

## DISCLAIMER

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## Dunedin City Council – Land Information Memorandum

Property Address: 54 Law Street Dunedin

Prepared for: Waka Joel Bristowe

Prepared on: 27-Aug-2026

### Property Details:

|                    |                       |
|--------------------|-----------------------|
| <b>Property ID</b> | 5038566               |
| <b>Address</b>     | 54 Law Street Dunedin |
| <b>Parcels</b>     | LOT 70 DP 5585        |

### 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 27-Aug-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

Description: South Dunedin Natural Hazards Qualitative Risk Assessment - Applying the Otago RPS and NPS-NH risk frameworks

Van Woerden, T. (2026). *Applying the NPS-NH risk framework: South Dunedin natural hazards qualitative risk assessment*. Otago Regional Council.

**Commissioned by:** Otago Regional Council

**Purpose:** To consider the natural hazard risk in South Dunedin under both the NPS-NH and pORPS frameworks to support DCC in determining whether the current plan is fit for purpose.

**Scope of report:** The same as the focus area for the South Dunedin Future adaptation programme and the SDF risk assessment by Kia Rōpine... an area including the South Dunedin, St. Kilda North and St. Kilda South, and parts of St. Clair, Caversham, Tainui, and Musselburgh.

Reference Number: 14119

#### Land Stability Hazards

No information.

#### Coastal Hazards

##### SEA LEVEL RISE

##### Groundwater

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

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

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

**Commissioned by:** Otago Regional Council

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

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

Reference Number: 12083

## SEA LEVEL RISE

### Groundwater

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

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

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

**Commissioned by:** Otago Regional Council

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

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

Reference Number: 12118

## 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 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

## 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

## FAULT

### Kaikorai

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

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

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

**Commissioned by:** Otago Regional Council

**Purpose:** To describe the general distribution and characteristics of active faults and folds in the Clutha and Dunedin City districts of Otago, to assist with the identification and assessment of earthquake hazard for land-use planning purposes.

**Scope of report:** The Clutha District and Dunedin City District areas of Otago Region

Reference Number: 12094

## Other Natural Hazards

No information.

## Otago Regional Council Hazard Information

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

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

## Contaminated Site, Hazardous Substances and Dangerous Goods

### Contaminated Site Information

No information.

### Historic Dangerous Goods Licence(s)

No information.

### Hazardous Substances

No information.

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

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

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

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

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

### Drainage

Drainage plans on file are indicative only.

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

### Foul Sewer and Waste Water

#### **Drainage Reticulation Plans**

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

### **Stormwater/Sewer Separation - 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 **31<sup>st</sup> January 2002**.

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

### **Urban Stormwater Catchment**

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

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

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

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

### **Public Sewer Sheets**

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

### **Dunedin City Council Private Drainage plans incomplete**

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

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

### **Water Supply**

#### **Urban water supply area – Connected**

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

### Terms and conditions of supply

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

### Water pressure

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

### Water reticulation maps

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

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

### Rates Details

#### Rates Assessment Details

|                     |                       |
|---------------------|-----------------------|
| <b>Rate Account</b> | 2038566               |
| Address             | 54 Law Street Dunedin |
| Valuation Number    | 27450-04500           |

#### Latest Valuation Details

|                       |           |
|-----------------------|-----------|
| Capital Value         | \$470,000 |
| Land Value            | \$370,000 |
| Value of Improvements | \$100,000 |
| Area (Hectares)       | 0.0542HA  |
| Units of Use          | 1         |

#### Current Rates

|                              |             |
|------------------------------|-------------|
| Current Rating Year Starting | 01-Jul-2026 |
| Dunedin City Council Rates   | \$3,800.87  |

|                                   |            |
|-----------------------------------|------------|
| <b>Rates Outstanding for Year</b> | \$4,652.19 |
|-----------------------------------|------------|

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    | /CCC | - | 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. |
| 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-1999-347439](#) Building Consent - Woodsman Matai FS Wetback

|                                   |                   |
|-----------------------------------|-------------------|
| Lodgement Date                    | 23-Jul-1999       |
| Decision                          | Granted           |
| Decision Date                     | 26-Jul-1999       |
| Current Status                    | <b>CCC Issued</b> |
| Previous Number                   | ABA992063         |
| <i>(Applications before 2007)</i> |                   |

#### [ABA-1998-344716](#) Building Consent - Remove Wall - Living

|                                   |                   |
|-----------------------------------|-------------------|
| Lodgement Date                    | 21-Sep-1998       |
| Decision                          | Granted           |
| Decision Date                     | 24-Sep-1998       |
| Current Status                    | <b>CCC Issued</b> |
| Previous Number                   | ABA982812         |
| <i>(Applications before 2007)</i> |                   |

#### [ABA-2015-661](#) Building Consent - Re-direct Stormwater Drain and Install Sump

|                                   |                   |
|-----------------------------------|-------------------|
| Lodgement Date                    | 30-Apr-2015       |
| Decision                          | Granted           |
| Decision Date                     | 05-May-2015       |
| Current Status                    | <b>CCC Issued</b> |
| Previous Number                   |                   |
| <i>(Applications before 2007)</i> |                   |

#### [ABA-2024-47](#) Building Consent - Alter Dwelling - Install Toilet in Bathroom

|                                   |                  |
|-----------------------------------|------------------|
| Lodgement Date                    | 24-Jan-2024      |
| Decision                          | Withdrawn        |
| Decision Date                     | 25-Jan-2024      |
| Current Status                    | <b>Withdrawn</b> |
| Previous Number                   |                  |
| <i>(Applications before 2007)</i> |                  |

### Building and Drainage Permits

[H-1933-16919](#) AAB19330374

4292 - Erect Dwelling, (Bradley). The permit was lodged on 31-Oct-1933.

[H-1973-77068](#) AAB19731191

7938 - Erect Shed, (Melrose). The permit was lodged on 27-Jul-1973.

[H-1907-118409](#) AAD19070659

2438 - Drainage, (Forsyth). The permit was lodged on 22-Apr-1907.

[H-1933-150103](#) AAD19330464

C8422 - Drainage New Dwelling, (Bradley). The permit was lodged on 25-Nov-1933.

[H-1933-150104](#) AAD19330465

C8423 - Plumbing New Dwelling, No Plan (Bradley). The permit was lodged on 25-Nov-1933.

[H-1990-229817](#) AAD19901870

L6453 - Replace Hot Water Cylinder, No Plan (Patterson). The permit was lodged on 02-Apr-1990.

[H-1974-203291](#) AAD19740672

J3500 - Repair Boiler Tubes, No Plan (various). The permit was lodged on 19-Apr-1974.

### Non-consented Small Stand-alone Dwellings

There are no SSD applications for this property.

### 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

This property is subject to the Operative Dunedin City Second Generation District Plan 2026 (2GP), which became fully operative on 17 June 2026. The 2GP, including planning maps, is available on the Dunedin City Council website <https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan> and at all Dunedin City Council service centres and libraries.

### SECOND GENERATION DISTRICT PLAN INFORMATION

#### Zoning

- General Residential 2 (refer Section 15, Residential)

#### Scheduled Items

- Nil

#### Overlay Zones

- Hazard 3 (coastal) Overlay Zone (part)

#### Mapped Areas

- South Dunedin Mapped Area (adjoining)
- Caversham Mapped Area

[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.

#### **Seepage**

A seepage incident has been lodged on this property.

Seepage Incident: 53063 – 11.11.2002 - Completed

Contact Building Compliance Team for further details. [Minimum Floor Levels](#)

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

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

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

## Planning

### [Resource Consents within 50m of 54 Law Street Dunedin](#)

#### [5038548 62 Neville Street Dunedin](#)

[BACT-2020-36](#) Boundary Activity Notice deemed permitted boundary activity for the erection of a family flat containing one habitable room with an attached double garage located directly on the rear and side boundaries of the site. The outcome was Issued on 28/07/2020.

#### [5038560 44A Law Street Dunedin](#)

[LUC-2022-263](#) Land Use Consent multi-unit development contravening density, height in relation to boundary, access, earthworks near water mains.. The outcome was Granted on 23/01/2023.

[SUB-2022-96](#) Subdivision Consent three lot residential subdivision. The outcome was Granted on 23/01/2023.

#### [5038563 50 Law Street Dunedin](#)

[RMA-1992-355196](#) Resource Management Act (Historical Data) EXTEND FIRE WALL Ownr:AITKEN / App: AITKEN 50 LAW STREET (Non-Notified - Non Complying). The outcome was Granted on 03/11/1994.

#### **5038584 59 Burns Street Dunedin**

[LUC-2021-520](#) Land Use Consent the establishment of two residential units and to undertake associated earthworks. The outcome was Granted on 14/10/2021.

#### **5038585 57 Burns Street Dunedin**

[LUC-2025-244/A](#) Land Use Consent S127 to vary consent conditions - Multi-unit development; insufficient acoustic insulation in Unit 1; legally underwidth access, with insufficient separation distance to Units 1 and 2.. The outcome was s127 Upheld on 21/07/2026.

[LUC-2025-244](#) Land Use Consent Multi-unit development; insufficient acoustic insulation in Unit 1; legally underwidth access, with insufficient separation distance to Units 1 and 2.. The outcome was Granted on 05/09/2025.

[SUB-2025-101](#) Subdivision Consent Subdivision creating four lots and access lot.. The outcome was Granted on 05/09/2025.

[LUC-2021-636](#) Land Use Consent the establishment of two residential units and to undertake associated earthworks. The outcome was Granted on 10/11/2021.

#### **5038586 55 Burns Street Dunedin**

[LUC-2026-70](#) Land Use Consent The erection of a multi unit development breaching performance standards related to outdoor living space and transportation matters; use of units for visitor accommodation; soil disturbance on a possible HAIL site.. The outcome was Granted on 18/05/2026.

[SUB-2026-17](#) Subdivision Consent A multi unit development and the subdivision of a possible HAIL site into 4 residential lots plus an access lot.. The outcome was Granted on 18/05/2026.

#### **5043498 57A Law Street Dunedin**

[RMA-1984-351535](#) Resource Management Act (Historical Data) ERECT 4 FLATS (Non-Notified - Non Complying). The outcome was Granted on 03/09/1984.

[RMA-1995-351947](#) Resource Management Act (Historical Data) FLATS PLAN (Non-Notified - Non Complying). The outcome was Granted on 05/08/1986.

#### **5043499 57B Law Street Dunedin**

[RMA-1984-351535](#) Resource Management Act (Historical Data) ERECT 4 FLATS (Non-Notified - Non Complying). The outcome was Granted on 03/09/1984.

[RMA-1995-351947](#) Resource Management Act (Historical Data) FLATS PLAN (Non-Notified - Non Complying). The outcome was Granted on 05/08/1986.

#### **5043500 57C Law Street Dunedin**

[RMA-1984-351535](#) Resource Management Act (Historical Data) ERECT 4 FLATS (Non-Notified - Non Complying). The outcome was Granted on 03/09/1984.

[RMA-1995-351947](#) Resource Management Act (Historical Data) FLATS PLAN (Non-Notified - Non Complying). The outcome was Granted on 05/08/1986.

#### **5043501 57D Law Street Dunedin**

[RMA-1984-351535](#) Resource Management Act (Historical Data) ERECT 4 FLATS (Non-Notified - Non Complying). The outcome was Granted on 03/09/1984.

[RMA-1995-351947](#) Resource Management Act (Historical Data) FLATS PLAN (Non-Notified - Non Complying). The outcome was Granted on 05/08/1986.

#### **5069210 66 Law Street Dunedin**

[RMA-2006-369962](#) Resource Management Act (Historical Data) GARAGE & RETAINING WALL ON BOUNDARY (Non-Notified - Restricted Discretionary). The outcome was Granted on 04/04/2006.

#### **5102280 66A Law Street Dunedin**

[RMA-1994-356843](#) Resource Management Act (Historical Data) ERECT 7 RESIDENTIAL UNITS ON SITE  
Ownr:TONY CLEAR / App: TONY CLEAR BOX 5156 DUNEDIN (Non-Notified - Non Complying). The outcome was Granted on 19/07/1994.

[RMA-1995-357225](#) Resource Management Act (Historical Data) STAGED UNIT TITLE SUBDIVISION  
Ownr:CLEAR CONSTRUCTION (Non-Notified - Non Complying). The outcome was Granted on 04/05/1995.

#### **5102281 66B Law Street Dunedin**

[RMA-1994-356843](#) Resource Management Act (Historical Data) ERECT 7 RESIDENTIAL UNITS ON SITE  
Ownr:TONY CLEAR / App: TONY CLEAR BOX 5156 DUNEDIN (Non-Notified - Non Complying). The outcome was Granted on 19/07/1994.

[RMA-1995-357225](#) Resource Management Act (Historical Data) STAGED UNIT TITLE SUBDIVISION  
Ownr:CLEAR CONSTRUCTION (Non-Notified - Non Complying). The outcome was Granted on 04/05/1995.

#### **5102871 66C Law Street Dunedin**

[RMA-1994-356843](#) Resource Management Act (Historical Data) ERECT 7 RESIDENTIAL UNITS ON SITE  
Ownr:TONY CLEAR / App: TONY CLEAR BOX 5156 DUNEDIN (Non-Notified - Non Complying). The outcome was Granted on 19/07/1994.

[RMA-1995-357225](#) Resource Management Act (Historical Data) STAGED UNIT TITLE SUBDIVISION  
Ownr:CLEAR CONSTRUCTION (Non-Notified - Non Complying). The outcome was Granted on 04/05/1995.

#### **5102970 66D Law Street Dunedin**

[RMA-1994-356843](#) Resource Management Act (Historical Data) ERECT 7 RESIDENTIAL UNITS ON SITE  
Ownr:TONY CLEAR / App: TONY CLEAR BOX 5156 DUNEDIN (Non-Notified - Non Complying). The outcome was Granted on 19/07/1994.

[RMA-1995-357225](#) Resource Management Act (Historical Data) STAGED UNIT TITLE SUBDIVISION  
Ownr:CLEAR CONSTRUCTION (Non-Notified - Non Complying). The outcome was Granted on 04/05/1995.

#### **5102971 66E Law Street Dunedin**

[RMA-2006-370777](#) Resource Management Act (Historical Data) UNIT TITLE SUBDIVISION OF FUTURE DEVELOPMENT UNIT 5 DP 24821 CREATING THREE PRINCIPAL UNITS. The outcome was Granted on 24/11/2006.

[RMA-2006-370776](#) Resource Management Act (Historical Data) LAND USE ARISING FROM UNIT TITLE SUBDIVISION. The outcome was Granted on 24/11/2006.

[RMA-1994-356843](#) Resource Management Act (Historical Data) ERECT 7 RESIDENTIAL UNITS ON SITE  
Ownr:TONY CLEAR / App: TONY CLEAR BOX 5156 DUNEDIN (Non-Notified - Non Complying). The outcome was Granted on 19/07/1994.

[RMA-1995-357225](#) Resource Management Act (Historical Data) STAGED UNIT TITLE SUBDIVISION  
Ownr:CLEAR CONSTRUCTION (Non-Notified - Non Complying). The outcome was Granted on 04/05/1995.

#### **5111983 66G Law Street Dunedin**

[RMA-2006-370777](#) Resource Management Act (Historical Data) UNIT TITLE SUBDIVISION OF FUTURE DEVELOPMENT UNIT 5 DP 24821 CREATING THREE PRINCIPAL UNITS. The outcome was Granted on 24/11/2006.

[RMA-2006-370776](#) Resource Management Act (Historical Data) LAND USE ARISING FROM UNIT TITLE SUBDIVISION. The outcome was Granted on 24/11/2006.

**[5111984 66F Law Street Dunedin](#)**

[RMA-2006-370777](#) Resource Management Act (Historical Data) UNIT TITLE SUBDIVISION OF FUTURE DEVELOPMENT UNIT 5 DP 24821 CREATING THREE PRINCIPAL UNITS. The outcome was Granted on 24/11/2006.

[RMA-2006-370776](#) Resource Management Act (Historical Data) LAND USE ARISING FROM UNIT TITLE SUBDIVISION. The outcome was Granted on 24/11/2006.

**[5112628 66E Law Street Dunedin](#)**

[RMA-2006-370777](#) Resource Management Act (Historical Data) UNIT TITLE SUBDIVISION OF FUTURE DEVELOPMENT UNIT 5 DP 24821 CREATING THREE PRINCIPAL UNITS. The outcome was Granted on 24/11/2006.

[RMA-2006-370776](#) Resource Management Act (Historical Data) LAND USE ARISING FROM UNIT TITLE SUBDIVISION. The outcome was Granted on 24/11/2006.

[RMA-1994-356843](#) Resource Management Act (Historical Data) ERECT 7 RESIDENTIAL UNITS ON SITE Ownr:TONY CLEAR / App: TONY CLEAR BOX 5156 DUNEDIN (Non-Notified - Non Complying). The outcome was Granted on 19/07/1994.

[RMA-1995-357225](#) Resource Management Act (Historical Data) STAGED UNIT TITLE SUBDIVISION Ownr:CLEAR CONSTRUCTION (Non-Notified - Non Complying). The outcome was Granted on 04/05/1995.

**[5113383 47 Law Street Dunedin](#)**

[LUC-2007-492](#) Land Use Consent Non-compliance with lot frontage and the legal width of a right of way arising from a subdivision.. The outcome was Granted on 02/10/2007.

[SUB-2007-169](#) Subdivision Consent 2-lot Residential 2 subdivision.. The outcome was Granted on 02/10/2007.

[RMA-1988-352352](#) Resource Management Act (Historical Data) ERECT GARAGE (Non-Notified - Non Complying). The outcome was Granted on 30/08/1988.

**[5113384 49 Law Street Dunedin](#)**

[LUC-2007-492](#) Land Use Consent Non-compliance with lot frontage and the legal width of a right of way arising from a subdivision.. The outcome was Granted on 02/10/2007.

[SUB-2007-169](#) Subdivision Consent 2-lot Residential 2 subdivision.. The outcome was Granted on 02/10/2007.

[RMA-1988-352352](#) Resource Management Act (Historical Data) ERECT GARAGE (Non-Notified - Non Complying). The outcome was Granted on 30/08/1988.

**[5113403 66F Law Street Dunedin](#)**

[RMA-2006-370777](#) Resource Management Act (Historical Data) UNIT TITLE SUBDIVISION OF FUTURE DEVELOPMENT UNIT 5 DP 24821 CREATING THREE PRINCIPAL UNITS. The outcome was Granted on 24/11/2006.

[RMA-2006-370776](#) Resource Management Act (Historical Data) LAND USE ARISING FROM UNIT TITLE SUBDIVISION. The outcome was Granted on 24/11/2006.

[RMA-1994-356843](#) Resource Management Act (Historical Data) ERECT 7 RESIDENTIAL UNITS ON SITE Ownr:TONY CLEAR / App: TONY CLEAR BOX 5156 DUNEDIN (Non-Notified - Non Complying). The outcome was Granted on 19/07/1994.

[RMA-1995-357225](#) Resource Management Act (Historical Data) STAGED UNIT TITLE SUBDIVISION Ownr:CLEAR CONSTRUCTION (Non-Notified - Non Complying). The outcome was Granted on 04/05/1995.

#### **5113404 66G Law Street Dunedin**

[RMA-2006-370777](#) Resource Management Act (Historical Data) UNIT TITLE SUBDIVISION OF FUTURE DEVELOPMENT UNIT 5 DP 24821 CREATING THREE PRINCIPAL UNITS. The outcome was Granted on 24/11/2006.

[RMA-2006-370776](#) Resource Management Act (Historical Data) LAND USE ARISING FROM UNIT TITLE SUBDIVISION. The outcome was Granted on 24/11/2006.

[RMA-2006-369962](#) Resource Management Act (Historical Data) GARAGE & RETAINING WALL ON BOUNDARY (Non-Notified - Restricted Discretionary). The outcome was Granted on 04/04/2006.

[RMA-1994-356843](#) Resource Management Act (Historical Data) ERECT 7 RESIDENTIAL UNITS ON SITE Ownr:TONY CLEAR / App: TONY CLEAR BOX 5156 DUNEDIN (Non-Notified - Non Complying). The outcome was Granted on 19/07/1994.

[RMA-1995-357225](#) Resource Management Act (Historical Data) STAGED UNIT TITLE SUBDIVISION Ownr:CLEAR CONSTRUCTION (Non-Notified - Non Complying). The outcome was Granted on 04/05/1995.

#### **5113777 52 Law Street Dunedin**

[LUC-2008-439](#) Land Use Consent extend dining room by 2 metres. The outcome was Granted on 27/08/2008.

[LUC-2007-204](#) Land Use Consent Land use consent required as a result of subdivision. The outcome was Granted on 21/06/2007.

[SUB-2007-79](#) Subdivision Consent Subdivision of Lot 71 DP 5855 (52 Law Street). The outcome was Granted on 21/06/2007.

#### **5113778 52A Law Street Dunedin**

[LUC-2007-204](#) Land Use Consent Land use consent required as a result of subdivision. The outcome was Granted on 21/06/2007.

[SUB-2007-79](#) Subdivision Consent Subdivision of Lot 71 DP 5855 (52 Law Street). The outcome was Granted on 21/06/2007.

#### **5114478 61 Law Street Dunedin**

[LUC-2007-720](#) Land Use Consent Non-compliance arising from a 2-lot residential 2 subdivision. The outcome was Granted on 21/12/2007.

[SUB-2007-254](#) Subdivision Consent 2 lot Res 2 subdivision involving 2 existing dwellings. The outcome was Granted on 21/12/2007.

[RMA-2004-368323](#) Resource Management Act (Historical Data) BUILD VERANDAH IN FRONT YARD (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/11/2004.

#### **5114479 61A Law Street Dunedin**

[LUC-2007-720](#) Land Use Consent Non-compliance arising from a 2-lot residential 2 subdivision. The outcome was Granted on 21/12/2007.

[SUB-2007-254](#) Subdivision Consent 2 lot Res 2 subdivision involving 2 existing dwellings. The outcome was Granted on 21/12/2007.

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:**

#### **Encroachment on road reserve – privately owned asphalt path.**

On the property's frontage there is a privately owned asphalt path that appear to be located on road reserve. These may remain at the pleasure of Council. 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         |

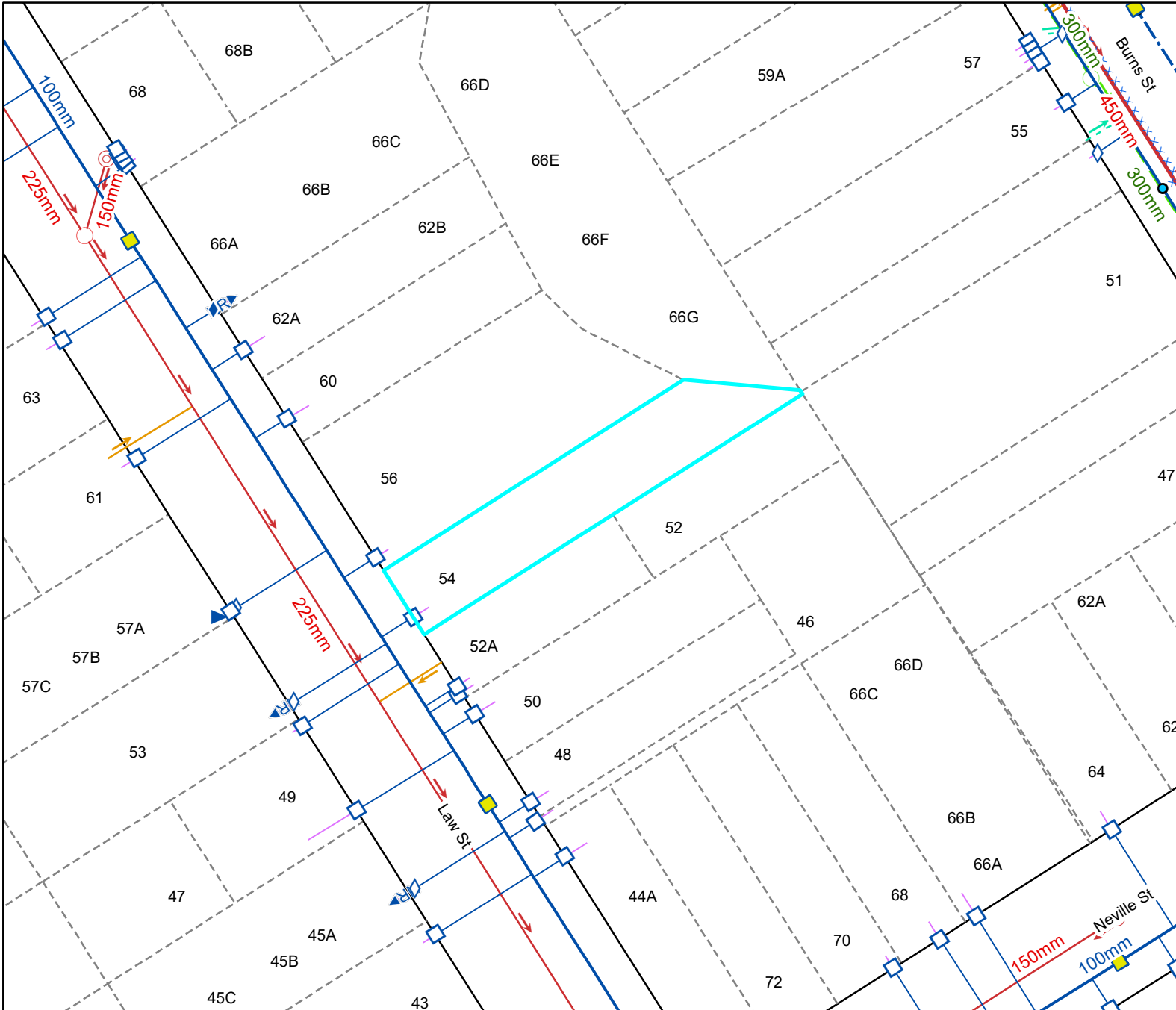
|     |                  |
|-----|------------------|
| MH  | Manhole          |
| PL  | Plumbing         |
| PLB | Plumbing         |
| PTE | Private          |
| SIS | Sewer in section |
| WC  | Water course     |
| WT  | Water table      |
| SW  | Stormwater       |

### General terms

RDMS Records and Document Management System

## Appendices





**Legend**

**Water Supply**

- Manifold Box
- Water Meter
- Toby
- Meter without manifold box
- Retic Flow Meter
- Combination Meter
- Manifold Box With Restrictor
- Water Valve - Zone
- Non Return Valve
- Water Valve - Gate
- Water Valve - Sluice
- Water Hydrant
- Water Backflow Preventor - RPZ
- Water Non-Return Valve
- Water Pump Station
- Water Bore
- Water Treatment Plant
- Water Storage Tank
- Supply Main
- Trunk Main
- Disused
- Reticulation
- Rider
- Scour
- Water Service Lateral
- Water Fire Service Lateral
- Water Critical Service Lateral
- Water Zone Boundary
- Water Reservoir
- Redundant Water Main

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

**Foul Sewerage**

- Standard Manhole
- Valve Chamber (pressurised)
- Boundary Kit
- Non-Return Valve
- Pump Station Domestic
- Drop Manhole
- Inspection Manhole
- Inspection Opening
- Lamphole
- Outlet
- Pump Station
- Treatment Plant
- Vent
- Foul Sewer Node
- Foul Drains in Common (public)
- Sewer
- Trunk Sewer
- Vent Line
- Rising Main
- 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
- SW Drop Manhole
- SW Insp Chamber and Grating Inlet
- SW Inspection Manhole
- SW Inspection Opening
- SW Lamphole
- SW Mudtank Inlet
- SW Outlet
- SW Pipe Inlet
- SW Pressure Manhole
- SW Standard Manhole
- SW Stormwater Node
- Roading Bubble-Up Tank
- Roading Mudtank
- Stormwater Main
- Stormwater Trunk Main
- DCC Open Channel
- Piped WC
- Open WC
- Culvert
- Stormwater Mudtank Pipe
- Redundant Stormwater Main
- SW Sump
- 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
- Railway Centreline

**Cadastral**

- Parcel
- Hydro
- Strata
- Road/Rail
- Motorway Parcels
- Easment (where recorded)

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



**Council Water & Drainage Services**

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

Scale at A4:  
**1:750**  
21/08/2026  
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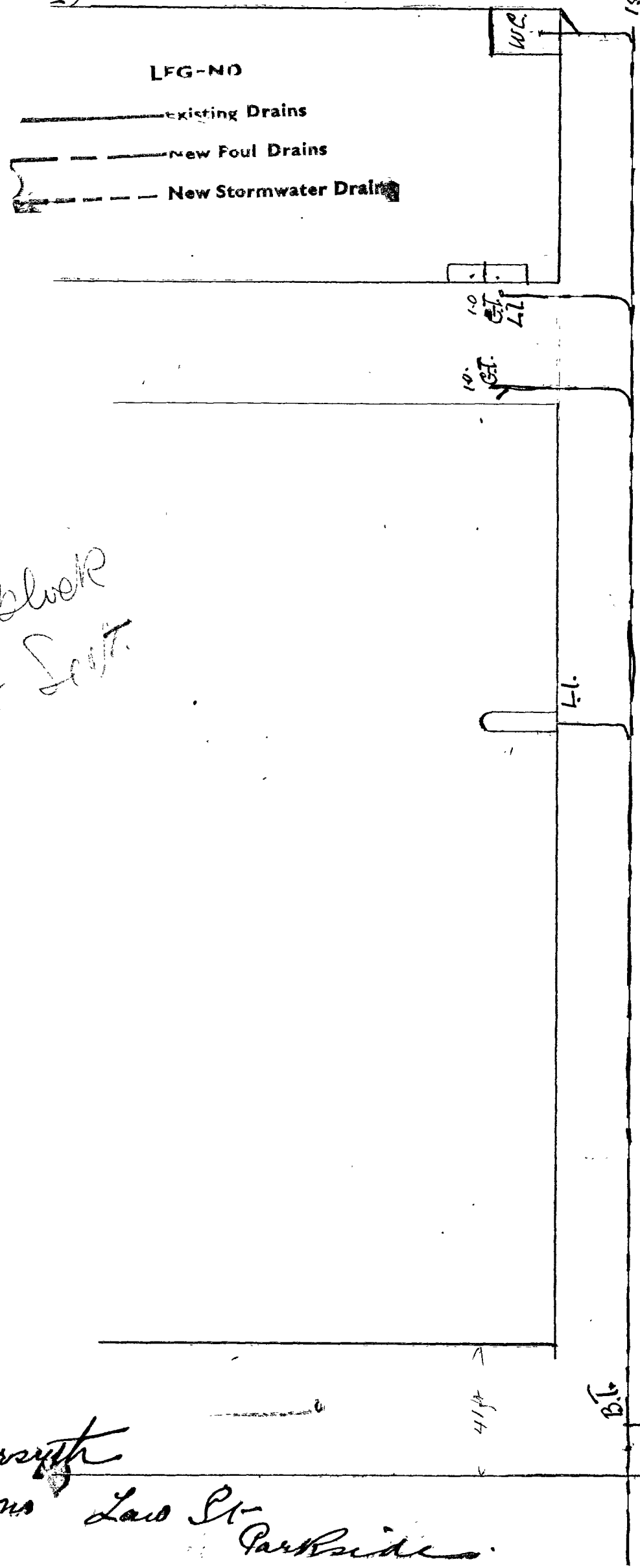


PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES  
This map is for illustration purposes only and is not accurate to surveying, engineering or orthophotographic standards. Every effort has been made to ensure correctness and timeliness of the information presented.

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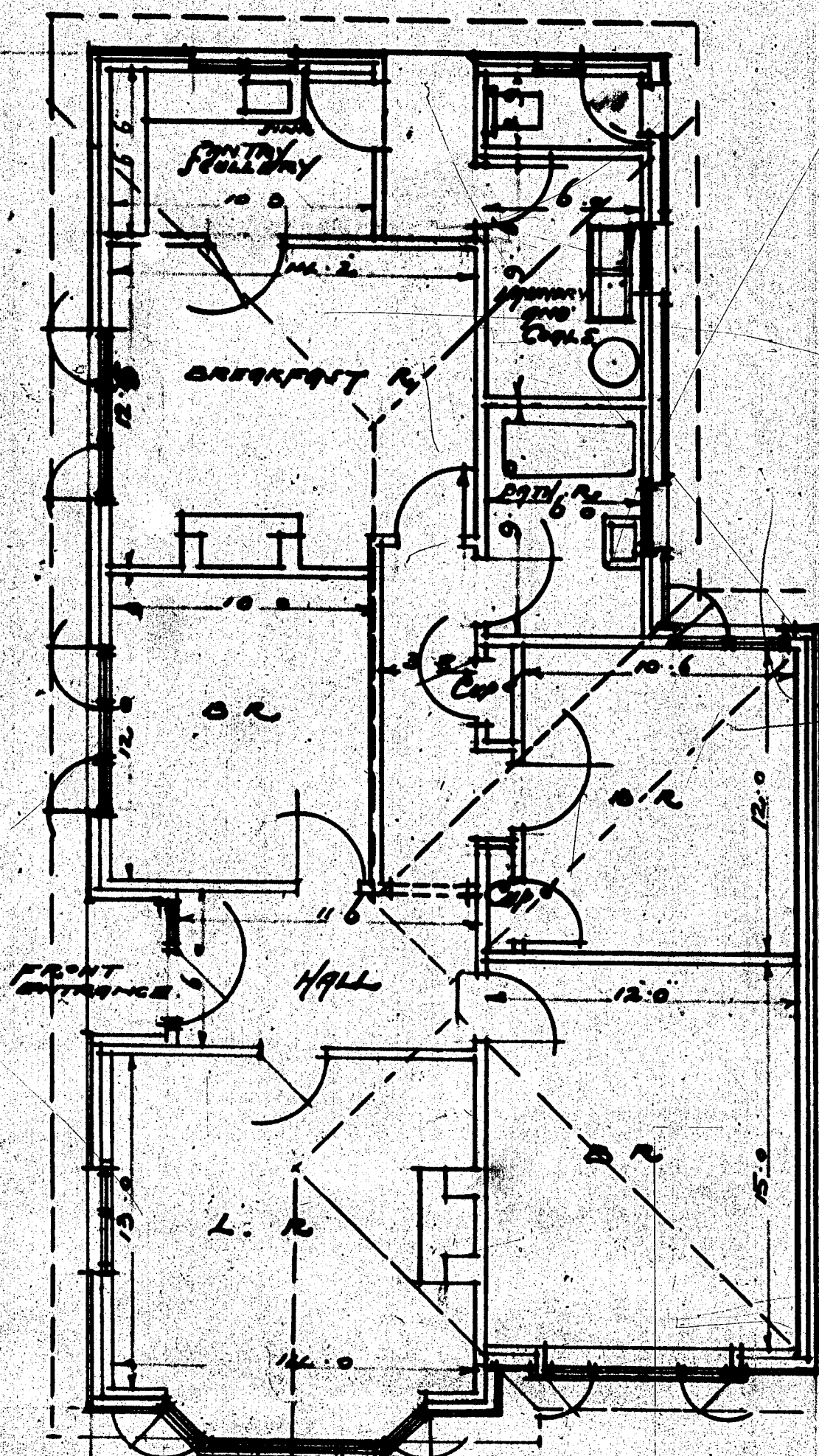
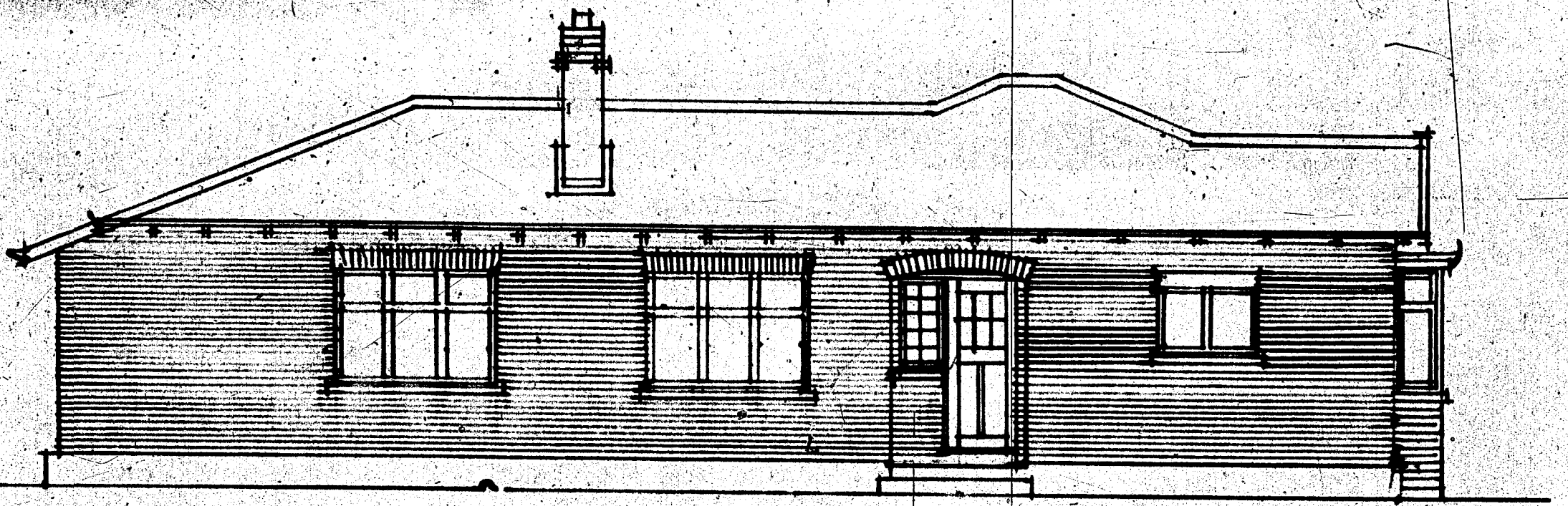
17/1/07  
22/4/07  
as

2438



no Block  
no Sect.

Mr Forsyth  
no Law St  
Parkside.



Pt 8 cat 8  
 Plan 1704  
 Parkside  
 Law street  
 Mrs C. Bradley

4292

DUNF

J. E. AGE BOARD

APPLICANT

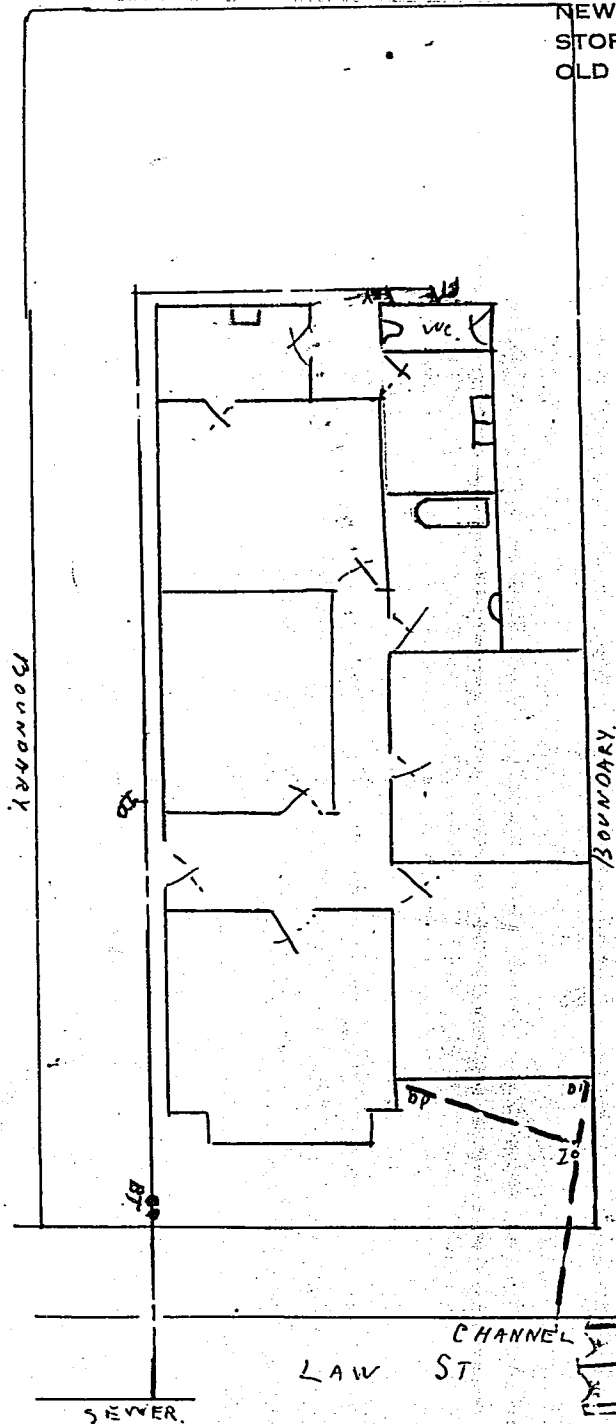
J. C 8422

## HOUSE CONNECTION PLAN.

DATE

SCALE 1/4 in. to a foot.

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



Owner Bradley Block Parkside 1704  
 Street Law Section \_\_\_\_\_  
 Locality Cassingham Allotment 1718  
 Signature of Drainer CA Ferguson

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

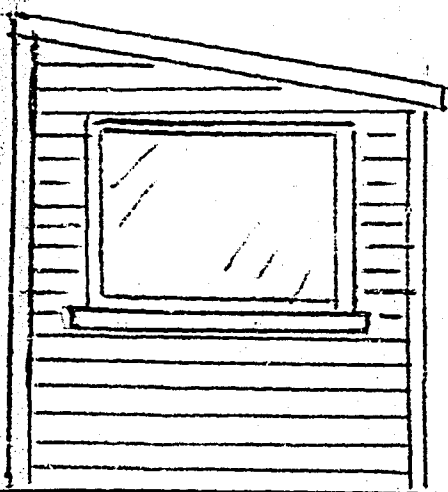
DATE 22.7.73

CITY ENGINEER

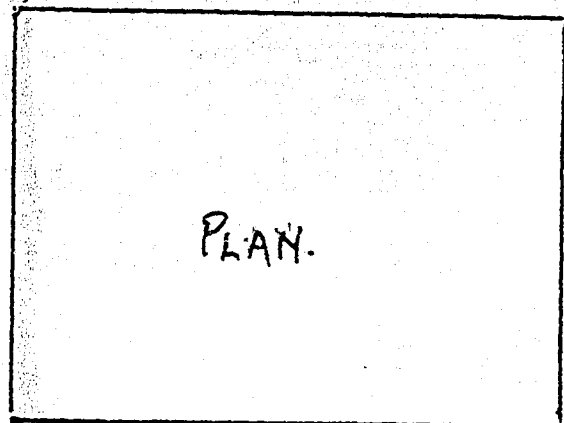
TOOL SHED

MRS MELROSE

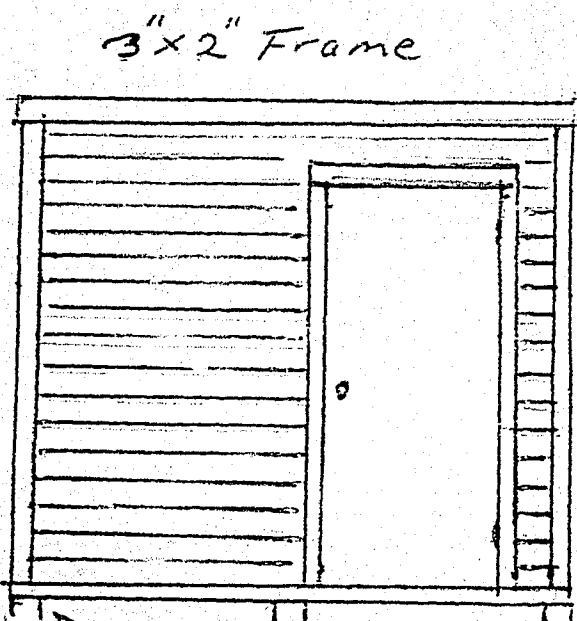
54 LAW ST.



END ELEVATION



PLAN.



FRONT ELEVATION.

CONCRETE  
PILES

SCALE  $\frac{1}{4}$ " = 1 FT.

SITE PLAN.

3'-0" CLEAR OF  
BOUNDARY

NEW SHED

SCALE  $\frac{1}{16}$ " = 1 FT.

LAW ST.

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

Resident's

Signed

for City Planning Officer



**DUNEDIN CITY  
COUNCIL**

*Kaunihera-a-rohe o Otepoti*

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

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

Email: dcc@dcc.govt.nz

[www.CityofDunedin.com](http://www.CityofDunedin.com)

## CODE COMPLIANCE CERTIFICATE

Section 95, Building Act 2004

|                                                                                                                |           |                                                                            |             |
|----------------------------------------------------------------------------------------------------------------|-----------|----------------------------------------------------------------------------|-------------|
| CCC No:                                                                                                        | ABA982812 | Telephone No:                                                              | 03 477 4000 |
| <b>APPLICANT</b>                                                                                               |           | <b>PROJECT</b>                                                             |             |
| D S Keogh<br>PO Box 583<br>Wanaka 9192                                                                         |           | <b>Work Type:</b><br>Additions & Alterations                               |             |
| <b>PROJECT LOCATION</b>                                                                                        |           | <b>Intended Use/Description of Work:</b><br>(Dwx) Remove Wall-Living, Plan |             |
| 54 Law Street Dunedin                                                                                          |           |                                                                            |             |
| <b>LEGAL DESCRIPTION</b>                                                                                       |           |                                                                            |             |
| <b>Legal Description:</b> LOT 70 DP 5585<br><b>Valuation Roll No:</b> 27450-04500<br><b>Building Name:</b> N/A |           | <b>Intended Life:</b><br>Indefinite, not less than 50 years.               |             |

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

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

☐ Compliance Schedule attached

**Signed for and on behalf of the Council:**

Name: *M. G. G. G.*

Position: AUTHORISED OFFICER

Date: 4 September 2007

# BUILDING CONSENT



Section 35, Building Act 1991

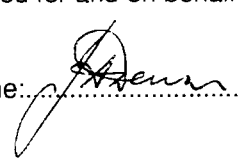
ISSUED BY:

**DUNEDIN CITY COUNCIL**

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

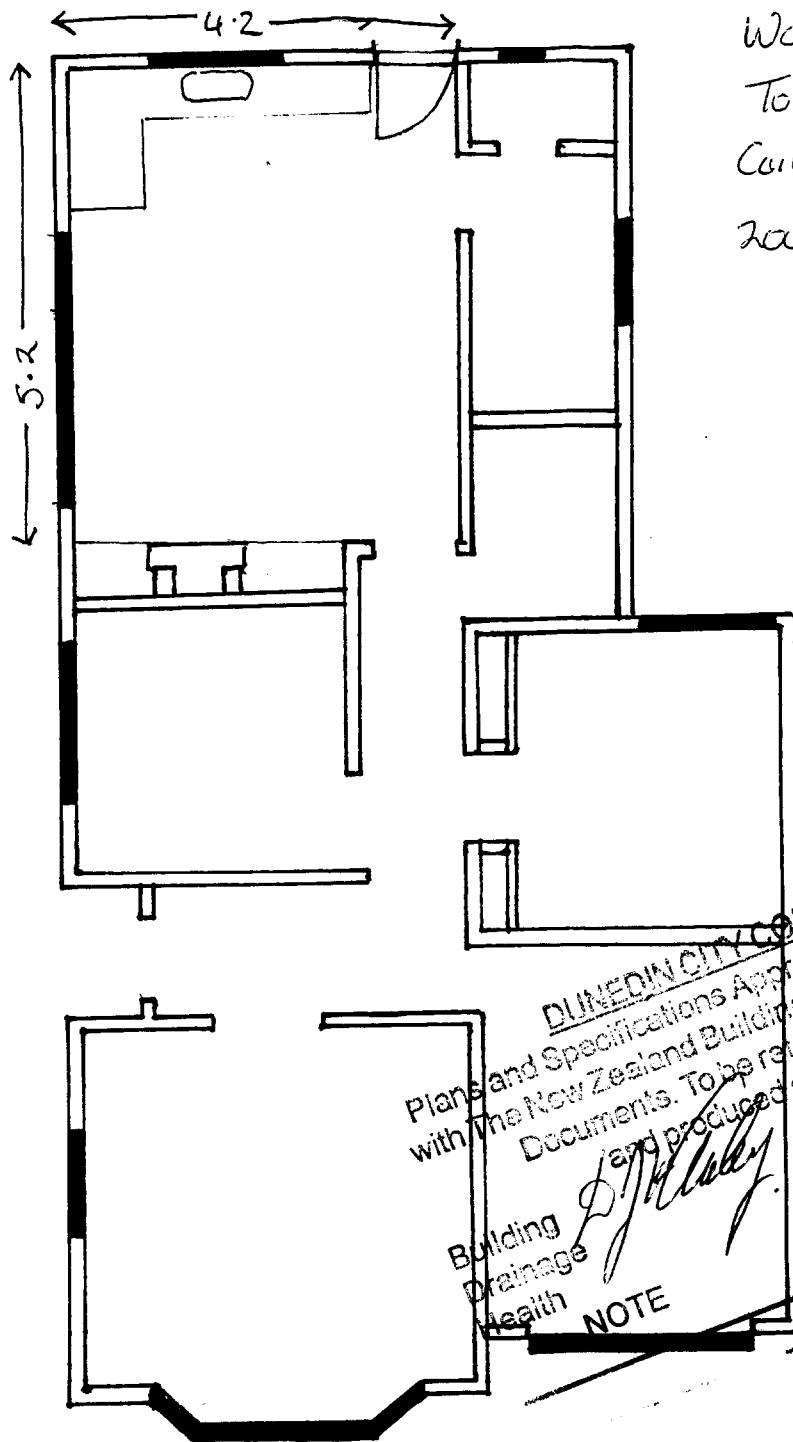
|               |          |             |            |               |         |
|---------------|----------|-------------|------------|---------------|---------|
| Telephone No: | 477-4000 | Consent No: | ABA 982812 | Reference No: | 5038566 |
|---------------|----------|-------------|------------|---------------|---------|

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

| APPLICANT                                                                                                                                                                        | PROJECT                                                                                                                                                                                                                                                                                                                                                                                                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name: KEOGH, DESMOND STANLEY<br>54 LAW STREET<br>DUNEDIN 9001                                                                                                                    | All <input checked="" type="checkbox"/><br>Stage No ..... of an intended<br>.....stages<br>New Building <input type="checkbox"/><br>Alteration <input checked="" type="checkbox"/><br>Intended Use(s) in detail:<br>REMOVE WALL-LIVING<br>Intended Life:<br>Indefinite, not less than 50 years <input checked="" type="checkbox"/><br>Specified as ..... years<br>Demolition <input type="checkbox"/><br>Estimated Value: \$1000 |
| PROJECT LOCATION                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Street Address:<br>54 LAW STREET, DUNEDIN 9001                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| LEGAL DESCRIPTION                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Property Number: 5038566<br>Valuation Roll No: 27450 04500<br>Legal Description:<br>LOT 70 DP 5585                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| COUNCIL CHARGES                                                                                                                                                                  | Signed for and on behalf of the Council:<br>Name: <br>Position: AUTHORISED OFFICER<br>Date: 24/09/1998                                                                                                                                                                                                                                       |
| 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....."



Wooden Beam  
To be Fitted above  
Ceiling (i.e.) Support  
200 x 100 Beam.

**DUNEDIN CITY COUNCIL**  
Plans and Specifications Approved in accordance  
with The New Zealand Building Code and Approved  
Documents. To be retained on request  
and produced on request  
Date 28/9/98.  
Date  
Date  
Building  
Drainage  
Health  
**NOTE**

Scale: 98/28/12

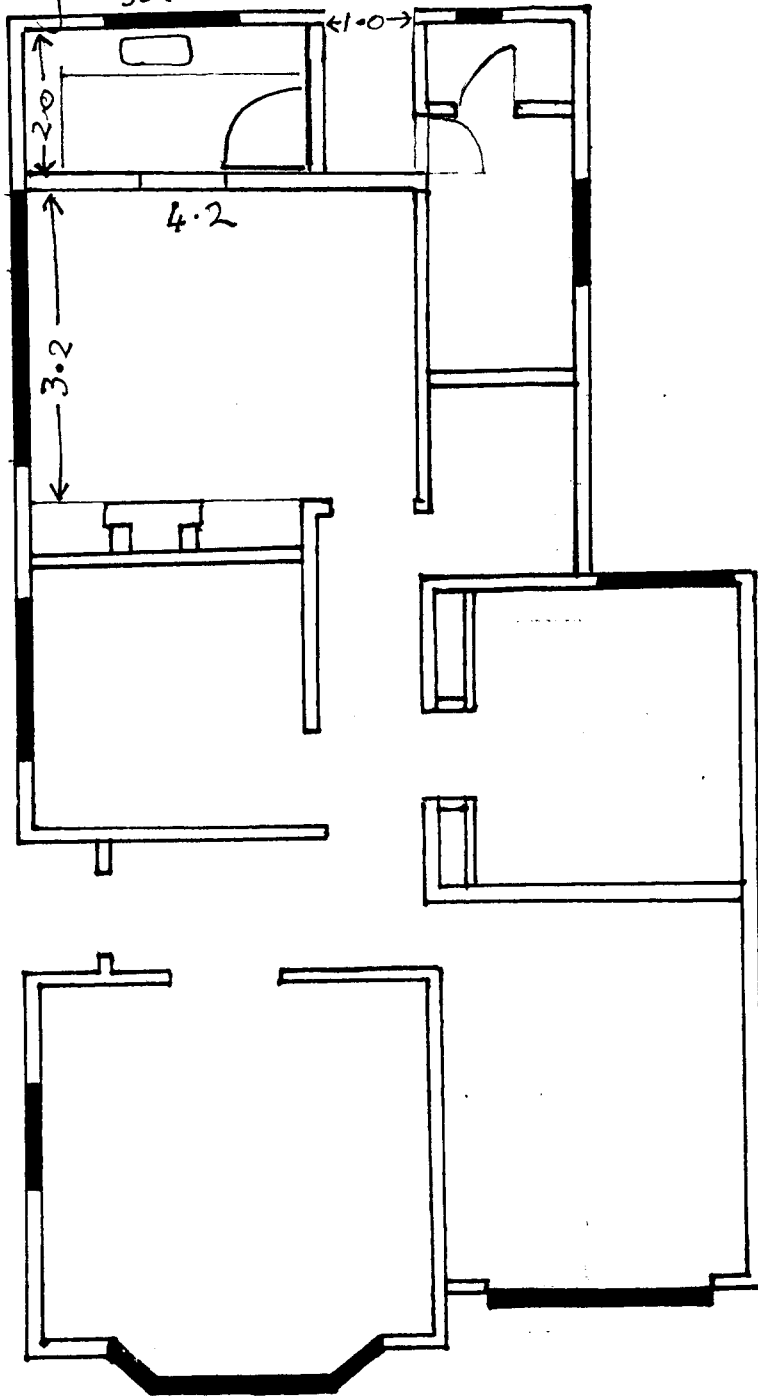
Plan of proposed in Ink

.....  
.....

Approving Officer: .....

Date: .....

EXISTING wall  
3'-0"



Scale:

98/2812

Plan of proposed in Ink

.....  
EXISTING Plans  
.....

Approving Officer: .....

Date: .....

# CODE COMPLIANCE CERTIFICATE

Section 43(3), Building Act 1991

ISSUED BY:



DUNEDIN CITY COUNCIL

|               |          |         |            |               |         |
|---------------|----------|---------|------------|---------------|---------|
| Telephone No: | 477-4000 | CCC No: | ABA 992063 | Reference No: | 5038566 |
|---------------|----------|---------|------------|---------------|---------|

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

| APPLICANT DETAILS                                                                                                                                                  | PROJECT                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name and Mailing Address:<br><br>KEOGH, DESMOND STANLEY<br>54 LAW STREET<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>WOODSMAN MATAI FREESTANDING WETBACK<br><br>Intended Life:<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: 5038566<br>Valuation Roll No: 27450 04500<br><br>Project Location:<br>54 LAW STREET, DUNEDIN 9001<br><br>Legal Description:<br><br>LOT 70 DP 5585 |                                                                                                                                                                                                                                                                                                                                                                                                                                         |

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: 30/07/1999

50 The Octagon, P.O. Box 5045, Dunedin 9031, New Zealand  
Telephone (03) 477 4000 - Facsimile (03) 474 3594 - www.CityofDunedin.com

# BUILDING CONSENT

Section 35, Building Act 1991

ISSUED BY:



DUNEDIN CITY COUNCIL

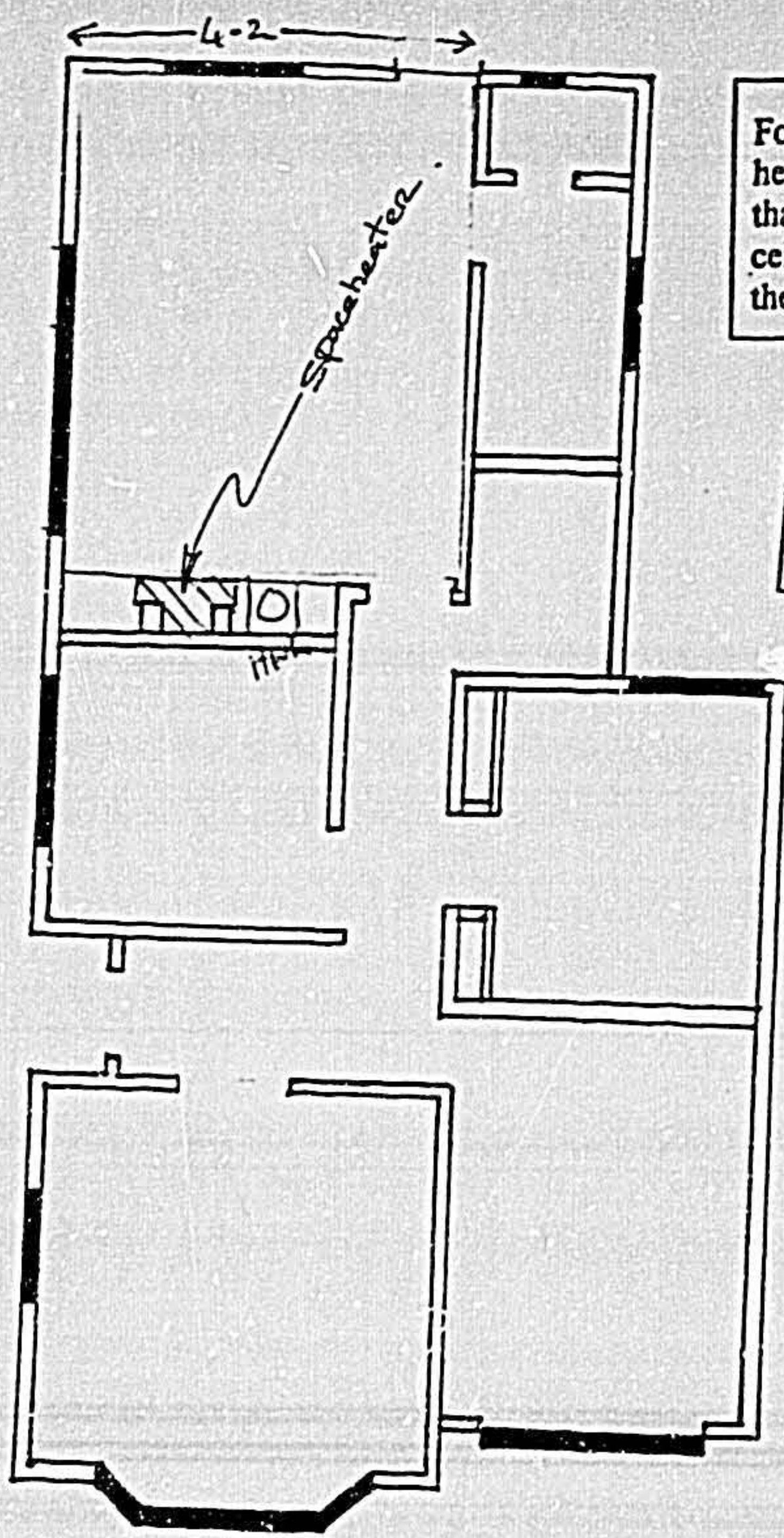
|               |          |             |            |               |         |
|---------------|----------|-------------|------------|---------------|---------|
| Telephone No: | 477-4000 | Consent No: | ABA 992063 | Reference No: | 5038566 |
|---------------|----------|-------------|------------|---------------|---------|

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

| APPLICANT                                                                                                                                                                        | PROJECT                                                                                                                                                                                |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name: KEOGH, DESMOND STANLEY<br>54 LAW STREET<br>DUNEDIN 9001                                                                                                                    | All <input checked="" type="checkbox"/><br>Stage No ..... of an intended<br>.....stages                                                                                                |
| PROJECT LOCATION                                                                                                                                                                 | New Building <input type="checkbox"/>                                                                                                                                                  |
| Street Address:<br>54 LAW STREET, DUNEDIN 9001                                                                                                                                   | Alteration <input checked="" type="checkbox"/><br>Intended Use(s) in detail:<br>WOODSMAN MATAI FREESTANDING WETBACK                                                                    |
| LEGAL DESCRIPTION                                                                                                                                                                | Intended Life:<br>Indefinite, not less than 50 years <input checked="" type="checkbox"/><br>Specified as ..... years<br>Demolition <input type="checkbox"/><br>Estimated Value: \$3000 |
| Property Number: 5038566<br>Valuation Roll No: 27450 04500<br>Legal Description:<br>LOT 70 DP 5585                                                                               |                                                                                                                                                                                        |
| COUNCIL CHARGES                                                                                                                                                                  | Signed for and on behalf of the Council:<br>Name:<br>Position: AUTHORISED OFFICER<br>Date: 26/07/1999                                                                                  |
| 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....."



For the final inspection of your heating appliance please ensure that access is available to the ceiling space if required and that the ceiling plates left unattached.

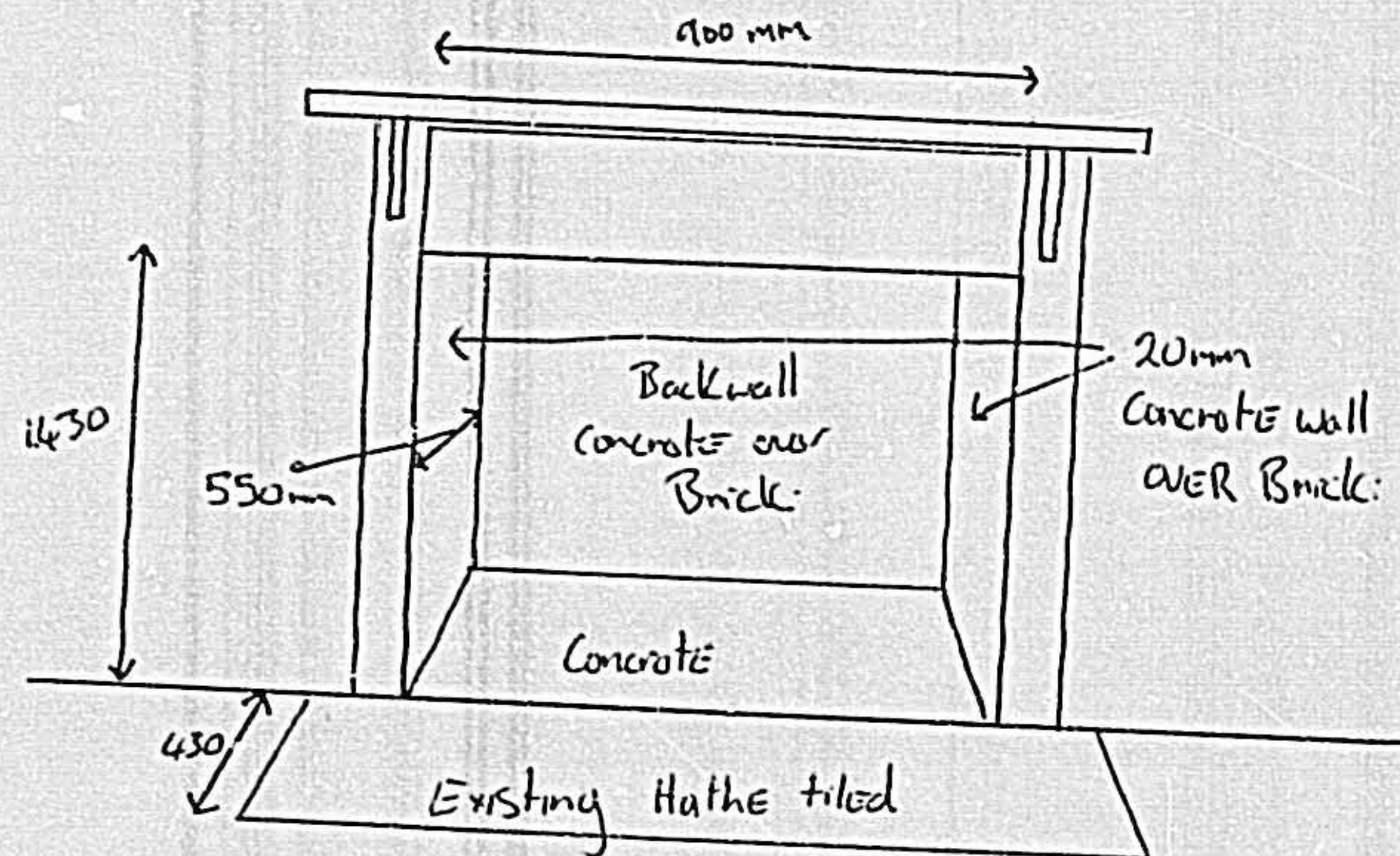
Installation shall be in accordance with NZS 7421:1990, with particular reference to the need for Siesmic restraint.

DUNEDIN CITY COUNCIL  
 Plans and Specifications Approved in accordance with The New Zealand Building Code and Approved Documents. To be retained on works and produced on request  
 Building Date 26/7/99  
 Drainage Date  
 Health Date  
 NOTE

Scale:

|                                            |                                         |
|--------------------------------------------|-----------------------------------------|
| Plan of proposed in Ink:<br>.....<br>..... | Approving Officer: .....<br>Date: ..... |
|--------------------------------------------|-----------------------------------------|

99-2063  
 54 Law St



99-2063  
54 Law St

## CODE COMPLIANCE CERTIFICATE

DCCBCA-F4-07-v3.0

Section 95, Building Act 2004

|                                                                                                                |              |                                                                                                                                                                                                            |             |
|----------------------------------------------------------------------------------------------------------------|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|
| CCC NO:                                                                                                        | ABA-2015-661 | Telephone No:                                                                                                                                                                                              | 03 477 4000 |
| <b>APPLICANT</b>                                                                                               |              | <b>PROJECT</b>                                                                                                                                                                                             |             |
| W J Bristowe<br>54 Law Street<br>Dunedin 9012                                                                  |              | <b>Work Type:</b><br>Alterations/Repairs<br><br><b>Intended Use/Description of Work:</b><br>Redirect Stormwater Drain and Install Sump<br><br><b>Intended Life:</b><br>Indefinite, not less than 50 years. |             |
| <b>PROJECT LOCATION</b>                                                                                        |              | <b>This CCC also applies to the following Amended Consents:</b><br>N/A                                                                                                                                     |             |
| 54 Law Street Dunedin                                                                                          |              |                                                                                                                                                                                                            |             |
| <b>LEGAL DESCRIPTION</b>                                                                                       |              |                                                                                                                                                                                                            |             |
| <b>Legal Description:</b> LOT 70 DP 5585<br><b>Valuation Roll No:</b> 27450-04500<br><b>Building Name:</b> N/A |              |                                                                                                                                                                                                            |             |

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

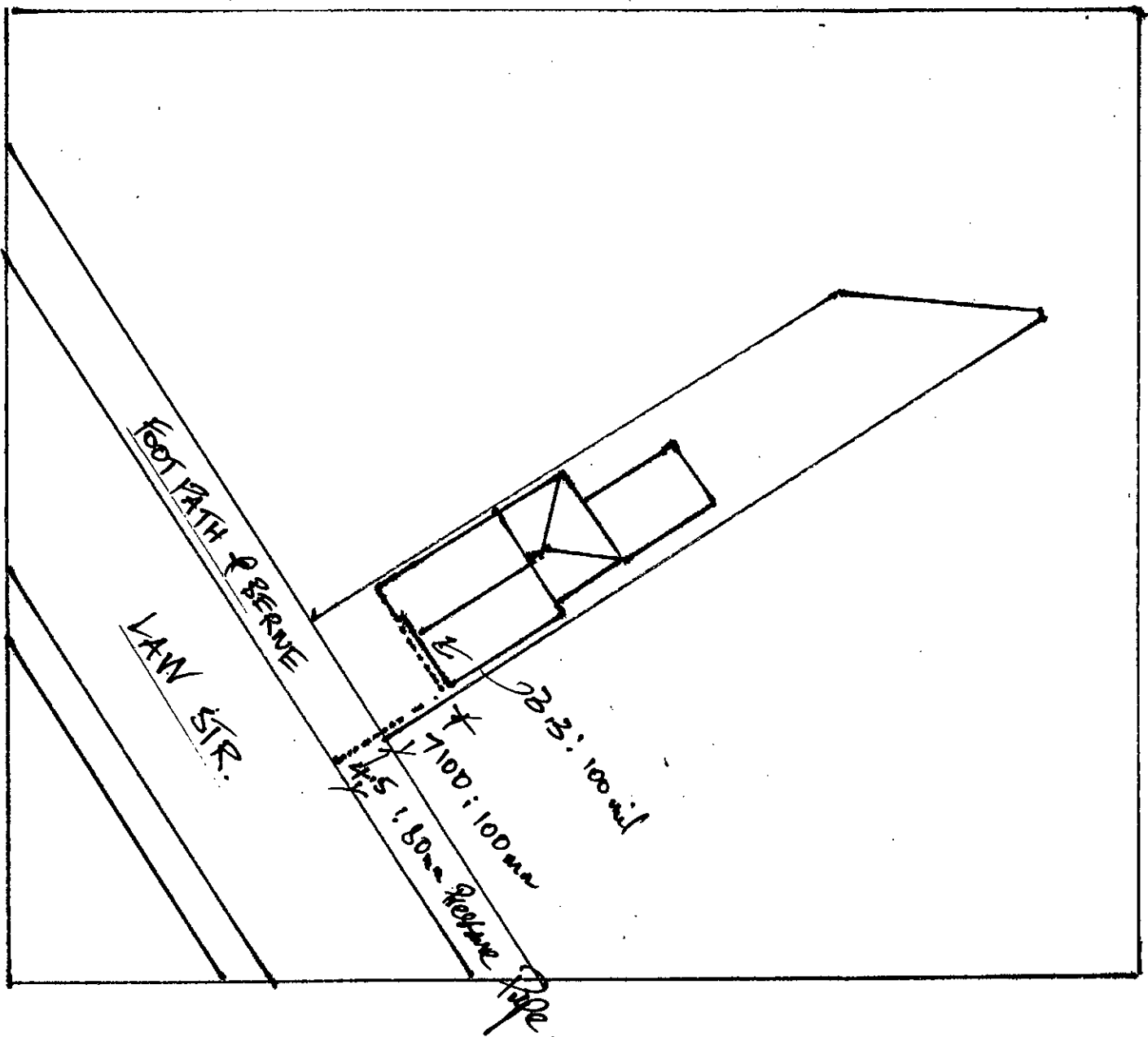
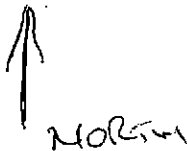
**Signed for and on behalf of the Council:**



**Team Leader Inspections**

Date: 15 June 2015

2015-661



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  
Plumbing *CMC*  
Health

Date  
Date 4.5.2015  
Date

NOTE

Details Handing attached:

PROPOSED STORMWATER DRAIN REDIRECTION  
at 54 LAW STR., CAVERSHAM

**DCC COPY**

Drawn by: WJ BRISTOWE, OWNER, OCCUPIER  
waka.joeel@hotmail.com Ph 022 014 9359



STORMWATER REDIRECTION  
@ 34 LAW STR CAVERSHAM  
Drawn by NJ BRISTOWE owner, occupier.



## Legend

### Water Supply

|  |                                |  |                                |
|--|--------------------------------|--|--------------------------------|
|  | Manifold Box                   |  | Water Non-Return Valve         |
|  | Water Meter                    |  | Water Pump Station             |
|  | Toby                           |  | Water Bore                     |
|  | Meter without manifold box     |  | Water Treatment Plant          |
|  | Retic Flow Meter               |  | Water Storage Tank             |
|  | Combination Meter              |  | Supply Main                    |
|  | Manifold Box With Restrictor   |  | Trunk Main                     |
|  | Water Valve - Zone             |  | Disused                        |
|  | Non Return Valve               |  | Reticulation                   |
|  | Water Valve - Gate             |  | Rider                          |
|  | Water Valve - Sluice           |  | Scour                          |
|  | Water Hydrant                  |  | Water Service Lateral          |
|  | Water Backflow Preventer - RP2 |  | Water Fire Service Lateral     |
|  |                                |  | Water Critical Service Lateral |
|  |                                |  | Water Zone Boundary            |
|  |                                |  | Water Reservoir                |
|  |                                |  | Redundant Water Main           |

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

### Foul Sewerage

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

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

### Stormwater

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

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

### General

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

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



## Council Water & Drainage Services

Information shown is the best  
available at the time of printing.  
Verify on site before commencing  
work. All enquiries 477 4000

Scale at A4:

1:250

04/05/2015 04:24:30 PM



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

2013 Urban and rural photography January /  
February 2013. Dunedin City Council  
CC BY 3.0 NZ.

2006/2007 Urban photography March 2007.  
copyright NZAM. Rural photography March  
2006, copyright Terralink International Ltd.

1 May 2015



**VEHICLE ENTRANCE – 54 LAW STREET, DUNEDIN**

Please note this letter supersedes the letter previously sent dated 26 March 2015.

In response to your enquiry, I wish to advise that the installation of a vehicle entrance to the above property is approved subject to the following conditions:

- 1 The crossing shall be a 3 metre slot type crossing at the kerb and 2.5m width over the berm to the property boundary. The on-street drive (2.5m width) shall be located 0.5 metres clear of the existing power pole and 2 metres clear of the tree trunk. The Contractor shall contact the undersigned to confirm the positioning onsite prior to excavation.
- 2 The footpath and berm shall be excavated and reconstructed in accordance with the Specification for the Construction of Vehicle Entrances.
- 3 Due to the close proximity of a street tree, the following additional requirements are to be met;
  - All excavation within the drip-line of a tree (or half its height, whichever is greater) shall be supervised by a Council approved arborist. The Contractor is to contact Aidan Battrick on 477 4000 with a minimum 5 working days' notice to arrange this.
  - A temporary barrier is erected around the tree to protect it from the worksite.
  - No contaminants, fill, equipment, vehicles or machinery shall be stored within the drip-line unless on existing sealed surfaces
  - All roots larger than 40mm diameter shall, where possible, be retained in an undamaged state and protected unless permission is given to cut them from the Council Tree Officer.
  - Where permission is granted to cut roots they shall be severed cleanly with a saw or pruning shears by the supervising arborist.
  - Any exposed roots shall be protected from drying and frost with damp sacking, polythene sheet or similar material if not backfilled immediately.
- 4 The onstreet drive shall be a normal type crossing with an asphalt surface of 2.5m in width from the kerb and channel to the footpath. From the edge of the footpath to the property boundary the drive shall splay out from 2.5m in width to 5m in width at the property boundary as per the submitted plan (attached). The 2.5m width drive shall splay out (over a distance of 1 metre) to a width of 3 metres at the kerb and channel.
- 5 The drive within the property shall be sealed or hard surfaced for the first five (5) metres.
- 6 The finished levels of the drive shall match the existing levels at the back of path and tie into the existing edge of seal. The existing levels shall remain unaltered.
- 7 Stormwater runoff from the drive shall be captured at the boundary and piped into the kerb and channel.
- 8 The work shall be carried out in accordance with the Council's Specifications for the Construction of Vehicle Entrances.

Any work on road reserve including the construction of a vehicle entrance requires a Corridor Access Request, through [www.beforeudig.co.nz](http://www.beforeudig.co.nz)

Vehicle entrances and reinstatement of footpaths must be carried out by a DCC Approved Contractor. Attached is the Council's list of approved contractors for this work. A quotation for the construction of your entrance can be obtained from any contractor on this list.

This approval is valid for one year from the above date or three months after Code of Compliance signoff, whichever of the two is longer.

**Please note:** This information addresses the requirements of the Dunedin City Council's Transportation Operations Department only. The information outlined above is subject to compliance with the Council's District Plan, the Building Code and/or any associated resource consent issued. Please contact City Planning's Public Enquiries Counter and Dunedin City Council Development Services or telephone 477 4000 if you wish to discuss these aspects.

Yours faithfully

Angus Ballard  
**Asset Supervisor**  
**Transportation**

Encl: