

DISCLAIMER

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Dunedin City Council – Land Information Memorandum

Property Address: 16 Cranston Street Dunedin

Prepared for: Kamal Naser Slaimankhel

Prepared on: 11-Mar-2026

Property Details:

Property ID	5032700
Address	16 Cranston Street Dunedin
Parcels	LOT 33 DP 205

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 11-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.

Contents

Dunedin City Council – Land Information Memorandum	1
Property Address: 16 Cranston Street Dunedin	1
Prepared for: Kamal Naser Slaimankhel.....	1
Prepared on: 11-Mar-2026.....	1
Property Details:.....	1
Disclaimer:	1
s44A(2)(a) Information identifying any special feature or characteristics of the land	4
District Plan Hazard Information	4
Other Natural Hazard Information	4
Flood Hazards	4
Land Stability Hazards	4
Coastal Hazards	4
Seismic Hazards	4
Other Natural Hazards.....	4
Otago Regional Council Hazard Information.....	4
Contaminated Site, Hazardous Substances and Dangerous Goods	4
Contaminated Site Information.....	4
Historic Dangerous Goods Licence(s)	4
Hazardous Substances.....	5
s44A(2)(b) Information on private and public stormwater and sewerage drains.....	5
Drainage	5
Foul Sewer and Waste Water	5
Public Sewer Sheets.....	6
Dunedin City Council Private Drainage plans incomplete.....	6
s44A(2)(bb) Information Council holds regarding drinking water supply to the land	6
Water Supply	6
s44A(2)(c) Information relating to any rates owing in relation to the land	6
Rates Details	6
Rates Assessment Details	6
s44A(2)(d) Consents, Certificates, Notices, Orders or Requisitions affecting the land or any buildings on the land	7
(da) the information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004:s44A and.....	7
(2)(e) Information concerning any Certificate issued by a Building Certifier pursuant to the Building Act 1991 or the Building Act 2004	7
Building and Drainage Consents.....	7
Building and Drainage Permits	7
Building Notices	8
Resource Consents	8
Consent Notices.....	8
Alcohol Licensing	8
Health Licensing.....	8
s44A(2)(ea) Information notified under Section 124 of the Weathertight Homes Resolution Services Act 2006	8
s44A (2)(f) Information relating to the use to which the land may be put and any conditions attached to that use	8
District Plan	8

District Plan Map	9
s44A(2)(g) Information regarding the land which has been notified to Council by another statutory organisation.....	9
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.....	9
Section 44A(3) Information concerning the land as the authority considers, at its discretion, to be relevant..	9
Building Information.....	9
Independent Building Report(s)	9
Minimum Floor Levels	9
Planning	10
Resource Consents within 50m of 16 Cranston Street Dunedin	10
3 Waters	12
Information Regarding Watercourses	12
Transport	12
Glossary of Terms and Abbreviations.....	14
Consent, Permit, Licence & Complaint types	14
Terms used in Permits & Consents.....	14
General terms.....	15
Appendices	16

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

District Plan Hazard Information

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

Other Natural Hazard Information

Flood Hazards

No information.

Land Stability Hazards

No information.

Coastal Hazards

No information.

Seismic Hazards

LIQUEFACTION

Domain C

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

Barrell, D. J. A., Glassey, P. J., Cox, S. C., & Smith Lyttle, B. (2014). *Assessment of liquefaction hazards in the Dunedin City district*. GNS Science.
https://www.dunedin.govt.nz/_data/assets/pdf_file/0011/476084/Assessment-of-liquefaction-hazards-in-the-Dunedin-City-District.pdf

Commissioned by: Otago Regional Council

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

Scope of report: Dunedin City district

Reference Number: 11407

Other Natural Hazards

No information.

Otago Regional Council Hazard Information

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

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

Contaminated Site, Hazardous Substances and Dangerous Goods

Contaminated Site Information

No information.

Historic Dangerous Goods Licence(s)

No information.

Hazardous Substances

No information.

WARNING – Change in legislation and management of hazardous substances

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

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

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

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

Drainage

Drainage plans on file are indicative only.

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

Foul Sewer and Waste Water

Drainage Reticulation Plans

A copy of the Dunedin City Council's drainage infrastructure in the vicinity of the subject property is attached. Public foul sewers are 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 **16th December 2002**.

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

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	2032700
Address	16 Cranston Street Dunedin
Valuation Number	27270-16500

Latest Valuation Details

Capital Value	\$495,000
Land Value	\$335,000
Value of Improvements	\$160,000
Area (Hectares)	0.0455HA
Units of Use	1

Current Rates

Current Rating Year Starting	01-Jul-2025
Dunedin City Council Rates	\$3,589.87

Rates Outstanding for Year \$1,794.95

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

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

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

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

Building and Drainage Consents

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

Building and Drainage Permits

[H-1925-10085](#) AAB19250467

8192 - Erect Dwelling, (Connor). The permit was lodged on 10-Aug-1925.

[H-1961-56904](#) AAB19611072

6378 - Plaster Dwelling, No Plan (E Still). The permit was lodged on 05-Jul-1961.

[H-1972-75117](#) AAB19720944

5205 - Crossing, No Plan (E Still). The permit was lodged on 08-Feb-1972.

[H-1972-75118](#) AAB19720945

5890 - Extend Garage, (Still). The permit was lodged on 10-Jul-1972.

[H-1986-99674](#) AAB19861224

0183 - Alter Dwelling, No Plan (E Still). The permit was lodged on 27-Jan-1986.

[H-1925-141492](#) AAD19251001

B7723 - Drainage, (Connell). The permit was lodged on 17-Nov-1925.

[H-1925-141493](#) AAD19251002

B7749 - Plumbing, No Plan (Connell). The permit was lodged on 24-Nov-1925.

[H-1958-178513](#) AAD19581067

G679 - Boundary Trap, No Plan (Moore). The permit was lodged on 19-Dec-1958.

[H-1963-185938](#) AAD19631051

G7605 - Repair Drain, No Plan (Moore). The permit was lodged on 21-Aug-1963.

[H-1986-221547](#) AAD19861320

L147 - Stormwater Connections, No Plan (Various Owners). The permit was lodged on 30-Sep-1986.

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 (part)

Mapped Areas

- Wastewater Constraint Mapped Area
 - Name: Andersons Bay

[Please note that some of the items above may only extend over part of the property. If there are multiple designations over the property, these may overlap.]

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

Independent Building Report(s)

An Independent Building Report was submitted to Council on **09-May-2025**.

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 16 Cranston Street Dunedin

[5032477 5 Cranston Street Dunedin](#)

[RMA-1995-352148](#) Resource Management Act (Historical Data) ERECT GARAGE Ownr:WRIGHT (Non-Notified - Non Complying). The outcome was Granted on 02/09/1987.

[5032685 33 Silverton Street Dunedin](#)

[RMA-2001-364785](#) Resource Management Act (Historical Data) CAR PORT IN SIDE YARD OF RESIDENTIA (Non-Notified - Restricted Discretionary). The outcome was Granted on 24/05/2001.

[5032686 29 Silverton Street Dunedin](#)

[RMA-2002-365499](#) Resource Management Act (Historical Data) ERECT GARAGE CONFLICTING WITH HEIGHT PLANE (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 04/04/2002.

[RMA-2005-368633](#) Resource Management Act (Historical Data) EXTEND EXISTING DWELLING - HEIGHT PLANE ENCROACHMENT (Non-Notified - Restricted Discretionary). The outcome was Granted on 12/01/2005.

[5032687 25 Silverton Street Dunedin](#)

[RMA-1998-362350](#) Resource Management Act (Historical Data) ERECT THREE TEMPORARY ELECTION SIGNS (Non-Notified - Restricted Discretionary). The outcome was Granted on 23/09/1998.

[5032691 9 Silverton Street Dunedin](#)

[RMA-1984-351578](#) Resource Management Act (Historical Data) ERECT DECK Ownr:GWYNNE / App: LUNN Designer: LUNN (Non-Notified - Non Complying). The outcome was Granted on 23/11/1984.

[5032696 2 Cranston Street Dunedin](#)

[OUT-2022-3](#) Outline Plan upgrade of existing substation. The outcome was No Changes Requested on 31/08/2022.

[LUC-2021-740](#) Land Use Consent The disturbance of soil involving earthworks for the proposed Andersons Bay substation upgrade. The outcome was Granted on 08/02/2022.

[RMA-1960-353557](#) Resource Management Act (Historical Data) SUBSTATION ERECTION / App: ELECTRICITY DEPARTM (Notified - Non Complying). The outcome was Granted on 23/08/1960.

[5032703 24 Cranston Street Dunedin](#)

[LUC-2013-140/A](#) Land Use Consent s357 objection to fees. The outcome was s357 Upheld in Part on 13/08/2013.

[LUC-2013-140](#) Land Use Consent construct a garage. The outcome was Granted on 16/05/2013.

[RMA-2002-365829](#) Resource Management Act (Historical Data) CARPORT BUILT WITHIN FRONT YARD (SIDE YARD MEETS RULE 8.6.1.(11)) (Non-Notified - Restricted Discretionary). The outcome was Granted on 20/08/2002.

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 stormwater run-off.

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



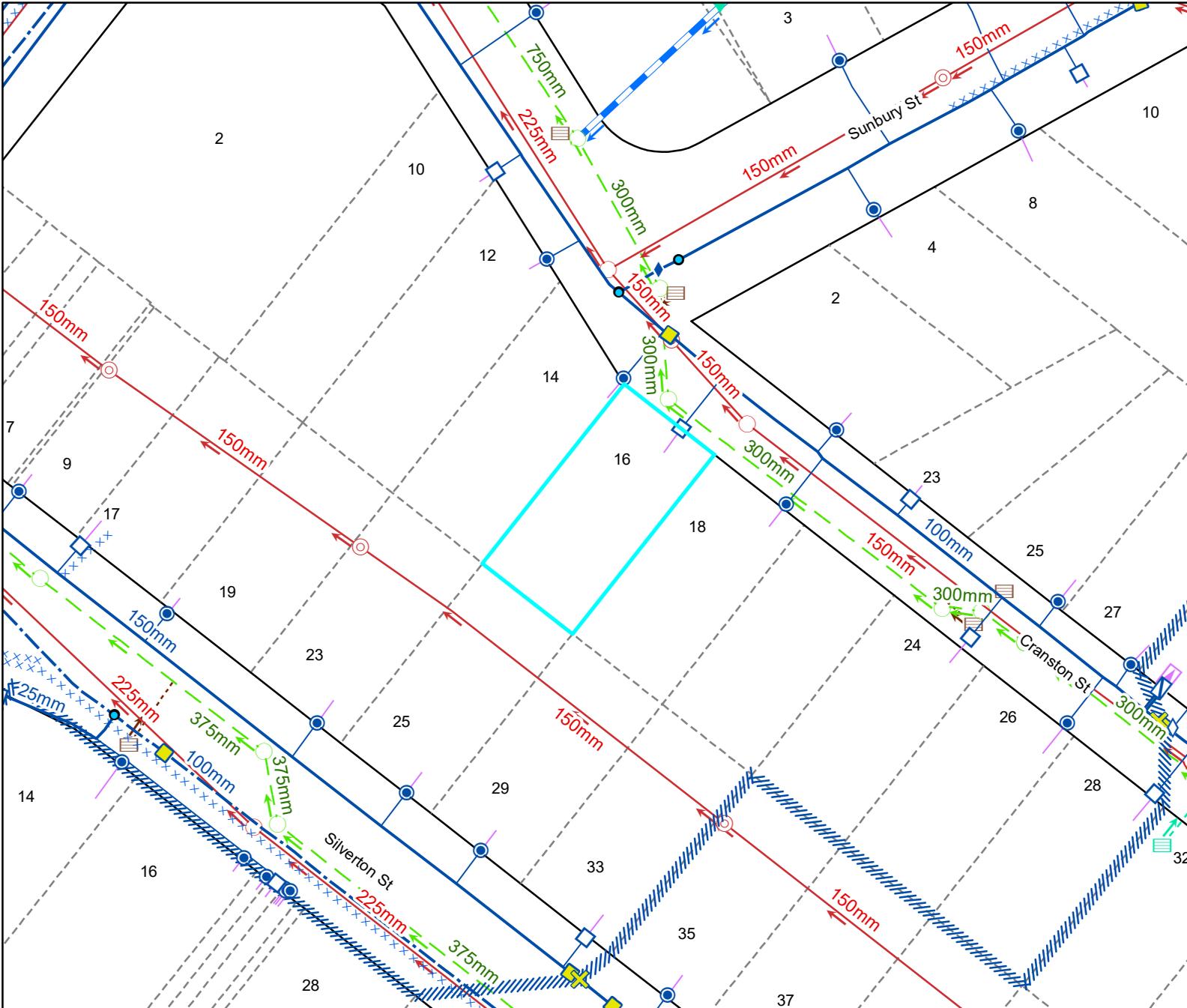
Photographic Map

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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
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 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		Scour
	Water Valve - Sluice		Water Service Lateral
	Water Hydrant		Water Fire Service Lateral
	Water Backflow Preventor - RPZ		Water Critical Service Lateral
			Water Zone Boundary
			Water Reservoir
			Redundant Water Main

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

Foul Sewerage

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

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

Stormwater

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

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

General

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

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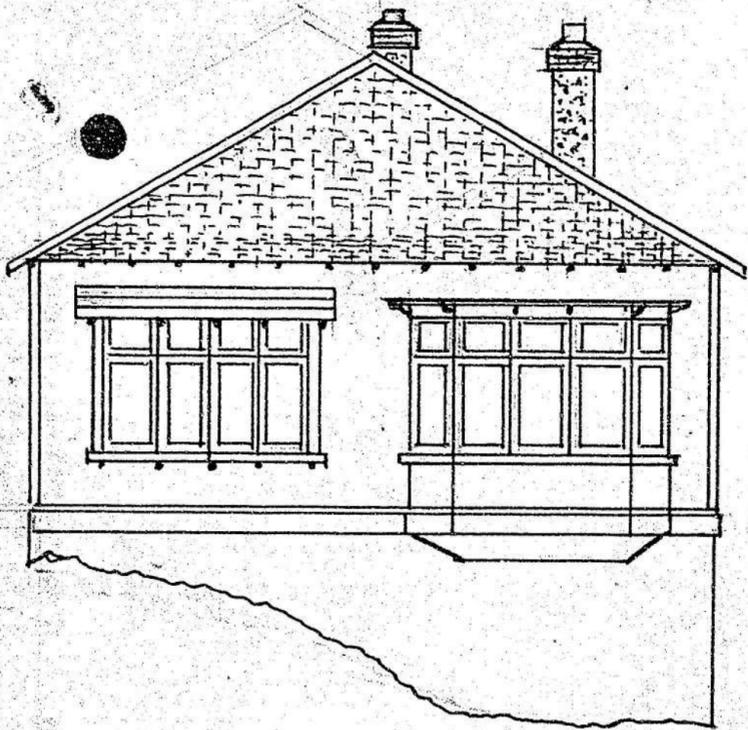
PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES. This map is for illustration purposes only and is not accurate to surveying, engineering or orthographic standards. Every effort has been made to ensure correctness and timeliness of the information presented.

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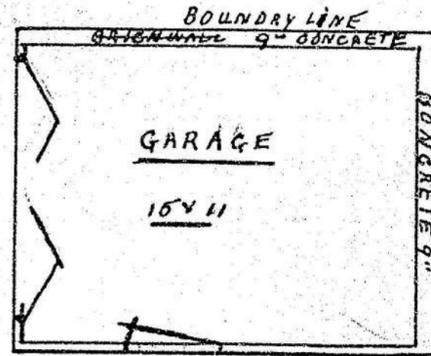
Sec 33
Plan 205
Township of Cranston

Proposed Residence
FOR

M^r. W. COPPER

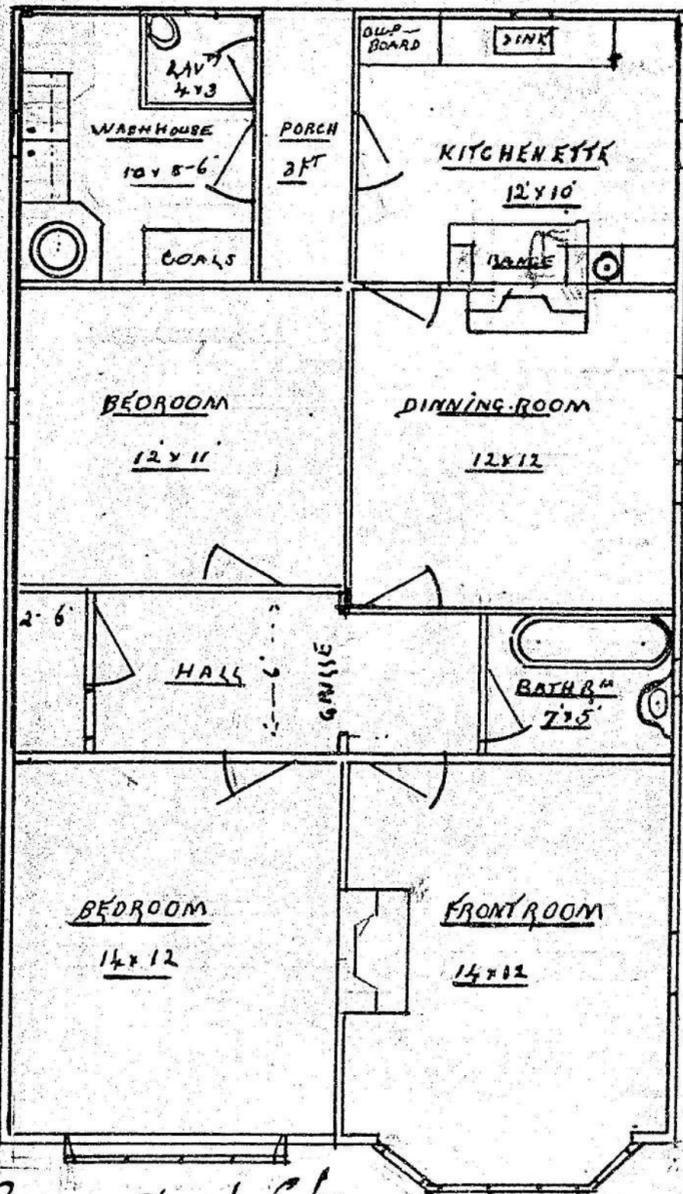


FRONT ELEVATION

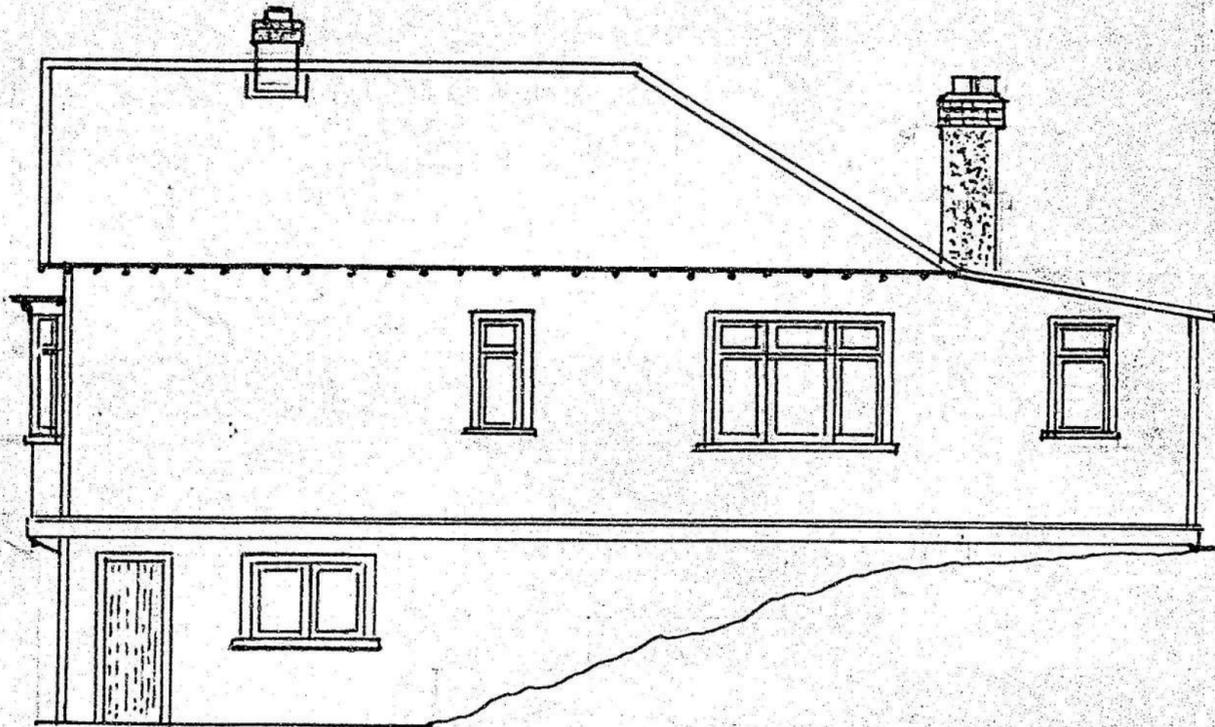


GROUND PLAN

ELEVATION



Cranston St.
GROUND PLAN



SIDE ELEVATION

DUNEDIN DRAINAGE AND SEWERAGE BOARD

APPLICATION No. **B**

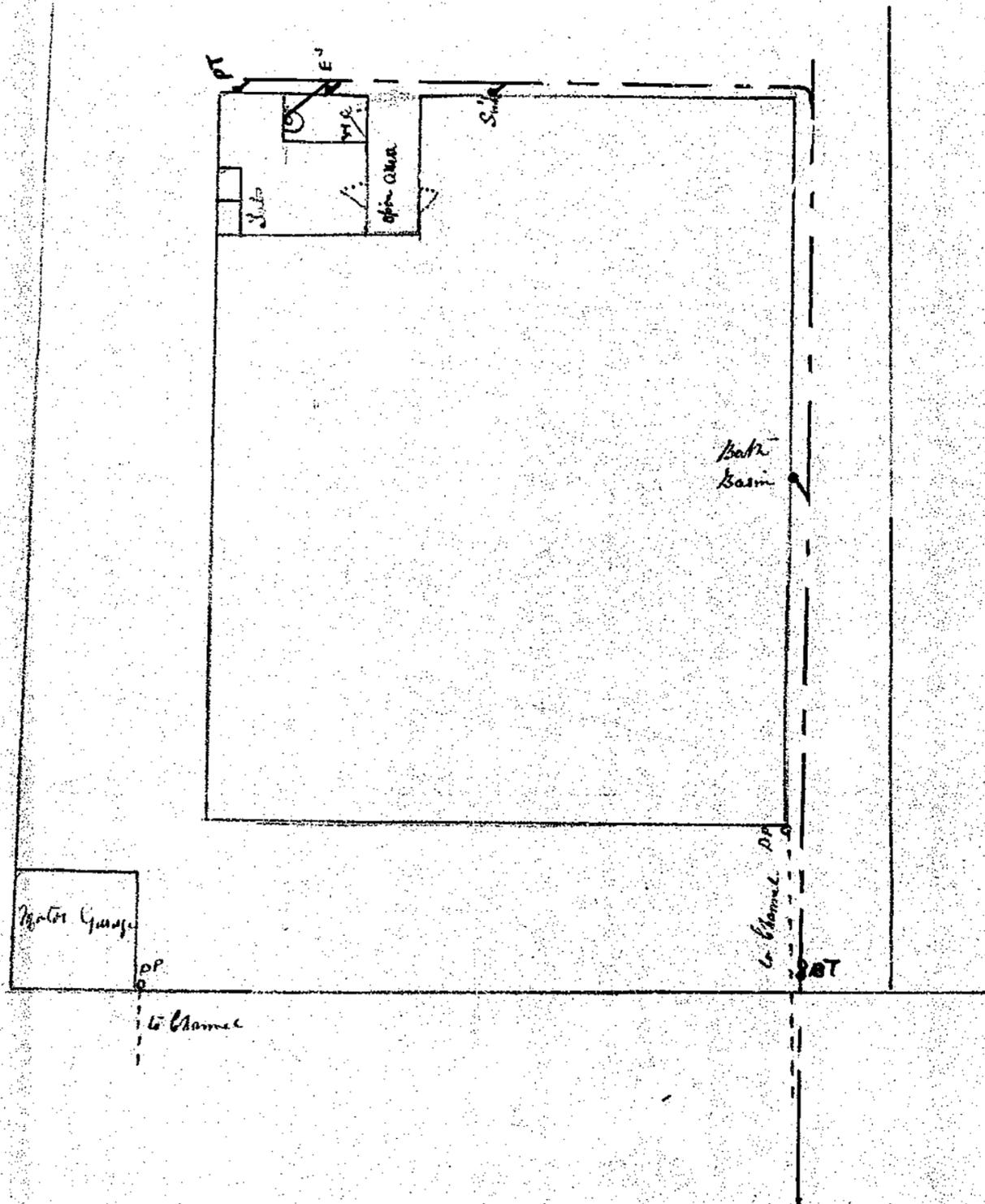
DATE

HOUSE CONNECTION PLAN.

SCALE: $\frac{1}{8}$ in. to a Foot.

NEW SEWERAGE DRAINS: RED
STORMWATER: DOTTED BLACK
OLD DRAINS: FULL BLACK

Binding Margin to be left blank



Shows in plan to be

LEGEND

- Existing Drains
- - - New Foul Drains
- · - · - New Stormwater Drains

Owner M. Cornwell
 Street Granston
 Locality A. B.

Block Granston
 Section 33
 Allotment

Signature of Drainer P. Geddes

25' 7"

43' 2"

UNEDIN CITY CORPORATION

CITY ENGINEER'S OFFICE

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

Accession Entrance	Vehicular Entrance	Garage
1	Fence	is Level with back of footway

Arrangements made for Crossing are Crossing exclud
105 Road for City Engineer Date 6.7.72

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

EXISTING

DWELLING

SPECIFICATIONS

NEWM. FOUNDATION
2500 LB CONCRET.

FRAMING

4" X 2" RP.
NEWM 3' of ROOF.
26 S. G. I.
S/W TO EXISTING.

7'

NEW 14' 3" WALL

8" X 2" RAFTERS
at 3'-0" CTRS

12' 3" EXISTING GARAGE

16' 3"

PLAN 1/8" = 1' 0"

FIBROLITE ON 4" X 2" FRAMING.
SIDE ELEVATION

EXIST CON PA

5890

EXISTING CONC. WALL

PROPOSED NEWM. WALL

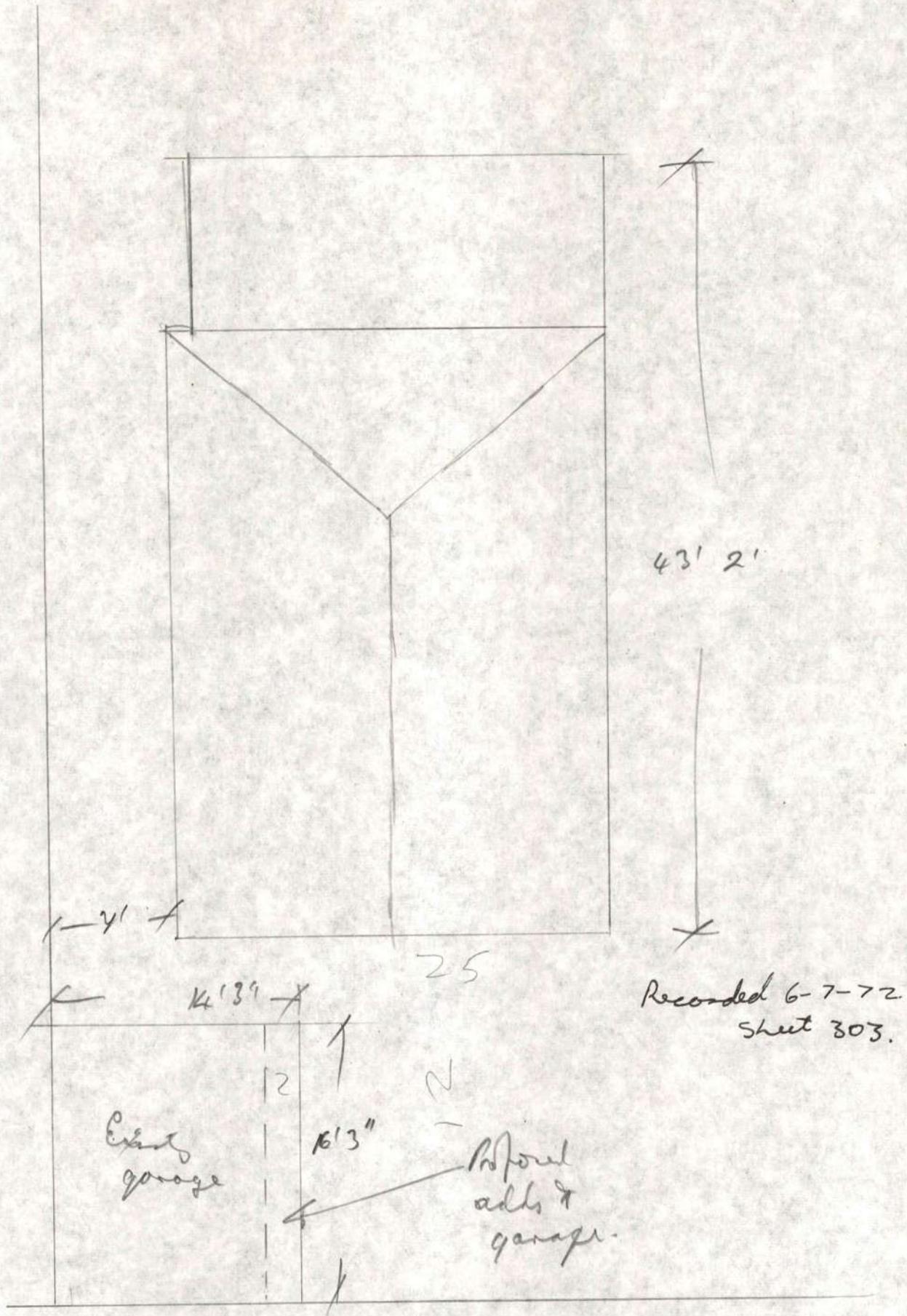
SECTION THRU.

NO BLDG. LINE

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

DATE: 10.10.72

CITY ENGINEER



Ex Application 30-6-72
 for extension to garage at
 16 Cranston St for
 G.E. bill.
 Lot 23 D.O. 205 2727/165

9 May 2025

K N Slaimankhel
C/O Conarch Te Wai Pounamu Limited
24 Lochend Street
Musselburgh
Dunedin 9013

Dear Building Owner,

Address: 16 Cranston Street, Dunedin
Details: Alterations to Dwelling

We have received information about your building work

We have received your report on the above property. We will place this on the property file and record that it verifies the building is not dangerous or insanitary in terms of the Building Act 2004. Filing this report does not in any way replace the fact that this building work required a building permit.

We cannot represent or warranty the accuracy, completeness, or reliability of the information in this report. We have not inspected the building work it refers to and cannot determine whether the work complies with the Building Act 2004 or the Building Code.

Please don't hesitate to contact us if you have any questions.

Yours sincerely



Mike Hart
Team Leader Processing (Building Consents)
Building Services

PLEASE NOTE

Personal information

We need to collect your personal information (e.g. name and contact details) so we can contact you about this. You can ask for a copy of this information and ask us to correct it if it's not right.

Building information

Building information is held on a publicly available register which can be made available on request. This includes plans, documents, reports, personal information you have provided, or that we hold about you in respect of any application, notice, form, or certificate under the Building Act 2004.

INDEPENDENT REPORT FOR SAFE AND SANITARY




CONARCH-Te Wai Pounamu
Construction & Design Management



16 Cranston Street, Andersons Bay, Dunedin
22 April 2025

Safe & Sanitary Report for 16 Cranston Street, Andersons Bay, Dunedin.

I was requested on behalf of the owner, Basecorp Finance Limited, to inspect the downstairs garage conversion at **16 Cranston Street**, Legal Description **LOT 33 DP 205, CT 0T/207/236**, Valuation number **27270/16500**, and apply to file this report on the property file at the Dunedin City Council Building Control office as a **Safe & Sanitary**.

- After a request from Basecorp Finance Limited, an inspection of the property was carried out on 2 October 2024 regarding the alterations to the original drawings on file. These alterations have now been drawn to scale and are deemed to have been carried out sometime before the 1990s.
- There has been an original garage included to the basement area of the property, whether that is original as built or been an addition later, it appears this was completed some time ago and I would advise before the 1970's garage was extended from the original carport, under the consent H-1972-75118. The garage was then enclosed to provide a rumpus room, and it would be pertinent to suggest this was done at the completion of the extended garage on the street to provide another habitable space with a sink added for dishwashing. It is probable that sometime in the 1980s an ensuite bathroom was added to the rumpus room. The fixtures in this area have been replaced later, but the previous owner attests to the fact that there was an ensuite with toilet, sink and shower added in the 1980s, with the sink added before that time. Evidence of the type of construction and timber panelling used would date this to the early 1980s. More recently, a washing machine appears to have been added by the previous owner, which the current owner has now removed. The wall between the kitchen and living areas upstairs was removed at the same time, with an appropriate sized timber beam replacing the wall and fireplace in the 1980's and a second bathroom added upstairs containing a shower, vanity with the washing machine and laundry tub incorporated with the original toilet to an area between the original back porch and the toilet and kitchen and the "wash house" converted to a bedroom. The upstairs and downstairs bathrooms have extractor fans vented to the exterior. This work was all completed by the previous owner in the 1970s-80s without building consent. The converted garage area of the basement appears to be insulated with thermal imaging investigation, and the floor appears to have a membrane below the concrete slab, as there is no musty smell or any

signs of moisture encroaching into the space. At the time of the inspection, tradespeople were using the downstairs area as a storage and lunchroom while plastering, relining and replacing some fixtures upstairs with like-for-like. The current owners would like the downstairs area classified as a habitable space as part of the dwelling with the garage converted to a habitable sleeping area (SH) attached to the main dwelling. The garage, that is in conjunction with a detached dwelling (whether it's detached from or part of the same building), has the same use as the dwelling (i.e. SH) under the Building (Specified Systems, Change the Use, and Earthquake-prone Buildings) Regulations 2005. Therefore, there is no change to the use if the garage is used as a habitable area, and there is no requirement to notify use under s114 of the Building Act 2004.

- This report and inspection only detail the layout and do not in any way suffice for building consent.
- No Council documents provided on the LIM show this alteration to the structure, which has now been drawn to scale on the attached floor plan.

***The information in this report only relates to the specific areas detailed and does not relate to any other areas of the property not detailed in this report. This report does not attempt to report on the condition of Plumbing & Drainage or Electrical systems, which are largely hidden from view in a non-invasive inspection.**

I can state that the building is deemed 'safe and sanitary and fit for habitation' under sections 121 & 123 of the Building Act 2004.



Brett Hastie. NZCD-Arch, LBP 137855

brett@conarchtwp.nz

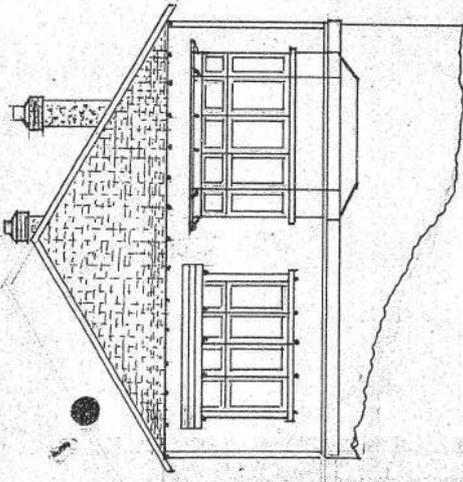
conarchtwp.nz

Phone: 027 383 5418

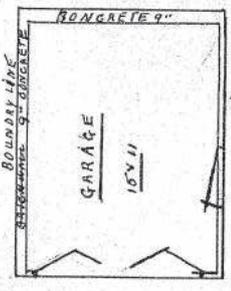


Sec 33
Plan 205
Township of Cranston

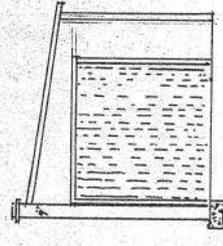
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M^r. W. COPPER



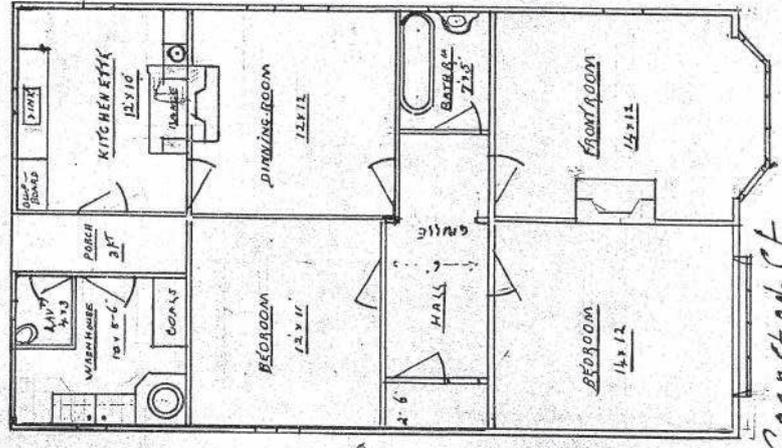
FRONT ELEVATION



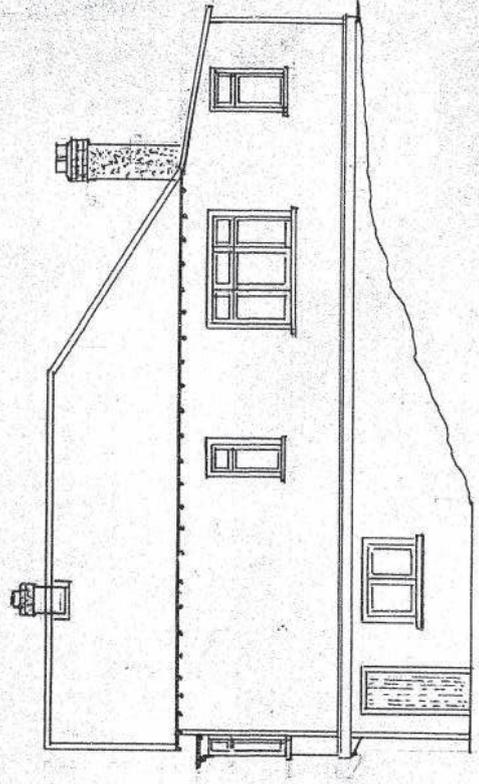
GROUND PLAN



ELEVATION



Cranston St.
GROUND PLAN



SIDE ELEVATION

8192

Basement bedroom

16 Cranston Street, 9013 Dunedin, Otago, NZ
FLOORS: 2



SUBMITTED BY Brett Hastie
brett@conarchtwp.nz • 0273835418

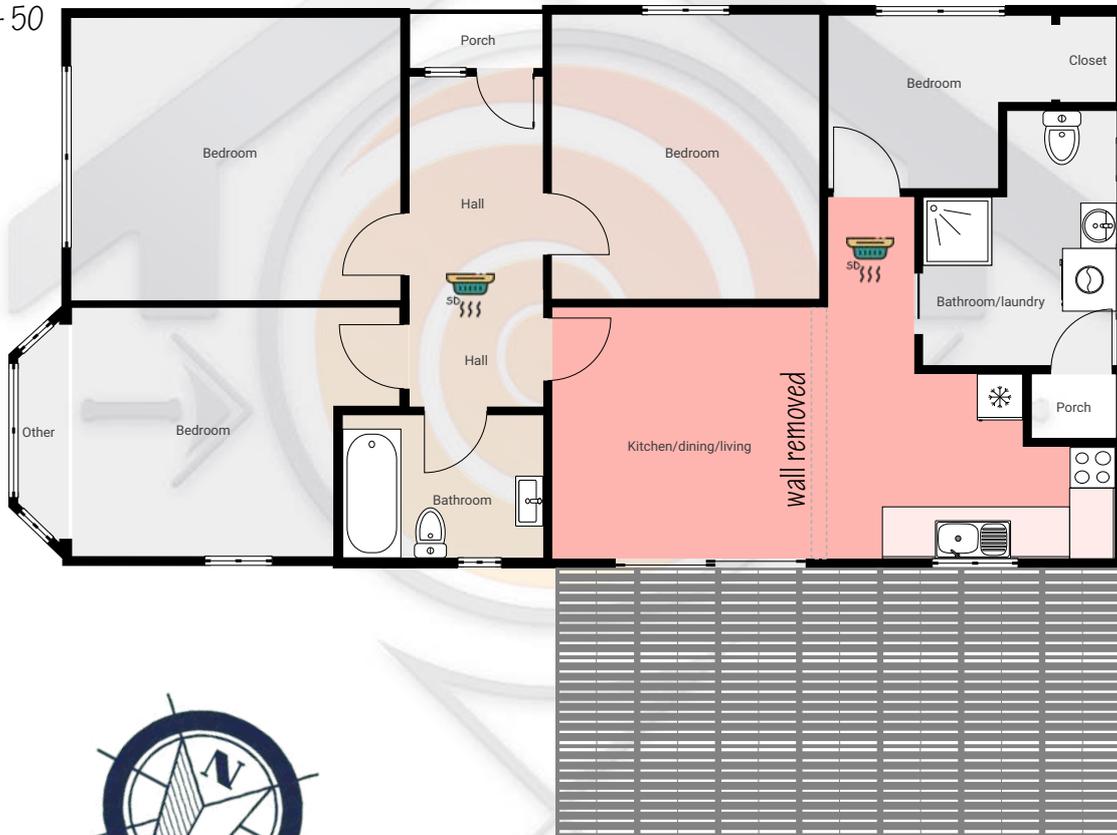
▼ 1st Floor

LEGAL DESCRIPTION

Parcel ID: 3148785
Appellation: Lot 33 DP 205
Location: Andersons Bay

ZONE DESCRIPTION

Climate Zone: 5
Earthquake Zone: Zone 1
Exposure Zone: Zone D
Lee Zone: No
Rainfall Range: 40 - 50
Wind Region: A
Wind Zone: High



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Page 1/2

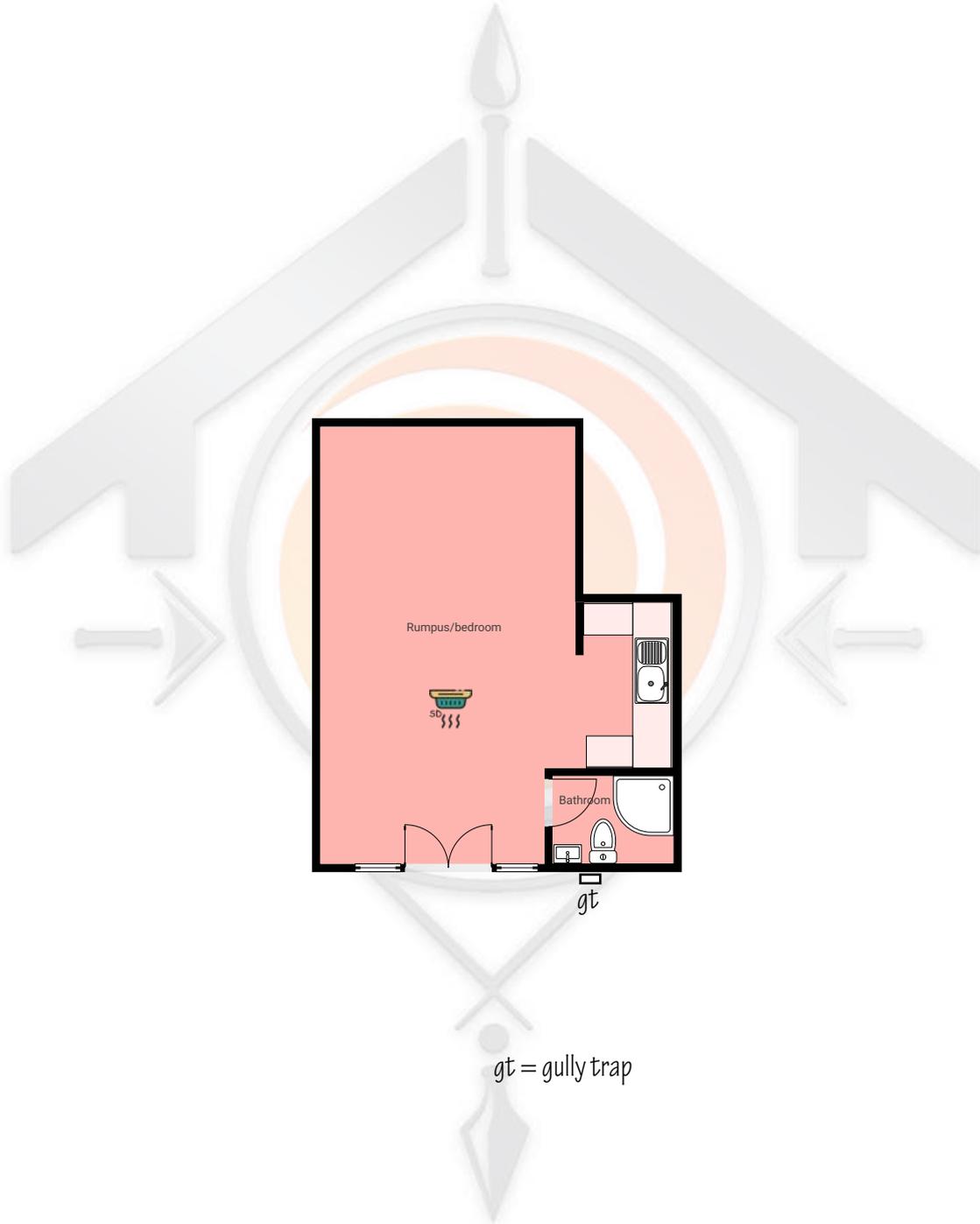
Basement bedroom

16 Cranston Street, 9013 Dunedin, Otago, NZ
FLOORS: 2



SUBMITTED BY Brett Hastie
brett@conarchtwp.nz • 0273835418

▼ Basement • Level 1



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Page 2/2



Entrance to the basement rumпус/bedroom



Interior of the basement rumпус/bedroom



Tea and coffee making facility with the sink in the basement



Ensuite bathroom downstairs with updated fixtures



Timber panelling wall linings to the basement



Entrance doors to the basement area



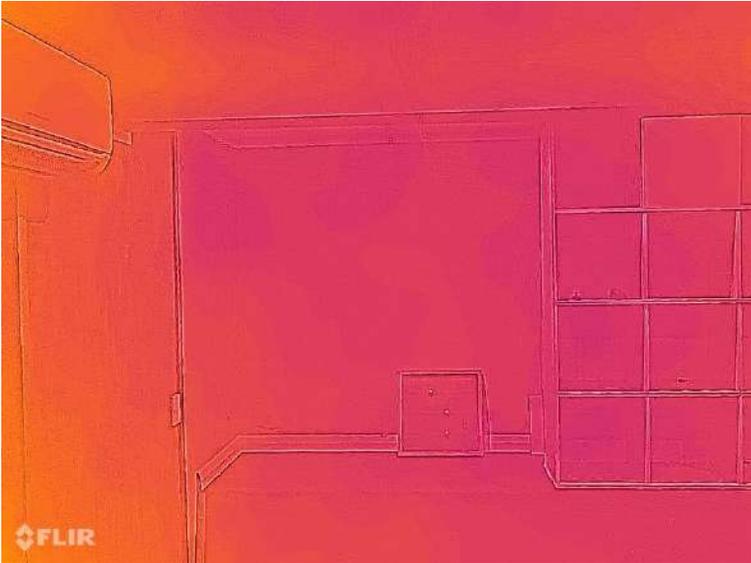
Gully trap located outside the downstairs bathroom



Original toilet upstairs incorporated into the bathroom/laundry



Wall and fire removed and replaced with a beam between the kitchen and living area
*NOTE: The gas fire will be removed as part of the internal renovation.



Thermal imaging of the external walls of the basement appears to have been insulated



External wall



Ensuite