

## DISCLAIMER

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## Dunedin City Council – Land Information Memorandum

Property Address: 40 Calder Street St Kilda

Prepared for: [REDACTED]

Prepared on: 17-Oct-2025

### Property Details:

|                    |                           |
|--------------------|---------------------------|
| <b>Property ID</b> | 5059920                   |
| <b>Address</b>     | 40 Calder Street St Kilda |
| <b>Parcels</b>     | LOT 2 DP 2545             |

### 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 17-Oct-2025

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

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

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

### District Plan Hazard Information

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

### Other Natural Hazard Information

#### Flood Hazards

##### OVERLAND FLOW PATH

##### Flood

Description: The property is identified within the report “Coastal Otago flood event 3 June 2015”, which describes that flood event and the potential for future flooding, ponding or inundation. Although the report is known to the Dunedin City Council, the council has not assessed the report for correctness. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose including development. The spatial extent in GIS HIMS is the debris mark flood level survey area of South Dunedin, which do not cover the entire flood affected area of South Dunedin and other flood areas.

Goldsmith, M., Payan, J.-L., Morris, R., Valentine, C., MacLean, S., Xiaofeng, L., Vaitupu, N., & Mackey, B. (2015). *Coastal Otago flood event 3 June 2015*. Otago Regional Council.

<https://www.orc.govt.nz/media/2922/coastal-otago-flood-event-3-june-2015.pdf>

**Commissioned by:** Otago Regional Council

**Purpose:** The purpose of this report is to document the hydrological and meteorological characteristics and impacts of the 3 June 2015 coastal Otago flood event, to inform flood hazard management and future planning.

**Scope of report:** Coastal Otago, with focus on South Dunedin, the Taieri Plain, Mosgiel, Dunedin City, and nearby coastal catchments impacted by the flood.

Reference Number: 11605

##### OVERLAND FLOW PATH

##### Flood plus other natural hazards

Description: The property is identified within the report “The Natural Hazards of South Dunedin”, which may describe special features or characteristics of the land concerned, including but not limited to potential erosion, avulsion, falling debris, subsidence, slippage, alluvion or inundation. Although the report is known to the Dunedin City Council, the council has not assessed the report for correctness. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose including development.

Goldsmith, M., & Hornblow, S. (2016). *The natural hazards of South Dunedin*. Otago Regional Council.

<https://www.orc.govt.nz/media/2217/the-natural-hazards-of-south-dunedin-report-july-2016.pdf>

**Commissioned by:** Otago Regional Council

**Purpose:** The purpose of this report is to summarise the natural hazards that affect South Dunedin and to provide information that can be used by the Otago Regional Council, Dunedin City Council and the community to better understand the hazardscape and to inform future planning and

management.

**Scope of report:** South Dunedin, including the low-lying coastal plain between St Clair in the south and the Dunedin harbour in the north, bounded by Caversham Valley to the west and the Otago Peninsula to the east.

Reference Number: 12075

## Land Stability Hazards

No information.

## Coastal Hazards

### SEA LEVEL RISE

#### Sea Level Rise Prediction Study of Harbourside and South City

Description: The study area considered by a report commissioned by the Dunedin City Council entitled 'Assessment of Options for Protecting Harbourside and South City from Direct Impacts of Sea Level Rise

Beca Ltd. (2014). *Assessment of options for protecting Harbourside and South City from direct impacts of sea level rise*. Beca Ltd.

[https://www.dunedin.govt.nz/\\_data/assets/pdf\\_file/0008/1071773/Assessment-of-Options-for-Protecting-Harbourside-and-South-City-from-Direct-Impacts-of-Sea-Level-Rise.pdf](https://www.dunedin.govt.nz/_data/assets/pdf_file/0008/1071773/Assessment-of-Options-for-Protecting-Harbourside-and-South-City-from-Direct-Impacts-of-Sea-Level-Rise.pdf)

**Commissioned by:** Dunedin City Council

**Purpose:** The purpose of this report is to assess options for protecting the Harbourside and South City areas of Dunedin from the direct impacts of sea level rise.

**Scope of report:** Harbourside and South City areas of Dunedin

Reference Number: 11454

### SEA LEVEL RISE

#### Groundwater

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

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

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

**Commissioned by:** Otago Regional Council

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

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

Reference Number: 12083

## SEA LEVEL RISE

### Groundwater

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

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

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

**Commissioned by:** Otago Regional Council

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

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

Reference Number: 12118

## SEA LEVEL RISE

### Sea Level Rise

Description: The report on the potential adaptation futures outlines a range of options available for managing and mitigating the risks faced by South Dunedin (as identified in the South Dunedin Risk Assessment). The report (background report and micro-business cases document together describe the key characteristics of each potential adaption future, explores the pros and cons, and provides high-level costs and visualisations of what South Dunedin could look like in 75 years' time (in 2100).

WSP. (2025). *Risk Assessment 202503 South Dunedin*. WSP.

<https://www.dunedin.govt.nz/do-it-online/pay-online/request-lim/hazard-information>

**Commissioned by:** Dunedin City Council

**Purpose:** The purpose of this report is to assess the risks associated with hazards in South Dunedin, including physical risks to infrastructure, environment, and community, to support spatial adaptation planning and inform decision-making.

**Scope of report:** South Dunedin

Reference Number: 12124

## Seismic Hazards

### INTENSIFIED SHAKING

#### Earthquake Likely Amplification 1:25000 Map

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

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

<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

## LIQUEFACTION

### Domain C

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

Barrell, D. J. A., Glassey, P. J., Cox, S. C., & Smith Lyttle, B. (2014). *Assessment of liquefaction hazards in the Dunedin City district*. GNS Science.

[https://www.dunedin.govt.nz/\\_data/assets/pdf\\_file/0011/476084/Assessment-of-liquefaction-hazards-in-the-Dunedin-City-District.pdf](https://www.dunedin.govt.nz/_data/assets/pdf_file/0011/476084/Assessment-of-liquefaction-hazards-in-the-Dunedin-City-District.pdf)

**Commissioned by:** Otago Regional Council

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

**Scope of report:** Dunedin City district

Reference Number: 11407

## Other Natural Hazards

No information.

### Otago Regional Council Hazard Information

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

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

### Contaminated Site, Hazardous Substances and Dangerous Goods

#### Contaminated Site Information

No information.

#### Historic Dangerous Goods Licence(s)

No information.

#### Hazardous Substances

No information.

**WARNING – Change in legislation and management of hazardous substances**

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

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

The Council was advised by the EPA in 2016 that Worksafe had taken over responsibility for managing Location Test certificates under the Hazardous Substances and New Organisms Act 1996. The EPA no longer holds 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 **22<sup>nd</sup> August 2001**.

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

**Urban Stormwater Catchment**

This property is located within an urban stormwater catchment that has been modelled in a study to determine the potential effects of land use and climate change that may occur over the next 50 years. This indicates that some areas of the catchment might be subject to a potential flooding risk or surface water ponding during particular rainfall events.

These effects are outlined in the Integrated Catchment Management Plans (ICMPs) that are available on the Council website. The ICMPs show the areas in the catchment that have been modelled which might be susceptible to a higher risk of flooding. The ICMPs contain maps that indicate a potential worst case scenario for a 1 in 100 year rainfall event. However, there are a series of maps also available that show modelling results from a range of other scenarios.

While the maps have been produced to help Council manage the reticulation networks, they are not sufficiently detailed to specifically account for individual properties which may be affected by local factors not included in the models.

For further information please contact 3 Waters Services at Dunedin City Council.

### Public Sewer Sheets

**WARNING.** Please note that public sewer reticulation sheets are scaled in either Imperial feet or Metric metres. Please check with the Duty Drainage Inspector if in doubt.

### Dunedin City Council Private Drainage plans incomplete

**WARNING.** The Dunedin City Council's private drainage records (plans) prior to 1 January 1993 may be incomplete or not clearly recorded. Owners therefore are advised to carry out work with due care to avoid damage to any private drain not detailed because of the lack of information filed in the Council's records.

## s44A(2)(bb) Information Council holds regarding drinking water supply to the land

### Water Supply

#### Urban water supply area – Connected

This property is connected to the Dunedin City Council's urban (on-demand) water supply. Indicative water pressures are available to view at [www.dunedin.govt.nz/water-pressure](http://www.dunedin.govt.nz/water-pressure), and flows available to the property can be provided on request. Any change in water use (e.g. for a new commercial activity) requires a new application to be made to the Council. It is recommended that the applicant check the property for the location and suitability of the water service.

#### Terms and conditions of supply

All new and existing connections to the Dunedin City Council's water supply network are subject to the terms and conditions of the Dunedin City Council Water Bylaw 2011. The bylaw is available to view at [www.dunedin.govt.nz/water-bylaw](http://www.dunedin.govt.nz/water-bylaw).

#### Water pressure

Indicative network water pressure to the property is shown on maps available at [www.dunedin.govt.nz/water-pressure](http://www.dunedin.govt.nz/water-pressure). Specific detail is available on request.

#### Water reticulation maps

A copy of the water reticulation map of Dunedin City Council infrastructure in the vicinity of the subject property is attached. These show the location of the water main in the road. It may or may not show the water service to the property. It is recommended that the applicant check the property

## s44A(2)(c) Information relating to any rates owing in relation to the land

### Rates Details

#### Rates Assessment Details

|                                   |                           |
|-----------------------------------|---------------------------|
| <b>Rate Account</b>               | 2059920                   |
| <b>Address</b>                    | 40 Calder Street St Kilda |
| <b>Valuation Number</b>           | 27510-10700               |
| <b>Latest Valuation Details</b>   |                           |
| Capital Value                     | \$435,000                 |
| Land Value                        | \$240,000                 |
| Value of Improvements             | \$195,000                 |
| Area (Hectares)                   | 0.0259HA                  |
| Units of Use                      | 1                         |
| <b>Current Rates</b>              |                           |
| Current Rating Year Starting      | 01-Jul-2025               |
| Dunedin City Council Rates        | \$3,359.10                |
| <b>Rates Outstanding for Year</b> | \$2,368.53                |

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-2001-294295](#) Building Consent - Stormwater Separation from Foul Sewer

|                                   |                   |
|-----------------------------------|-------------------|
| Lodgement Date                    | 27-Jul-2001       |
| Decision                          | Granted           |
| Decision Date                     | 30-Jul-2001       |
| Current Status                    | <b>CCC Issued</b> |
| Previous Number                   | ABA11855          |
| <i>(Applications before 2007)</i> |                   |

### Building and Drainage Permits

[H-1913-127931](#) AAD19132496

A2687 - Plumbing and Drainage, (Idour). The permit was lodged on 27-Mar-1913.

[H-1914-130082](#) AAD19142250

A5870 - Drainage, (Idour). The permit was lodged on 11-May-1914.

[H-1914-130083](#) AAD19142251

A5881 - Plumbing, No Plan (Idour). The permit was lodged on 09-May-1914.

[H-1945-161309](#) AAD19450901

E1420 - Clear Stormwater Drain, No Plan (Davidson). The permit was lodged on 18-Dec-1945.

### Building Notices

#### Notice To Fix

The following is a list of Notices To Fix for this property.

|                      |                                                                                                                                                                                                                                         |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Notice Number</b> | NTF-2017-64                                                                                                                                                                                                                             |
| Status               | Resolved                                                                                                                                                                                                                                |
| Description          | DANGEROUS BUILDING NOTICE: In accordance with Section 121 of the Building Act 2004, the brick boundary wall has not been maintained which has resulted in it becoming dangerous to the occupants of 38 Calder Street.                   |
| <b>Notice Number</b> | NTF-2019-365                                                                                                                                                                                                                            |
| Status               | Extension of Time                                                                                                                                                                                                                       |
| Description          | Non-compliance with the New Zealand Building Code E1.3.1 - Surface water which is collected or concentrated by buildings or sitework, shall be disposed of in a way that avoids the likelihood of damage or nuisance to other property. |
|                      | Surface water from the roof is not being collected and discharged to an appropriate outfall.                                                                                                                                            |

### Resource Consents

There are no resource consents for this property.

### Consent Notices

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

### Alcohol Licensing

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

### Health Licensing

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

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

No information.

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

### District Plan

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

#### SECOND GENERATION DISTRICT PLAN INFORMATION

##### Zoning

- General Residential 2 (refer Section 15, Residential)

##### Scheduled Items

- Nil

##### Overlay Zones

- Hazard 3 (coastal) Overlay Zone

##### Mapped Areas

- South Dunedin Mapped Area

##### District Plan Map

The District Plan map is available [online here](https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan). Instructions on how to use the map are [available here](https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan).

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

### Minimum Floor Levels

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

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

## Planning

### Resource Consents within 50m of 40 Calder Street St Kilda

#### [5059928 37A Young Street Dunedin](#)

[RMA-1996-359718](#) Resource Management Act (Historical Data) ERECT DWG DBTR - NEVILLE LANE (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 28/06/1996.

#### [5059929 37 Young Street Dunedin](#)

[LUC-2024-338](#) Land Use Consent Crown reduction on Scheduled trees T1202 - T1203- T1204 Ngaio. The outcome was Granted on 30/09/2024.

[LUC-2023-202](#) Land Use Consent Maintenance on scheduled tree - T1202 Ngaio. The outcome was Granted on 29/06/2023.

[LUC-2023-88](#) Land Use Consent removal of scheduled tree - T1205 - Ngaio. The outcome was Granted on 12/04/2023.

[LUC-2019-7](#) Land Use Consent emergency maintenance on a significant tree. The outcome was Granted on 18/01/2019.

[LUC-2016-9](#) Land Use Consent tree maintenance or emergency works on a significant tree Ngaio T1205. The outcome was Granted on 22/01/2016.

[LUC-2015-413](#) Land Use Consent tree maintenance on significant trees T1202, T1203, T1204 & T1205. The outcome was Granted on 24/09/2015.

[LUC-2010-144](#) Land Use Consent Tree maintenance or emergency works on a significant tree - Ngaio T1202, T1203, T1204 & T1205. The outcome was Granted on 31/03/2010.

[RMA-2005-369782](#) Resource Management Act (Historical Data) Work on significant tree - Ngaio (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 21/04/2005.

**[5059931 44 Calder Street St Kilda](#)**

[RMA-1999-363084](#) Resource Management Act (Historical Data) ERECTION OF TEMPORARY ELECTION SIGNS (16 SITES ON PRIVATE PROPERTY) (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 28/06/1999.

**[5059940 47 Young Street Dunedin](#)**

[RMA-1997-361629](#) Resource Management Act (Historical Data) HEALTH CLINIC/HEALTH CARE FACILITY CHQ CONSTATTINE PLANNERS Hazards Comments: (Non-Notified - Non Complying). The outcome was Granted on 12/01/1997.

[RMA-1992-355282](#) Resource Management Act (Historical Data) EST HONOEPATHY CLINIC Ownr:DN HOMEOPATHY / App: B WARD C/- 6 HANOVER ST (Non-Notified - Non Complying). The outcome was Granted on 24/08/1992.

**[5059983 10 Bird Street Dunedin](#)**

[RMA-2000-364199](#) Resource Management Act (Historical Data) TO SUBDIVIDE FEE SIMPLE TITLE BY MEANS OF CROSSLEASE SU BDIVISION TO REFLECT LEGALLY ESTABLISHED BUILDINGS ON S ITE AS A SUBSTITUTE FOR THE EXISTING CROSS LEASE PLAN. (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 21/08/2000.

**[5059984 12 Bird Street Dunedin](#)**

[RMA-2000-364199](#) Resource Management Act (Historical Data) TO SUBDIVIDE FEE SIMPLE TITLE BY MEANS OF CROSSLEASE SU BDIVISION TO REFLECT LEGALLY ESTABLISHED BUILDINGS ON S ITE AS A SUBSTITUTE FOR THE EXISTING CROSS LEASE PLAN. (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 21/08/2000.

**[5059996 20 Churchill Street Dunedin](#)**

[RMA-2005-368961](#) Resource Management Act (Historical Data) LOCATE GARAGE IN SIDE BOUNDARY & HEIGHT PLANE (Non-Notified - Restricted Discretionary). The outcome was Granted on 09/05/2005.

**[5066506 33 Calder Street St Kilda](#)**

[RMA-1991-350928](#) Resource Management Act (Historical Data) / App: N.B. Pitts PO B0x 1083 (Non-Notified - Non Complying).

**[5066508 18 Churchill Street Dunedin](#)**

[RMA-1990-354723](#) Resource Management Act (Historical Data) ER 2ND UNIT SITE COVERAGE 43.7% / App: KIRTON 127 SIGNAL HILL ROAD DN (Notified - Non Complying). The outcome was Granted on 17/12/1990.

**[5113573 16 Churchill Street Dunedin](#)**

[LUC-2007-517](#) Land Use Consent land use arising from subdivision for bulk and location breach of dwelling on Lot 3 SUB-2007-183. The outcome was Granted on 12/10/2007.

[SUB-2007-183](#) Subdivision Consent subdivision creating three residential lots from two existing titles. The outcome was Granted on 12/10/2007.

[LUC-2007-127](#) Land Use Consent construction of three units. The outcome was Granted on 24/05/2007.

**[5113574 14 Churchill Street Dunedin](#)**

[LUC-2007-517](#) Land Use Consent land use arising from subdivision for bulk and location breach of dwelling on Lot 3 SUB-2007-183. The outcome was Granted on 12/10/2007.

[SUB-2007-183](#) Subdivision Consent subdivision creating three residential lots from two existing titles. The outcome was Granted on 12/10/2007.

[LUC-2007-127](#) Land Use Consent construction of three units. The outcome was Granted on 24/05/2007.

**[5113575 34 Calder Street St Kilda](#)**

[LUC-2007-517](#) Land Use Consent land use arising from subdivision for bulk and location breach of dwelling on Lot 3 SUB-2007-183. The outcome was Granted on 12/10/2007.

[SUB-2007-183](#) Subdivision Consent subdivision creating three residential lots from two existing titles. The outcome was Granted on 12/10/2007.

[LUC-2007-127](#) Land Use Consent construction of three units. The outcome was Granted on 24/05/2007.

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

### **Accuracy of Boundaries**

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

### **Access to Site**

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

### **Heritage New Zealand Pouhere Taonga Act 2014**

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

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

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

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

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

### 3 Waters

#### Information Regarding Watercourses

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

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

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

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

### Transport

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

#### **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.

#### **Encroachment on road reserve – privately owned vegetation over footpath.**

It appears that the hedge at this property's frontage is encroaching on 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                      |

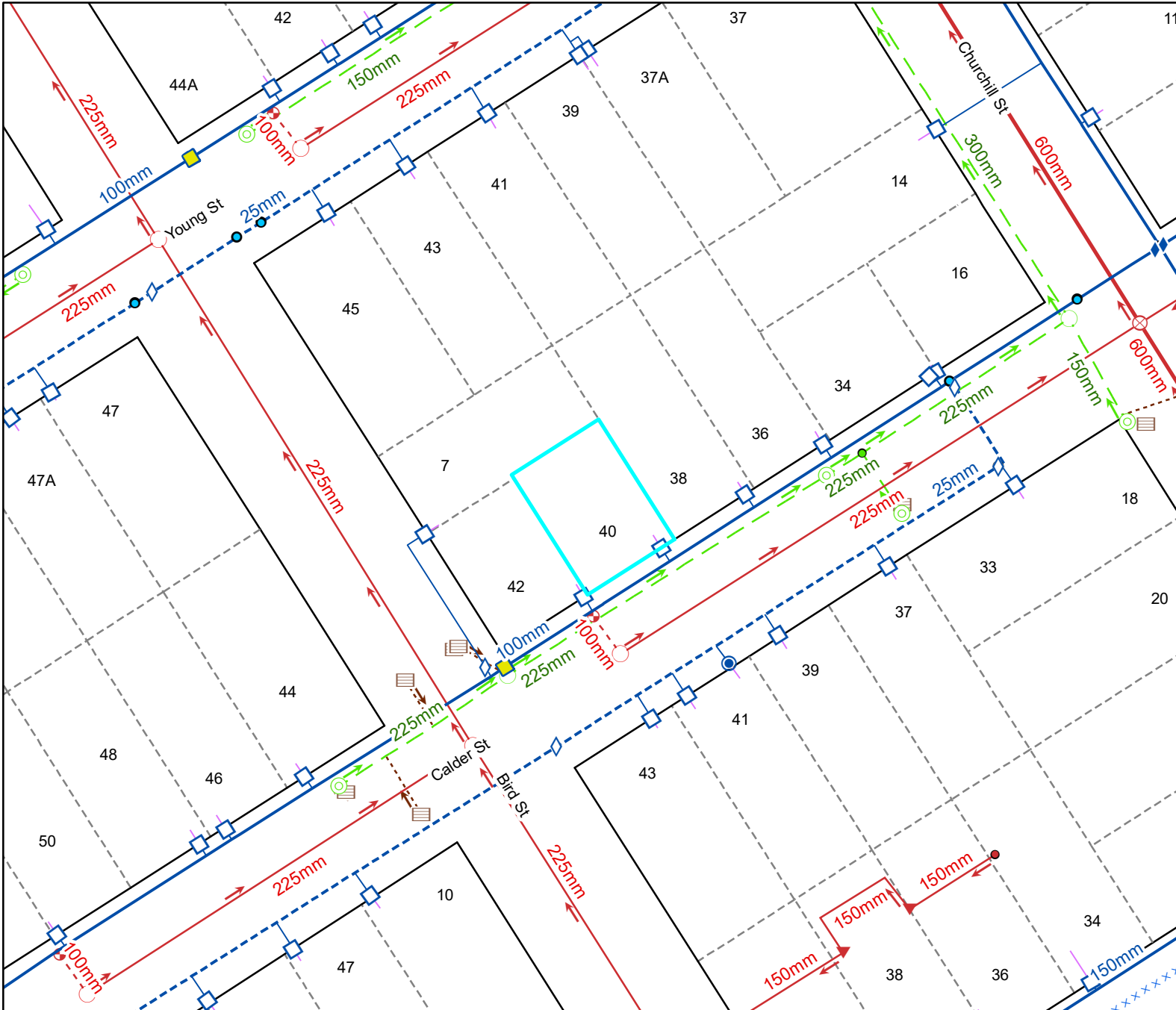
|     |                         |
|-----|-------------------------|
| HEA | Heater                  |
| ICC | Interim Code Compliance |
| MH  | Manhole                 |
| PL  | Plumbing                |
| PLB | Plumbing                |
| PTE | Private                 |
| SIS | Sewer in section        |
| 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             |  | Scour                          |
|  | Water Valve - Sluice           |  | Water Service Lateral          |
|  | Water Hydrant                  |  | Water Fire Service Lateral     |
|  | Water Backflow Preventor - RPZ |  | Water Critical Service Lateral |
|  |                                |  | Water Zone Boundary            |
|  |                                |  | Water Reservoir                |
|  |                                |  | Redundant Water Main           |

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

### Foul Sewerage

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

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

### Stormwater

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

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

### General

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

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

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.



Council Water & Drainage Services

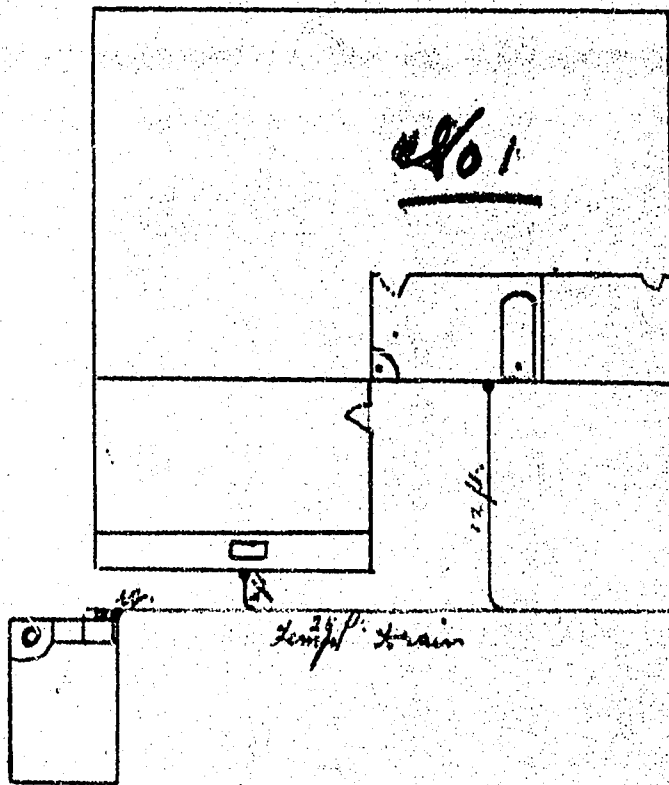
Information shown is the best available at the time of publishing. The accuracy and completeness of This information is variable. Private assets are typically not mapped. Recent changes may not be reflected. Verify on site before commencing work. For all enquiries phone 03 477 4000.

Scale at A4:  
1:750  
13/10/2025  
8:02:27 PM



A/2687

Building at: at-Heide.  
Building Block 20



Lxxviii St. Lucia

8.7

DUNEDIN DRAINAGE AND SEWERAGE BOARD

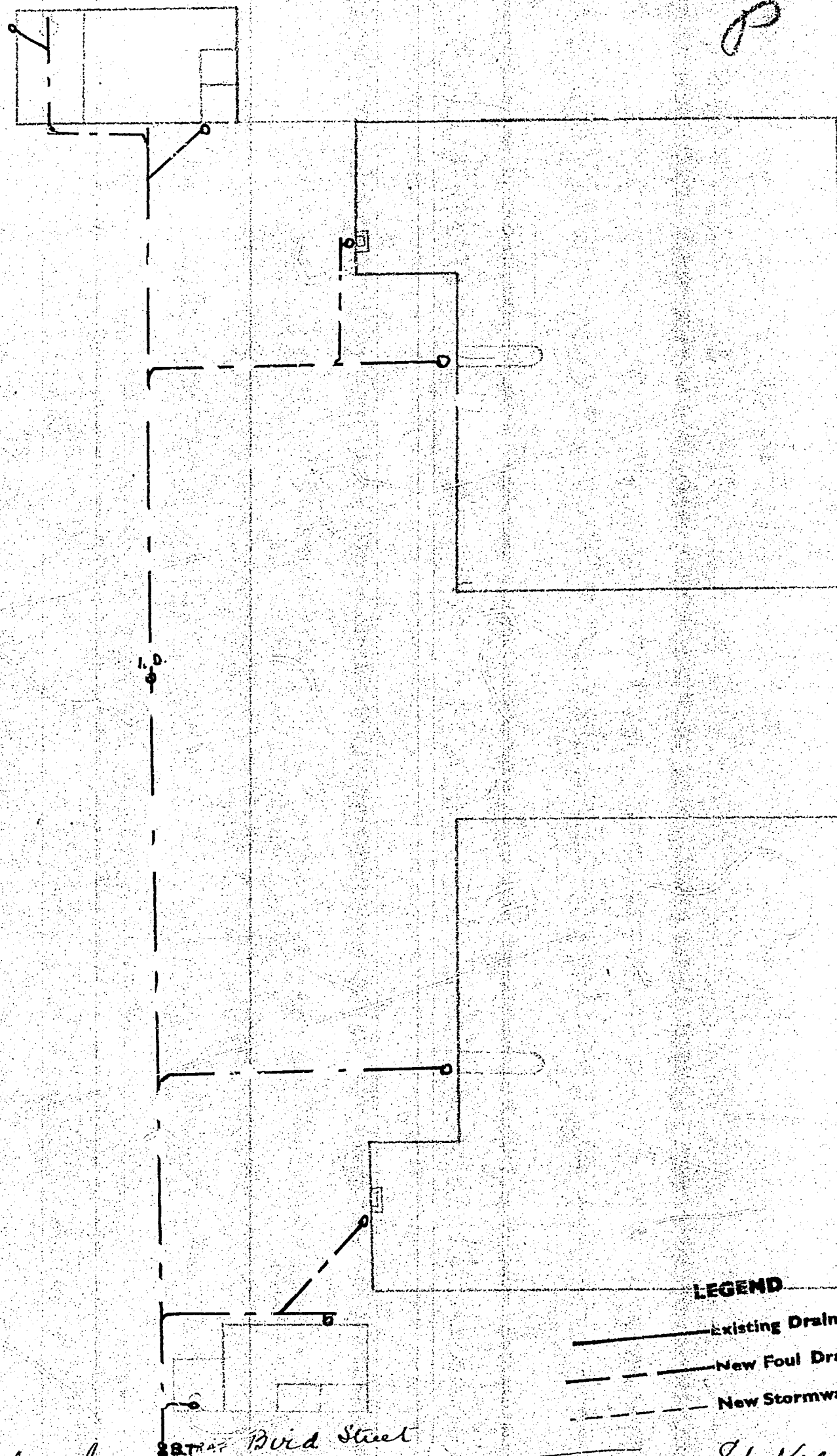
HOUSE CONNECTION PLAN.

APPLICATION No. A/5870

DATE 11/5/14

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

NEW SEWAGE DRAINS: RED  
STORM WATER: DOTTED BLACK  
OLD DRAINS: FULL BLACK



Binding margin to be left blank.

Balder Street

Owner M. J. Idors  
Street Balder & Bird  
Locality St. Kilda

Block XXXVIII St. Kilda  
Section pt 7 & 8 2 Houses  
Allotment

Signature of Drainer Joe Colbert

# CODE COMPLIANCE CERTIFICATE

Section 43(3), Building Act 1991

ISSUED BY:



|               |          |         |           |               |         |
|---------------|----------|---------|-----------|---------------|---------|
| Telephone No: | 477-4000 | CCC No: | ABA 11855 | Reference No: | 5059920 |
|---------------|----------|---------|-----------|---------------|---------|

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

| PROJECT LOCATION                                                                                                                                                             | PROJECT                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name and Mailing Address:<br><br>LECKIE, GEORGE<br>40 CALDER STREET<br>ST KILDA<br>DUNEDIN 9001                                                                              | All <input checked="" type="checkbox"/><br>Stage No ..... of an intended<br>..... stages<br><br>New Building <input type="checkbox"/><br>Alteration <input checked="" type="checkbox"/><br><br>Intended Use(s) in detail:<br>STORMWATER SEPARATION FROM FOUL SEWER<br><br>Intended Life:<br><br>Indefinite, not less than 50 years <input checked="" type="checkbox"/><br>Specified as ..... years<br><br>Demolition <input type="checkbox"/> |
| LEGAL DESCRIPTION                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Property Number: 5059920<br>Valuation Roll No: 27510 10700<br><br>Street Address:<br>40 CALDER STREET, ST KILDA, DUNEDIN 9001<br><br>Legal Description:<br><br>LOT 2 DP 2545 |                                                                                                                                                                                                                                                                                                                                                                                                                                               |

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: 07/09/2001

50 The Octagon, PO Box 5045, Dunedin 9031, New Zealand  
Telephone: (03) 477 4000 • Facsimile: (03) 474 3594 • Email: dcc@dcc.govt.nz • www.CityofDunedin.com

# BUILDING CONSENT

Section 35, Building Act 1991

ISSUED BY:



|               |          |             |           |               |         |
|---------------|----------|-------------|-----------|---------------|---------|
| Telephone No: | 477-4000 | Consent No: | ABA 11855 | Reference No: | 5059920 |
|---------------|----------|-------------|-----------|---------------|---------|

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

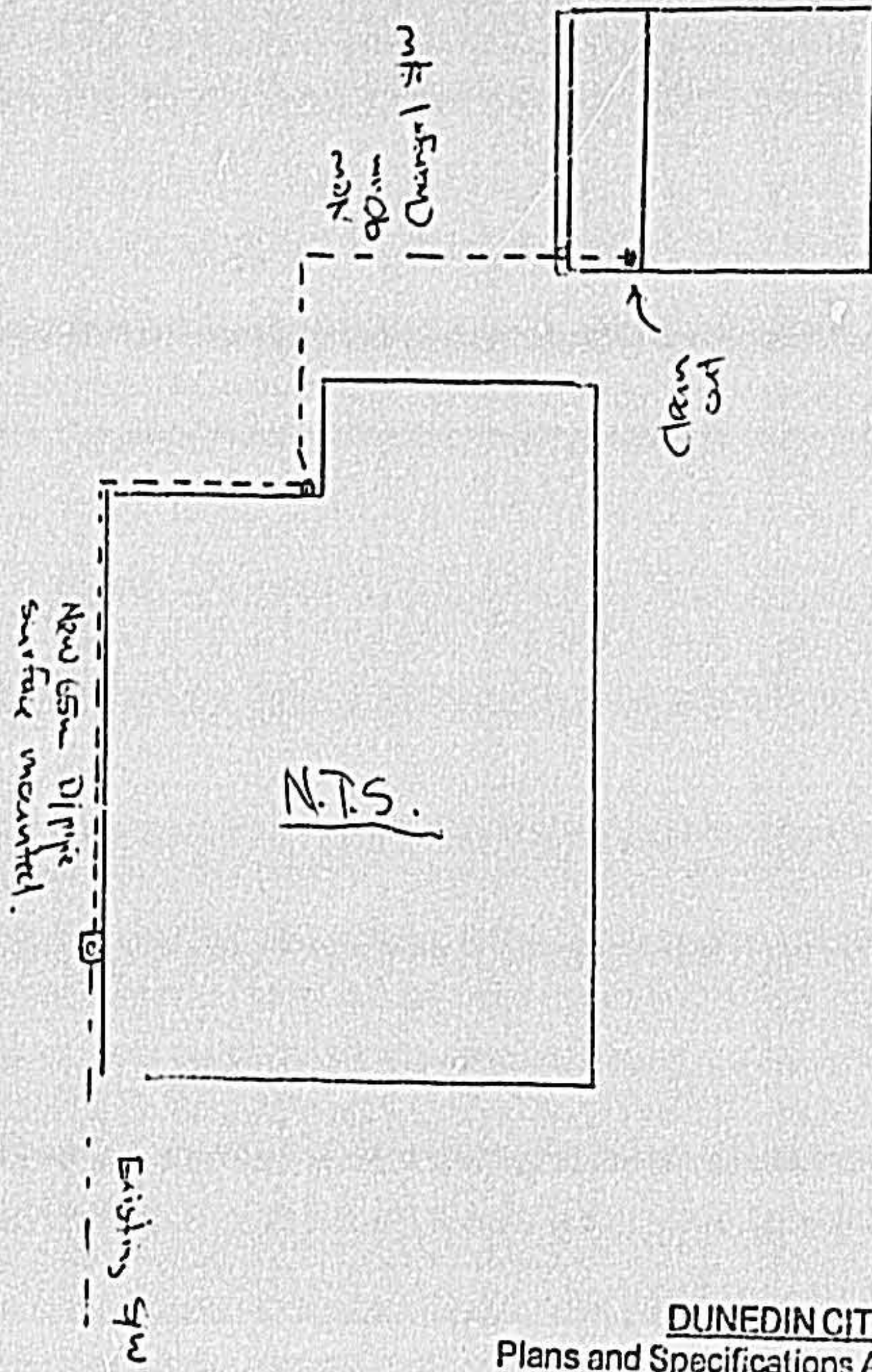
| APPLICANT                                                                                                                                                                        | PROJECT                                                                                                                                                     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name: LECKIE, GEORGE<br>40 CALDER STREET<br>ST KILDA<br>DUNEDIN 9001                                                                                                             | All <input checked="" type="checkbox"/><br>Stage No ..... of an intended<br>.....stages                                                                     |
| PROJECT LOCATION                                                                                                                                                                 | New Building <input type="checkbox"/><br>Alteration <input checked="" type="checkbox"/>                                                                     |
| Street Address:<br>40 CALDER STREET, ST KILDA, DUNEDIN 9001                                                                                                                      | Intended Use(s) in detail:<br>STORMWATER SEPARATION FROM FOUL SEWER                                                                                         |
| LEGAL DESCRIPTION                                                                                                                                                                | Intended Life:<br>Indefinite, not less than 50 years <input checked="" type="checkbox"/><br>Specified as ..... years<br>Demolition <input type="checkbox"/> |
| Property Number: 5059920<br>Valuation Roll No: 27510 10700<br>Legal Description:<br>LOT 2 DP 2545                                                                                | Estimated Value: \$980                                                                                                                                      |
| COUNCIL CHARGES                                                                                                                                                                  | Signed for and on behalf of the Council:<br>Name: .....<br>Position: AUTHORISED OFFICER<br>Date: 30/07/2001                                                 |
| The balance of Council's charges payable on uplifting<br>of this building consent, in accordance with the<br>tax invoice are:<br><br>Total: \$<br><br>ALL FEES ARE GST INCLUSIVE |                                                                                                                                                             |

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....."

50 The Octagon, PO Box 5045, Dunedin 9031, New Zealand  
Telephone: (03) 477 4000 • Facsimile: (03) 474 3594 • Email: dcc@dcc.govt.nz • www.CityofDunedin.com

Mr. H. G. Lechie  
40 Calder St  
Dunedin.  
455 4241



**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  
Drainage  
Health

AS

Date  
Date 27-7-01  
Date

NOTE

ABA 11855

Calder St

1 June 2021

E J Simpson  
40 Calder Street  
Dunedin 9012

Dear Sir/Madam

**Property:** 40 Calder Street St Kilda  
**Notice Number:** NTF-2019-365

**NOTICE TO FIX EXTENSION OF TIME TO COMPLY**

Your application to extend the time to comply with the above notice to fix has been approved.

The date to comply with the notice to fix has been extended to 30 June 2021. Please record this new date carefully, as it is an offence under the Building Act 2004 to fail to comply with a notice to fix.

If the notice to fix has not been complied with by this date the Council will have to look at enforcement options which may include issuing you with an infringement notice or commencing a prosecution in the District Court. The maximum penalty on conviction in the District Court is a fine of \$200,000 and a further fine of up to \$20,000 for each day that you fail to comply with the notice to fix.

We trust that this enforcement action will not be required, and we await confirmation that this notice to fix has been complied with.

Please contact myself on 0274325400 or email [andrew.roberts@dcc.govt.nz](mailto:andrew.roberts@dcc.govt.nz) if you wish to discuss further.

Yours faithfully



Andrew Roberts  
**Compliance Officer**  
**Drainage**

19 December 2019

Emma Janet Simpson & Matthew Grant Edwin Boyce  
40 Calder Street  
Dunedin 9012

Dear Emma and Matthew

**Property:** 40 Calder Street St Kilda  
**Notice Number:** NTF-2019-365

**NOTICE TO FIX ISSUED**

A notice to fix has been issued to you in respect of the above property. Please do not disregard the notice as it sets out specified actions that you are required to carry out and the date these acts must be completed.

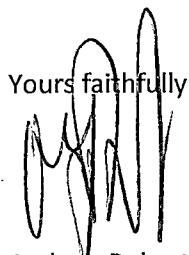
Please note, that it is an offence under the Building Act 2004 to fail to comply with a notice to fix.

If the matters set out in the notice to fix are not completed by the date stated in the notice, the Council will be required to consider enforcement action. This may include issuing you with an infringement notice or commencing a prosecution in the District Court. The maximum penalty on conviction in the District Court is a fine of \$200,000 and a further fine of up to \$20,000 for each day or part of a day that you fail to comply with the notice to fix.

We trust that enforcement action will not be necessary and await confirmation that the notice to fix is resolved by the date referred to in the notice.

If you are unable to achieve the remedy by the date stated on the notice or if you require further information please contact Building Services on 03 477 4000 or email [building@dcc.govt.nz](mailto:building@dcc.govt.nz).

Yours faithfully



Andrew Roberts  
**Compliance Officer**  
**Building Services**



## Form 13 – Notice to fix

Sections 164 and 165, Building Act 2004

**Number:** NTF-2019-365

E J Simpson & M G E Boyce  
40 Calder Street  
Dunedin 9012

### The building:

Street address of building: 40 Calder Street St Kilda  
Legal description of land where building is located: LOT 2 DP 2545  
Building name: N/A  
Location of building within site/block number: N/A  
Level/unit number: N/A

### Particulars of contravention or non-compliance:

Non-compliance with the New Zealand Building Code E1.3.1 - Surface water which is collected or concentrated by buildings or sitework, shall be disposed of in a way that avoids the likelihood of damage or nuisance to other property.

Surface water from the roof is not being collected and discharged to an appropriate outfall.

### To remedy the contravention or non-compliance you must:

Repair the roof and/or spouting so the surface water discharges to an appropriate outfall.

### This notice must be complied with by:

Friday 14 February 2020.

### Further particulars:

You must contact the territorial authority for the district within which the building is situated on completion of the required building work.

If you do not comply with this notice you commit an offence under section 168 of the Building Act 2004 and may be liable to a fine of up to \$200,000 and a further fine of up to \$20,000 for each day or part of a day that you fail to comply with this notice.

### Signed for and on behalf of the Dunedin City Council:

Andrew Roberts  
**Compliance Officer**  
Date: 19 December 2019