

## DISCLAIMER

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## Dunedin City Council – Land Information Memorandum

Property Address: 62 Thorn Street Dunedin

Prepared for: Paul Kenneth Hendry

Prepared on: 16-Mar-2026

### Property Details:

<b>Property ID</b>	5035842
<b>Address</b>	62 Thorn Street Dunedin
<b>Parcels</b>	PT LOT 35 DP 96

### Disclaimer:

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

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

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

##### LAND MOVEMENT

##### Alluvial Fans - active floodwater-dominated 50000\_1998\_100m

Description: Active floodwater-dominated. Sheet floods and channel floods carrying sediment are considered possible within the next 100 years. Mapscale:50000. Map Accuracy:1998, accuracy +/-100m, NZMG1949

Reference Number: 10106

#### Coastal Hazards

##### SEA LEVEL RISE

##### Groundwater

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

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

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

**Commissioned by:** Otago Regional Council

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

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

Reference Number: 12083

**SEA LEVEL RISE**

**Groundwater**

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

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

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

**Commissioned by:** Otago Regional Council

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

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

Reference Number: 12118

**Seismic Hazards**

**FAULT**

**Kaikorai**

Description: This report presents a general outline of the locations and character of active geological faults and folds in the Clutha and Dunedin City districts. The work described in this report is based on a desktop review of information from regional-scale geological mapping and from more detailed published or open-file geological studies relevant to understanding active faults in the two districts. This project involved the compilation of a Geographic Information System (GIS) dataset that gives the locations of active faults and folds delineated in the two districts. The interpretations and geographic positionings of the faults and folds were aided, where available, by topographic information from airborne LiDAR scans (laser radar) and from satellite, aerial or ground-based photographic archives.

Barrell, D.J.A. (2021). *General distribution and characteristics of active faults and folds in the Clutha and Dunedin City districts, Otago*. GNS Science.

<https://www.orc.govt.nz/media/10002/active-faults-folds-in-the-clutha-and-dunedin-city-districts-otago-2021.pdf>

<b>Commissioned by:</b> Otago Regional Council
<b>Purpose:</b> To describe the general distribution and characteristics of active faults and folds in the Clutha and Dunedin City districts of Otago, to assist with the identification and assessment of earthquake hazard for land-use planning purposes.
<b>Scope of report:</b> The Clutha District and Dunedin City District areas of Otago Region

Reference Number: 12094

#### 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

There is no drainage information for this property.

### Foul Sewer and Waste Water

#### Drainage Reticulation Plans

A copy of the Dunedin City Council's drainage infrastructure in the vicinity of the subject property is attached. Public foul sewers are shown in red and stormwater sewers in green. All public drainage services are available to receive connections from the property and limited flows of stormwater may also be discharged to the street channel or an approved outfall.

#### 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 **20<sup>th</sup> March 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](http://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](http://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](http://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

<b>Rate Account</b>	2035842
Address	62 Thorn Street Dunedin
Valuation Number	27360-21600
<b>Latest Valuation Details</b>	
Capital Value	\$385,000
Land Value	\$355,000
Value of Improvements	\$30,000
Area (Hectares)	0.0555HA
Units of Use	1
<b>Current Rates</b>	
Current Rating Year Starting	01-Jul-2025
Dunedin City Council Rates	\$3,251.40
<b>Rates Outstanding for Year</b>	\$950.03

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

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

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

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

### Building and Drainage Consents

The following consents are recorded for this property:

Status Key:	BC	-	Building Consent Issued
	CCC	-	Code Compliance Certificate Issued
	Archived	-	In accordance with section 93(2)(b) of the Building Act, the consent was reviewed for code compliance after two years. Compliance with the Building Code could not be established and therefore the Code Compliance Certificate has been refused.
	/CCC		
	Refused		

Lapsed - Work has not commenced and no extension of time applied for within 12 months of date of consent issue. Consent is of no further effect

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

[ABA-2005-308171](#) Building Consent - Heater - Metro Wee Rad

Lodgement Date	23-May-2005
Decision	Granted
Decision Date	23-May-2005
Current Status	<b>CCC Issued</b>
Previous Number	ABA51566

*(Applications before 2007)*

### Building and Drainage Permits

[H-1927-12413](#) AAB19270647

0051 - Erect Garage, (Thorn). The permit was lodged on 05-Jul-1927.

[H-1928-13652](#) AAB19280921

1342 - Alter Dwelling, (Thorn). The permit was lodged on 20-Nov-1928.

[H-1962-58678](#) AAB19621010

8100 - Alter and Add to Dwelling, (Rowe). The permit was lodged on 06-Jul-1962.

[H-1971-73536](#) AAB19710973

4233 - Erect Fence, (Rowe). The permit was lodged on 15-Jun-1971.

[H-1901-116112](#) AAD19011997

3492 - Drainage, No Plan. The permit was lodged on 21-Mar-1901.

[H-1901-116113](#) AAD19011998

3477 - Plumbing, No Plan. The permit was lodged on 21-Mar-1901.

### 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

- Nil

#### Mapped Areas

- Caversham Mapped Area
- Road Classification Hierarchy (main roads within 30m of site)
  - Thorn St is a Collector road

#### 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 62 Thorn Street Dunedin

#### **[5035843 31 Pencarrow Street Dunedin](#)**

[RMA-1996-360070](#) Resource Management Act (Historical Data) ADD TO DWG - VERANDAH (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 06/09/1996.

#### **[5035845 25 Pencarrow Street Dunedin](#)**

[RMA-1995-357296](#) Resource Management Act (Historical Data) ER GARAGE Ownr:J P DRISCOLL / App: JAMES DRISCOLL (Non-Notified - Non Complying). The outcome was Granted on 09/02/1995.

#### **[5035884 50A Thorn Street Dunedin](#)**

[RMA-1994-356676](#) Resource Management Act (Historical Data) ER CARPORT ON FRONT BNDRY Ownr:BM BEDFORD / App: BM BEDFORD 50A THORN ST (Non-Notified - Non Complying). The outcome was Granted on 16/03/1994.

#### **[5035958 42A Rutherford Street Dunedin](#)**

[LUC-2026-15](#) Land Use Consent Carry out maintenance on Scheduled Trees: T979 - Silver Birch T980 - Horse Chestnut T982 - Elm T983 - Lime. The outcome was Granted on 10/02/2026.

[RMA-2004-368612](#) Resource Management Act (Historical Data) Ulmus sp and Tilia sp PDP tree nos T982 & T983 - crown raising, crown cleaning and thinning for health and safety of trees. (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 18/05/2004.

[RMA-2001-365256](#) Resource Management Act (Historical Data) TO ERECT 1200MM X 800MM SIGNS AT EACH OF THE DUNEDIN KINDERGARTEN ASSOCIATION SITES (Non-Notified - Restricted Discretionary). The outcome was Granted on 07/01/2002.

#### **[5035959 42A Rutherford Street Dunedin](#)**

[LUC-2026-15](#) Land Use Consent Carry out maintenance on Scheduled Trees: T979 - Silver Birch T980 - Horse Chestnut T982 - Elm T983 - Lime. The outcome was Granted on 10/02/2026.

#### **[5044166 40 Hazel Avenue Dunedin](#)**

[RMA-2006-370566](#) Resource Management Act (Historical Data) CREATE A MURAL (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 09/10/2006.

[RMA-2001-365200](#) Resource Management Act (Historical Data) TO EXTEND THE CAVERSHAM SPORTS CLUB CLUBROOMS (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 02/11/2001.

[RMA-1998-362184](#) Resource Management Act (Historical Data) EXTEND AREA FOR SALE OF LIQUOR FOR SPORT CLUB (Non-Notified COC). The outcome was Granted on 05/10/1998.

[RMA-1997-361133](#) Resource Management Act (Historical Data) Planning Certificate for the Sale of Liquor. The outcome was Granted on 23/07/1997.

[RMA-1997-361284](#) Resource Management Act (Historical Data) RECREATIONAL STRUCTIRE OVER 25 M SQ (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 15/01/1998.

[RMA-1998-362252](#) Resource Management Act (Historical Data) EXTEND AREA FOR THE SALE OF LIQUOR FOR SPORTS CLUB (Non-Notified - Non Complying). The outcome was Granted on 05/10/1998.

#### [5044167 40 Hazel Avenue Dunedin](#)

[RMA-2001-365200](#) Resource Management Act (Historical Data) TO EXTEND THE CAVERSHAM SPORTS CLUB CLUBROOMS (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 02/11/2001.

[RMA-1997-361284](#) Resource Management Act (Historical Data) RECREATIONAL STRUCTIRE OVER 25 M SQ (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 15/01/1998.

[RMA-1998-362252](#) Resource Management Act (Historical Data) EXTEND AREA FOR THE SALE OF LIQUOR FOR SPORTS CLUB (Non-Notified - Non Complying). The outcome was Granted on 05/10/1998.

#### [5101649 47A Thorn Street Dunedin](#)

[RMA-1995-357165](#) Resource Management Act (Historical Data) CROSS LEASE SUBDIVISION Ownr:LJ & DA MACKLE (Non-Notified - Non Complying). The outcome was Granted on 02/03/1995.

#### [5101650 47B Thorn Street Dunedin](#)

[RMA-1995-357165](#) Resource Management Act (Historical Data) CROSS LEASE SUBDIVISION Ownr:LJ & DA MACKLE (Non-Notified - Non Complying). The outcome was Granted on 02/03/1995.

#### [5104643 40 Hazel Avenue Dunedin](#)

[LUC-2007-672](#) Land Use Consent Murals. The outcome was Granted on 29/11/2007.

[RMA-2006-370566](#) Resource Management Act (Historical Data) CREATE A MURAL (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 09/10/2006.

[RMA-2001-365200](#) Resource Management Act (Historical Data) TO EXTEND THE CAVERSHAM SPORTS CLUB CLUBROOMS (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 02/11/2001.

[RMA-1998-362184](#) Resource Management Act (Historical Data) EXTEND AREA FOR SALE OF LIQUOR FOR SPORT CLUB (Non-Notified COC). The outcome was Granted on 05/10/1998.

[RMA-1997-361133](#) Resource Management Act (Historical Data) Planning Certificate for the Sale of Liquor. The outcome was Granted on 23/07/1997.

[RMA-1997-361284](#) Resource Management Act (Historical Data) RECREATIONAL STRUCTIRE OVER 25 M SQ (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 15/01/1998.

[RMA-1998-362252](#) Resource Management Act (Historical Data) EXTEND AREA FOR THE SALE OF LIQUOR FOR SPORTS CLUB (Non-Notified - Non Complying). The outcome was Granted on 05/10/1998.

#### [5104644 42A Rutherford Street Dunedin](#)

[LUC-2026-15](#) Land Use Consent Carry out maintenance on Scheduled Trees: T979 - Silver Birch T980 - Horse Chestnut T982 - Elm T983 - Lime. The outcome was Granted on 10/02/2026.

[LUC-2021-92](#) Land Use Consent Tree Maintenance on T982 & T983. The outcome was Granted on 16/03/2021.

[LUC-2019-490](#) Land Use Consent land use consent for tree maintenance of emergency works on a significant tree - T980 Horse chestnut. The outcome was Granted on 01/10/2019.

[LUC-2010-586](#) Land Use Consent Tree maintenance or emergency works on a significant tree - Silver Birch etc T979, T980, T981, T982 & T983.. The outcome was Granted on 26/11/2010.

[RMA-2004-368612](#) Resource Management Act (Historical Data) Ulmus sp and Tilia sp PDP tree nos T982 & T983 - crown raising, crown cleaning and thinning for health and safety of trees. (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 18/05/2004.

[RMA-2001-365256](#) Resource Management Act (Historical Data) TO ERECT 1200MM X 800MM SIGNS AT EACH OF THE DUNEDIN KINDERGARTEN ASSOCIATION SITES (Non-Notified - Restricted Discretionary). The outcome was Granted on 07/01/2002.

[5133940 27 Playfair Street Dunedin](#)

[LUC-2021-31](#) Land Use Consent The associated technical land-use breaches additional to LUC-2020-480 and consequential to SUB-2021-7. The outcome was Granted on 14/04/2021.

[SUB-2021-7](#) Subdivision Consent The fee simple subdivision to create 11 allotments.. The outcome was Granted on 14/04/2021.

[LUC-2020-480](#) Land Use Consent The consequential breaches to a subdivision for 10 residential units.. The outcome was Granted on 02/12/2020.

[SUB-2020-160](#) Subdivision Consent The unit-title subdivision to create 10 Principal Units for residential development. The outcome was Granted on 02/12/2020.

[RMA-1980-354138](#) Resource Management Act (Historical Data) REPLACE EXISTING HOUSE WITH THREE BEDROOM DWELLING AND AUTHORISE TWO DETACHED DWELLINGS ON RESIDENTIAL 1 ZONE SITE (Notified - Non Complying). The outcome was Granted on 05/11/1980.

[5133941 27A Playfair Street Dunedin](#)

[LUC-2021-31](#) Land Use Consent The associated technical land-use breaches additional to LUC-2020-480 and consequential to SUB-2021-7. The outcome was Granted on 14/04/2021.

[SUB-2021-7](#) Subdivision Consent The fee simple subdivision to create 11 allotments.. The outcome was Granted on 14/04/2021.

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[RMA-1980-354138](#) Resource Management Act (Historical Data) REPLACE EXISTING HOUSE WITH THREE BEDROOM DWELLING AND AUTHORISE TWO DETACHED DWELLINGS ON RESIDENTIAL 1 ZONE SITE (Notified - Non Complying). The outcome was Granted on 05/11/1980.

[5133942 27B Playfair Street Dunedin](#)

[LUC-2021-31](#) Land Use Consent The associated technical land-use breaches additional to LUC-2020-480 and consequential to SUB-2021-7. The outcome was Granted on 14/04/2021.

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[5133943 27C Playfair Street Dunedin](#)

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[5133944 29 Playfair Street Dunedin](#)

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[5133945 29A Playfair Street Dunedin](#)

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[5133947 29C Playfair Street Dunedin](#)

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[5133948 31 Playfair Street Dunedin](#)

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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](mailto: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](http://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](http://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 vegetation over footpath**

It appears that the vegetation at this property's frontage on 62 Thorn Street is encroaching over the footpath. Private vegetation is required to be maintained so that it does not interfere with footpath users or extend over your property boundary. 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.

### **Vehicle crossing - additional unsurfaced parking bay.**

Vehicle access to this property is currently accessed via an existing hard surfaced vehicle crossing that provides access to a garage. There is an additional unsurfaced parking bay on the property beside the existing vehicle crossing, it appears vehicles are accessing this area by illegally driving over the kerb and channel, and footpath. It is an offence under the Land Transport (Road User) Rule 2004 for vehicles to drive over the kerb and channel, and footpath. The property owner could apply to have the vehicle entrance extended to allow for better access to this unsurfaced parking bay. More details can be found on our website under vehicle crossings.

### **Non-compliant vehicle crossing – no stormwater run-off for access to garage.**

It appears there are no stormwater provisions in place for this vehicle crossing. To meet current Council standards the stormwater run-off would be required to be captured at the boundary and managed in a way where it does not cause a nuisance to neighbouring properties, including the road corridor. For example: a strip drain with sump or a sump and piped to the kerb and channel. Council accepts this situation but accepts no liability and the maintenance is the responsibility of the property owner. This may be required to be upgraded in the future.

### **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



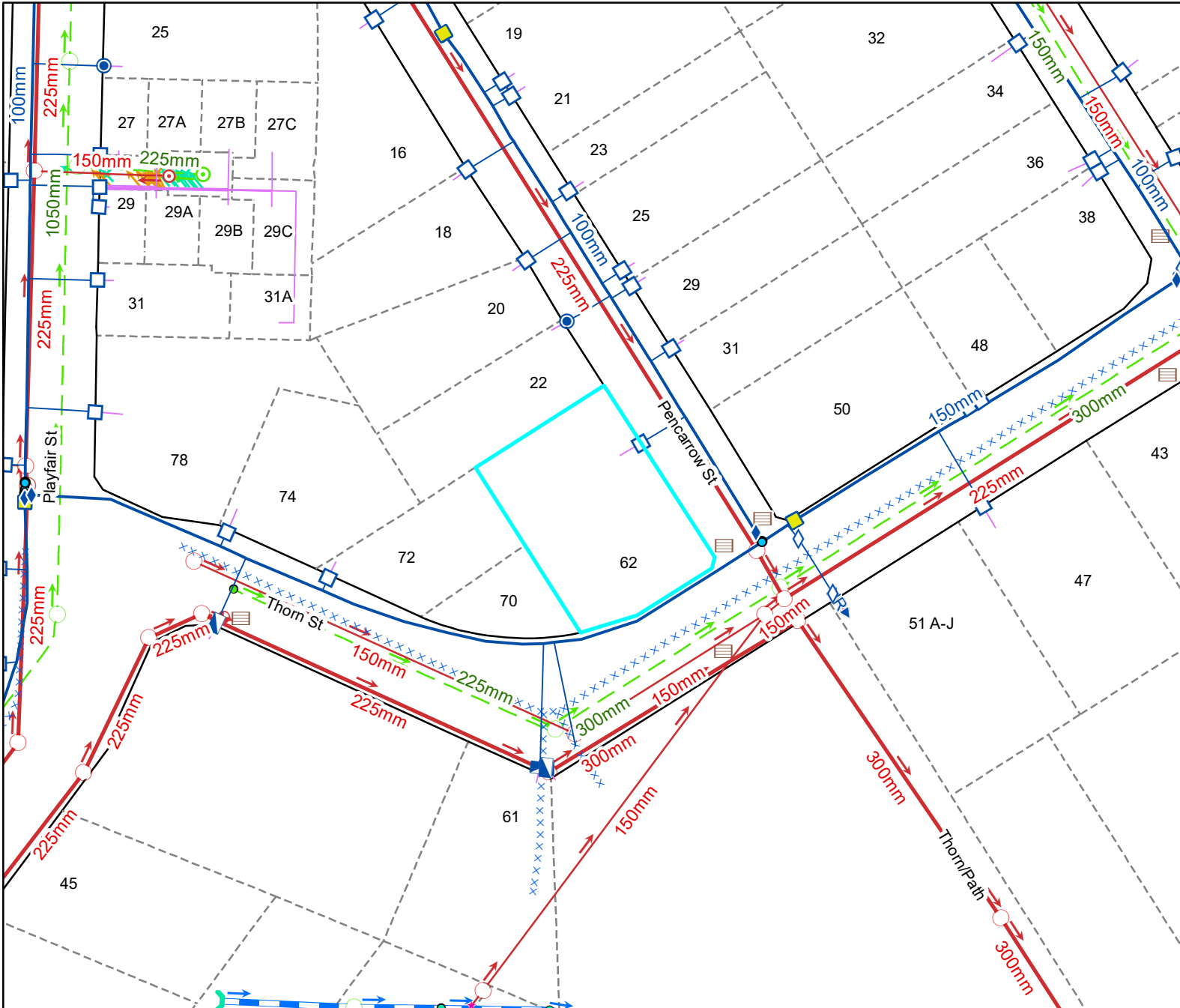
# Photographic Map

Scale at A4:  
 1:750  
 9/03/2026  
 8:08:40 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

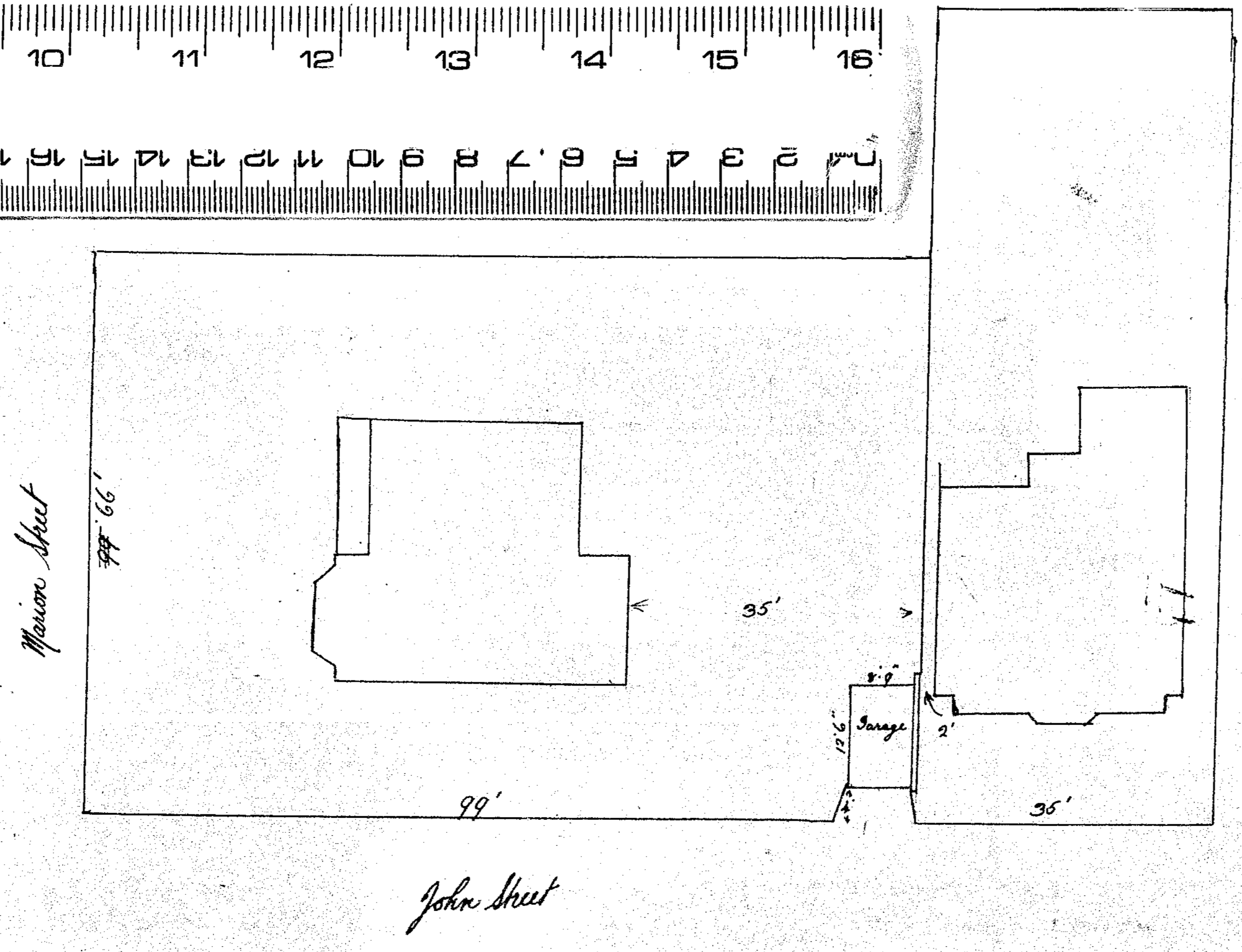
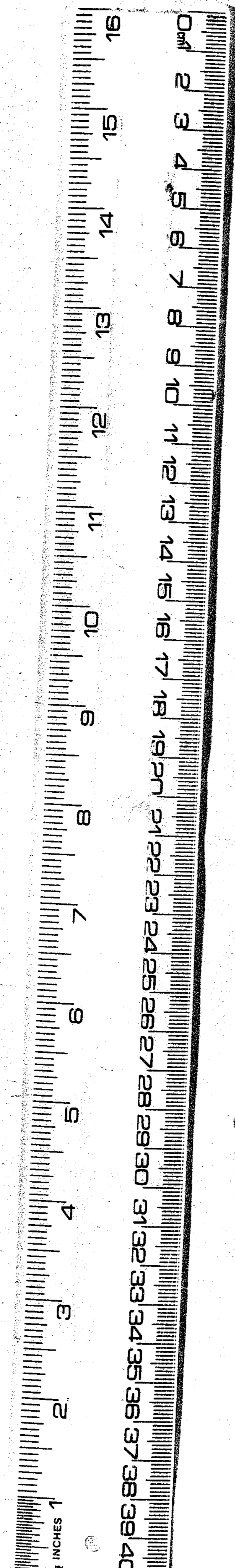
Information shown is the best available at the time of publishing. The accuracy and completeness of This information is variable. Private assets are typically not mapped. Recent changes may not be reflected. Verify on site before commencing work. For all enquiries phone 03 477 4000.

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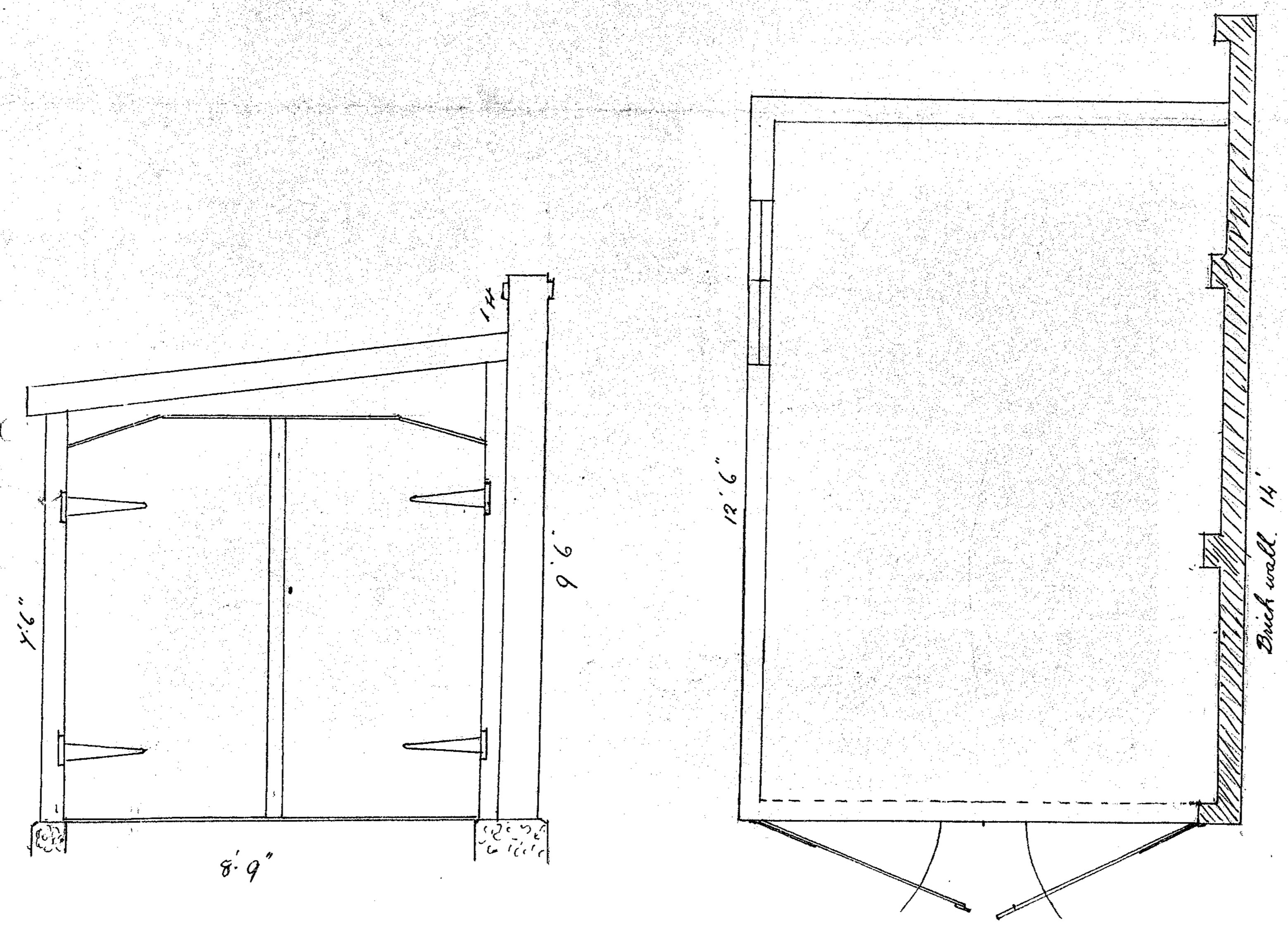
PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES  
This map is for illustration purposes only and is not accurate to surveying, engineering or orthophotographic standards. Every effort has been made to ensure correctness and timeliness of the information presented.

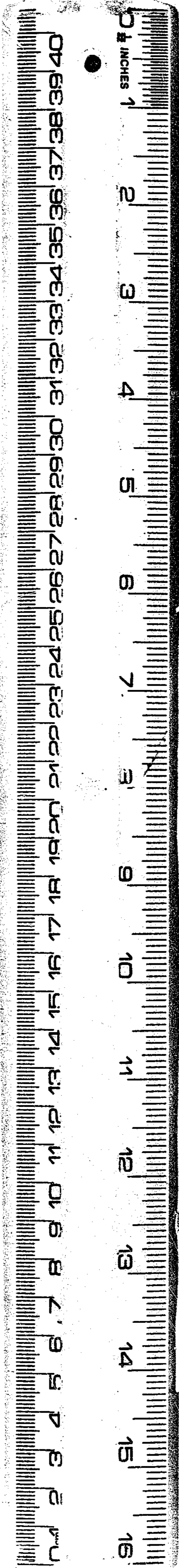
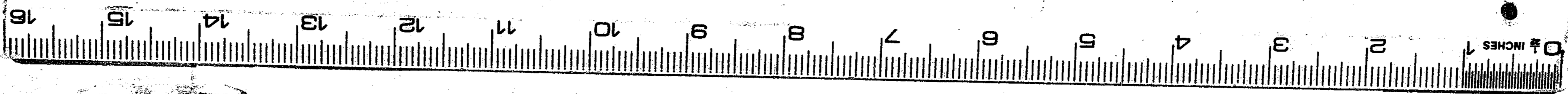
2018-2019 Urban. Copyright DCC/Aerial Surveys Ltd. Rural, ORC/Aerial Surveys Ltd. CC BY 4.0 NZ.  
2013 Urban and rural photography Jan/Feb 2013. Copyright DCC. CC BY 3.0 NZ.  
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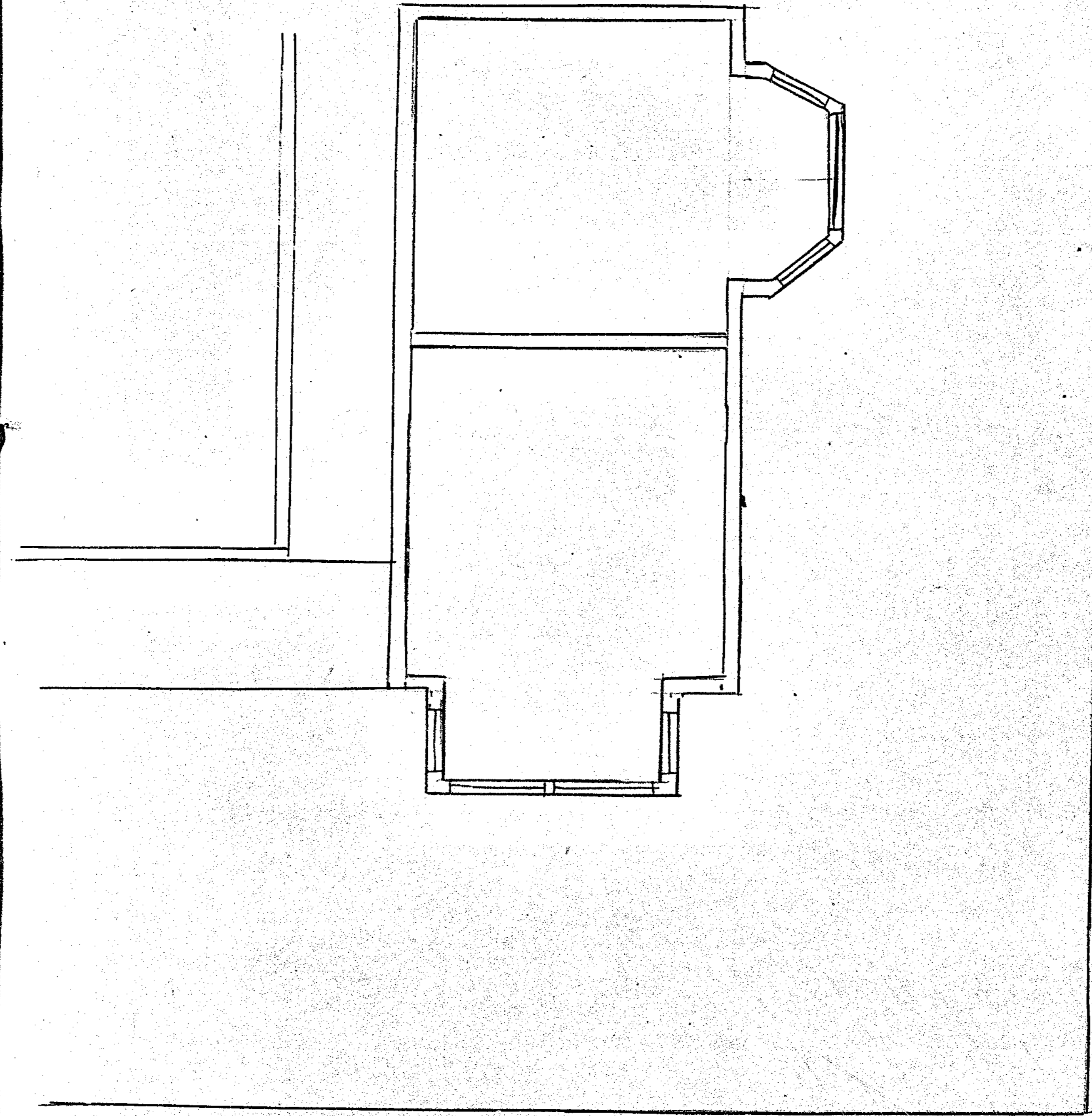
Section 35 St Andrews extension  
Caversham

Owned by Albut P. Horn.





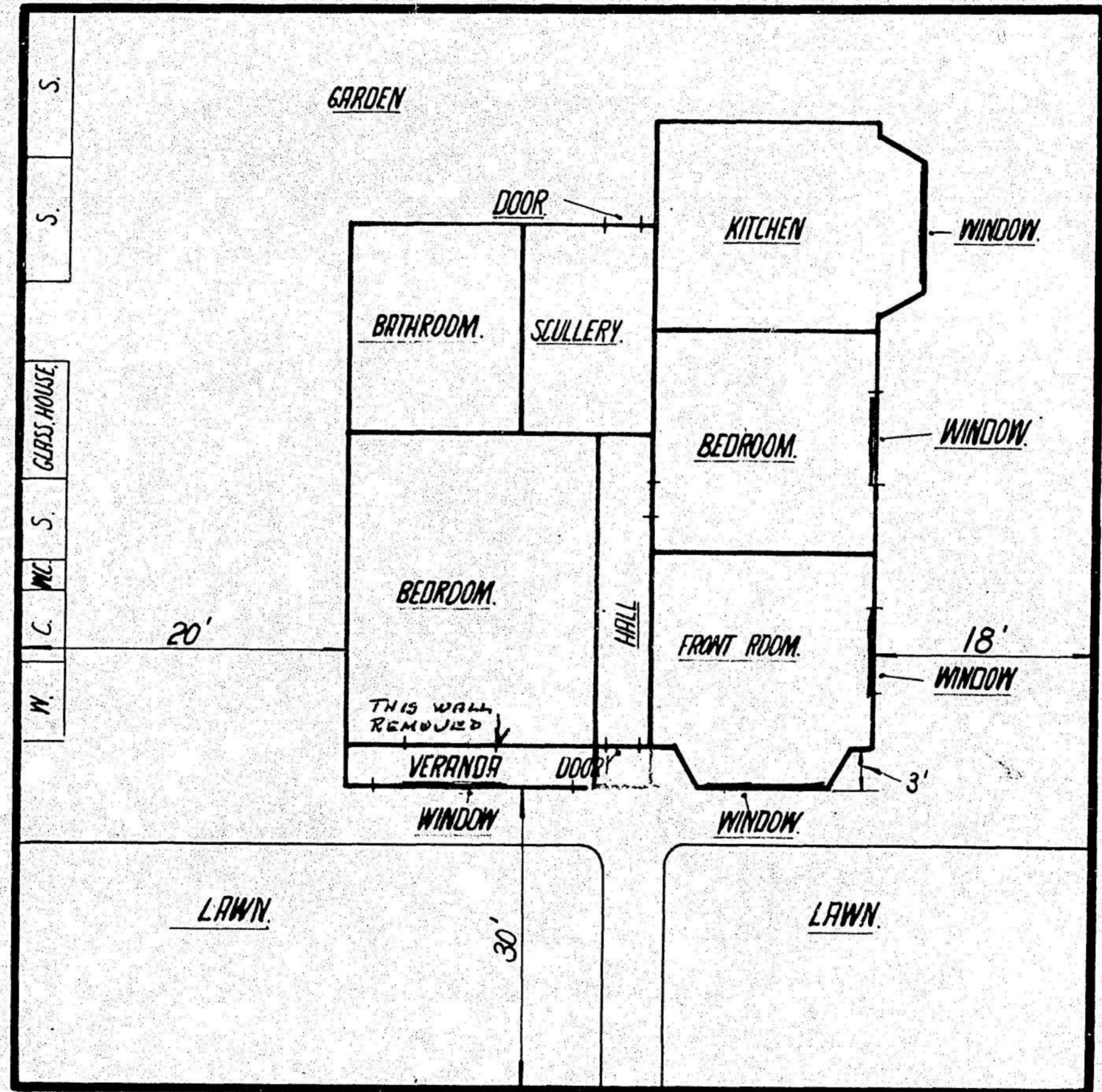
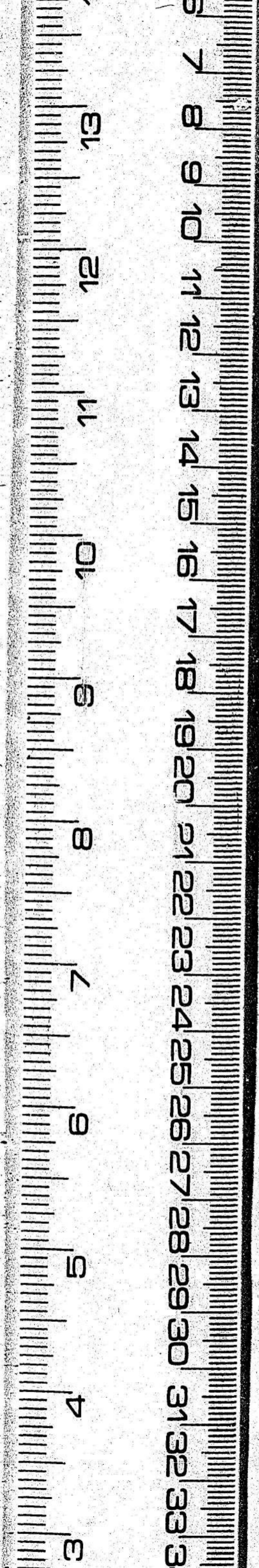
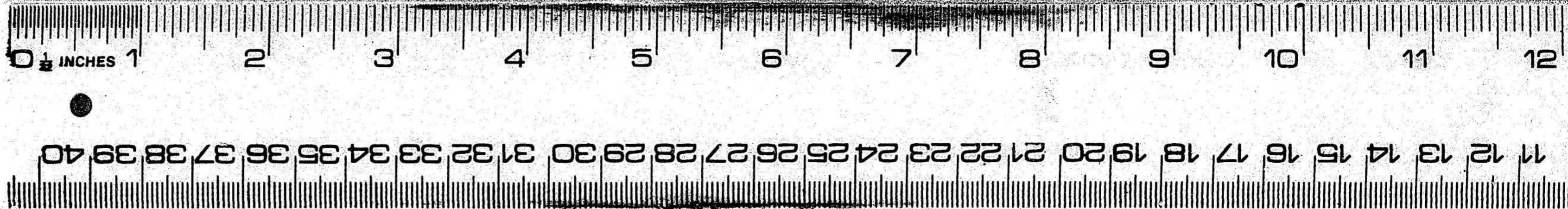
Plan of 2 Windows to House 26 Marion Street - Trinidad South  
 Section 35 Block 87 Andrews Exd  
 For Mr. A. Thorn.



JOHN STREET

Marion Street

1344



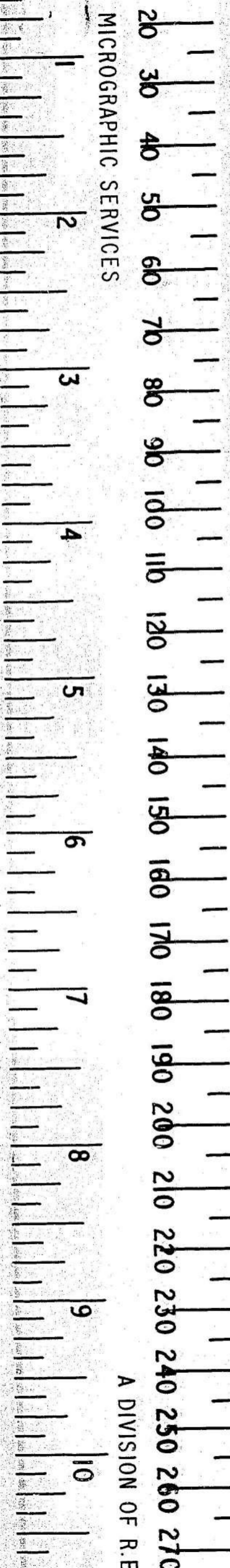
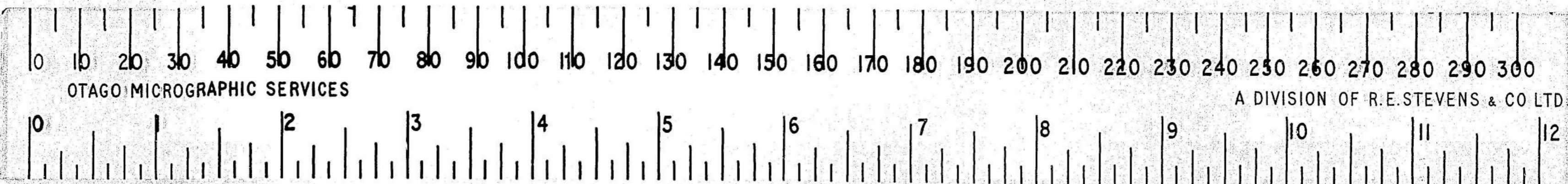
RENEW WINDOWS 5 OFF.  
 EXTEND BEDROOM TO TAKE  
 IN VERANDA AND FRAMING  
 LINE FRONT ROOM WITH  
 GIBRALTER BOARD.

8100

DUNEDIN CITY CORPORATION  
 COPY OF APPROVED PLAN  
 OR SPECIFICATION  
 TO BE RETAINED ON WORKS  
 AND PRODUCED ON REQUEST  
 OF BUILDING INSPECTOR.  
 DATE 6.7.62  
 [Signature] CITY ENGINEER

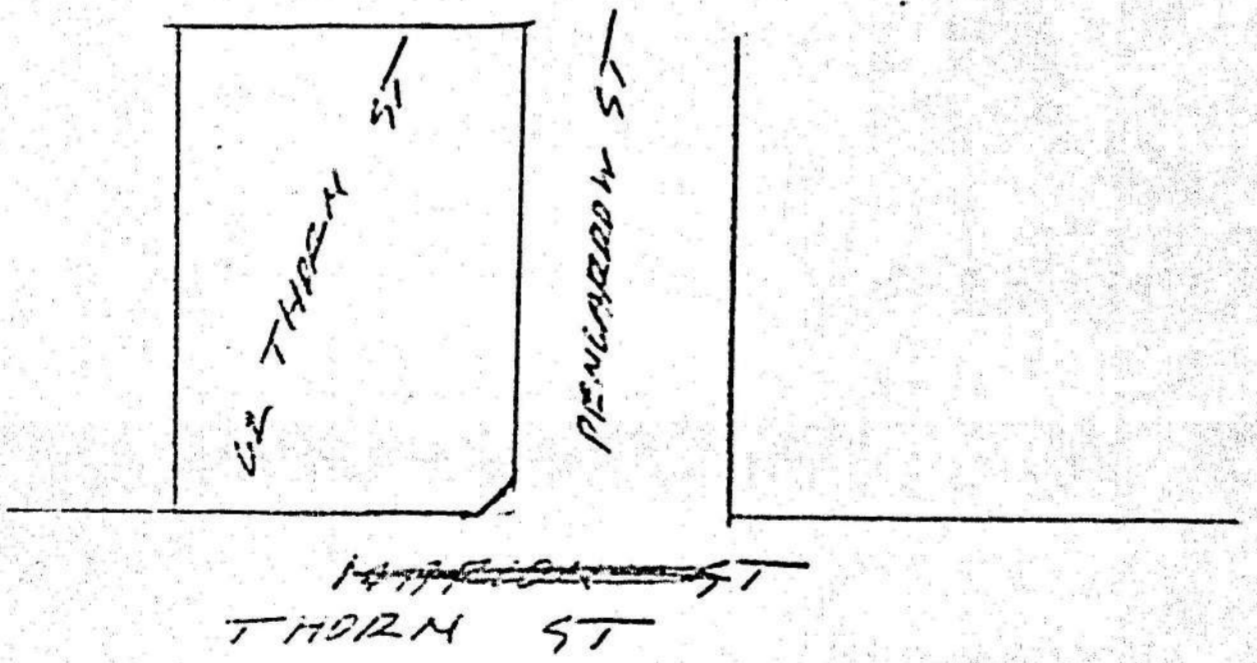
**PLAN SHOWING ALTERATIONS TO RESIDENCE AT 62 MARION STREET  
 CAVERSHAM.**

1/4 ACRE SECTION. NOT TO SCALE.



DUNEDIN CITY CORPORATION  
 COPY OF APPROVED PLAN  
 OR SPECIFICATION  
 TO BE RETAINED ON WORKS  
 AND PRODUCED ON REQUEST  
 OF BUILDING INSPECTOR.  
 DATE 15.6.71  
 [Signature] CITY ENGINEER

8 IN BLOCK FENCE  
 3'6" TO 5'6" HIGH  
 FOUNDATIONS 2 FT WIDE 8 INS DEEP 2-1/2" REIN  
 75 FT LONG

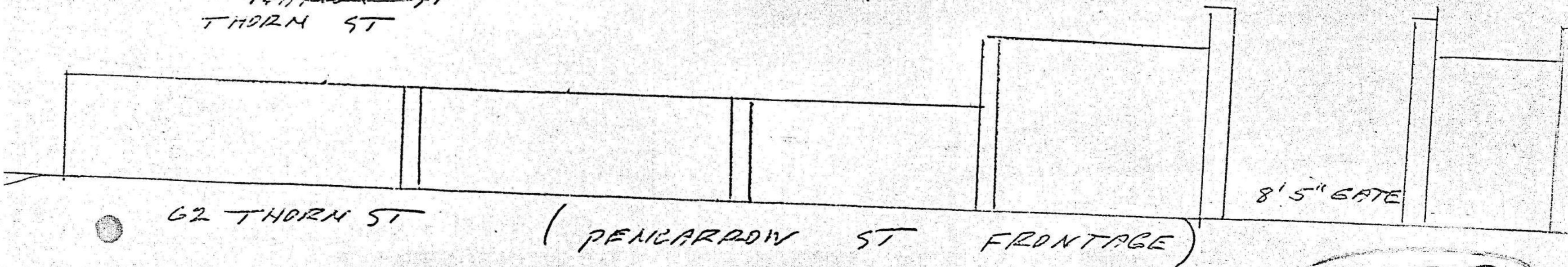


DUNEDIN CITY CORPORATION  
 CITY ENGINEER'S OFFICE  
 At the Street boundary the approved level with respect to street is —

Pedestrian Entrance	Vehicular Entrance	Garage
Wall	Fence	is 3" above top of kerb

Arrangements made for Crossing are *curbing will be supplied free with N.B. removed*  
 [Signature] for City Engineer Date 19.6.71

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



4233

# CODE COMPLIANCE CERTIFICATE

Section 95, Building Act 2004

ISSUED BY:



Telephone No:	477-4000	CCC No:	ABA 51566	Reference No:	5035842
---------------	----------	---------	-----------	---------------	---------

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

PROJECT LOCATION	PROJECT
<b>Owner:</b> HENDRY, JOHN ALFRED 62 THORN STREET DUNEDIN 9001	All <input checked="" type="checkbox"/> Stage No .....of an intended .....stages New Building <input type="checkbox"/> Alteration <input checked="" type="checkbox"/> Intended Use(s) in detail: HEATER - METRO WEE RAD Intended Life: Indefinite, not less than 50 years <input checked="" type="checkbox"/> Specified as ..... years Demolition <input type="checkbox"/>
LEGAL DESCRIPTION	
<b>Building Name:</b> Property Number: 5035842 Valuation Roll No: 27360 21600 Street Address: 62 THORN STREET, DUNEDIN 9001 Building Use: Year Constructed: Legal Description: PT LOT 35 DP 96	

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

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

Compliance Schedule attached.

The Council charges payable on the uplifting of this code compliance, in accordance with the attached details are: \$  
Receipt No:

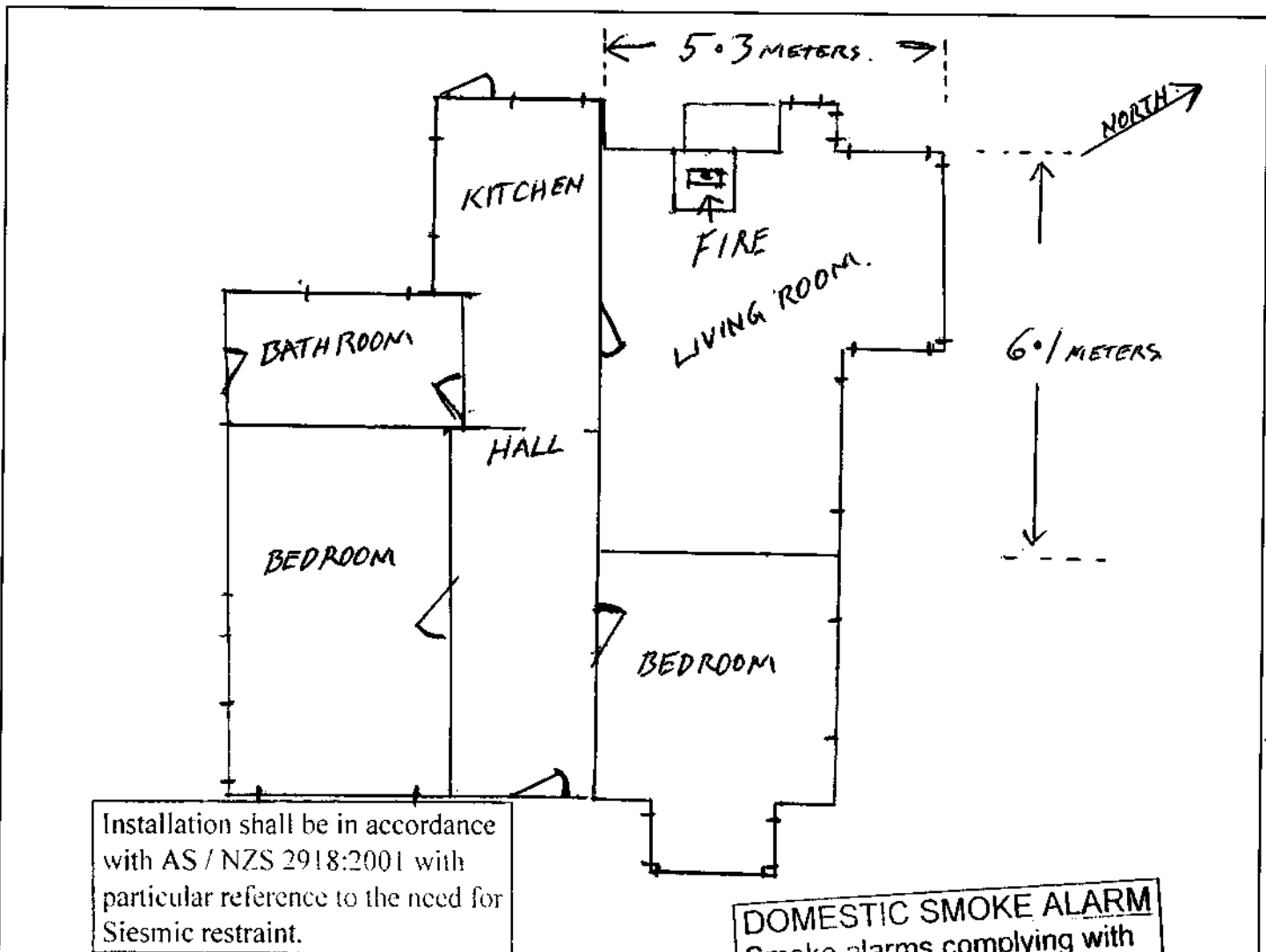
Signed for and on behalf of the Council:

Name:.....

Position: AUTHORISED OFFICER

Date: 10/06/2005

1. Draw a plan accurately locating the heater within the building and the adjacent walls, rooms, windows and doors.
2. Show the location of the existing water cylinder if a wetback/hot water booster is to be fitted.



Installation shall be in accordance with AS / NZS 2918:2001 with particular reference to the need for Siesmic restraint.

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

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

Building	Date
Drainage <i>S Bell</i>	Date 23.5.05
Health	Date

**FOR THE FINAL INSPECTION OF YOUR HEATING APPLIANCE PLEASE ENSURE THAT ACCESS IS AVAILABLE TO THE CEILING SPACE IF REQUIRED AND THAT THE CEILING PLATE IS LEFT UNATTACHED**

NOTE

THORN. ST.

DUNEDIN CITY COUNCIL  
APPROVED ENGINEER

№ 5 1 5 6 6

Plan of proposed solid fuel heater at:

62 Thorn Street - Caversham