

DISCLAIMER

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Dunedin City Council – Land Information Memorandum

Property Address: 1 Crown Street Dunedin

Prepared for: Sortehaug Residential No 2 Limited

Prepared on: 04-May-2026

Property Details:

Property ID	5011018
Address	1 Crown Street Dunedin
Parcels	LOT 31 BLK II DP 1674

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 04-May-2026

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

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

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

District Plan Hazard Information

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

Other Natural Hazard Information

Flood Hazards

OVERLAND FLOW PATH

North East Valley Flood Level including 500mm Free Board

Description: The property is identified within the report “Minimum Floor Levels for Flood Vulnerable Areas” which seeks to establish minimum floor levels for flood vulnerable areas across the municipality. Although the report is known to the Dunedin City Council the council has not assessed the report for correctness. the applicant is solely responsible for ensuring that the land is suitable for a particular purpose including development. Recommended Minimum Floor Levels(flood level plus 500mm free board) vary for each property under each different sub area.

GHD. (2015). *Minimum floor levels for flood vulnerable areas*. GHD.

[https://2gp.dunedin.govt.nz/2gp/documents/Section32_Background_Documents/Natural_Hazards/Dunedin%20City%20Council,%20Minimum%20Floor%20Levels%20for%20Flood%20Vulnerable%20Areas%20\(GHD,%20March%202015\).pdf](https://2gp.dunedin.govt.nz/2gp/documents/Section32_Background_Documents/Natural_Hazards/Dunedin%20City%20Council,%20Minimum%20Floor%20Levels%20for%20Flood%20Vulnerable%20Areas%20(GHD,%20March%202015).pdf)

Commissioned by: Dunedin City Council

Purpose: The purpose of this report is to identify minimum floor levels for residential development in flood vulnerable areas of Dunedin City, to ensure that buildings are protected against flooding to an appropriate level of risk.

Scope of report: Flood-prone and low-lying parts of Dunedin City

Reference Number: 12074

WATERWAY

Lindsay Creek floodplain

Description: Lindsay Creek floodplain area.

Goldsmith, M., Williams, J., Payan, J.-L., & Stocker, H. (2014). *Flood hazard of Dunedin’s urban streams*. Otago Regional Council.

<https://www.orc.govt.nz/media/1724/flood-hazard-of-dunedins-urban-streams.pdf>

Commissioned by: Otago Regional Council

Purpose: The purpose of this report is to describe the nature and extent of flood hazard from Dunedin’s urban streams, to support the development of hazard maps and to provide information to guide land-use planning and floodplain management.

Scope of report: Urban streams within Dunedin City that present a potential flood hazard

Goldsmith, M., Williams, J., Payan, J.-L., & Stocker, H. (2014). *Flood hazard of Dunedin’s urban streams*. Otago Regional Council.

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Scope of report: Urban streams within Dunedin City that present a potential flood hazard

Reference Number: 11581

Land Stability Hazards

LAND MOVEMENT

Alluvial Fans - active floodwater-dominated 50000_1998_100m

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

Reference Number: 10106

Coastal Hazards

No information.

Seismic Hazards

INTENSIFIED SHAKING

Earthquake Possible Amplification 1:25000 Map

Description: This area has been identified as lying within a zone susceptible to amplified shaking in an earthquake and the approximate area of possible amplification of earthquake intensity by 0-1 on MM Scale.

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

<https://www.civildefence.govt.nz/assets/Uploads/documents/lifelines/dunedin-lifelines-report-1999.pdf>

Commissioned by: Dunedin City Council and Otago Regional Council

Purpose: To assess the vulnerability of Dunedin’s lifeline utilities to natural hazards and to develop strategies that reduce risks and strengthen the city’s resilience.

Scope of report: The Dunedin City Council area, bounded west by Flagstaff and Three Mile Hill, east by the Otago Harbour entrance, north by Waitati, and south by Brighton.

Reference Number: 10111

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 **11 May 1993**.

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	2011018
Address	1 Crown Street Dunedin
Valuation Number	26750-04900

Latest Valuation Details

Capital Value	\$550,000
Land Value	\$305,000
Value of Improvements	\$245,000
Area (Hectares)	0.0422HA
Units of Use	1

Current Rates

Current Rating Year Starting	01-Jul-2025
Dunedin City Council Rates	\$3,774.49

Rates Outstanding for Year \$943.63

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	-	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
	Lapsed	-	

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

[ABA-2001-295404](#) Building Consent - Alter Dwelling - Bathroom/Kitchen

Lodgement Date	12-Dec-2001
Decision	Granted
Decision Date	20-Dec-2001
Current Status	CCC Issued
Previous Number	ABA12969
<i>(Applications before 2007)</i>	

[ABA-2016-2071](#) Building Consent - Install Masport LE4000 Heater into Dwelling

Lodgement Date 25-Oct-2016
Decision Granted
Decision Date 02-Nov-2016
Current Status **CCC Issued**
Previous Number
(Applications before 2007)

Building and Drainage Permits

[H-1926-10617](#) AAB19260001

9025 - Erect Dwelling and Shop (Sexton). The permit was lodged on 23-Jun-1926.

[H-1925-9624](#) AAB19250002

8070 - Erect Workshop (Sexton). The permit was lodged on 22-Jun-1925.

[H-1935-17658](#) AAB19350001

5274 - Bay Window, No Plan (Breen). The permit was lodged on 16-Jul-1935.

[H-1945-26521](#) AAB19450004

2619 - Erect Fence, No Plan (Bunting). The permit was lodged on 10-Jul-1945.

[H-1975-79535](#) AAB19750066

1369 - Extend Garage (Dick). The permit was lodged on 26-Jun-1975.

[H-1983-92670](#) AAB19830057

4338 - Install Kent Log Fire, Connect to Wetback (Dick). The permit was lodged on 21-Feb-1983.

[H-1989-104105](#) AAB19890063

7003 - Erect New Garage (Dick). The permit was lodged on 01-Sep-1989.

[H-1926-142887](#) AAD19260946

B9332 - Plumbing and Drainage (Sexton). The permit was lodged on 22-Oct-1926.

[H-1978-210031](#) AAD19781190

J9165 - Alter Plumbing and Drainage, Install Shower & WC in Bathroom (Dick). The permit was lodged on 22-May-1978.

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 2 (flood) Overlay Zone

Mapped Areas

- Wastewater Constraint Mapped Area
 - Name: North East Valley
- Road Classification Hierarchy (main roads within 30m of site)
 - North Rd is an Urban High Density Corridor road

[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

Drainage

Form 5 (building consent) copy

This property contains building consent application/s where a copy of the building consent (Form 5) is not able to be provided.

This may be due to the age of the consent and/or processes that were in place at the time.

Minimum Floor Levels

Clause E1.3.2 of the New Zealand Building Code requires that surface water, resulting from an event having a 2% probability of occurring annually, shall not enter buildings. This requirement applies to Housing, Communal Housing, Communal Residential and Communal non-residential buildings. For guidance when establishing minimum floor levels please refer to : <https://www.dunedin.govt.nz/services/building-services/minimum-floor-levels> and for links to specific areas:

<https://www.dunedin.govt.nz/services/building-services/minimum-floor-levels/mfl-guidance>

For further explanation on the current status of any 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 1 Crown Street Dunedin

RESOURCE CONSENTS WITHIN 50 METRES OF 1 CROWN STREET DUNEDIN

5011011 4A Northumberland Street Dunedin

RMA-1995-357336 Resource Management Act (Historical Data) ERECT CARPORT FOR FLAT A Ownr:PROFILE BLDGS / App: PROFILE BLDG BOX 1506 DUNEDIN (Non-Notified - Non Complying). The outcome was Granted on 14/03/1995.

5011013 4B Northumberland Street Dunedin

RMA-1988-352308 Resource Management Act (Historical Data) ERECT CARPORT Ownr:TRUESDALE (Non-Notified - Non Complying). The outcome was Granted on 16/06/1988.

5011014 185 North Road Dunedin

LUC-2024-155 Land Use Consent to alter an existing two-storey building in a hazard 2 flood overlay and establish a new external access with stair to a new upper floor two-bedroom residential apartment. The outcome was Granted on 13/06/2024.

LUC-2004-367489/A Land Use Consent s127 application to amend condition 1 land use consent to establish a licensed premise, restaurant, and associated signage. The outcome was s127 Upheld on 12/06/2020.

POL-2019-57 Planning Other Legislation planning certificate for sale of alcohol. The outcome was Granted on 07/11/2019.

POL-2017-54 Planning Other Legislation planning certificate for the purpose of Sale of Alcohol. The outcome was Granted on 30/11/2017.

POL-2017-15 Planning Other Legislation planning certificate for the purpose of sale of liquor. The outcome was Granted on 30/03/2017.

POL-2016-18 Planning Other Legislation planning certificate for the sale of liquor. The outcome was Granted on 06/05/2016.

POL-2011-54 Planning Other Legislation planning certificate for the purpose of the sale of liquor act 1989. The outcome was Granted on 13/09/2011.

POL-2009-70 Planning Other Legislation Planning Certificate for Sale of Liquor.. The outcome was Granted on 24/11/2009.

POL-2009-54 Planning Other Legislation Planning certificate for liquor licence. The outcome was Granted on 04/09/2009.

POL-2007-350520 Planning Other Legislation On Licence. The outcome was Granted on 31/05/2007.

RMA-2004-367489 Resource Management Act (Historical Data) ESTABLISH LICENCED RESTAURANT & BAR (Notified - Non Complying). The outcome was Granted on 20/04/2004.

RMA-1999-362727 Resource Management Act (Historical Data) ESTABLISH & OPERATE A CRAFT GALLERY IN A RESIDENTIAL BUILDING (Non-Notified - Non Complying). The outcome was Granted on 22/04/1999.

POL-2006-350470 Planning Other Legislation PLANNING CERTIFICATE FOR LIQUOR LICENCE. The outcome was Granted on 04/12/2006.

POL-2004-350245 Planning Other Legislation ON LICENCE FOR CAFE (Other). The outcome was Granted on 09/07/2004.

5011015 189 North Road Dunedin

LUC-2026-116 Land Use Consent Retrospective consent to confirm use of existing room space as habitable room. There has been no outcome yet.

5011016 191 North Road Dunedin

LUC-2010-377 Land Use Consent establish a 'community support activity' within premises situated within a residential 1 zone and to erect a non-complying sign. The outcome was Granted on 04/10/2010.

5011024 15 Crown Street Dunedin

LUC-2017-436 Land Use Consent land use consent for the establishment of a dwelling addition that breaches side yard and height plane angle requirements; and the authorisation of yard and height plane angle breaches by an existing dwelling, along with an absence of on-site car parking. The outcome was Granted on 06/10/2017.

5011051 10 Crown Street Dunedin

LUC-2009-360 Land Use Consent construct a new residence and adjoining carport. The outcome was Granted on 25/09/2009.

5011052 8 Crown Street Dunedin

LUC-2008-260 Land Use Consent Extension to dwelling which results in loss of existing use rights. The outcome was Granted on 29/05/2008.

5011065 15 Carr Street Dunedin

RMA-2001-365277 Resource Management Act (Historical Data) RE-ESTABLISH RESIDENTIAL ACTIVITY WITHIN EXISTING BUILDING (Non-Notified - Non Complying). The outcome was Granted on 05/12/2001.

RMA-1997-360551 Resource Management Act (Historical Data) CHANGE OF USE FROM RESIDENTIAL TO PROFESSIONAL CONSULTING ROOMS FOR PSYCHOTHERAPY PRACTICE (Non-Notified - Non Complying). The outcome was Granted on 20/03/1997.

5013489 210 North Road Dunedin

LUC-2023-138 Land Use Consent Maintenance work on Scheduled tree (T862 - Atlas Cedar). There has been no outcome yet.

LUC-2020-559 Land Use Consent maintenance work on a Significant Tree (T862 - Atlas Cedar). The outcome was Granted on 20/11/2020.

5013490 206 North Road Dunedin

LUC-2024-238 Land Use Consent the establishment of a dwelling that breaches density and outdoor living space performance standards and has bulk and location breaches, and associated earthworks. The outcome was Granted on 31/07/2024.

5013492 202 North Road Dunedin

RMA-1995-358821 Resource Management Act (Historical Data) ALTER BLDNG/SHOP TO DWG (Non-Notified Controlled). The outcome was Granted on 05/10/1995.

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

Accuracy of Boundaries

Knowing the true location of the property boundaries on the ground is important in determining what can be carried out on the land under the District Plan and in determining whether the current activity complies with the District Plan or any resource consent. Please note that the Council's aerial photographs may not accurately depict the extent of the property. The Record of Title for the site should be checked in the first instance. A surveyor may need to be consulted to establish the true location of the title boundaries on the ground.

Access to Site

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

Heritage New Zealand Pouhere Taonga Act 2014

The Heritage New Zealand Pouhere Taonga Act 2014 applies in addition to any protection provided to a building or site by the District Plan. The Heritage New Zealand Pouhere Taonga Act 2014 makes it unlawful for any person to destroy, or modify the whole or any part of an archaeological site, whether or not the land on which the site is located is designated, or a resource or building consent has been issued, without the prior authority of Heritage New Zealand. The Heritage New Zealand Pouhere Taonga Act 2014 defines an archaeological site as a place associated with pre-1900 activity, where there may be evidence relating to the history of New Zealand.

Pre-1900 buildings are considered archaeological sites under the Heritage New Zealand Pouhere Taonga Act 2014 and are also often associated with subsurface archaeological remains that provide evidence of pre-existing use of the site. Council records may not necessarily identify the precise date upon which an existing building was constructed. Contact the Dunedin office of Heritage New Zealand for further information: infodeepsouth@heritage.org.nz; 03 477 9871.

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

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

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

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

3 Waters

Information Regarding Watercourses

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

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

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

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

Transport

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

Non-compliant vehicle crossing – no 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



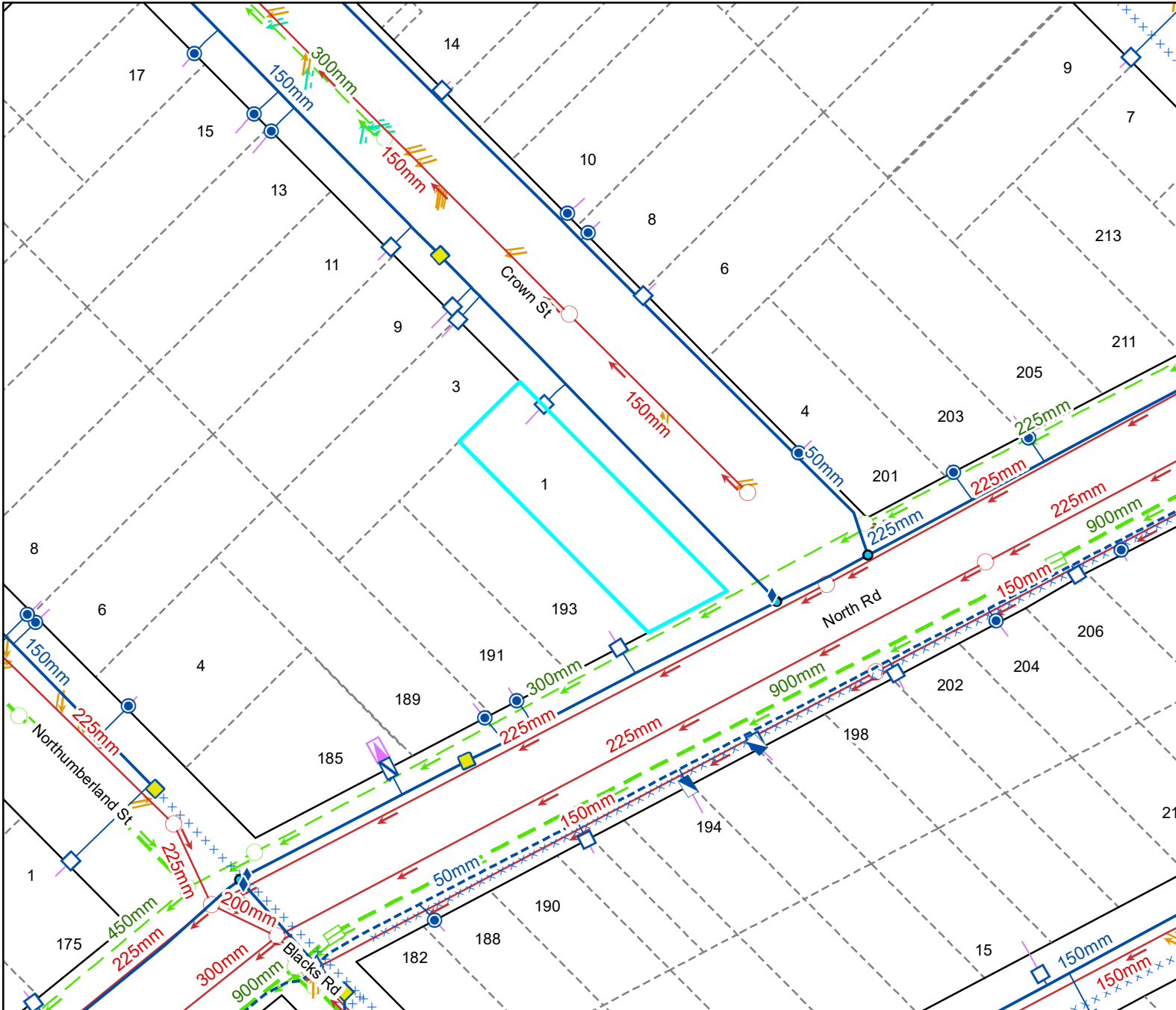
Photographic Map

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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
 2013 Urban and rural photography Jan/Feb 2013. Copyright DCC. CC BY 3.0 NZ.
 2006/2007 Urban photography March 2007, copyright NZAM. Rural photography March 2006, copyright Terralink International Ltd.



Legend

Water Supply

	Manifold Box		Water Non-Return Valve
	Water Meter		Water Pump Station
	Toby		Water Bore
	Meter without manifold box		Water Treatment Plant
	Retic Flow Meter		Water Storage Tank
	Combination Meter		Supply Main
	Manifold Box With Restrictor		Trunk Main
	Water Valve - Zone		Disused
	Non Return Valve		Reticulation
	Water Valve - Gate		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
	Lampohole		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 Lampohole		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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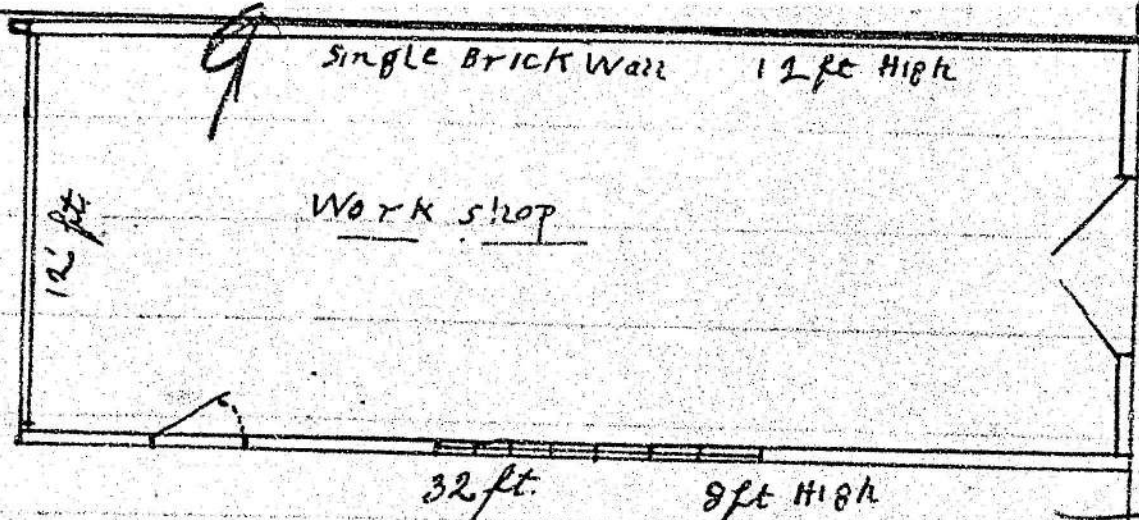


PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES
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2018-2019 Urban. Copyright DCC/Aerial Surveys Ltd. Rural, ORC/Aerial Surveys Ltd. CC BY 4.0 NZ.
2013 Urban and rural photography Jan/Feb 2013. Copyright DCC. CC BY 3.0 NZ.
2006/2007 Urban photography March 2007, copyright NZAM. Rural photography March 2006, copyright Terralink International Ltd.

Plan of Proposed Workshop for
 W. C. Sexton. Main North Road, N.E. Valley
 37ft.

- Frame 3x2
- Outside boarding (lumber)
- Roof g.c. iron
- rafters 4x2
- Purlins 3x2
- Floor joists 4x2
- Piles concrete



Scale 1/8" = 1 ft.

118 ft

129'-6"

CROWN ST.

MAIN NORTH RD
 39 ft.

Cont' Co

A. Thomas
 27 Young St
 N. E. Valley

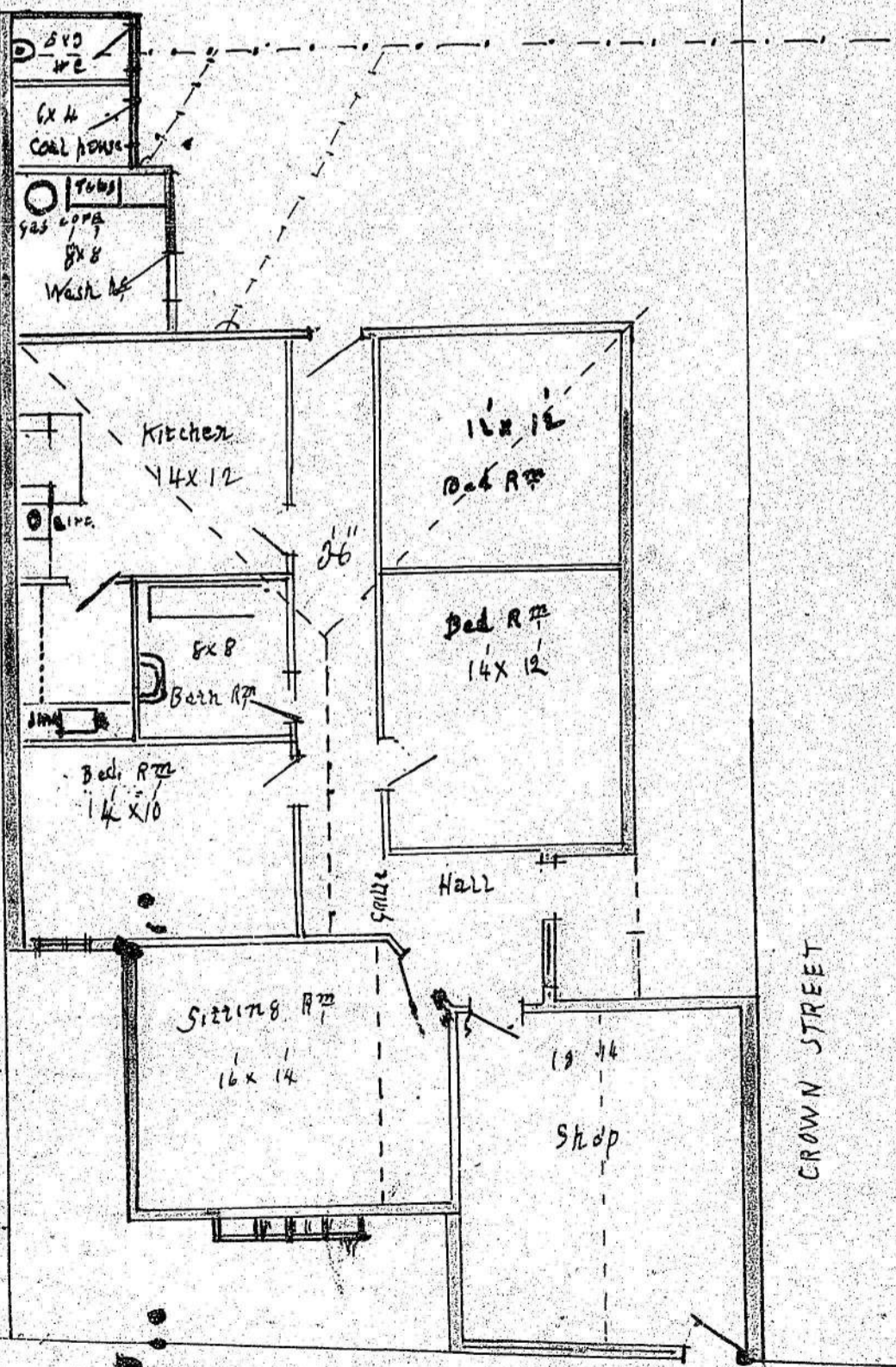
N. E. VALLEY

8070

37-6

Work Shop
92 x 12 (Previously built)

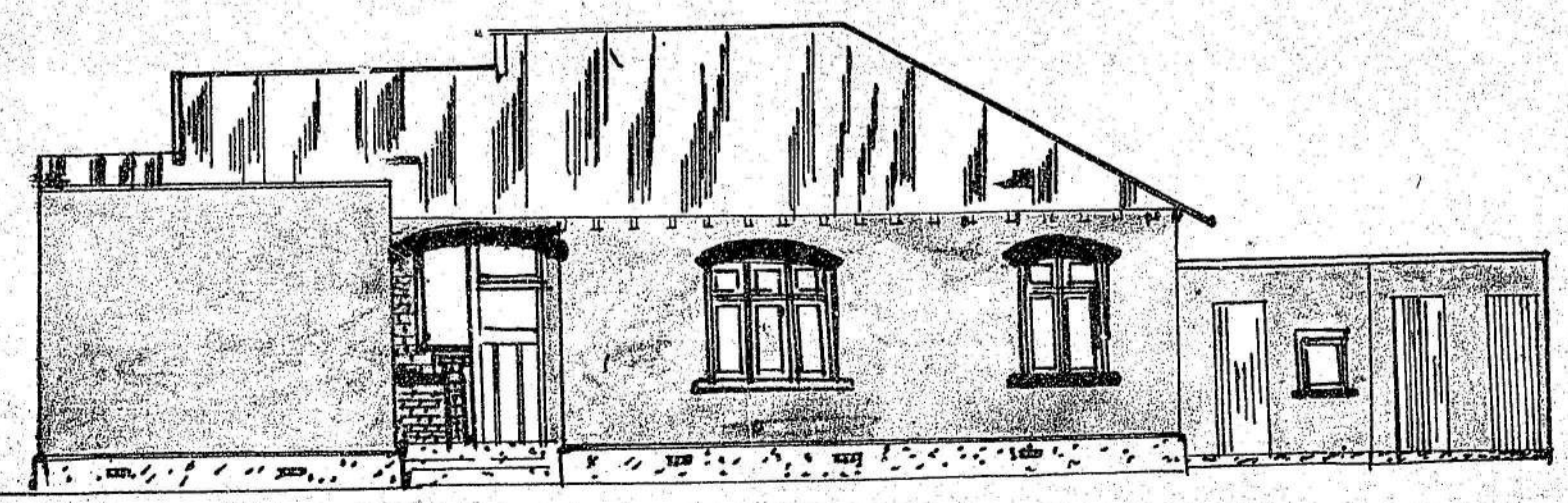
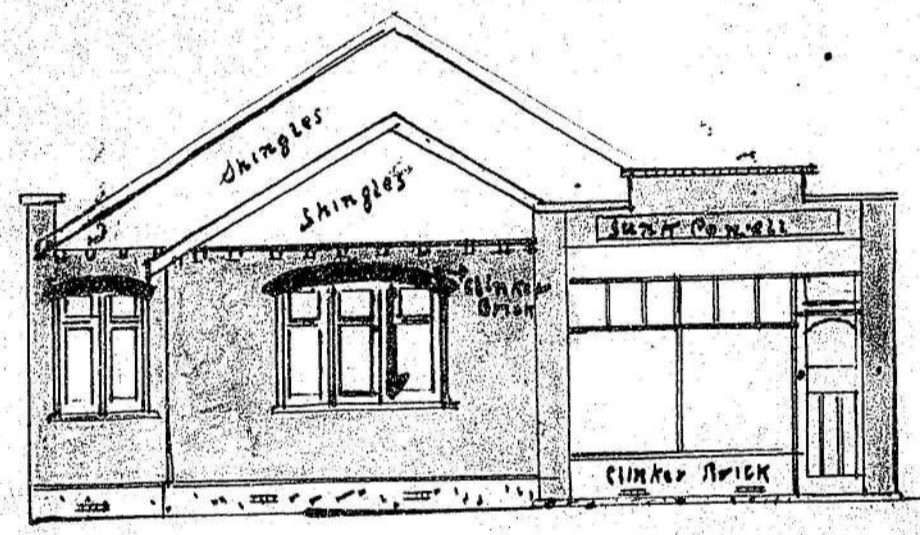
16 x 14-6
Garage



Plan of Proposed Shop and Dwelling
for C. W. Sexton - Plumber etc. N.E.V.
Section 31 Block 2 Glenroy

Estimated value \$900

A. P. Thomas
Builder
27 Young St
at Hill



MAIN NORTH ROAD

CROWN STREET ELEVATION

Scale = 1/8" = 1 foot
BRICK

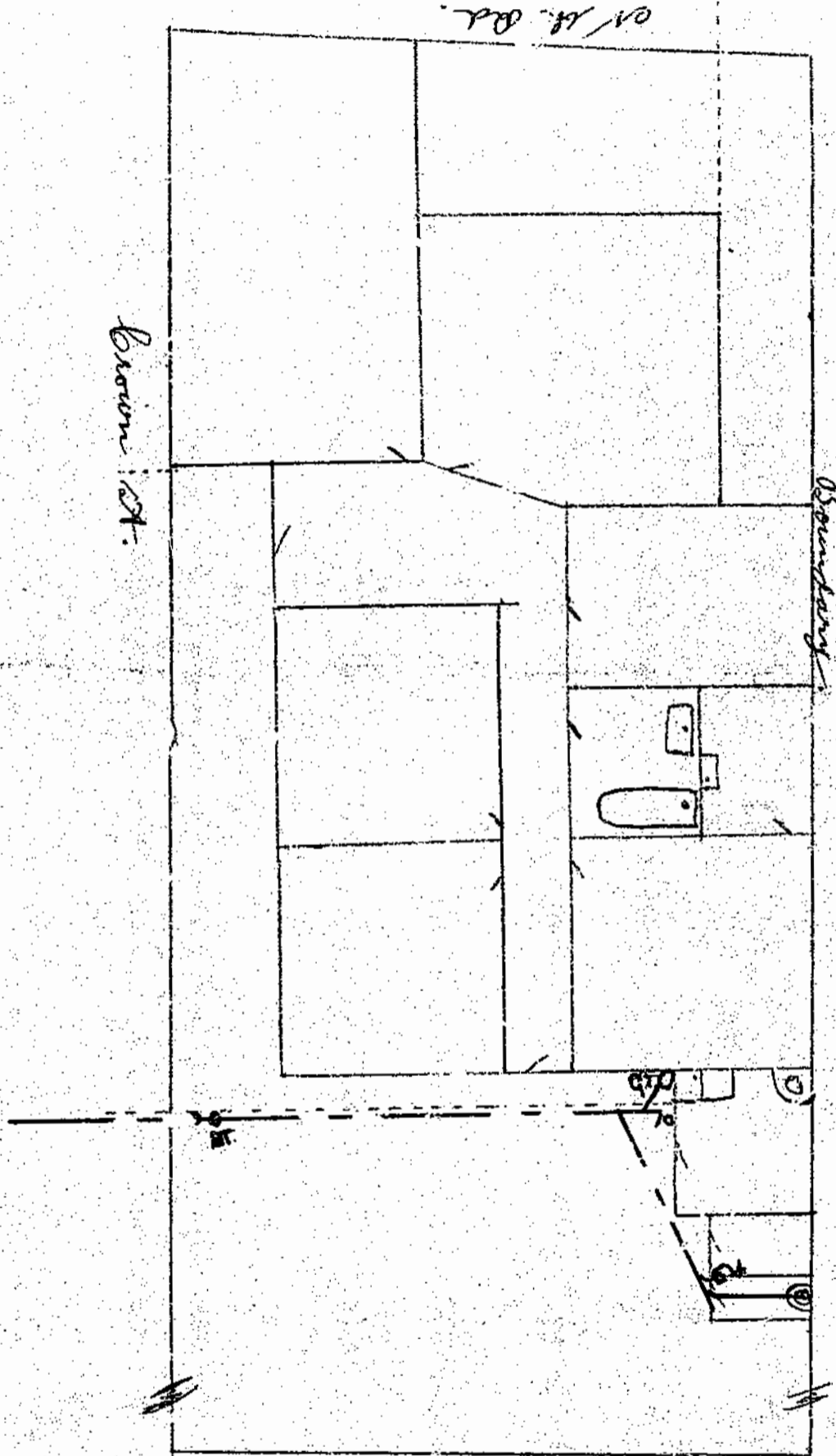
9025
994

HOUSE CONNECTION PLAN.

SCALE: 1/8 in. to a Foot.

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

Binding Margin to be left blank



LEGEND

- existing Drains
- - - New Foul Drains
- - - New Stormwater Drains

Owner E. W. Denton
 Street N. H. Rd + Brown St.
 Locality N. E. 17

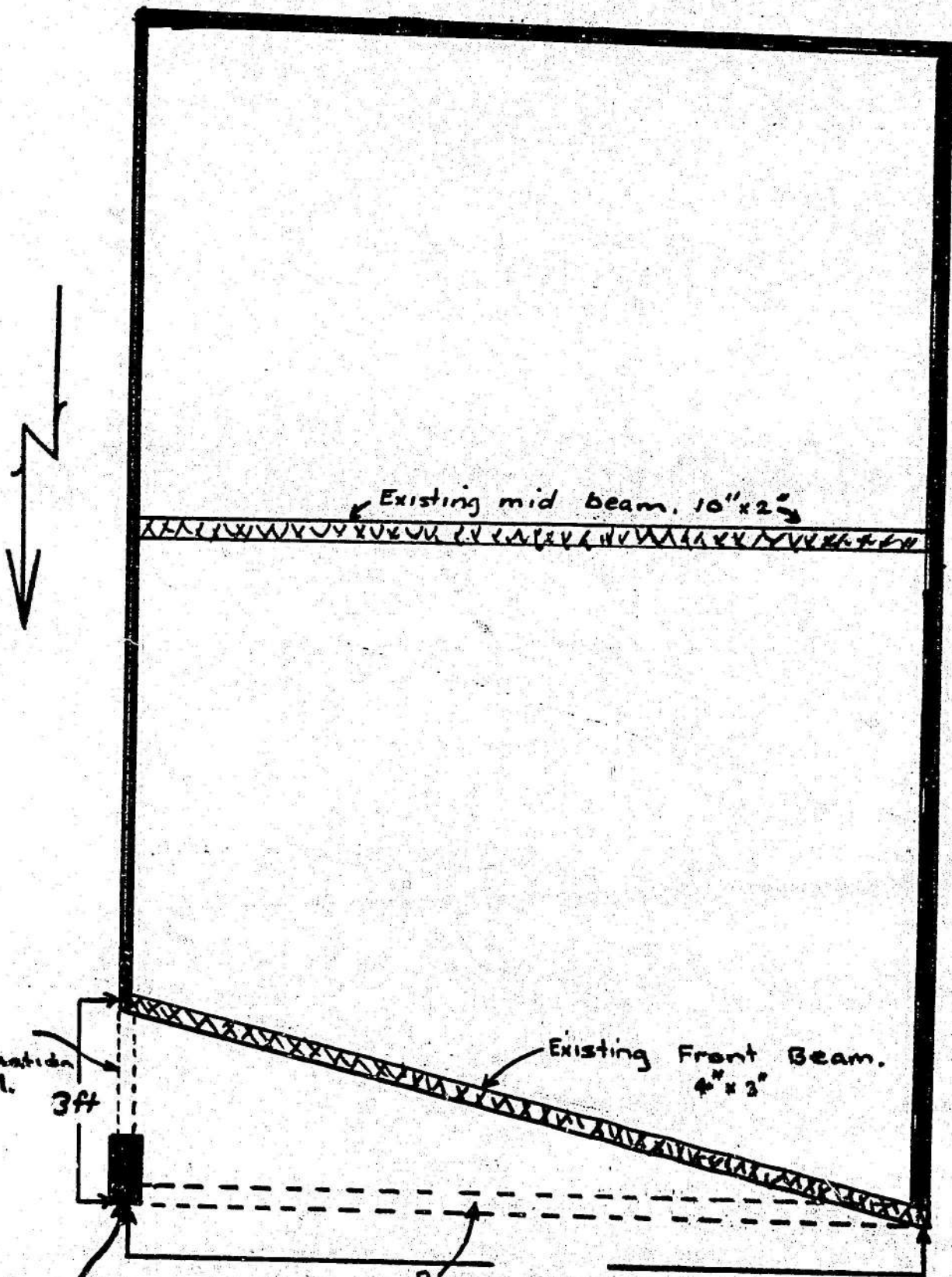
Block 2 Glenroy
 Section 31
 Allotment

Signature of Drainer E. W. Denton

Plan of existing garage
and of proposed modifications.

DUFFELL WATTS & KING
CONSULTING ENGINEERS

NOTE
N.T.S.



3' x 2"
Continuation
of wall.

3ft

Existing Front Beam.
4" x 2"

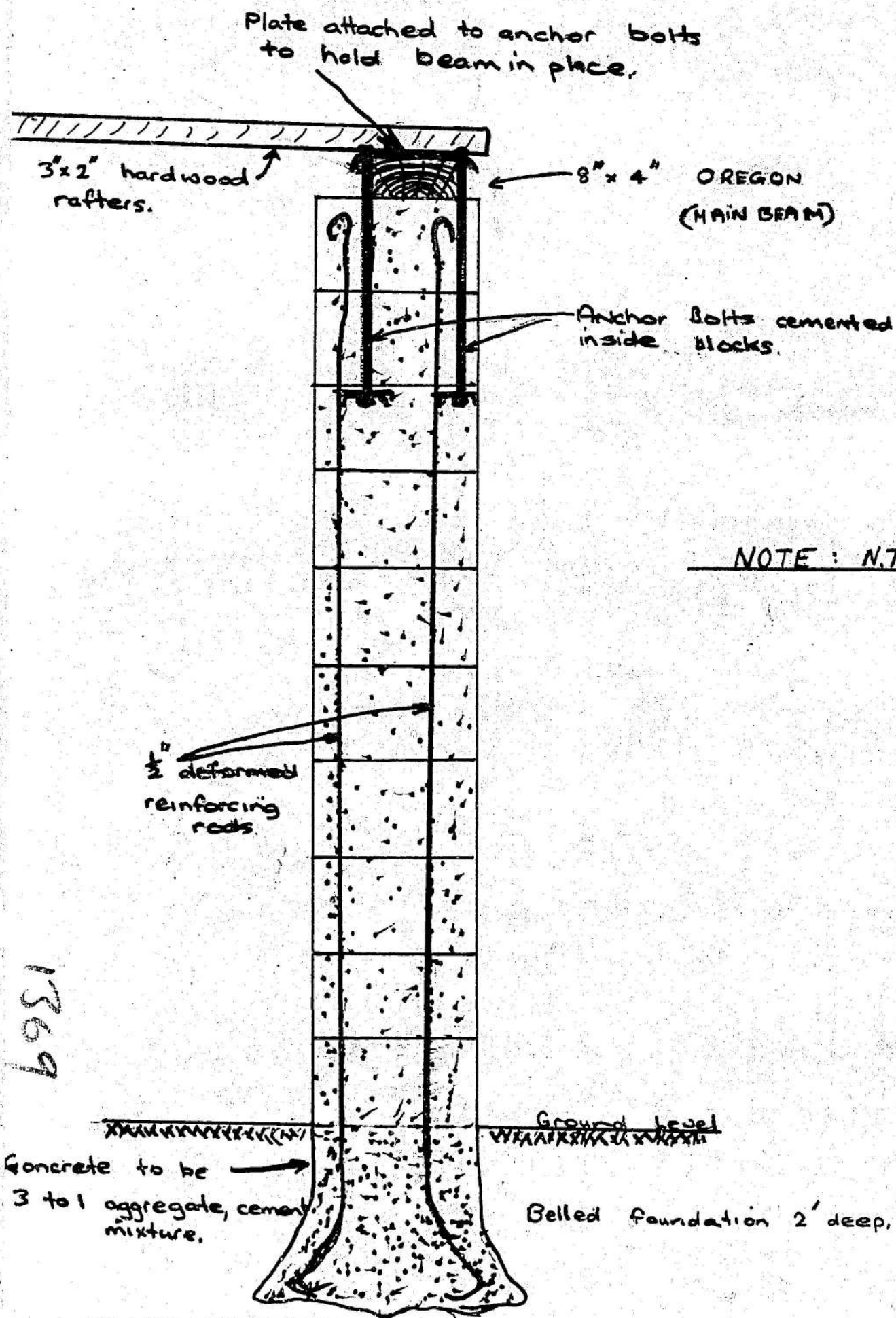
Proposed front beam.
8" x 4" Oregon.

Concrete block
column as shown
in sheets 1. + 2.

1369

SHEET (2)
SIDE VIEW.

DUFFELL WATTS & KING
CONSULTING ENGINEERS



1369

DUNEDIN DRAINAGE AND SEWERAGE BOARD
House Connection Plan

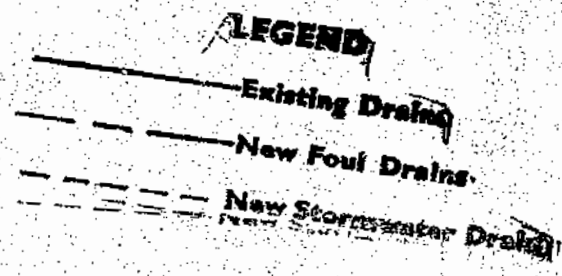
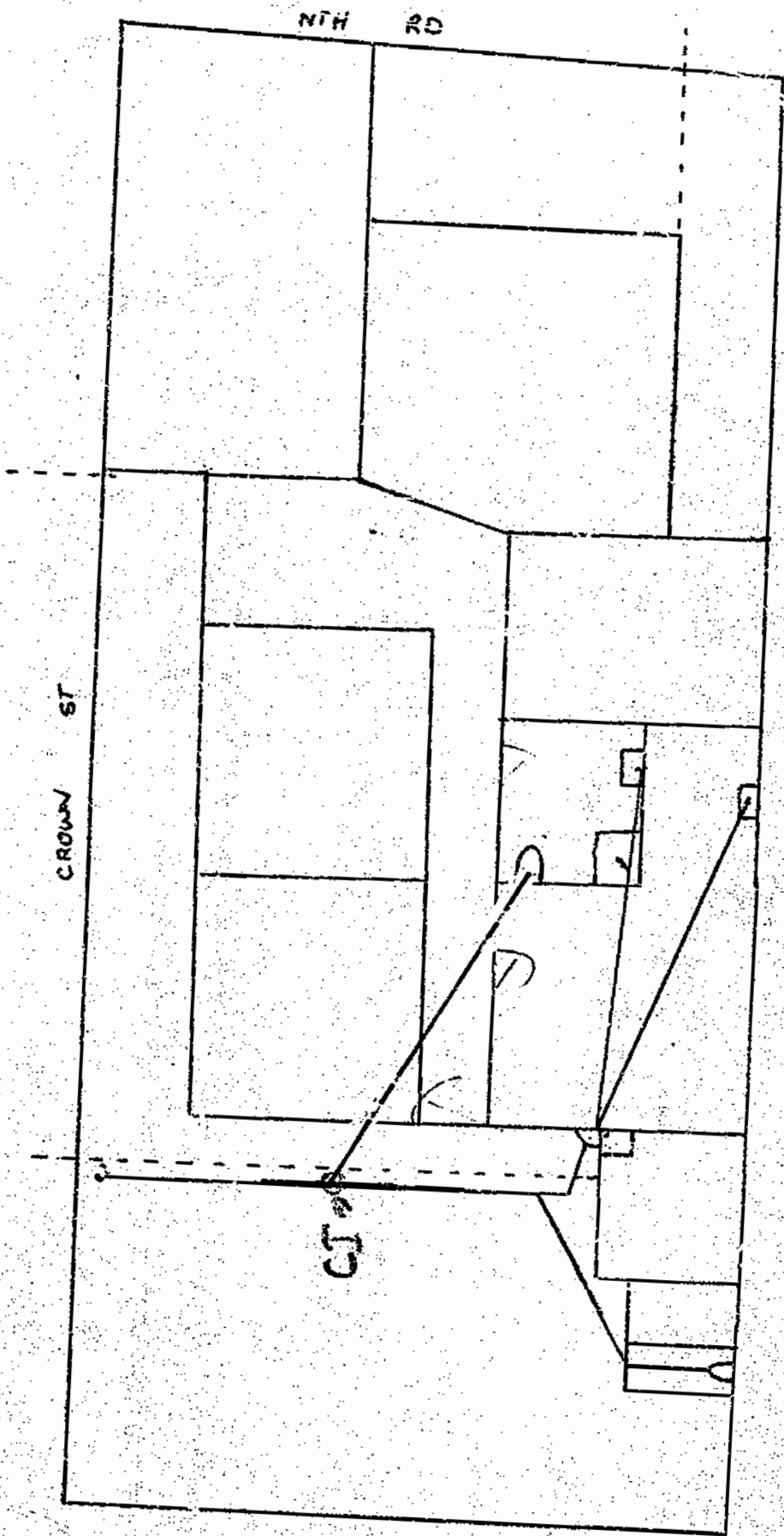
APPLICATION No. J/9165
 DATE 22-5-78 F.P.

SCALE (TO BE SHOWN) _____

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

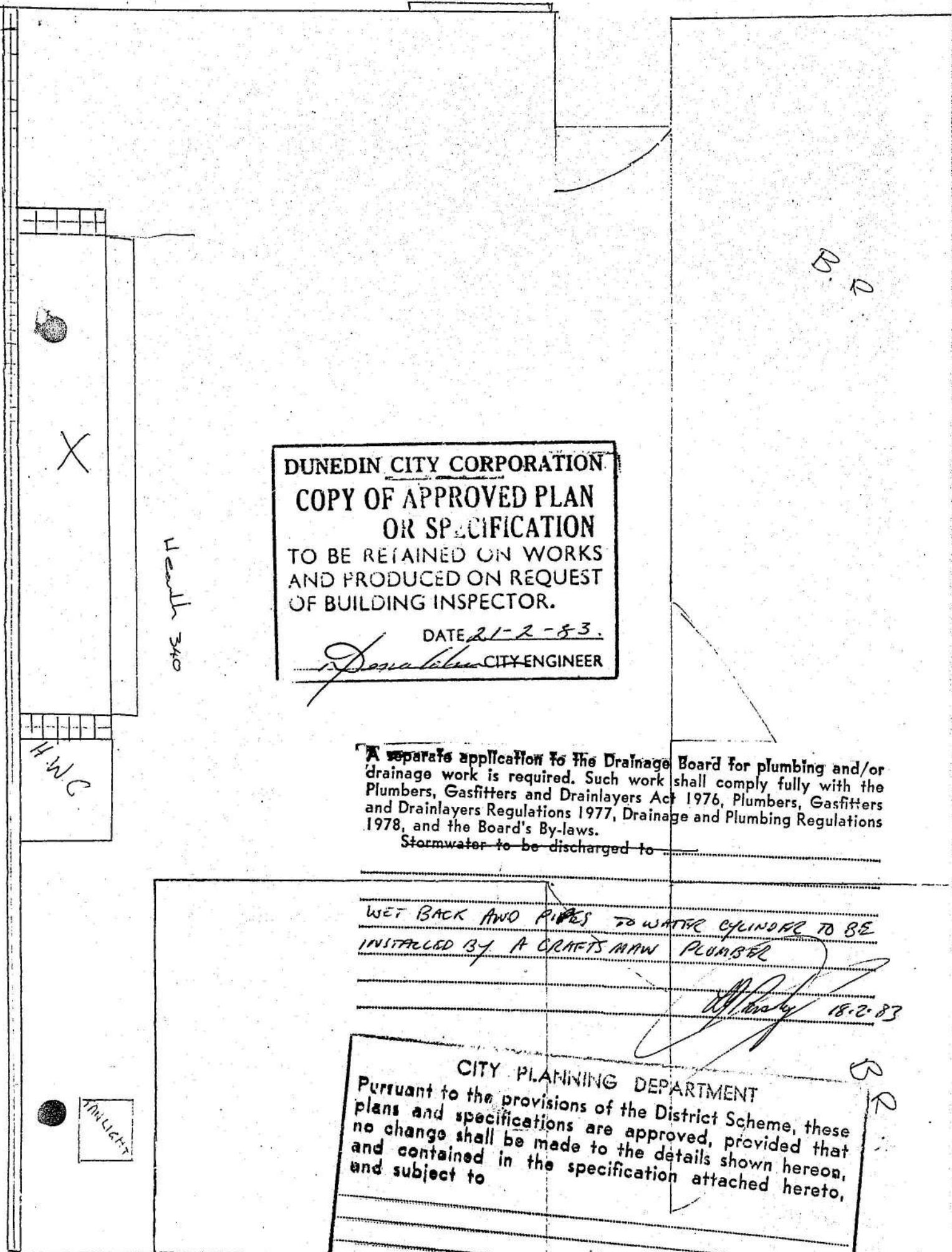
B/9332.

Binding Margin to be left Blank



Signature of Drainer A. B. [Signature]

Owner PV + NJ DICK Street & Locality 1 CROWN ST NEV.
 Block 2 Section 31 Allotment _____



B. 2

Health 340

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

DATE 21-2-83.
[Signature] CITY ENGINEER

A separate application to the Drainage Board for plumbing and/or drainage work is required. Such work shall comply fully with the Plumbers, Gasfitters and Drainlayers Act 1976, Plumbers, Gasfitters and Drainlayers Regulations 1977, Drainage and Plumbing Regulations 1978, and the Board's By-laws.
 Stormwater to be discharged to _____

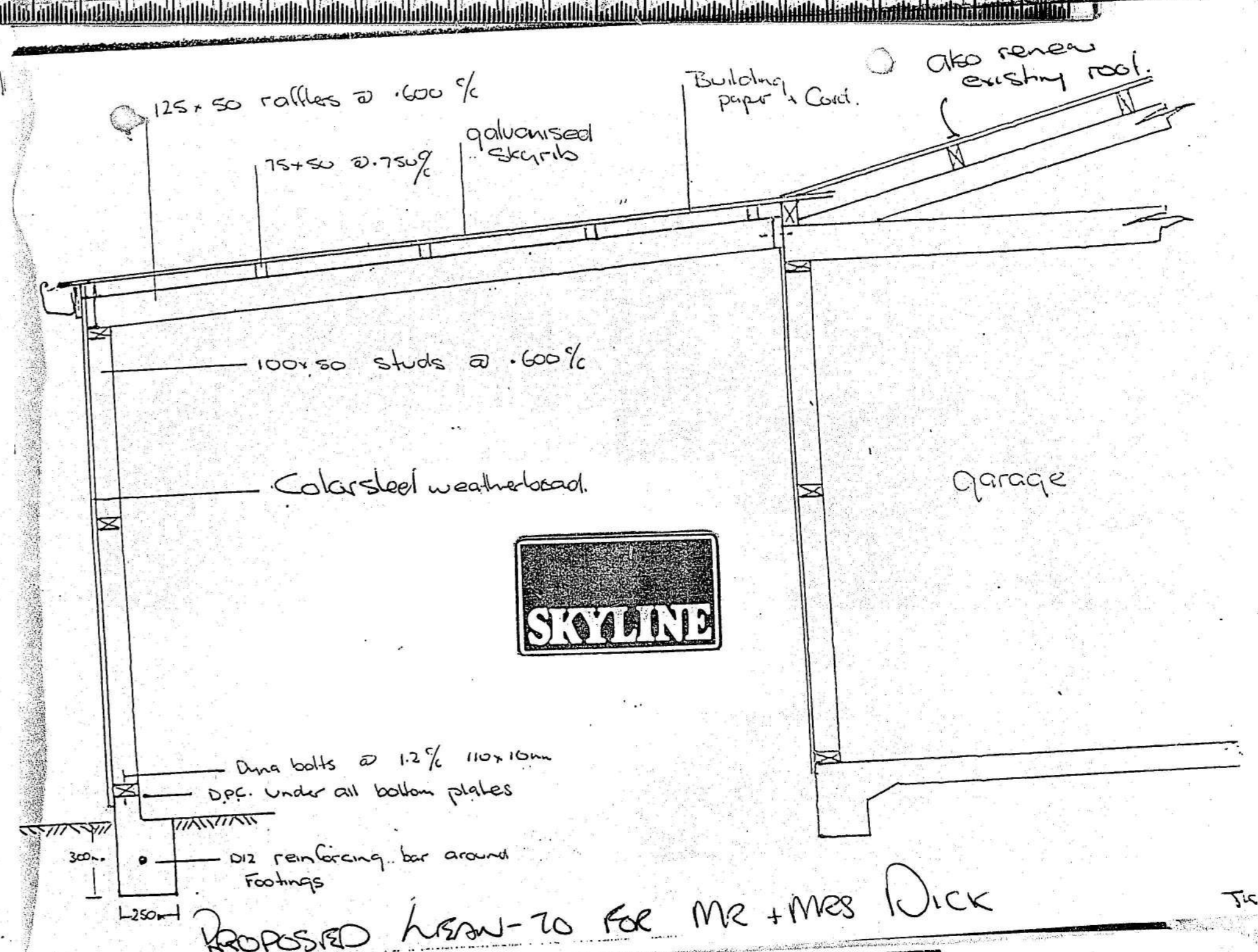
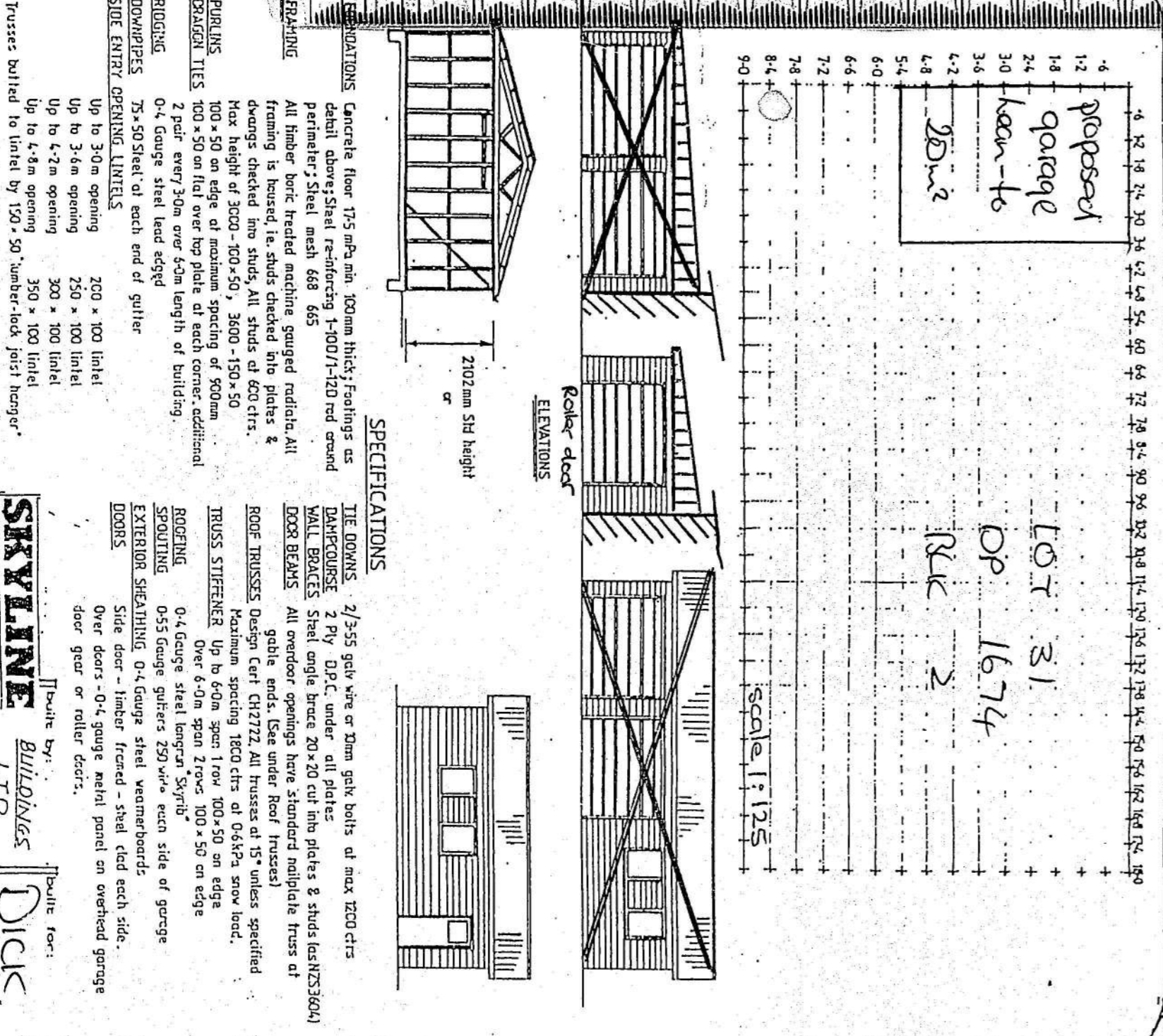
WET BACK AND PIPES TO WATER CYLINDER TO BE
 INSTALLED BY A CRAFTSMAN PLUMBER

[Signature] 18-2-83

CITY PLANNING DEPARTMENT
 Pursuant to the provisions of the District Scheme, these plans and specifications are approved, provided that no change shall be made to the details shown hereon, and contained in the specification attached hereto, and subject to

16/2/83
 Res 1 - Res C. Signed *[Signature]*
 for City Planning Officer

4338



CITY ENGINEER'S OFFICE

Required level at Street Boundary Any entrance or fence shall be at a level of Existing back of foot path and

constructed to the same grade as the adjoining street

Vehicle Crossing Fee / Deposit \$150 + GST \$187.50 \$168.75c

Extend Crossing 1.5m

Special Conditions

For City Engineer Date 21-8-89

NOTE: This endorsement overrules any levels or instructions shown on the plan

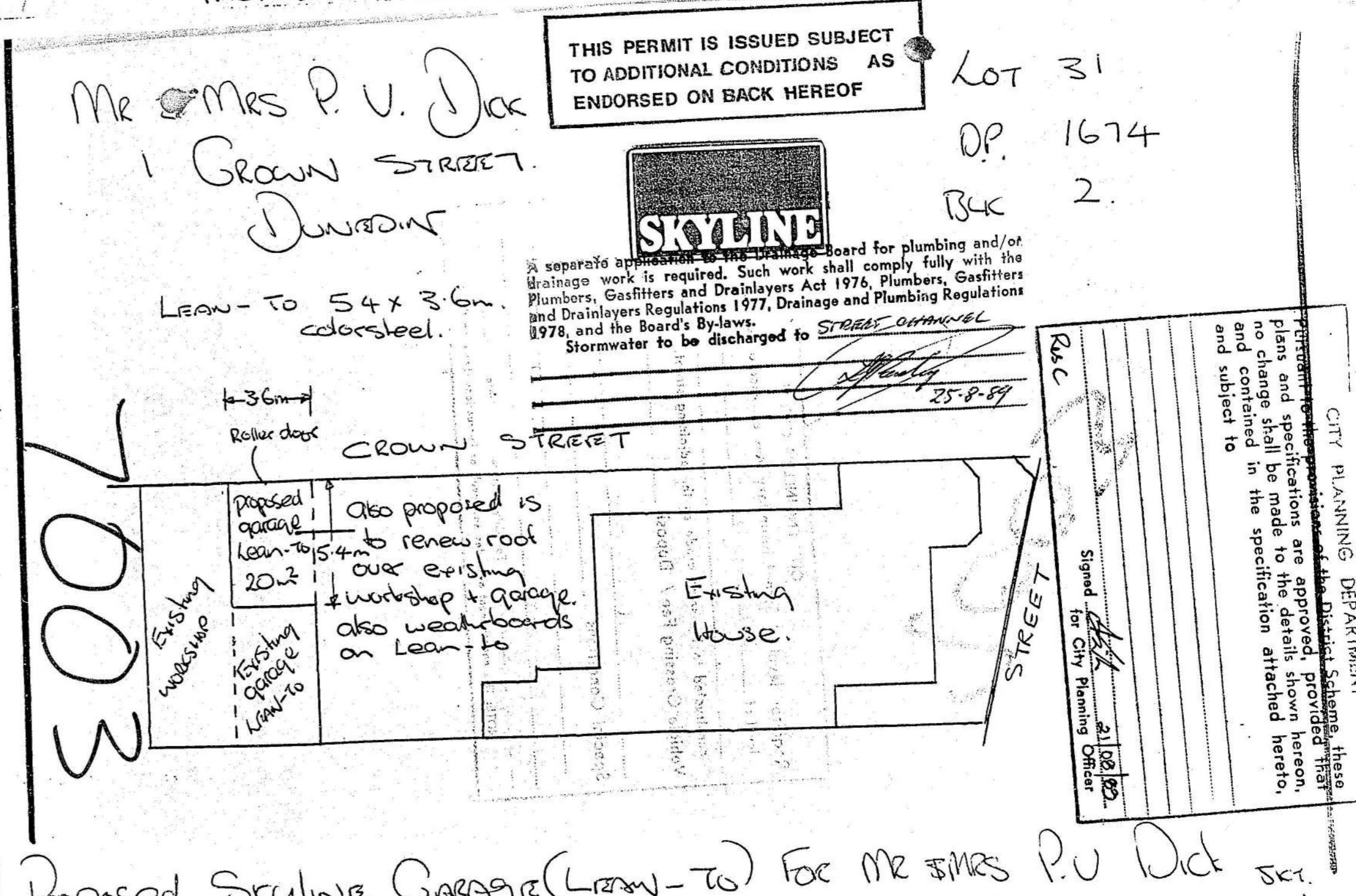
DUNEDIN CITY COUNCIL

Copy of Approved Plan and/or Specification TO BE RETAINED ON REQUEST AND PRODUCED ON REQUEST OF BUILDING INSPECTOR.

DATE 1/9/89

FOR CITY ENGINEER

Notes



CITY PLANNING DEPARTMENT

Planned to the position of the District Scheme, these plans and specifications are approved, provided that no change shall be made to the details shown hereto, and contained in the specification attached hereto, and subject to

CODE COMPLIANCE CERTIFICATE

Section 49(3), Building Act 1991

ISSUED BY:




Telephone No:	477-4000	CCC No:	ABA 12969	Reference No:	5011018
---------------	----------	---------	-----------	---------------	---------

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

PROJECT LOCATION	PROJECT
Name and Mailing Address: RAYMOND, CRISPIN PIERSE 1 CROWN STREET DUNEDIN 9001	All <input checked="" type="checkbox"/> Stage Noof an intendedstages New Building <input type="checkbox"/> Alteration <input checked="" type="checkbox"/> Intended Use(s) in detail: ALT DWELLING/BATHROOM Intended Life:
LEGAL DESCRIPTION Property Number: 5011018 Valuation Roll No: 26750 04900 Street Address: 1 CROWN STREET, DUNEDIN 9001 Legal Description: LOT 31 BLK II DP 1674	Indefinite, not less than 50 years <input checked="" type="checkbox"/> Specified as years Demolition <input type="checkbox"/>

- 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: 18/02/2002

BUILDING CONSENT


Section 35, Building Act 1991

ISSUED BY:



Telephone No:	477-4000	Consent No:	ABA 12969	Reference No:	5011018
---------------	----------	-------------	-----------	---------------	---------

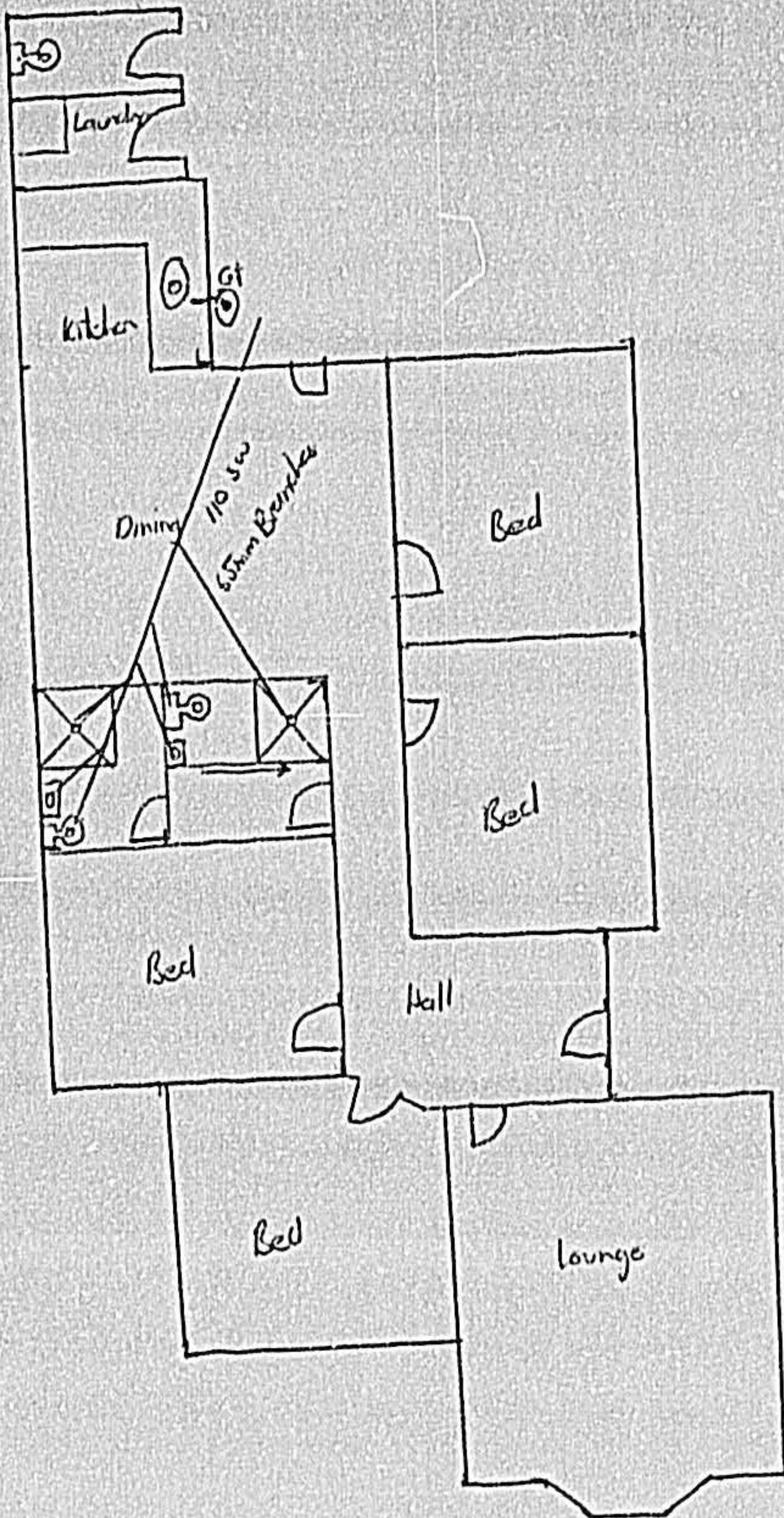
(Insert a cross in each applicable box. Attach relevant documents).

APPLICANT	PROJECT
Name: RAYMOND, CRISPIN PIERSE 1 CROWN STREET DUNEDIN 9001	All <input checked="" type="checkbox"/> Stage No of an Intendedstages
PROJECT LOCATION	New Building <input type="checkbox"/>
Street Address: 1 CROWN STREET, DUNEDIN 9001	Alteration <input checked="" type="checkbox"/> Intended Use(s) in detail: ALT DWELLING/BATHROOM
LEGAL DESCRIPTION	Intended Life:
Property Number: 5011018	Indefinite, not less than 50 years <input checked="" type="checkbox"/>
Valuation Roll No: 26750 04900	Specified as years
Legal Description: LOT 31 BLK II DP 1674	Demolition <input type="checkbox"/> Estimated Value: \$10000
COUNCIL CHARGES	Signed for and on behalf of the Council:
The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are:	Name: 
Total: \$	Position: AUTHORISED OFFICER
ALL FEES ARE GST INCLUSIVE	Date: 20/12/2001

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.

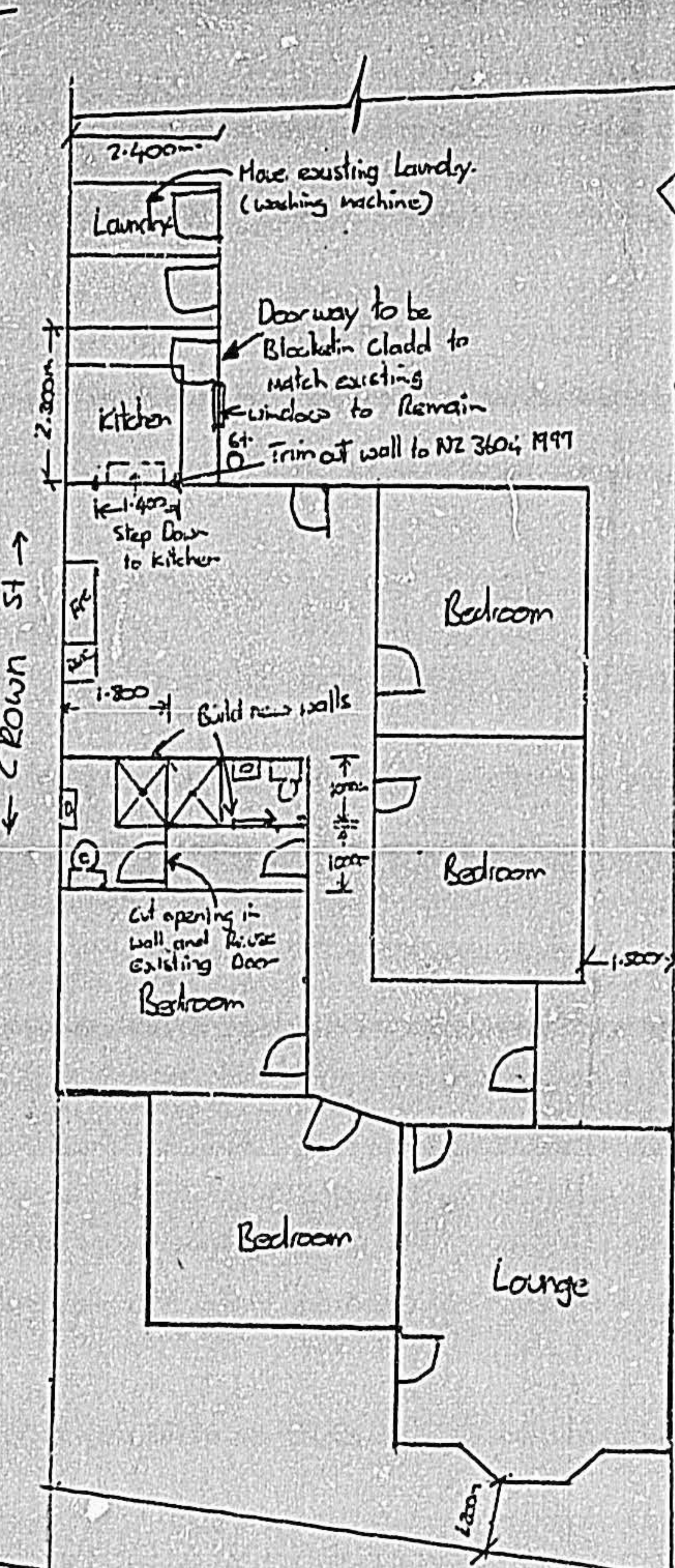
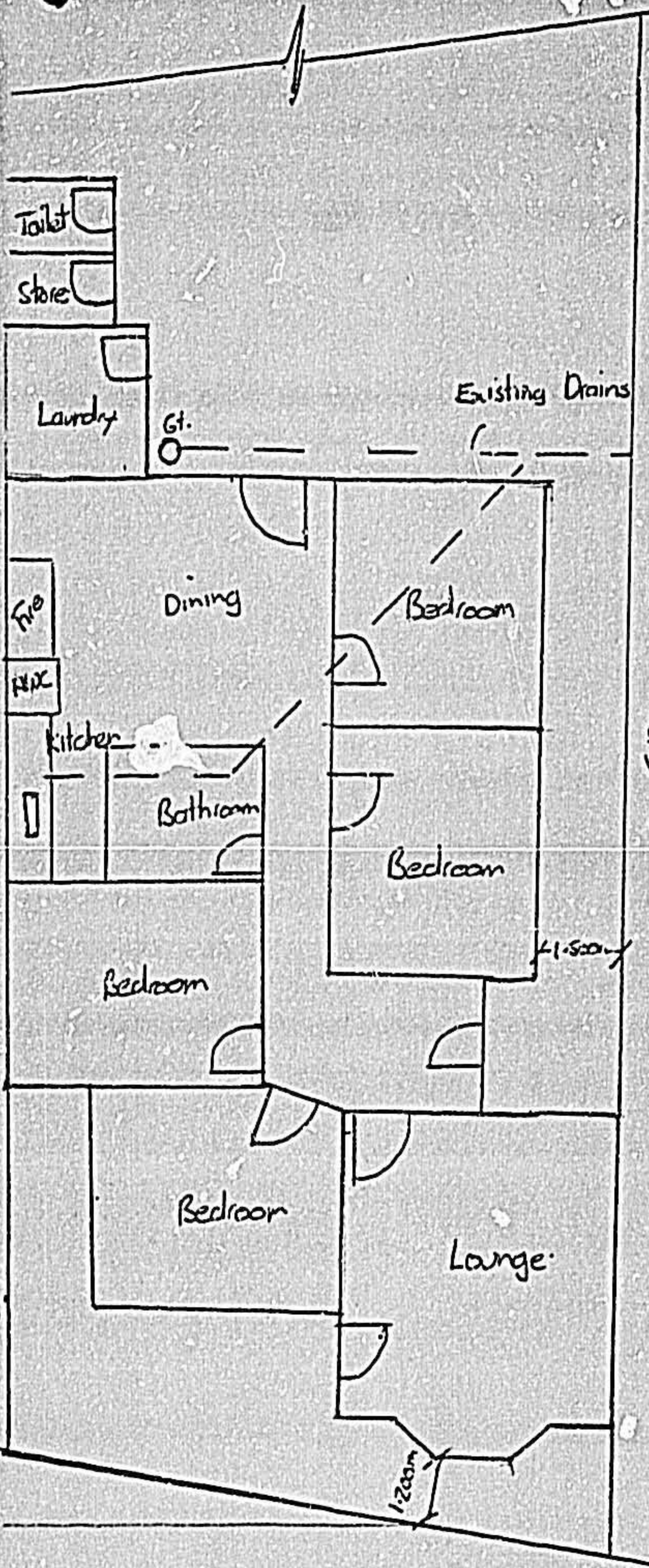
This building consent is issued subject to the conditions specified in the attached pages headed "Conditions of Building Consent No....."

ABA 12969



Drainage Plan.

AS-BUILT
1 CROWN ST.
15/2/02



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

VENTILATION NZBC G4
 PROVIDE VENTILATION TO OPEN
 AIR OR MECHANICAL

All Plumbing Work must
 Comply with Local
 Authorities and All Building
 Work must Comply with
 NZS 3604 1999
 Lighting &
 Ventilation to Both
 Bathrooms must comply
 with Local Authorities

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 *Raymond* Date *14/1/01*
 Drainage *Ray* Date *14/1/01*
 Health Date

NOTE

Plumbing and Drainage
 To comply with approved
 documents: ~~ENAS1~~, G12/AS1,
 G13/AS1 & 2

Plumbing and Drainage
 To comply with AS/NZS
 3500.2.2 VM1 & VM2

DUNEDIN CITY COUNCIL
 Pursuant to the provisions of the District Schemes, these
 plans and specifications are approved, provided that
 the charge shall be made to the Council, and shall be
 and contained in the Specifications and subject in
 and subject in

Site Plan 1:200

By *Raymond* Date *14/1/01*

ABA 12969

Existing Floor Plan
 To No 1 Crown St Dunedin Scale 1:100

Proposed Changes to
 Bathroom and Kitchen
 Areas only FOR MR & MRS RAYMOND

CODE COMPLIANCE CERTIFICATE

DCCBCA-F4-07-v3.0

Section 95, Building Act 2004

CCC NO:	ABA-2016-2071	Telephone No:	03 477 4000
APPLICANT		PROJECT	
<p>A M Dreyer and C P Dreyer 550 Aramoana Road RD 2 Port Chalmers 9082</p>		<p>Work Type: Alterations/Repairs</p> <p>Intended Use/Description of Work: Install Masport LE4000 Heater into Dwelling</p> <p>Intended Life: Indefinite, not less than 50 years.</p>	
PROJECT LOCATION		<p>This CCC also applies to the following Amended Consents: N/A</p>	
1 Crown Street Dunedin			
LEGAL DESCRIPTION			
<p>Legal Description: LOT 31 BLK II DP 1674 Valuation Roll No: 26750-04900 Building Name: N/A</p>			

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:



Team Leader Inspections

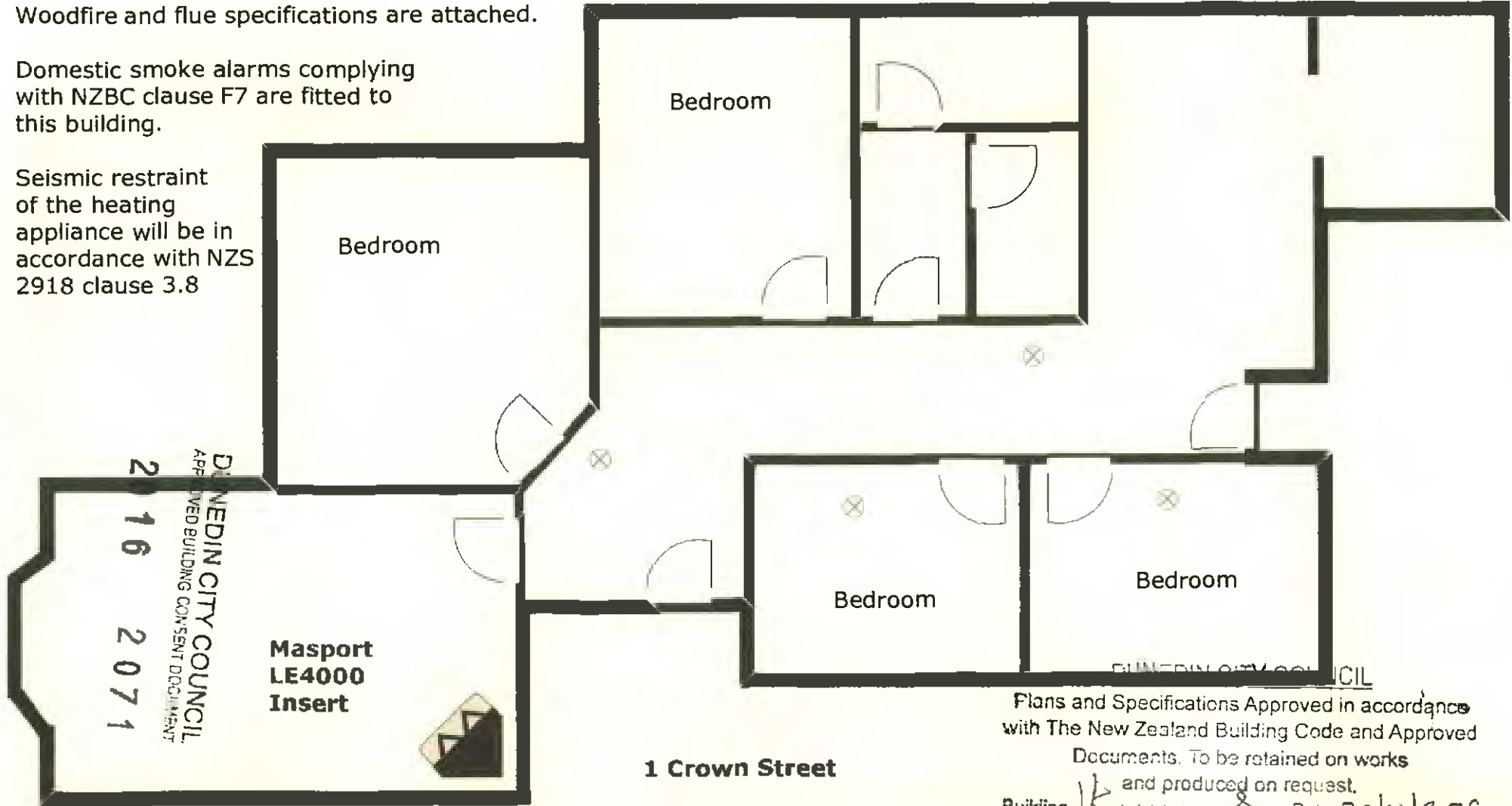
Date: 12 December 2016

DCC COPY

Woodfire and flue specifications are attached.

Domestic smoke alarms complying with NZBC clause F7 are fitted to this building.

Seismic restraint of the heating appliance will be in accordance with NZS 2918 clause 3.8



DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENT
2016 2071

Masport
LE4000
Insert

1 Crown Street

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	<i>Kerrison</i>	Date	28/10/2016
Plumbing		Date	
Health		Date	

NOTE
