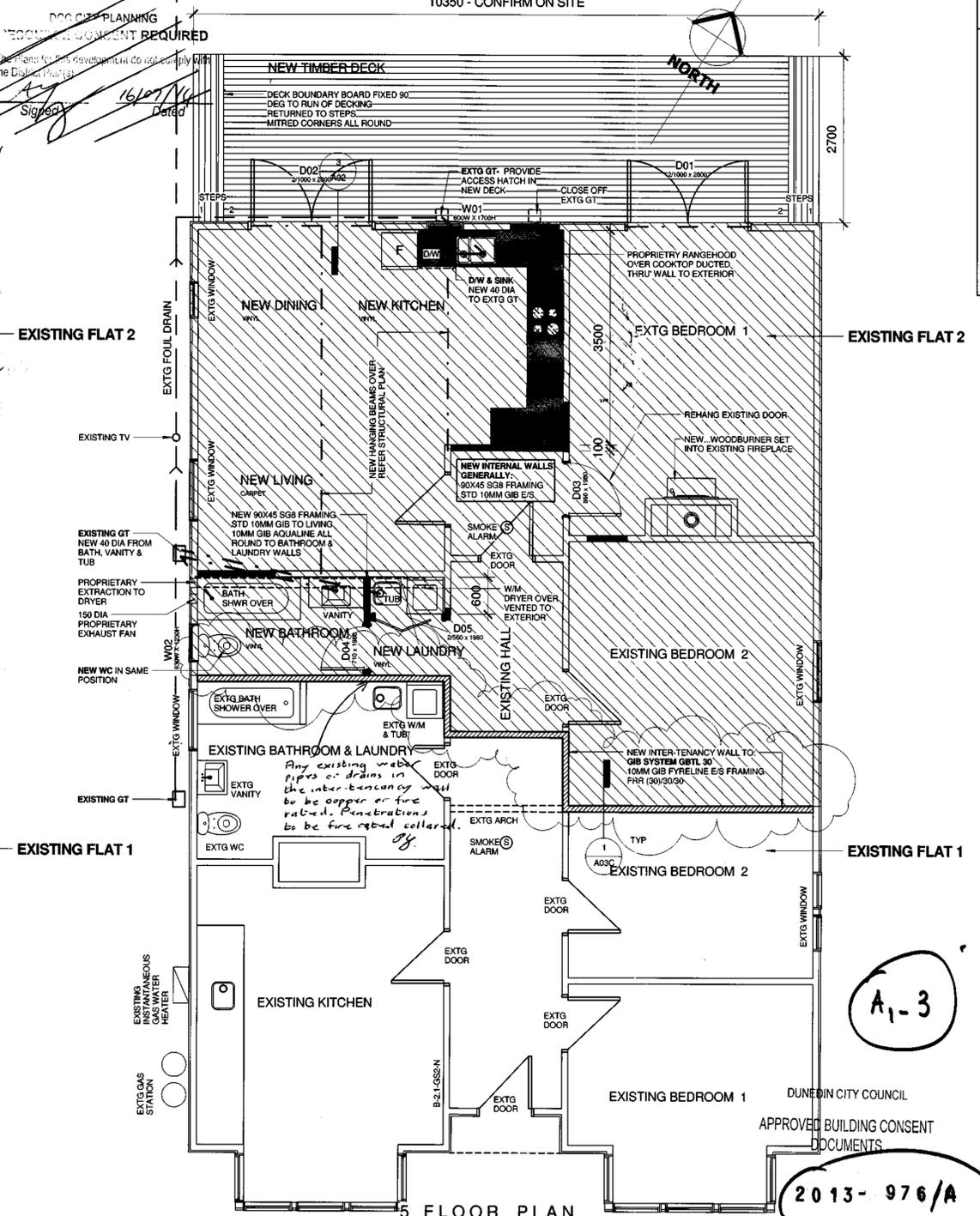
11 MARKET STREET

Legal Description
 Property Number 5058977
 Valuation Number 27500-21901
 Lot & DP LOT 2 DP 16729
 Area 459m²

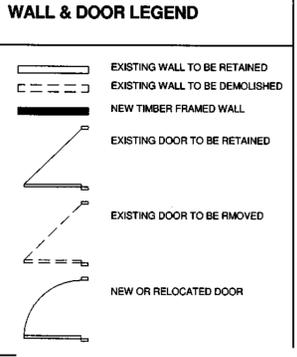
1 SITE PLAN
1:100



4 DEMOLITION PLAN
1:50 @ A1, 1:100 @ A3



5 FLOOR PLAN
1:50 @ A1, 1:100 @ A3



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Revision Schedule

REV	DATE	SHEET	DESCRIPTION
3	24/06/14		inter-tenancy fire rated wall

Job No: 24/06/2014 1:40:42 p.m.

PROPOSED ALTERATIONS FOR:
 FRANCIS & BRYAN RAYMOND

Address:
 11 & 11A MARKET STREET, DUNEDIN

SITE PLAN
 DEMOLITION, FLOOR PLAN

Issue Date: 24/06/14 Drawn By: gpt

REVISED CONSENT
 ISSUE

Sheet: A01G 3 REV C

2013-976/A

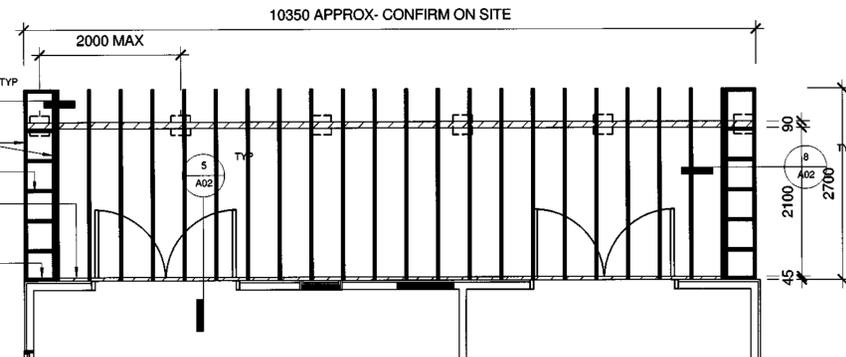
DUNEDIN CITY COUNCIL
 APPROVED BUILDING CONSENT
 DOCUMENTS

PILES: H5 125X125 @ 2000 CRS MAX SET INTO 300X300X300 MASS CONC. FOOTING
 BEARERS: H4 190X90 SGB @ 2000 CRS MAX
 JOISTS: H3.2 140X45 SGB @ 450CRS MAX

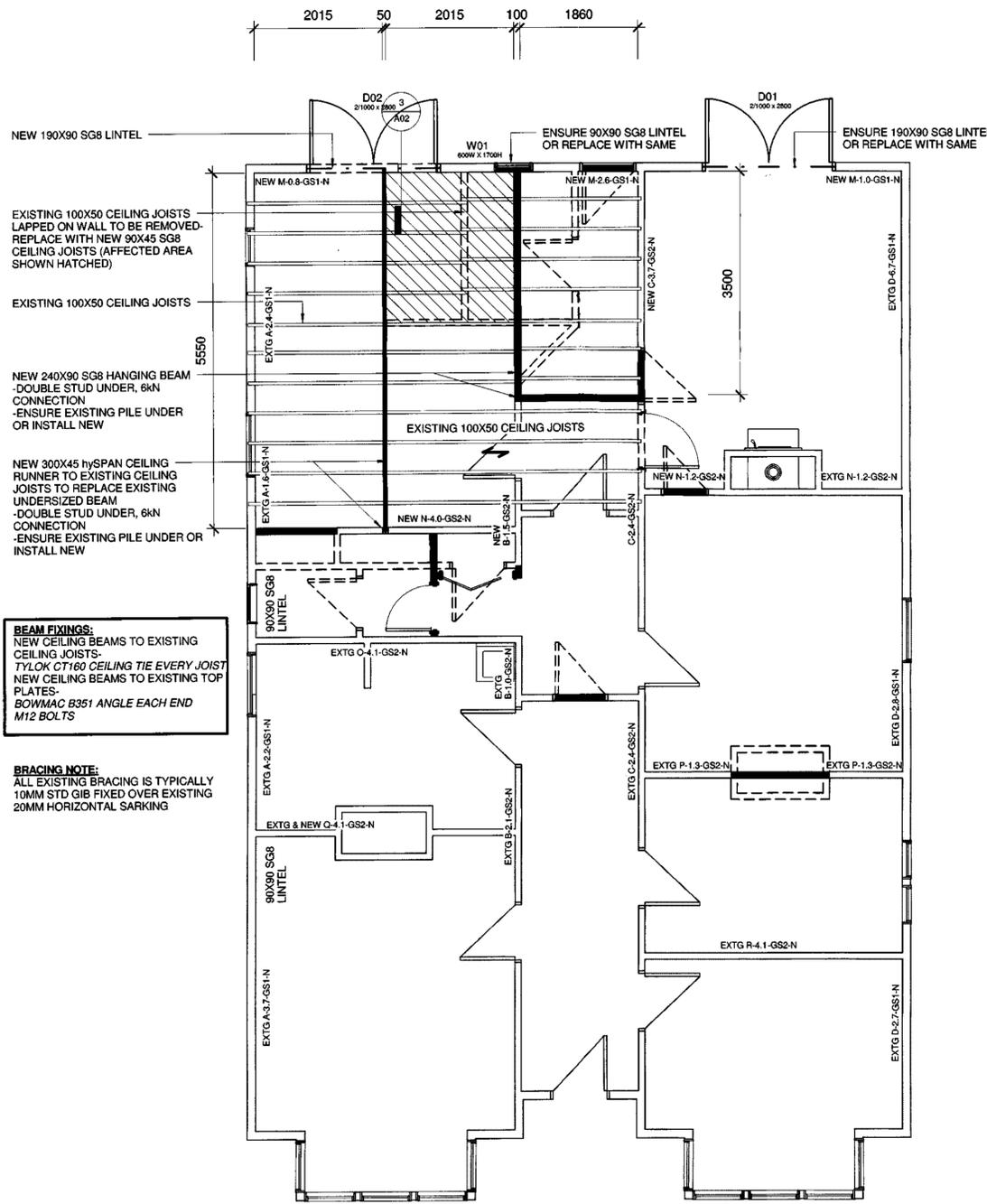
TIMBER CONNECTIONS: TYPE 304 STAINLESS STEEL

STEP BEARERS: H4 190X45 SGB @ 450CRS MAX

DECK STRINGER: H3.2 140X45 SGB
 M12 TRUBOLTS @ 900 CRS MAX TO EXISTING SUB-FLOOR STRUCTURE
 PROPRIETARY 50X12MM EPDM WASHER BETWEEN STRINGER & WALL
 STEP STRINGER: H3.2 90X45 SGB
 2M12 TRUBOLTS TO EXISTING FOUNDATION WALL
 PROPRIETARY 50X12MM EPDM WASHER BETWEEN STRINGER & WALL



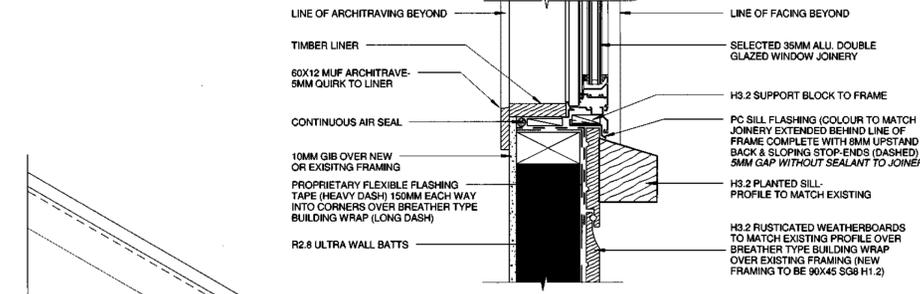
1 DECK FRAMING PLAN
 1:50 @ A1, 1:100 @ A3



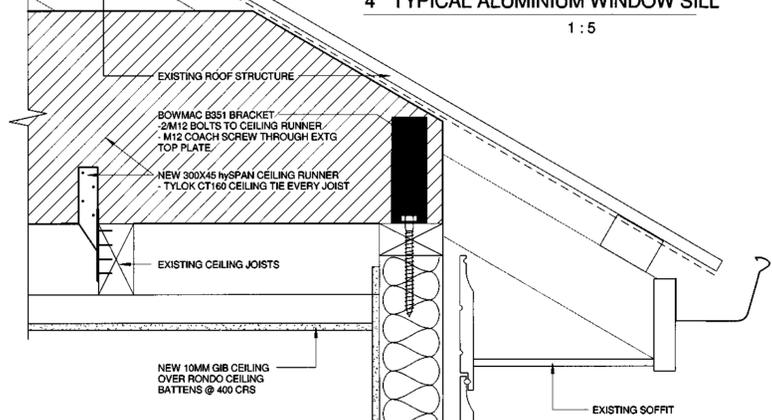
2 STRUCTURAL PLAN
 1:50 @ A1, 1:100 @ A3

BEAM FIXINGS:
 NEW CEILING BEAMS TO EXISTING CEILING JOISTS - TYLOK CT160 CEILING TIE EVERY JOIST
 NEW CEILING BEAMS TO EXISTING TOP PLATES - BOWMAC B351 ANGLE EACH END M12 BOLTS

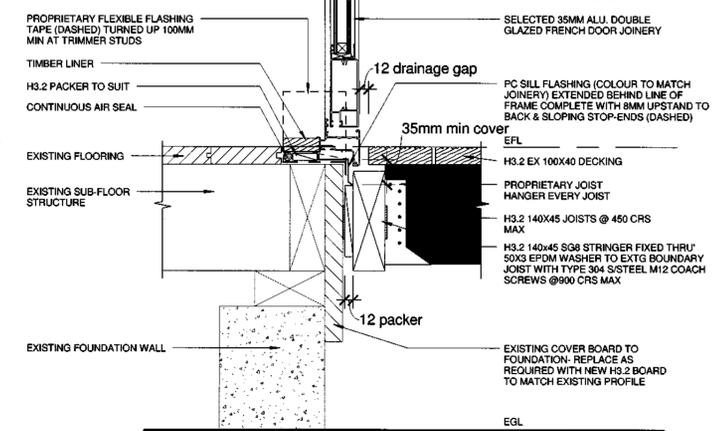
BRACING NOTE:
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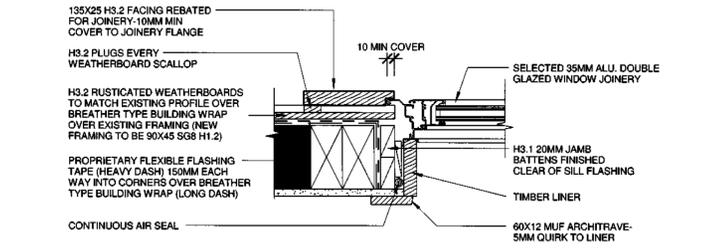
4 TYPICAL ALUMINIUM WINDOW SILL
 1:5



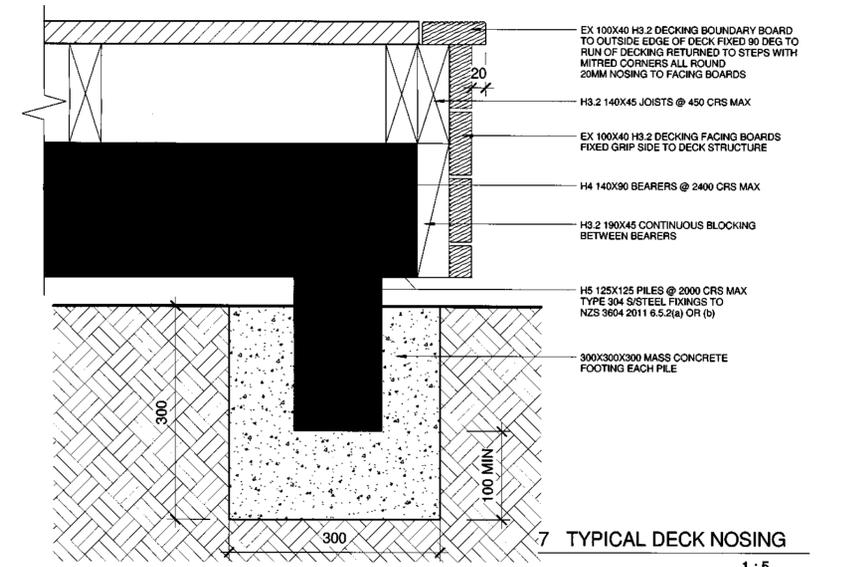
3 TYPICAL ALUMINIUM WINDOW/DOOR HEAD
 1:5



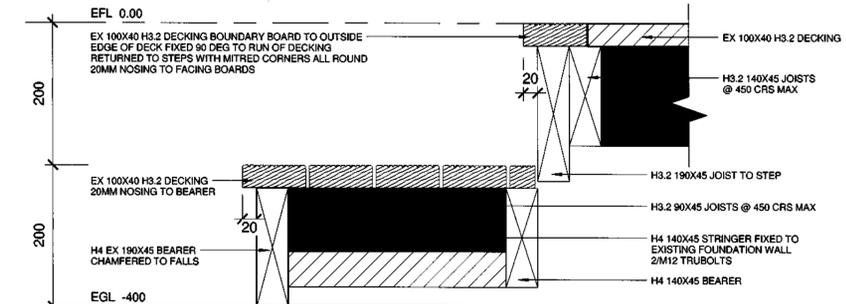
5 TYPICAL ALUMINIUM DOOR SILL
 1:5



6 TYPICAL ALUMINIUM WINDOW/DOOR JAMB
 1:5



7 TYPICAL DECK NOSING
 1:5



8 TYPICAL STEP TO DECK
 1:5

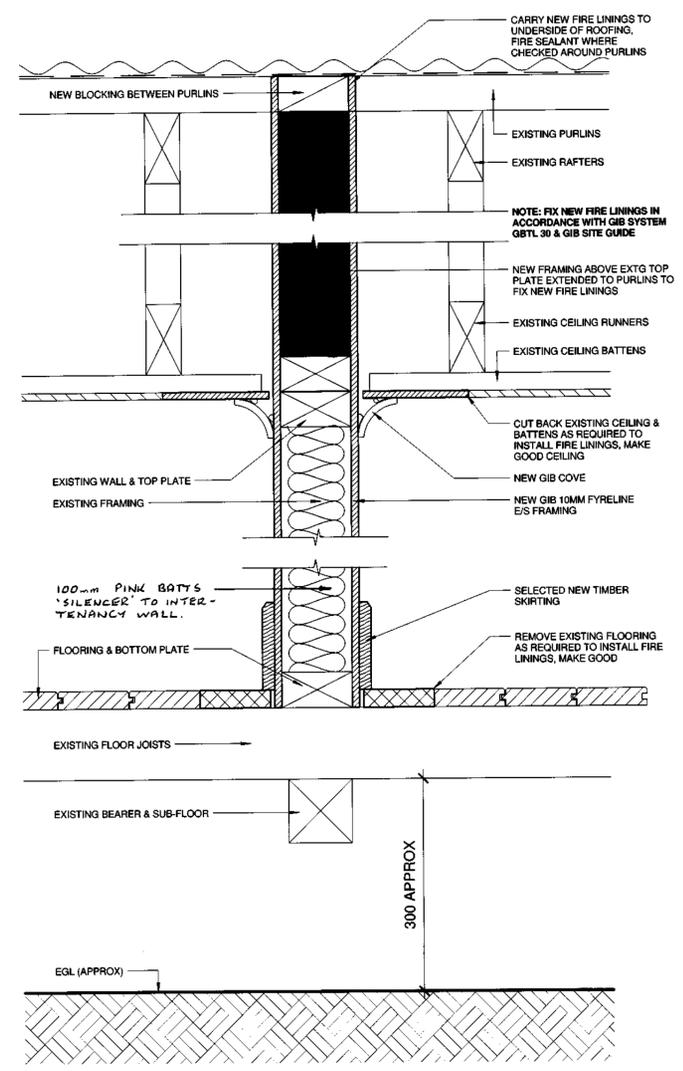
DUNEDIN CITY COUNCIL
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Revision Schedule			
REV	DATE	SHEET	DESCRIPTION

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PROPOSED ALTERATIONS FOR: FRANCIS & BRYAN RAYMOND	STRUCTURAL PLAN	Job No: 24/06/2014 1:40:44 p.m.
Address: 11 & 11A MARKET STREET, DUNEDIN	DETAILS	Issue Date: 16/07/2013 Drawn By: GPT
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Sheet: A02 of 2		REV B

OCTOBER 2012



1 TYPICAL FIRE RATED WALL
1:5

GIB FIRE RATED WALL SYSTEMS

SPECIFICATION NUMBER	LOAD BEARING CAPACITY	FIRE RESISTANCE RATING	LINING REQUIREMENTS	SOUND TRANSMISSION CLASS	SYSTEM WEIGHT APPROX
GBT 30a	NLB	-/R0/30	1 layer 10mm GIB Fyrelite® each side	STC 36	22kg/m²
GBTL 30	LB	30/30/30			

FRAMING
GBT30a Non Loadbearing and GBTL30 Loadbearing
Framing to comply with:
• NZBC B1 – Structure: AS1 Clause 3 – Timber (NZS 3604) or VM1 Clause 6 – Timber (NZS 3603)
• NZBC B2 – Durability: AS1 Clause 3.2 – Timber (NZS 3602)
• Studs at 600mm centres maximum
• Nogs at 1200mm centres for horizontal fixing

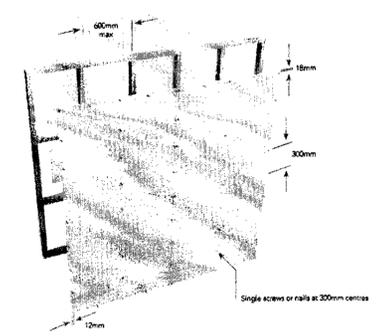
FASTENING THE LINING
Fasteners
41mm x 6g GIB® Grabber® High Thread Drywall Screws or 40mm x 2.8mm GIB® Nails.
Fastener Centres
300mm centres around the sheet perimeter.
Place fasteners 12mm from bound sheet edges and 18mm from sheet ends.
Single screws or nails at 300mm centres to intermediate studs.

WALL HEIGHTS AND FRAMING DIMENSIONS
GBT30a Non Loadbearing – Framing dimensions and height as determined by NZS 3604 stud tables for non loadbearing partitions.
GBTL30 Loadbearing – Framing dimensions and height as determined by NZS 3604 stud and top plate tables for loadbearing walls.

JOINTING
All fastener heads stopped and all sheet joints tape reinforced and stopped in accordance with the publication entitled "GIB® Site Guide".

LINING
1 layer of 10mm GIB Fyrelite® each side of the frame.
Vertical or Horizontal fixing permitted.
Sheets shall be touch fitted.
When fixing vertically, full height sheets shall be used where possible.
All sheet joints must be formed over solid timber framing.

In order for GIB® systems to perform as tested, all components must be installed exactly as prescribed. All other components produced in a different form and may already contain fire retardants. Follow all test instructions.



FOR FURTHER INFORMATION VISIT WWW.GIB.CO.NZ OR PHONE 0800 100 442

GIB® FIRE RATED SYSTEMS



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Revision Schedule		
REV	DATE	SHEET DESCRIPTION

Job No: 24/06/2014 1:40:44 p.m.

PROPOSED ALTERATIONS FOR:
FRANCIS & BRYAN RAYMOND
Address:
11 & 11A MARKET STREET, DUNEDIN

DETAIL- FIRE RATED WALL

Issue Date: 24/06/14 Drawn By: GPT

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ISSUE

Sheet: A03G 3 REV C

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