

## / DISCLAIMER

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## Dunedin City Council – Land Information Memorandum

Property Address: 411 Pine Hill Road Dunedin

Prepared for: Chong Dee Khoo and Lydia Shuk Ting Lim

Prepared on: 09-Sep-2026

### Property Details:

|             |                            |
|-------------|----------------------------|
| Property ID | 5011704                    |
| Address     | 411 Pine Hill Road Dunedin |
| Parcels     | LOT 7 DP 9387              |

### 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 034774000.

This Land Information Memorandum (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 09-Sep-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

### DistrictPlanHazard Information

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

### Other Natural Hazard Information

#### Flood Hazards

No information.

#### Land Stability Hazards

No information.

#### Coastal Hazards

No information.

#### SeismicHazards

No information.

#### OtherNaturalHazards

No 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.

### HistoricDangerous 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 **30<sup>th</sup> May 1995**.

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

### Public Sewer Sheets

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

### Dunedin City Council Private Drainage plans incomplete

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

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

### Water Supply

#### Urban water supply area – Connected

This property is connected to the Dunedin City Council's urban (on-demand) water supply. Indicative water pressures are available to view at [www.dunedin.govt.nz/water-pressure](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

#### RatesAssessment Details

|                                 |                            |
|---------------------------------|----------------------------|
| <b>Rate Account</b>             | 2011704                    |
| Address                         | 411 Pine Hill Road Dunedin |
| Valuation Number                | 26750-49608                |
| <b>Latest Valuation Details</b> |                            |
| Capital Value                   | \$465,000                  |
| Land Value                      | \$285,000                  |
| Value of Improvements           | \$180,000                  |
| Area (Hectares)                 | 0.1153HA                   |
| Units of Use                    | 1                          |

#### Current Rates

|                              |             |
|------------------------------|-------------|
| Current Rating Year Starting | 01-Jul-2026 |
| Dunedin City Council Rates   | \$3,863.12  |

|                                   |                   |
|-----------------------------------|-------------------|
| <b>Rates Outstanding for Year</b> | <b>\$3,863.12</b> |
|-----------------------------------|-------------------|

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:

|            |                                                                                                                                                                                                                                                     |
|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| StatusKey: | BC - Building Consent Issued                                                                                                                                                                                                                        |
|            | CCC - Code Compliance Certificate Issued                                                                                                                                                                                                            |
| Archived   | - In accordance with section 93(2)(b) of the Building Act, the consent was reviewed for code compliance after two years. Compliance with the Building Code could not be established and therefore the Code Compliance Certificate has been refused. |
| /CCC       |                                                                                                                                                                                                                                                     |
| Refused    |                                                                                                                                                                                                                                                     |
| Lapsed     | - Work has not commenced and no extension of time applied for within 12 months of date of consent issue. Consent is of no further effect                                                                                                            |

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

#### [ABA-1993-320244](#) Building Consent - Erect Cattery & Drainage, (MS Carey)

411 Pine Hill Rd Dunedin

|                                   |                   |
|-----------------------------------|-------------------|
| Lodgement Date                    | 02-Apr-1993       |
| Decision                          | Granted           |
| Decision Date                     | 14-May-1993       |
| Current Status                    | <b>CCC Issued</b> |
| Previous Number                   | ABA931244         |
| <i>(Applications before 2007)</i> |                   |

#### [ABA-1995-333410](#) Building Consent - Alter Dwelling - Kitchen, Bathroom & Laundry

|                                   |                   |
|-----------------------------------|-------------------|
| Lodgement Date                    | 18-Oct-1995       |
| Decision                          | Granted           |
| Decision Date                     | 16-Nov-1995       |
| Current Status                    | <b>CCC Issued</b> |
| Previous Number                   | ABA954894         |
| <i>(Applications before 2007)</i> |                   |

[ABA-1995-333242](#) Building Consent - AlterAdd to Dwelling

|                                   |                   |
|-----------------------------------|-------------------|
| Lodgement Date                    | 06-Oct-1995       |
| Decision                          | Granted           |
| Decision Date                     | 26-Oct-1995       |
| Current Status                    | <b>CCC Issued</b> |
| Previous Number                   | ABA954711         |
| <i>(Applications before 2007)</i> |                   |

### Building and DrainagePermits

[H-1959-53572](#) AAB19591604

3108 - Erect Dwelling, (McDonald). The permit was lodged on 01-Jan-1959.

[H-1971-73997](#) AAB19711513

4688 - Add Wash-house, (Smith). The permit was lodged on 01-Jan-1971.

[H-1959-178977](#) AAD19590016

G1950 - Drainage for 415 Pine Hill Road, (Hughes). The permit was lodged on 07-Oct-1959.

[H-1960-180549](#) AAD19600011

G2942 - Drainage for New Dwelling, (McDonald). The permit was lodged on 26-May-1960.

[H-1960-180550](#) AAD19600012

G3229 - Plumbing for New Dwelling, No Plan (McDonald). The permit was lodged on 01-Aug-1960.

[H-1972-199148](#) AAD19720049

J108 - Plumbing Alterations, No Plan (Smith). The permit was lodged on 11-Feb-1972.

[H-1972-199149](#) AAD19720050

J392 - Stormwater Branch Drain, No Plan (Smith). The permit was lodged on 21-Apr-1972.

### Non-consentedSmallStand-aloneDwellings

There are no SSD applications for this property.

### Building Notices

No Building Notices

### Resource Consents

The following Resource Consent(s) are recorded for this property:

[RMA-1993-356007](#) - Resource Management Act (Historical Data)

|                |                                                |
|----------------|------------------------------------------------|
| Description    | erect a cattery and a shed within the boundary |
| Lodgement Date | 02-Apr-1993                                    |
| Decision       |                                                |
| Decision Date  |                                                |
| Current Status | <b>Consent Issued</b>                          |

### 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

#### DistrictPlan

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 1 (refer Section 15, Residential)

##### Scheduled Items

- Nil

##### Overlay Zones

- Nil

##### Mapped Areas

- Nil

#### DistrictPlanMap

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.

### Planning Information

#### Foul Sewer and Waste Water

##### **Restrictions near Council infrastructure**

There is Dunedin City Council water infrastructure located within the boundaries of this property, as shown on the attached reticulation plans.

Relevant deposited plans, certificates of title and memoranda of transfer at Land Information New Zealand ([www.linz.govt.nz](http://www.linz.govt.nz)) should be reviewed for information relating to any existing registered easements. However, as the Local Government Act 2002 (LGA) provides statutory rights for public infrastructure, easements are not always registered.

No building or structure shall be constructed within 2.5 metres of any Council-owned underground infrastructure, or as specified on any registered easement, without the written approval of the Council.

Infrastructure shall not be damaged or otherwise interfered with. Prior to commencing any works within the subject property, all Council-owned structures, mains and service pipes, and associated fittings are to be located on-site and, if necessary, protected.

The Council can enter the land to inspect, alter, renew, repair or clean its infrastructure under the LGA. For planned works, reasonable notice will be given.

Within new land subdivisions the Council requires an easement in gross over public water supply infrastructure. The easement in gross must be a minimum of 3 metres wide, centred on the as-built position, and made in accordance with the Dunedin Code of Subdivision and Development 2010: Section 6.3.10.3 (Water).

Planting near infrastructure should be avoided, particularly large trees or other species whose roots could cause damage.

## 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 411 Pine Hill Road Dunedin

#### **5011710 425 Pine Hill Road Dunedin**

[RMA-1995-358788](#) Resource Management Act (Historical Data) ERECT GARAGE (Non-Notified - Restricted Discretionary). The outcome was Granted on 06/09/1995.

[RMA-1993-356025](#) Resource Management Act (Historical Data) ER GARAGE Ownr:E PURVIS / App: E PURVIS 425 PINE HILL RD (Non-Notified - Non Complying). The outcome was Granted on 06/05/1993.

#### **5011849 441 Pine Hill Road Dunedin**

[RMA-1998-361970](#) Resource Management Act (Historical Data) ALTER/ADD TO DWG Hazards Comments: (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 05/05/1998.

#### **5011850 95 Hillary Street Dunedin**

[LUC-2009-169](#) Land Use Consent Land use consent to construct new studio and garage. The outcome was Granted on 20/05/2009.

[LUC-2007-809](#) Land Use Consent Extend existing dwelling. The outcome was Granted on 09/01/2008.

#### **5011851 435 Pine Hill Road Dunedin**

[RMA-2002-366158](#) Resource Management Act (Historical Data) EXTENSION TO A RESIDENTIAL DWELLING WITHIN THE REQUIRED YARDS (Non-Notified - Restricted Discretionary). The outcome was Granted on 20/12/2002.

[RMA-1998-362178](#) Resource Management Act (Historical Data) EXTENSION TO EXISTING DWELLING IN RURAL ZONE THAT ENCROACHES INTO SIDE YARD. (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 30/07/1998.

#### **5068446 398 Pine Hill Road Dunedin**

[RMA-1995-350615](#) Resource Management Act (Historical Data) SCHEME PLAN 598 BOUNDARY ADJUSTMENT BETWEEN CERTIFICATES OF TITLE 316/128 AND 317/208 (Non-Notified - Non Complying). The outcome was Granted on 31/05/1990.

#### **5106894 396 Pine Hill Road Dunedin**

[RMA-1995-350615](#) Resource Management Act (Historical Data) SCHEME PLAN 598 BOUNDARY ADJUSTMENT BETWEEN CERTIFICATES OF TITLE 316/128 AND 317/208 (Non-Notified - Non Complying). The outcome was Granted on 31/05/1990.

#### **5106895 394 Pine Hill Road Dunedin**

**RMA-1995-350615** Resource Management Act (Historical Data) SCHEME PLAN 598 BOUNDARY ADJUSTMENT BETWEEN CERTIFICATES OF TITLE 316/128 AND 317/208 (Non-Notified - Non Complying). The outcome was Granted on 31/05/1990.

#### **5136125 15A Campbells Road Dunedin**

**SUB-2021-244** Subdivision Consent two lot subdivision. The outcome was Granted on 09/11/2021.

**SUB-2009-93** Subdivision Consent Subdivision of Residential 1 site. The outcome was Granted on 16/10/2009.

**RMA-1991-351221** Resource Management Act (Historical Data) SCHEME PLAN 1213 SUBDIVISION CREATING FOUR LOTS FROM CERTIFICATES OF TITLE 13B/874 & 13B/875 (Non-Notified - Non Complying). The outcome was Granted on 16/12/1991.

**RMA-1995-350615** Resource Management Act (Historical Data) SCHEME PLAN 598 BOUNDARY ADJUSTMENT BETWEEN CERTIFICATES OF TITLE 316/128 AND 317/208 (Non-Notified - Non Complying). The outcome was Granted on 31/05/1990.

#### **5138335 19 Campbells Road Dunedin**

**SUB-2022-134** Subdivision Consent A two-lot subdivision.. The outcome was Granted on 19/10/2022.

**RMA-1984-351579** Resource Management Act (Historical Data) dwelling addition (Non-Notified - Non Complying). The outcome was Granted on 23/11/1984.

**RMA-1988-352296** Resource Management Act (Historical Data) erect garage (Non-Notified - Non Complying). The outcome was Granted on 20/05/1988.

#### **5138336 400 Pine Hill Road Dunedin**

**SUB-2022-134** Subdivision Consent A two-lot subdivision.. The outcome was Granted on 19/10/2022.

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: [info@deepsouth@heritage.org.nz](mailto:info@deepsouth@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:**

### **Private street light.**

The street lighting on this property/shared access way is private and may be subject to charges from the Dunedin City Council through the properties rates. The maintenance and replacement maybe the responsibility of the property owner.

### **Non-compliant vehicle crossing – property lower than road/no stormwater run-off.**

It appears there are no stormwater provisions in place for this vehicle crossing and with this property being lower than the road, the property may take water from the road as a secondary flow path. To meet current Council standards, the stormwater run-off sump would be required to be captured at the boundary and managed in a way where it does not cause a nuisance to neighbouring properties and prevent water entering your property via the driveway. 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.

### **Neighbouring property driveway access – vehicle access for the neighbouring property is over this property's boundary.**

Access to the neighbour's property is over this property's boundary, the maintenance of the private driveway/s is the property owners/users responsibility. Please consult with your Lawyer to find out if this is registered under your property title and/or there is a formal agreement in place between the owners/users of all private accesses in order, to clarify maintenance responsibilities and access permission for the owners/users.

### **Shared private driveway – vehicle access to this property is over adjoining property boundary.**

Access to this property appears to be via a private driveway over the adjoining property boundary. The maintenance of the private driveway/s is the property owners/users responsibility. Please consult with your Lawyer to find out if this is registered under your property title and/or there is a formal agreement in place between the owners/users of all private accesses in order, to clarify maintenance responsibilities and access permission for the owners/users.

### **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 Private  
PTE Sewer in section  
SIS Water course  
WC Water table  
WT Stormwater  
SW

## General terms

RDMS Records and DocumentManagement System

## Appendices

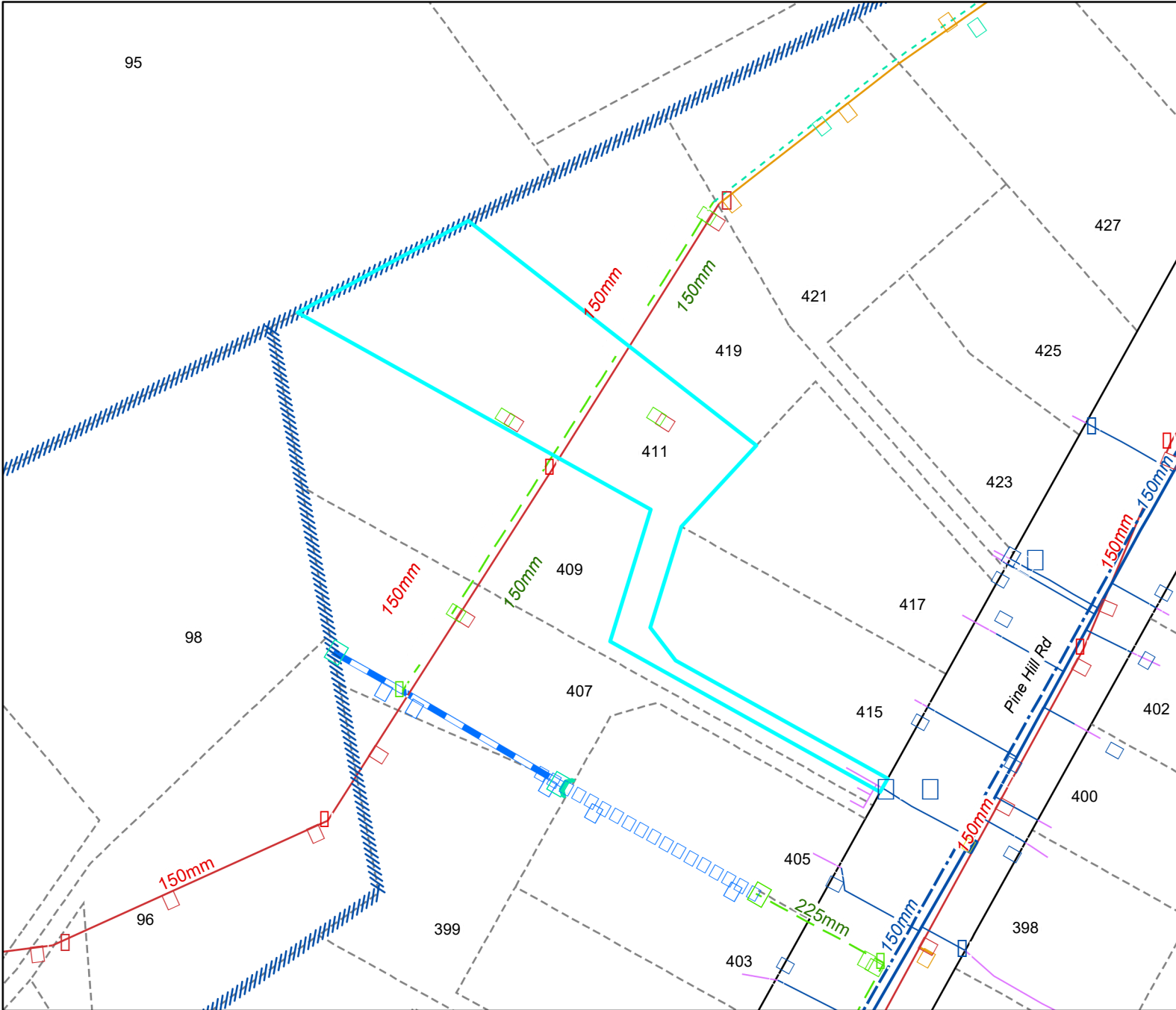


# Photographic Map

Scale at A4:  
1: 75 0  
3/09/2026  
8:02:34 PM

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

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## 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           |  | 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

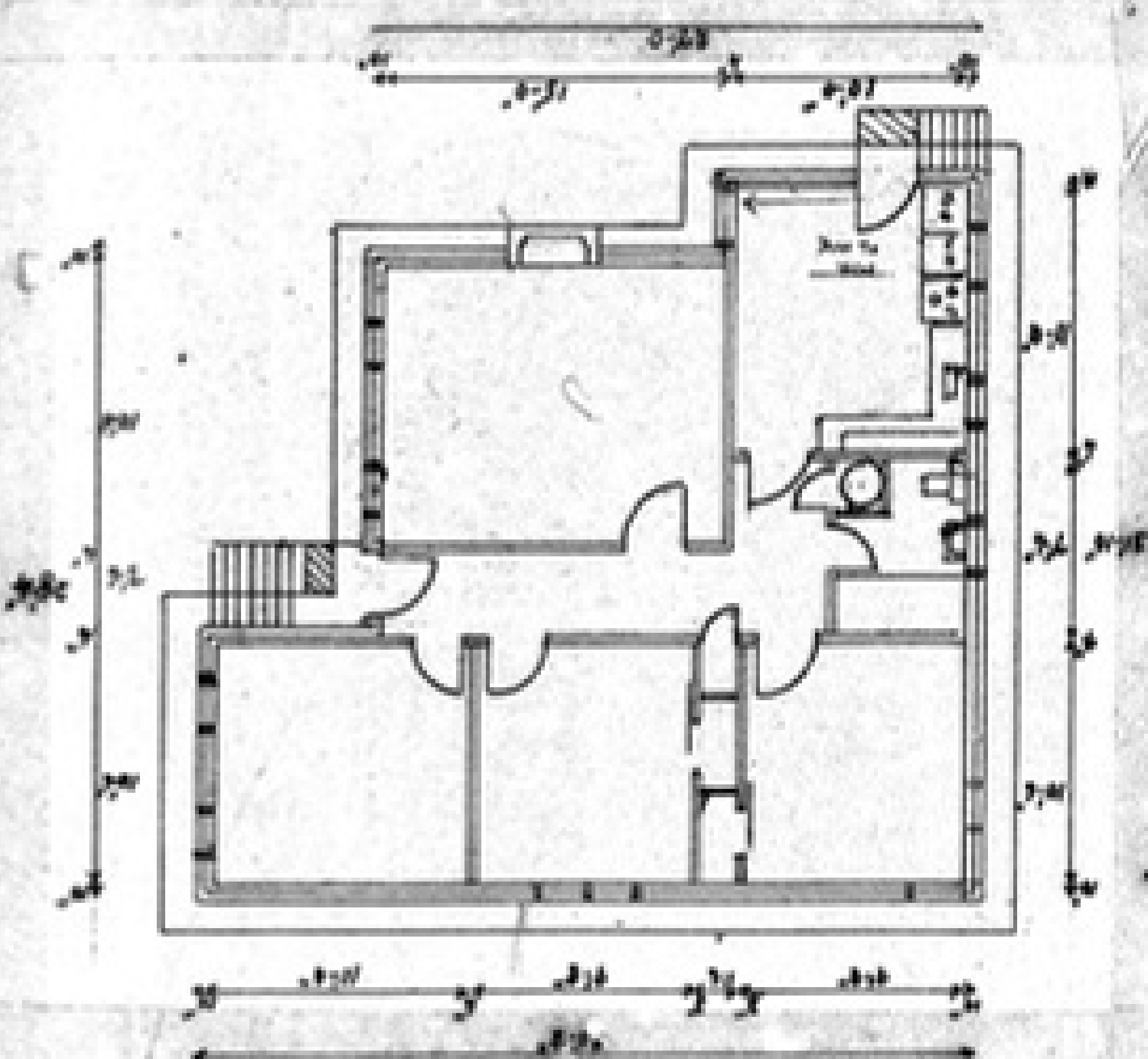
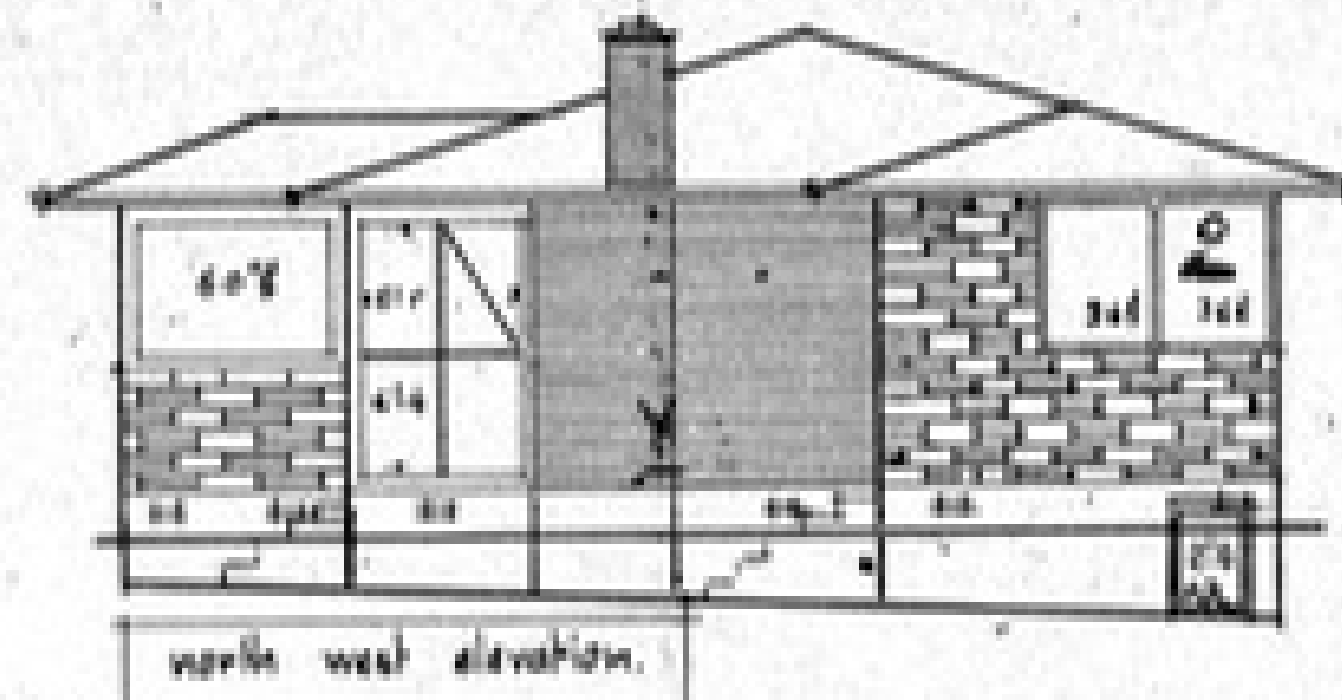
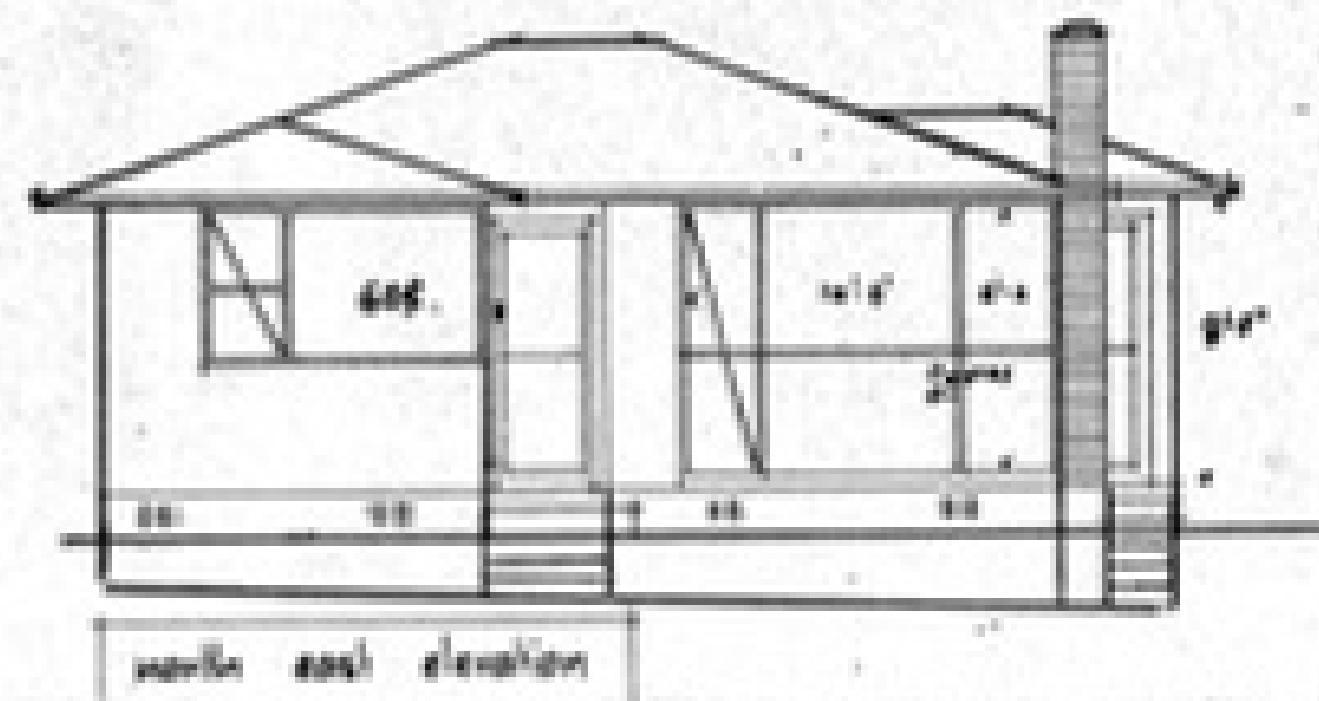
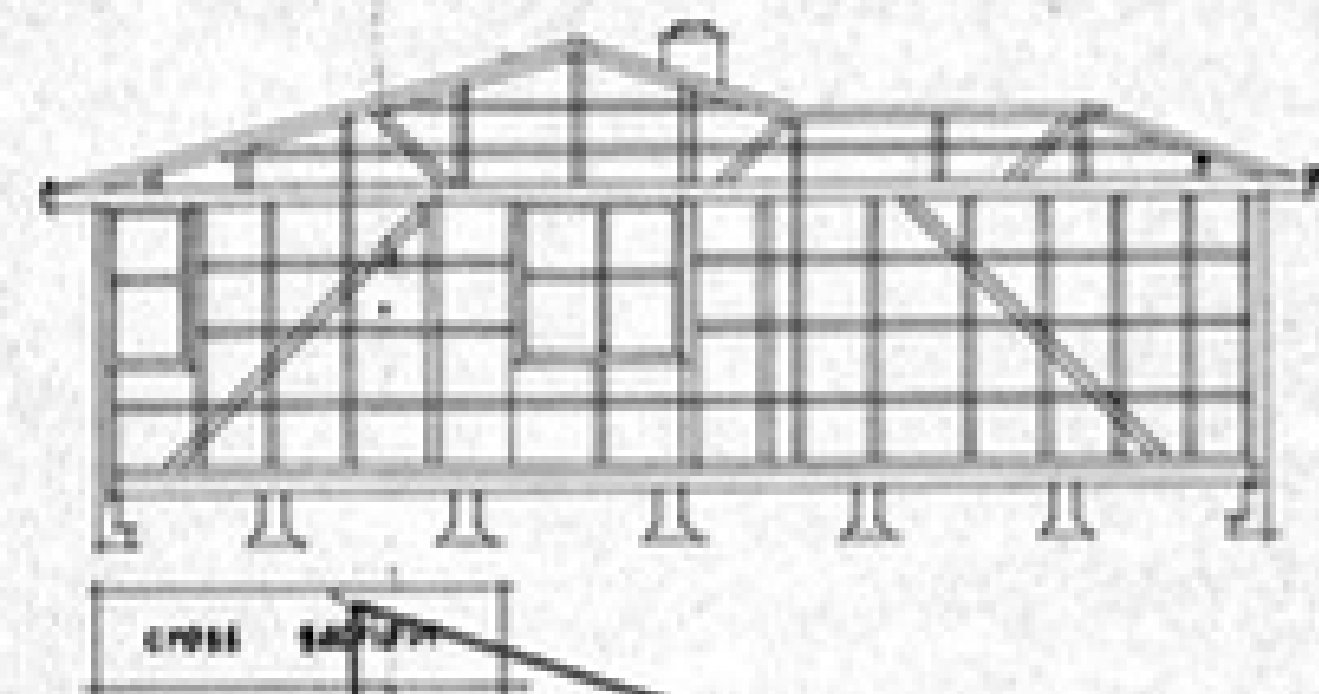
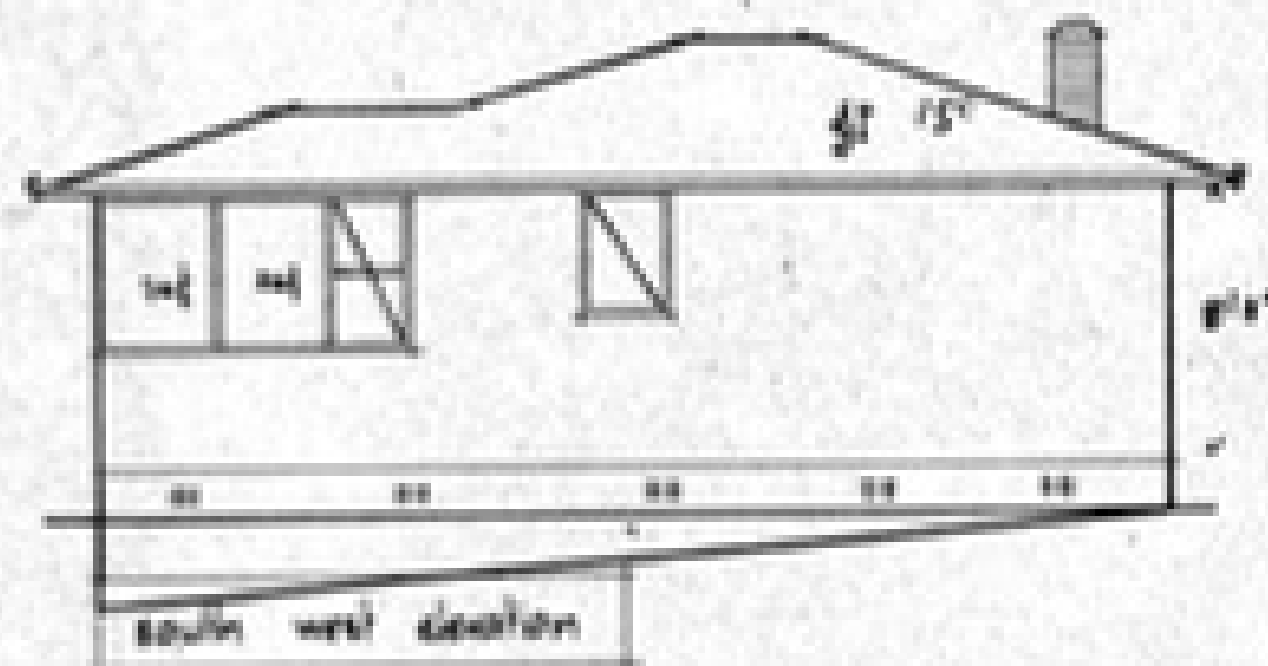
- |  |                             |  |                                |
|--|-----------------------------|--|--------------------------------|
|  | Standard Manhole            |  | Pump Station                   |
|  | Valve Chamber (pressurised) |  | Treatment Plant                |
|  | Boundary Kit                |  | 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                    |
|  | Ou t i l e t                |  | 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    |
|  | Motorway Parcels Easment (where recorded)                                                                                                                                  |  | Road/Rail |
|  | Full legend can be viewed at <a href="https://www.dunedin.govt.nz/streetsonline/webmaps/waterservices">https://www.dunedin.govt.nz/streetsonline/webmaps/waterservices</a> |  | Hydro     |



**DUNEDIN CITY CORPORATION**  
CITY ENGINEER'S OFFICE

This Plan, showing Position and Level with respect to Street for

|                     |                    |                             |
|---------------------|--------------------|-----------------------------|
| Pedestrian Entrance | Vehicular Entrance | Garage                      |
| Wall                | Fence              | Is built with owner's force |

Arrangements made for Crossing are NA

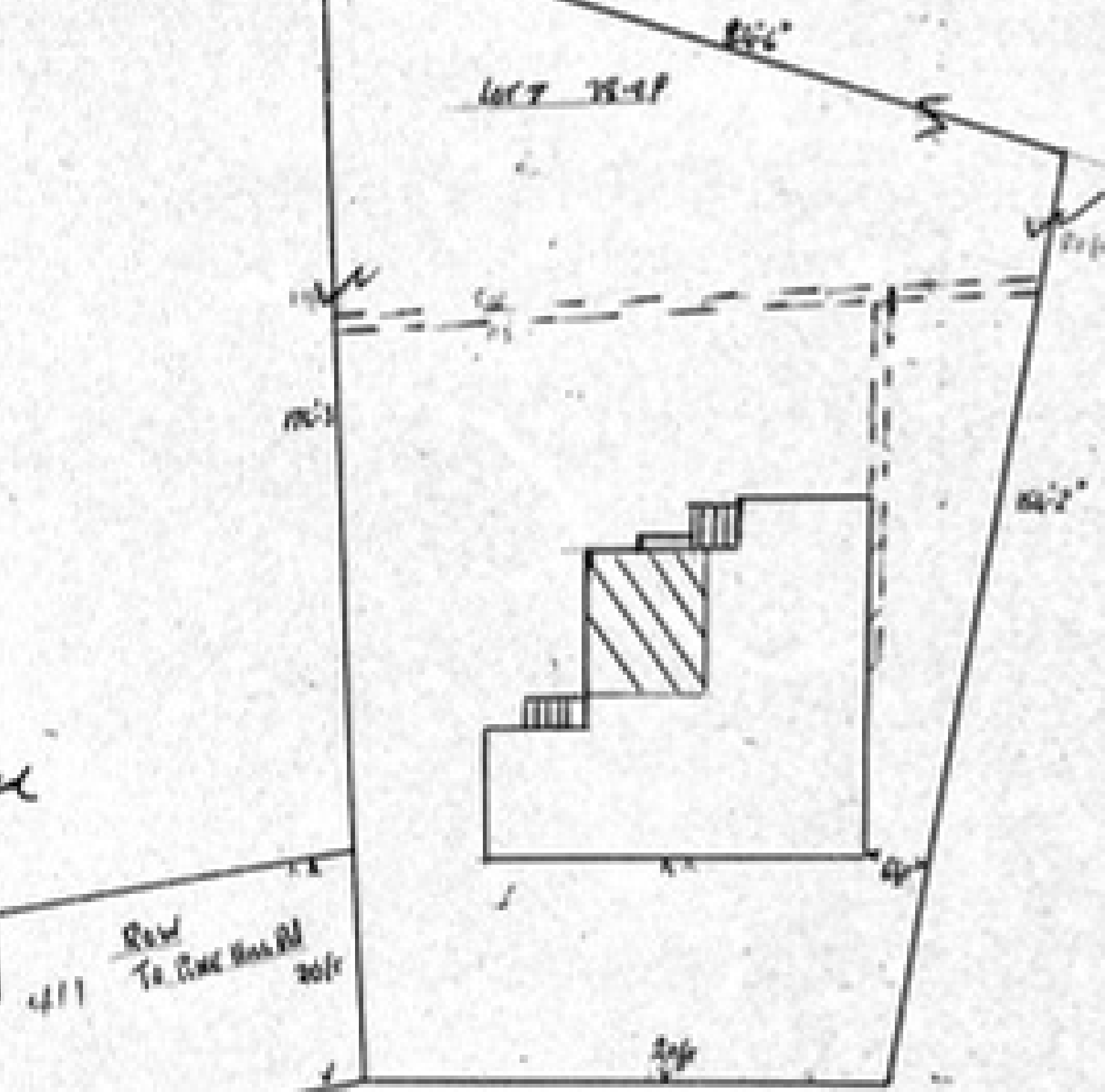
*[Signature]* for City Engineer Date 10/1/59

NOTE: This Certificate is not valid unless countersigned by the Officer in Charge.

A separate application to the Drainage Board for a permit for plumbing and/or drainage work is required. Such work to be executed by a Regd. Plumber or Licensed Drainer, respectively. Stormwater to be discharged to Stormwater

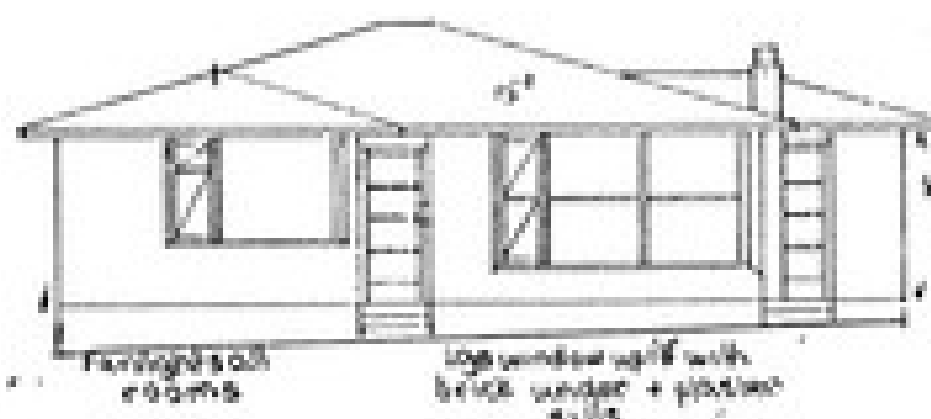
Foul sewage to be discharged to Sanitary

**DUNEDIN CITY CORPORATION**  
**COPY OF APPROVED PLAN OR SPECIFICATION**  
TO BE RETAINED ON WORKS AND PRODUCED ON REQUEST OF BUILDING INSPECTOR.  
DATE 10/1/59



M.H. Donald & Son Co. Ltd. Phone 75263  
Lot 7 78.41  
CP 313/100007 DC 9397

3108



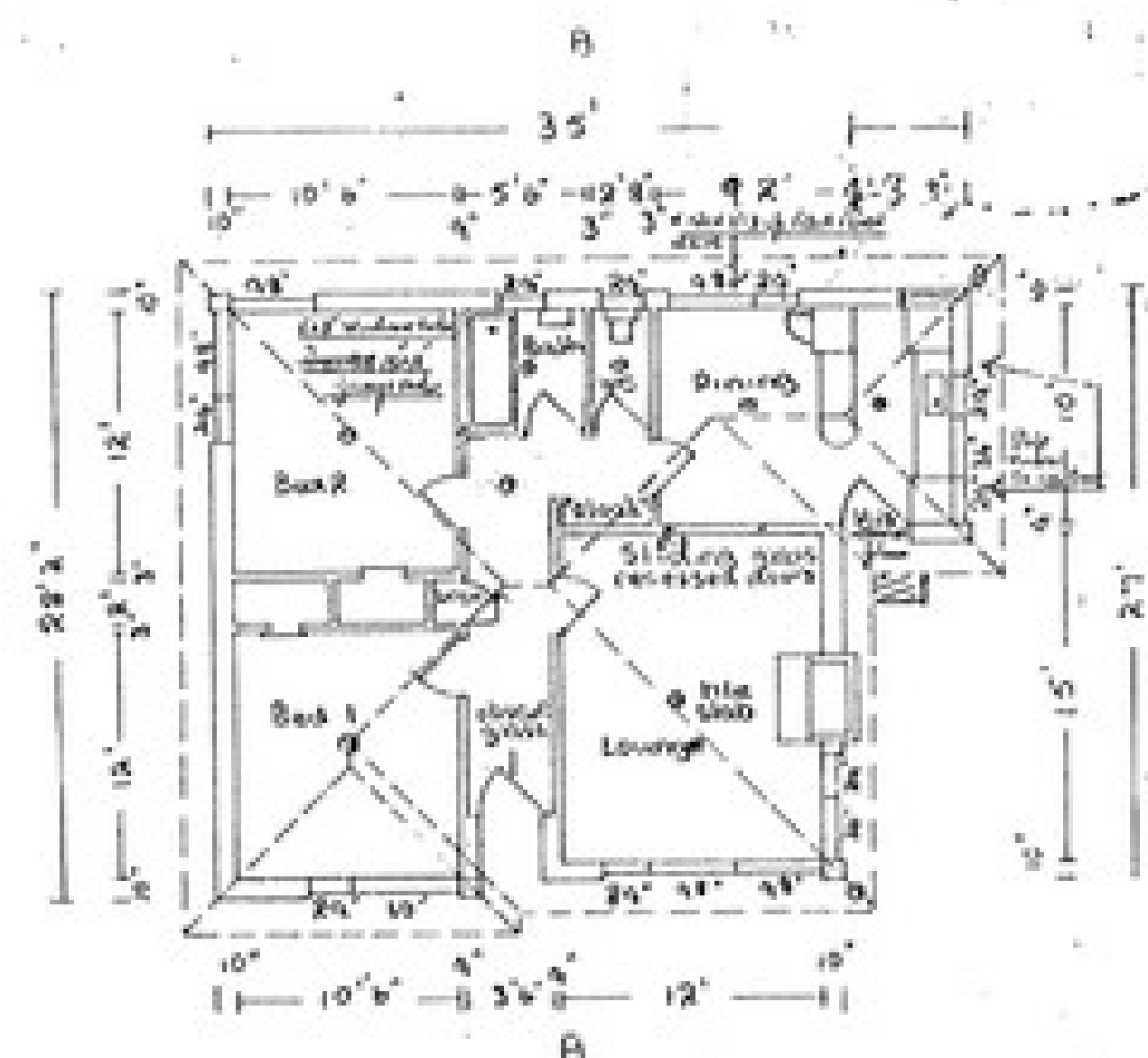
FRONT ELEVATION



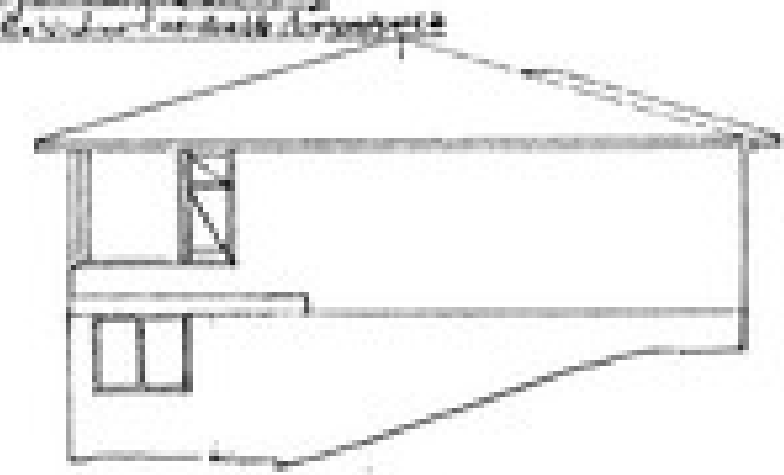
SIDE ELEVATION



SECTION A A

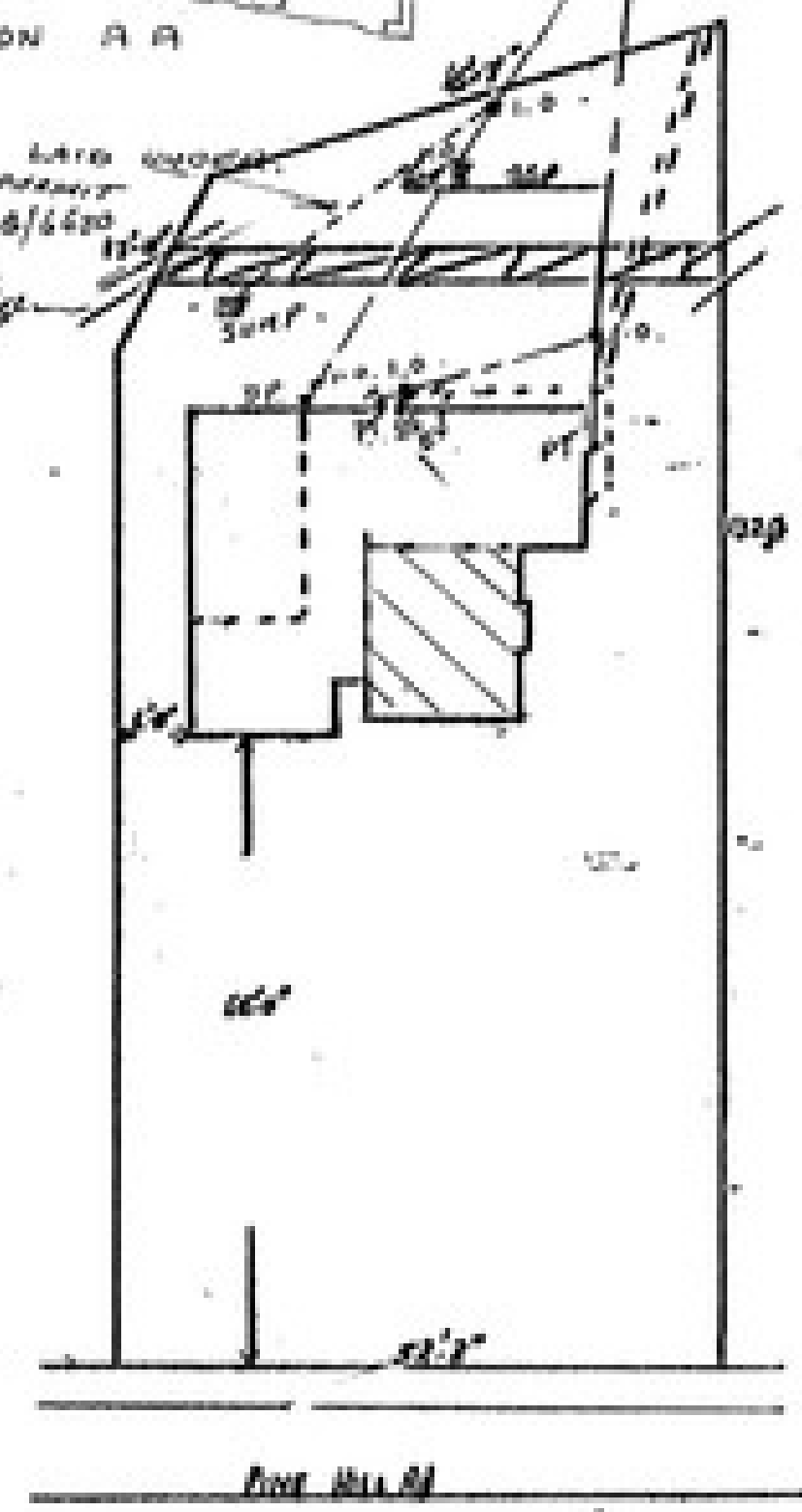


3.6. Bed 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

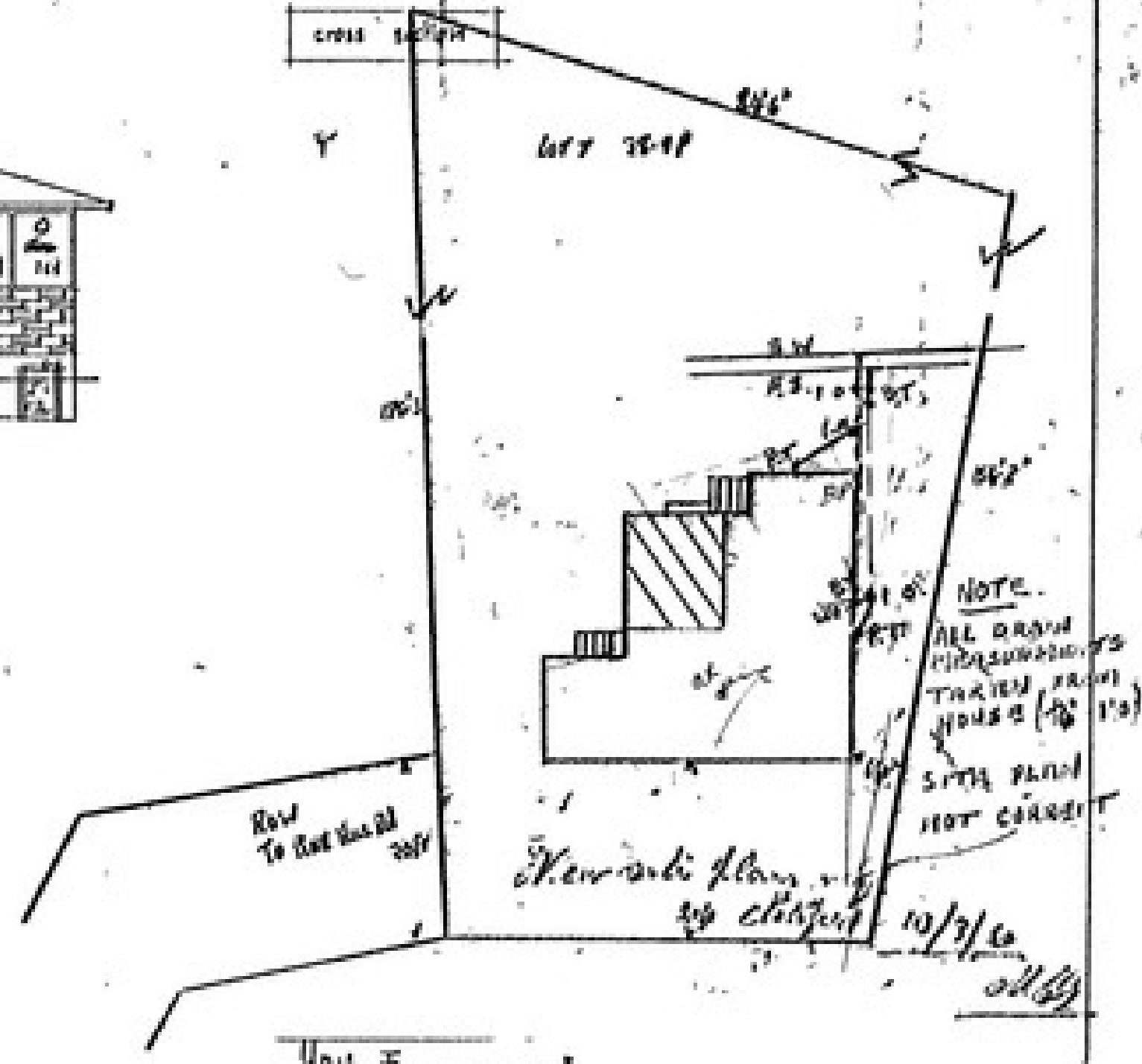
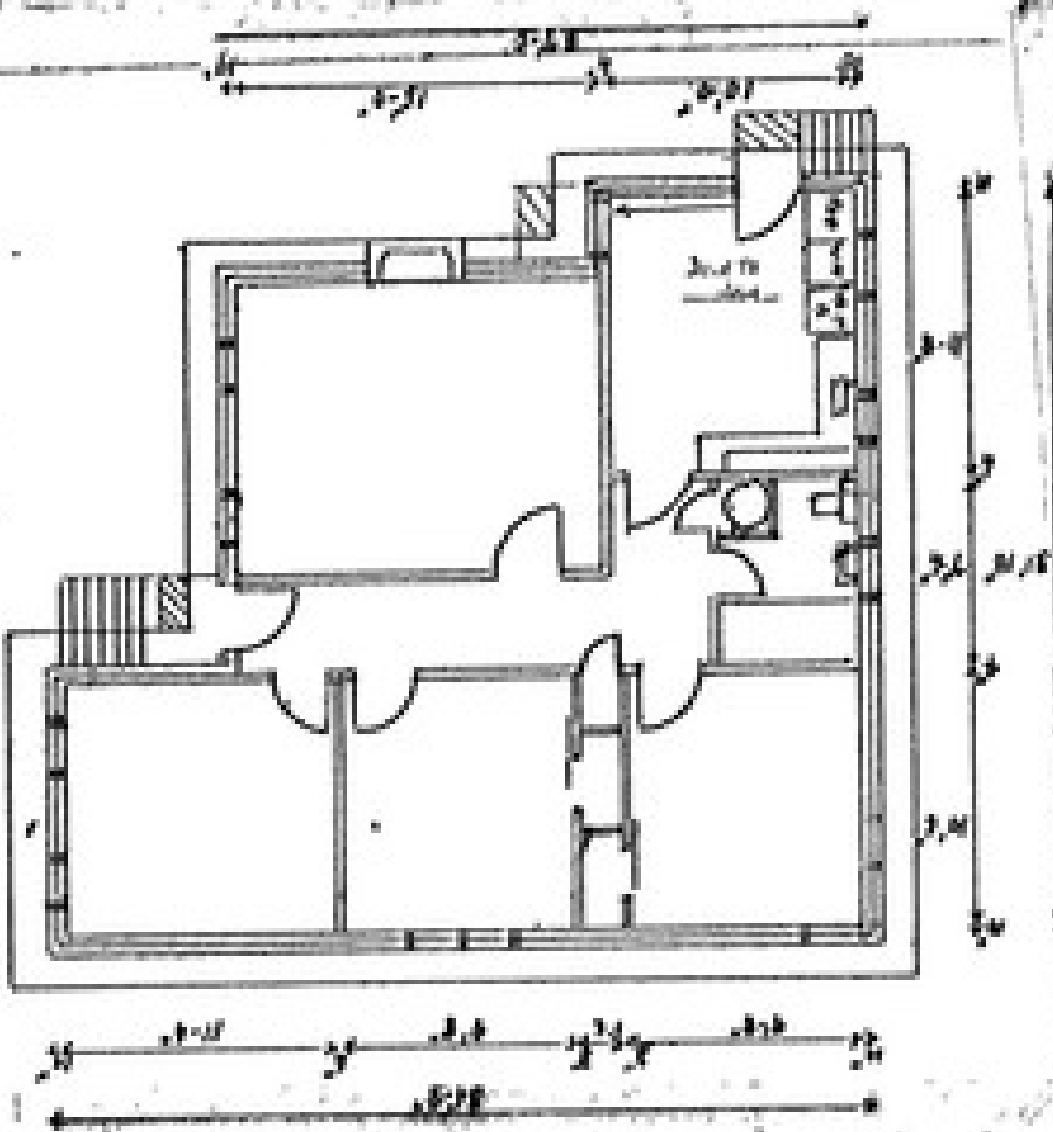
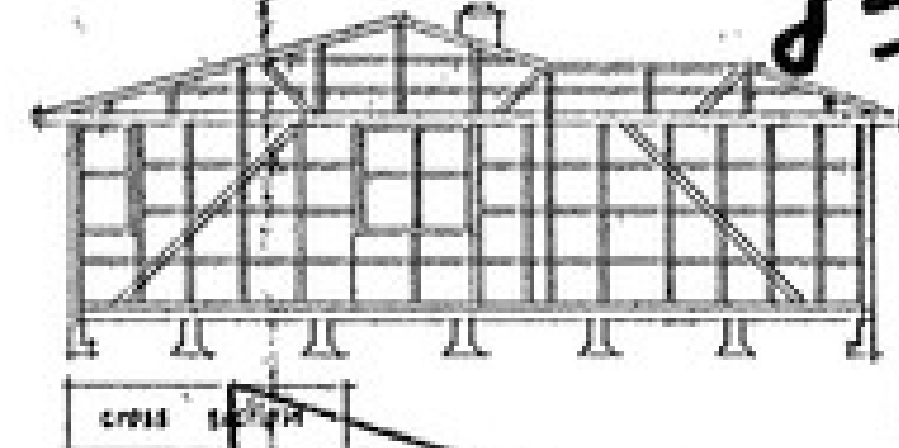
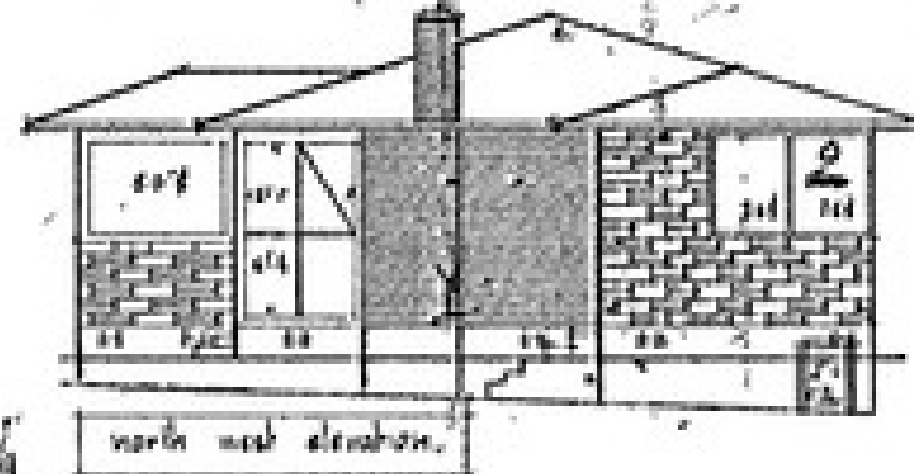
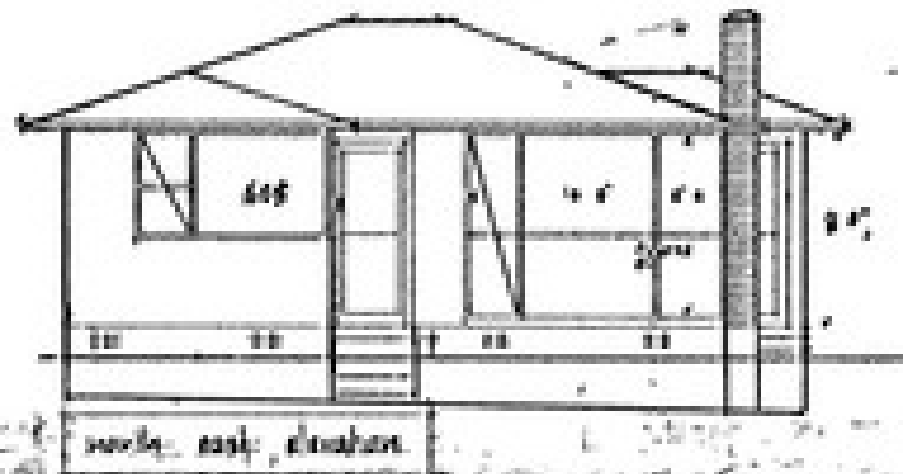
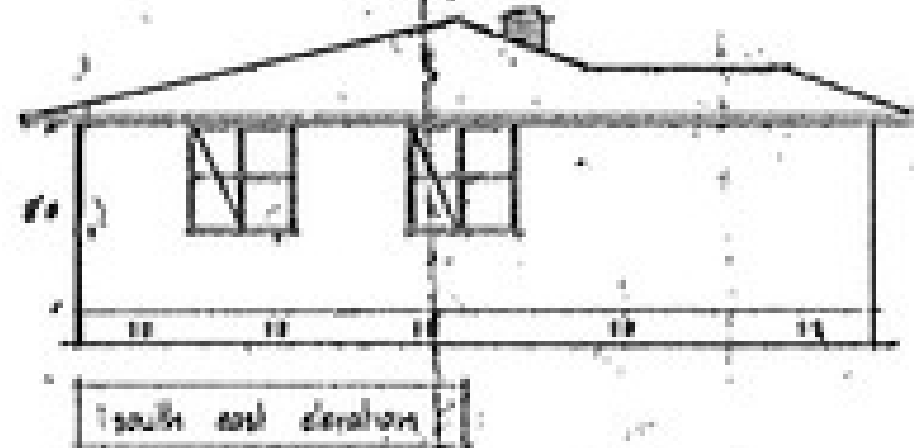
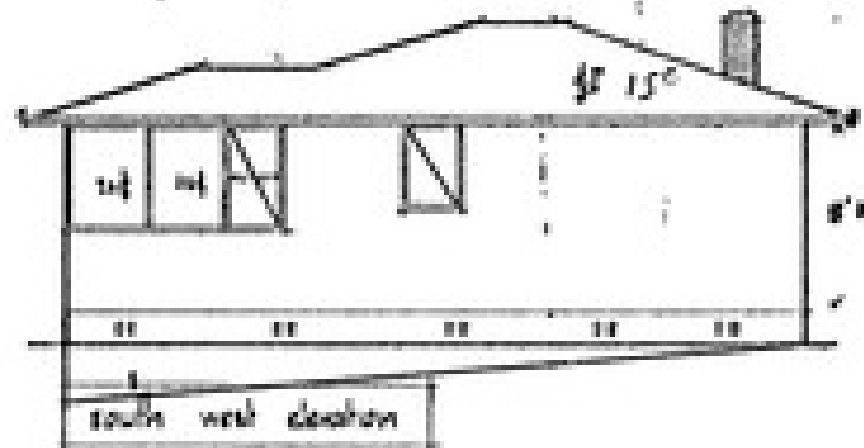


SIDE ELEVATION

LEGEND  
 - - - - - existing Drains  
 - - - - - new Foot Drains  
 - - - - - new Stormwater Drains



PROPOSED RESIDENCE FOR M<sup>rs</sup> HUGHES  
 SECTION NO. 2 2/2 315/11, 2P 2187  
 A. J. L. McDONALD AND SON CO LTD



LEGEND

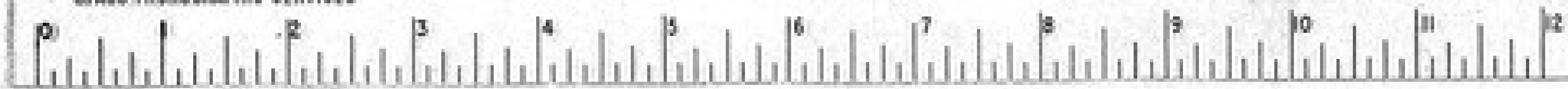
— Existing Drains

— New Fuel Drains

--- New Stormwater Drains

W. H. Donald & Son Co. Ltd. Phone 75263

Lot 7, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100



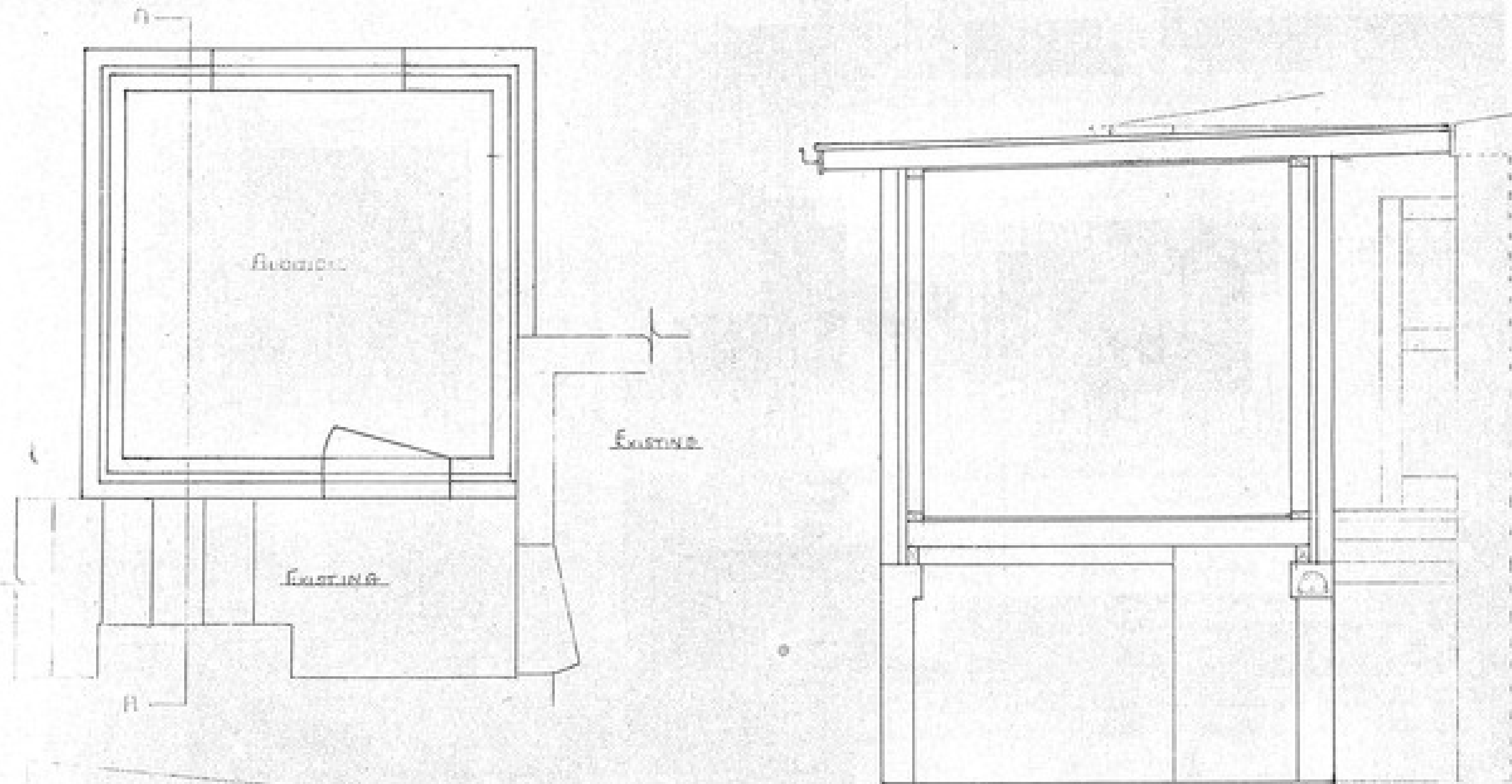
**DUNEDIN DRAINAGE & SEWERAGE BOARD**

A separate application to the Drainage Board for a permit for plumbing and/or drainage work is required. Such work to be executed by a Regd. Plumber or Licensed Drainer, respectively and shall comply fully with the Board's By-laws and the D. & P. Regs., 1959.

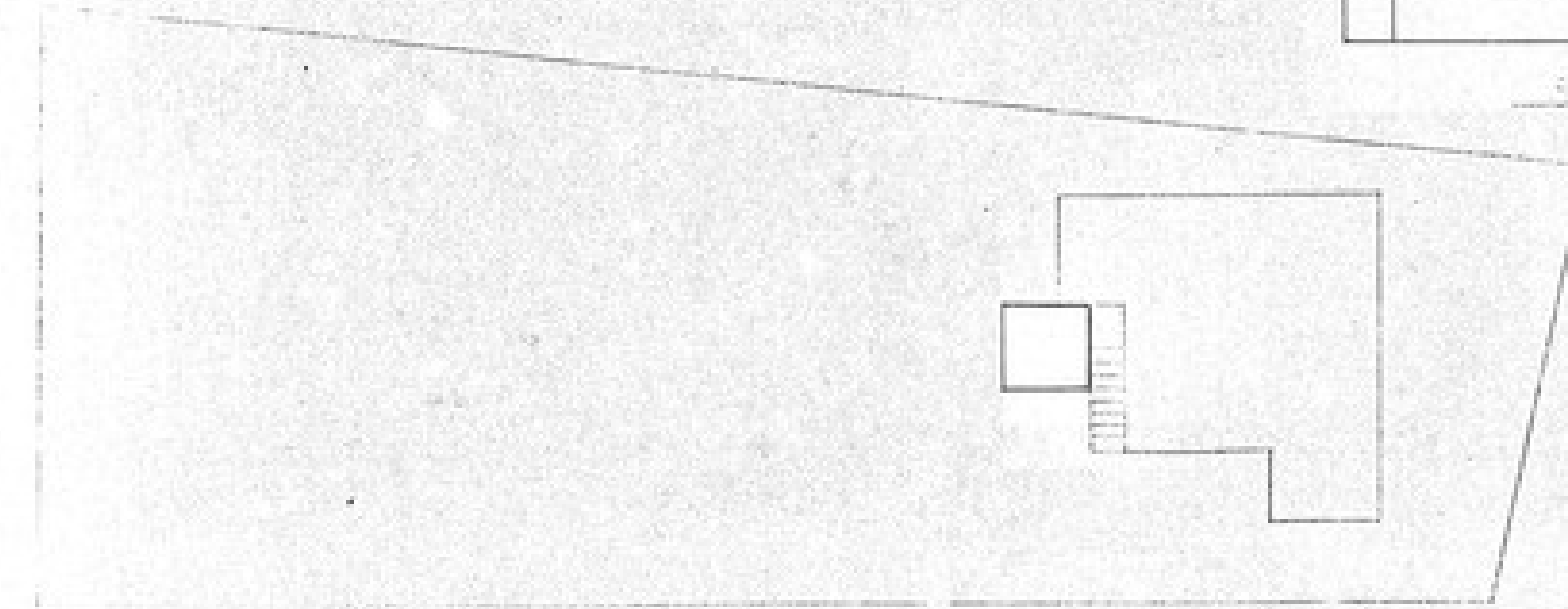
Stormwater to be discharged to \_\_\_\_\_

Foul sewage to be discharged to sewer

27/9/71  
*John Ryan*



CITY CORP. DUNEDIN  
**COPY OF APPROVED PLAN  
OR SPECIFICATION  
TO BE RETAINED ON WORKS  
AND PRODUCED ON REQUEST  
OF BUILDING INSPECTOR.**  
DATE 2-8-71  
*Robert [Signature]* CITY ENGINEER



Section: D-D  
WASH-HOUSE TO REPLACE EXISTING EXTERIOR WASH-HOUSE  
WITH 12" WIDE, CEILING TO GROUND, 8" INSULATED BLOCK CONSTRUCTION  
3 WALLS WITH 10" BRICK BEING 1 CONCRETE WALL, 10" STAFFED  
ON BACK PARTS. BRICK VENEER CUTSIDE WALLS. 4x3 VENEER  
PLATES. GROUND FLOOR FLOORS AT 18" CEILING. 4x2 TOP GROUND FLOOR  
FLOORS WITH TRAIL ROOF OF DRAINAGE GUTTER. 4x2 STAFFED  
WALL OF CEILING FLOORS AT 15" CEILING. 3x2 WALLS AT 3' CEILING.  
WITH 2x1 BETWEEN 3x2'S. REAR WALL WITH 2x1 WALL  
TO COVER BRICK. DRAINAGE TO RUN INTO EXISTING

4688

# CODE COMPLIANCE CERTIFICATE No.: 93/1244

Section 43(3), Building Act 1991

Section 43(3), Building Act 1991

ISSUED BY  
ISSUED BY

DUNEDIN CITY COUNCIL  
DUNEDIN CITY COUNCIL

BUILDING CONSENT No.: 93/1244

BUILDING CONSENT No.:

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

| PROJECT                                |                                     | PROJECT LOCATION                          |  |
|----------------------------------------|-------------------------------------|-------------------------------------------|--|
| All                                    | <input checked="" type="checkbox"/> | Street Number:                            |  |
| Stage No. of an intended stages        |                                     | MS S CAREY<br>411 PINE HILL RD<br>DUNEDIN |  |
| New or relocated building              | <input type="checkbox"/>            | LEGAL DESCRIPTION                         |  |
| Alteration                             | <input type="checkbox"/>            |                                           |  |
| Intended use(s) (in detail):           |                                     | Property Number: 117049                   |  |
| ERECT CATTERY & DRNGE                  |                                     | Valuation Roll Number: 2675049608         |  |
| Intended Life:                         |                                     | Lot: 7 DP: 9387                           |  |
| Indefinite, but not less than 50 years | <input type="checkbox"/>            | Section: Block:                           |  |
| Specified as years                     | <input type="checkbox"/>            | Survey District:                          |  |
| Demolition                             | <input type="checkbox"/>            |                                           |  |

This is



~hi:

A final code compliance certificate 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 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 certificate, in accordance with the rates are: \$ D,00

Receipt No.:

Signed for and on behalf of the Council:

Name: ...

Position:

Date: 17/11/2013

# BUILDING CONSENT No.:

93/1244

ISSUED BY

Section 35, Building Act 1991

Project Information Memorandum No.:

DUNEDIN CITY COUNCIL

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

## APPLICANT PROJECT

Name:  
MS. S. CAREY  
Mailing Address:

411 PINE HILL RD  
DUNEDIN

All

Stage No. of an intended stages

New Building

Alteration

Intended Use(s) (in detail):

ERECT CATTERY & DRNGE

Intended Life:

Indefinite, but not less than 50 years

Specified as years

Demolition

Estimated Value: \$ 2,100.00

## PROJECT LOCATION

Street Address:

411 PINE HILL RD  
DUNEDIN

## LEGAL DESCRIPTION

Property Number: 117049

Valuation Roll Number: 2675049608

Lot: 7 DP: 9387

Section: Block:

Survey District:

## COUNCIL CHARGES

The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are:

Total: \$ 0.00

ALL FEES ARE G.S.T. INCLUSIVE

Signed for and on behalf of the Council:

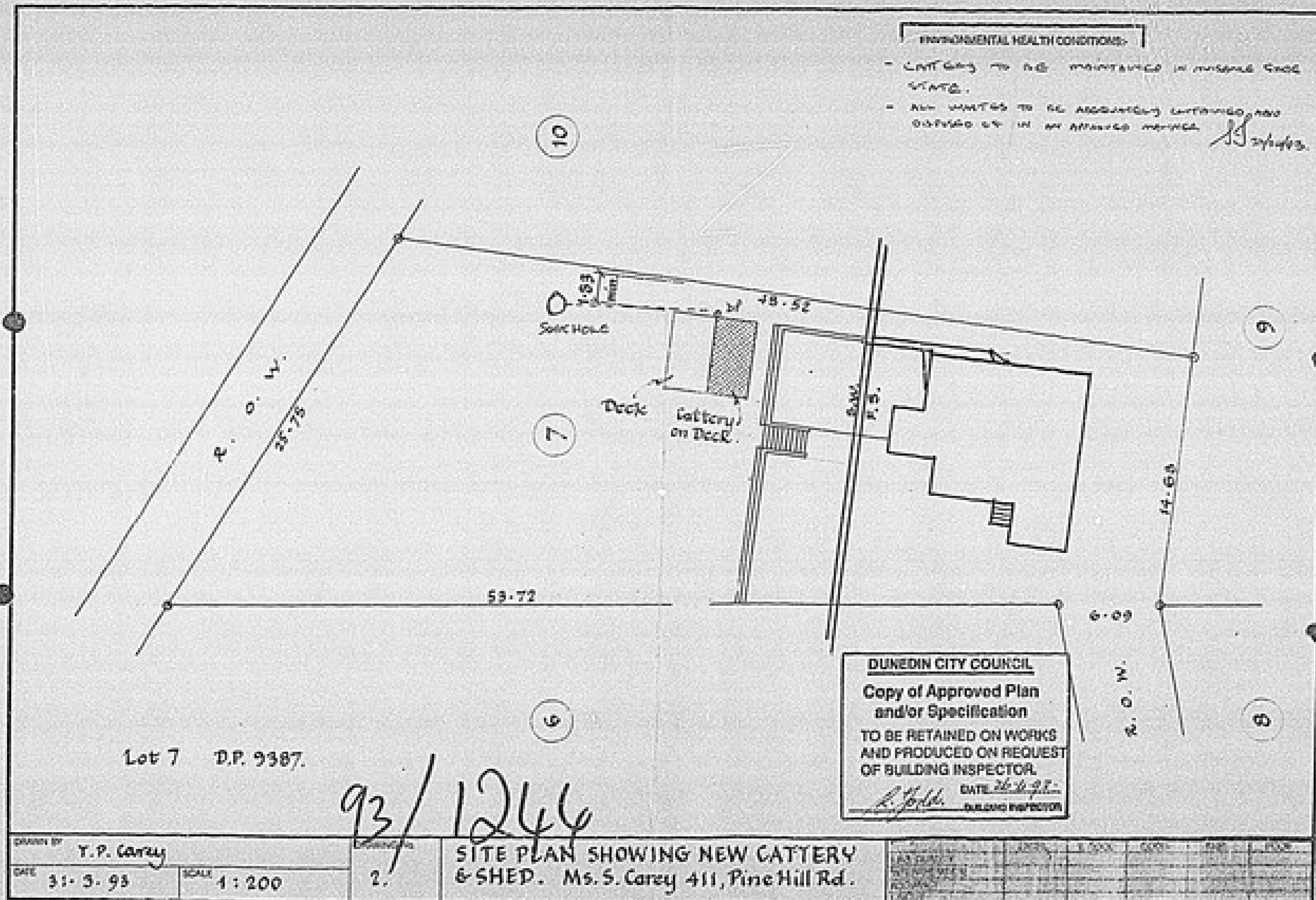
Name:

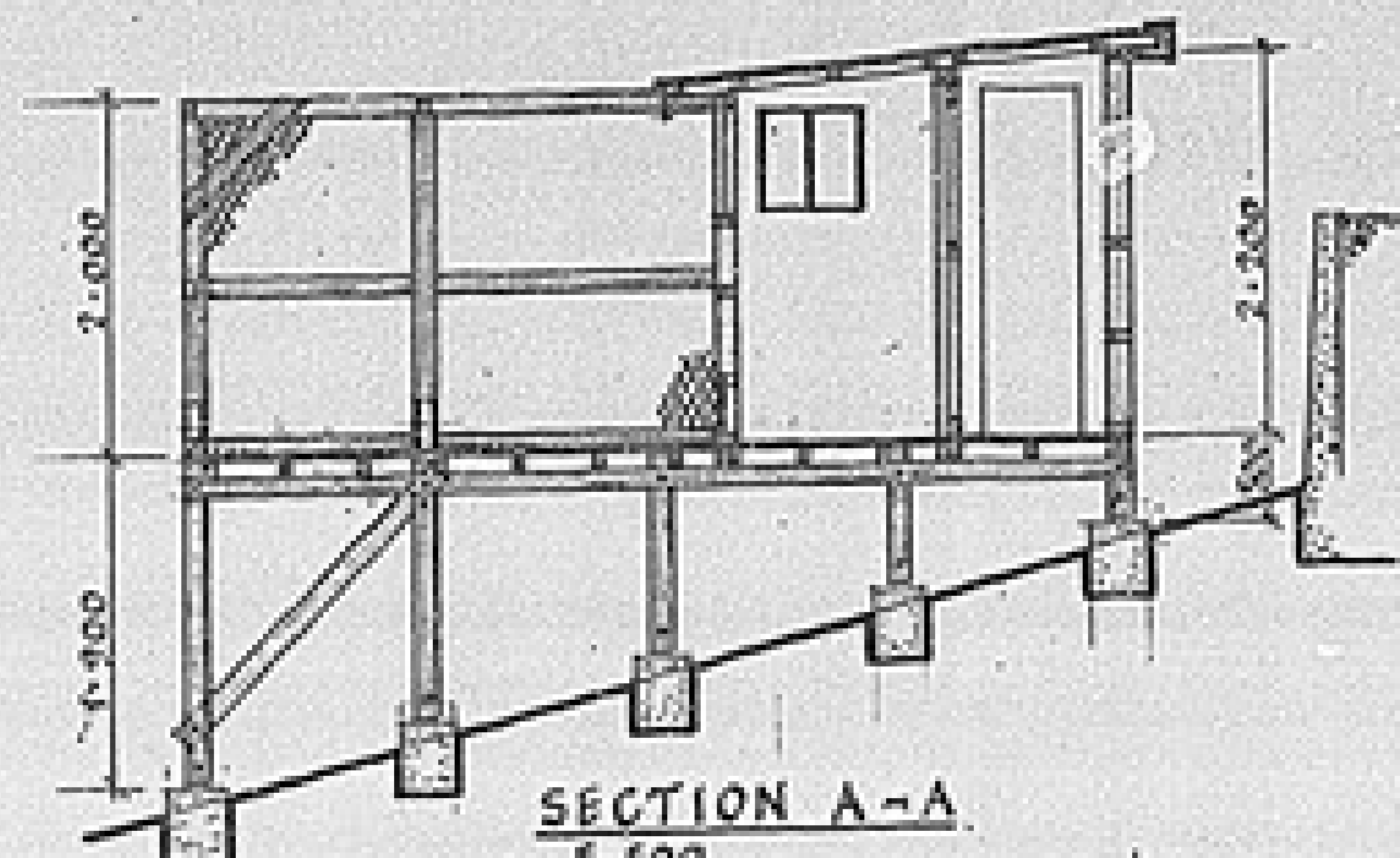
Position:

Date: 17.05.93

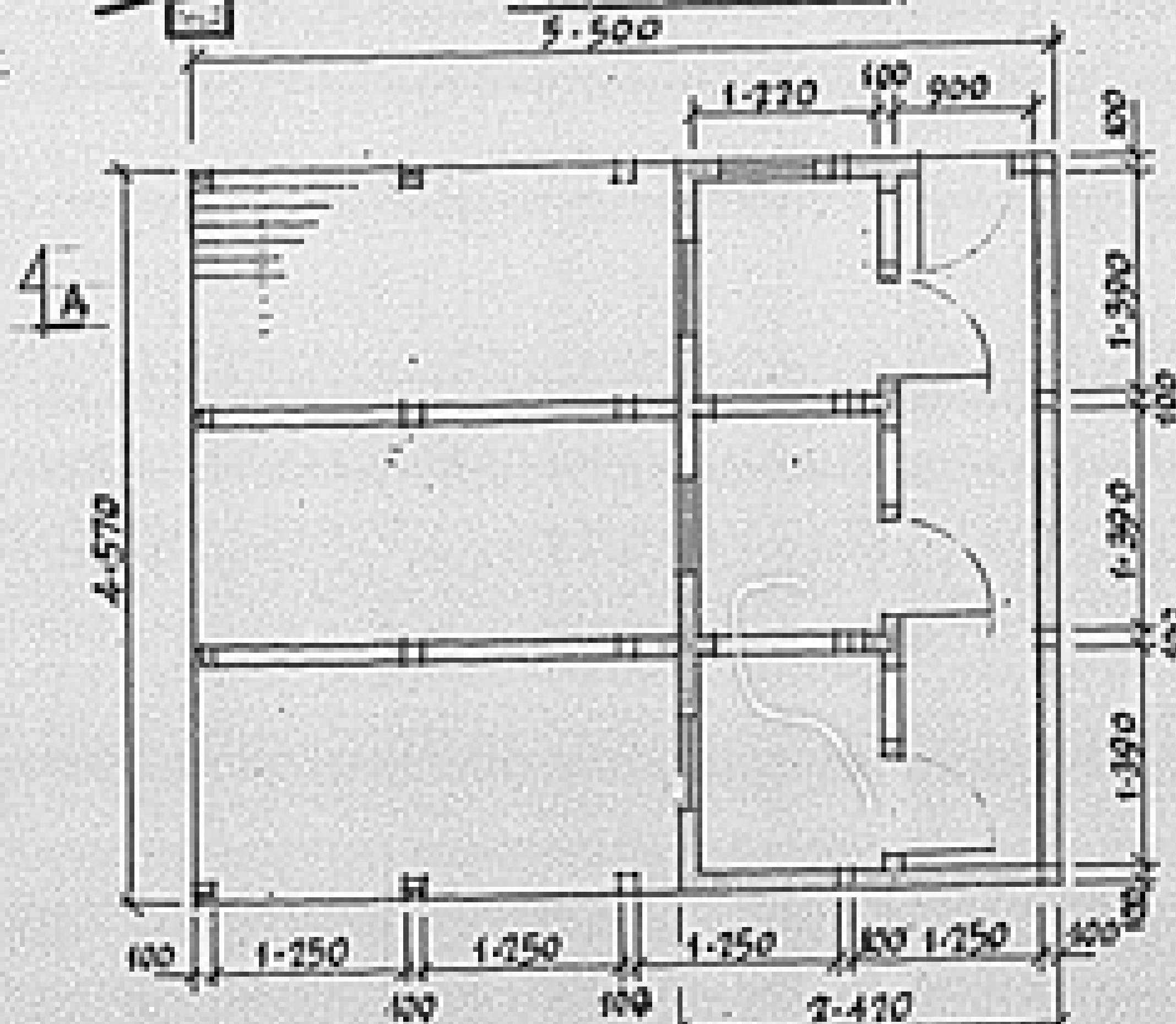
This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other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

This building consent is issued subject to the conditions specified in the attached pages.

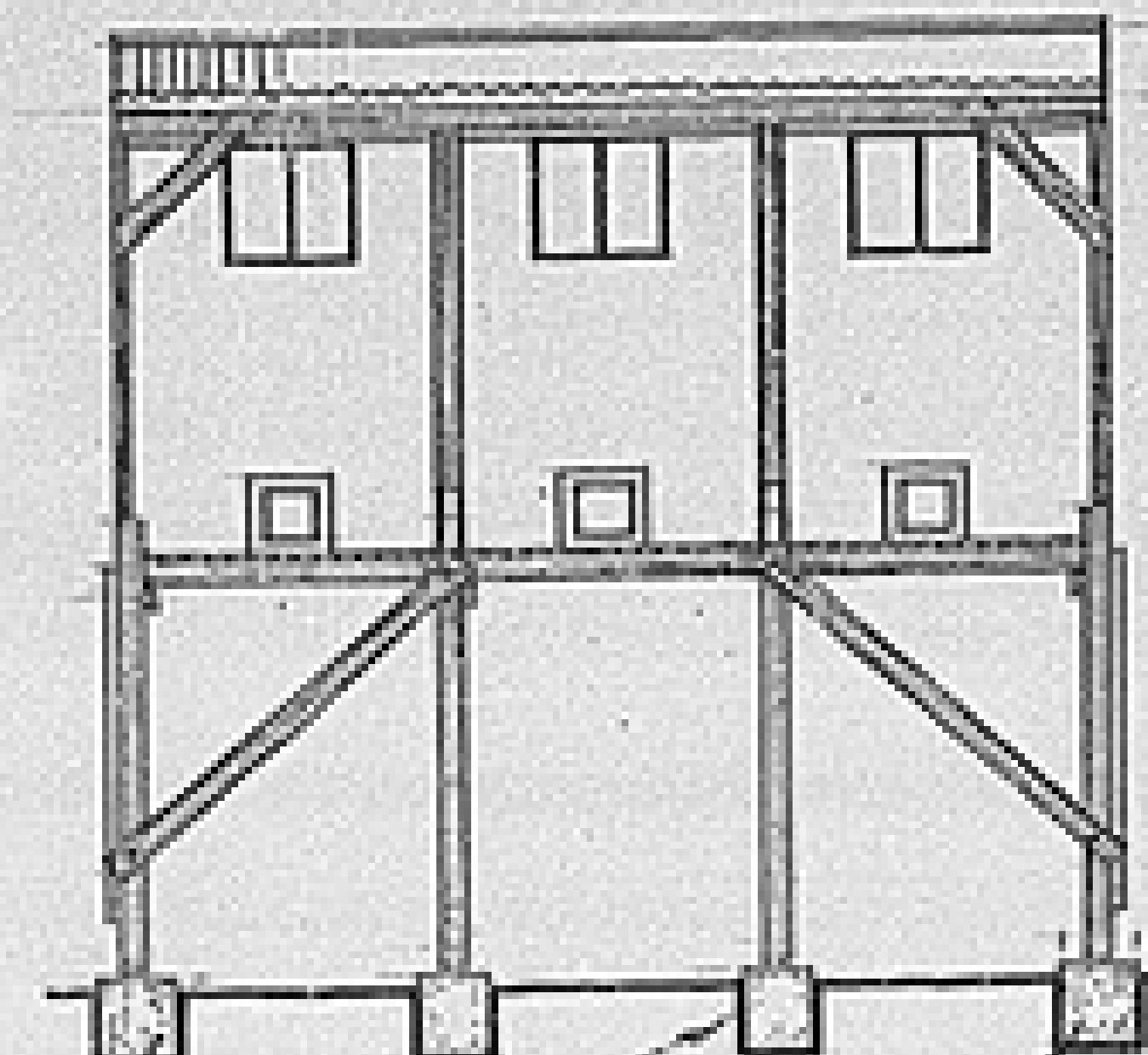




SECTION A-A  
5-500



PLAN



Braced Pile  
Ex. 350 sq. x 400 (dia.)  
or 400 dia. x 400

Braced Pile  
Piles 300 sq. x 400  
or 340 dia. x 400

FRONT ELEVATION

Drawn by T. P. Carey

Date 31-3-93

Scale 1 : 50

Drawing No.

1

DETAILS OF BATTERY FOR  
Ms. S. Carey 411 Pine Hill Road.

# CODE COMPLIANCE CERTIFICATE



Section 43(2), Building Act 1991

ISSUED BY:

DUNEDIN CITY COUNCIL

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

|               |          |         |            |               |         |
|---------------|----------|---------|------------|---------------|---------|
| Telephone No: | 477-4000 | CCC No: | ABA 954711 | Reference No: | 5011704 |
|---------------|----------|---------|------------|---------------|---------|

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

| PROJECT LOCATION                                                                                                                                                                                            | PROJECT                                                                                                                                                                                                                              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name and Mailing Address:<br><br>ANDREWS, GRAEME NEVILLE<br>C/O ELLISON'S ALUMINIUM<br>PO BOX 1287<br>DUNEDIN                                                                                               | All <input checked="" type="checkbox"/> Ef)<br><br>Stage No. .... of an intended<br>..... stages:<br><br>New Building <input type="checkbox"/><br><br>Alteration <input type="checkbox"/>                                            |
| LEGAL DESCRIPTION                                                                                                                                                                                           | Intended Use(s) in detail:<br><br>ALTER/ADD TO DWG/G<br><br>Intended Life:<br><br>Indefinite, not less than 50 years <input checked="" type="checkbox"/><br><br>Specified as ..... years:<br><br>Demolition <input type="checkbox"/> |
| Property Number: 501170404<br>Valuation Roll No: 2675049608608<br><br>Street Address:<br>411 PINE HILL ROAD, DUNEDIN 9001<br><br>Legal Description:<br>Legal Description:<br>LOT 7 DP 9387<br>LOT 7 DP 9387 |                                                                                                                                                                                                                                      |

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" (being this certificate).

The Council charges payable on the lifting 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: 07/12/1998

# BUILDING CONSENT

Section 35, Building Act 1991

ISSUED BY:



50 THE OCTAGON BOX 3045 DUNEDIN NEW ZEALAND TELEPHONE (03) 477 4000 FACSIMILE (03) 474 3584

|               |          |             |            |               |         |
|---------------|----------|-------------|------------|---------------|---------|
| Telephone No: | 474-3525 | Consent No: | ABA 954711 | Reference No: | 5011704 |
|---------------|----------|-------------|------------|---------------|---------|

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

| APPLICANT                                                                                                              | PROJECT                                                                |
|------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|
| Name: ANDREWS, GRAEME NEVILLE                                                                                          | All <input checked="" type="checkbox"/>                                |
| Mailing Address:<br>C/O ELLISONS ALUMINIUM, P O BOX 1287, DUNEDIN                                                      | Stage No _____ of an intended stages                                   |
| PROJECT LOCATION                                                                                                       | New Building <input type="checkbox"/>                                  |
| Street Address:<br>411 PINE HILL ROAD, DUNEDIN                                                                         | Alteration <input checked="" type="checkbox"/>                         |
| LEGAL DESCRIPTION                                                                                                      | Intended Use(s) in detail:<br>ALTER/ADD TO DWG - CONSERV/DECK          |
| Property Number: 5011704                                                                                               | Intended Life:                                                         |
| Valuation Roll No: 26750 49608                                                                                         | Indefinite, not less than 50 years <input checked="" type="checkbox"/> |
| Legal Description:<br>LOT 7 DP 9387                                                                                    | Specified as 0 years                                                   |
| COUNCIL CHARGES                                                                                                        | Demolition <input type="checkbox"/>                                    |
| The balance of Council's charges payable on upliting of this building consent, in accordance with the tax invoice are: | Estimated Value: \$12800                                               |
| Total: \$                                                                                                              | Signed for and on behalf of the Council:                               |
| ALL FEES ARE GST INCLUSIVE                                                                                             | Name:                                                                  |
|                                                                                                                        | Position: AUTHORISED OFFICER                                           |
|                                                                                                                        | Date: 31/10/1995                                                       |

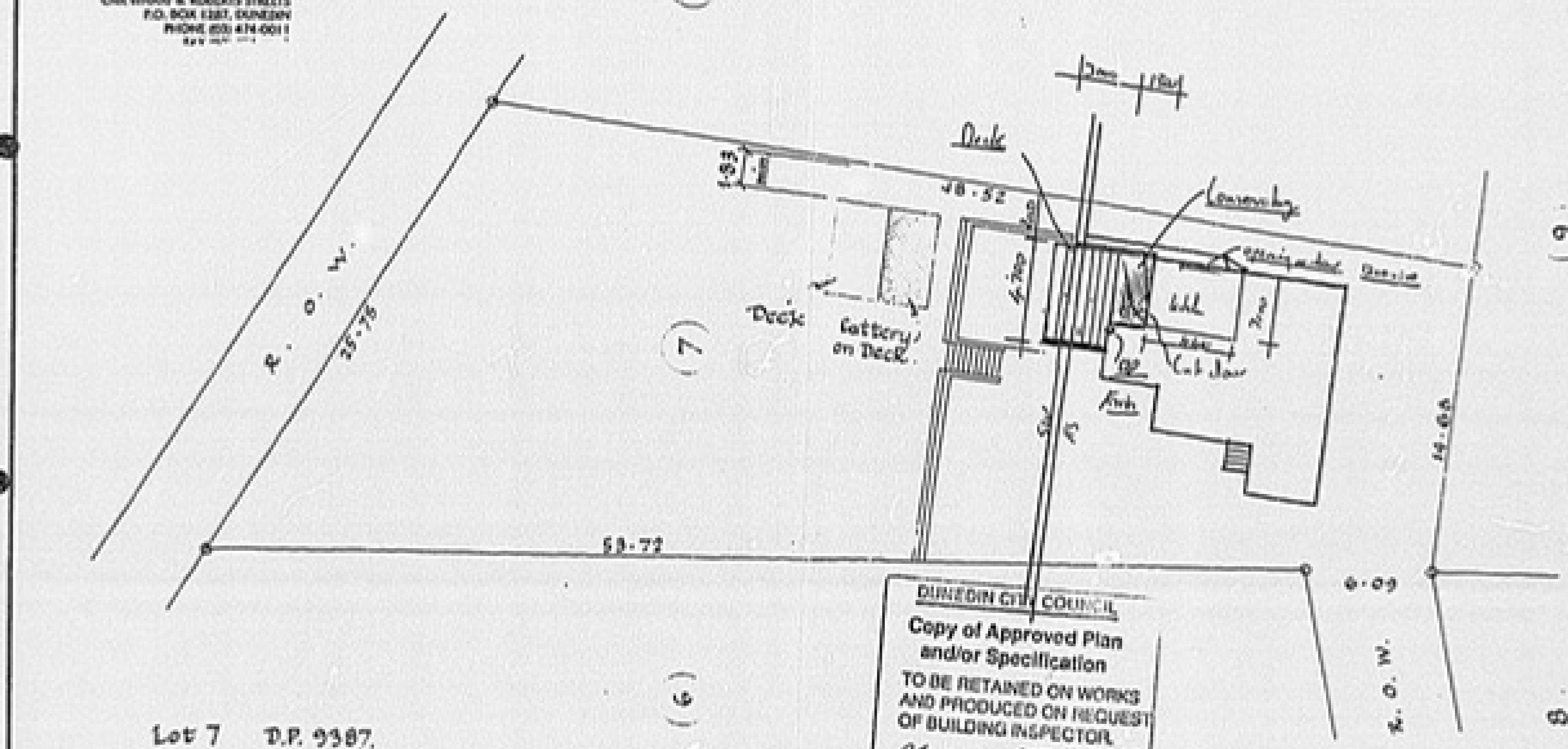
This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other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

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

[illegible]

**ELUSAYS AUCTIONEER LIMITED**

ONE WHARF & ROBERTS STREETS  
P.O. BOX 1287, DUNDUN  
PHONE: 800-474-0011

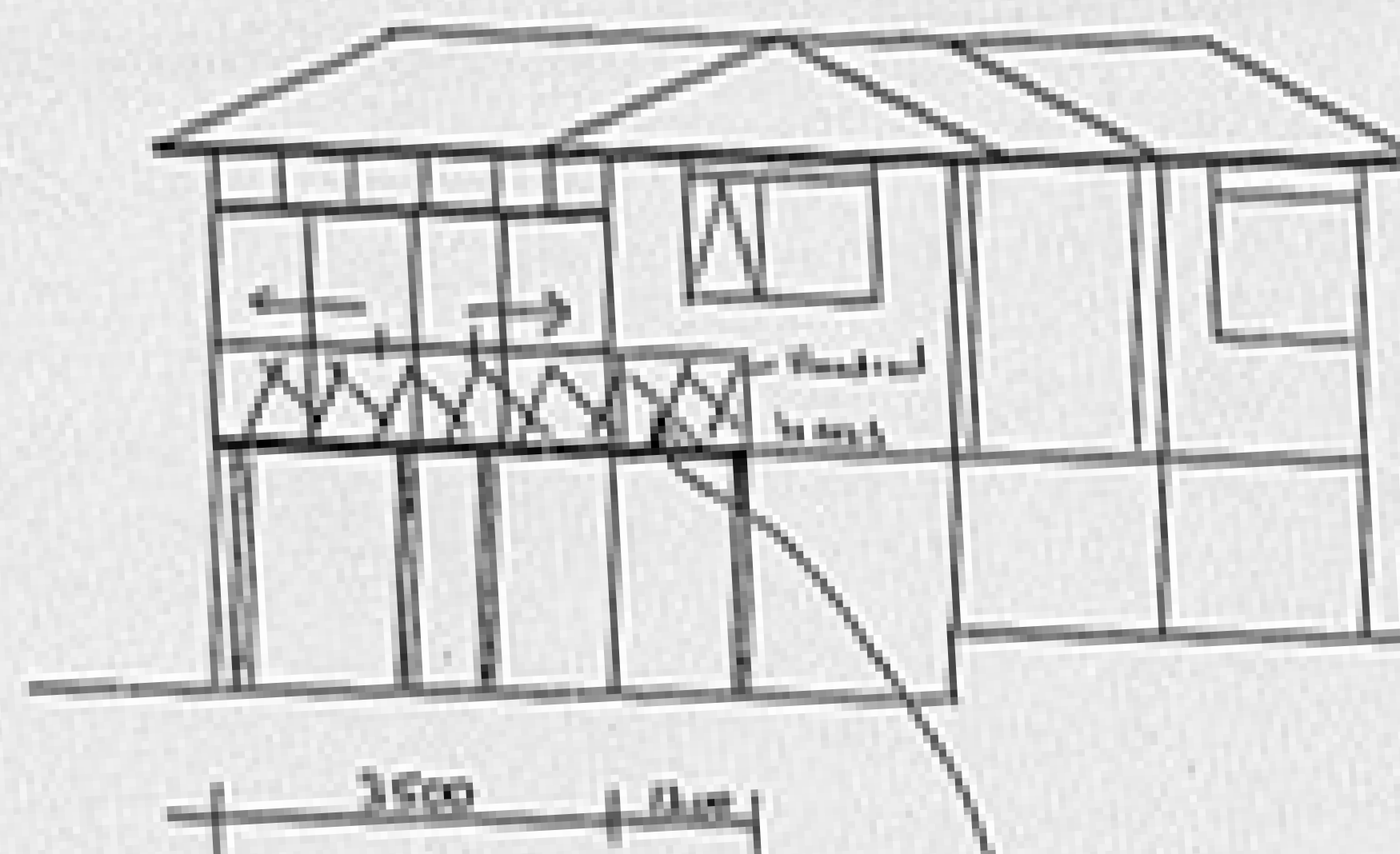


Lot 7 D.P. 9387.

**DUNEDIN CITY COUNCIL**  
**Copy of Approved Plan**  
**and/or Specification**  
**TO BE RETAINED ON WORKS**  
**AND PRODUCED ON REQUEST**  
**OF BUILDING INSPECTOR**  
*K. [Signature]* **DATE 12-12-11**  
**BUILDING INSPECTOR**

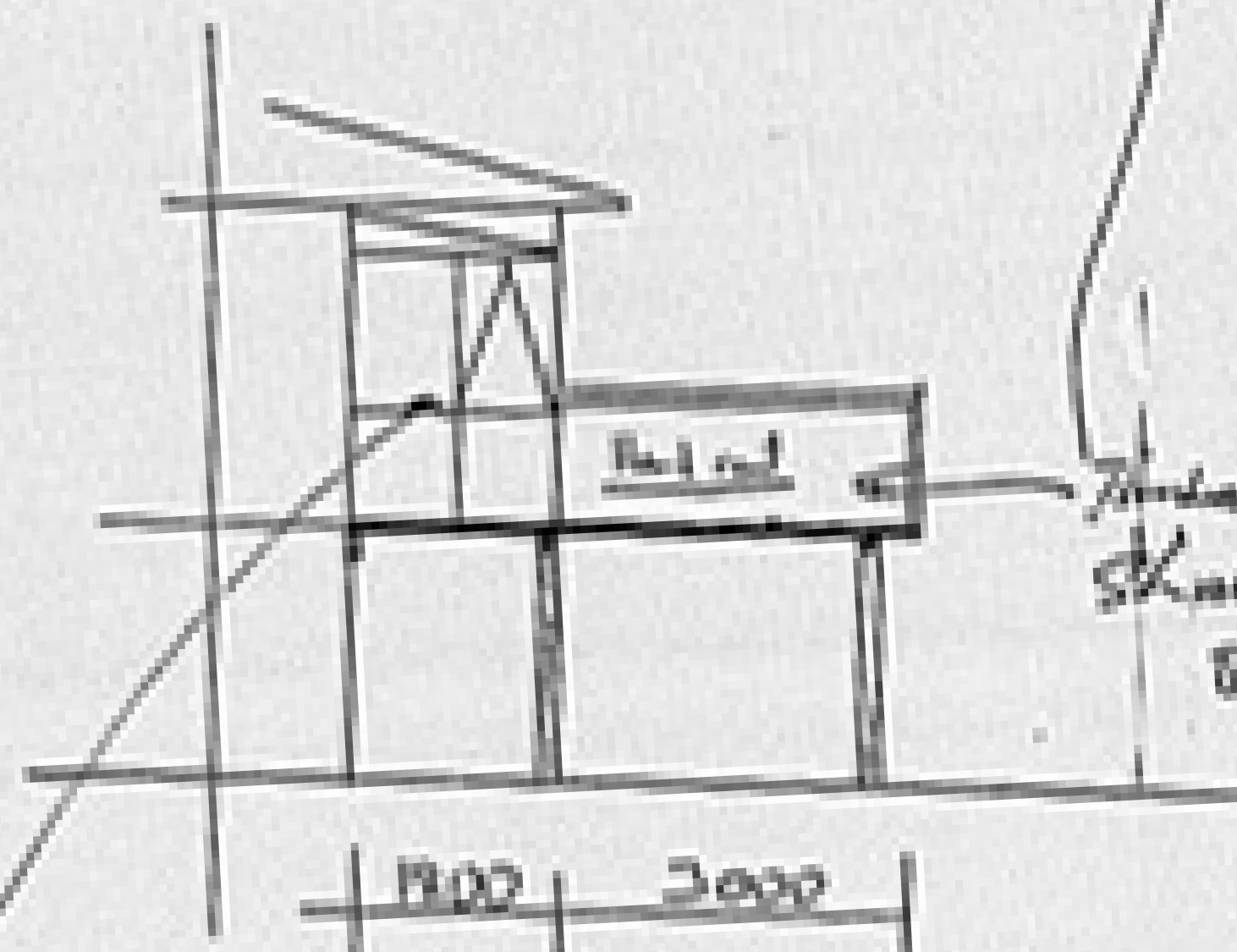
|                                                                                                |                |             |
|------------------------------------------------------------------------------------------------|----------------|-------------|
| Drawing by  |                | Drawing No. |
| Date<br>4/14/15                                                                                | Scale<br>1:200 |             |

SITE PLAN SHOWING Contributing for  
H. An. Anderson 411, Pine Hill Rd.



Rear Elevation

DUNEDIN CITY COUNCIL  
 Copy of Approved Plan  
 and/or Specification  
 TO BE RETAINED ON WORKS  
 AND PRODUCED ON REQUEST  
 OF BUILDING INSPECTOR.  
 DATE 1.5.81  
 BUILDING INSPECTOR



Side View

All GLAZING SHALL COMPLY WITH STRENGTH STANDARDS.

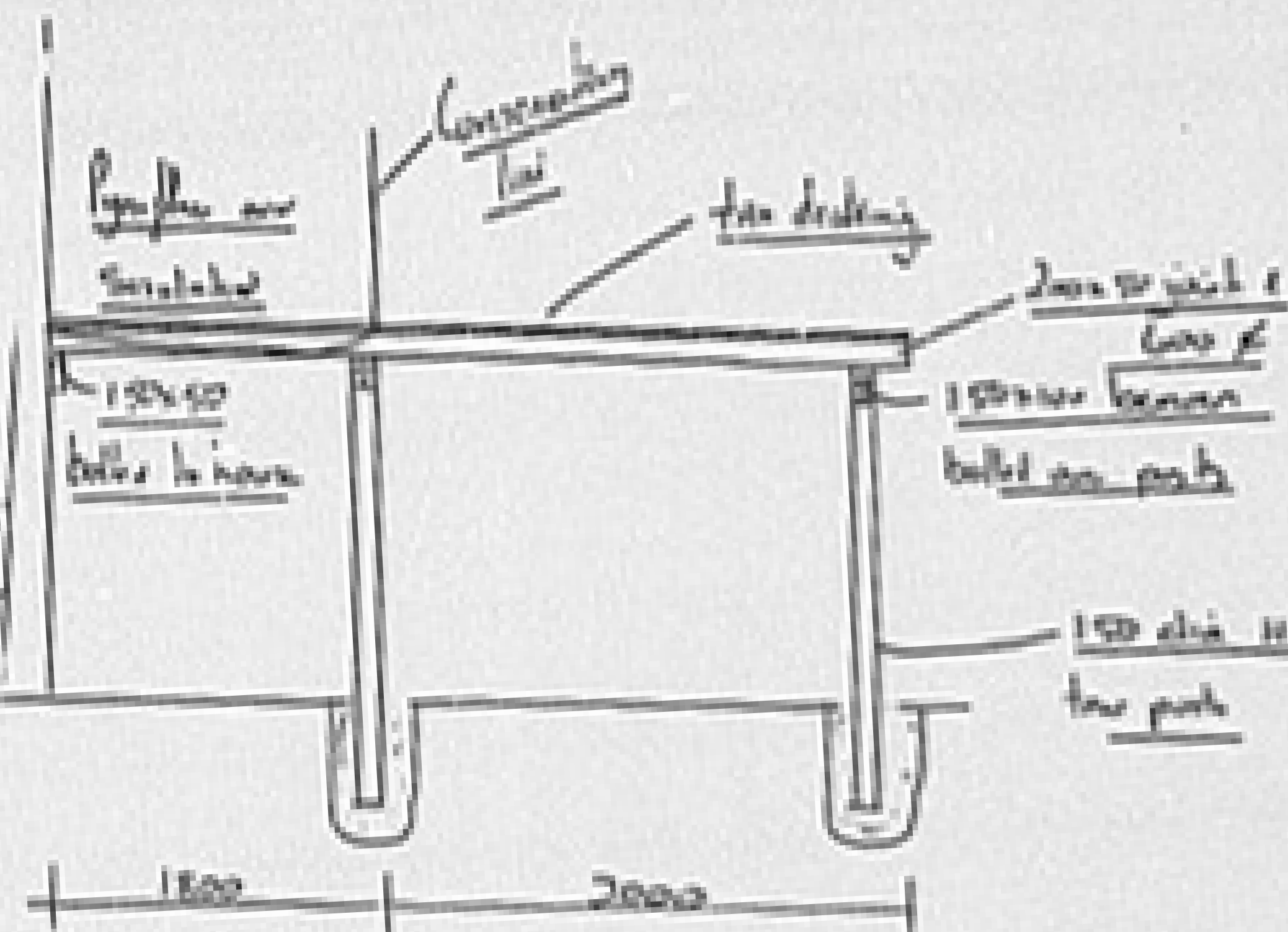
**ELLISON'S ALUMINIUM LIMITED**

WINDOWS • DOORS • CONSERVATORIES

**ELLISON'S ALUMINIUM LIMITED**

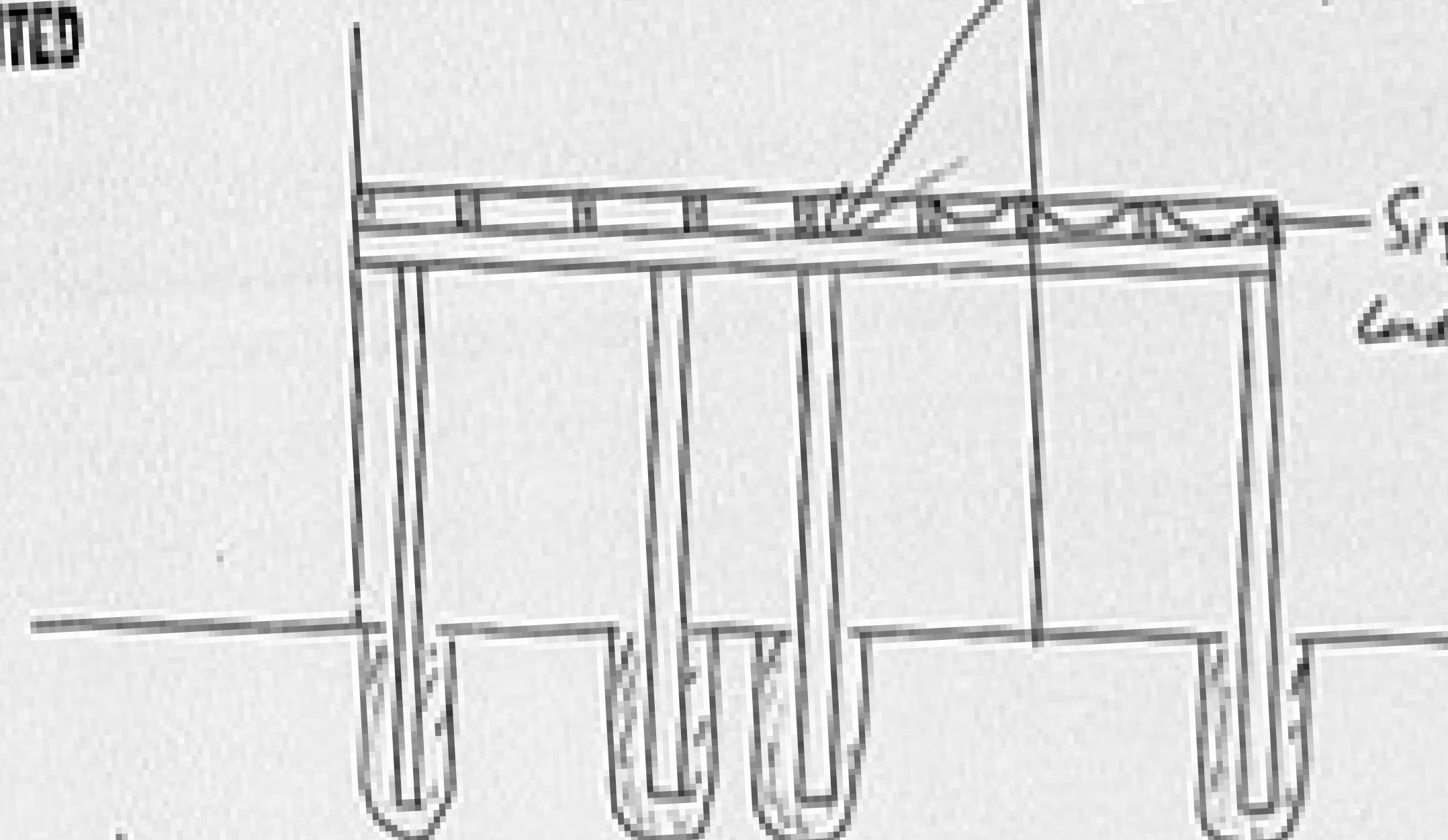
ONE WHARF & ROBERTS STREETS  
 P.O. BOX 1287, DUNEDIN  
 PHONE (03) 474-0011  
 FAX (03) 474-1333

Under Safety Barriers  
 Shall comply with NZBC  
 B1/A1 + F4



Side View

adequate bracing shall  
 be incorporated to deck.



Front View

Plans for No. 10 Anderson

1/11/81

# CODE COMPLIANCE CERTIFICATE



Section 13(3), Building Act 1991

ISSUED BY:

DUNEDIN CITY COUNCIL

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

|               |          |         |            |               |         |
|---------------|----------|---------|------------|---------------|---------|
| Telephone No: | 477-4000 | CCC No: | ABA 954894 | Reference No: | 5011704 |
|---------------|----------|---------|------------|---------------|---------|

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

| PROJECT LOCATION                                                                                                                                                                   | PROJECT                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Name and Mailing Address:</p> <p>ANDREWS, GRAEME NEVILLE<br/>411 PINE HILL ROAD<br/>DUNEDIN 9001</p>                                                                            | <p>All <input checked="" type="checkbox"/></p> <p>Stage No ..... of an intended stages</p> <p>New Building <input type="checkbox"/></p> <p>Alteration <input checked="" type="checkbox"/></p> <p>Intended Use(s) in detail:</p> <p>ALTER DWG/KITCHEN/BATHROOM/LAUNDRY</p> <p>Intended Life:</p> <p>Indefinite, not less than 50 years <input checked="" type="checkbox"/></p> <p>Specified as ..... years</p> <p>Demolition <input type="checkbox"/></p> |
| LEGAL DESCRIPTION                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <p>Property Number: 5011704</p> <p>Valuation Roll No: 2875049608</p> <p>Street Address:</p> <p>411 PINE HILL ROAD, DUNEDIN 9001</p> <p>Legal Description:</p> <p>LOT 7 DP 9387</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                          |

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 ..... 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: 01/12/1998

# BUILDING CONSENT

Section 35, Building Act 1991

ISSUED BY:



DUNEDIN CITY COUNCIL

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

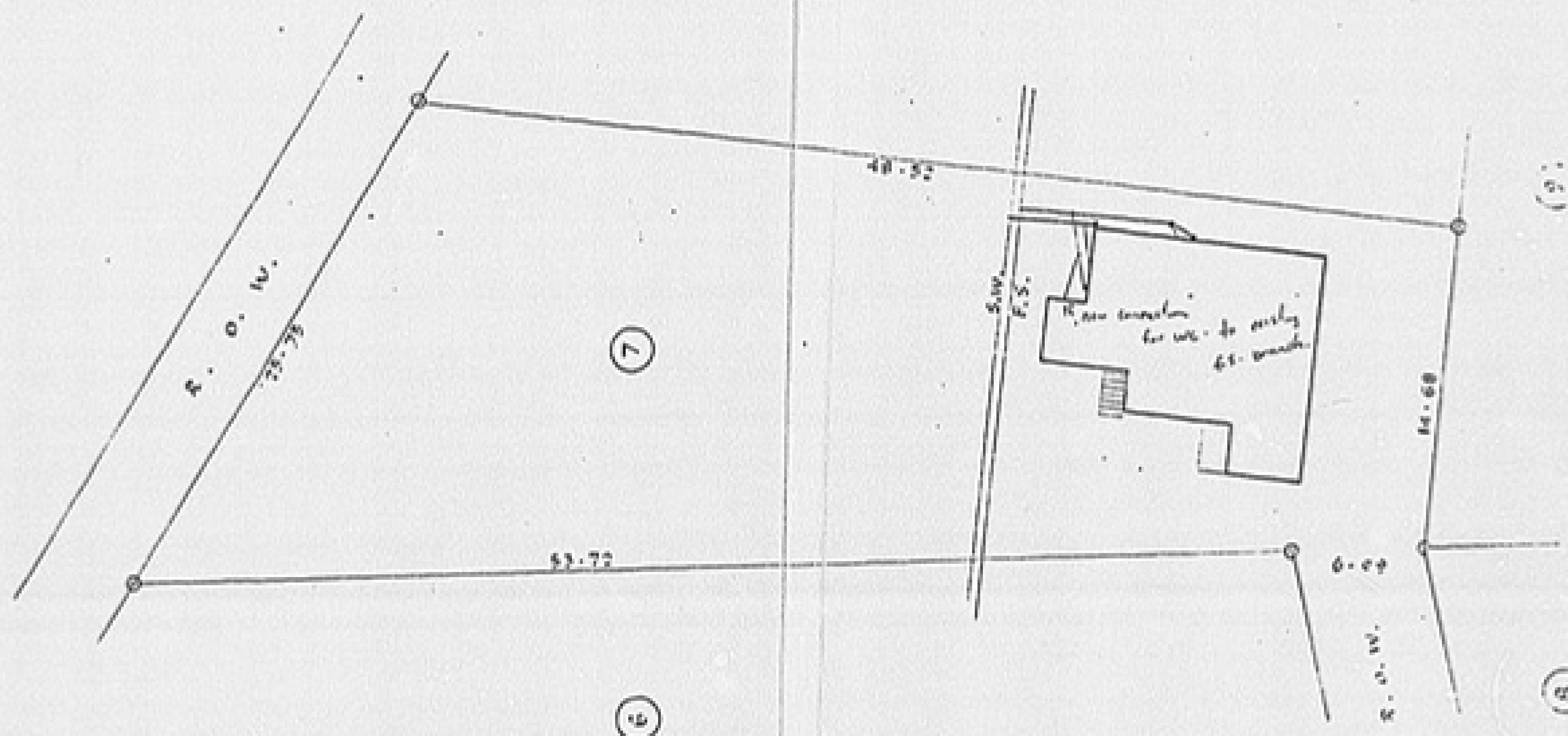
|               |          |             |            |               |         |
|---------------|----------|-------------|------------|---------------|---------|
| Telephone No: | 474-3525 | Consent No: | ABA 954894 | Reference No: | 5011704 |
|---------------|----------|-------------|------------|---------------|---------|

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

| APPLICANT                                                                                                                     | PROJECT                                                                |
|-------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|
| Name: ANDREWS, GRAEME NEVILLE                                                                                                 | All <input checked="" type="checkbox"/>                                |
| Mailing Address:<br>411 PINE HILL ROAD, DUNEDIN                                                                               | Stage No ..... of an intended<br>..... stages                          |
| PROJECT LOCATION                                                                                                              | New Building <input type="checkbox"/>                                  |
| Street Address:<br>411 PINE HILL ROAD, DUNEDIN                                                                                | Alteration <input checked="" type="checkbox"/>                         |
| LEGAL DESCRIPTION                                                                                                             | Intended Use(s) in detail:<br>ALTER DWG/KITCHEN/BATHROOM/LAUNDRY       |
| Property Number: 5011704                                                                                                      | Intended Life:                                                         |
| Valuation Roll No: 26750 49008                                                                                                | Indefinite, not less than 50 years <input checked="" type="checkbox"/> |
| Legal Description:<br>LOT 7 DP 9387                                                                                           | Specified as 0 years                                                   |
| COUNCIL CHARGES                                                                                                               | Demolition <input type="checkbox"/>                                    |
| The balance of Council's charges payable on uplifting<br>of this building consent, in accordance with the<br>tax invoice are: | Estimated Value: \$19000                                               |
| Total: \$                                                                                                                     | Signed for and on behalf of the Council:                               |
| ALL FEES ARE GST INCLUSIVE                                                                                                    | Name:                                                                  |
|                                                                                                                               | Position: AUTHORISED OFFICER                                           |
|                                                                                                                               | Date: 20/11/1995                                                       |

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. ...."



Lot 7 DP. 9387.

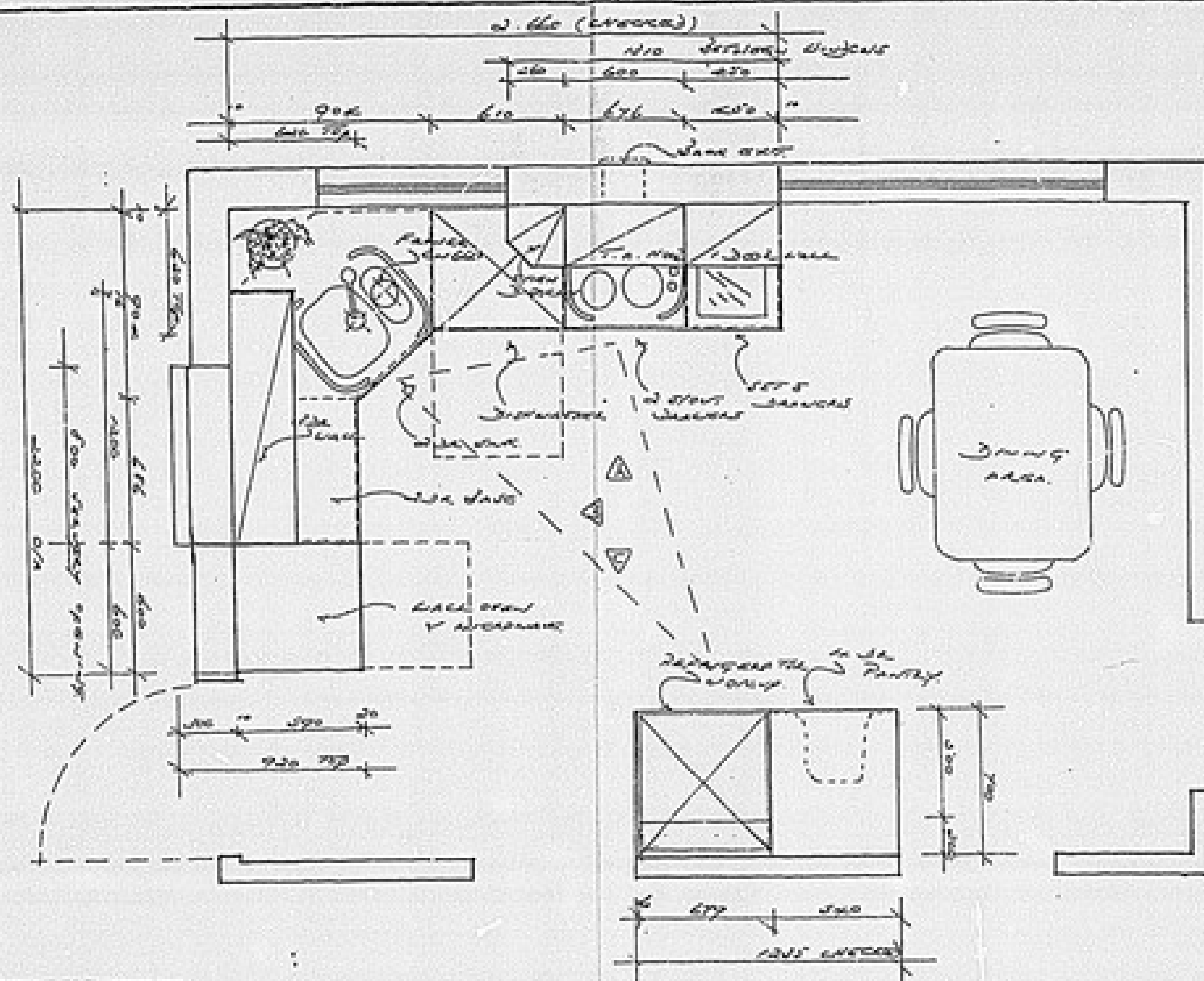
411 ~~Pine~~ Pine Hill Rd.

95/4894

Drawn by T.T. Gault

Date: Nov 1995 Scale: 1" = 50'

SITE PLAN RESIDENCE OF  
MR. S. CARR & MR. G. ANDREWS  
411 PINE HILL ROAD, TUNEDIN



Self Assembly Kitchen Systems  
by STEWART

29 Fox Street, Dunedin, New Zealand Telephone: 04 451-2051

SUB CAREY & FRANKS AND SONS  
111 DING HILL RD  
DUNEDIN

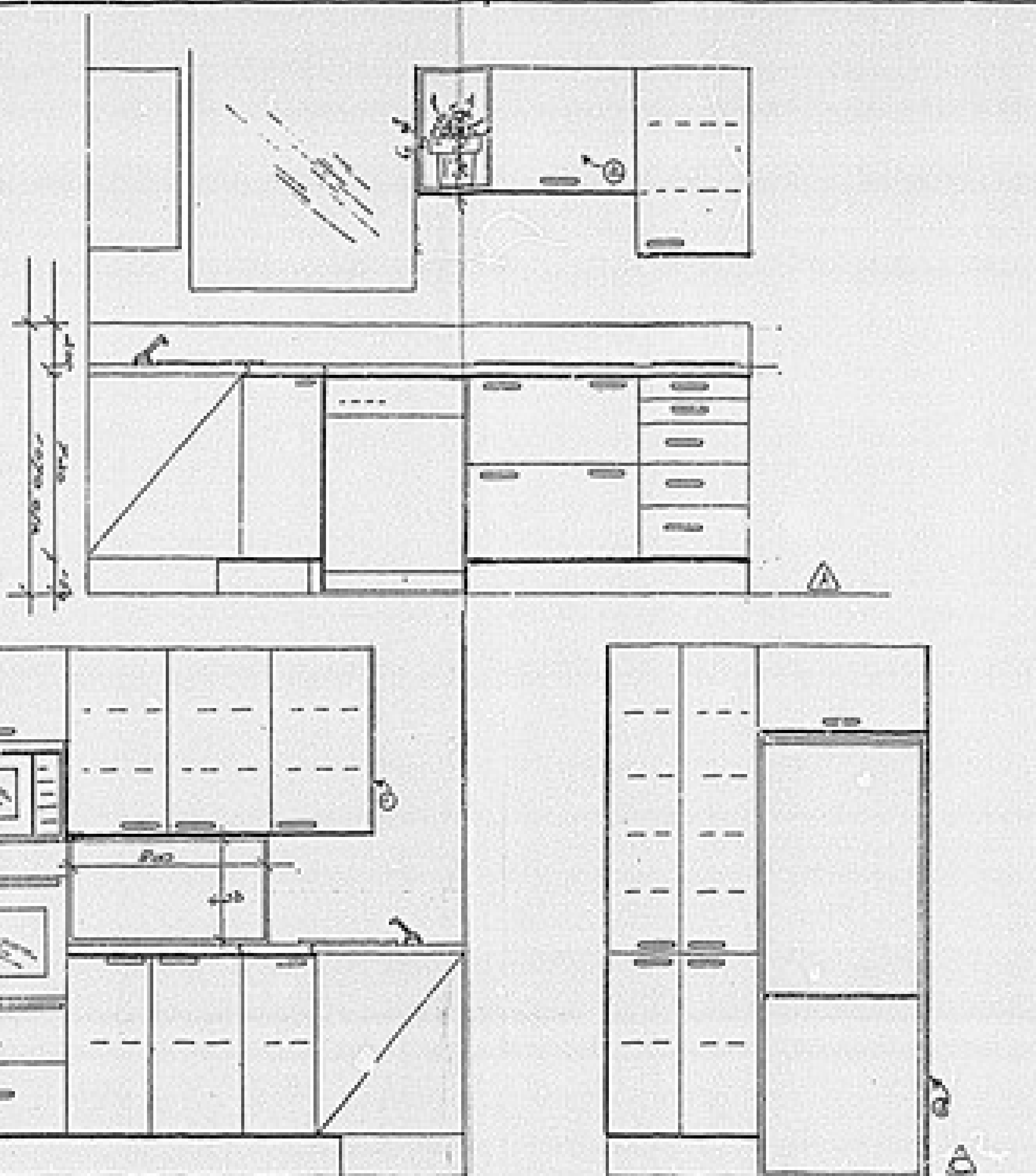
32000

DATE: 10/10/01

SCALE: 1/50

SHEET: 1

NO. OF SHEETS: 1

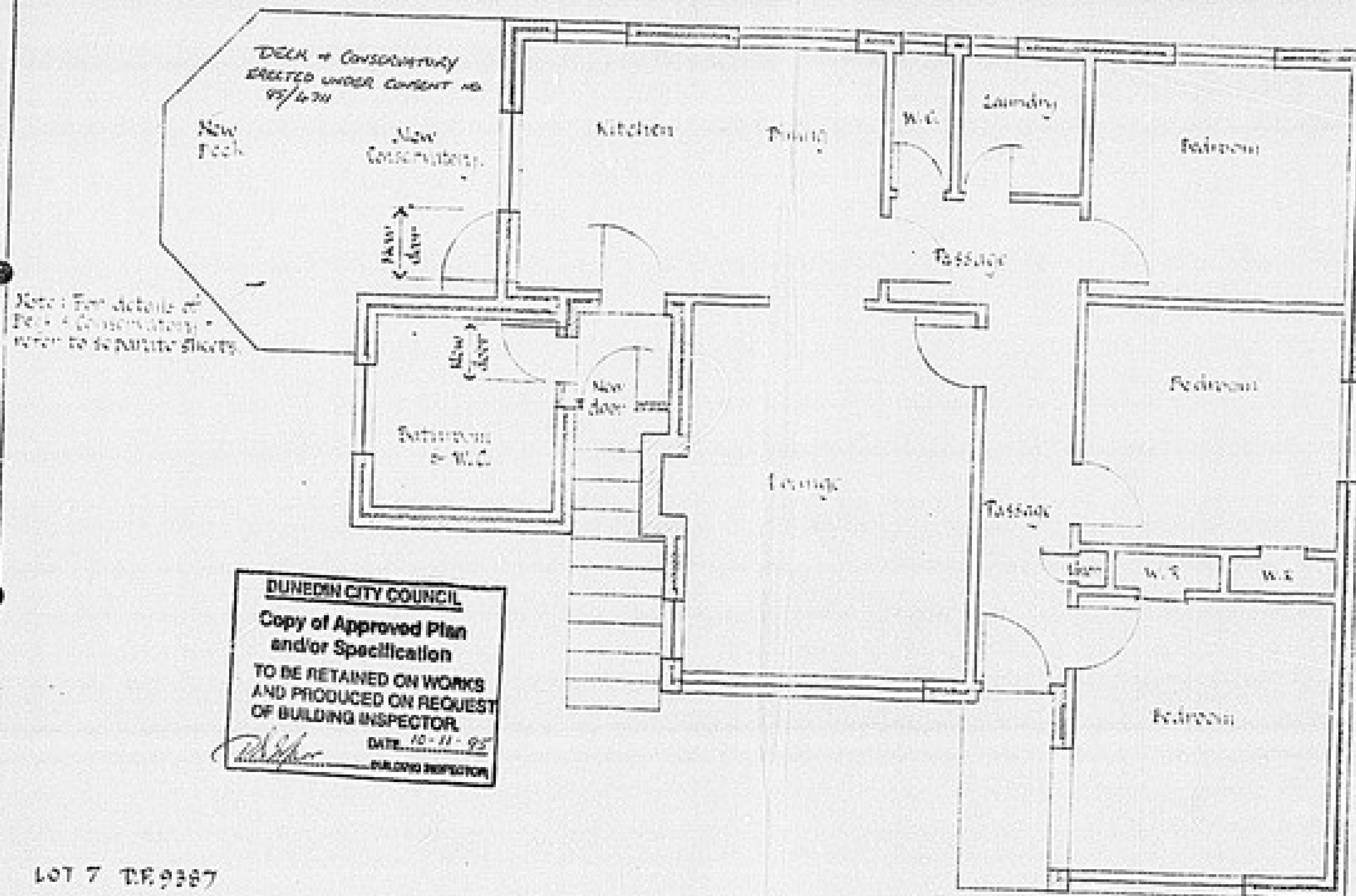


Self Assembly Kitchen Systems  
by STEWART

29 Fox Street, Dunedin, New Zealand Telephone 64 3 455-2052

ELEVATIONS  
CAREY - ANDREWS

|       |          |       |       |
|-------|----------|-------|-------|
| 34090 |          |       | SHEET |
| DATE  | CHECKED  | NOTES | 2     |
| 1990  | 10/10/90 | 1-20  | 10    |



LOT 7 DE9387

Drawn by T. E. Hargy

Date October 1995

Scale 1:50

ALTERATIONS TO RESIDENCE OF  
MR. S. CAREY & MR. G. ANDREWS  
411 THE HILL ROAD, DUNEDIN

