

DISCLAIMER

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Dunedin City Council – Land Information Memorandum

Property Address: 18 Burnett Street Dunedin

Prepared for: Jacinda Maraea White

Prepared on: 05-Jun-2026

Property Details:

Property ID	5034938
Address	18 Burnett Street Dunedin
Parcels	LOT 17 DP 2342

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 05-Jun-2026

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

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

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

District Plan Hazard Information

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

Other Natural Hazard Information

Flood Hazards

No information.

Land Stability Hazards

No information.

Coastal Hazards

No information.

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>

Commissioned by: Otago Regional Council

Purpose: 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.

Scope of report: 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

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 – Non-Compliant

As stormwater infiltration survey was conducted on **8th February 2000** and it was noticed that: ***Plaster surround is required for gully trap***

The DCC does not record whether any of the issues identified by this survey have been remedied. A lack of record does not necessarily mean that the identified issues remain outstanding or whether those issues have been remedied. The DCC makes no statement that if corrective measures have been undertaken, that they are satisfactory or comply with any relevant legislation. You are advised to make your own enquiries.

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	2034938
Address	18 Burnett Street Dunedin
Valuation Number	27350-16300
Latest Valuation Details	
Capital Value	\$540,000
Land Value	\$245,000
Value of Improvements	\$295,000
Area (Hectares)	0.0644HA
Units of Use	1
Current Rates	
Current Rating Year Starting	01-Jul-2025
Dunedin City Council Rates	\$3,728.34
Rates Outstanding for Year	\$314.67

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-2004-305089](#) Building Consent - Opening Between Kitchen & Dining - Remove Fire

Lodgement Date 03-Aug-2004
Decision Granted
Decision Date 04-Aug-2004
Current Status **CCC Issued**
Previous Number ABA42329
(Applications before 2007)

[ABA-2006-313502](#) Building Consent - Alter Basement to Bedroom - Bathroom - Lounge

Lodgement Date 14-Sep-2006
Decision Granted
Decision Date 07-Nov-2006
Current Status **CCC Issued**
Previous Number ABA62763
(Applications before 2007)

[ABA-1994-327905](#) Building Consent - Plumbing Alts - HWC & Shower Over Bath, No Plan

Lodgement Date 17-Aug-1994
Decision Granted
Decision Date 23-Aug-1994
Current Status **CCC Issued**
Previous Number ABA943487
(Applications before 2007)

Building and Drainage Permits

[H-1928-13364](#) AAB19280624

750 - Erect Dwelling, (Park). The permit was lodged on 26-Mar-1928.

[H-1949-33786](#) AAB19491291

8642 - Erect Retaining Wall Under House, No Plan (Park). The permit was lodged on 23-Nov-1949.

[H-1950-35734](#) AAB19501018

9196 - Erect 28 Feet of Retaining Wall, No Plan (Park). The permit was lodged on 13-Mar-1950.

[H-1951-38131](#) AAB19511260

12034 - Construct Steps and Retaining Wall by Garage, (Park). The permit was lodged on 29-Nov-1951.

[H-1951-38132](#) AAB19511261

12035 - Erect Garage, (Park). The permit was lodged on 29-Nov-1951.

[H-1928-145104](#) AAD19280538

C1735 - Plumbing and Drainage for New Dwelling, (Park). The permit was lodged on 31-May-1928.

[H-1952-169331](#) AAD19520633

F939 - Lay Stormwater for Garage, (Park). The permit was lodged on 03-Oct-1952.

[H-1955-173782](#) AAD19550720

F5391 - Plumbing Sink Waste, No Plan (Park). The permit was lodged on 09-Aug-1955.

Building Notices

No Building Notices

Resource Consents

There are no resource consents for this property.

Consent Notices

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

Alcohol Licensing

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

Health Licensing

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

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

No information.

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

District Plan

The information on district plan requirements is correct at the date this LIM is issued. Note that the Dunedin City Second Generation District Plan ("The 2GP") is subject to change at any time. To check whether any changes have occurred since the date this LIM was issued, consult the information and relevant planning maps in the 2GP, which can be found on our website at <https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan> as well as at all Dunedin City Council service centres and libraries.

SECOND GENERATION DISTRICT PLAN INFORMATION

Zoning

- General Residential 1 (refer Section 15, Residential)

Scheduled Items

- Nil

Overlay Zones

- Nil

Mapped Areas

- Road Classification Hierarchy (main roads within 30m of site)
 - South Rd 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.

Seepage

A seepage incident has been lodged on this property.

Seepage Incident: 26758 – 27.2.2001 - Completed

Contact Building Compliance Team for further details.

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 building consent, or to enquire about information referred to in this section, please contact Building Services 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 18 Burnett Street Dunedin

[304 R Caversham Valley Road Dunedin](#)

[LUC-2014-78](#) Land Use Consent establish temporary signs at various locations promoting festival (note: this does not authorise any signs on State Highway sites; refer LUC-2014-78/A that seeks this). The outcome was Granted on 18/03/2014.

[LUC-2013-513](#) Land Use Consent temporary signs for fundraising event (Mardi Gras). The outcome was Granted on 03/02/2014.

[OUT-2012-1](#) Outline Plan Outline Plan for Caversham Valley Safety Improvements. The outcome was Changes Requested on 04/05/2012.

[DIS-2011-1](#) District Plan Matters Notice of Requirement for alteration to designation - SH1 Caversham Valley safety improvements. The outcome was Granted on 20/04/2012.

[DIS-2010-5](#) District Plan Matters alteration to designation: new Glen bridge - Caversham Highway Improvements. The outcome was Adopt in Whole on 21/09/2010.

[OUT-2010-11](#) Outline Plan outline plan - Caversham Highway Improvements - Andersons Bay to Barnes Drive. The outcome was No Changes Requested on 08/10/2010.

[LUC-2009-497](#) Land Use Consent erect a temporary sign. The outcome was Granted on 15/01/2010.

[RMA-2004-367515](#) Resource Management Act (Historical Data) TEMPORARY PROMOTIONAL SIGN (Non-Notified - Non Complying). The outcome was Granted on 24/02/2004.

[RMA-2004-368217](#) Resource Management Act (Historical Data) CONSENT TO ERECT TEMPORARY SIGN FOR EVENT 1/10/04 TO 05/11/2004 (Non-Notified - Non Complying). The outcome was Granted on 29/09/2004.

[RMA-2002-365405](#) Resource Management Act (Historical Data) TO ERECT A TEMPORARY SIGN ADVERTISING A CULTURAL EVENT ON A DIFFERENT SITE TO WHICH THE SIGN RELATES (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/02/2002.

[RMA-2004-367475](#) Resource Management Act (Historical Data) TAINUI SCHOOL REUNION SIGNS (Non-Notified - Non Complying). The outcome was Granted on 16/02/2004.

[RMA-1999-362692](#) Resource Management Act (Historical Data) TO CONSTRUCT OPERATE AND MAINTAIN A COMMUNITY CARPARK AT 132 CAVERSHAM VALLEY ROAD. (Non-Notified - Non Complying). The outcome was Granted on 02/03/1999.

[RMA-2003-366977](#) Resource Management Act (Historical Data) TO ERECT A TEMPORARY SIGN (Non-Notified - Restricted Discretionary). The outcome was Granted on 29/08/2003.

[RMA-2002-365781](#) Resource Management Act (Historical Data) TEMPORARY SIGNS FOR THE CIVIL SERVICE HARRIERS CENTENNARY (Non-Notified - Non Complying). The outcome was Granted on 18/07/2002.

[RMA-1998-362134](#) Resource Management Act (Historical Data) ESTABLISH 23 SITES TO ERECT ELECTION SIGNS (Non-Notified - Non Complying). The outcome was Granted on 21/07/1998.

[RMA-2001-365363](#) Resource Management Act (Historical Data) ERECT SIGNS-RAVENSBORNE SCHOOL JUBILEE (Non-Notified - Non Complying). The outcome was Granted on 22/01/2002.

[RMA-2002-365919](#) Resource Management Act (Historical Data) ERECT TEMP SIGN TO ADVERTISE SHOW (Non-Notified - Restricted Discretionary). The outcome was Granted on 16/09/2002.

[RMA-2002-365909](#) Resource Management Act (Historical Data) ERECT TWO TEMPORARY SIGNS ADVERTISING A PLANT FAIR (Non-Notified - Restricted Discretionary). The outcome was Granted on 16/09/2002.

[RMA-1997-361424](#) Resource Management Act (Historical Data) ERECTION OF 31 TEMPORARY SIGNS (AT VARIOUS LOCATIONS THROUGHOUT CITY) FOR GARDENZ GARDEN SHOW - CHQ DUNKLEYS (Non-Notified - Non Complying). The outcome was Granted on 23/10/1997.

[RMA-1999-363094](#) Resource Management Act (Historical Data) SUBDIVISION OF CT'S 14A/487,10C/723,11A/458 AND 10C/1467 (Non-Notified - Unrestricted Discretionary). This consent has since Lapsed.

[RMA-1998-362299](#) Resource Management Act (Historical Data) ELECTION SIGN ON PRIVATE PROPERTY (on site that was previously 81 Caversham Valley Road, now part of State Highway land) (Non-Notified - Non Complying). The outcome was Granted on 14/09/1998.

[RMA-1998-362240](#) Resource Management Act (Historical Data) APPLICATION FOR CERTIFICATE OF COMPLIANCE FOR MAINTENANCE ROADWORKS (Other). The outcome was Granted on 22/09/1998.

[RMA-1998-362590](#) Resource Management Act (Historical Data) TO CONSTRUCT, OPERATE AND MAINTAIN A COMMUNITY CARPARK INCLUDING ASSOCIATED EARTHWORKS AND LANDSCAPING (Non-Notified - Non Complying). The outcome was Granted on 03/02/1999.

[RMA-1996-359896](#) Resource Management Act (Historical Data) ELECTION SIGNS AT VARIOUS LOCATIONS DEBTOR- DUNEDIN NORTH CAMPAIGN COMMITTEE (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 05/08/1996.

[RMA-1995-359151](#) Resource Management Act (Historical Data) SPEED CAMERAS (Non-Notified - Restricted Discretionary). The outcome was Granted on 29/01/1996.

[RMA-1996-360455](#) Resource Management Act (Historical Data) NON-PROFIT MAKING ORGANISATION SELLING CHRISTMAS TREES DBTR - DOWNIE STEWART FOUNDATION (Non-Notified - Non Complying). The outcome was Granted on 11/12/1996.

[RMA-1993-355931](#) Resource Management Act (Historical Data) LOCATE 2 TONNE LPG TANK Ownr:RAILCORP PROP / App: SALMOND ANDERSON PO BOX 447,DN (Non-Notified - Non Complying). The outcome was Granted on 02/04/1993.

[5034940 24 Burnett Street Dunedin](#)

[BACT-2019-60](#) Boundary Activity Notice boundary activity for the construction of a family flat that will breach the height plane angle along the southern side boundary. The outcome was Issued on 08/08/2019.

[5034952 474A South Road Dunedin](#)

[RMA-1978-353490](#) Resource Management Act (Historical Data) CONVERT DWG TO THREE FLATS Ownr:ISAAC / App: G T ISAAC BOX 2112 (Notified - Non Complying). The outcome was Declined on 30/08/1978.

[5035021 455 South Road Dunedin](#)

[RMA-1995-352844](#) Resource Management Act (Historical Data) DISPENSATION (Non-Notified - Non Complying). The outcome was Granted on 06/07/1990.

[5035023 453 South Road Dunedin](#)

[RMA-1995-350678](#) Resource Management Act (Historical Data) Right Of Way Ownr:MCNAIR (Non-Notified - Non Complying). The outcome was Granted on 04/07/1990.

[5035024 451 South Road Dunedin](#)

[RMA-1999-362837](#) Resource Management Act (Historical Data) ERECT GARAGE/WORKSHOP TO BE CONSTRUCTED ADJACENT TO NOR THERN BOUNDARY INV YARD AND HEIGHT PLANE ANGLE INFRIN Hazards Comments: (Notified - Unrestricted Discretionary). The outcome was Granted on 15/09/1999.

[RMA-1985-351670](#) Resource Management Act (Historical Data) ERECT CRIB WALL Ownr:WHITE (Non-Notified - Non Complying). The outcome was Granted on 26/06/1985.

[5035026 447 South Road Dunedin](#)

[RMA-1993-356168](#) Resource Management Act (Historical Data) ADD TO EXISTING DWG / App: E BEATTIE 447 SOUTH RD (Non-Notified - Non Complying). The outcome was Granted on 20/08/1993.

[5035158 25 Burnett Street Dunedin](#)

[LUC-1982-384409](#) Land Use Consent Specified departure to erect 15 household units. The outcome was Declined on 18/11/1982.

[RMA-1998-362182](#) Resource Management Act (Historical Data) REVIEW CONDITION OF CONSENT REGARDING RESERVES CONTRIBUTION (Other). The outcome was Granted on 02/09/1998.

[RMA-1998-362038](#) Resource Management Act (Historical Data) SUBDIVISION OF PROPERTY INTO TWO FREEHOLD ALLOTMENTS INCLUDING A BOUNDARY ADJUSTMENT CHQ TERRALINK (Non-Notified Controlled). The outcome was Granted on 06/07/1998.

[RMA-1984-354303](#) Resource Management Act (Historical Data) ERECT TWO UNITS IN RES A Ownr:ANDREW HOUSING LTD / App: ANDREW HOUSING LTD BOX 960 INVERCARGILL (Notified - Non Complying). The outcome was Granted on 30/10/1984.

[5035159 23 Burnett Street Dunedin](#)

[LUC-1982-384409](#) Land Use Consent Specified departure to erect 15 household units. The outcome was Declined on 18/11/1982.

[RMA-1985-351607](#) Resource Management Act (Historical Data) ERECT GARAGE Ownr:A HOUSING / App: VERSATILE Designer: VERSATILE (Non-Notified - Non Complying). The outcome was Granted on 11/02/1985.

[5035160 21 Burnett Street Dunedin](#)

[LUC-1982-384409](#) Land Use Consent Specified departure to erect 15 household units. The outcome was Declined on 18/11/1982.

[5035165 13 Burnett Street Dunedin](#)

[LUC-2023-51](#) Land Use Consent dwelling addition within the side yard boundary setback and partial encroachment of addition and existing dwelling kitchen within 70 m of the rail corridor. The outcome was Granted on 13/03/2023.

[5100907 1 - 438 South Road Dunedin](#)

[RMA-1998-362182](#) Resource Management Act (Historical Data) REVIEW CONDITION OF CONSENT REGARDING RESERVES CONTRIBUTION (Other). The outcome was Granted on 02/09/1998.

[RMA-1998-362038](#) Resource Management Act (Historical Data) SUBDIVISION OF PROPERTY INTO TWO FREEHOLD ALLOTMENTS INCLUDING A BOUNDARY ADJUSTMENT CHQ TERRALINK (Non-Notified Controlled). The outcome was Granted on 06/07/1998.

[RMA-1984-354303](#) Resource Management Act (Historical Data) ERECT TWO UNITS IN RES A Ownr:ANDREW HOUSING LTD / App: ANDREW HOUSING LTD BOX 960 INVERCARGILL (Notified - Non Complying). The outcome was Granted on 30/10/1984.

[5100908 2 - 438 South Road Dunedin](#)

[LUC-1982-384409](#) Land Use Consent Specified departure to erect 15 household units. The outcome was Declined on 18/11/1982.

[RMA-1998-362038](#) Resource Management Act (Historical Data) SUBDIVISION OF PROPERTY INTO TWO FREEHOLD ALLOTMENTS INCLUDING A BOUNDARY ADJUSTMENT CHQ TERRALINK (Non-Notified Controlled). The outcome was Granted on 06/07/1998.

[5104631 438 South Road Dunedin](#)

[LUC-1982-384409](#) Land Use Consent Specified departure to erect 15 household units. The outcome was Declined on 18/11/1982.

[5126270 6 Burnett Street Dunedin](#)

[DIS-2011-1](#) District Plan Matters Notice of Requirement for alteration to designation - SH1 Caversham Valley safety improvements. The outcome was Granted on 20/04/2012.

[5134261 6 Burnett Street Dunedin](#)

[DIS-2011-1](#) District Plan Matters Notice of Requirement for alteration to designation - SH1 Caversham Valley safety improvements. The outcome was Granted on 20/04/2012.

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

Accuracy of Boundaries

Knowing the true location of the property boundaries on the ground is important in determining what can be carried out on the land under the District Plan and in determining whether the current activity complies with the District Plan or any resource consent. Please note that the Council's aerial photographs may not accurately depict the extent of the property.

The Record of Title for the site should be checked in the first instance. A surveyor may need to be consulted to establish the true location of the title boundaries on the ground.

Access to Site

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

Heritage New Zealand Pouhere Taonga Act 2014

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

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

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

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

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

3 Waters

Information Regarding Watercourses

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

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

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

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

Transport

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

Encroachment on road reserve – privately owned vegetation over footpath

It appears that the vegetation at this property's frontage on Burnett Street and South Road 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.

Private stormwater lateral.

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

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

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

Glossary of Terms and Abbreviations

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

Consent, Permit, Licence & Complaint types

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

Terms used in Permits & Consents

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

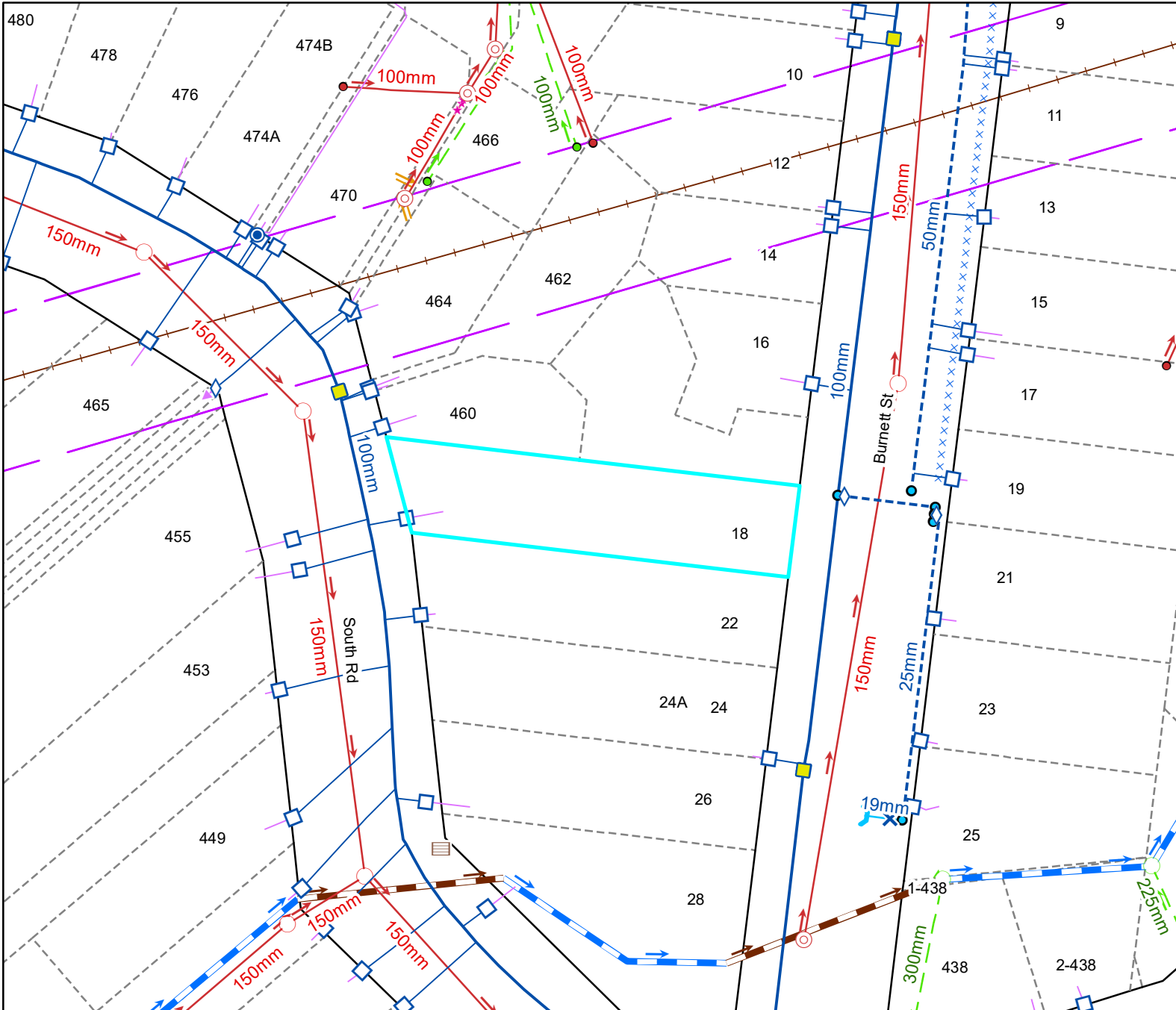
MH Manhole
PL Plumbing
PLB Plumbing
PTE Private
SIS Sewer in section
WC Water course
WT Water table
SW Stormwater

General terms

RDMS Records and Document Management System



Appendices



Legend

Water Supply

	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
	Railway Centreline		Road/Rail
			Hydro
			Motorway Parcels
			Strata
			Easment (where recorded)

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



Council Water & Drainage Services

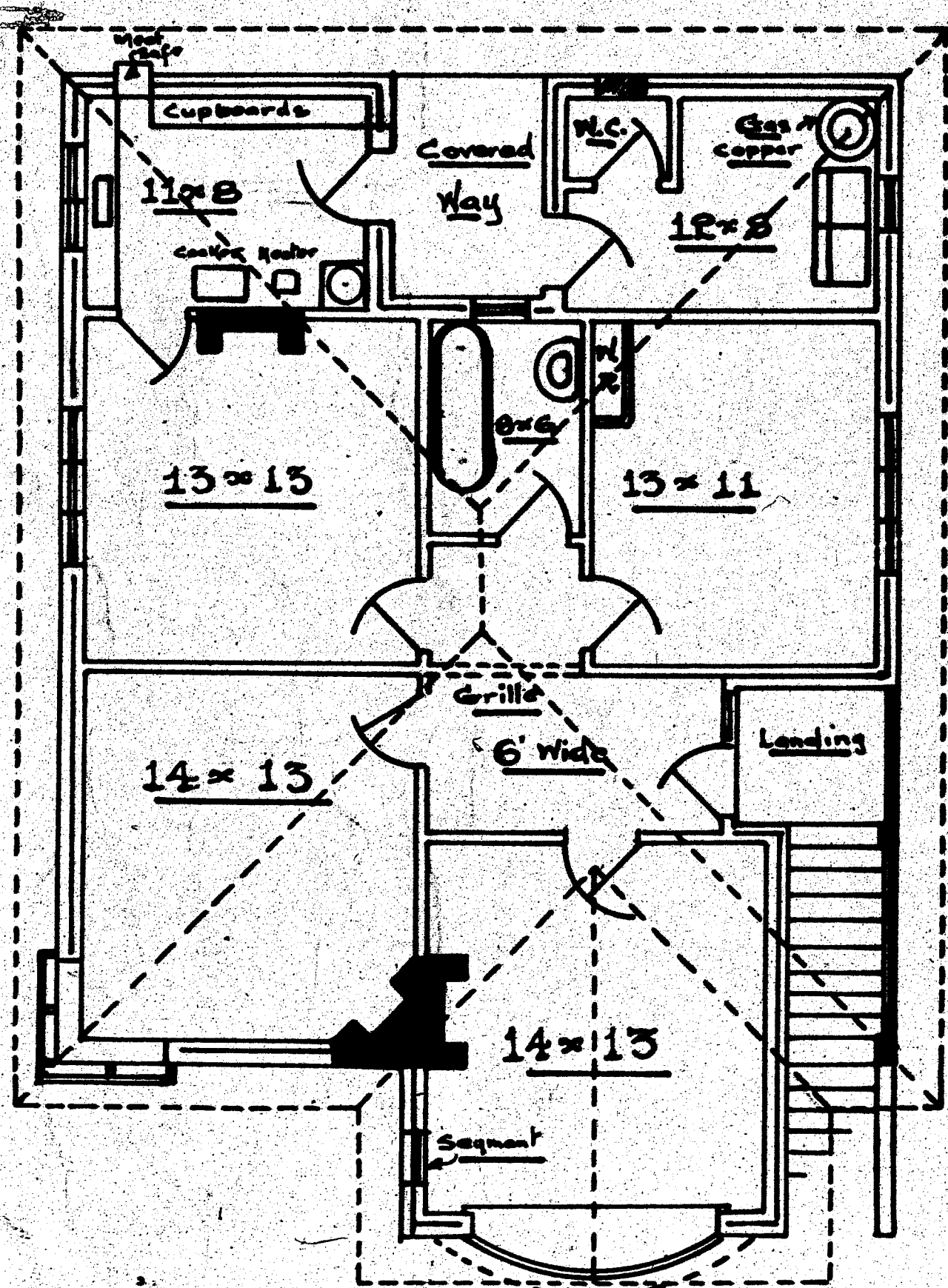
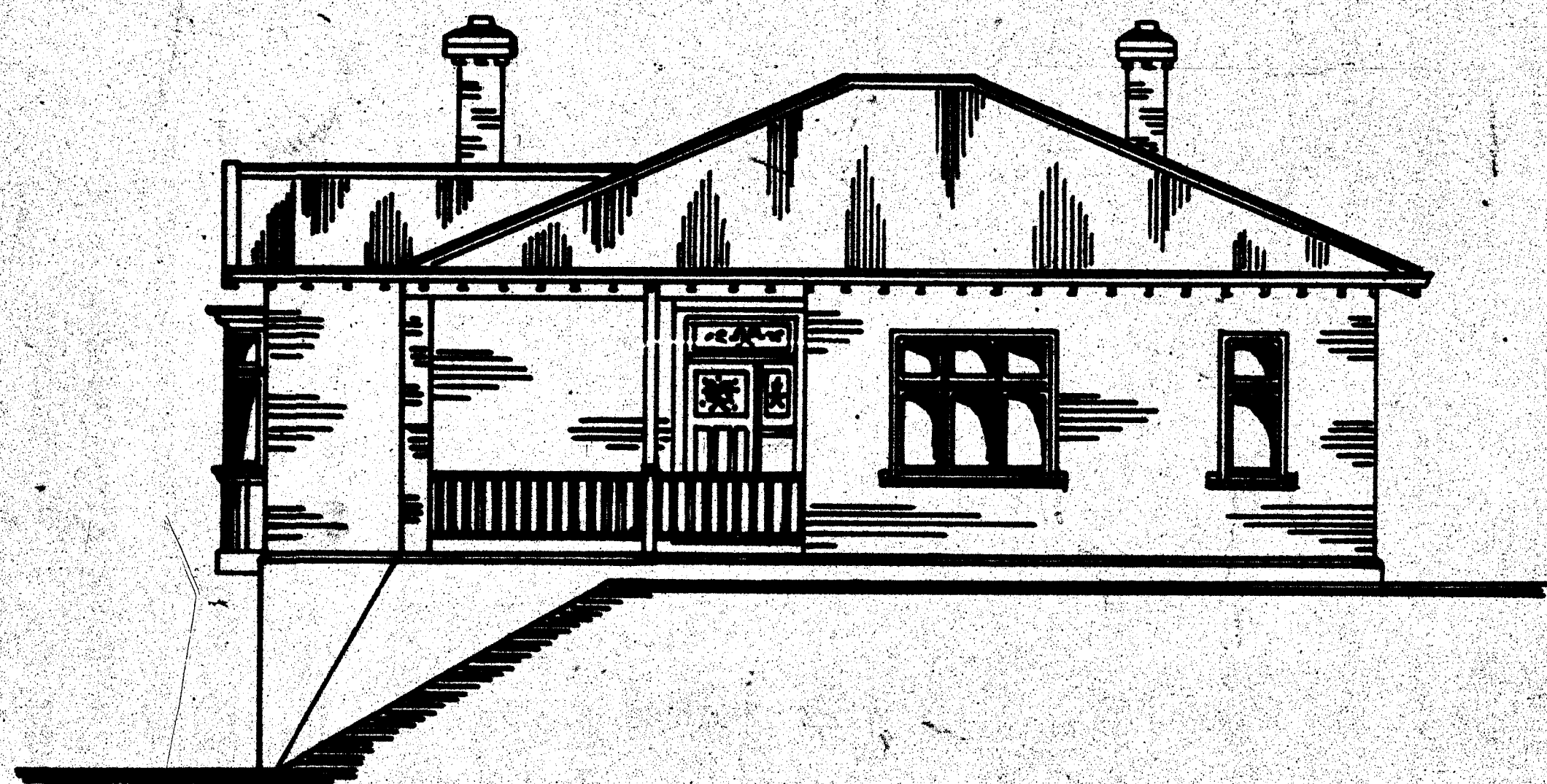
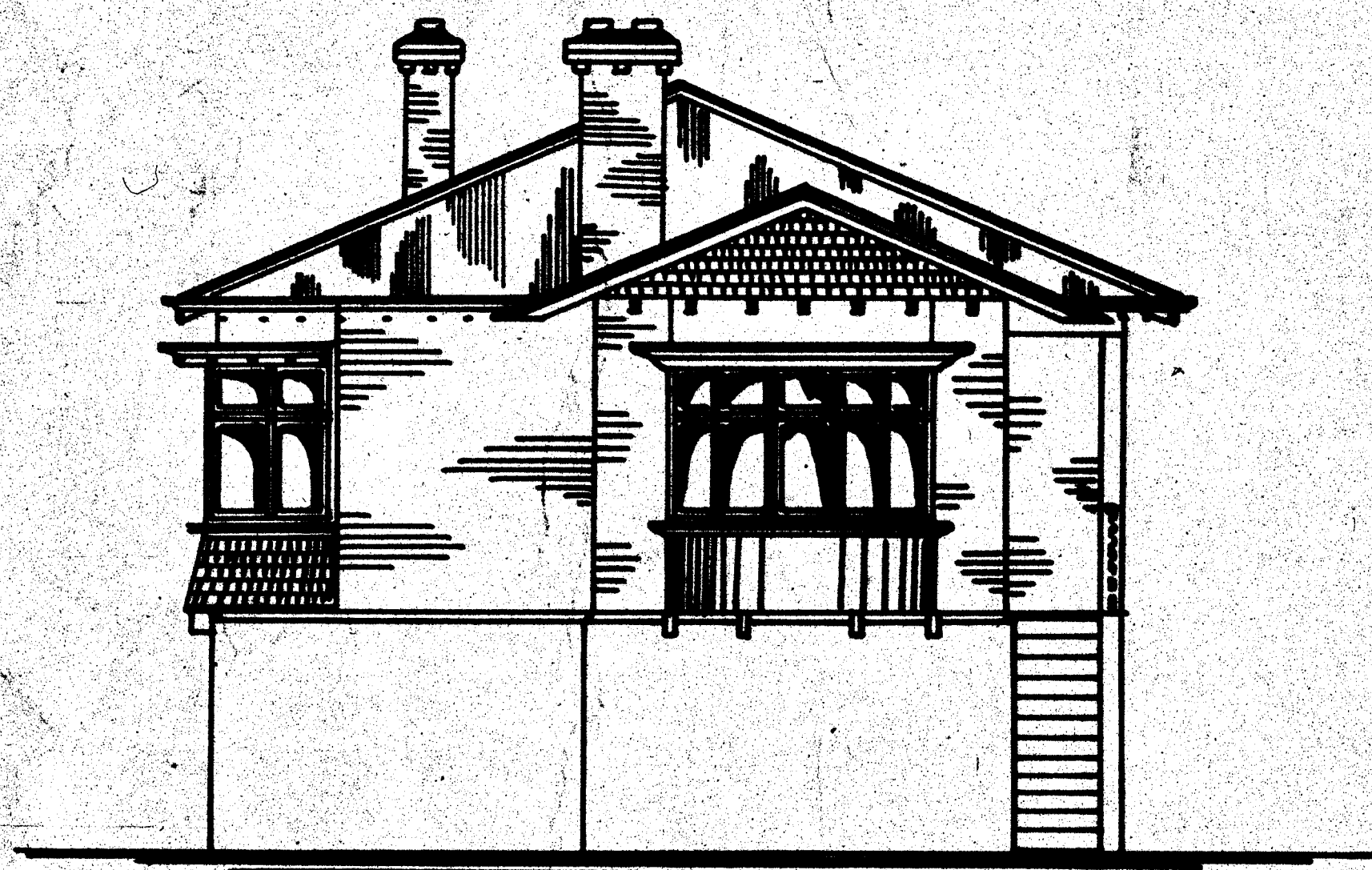
Information shown is the best available at the time of publishing. The accuracy and completeness of This information is variable. Private assets are typically not mapped. Recent changes may not be reflected. Verify on site before commencing work. For all enquiries phone 03 477 4000.

Scale at A4:
1:750
29/05/2026
8:02:48 PM



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

2019-2019 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 T erralink International Ltd.



— PROPOSED —
 — BUNGALOW —
 — FOR —
 — Mr Park —
 — BURNETT STREET —
DUNEDIN

— Scale: 1/8 Inch = 1 Foot. —

DUNEDIN DRAINAGE AND SEWERAGE BOARD

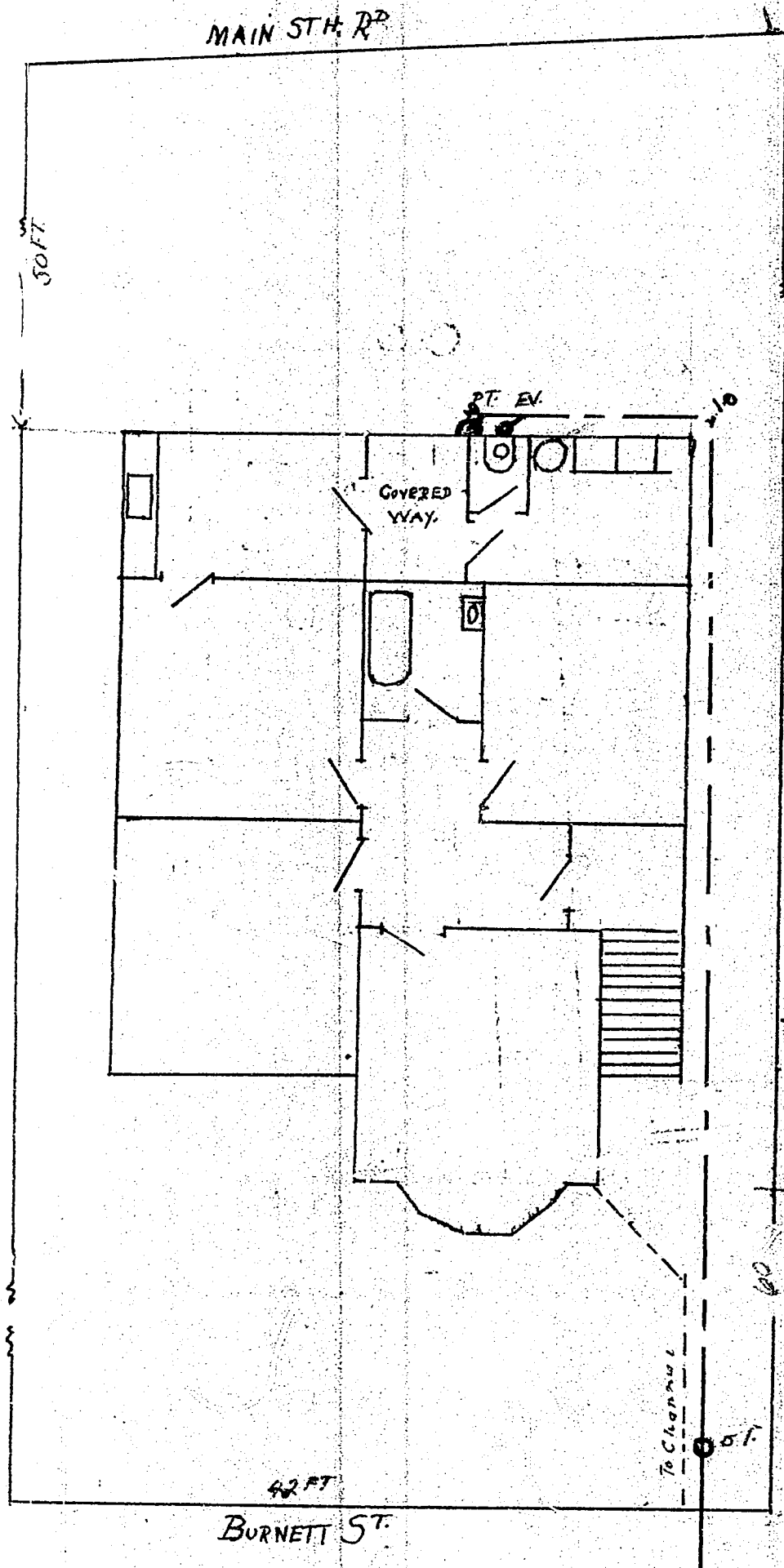
APPLICATION No. **C 1735**

HOUSE CONNECTION PLAN.

DATE May 31st. 1928

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

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



LEGEND

- Existing Drains
- - - New Foul Drains
- ... New Stormwater Drains

Owner Park

Block III

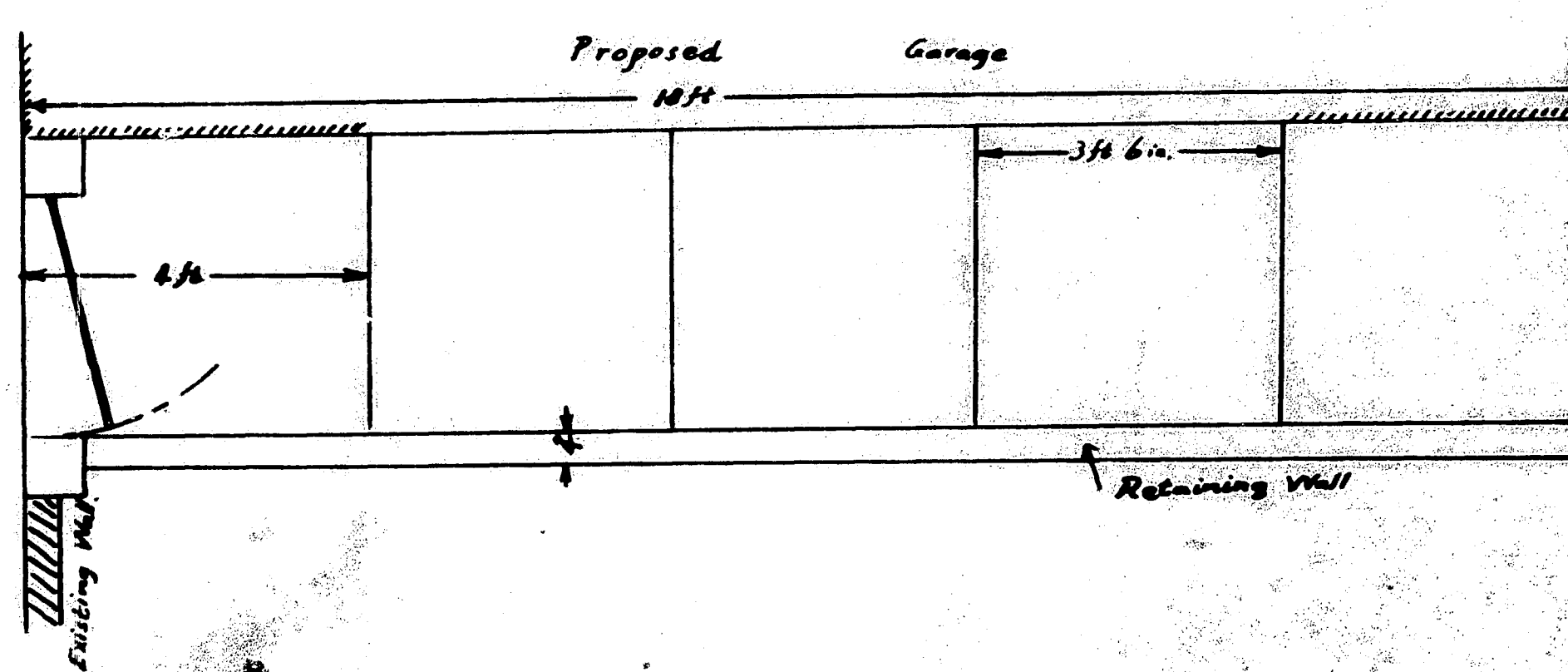
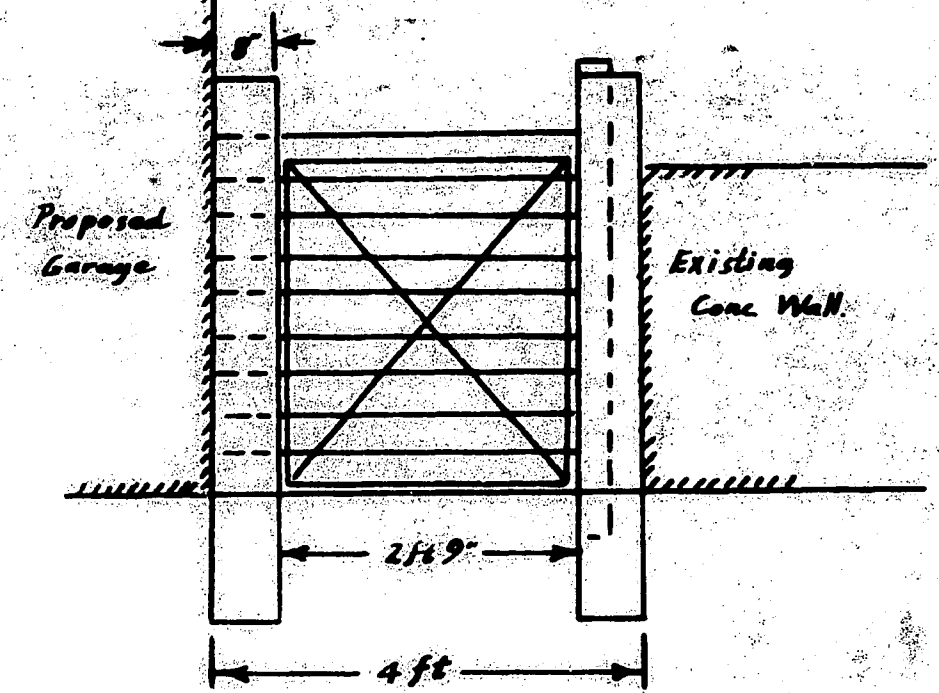
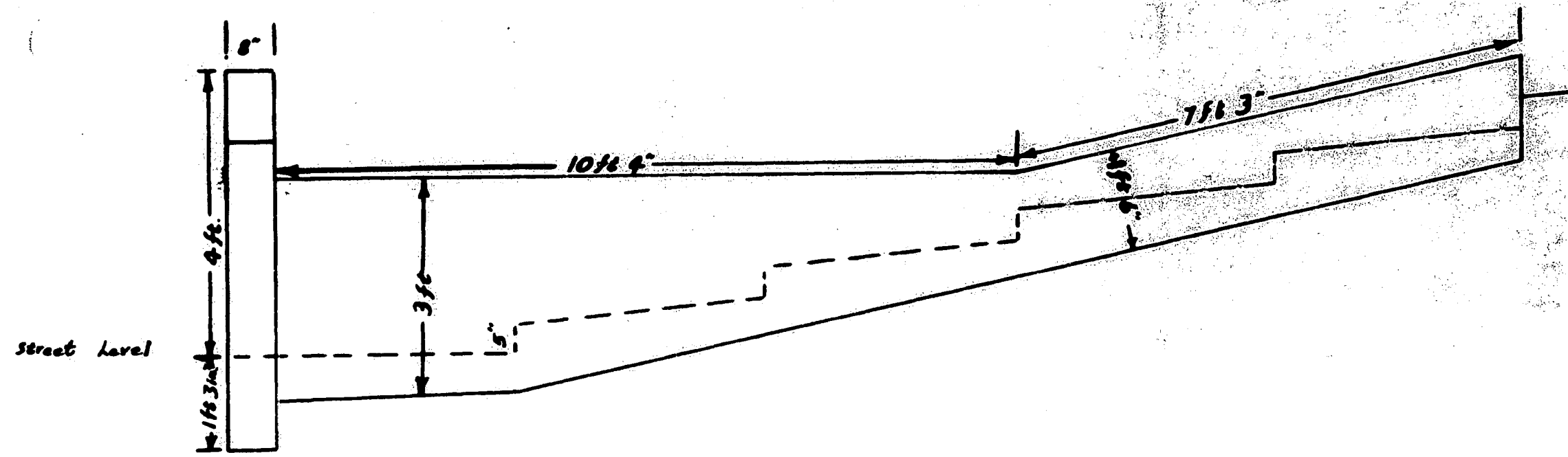
Street Burnett St.

Section 17

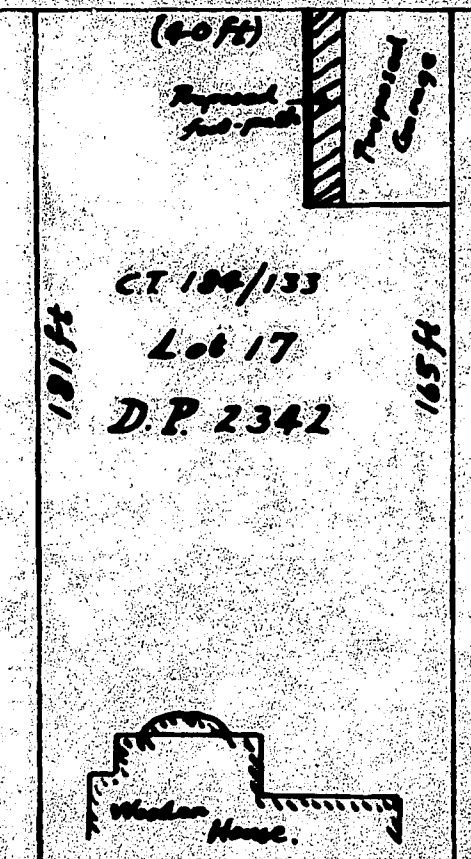
Locality Carverham Estate

Allotment

Signature of Drainer G. B. Benfell

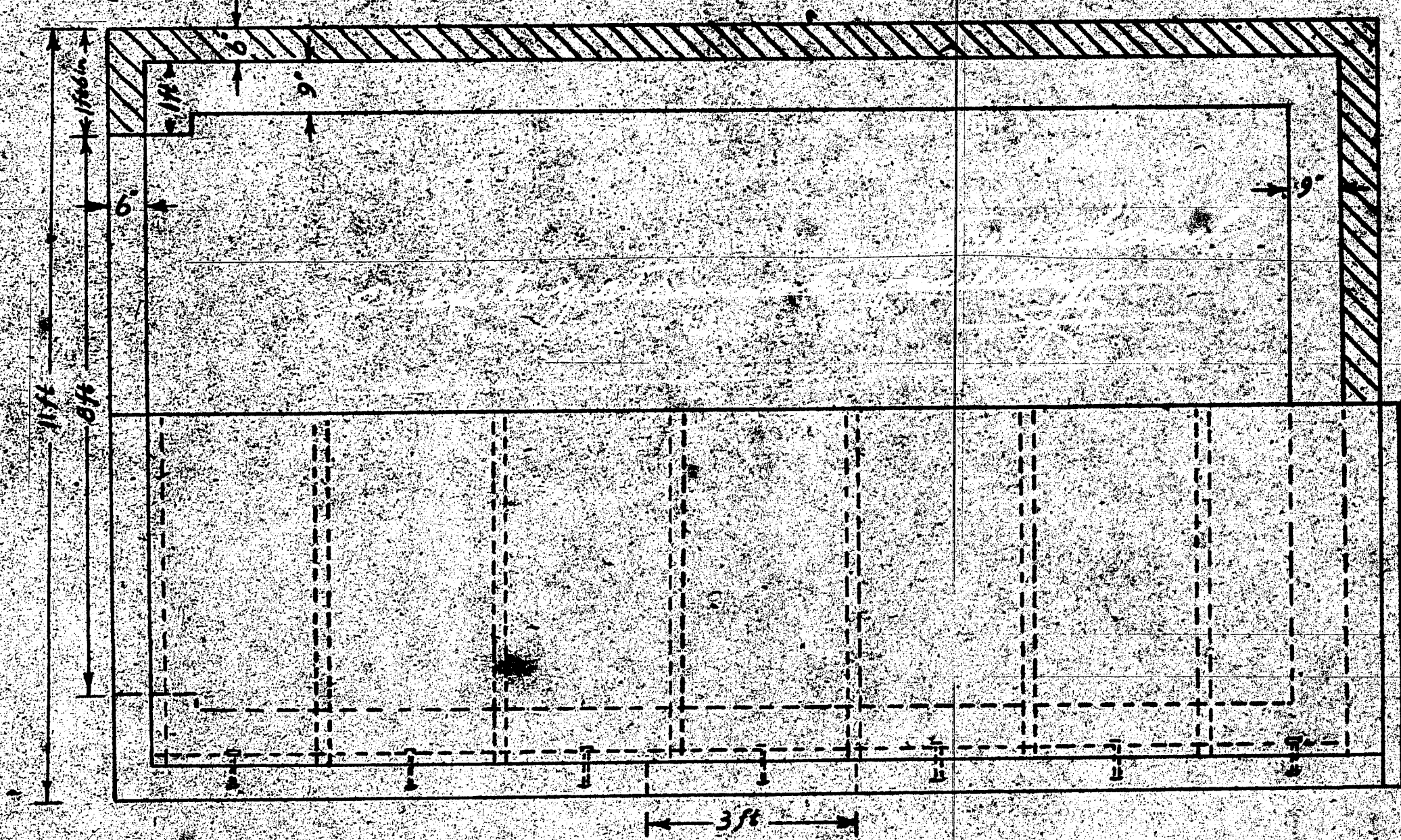
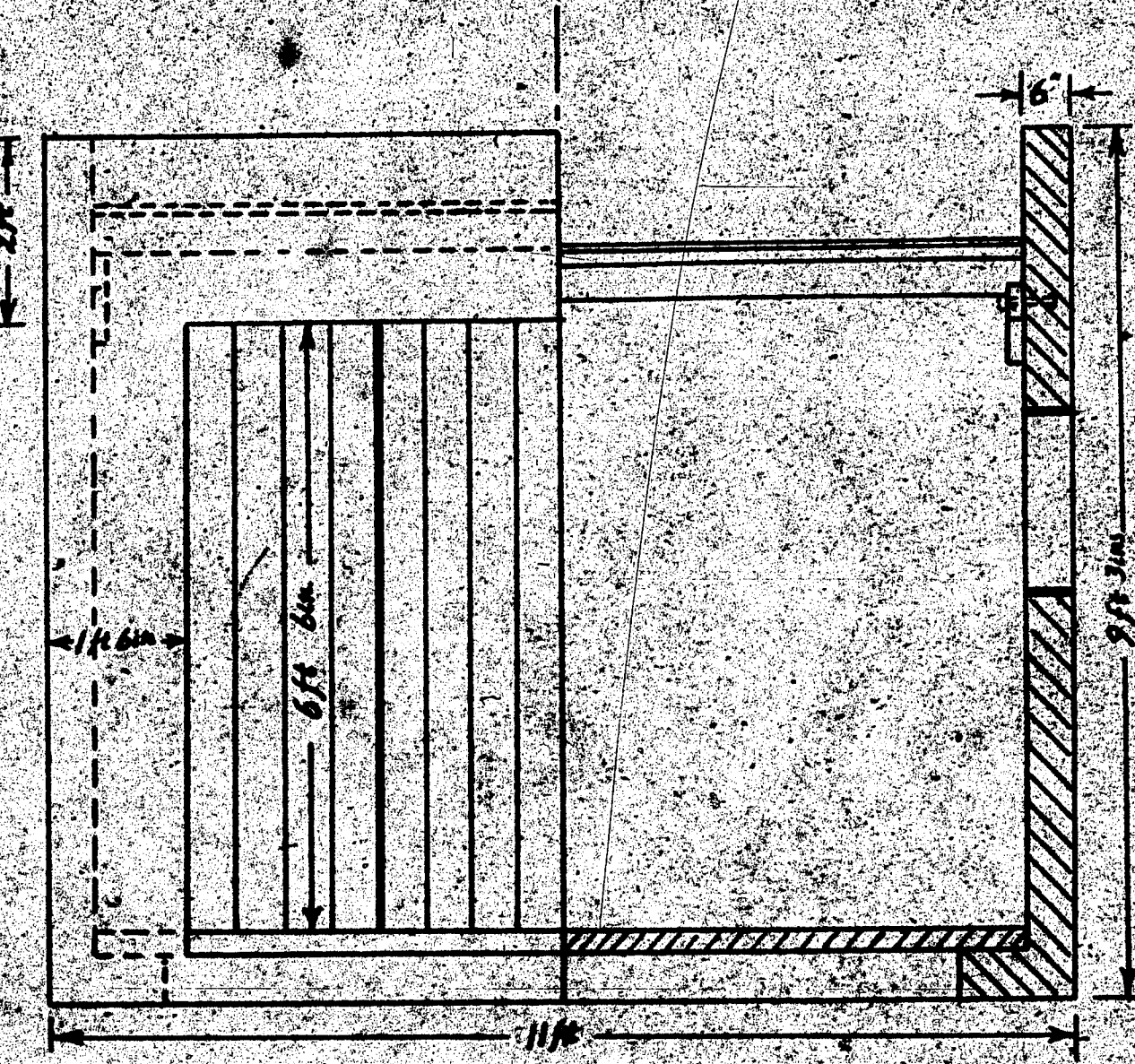
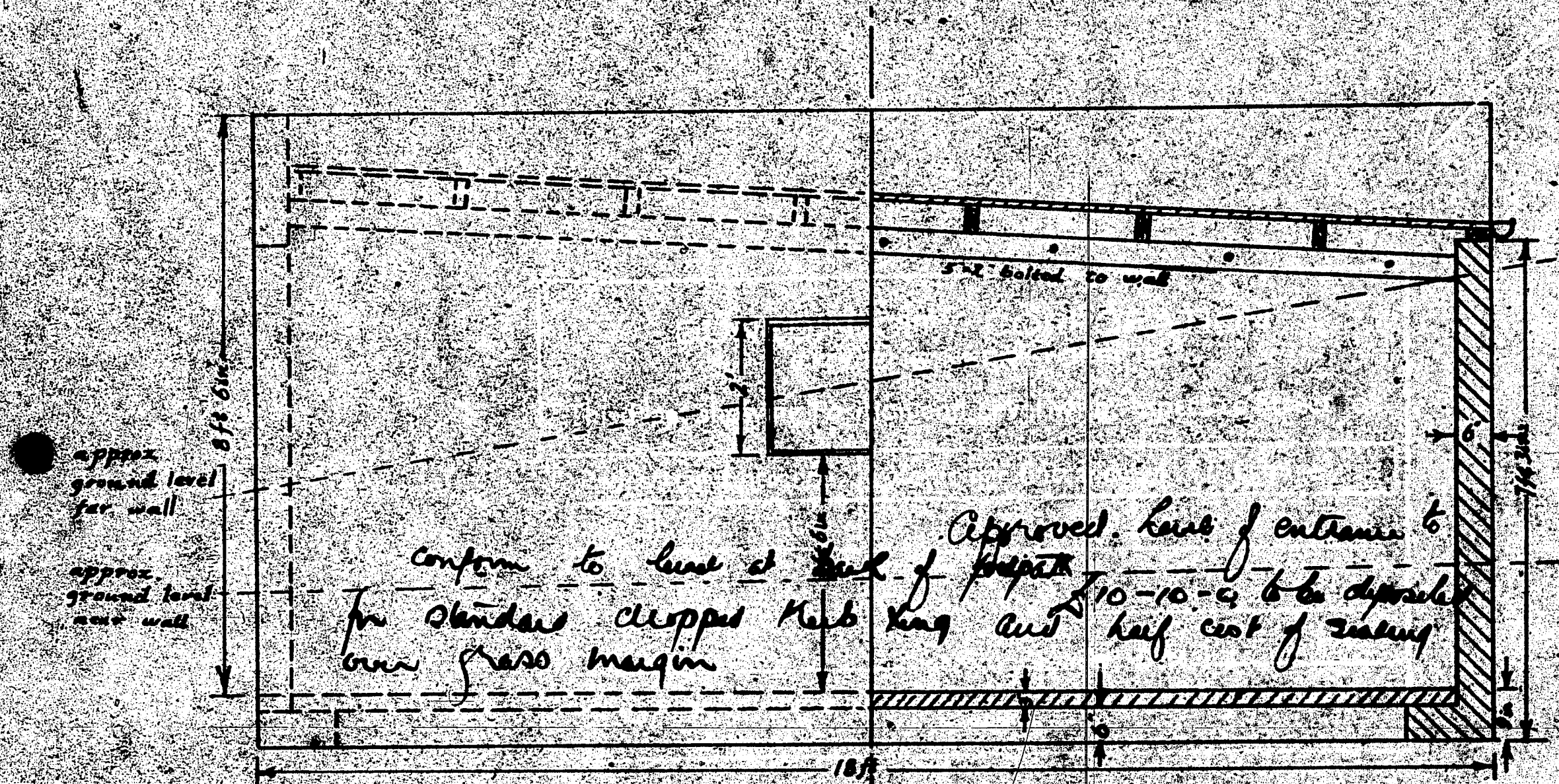


Burnett Street



12034

Proposed new Concrete Steps & Retaining Wall
at No 18 Burnett Street
DUNEDIN
Scale: 8" to a foot.



Materials

Roof: Matched on inch earking supported by 5x2 cross members 2ft 6in apart.

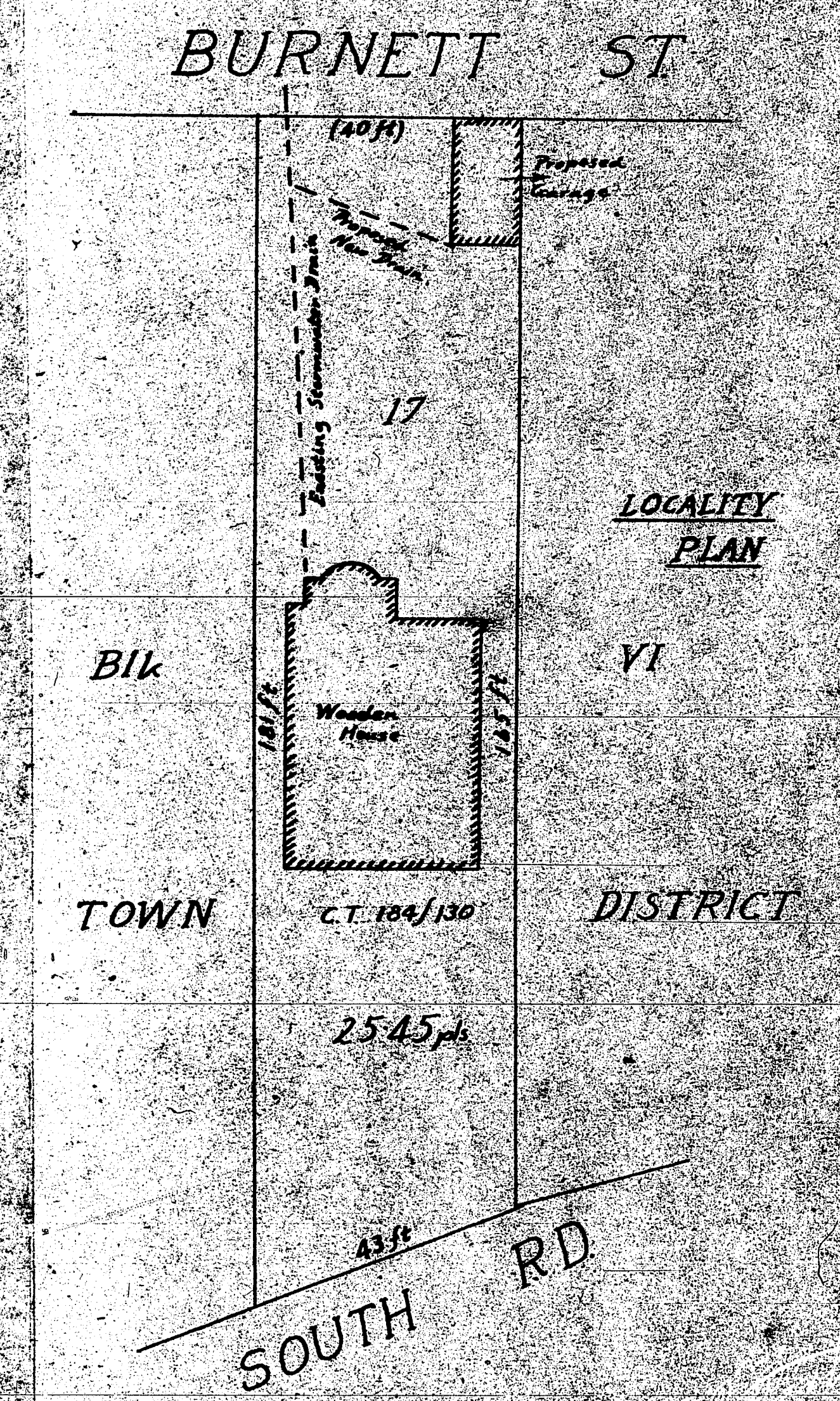
Walls: Reinforced Concrete 6ins thick. Reinforcing to be 8 dia in 12 squares in left hand wall & back and in 15 squares on right hand wall.

Floor: 3" Concrete

Doors: 4 piece T & G.

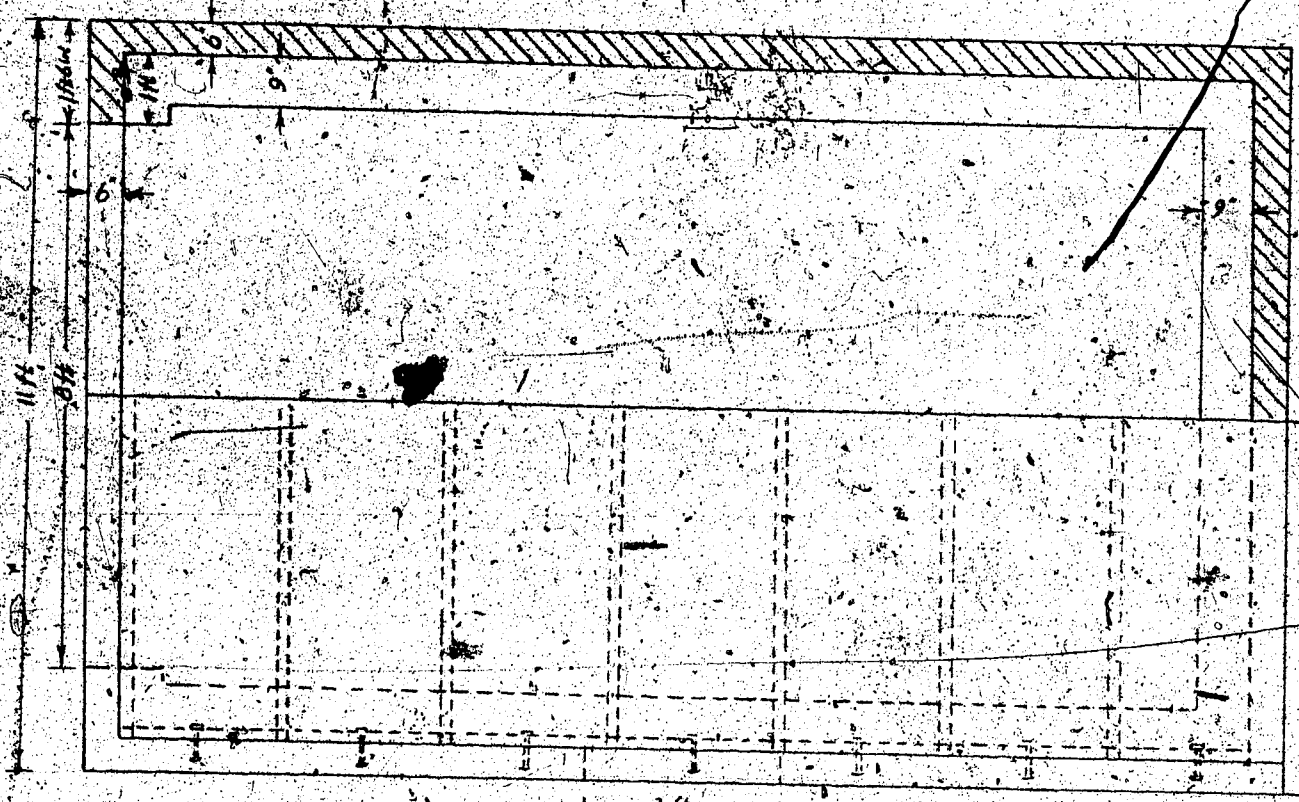
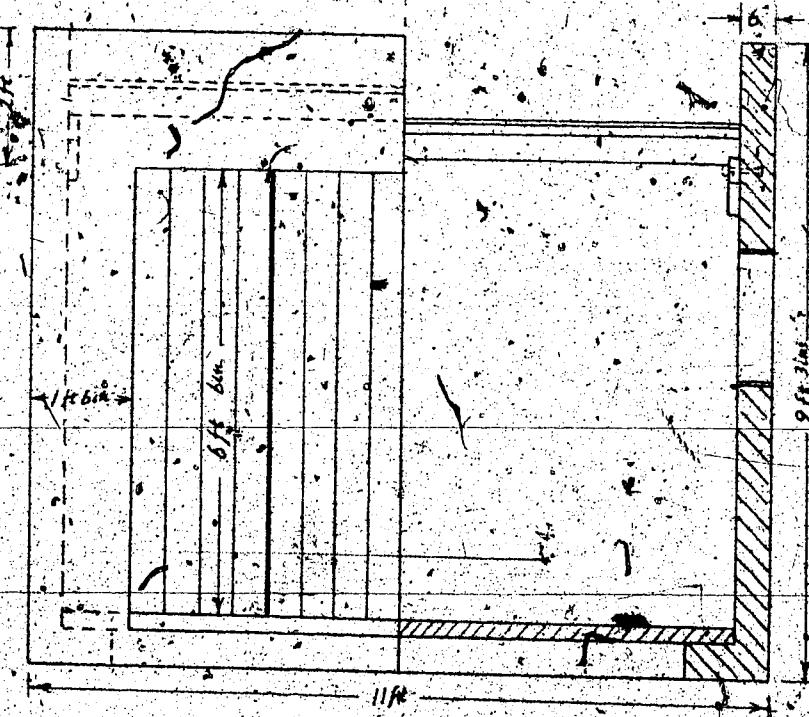
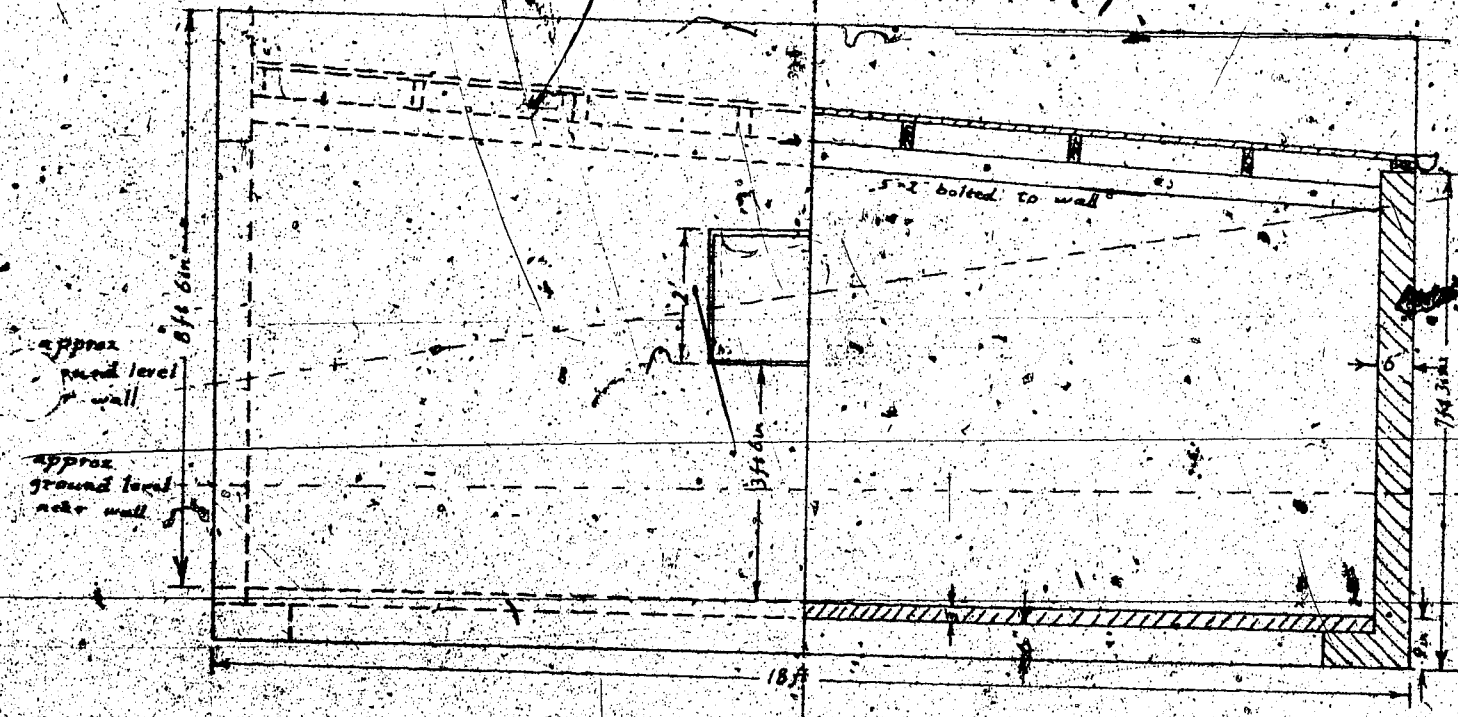
Plan of Proposed Garage
at No 18 Burnett Street
DUNEDIN

Scale: 1/4 inch to 1 foot



12025
1939

BURNETT ST

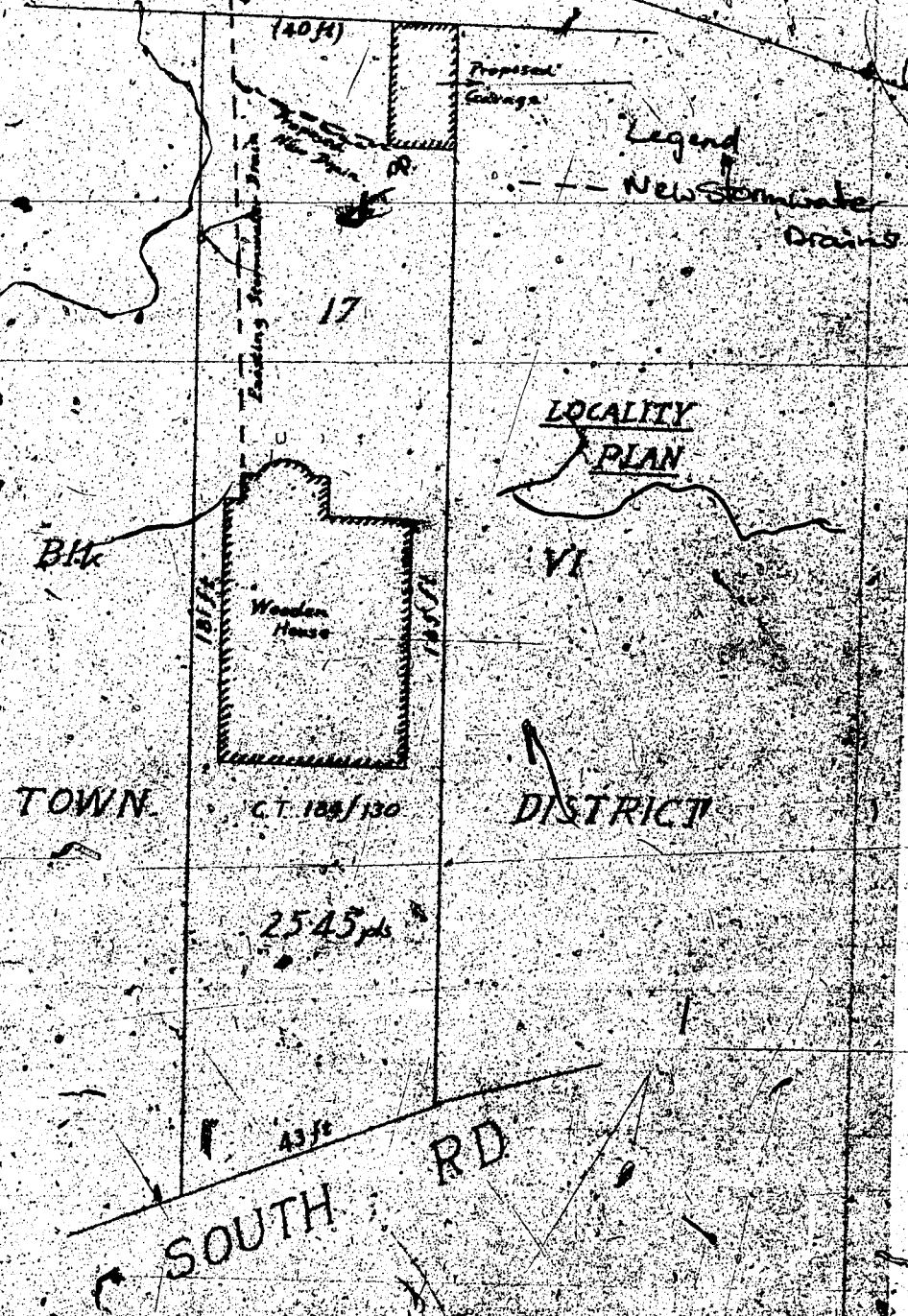


Materials

Roof: Matched on inch sarking supported by 5x2 cross members 2 ft 6 in apart.
 Walls: Reinforced concrete 6 in thick
 Reinforcing to be 8 lbs in 12 squares in left hand wall & back and in 15 squares on right hand wall.
 Floor: 3" concrete
 Doors: 4 piece T & G.

Plan of Proposed Garage
 at No 18 Burnett Street
DUNEDIN

Scale: 3/4 inch to a foot



CODE COMPLIANCE CERTIFICATE

Section 43(3), Building Act 1991

ISSUED BY:



DUNEDIN CITY COUNCIL

50 THE OCTAGON, P.O. BOX 5045, DUNEDIN 9031, NEW ZEALAND. TELEPHONE: (03) 477-4000. FACSIMILE: (03) 474-3594

Telephone No:	477-4000	CCC No:	ABA 943487	Reference No:	5034938
---------------	----------	---------	------------	---------------	---------

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

PROJECT LOCATION	PROJECT
Name and Mailing Address: JOHNSON, MAREE ELLEN 18 BURNETT STREET DUNEDIN 9001	All ☒ Stage No of an intended stages New Building ☐ Alteration ☒
LEGAL DESCRIPTION	Intended Use(s) in detail:
Property Number: 5034938 Valuation Roll No: 27350 16300	PLB ALTS
Street Address: 18 BURNETT STREET, DUNEDIN 9001	Intended Life:
Legal Description:	Indefinite, not less than 50 years ☒
LOT 17 DP 2342	Specified as years Demolition ☐

This is:

- ☒ A final code compliance issued in respect of all of the building work under the above building consent.
- ☐ An interim code compliance certificate in respect of part only, as specified in the attached particulars, of the building work under the above building consent.
- ☐ This certificate is issued subject to the conditions specified in the attached page(s) headed "Conditions of Code Compliance Certificate No:....." (being this certificate).

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:

31/08/94

BUILDING CONSENT No.: 94,3487

Project Information Memorandum No.:

Section 35, Building Act 1991

ISSUED BY

DUNEDIN CITY COUNCIL

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

APPLICANT	PROJECT
Name: M. JOHNSON Mailing Address: 18 BURNETT ST DUNEDIN	All ☐ Stage No. X of an intended stages of: New Building ☐ Alteration ☐ Intended Use(s) (in detail). PLB ALTS Intended Life: Indefinite, but not less than 50 years ☒ Specified as _____ years Demolition ☐ Estimated Value: \$ 1,500.00
Street Address: 18 BURNETT ST DUNEDIN	
Property Number: 5034938 Valuation Roll Number: 2735016300 Lot: 17 DP: 2342 Section: _____ Block: 6 Survey District: _____	
COUNCIL CHARGES The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are: Total: \$ 0.00 ALL FEES ARE G.S.T. INCLUSIVE	Signed for and on behalf of the Council: Name: <u>[Signature]</u> Position: _____ Date: <u>26.1.08 1944</u>

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

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

CODE COMPLIANCE CERTIFICATE

Section 43(3), Building Act 1991

ISSUED BY:



Telephone No:	477-4000	CCC No:	ABA 42329	Reference No:	5034938
---------------	----------	---------	-----------	---------------	---------

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

PROJECT LOCATION	PROJECT
Name and Mailing Address: GILCHRIST, HARRY 18 BURNETT STREET DUNEDIN 9001	All ☒ Stage No of an intended stages New Building ☐ Alteration ☒ Intended Use(s) in detail: OPENING BETWEEN KITCHEN & DINING Intended Life: Indefinite, not less than 50 years ☒ Specified as years Demolition ☐
LEGAL DESCRIPTION	
Property Number: 5034938 Valuation Roll No: 27350 16300 Street Address: 18 BURNETT STREET, DUNEDIN 9001 Legal Description: LOT 17 DP 2342	

This is:

- ☒ A final code compliance issued in respect of all of the building work under the above building consent.
- ☐ An interim code compliance certificate in respect of part only, as specified in the attached particulars, of the building work under the above building consent.
- ☐ This certificate is issued subject to the conditions specified in the attached page(s) headed "Conditions of Code Compliance Certificate No:....." (being this certificate).

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:

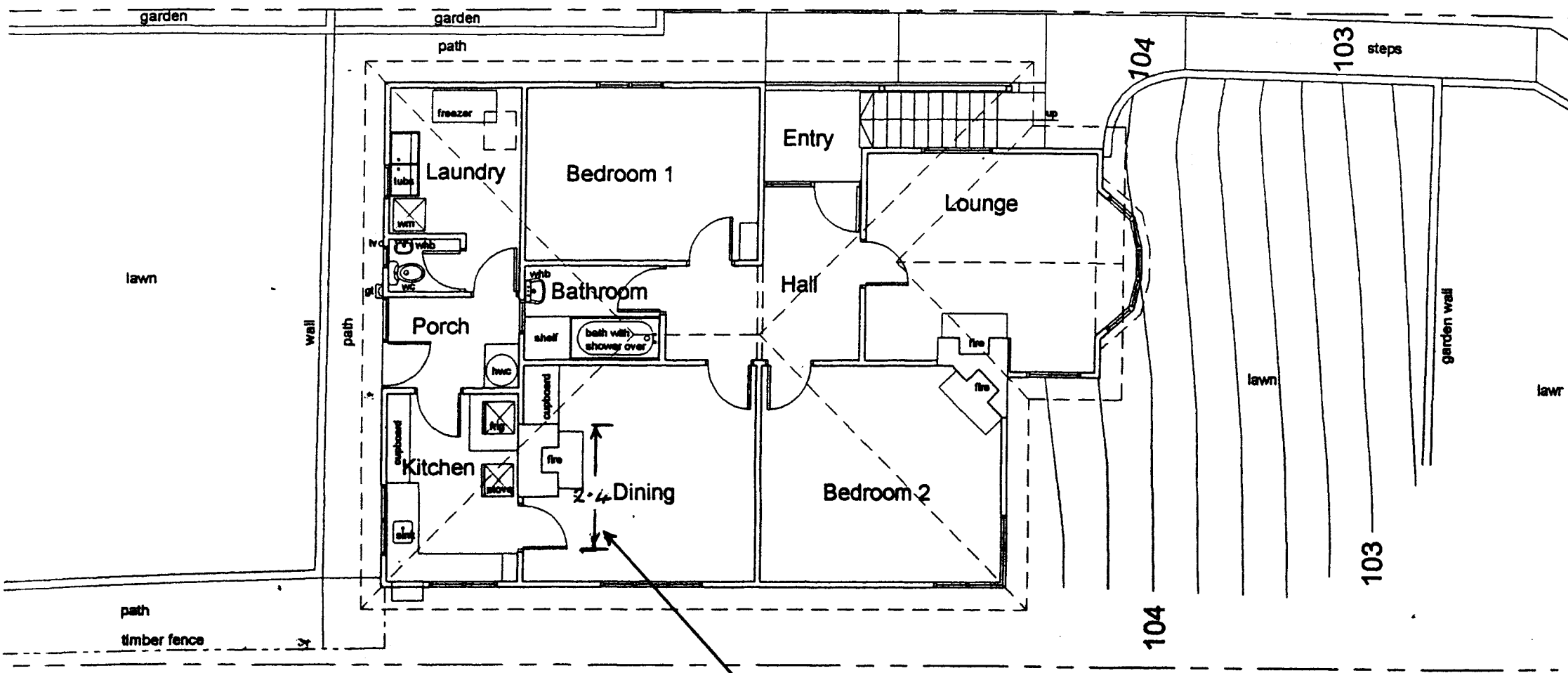
Name:

Position: AUTHORISED OFFICER

Date: 20/08/2004

42329

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

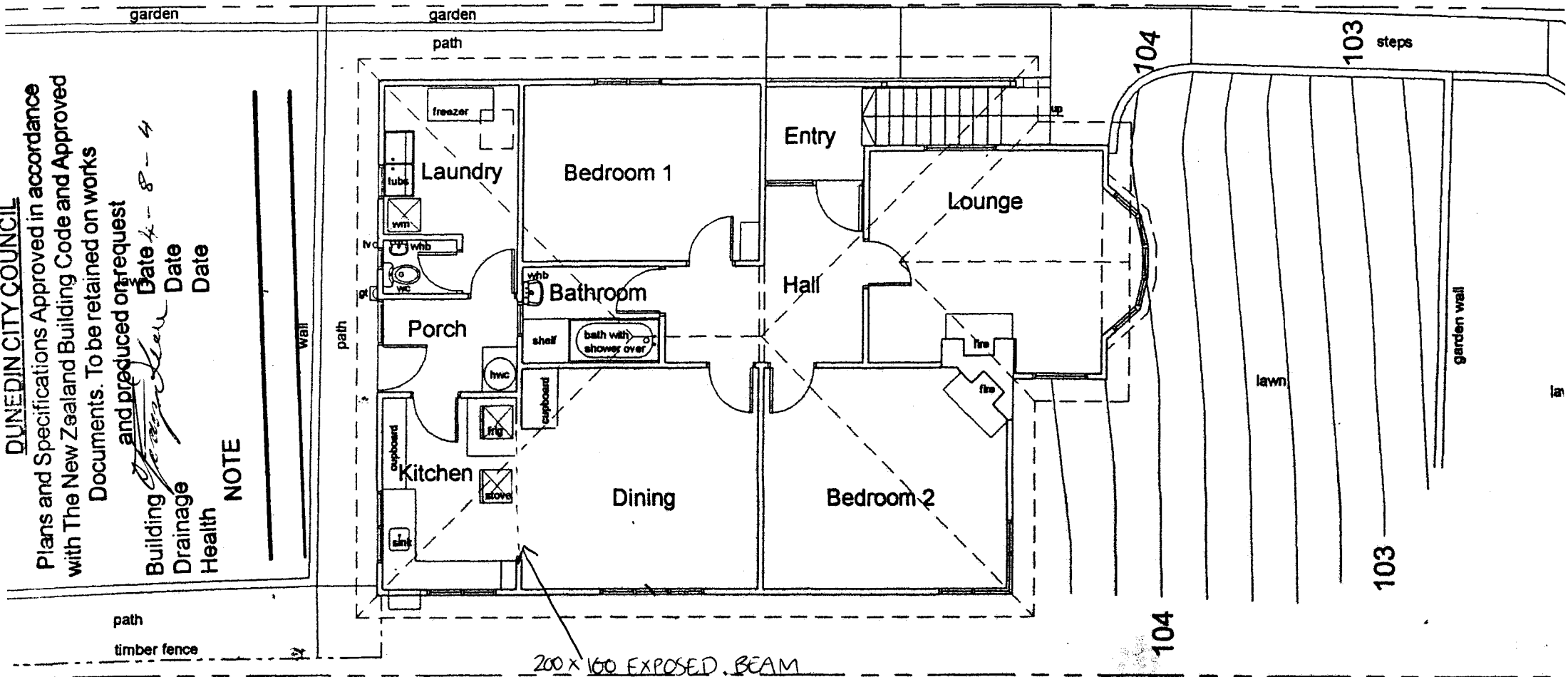


FIREPLACE, CHIMNEY AND WALL TO BE REMOVED

Ground Floor Plan Scale 1:100 - Existing
18 BURNETT ST.

42329

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 *Dr. [Signature]* Date 4-8-4
 Drainage Date
 Health Date
 NOTE



200 x 160 EXPOSED BEAM
 FIREPLACE, CHIMNEY AND WALL TO BE REMOVED

Ground Floor Plan Scale 1:100 - Proposed
 18 BURNETT ST.



**DUNEDIN CITY
COUNCIL**

Kaunihera-a-rohe o Otepoti

2006 - 313502

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

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

Email: dcc@dcc.govt.nz

www.CityofDunedin.com

CODE COMPLIANCE CERTIFICATE

Section 95, Building Act 2004

CCC No:	ABA62763	Telephone No:	03 477 4000
APPLICANT		PROJECT	
Harry Gilchrist C/O Lawrence Prattley 96 Melbourne Street Dunedin 9001		Work Type: Additions & Alterations	
PROJECT LOCATION		Intended Use/Description of Work: (Dwx) Alter Basement To Bdrm/Bthrm/ Lounge	
18 Burnett Street Dunedin			
LEGAL DESCRIPTION			
Legal Description: LOT 17 DP 2342 Valuation Roll No: 27350-16300 Building Name: N/A		Intended Life: Indefinite, not less than 50 years.	

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

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

☐ Compliance Schedule attached

Signed for and on behalf of the Council:

Name: _____

Position: AUTHORISED OFFICER

Date: 12 April 2007

Original Scale
0 5 10 15 20 25 30 35

LEGAL DESCRIPTION
 LOT 17 DP 2342
 Property number 5034938
 Valuation number 27350-16300
 Area in hectares 0.0644
 Area of Residence 121.11 sq.m.

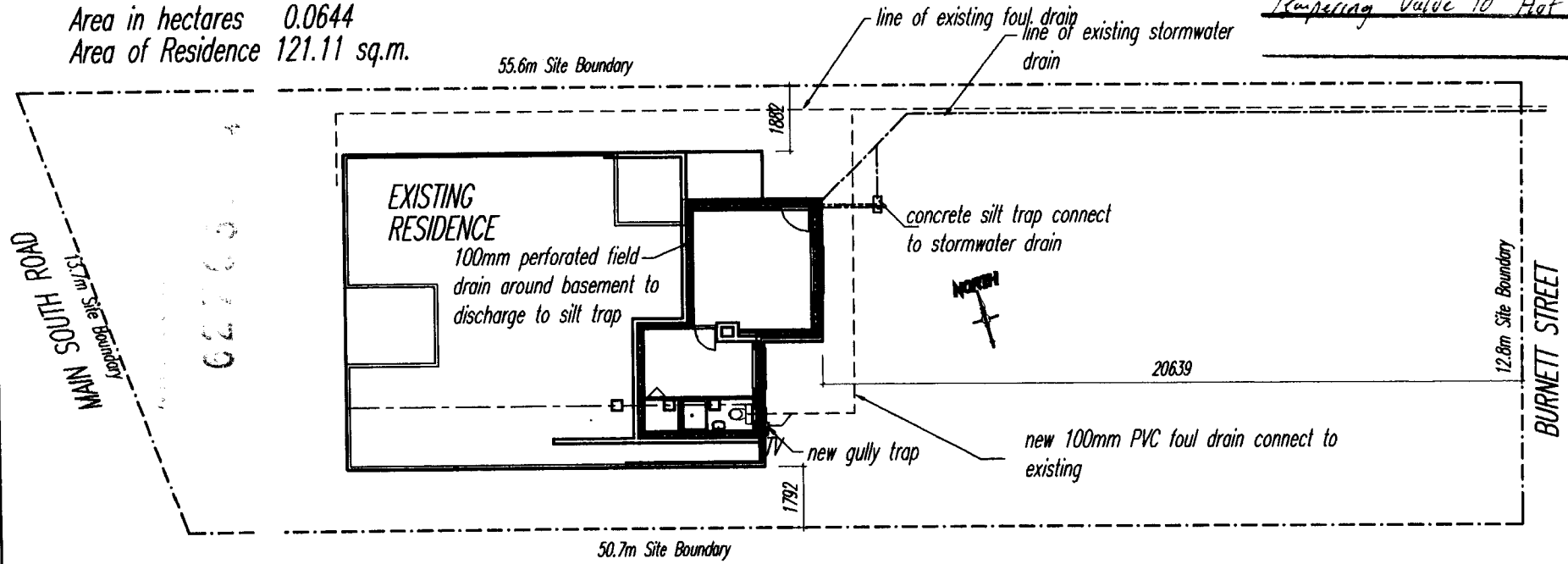
Glazing
 shall comply with NZS 4223:1999 parts 1 to 3

Building *AS*
 Drainage *ML*
 Health

Date *7/1/06*
 Date *28.9.06*
 Date

NOTE

Tempering Valve to Hot Water



Design & Drafting
 787 TAIERI MOUTH ROAD
 RD 1 BRIGHTON
 Telephone 03 481 1988
 Fax 03 481 1985
Te Ewi Mihaka
 Original Margin 284mm

PROPOSED BASEMENT ALTERATION
MR H. GILCHRIST
 at 18 BURNETT STREET - DUNEDIN

SITE PLAN

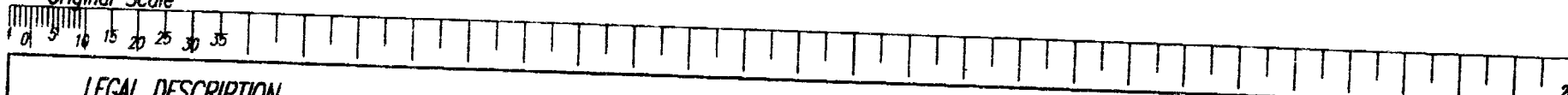
Sheet No. **5**
 of 7

Date 12 Sep 06 Scale 1:200 Ref No. 6/064

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

Plumbing and Drainage
 To comply with approved documents: E1/AS1, G12/AS1, G13/AS1&2

Original Scale



LEGAL DESCRIPTION

LOT 17 DP 2342

Property number 5034938

Valuation number 27350-16300

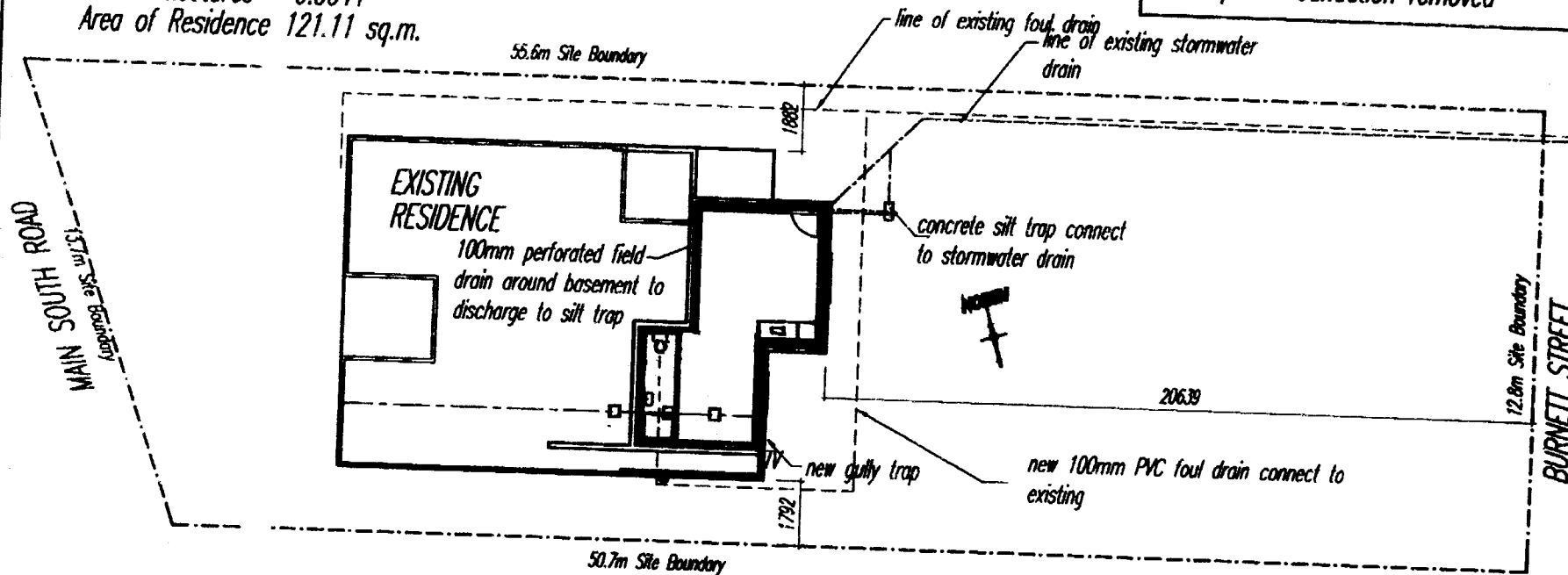
Area in hectares 0.0644

Area of Residence 121.11 sq.m.

REVISIONS

Date 20 nov 06

1. Bathroom repositioned
2. Fireplace foundation removed



Design & Drafting

787 TAIERI MOUTH ROAD
RD 1 BRIGHTON

Telephone 03 481 1988

Fax 03 481 1985

Te Ewi Mihaka

Original Margin 284mm

PROPOSED BASEMENT ALTERATION
MR H. GILCHRIST
at 18 BURNETT STREET - DUNEDIN

SITE PLAN

Sheet No.

5

or

7

Date 12 Sep 06 Scale 1:200

Ref No. 6/064

Original Scale
4 0 5 10 15 20 25 30 35

Designed by



Original Margin 284mm

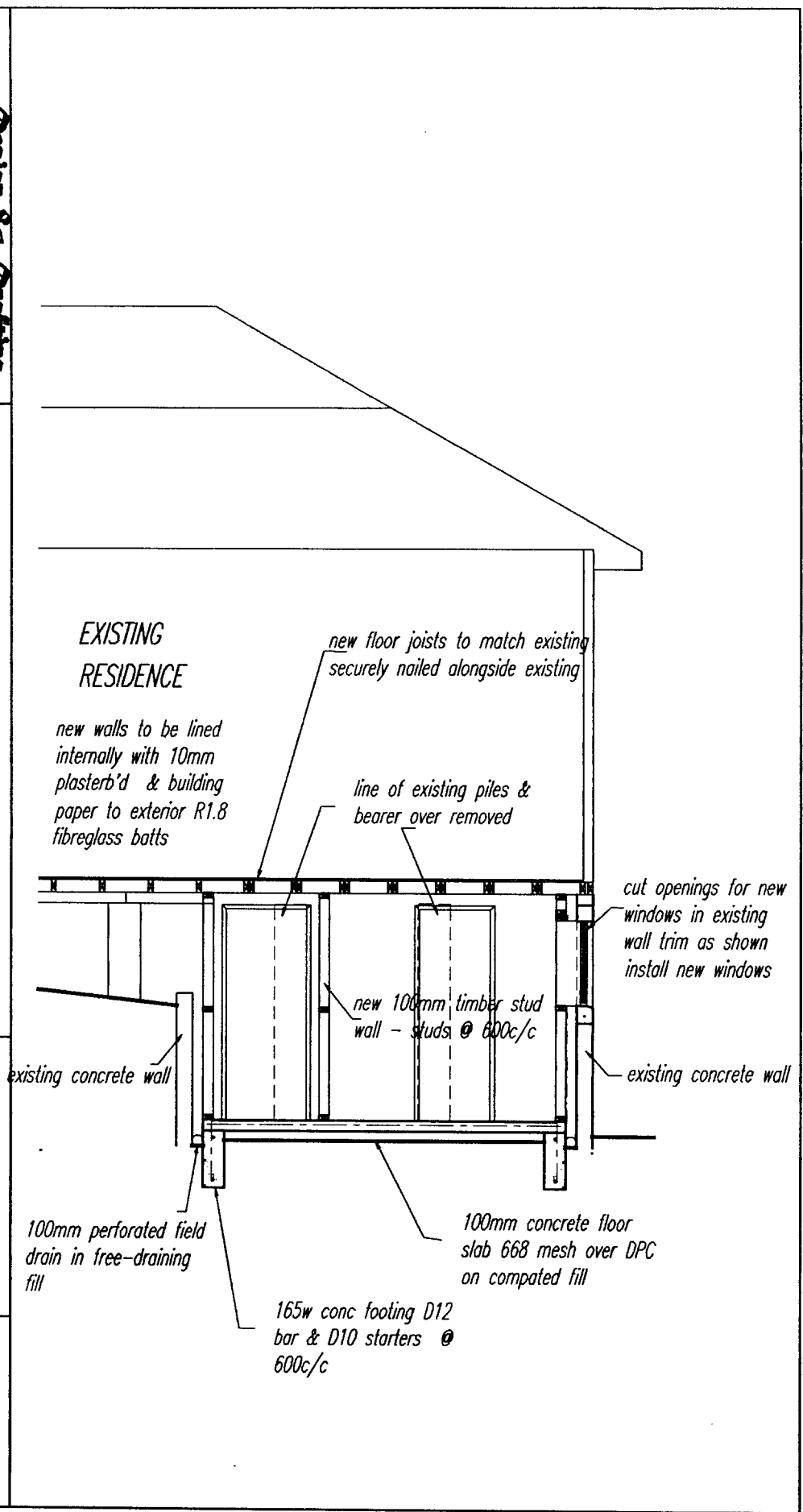
Design & Drafting
787 TAIERI MOUTH ROAD
RD 1 BRIGHTON
Telephone 03 481 1988
Fax 03 481 1985
Te Ewa Mihaka

PROPOSED BASEMENT ALTERATION
MR H. GILCHRIST
at 18 BURNETT STREET - DUNEDIN

Date 12 Sep 08 Scale 1:50 Ref No. 6/064

SECTION A

Sheet No. 3
of 7



Original Scale

4

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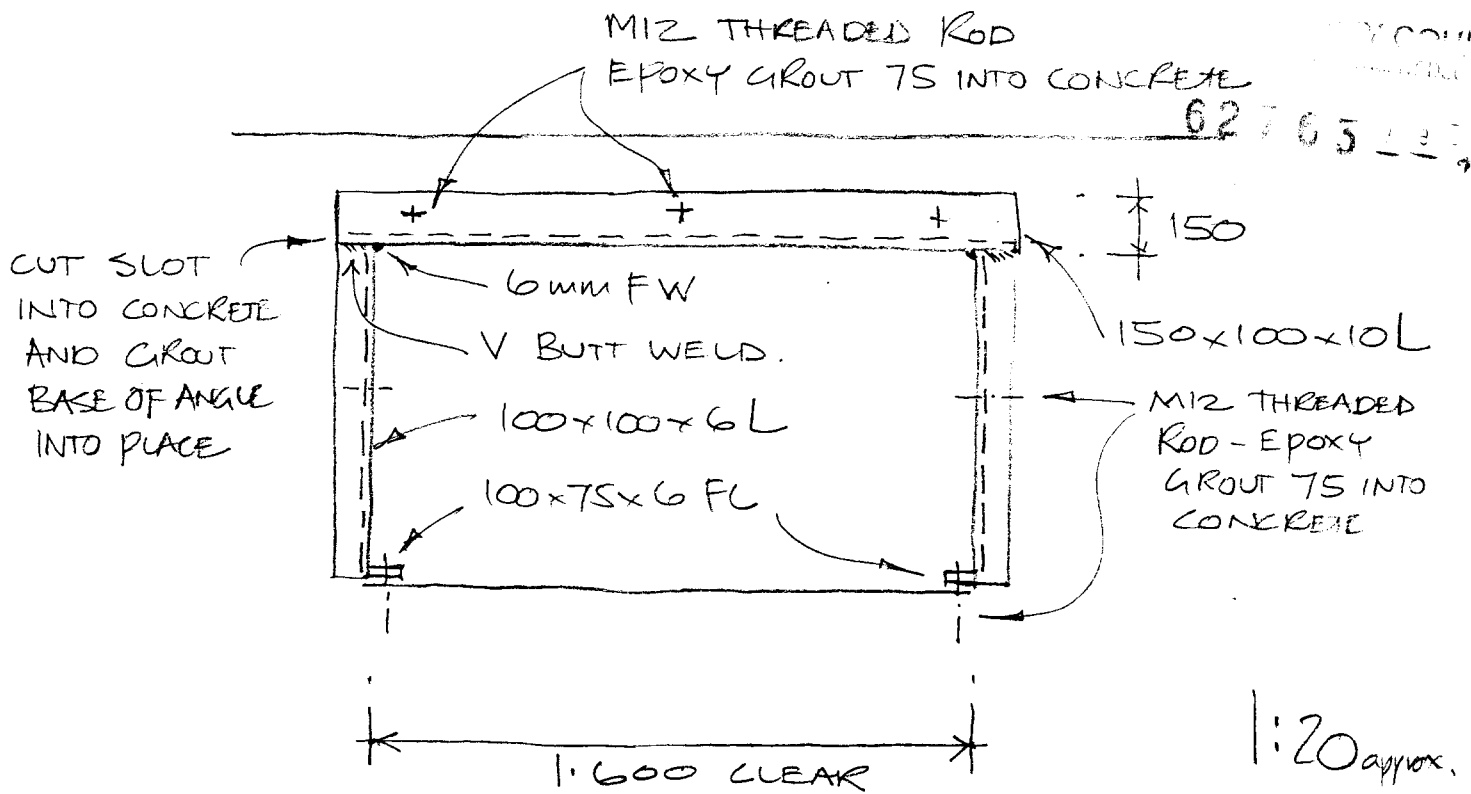
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NOTE - PLACE GROUT OR MORTAR BETWEEN
UNDERSIDE OF CONCRETE & BASE OF ANGLE

ELEVATION - NEW WINDOW OPENING

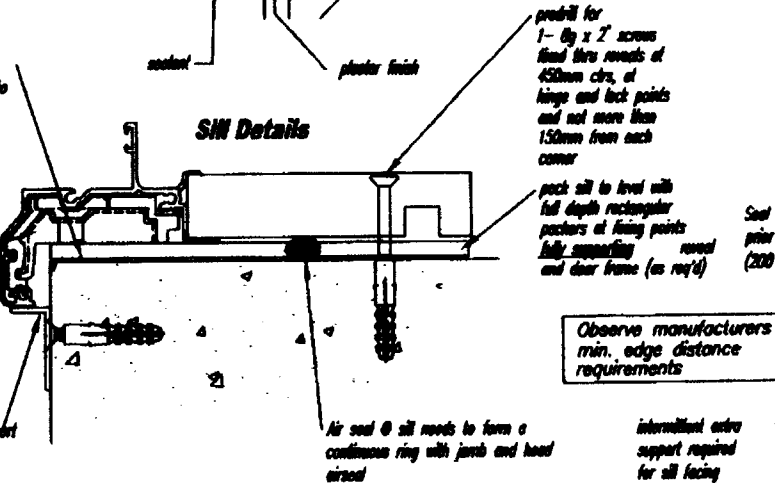
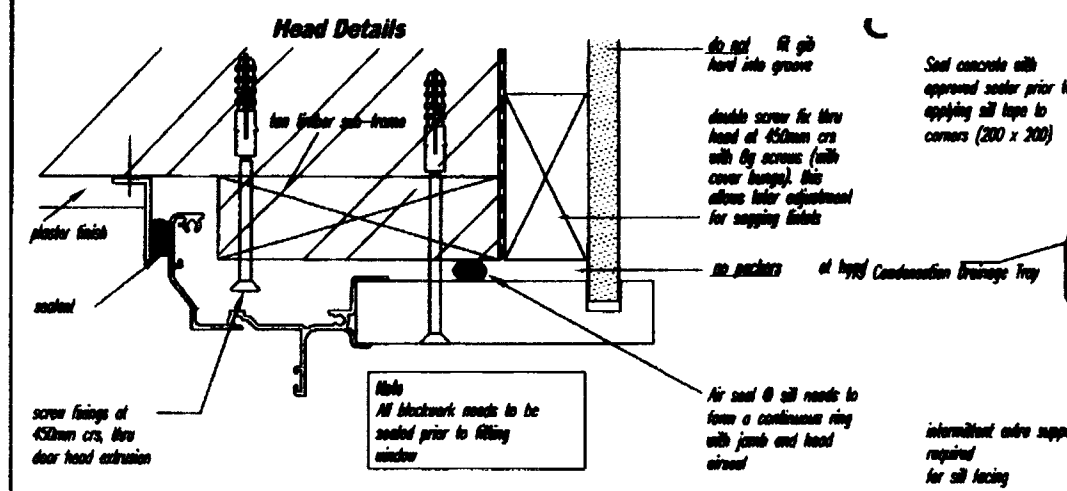
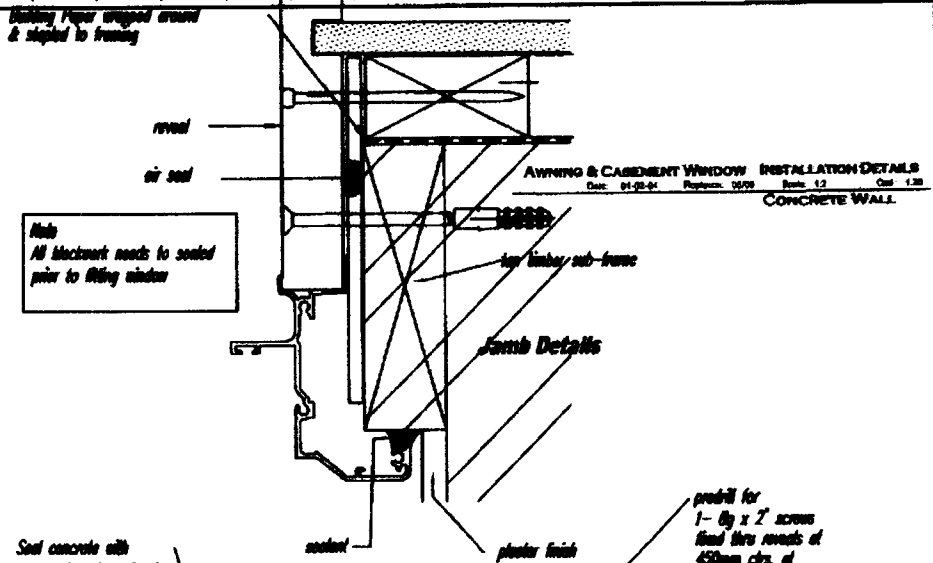
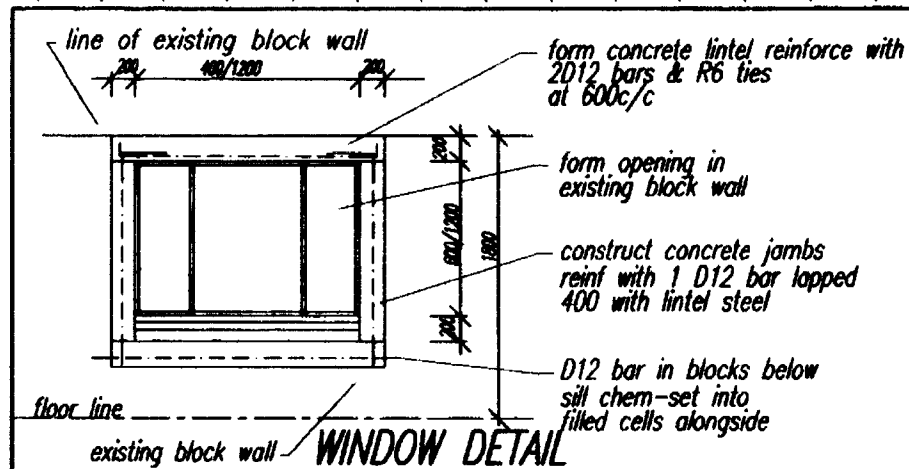
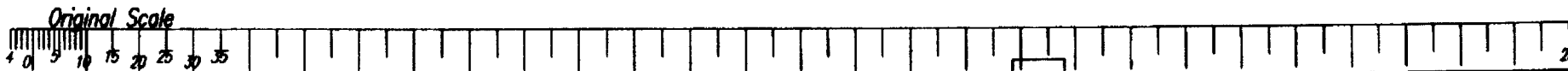
FLOOR SLAB - 100 THICK REINF. 668 MESH, 30 COVER
WITH EDGE THICKENING 200 D x 150 W, 1-D12 BAR.
FOR 1.200 WIDE WINDOW OPENING - USE
100x100x10 L FOR LINTEL, AND SIDE ANGLES
AS ABOVE. GROUT & MORTAR AS ABOVE.

FOR 500 WIDE WINDOW OPENING - USE
100x100x6 L FOR LINTEL ONLY, (WITH
NO SIDE ANGLES) AND LAND 100 MM
AT EACH END IN SLOT IN CONCRETE
GROUT & MORTAR AS ABOVE.

PROPOSED BASEMENT ALTERATION.

FOR H. GILCHRIST 18 BURNETT ST DUNEDIN.

M.C. FRASER LTD. 2/11/06 MCFW88



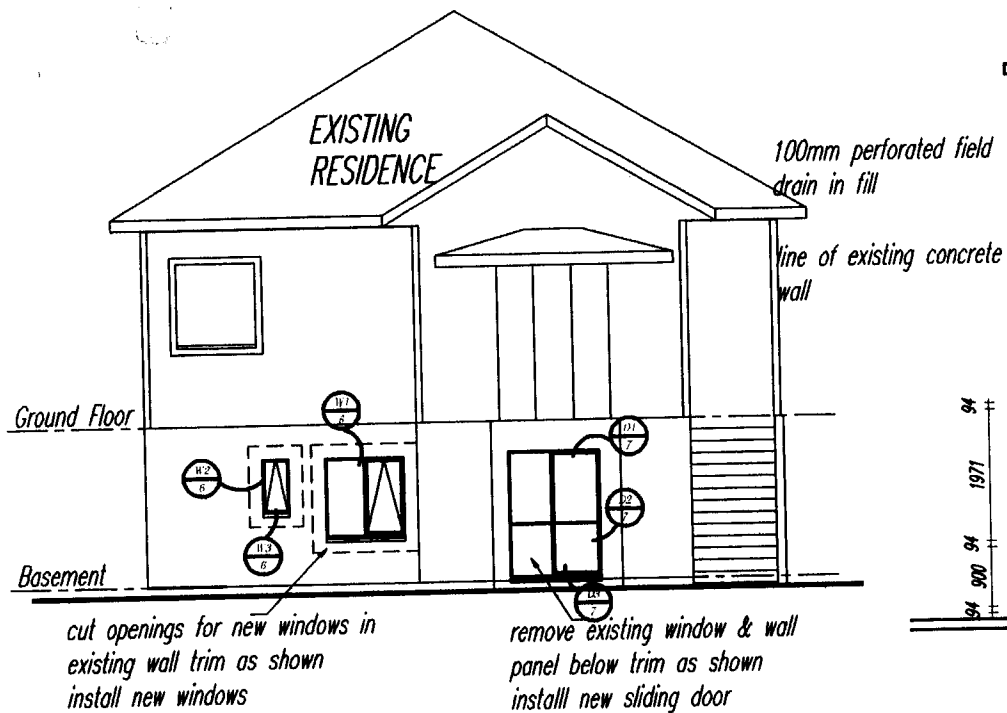
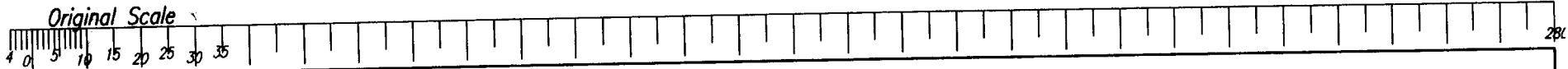
Designed by **Design & Drafting**
 787 TAIERI MOUTH ROAD
 RD 1 BRIGHTON
 Telephone 03 481 1988
 Fax 03 481 1985
Te Ewi Mihaka
 Original Margin 284mm

PROPOSED BASEMENT ALTERATION
 MR H. GILCHRIST
 at 18 BURNETT STREET - DUNEDIN

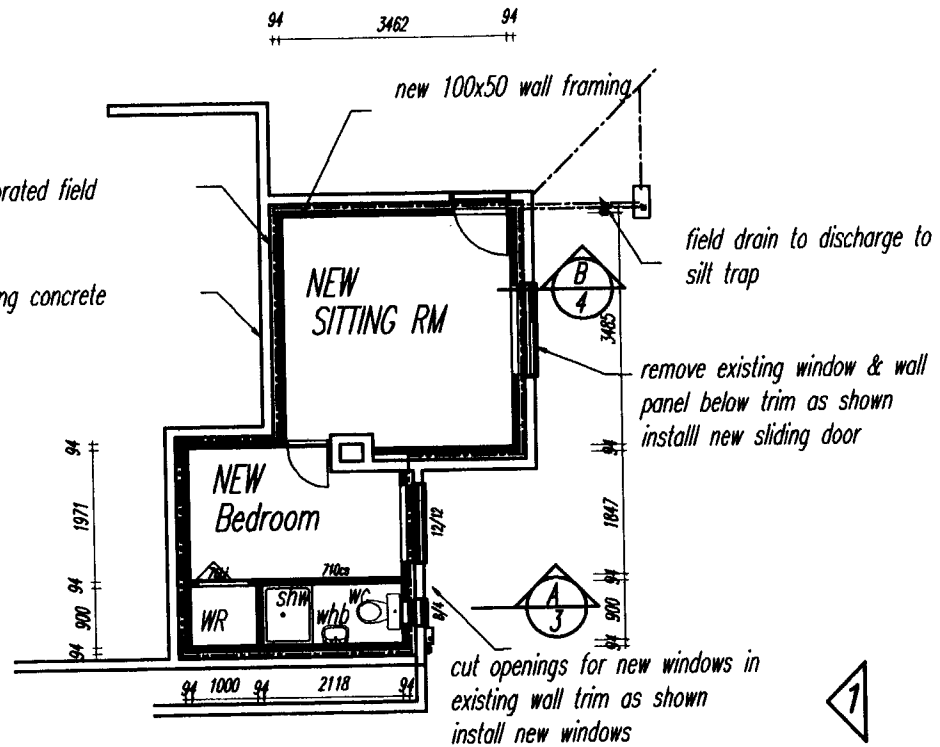
WINDOW DETAILS
 Date 12 Sep 04 Scale 1:20 1:5

Sheet No. **6**
 of 7
 Ref No. 6/064

62763



ELEVATION 1



ALTERED BASEMENT PLAN

ELEVATION REFERENCE

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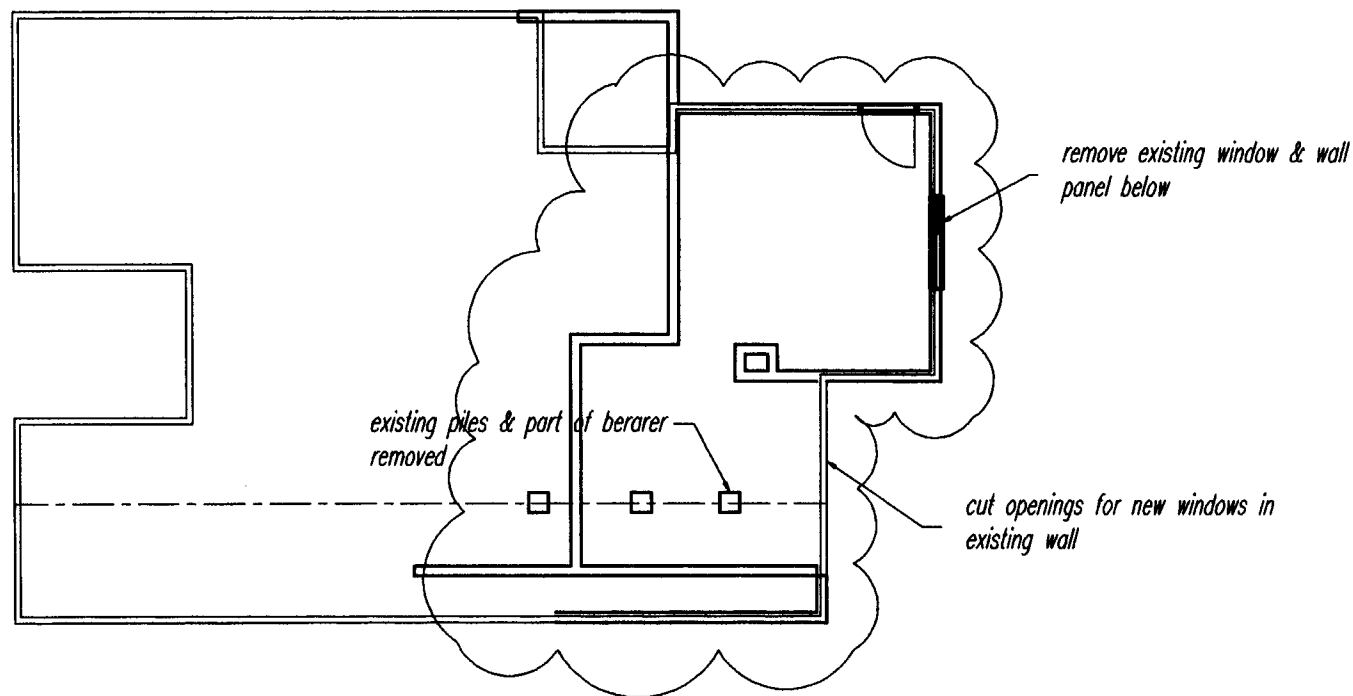
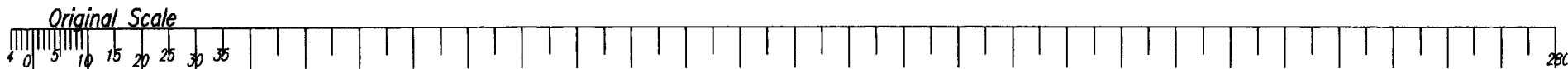
PROPOSED BASEMENT ALTERATION
MR H. GILCHRIST
 at 18 BURNETT STREET - DUNEDIN

ELEVATION 1
 FLOOR PLAN

Date 12 Sep 06 Scale 1:100

Sheet No. **2**
 of 7
 Ref No. 6/064

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PROPOSED BASEMENT ALTERATION
MR H. GILCHRIST
at 18 BURNETT STREET - DUNEDIN

EXISTING
FLOOR PLAN

Date 12 Sep 06 Scale 1:100

Sheet No. 1
of 7
Ref No. 6/064

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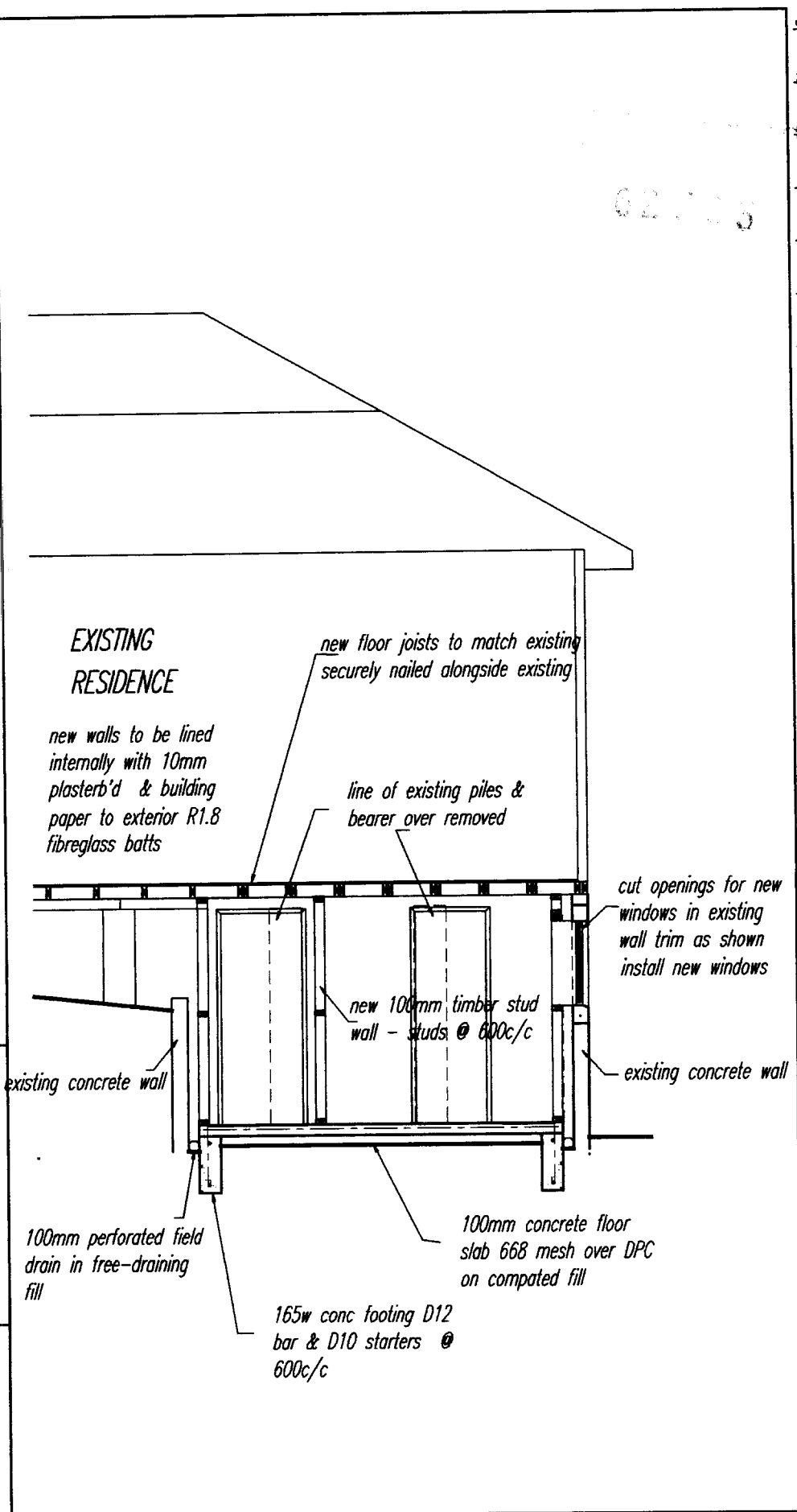
Original Margin 284mm

PROPOSED BASEMENT ALTERATION
 MR H. GILCHRIST
 at 18 BURNETT STREET - DUNEDIN

SECTION A

Sheet No. **3**
 of 7

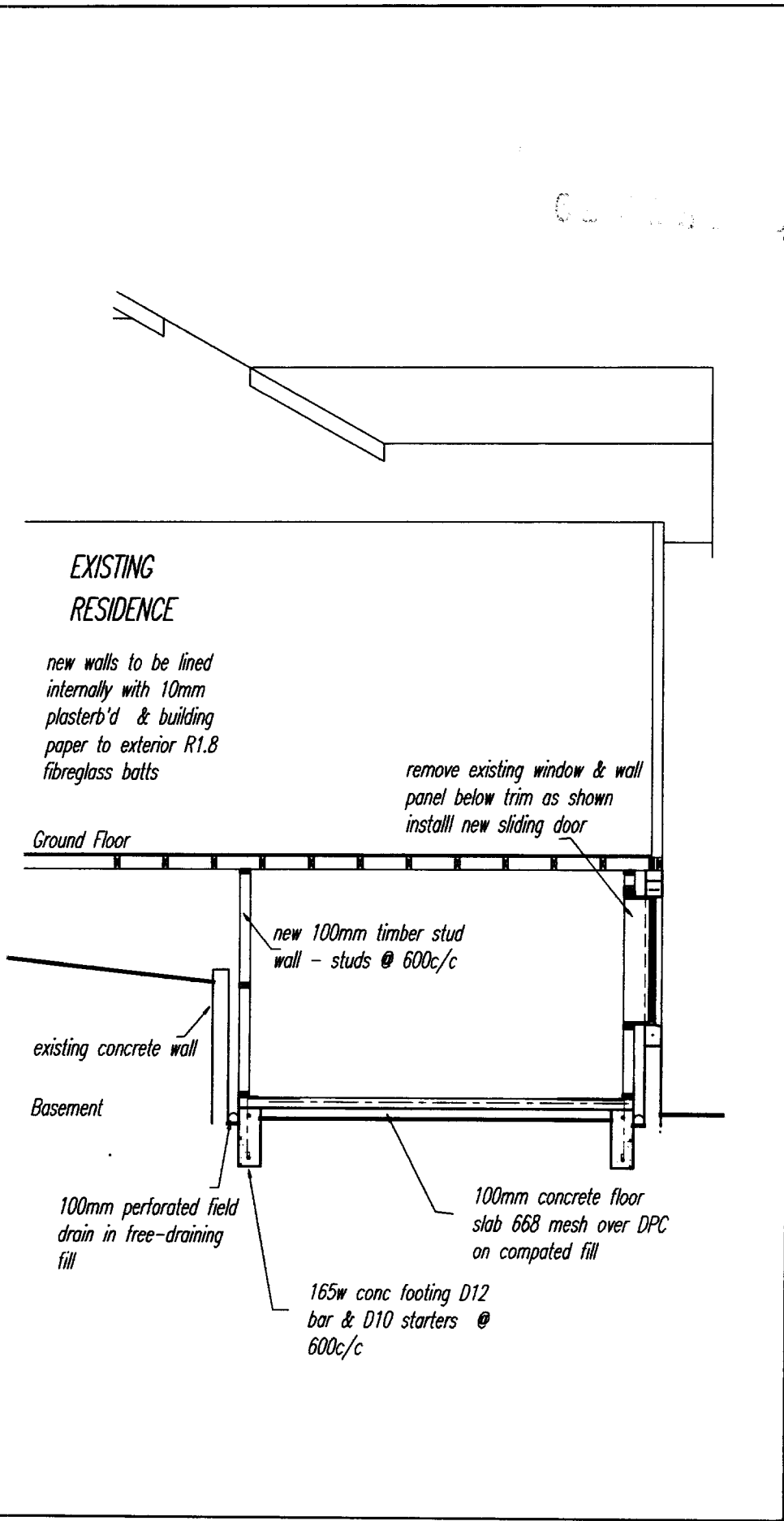
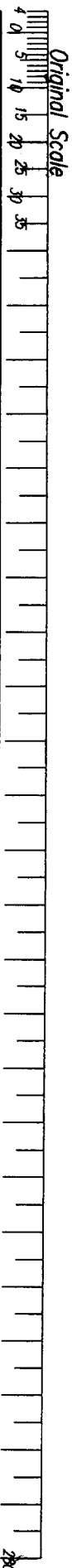
Date 12 Sep 04 Scale 1:50
 Ref No. 6/064



Original Scale

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Original Margin 284mm

PROPOSED BASEMENT ALTERATION
MR H. GILCHRIST
at 18 BURNETT STREET - DUNEDIN

SECTION B

Date 12 Sep 08 Scale 1:50

Ref No. 6/064

Sheet No. **4**
of 7

ARIA 62763

1. Planned
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211

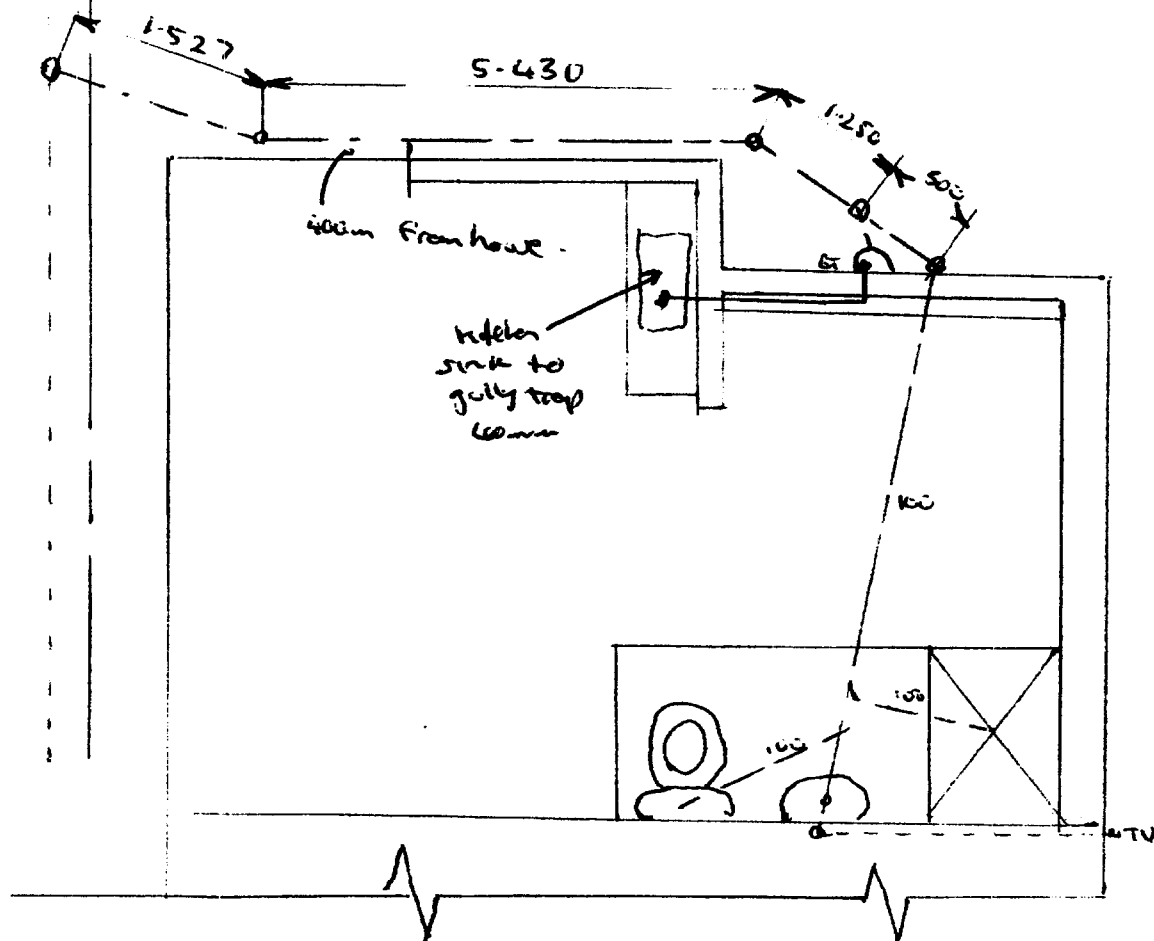
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SUSTAINING
Loop —
FS

Existing 100 sq ft



AS BUILT DRAINAGE PLAN FOR 18 BURNETT ST OUNEDIAN

As built Plans ABA 62763

Original Scale

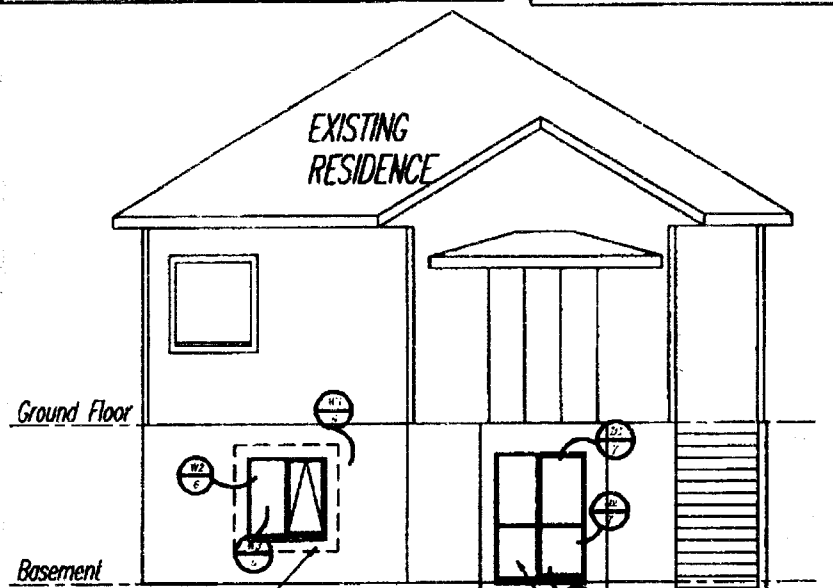
REVISIONS

Date 20 nov 06

1. Bathroom repositioned
2. Fireplace foundation removed

FLOOR COVERINGS NOTE

Bathroom : Vinyl coved 100mm to walls,
Slip resistant surface

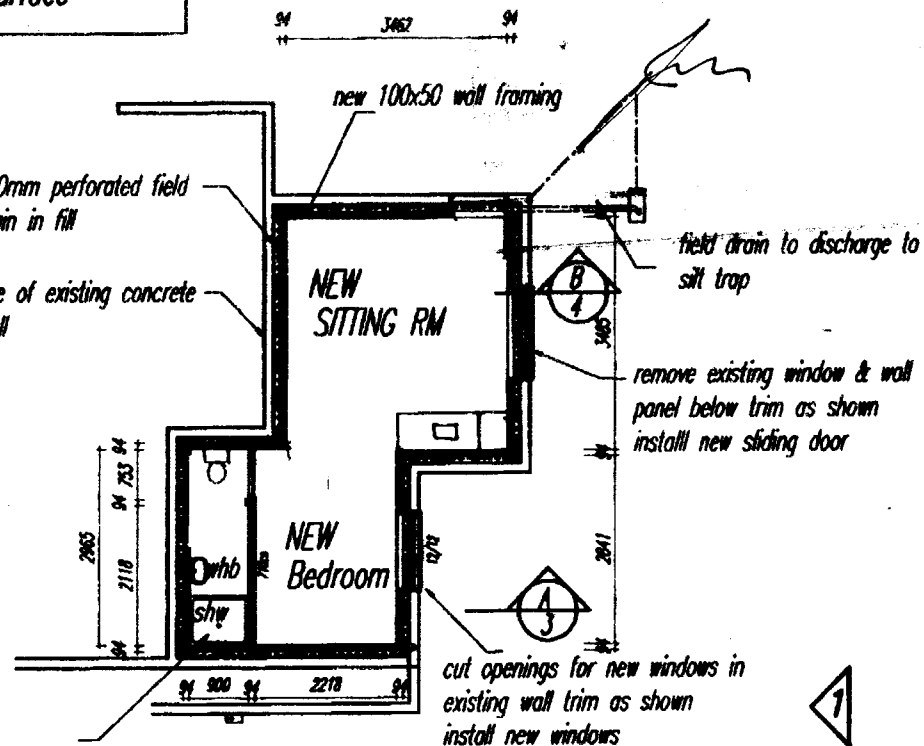


cut openings for new windows in
existing wall trim as shown
install new windows

ELEVATION 1

remove existing window & wall
panel below trim as shown
install new sliding door

install mechanical ventilation to new
bathroom



ALTERED BASEMENT PLAN

ELEVATION
REFERENCE

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Te Ewi Mihaka

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PROPOSED BASEMENT ALTERATION
MR H. GILCHRIST
at 18 BURNETT STREET - DUNEDIN

ELEVATION 1
FLOOR PLAN

Date 12 Sep 06 Scale 1:100

Sheet No. **2**
of 7

Ref No. 6/064

12/4/07