# DISCLAIMER

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# Dunedin City Council – Land Information Memorandum

## Property Address: 204 Surrey Street Dunedin

Prepared for: Clark Robin Taggart and Philippa Joy Taggart
Prepared on: 13-Oct-2026

### Property Details:

| | |
|---|---|
| **Property ID** | 5041248 |
| **Address** | 204 Surrey Street Dunedin |
| **Parcels** | LOT 18 DP 2231 |

### 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 13-Oct-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*

**OVERLAND FLOW PATH**

**Flood**

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

> Goldsmith, M., Payan, J.-L., Morris, R., Valentine, C., MacLean, S., Xiaofeng, L., Vaitupu, N., & Mackey, B. (2015). *Coastal Otago flood event 3 June 2015.* Otago Regional Council. https://www.orc.govt.nz/media/2922/coastal-otago-flood-event-3-june-2015.pdf
> **Commissioned by:** Otago Regional Council
> **Purpose:** The purpose of this report is to document the hydrological and meteorological characteristics and impacts of the 3 June 2015 coastal Otago flood event, to inform flood hazard management and future planning.
> **Scope of report:** Coastal Otago, with focus on South Dunedin, the Taieri Plain, Mosgiel, Dunedin City, and nearby coastal catchments impacted by the flood.

*Reference Number: 11605*

**OVERLAND FLOW PATH**

**Flood plus other natural hazards**

Description: The property is identified within the report "The Natural Hazards of South Dunedin", which may describe special features or characteristics of the land concerned, including but not limited to potential erosion, avulsion, falling debris, subsidence, slippage, alluvion or inundation. Although the report is known

to the Dunedin City Council, the council has not assessed the report for correctness. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose including development.

Goldsmith, M., & Hornblow, S. (2016). *The natural hazards of South Dunedin.* Otago Regional Council.
https://www.orc.govt.nz/media/2217/the-natural-hazards-of-south-dunedin-report-july-2016.pdf
**Commissioned by:** Otago Regional Council
**Purpose:** The purpose of this report is to summarise the natural hazards that affect South Dunedin and to provide information that can be used by the Otago Regional Council, Dunedin City Council and the community to better understand the hazardscape and to inform future planning and management.
**Scope of report:** South Dunedin, including the low-lying coastal plain between St Clair in the south and the Dunedin harbour in the north, bounded by Caversham Valley to the west and the Otago Peninsula to the east.

*Reference Number: 12075*

## Land Stability Hazards

No information.

## Coastal Hazards

**SEA LEVEL RISE**

**Sea Level Rise**

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*

**SEA LEVEL RISE**

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

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

Beca Ltd. (2014). *Assessment of options for protecting Harbourside and South City from direct impacts of sea level rise.* Beca Ltd.
https://www.dunedin.govt.nz/__data/assets/pdf_file/0008/1071773/Assessment-of-Options-for-Protecting-Harbourside-and-South-City-from-Direct-Impacts-of-Sea-Level-Rise.pdf
**Commissioned by:** Dunedin City Council
**Purpose:** The purpose of this report is to assess options for protecting the Harbourside and South

City areas of Dunedin from the direct impacts of sea level rise.
**Scope of report:** Harbourside and South City areas of Dunedin

*Reference Number: 11454*

**SEA LEVEL RISE**

**Groundwater**

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

Cox, S., Glassey, P., Ettema, M., Hornblow, S., Mager, S. & Yeo, S.. (2020). *Dunedin groundwater monitoring and spatial observations.* GNS Science.
https://www.orc.govt.nz/media/16153/dunedin-groundwater-monitoring-spatial-observations-and-forecast-conditions-under-sea-level-rise-dec-2023.pdf
**Commissioned by:** Otago Regional Council
**Purpose:** The purpose of this report is to investigate the groundwater responses in Dunedin under a scenario of rising sea levels
**Scope of report:** Coastal Dunedin, especially South Dunedin, Harbourside, and parts of the Taieri Plain.

*Reference Number: 12083*

**SEA LEVEL RISE**

**Groundwater**

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

Cox, S. C., Ettema, M. H. J., Chambers, L. A., Easterbrook-Clark, L. H., & Stevenson, N. I. (2023). *Dunedin groundwater monitoring, spatial observations and forecast conditions under sea level rise.* GNS Science.
https://www.orc.govt.nz/media/16153/dunedin-groundwater-monitoring-spatial-observations-and-forecast-conditions-under-sea-level-rise-dec-2023.pdf
**Commissioned by:** Otago Regional Council
**Purpose:** The purpose of this study is to characterise current groundwater levels across South Dunedin, establish baseline monitoring, and forecast groundwater behaviour under scenarios of future sea-level rise.
**Scope of report:** The geographic scope of the assessment covers the South Dunedin area, including the reclaimed flat and surrounding low-lying suburbs.

*Reference Number: 12118*

### Seismic Hazards

**INTENSIFIED SHAKING**

**Earthquake Likely Amplification 1:25000 Map**

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

Dunedin City Lifelines Project. (1999). *Dunedin City Lifelines Project Report.* Dunedin City Lifelines Project.
https://www.civildefence.govt.nz/assets/Uploads/documents/lifelines/dunedin-lifelines-report-1999.pdf
**Commissioned by:** Dunedin City Council and Otago Regional Council
**Purpose:** To assess the vulnerability of Dunedin's lifeline utilities to natural hazards and to develop strategies that reduce risks and strengthen the city's resilience.
**Scope of report:** The Dunedin City Council area, bounded west by Flagstaff and Three Mile Hill, east by the Otago Harbour entrance, north by Waitati, and south by Brighton.

*Reference Number: 10111*

**LIQUEFACTION**

**Domain C**

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

Barrell, D. J. A., Glassey, P. J., Cox, S. C., & Smith Lyttle, B. (2014). *Assessment of liquefaction hazards in the Dunedin City district.* GNS Science.
https://www.dunedin.govt.nz/__data/assets/pdf_file/0011/476084/Assessment-of-liquefaction-hazards-in-the-Dunedin-City-District.pdf
**Commissioned by:** Otago Regional Council
**Purpose:** The Otago Regional Council (ORC) contracted GNS Science to assess liquefaction hazards in the Dunedin City territorial authority area (Dunedin district), and delineate areas that may be susceptible to ground damage as a result of liquefaction, and the closely allied phenomenon of lateral spreading. This report presents the results of that assessment.
**Scope of report:** Dunedin City district

*Reference Number: 11407*

### Other Natural Hazards

No information.

## Otago Regional Council Hazard Information

The Regional Council is required to provide information that it holds on Natural Hazards:
https://www.orc.govt.nz/managing-our-environment/natural-hazards/otago-natural-hazards-database

## Contaminated Site, Hazardous Substances and Dangerous Goods

### Contaminated Site Information

No information.

### Historic Dangerous Goods Licence(s)

No information.

### Hazardous Substances

No information.

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

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

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

The Council was advised by the EPA in 2016 that Worksafe had taken over responsibility for managing Location Test certificates under the Hazardous Substances and New Organisms Act 1996. The EPA no longer 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 show 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.

**Urban Stormwater Catchment**

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

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

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

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

## Public Sewer Sheets

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

## Dunedin City Council Private Drainage plans incomplete

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

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

## Water Supply

**Urban water supply area – Connected**

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

**Terms and conditions of supply**

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

**Water pressure**

Indicative network water pressure to the property is shown on maps available at www.dunedin.govt.nz/water-pressure. Specific detail is available on request.

**Water reticulation maps**

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

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

## Rates Details

### Rates Assessment Details

| | |
|---|---|
| **Rate Account** | 2041248 |
| Address | 204 Surrey Street Dunedin |
| Valuation Number | 27470-91200 |
| **Latest Valuation Details** | |
| Capital Value | $475,000 |
| Land Value | $340,000 |
| Value of Improvements | $135,000 |
| Area (Hectares) | 0.0486HA |
| Units of Use | 1 |
| **Current Rates** | |
| Current Rating Year Starting | 01-Jul-2026 |
| Dunedin City Council Rates | $3,817.03 |
| **Rates Outstanding for Year** | $2,751.33 |

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 |
| | CCC Refused/Archived | - Building code compliance could not be confirmed under section 41 of the Building Act 1991 and sections 93, 93(2)(b), and 94 of the Building Act 2004. |
| | 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-1992-316388 Building Consent - Permit - Add Upper Storey to Dwelling (Taggart)

| | |
|---|---|
| Lodgement Date | 27-Aug-1992 |
| Decision | Granted |
| Decision Date | 10-Sep-1992 |
| Current Status | **Historical Record** |
| Previous Number *(Applications before 2007)* | ABA921244 |

## Building and Drainage Permits

H-1925-10370 AAB19250757
7712 - Erect Dwelling (Hicks). The permit was lodged on 07-Feb-1925.
H-1939-22398 AAB19390784
8314 - Erect Garage (Chase). The permit was lodged on 09-Mar-1939.
H-1943-25392 AAB19430533
765 - Plaster Dwelling, No Plan (Chase). The permit was lodged on 06-Jan-1943.
H-1925-140737 AAD19250194
B6294 - Plumbing & Drainage (Hicks). The permit was lodged on 02-Mar-1925.
H-1941-157570 AAD19410149
D7520 - Renew Boiler Tube, No Plan. The permit was lodged on 28-Aug-1941.
H-1965-188033 AAD19650274
H418 - Boiler Tube, No Plan (Chase). The permit was lodged on 09-Sep-1965.

## Non-consented Small Stand-alone Dwellings

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-1992-355319 - Resource Management Act (Historical Data)

| | |
|---|---|
| Description | The addition of a second storey to the front of the existing house. |
| Lodgement Date | 27-Aug-1992 |
| Decision | Granted |
| Decision Date | 10-Sep-1992 |
| Current Status | **Consent Issued** |

## 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

**Mapped Areas**

- South Dunedin Mapped Area

### 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

#### 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 204 Surrey Street Dunedin

**5041052 344 Bay View Road Dunedin**

RMA-1989-352482 Resource Management Act (Historical Data) GARAGE ADDN Ownr:TUTTY (Non-Notified - Non Complying). The outcome was Granted on 13/03/1989.

**5041054 199 Surrey Street Dunedin**

RMA-1993-356136 Resource Management Act (Historical Data) REMOVE EXIST DWG/ER RELOCATABLE CLASSR. Ownr:QUEENS HIGH SCHOOL / App: QUEENS HIGH SCHOOL SURREY ST DN (Non-Notified - Non Complying). The outcome was Granted on 21/07/1993.

**5041056 195 Surrey Street Dunedin**

RMA-1999-363478 Resource Management Act (Historical Data) OUTLINE PLAN OF WORKS TO ESTABLISH NEW CLASSROOM BLOCK & ASSOCIATED WORKS AT QUEENS HIGH SCHOOL (Other). The outcome was Granted on 09/11/1999.

RMA-1996-360182 Resource Management Act (Historical Data) RELOCATABLE BLDG - HIGH SCHOOL (Converted - Ended). The outcome was Granted on 17/10/1996.

RMA-1994-357093 Resource Management Act (Historical Data) ER SMALL EXTENSION TO HOME ECONOMICS BLG Ownr:QUEENS HIGH SCHOOL / App: KEN BECKMAN SUPPORT SERVICES MANGR (Non-Notified - Non Complying). The outcome was Granted on 28/11/1994.

**5041059 187 Surrey Street Dunedin**
RMA-1997-360686 Resource Management Act (Historical Data) OUTLINE PLAN APPROVAL - ERECT SIGN (Converted - Ended). The outcome was Granted on 07/04/1997.
RMA-1988-354578 Resource Management Act (Historical Data) DESIGNATE LAND FOR HIGH SCHOOL / App: MINISTER OF EDUCATN BOX 2612 CHRISTCHURCH (Notified - Non Complying). The outcome was Granted on 07/02/1989.

**5041191 352 Bay View Road Dunedin**
RMA-2004-368532 Resource Management Act (Historical Data) TO ERECT GARAGE THAT FAILS TO MEET THE FRONT YARD, SIDE YARD AND HEIGHT PLANE REQUIREMENTS (Non-Notified - Restricted Discretionary). The outcome was Granted on 15/12/2004.

**5041197 370 Bay View Road Dunedin**
RMA-1998-362325 Resource Management Act (Historical Data) CONSTRUCTION OF GARAGE & CARPORT IN YARD (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/10/1998.

**5041241 20 Wilson Avenue Dunedin**
RMA-2002-365460 Resource Management Act (Historical Data) TO REMOVE TWO TREES - SIGNIFICANT TREES UNDER VARIATION 11 (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 28/02/2002.

**5041244 26 Wilson Avenue Dunedin**
RMA-1995-351924 Resource Management Act (Historical Data) ERECT SHED Ownr:DICK (Non-Notified - Non Complying). The outcome was Granted on 30/06/1986.

**5041249 206 Surrey Street Dunedin**
RMA-1998-362211 Resource Management Act (Historical Data) ADD TO DWG/CARPORT EFTPOS (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 03/03/1999.

**5041250 1 - 208 Surrey Street Dunedin**
LUC-2022-62 Land Use Consent To establish two new residential buildings containing a total of four residential units.. The outcome was Granted on 17/05/2022.
SUB-2022-19 Subdivision Consent A unit-title subdivision to create four units around the four residential units approved under LUC-2022-62.. The outcome was Granted on 17/05/2022.

**5041251 210 Surrey Street Dunedin**
RMA-1973-353981 Resource Management Act (Historical Data) ERECT ADDITIONAL GARAGE AT REAR OF PROPERTY Ownr:KELLY / App: D R KELLY (Notified - Non Complying). The outcome was Granted on 13/03/1974.

**5104773 195 Surrey Street Dunedin**
DIS-2012-5 District Plan Matters Notice of Requirement for alteration to designation D106 Queens High School to include a Pre-School. The outcome was Granted on 04/12/2012.
RMA-1999-363478 Resource Management Act (Historical Data) OUTLINE PLAN OF WORKS TO ESTABLISH NEW CLASSROOM BLOCK & ASSOCIATED WORKS AT QUEENS HIGH SCHOOL (Other). The outcome was Granted on 09/11/1999.
RMA-1996-360182 Resource Management Act (Historical Data) RELOCATABLE BLDG - HIGH SCHOOL (Converted - Ended). The outcome was Granted on 17/10/1996.

RMA-1994-357093 Resource Management Act (Historical Data) ER SMALL EXTENSION TO HOME ECONOMICS BLG Ownr:QUEENS HIGH SCHOOL / App: KEN BECKMAN SUPPORT SERVICES MANGR (Non-Notified - Non Complying). The outcome was Granted on 28/11/1994.

**5137337 1 - 208 Surrey Street Dunedin**
LUC-2022-62 Land Use Consent To establish two new residential buildings containing a total of four residential units.. The outcome was Granted on 17/05/2022.
SUB-2022-19 Subdivision Consent A unit-title subdivision to create four units around the four residential units approved under LUC-2022-62.. The outcome was Granted on 17/05/2022.

**5137338 2 - 208 Surrey Street Dunedin**
LUC-2022-62 Land Use Consent To establish two new residential buildings containing a total of four residential units.. The outcome was Granted on 17/05/2022.
SUB-2022-19 Subdivision Consent A unit-title subdivision to create four units around the four residential units approved under LUC-2022-62.. The outcome was Granted on 17/05/2022.

**5137339 3 - 208 Surrey Street Dunedin**
LUC-2022-62 Land Use Consent To establish two new residential buildings containing a total of four residential units.. The outcome was Granted on 17/05/2022.
SUB-2022-19 Subdivision Consent A unit-title subdivision to create four units around the four residential units approved under LUC-2022-62.. The outcome was Granted on 17/05/2022.

**5137340 4 - 208 Surrey Street Dunedin**
LUC-2022-62 Land Use Consent To establish two new residential buildings containing a total of four residential units.. The outcome was Granted on 17/05/2022.
SUB-2022-19 Subdivision Consent A unit-title subdivision to create four units around the four residential units approved under LUC-2022-62.. The outcome was Granted on 17/05/2022.

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: infodeepsouth@heritage.org.nz; 03 477 9871.

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

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

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

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

## 3 Waters

### Information Regarding Watercourses

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

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

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

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

## Transport

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

**Non-compliant vehicle crossing – no stormwater run-off and not sealed for the first 5 metres, within property boundary.**
To meet current Council standards the vehicle crossing would be required to be hard surfaced from the edge of the carriageway to 5m inside the property boundary. This requirement is to prevent debris migrating from inside the property out onto the footpath and/or carriageway. The stormwater run-off would be required to be captured at the boundary and managed in a way where it does not cause a nuisance to neighbouring properties, including the road corridor. For example: a strip drain with sump or a sump and piped to the kerb and channel. Council accepts this situation but accepts no liability and points out that 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 |
| AMD | Amendment to a Building Consent |
| BCC | Building Compliance Certificate - Sale and Supply of Alcohol Act |
| CER | Certifier |
| DGL | Dangerous Goods Licensing |
| ENV | Health complaint |
| HTH | Health licence |
| LIQ | Alcohol licence |
| NTR | Notice to Rectify |
| POL | Planning Other Legislation |
| RMA | Resource Management Act - Resource consent |
| RMC | Resource consent complaint |

## 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 |

DUNEDIN CITY COUNCIL | kaunihera a-rohe o Ōtepoti

# Appendices




# Photographic Map

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5/10/2026
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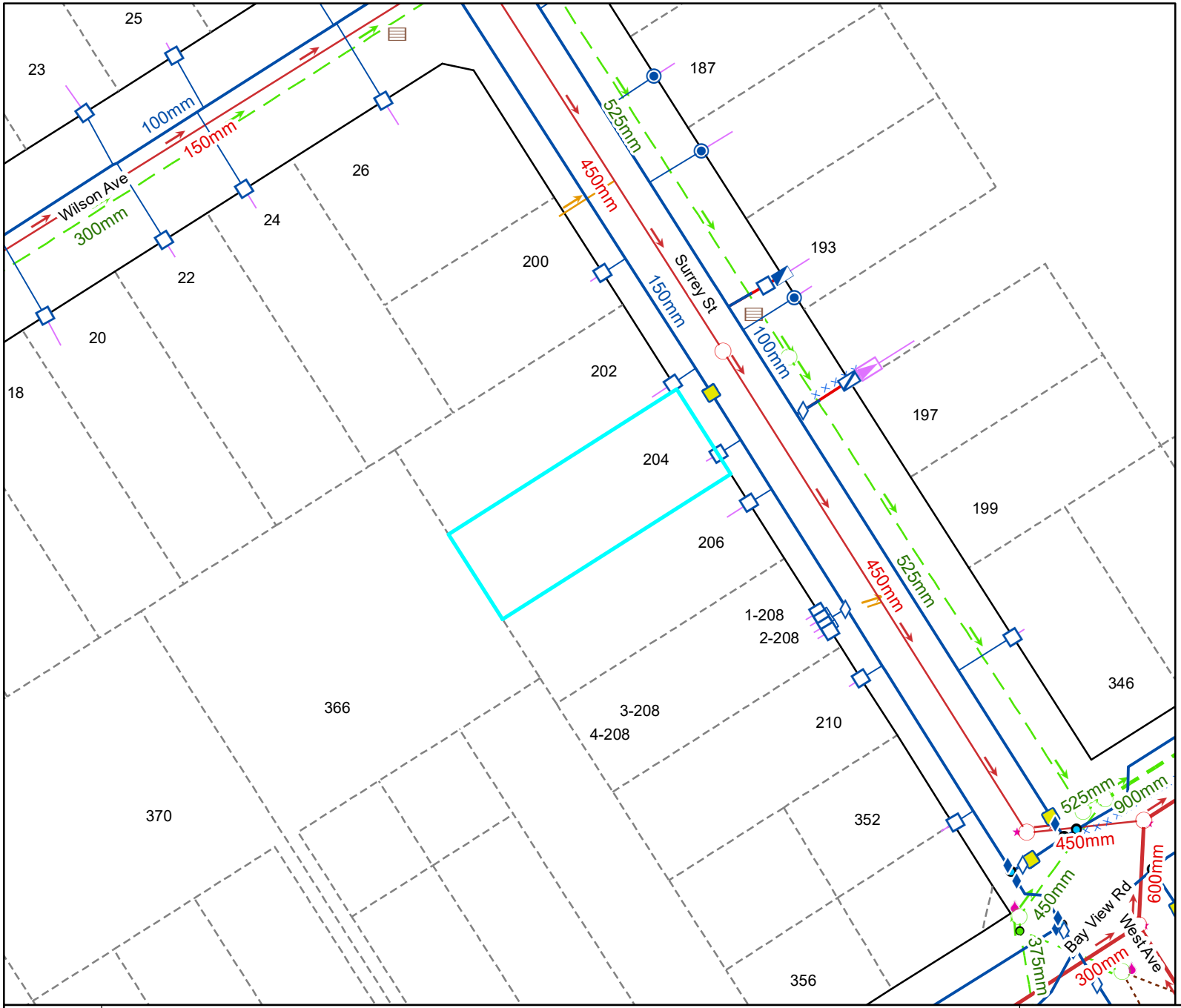
PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES
This map is for illustration purposes only and is not accurate to surveying, engineering or orthophotographic standards. Every effort has been made to ensure correctness and timeliness of the information presented.

**2018-2019** Urban, Copyright DCC/Aerial Surveys Ltd. Rural, ORC/Aerial Surveys Ltd. CC BY 4.0 NZ

**2013** Urban and rural photography Jan/Feb 2013. Copyright DCC. CC BY 3.0 NZ.

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




# Legend

## Water Supply

- Manifold Box
- Water 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.

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N

PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARES
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.

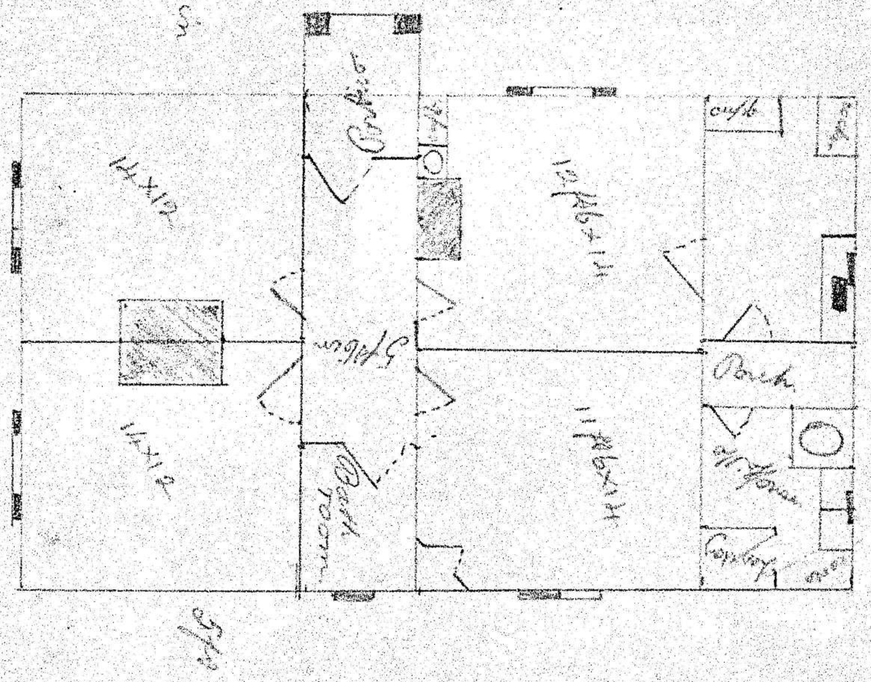
**2018-2019** Urban, Copyright DCC/Aerial Surveys Ltd. Rural, ORC/Aerial Surveys Ltd. CC BY 4.0 NZ

**2013** Urban and rural photography Jan/Feb 2013. Copyright DCC. CC BY 3.0 NZ.

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

Vacant

118 ft.


Vacant
Bath
Bedroom
Bedroom
Bedroom
Bedroom
Porch
Conservatory
Scullery
Cupboard
Cupboard
Cupboard

DUNEDIN DRAINAGE AND SEWERAGE BOARD

# HOUSE CONNECTION PLAN.

APPLICATION No. B 6294

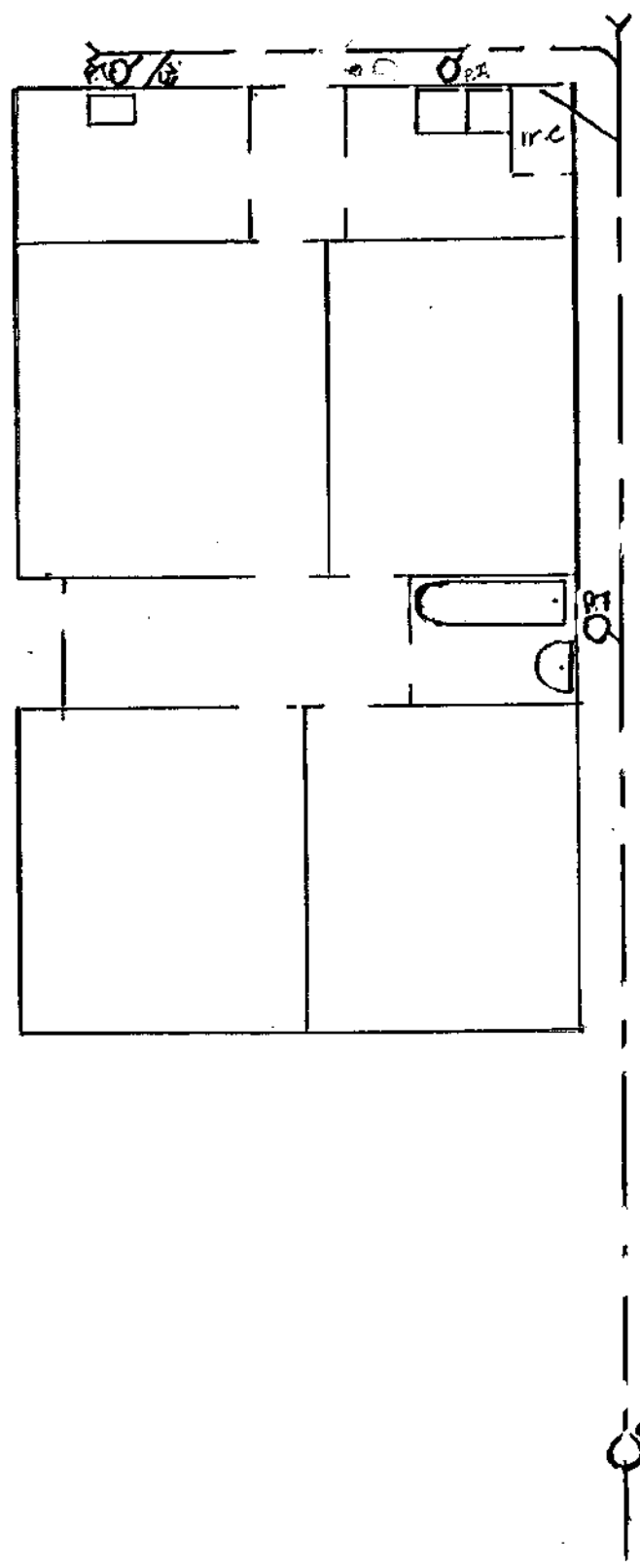
DATE 3/3/20

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

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

B/6291

Temporary Connection
Required to
Sewer.
See indorsement
A Boyd

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DUNEDIN CITY COUNCIL
DPB003916

**LEGEND**

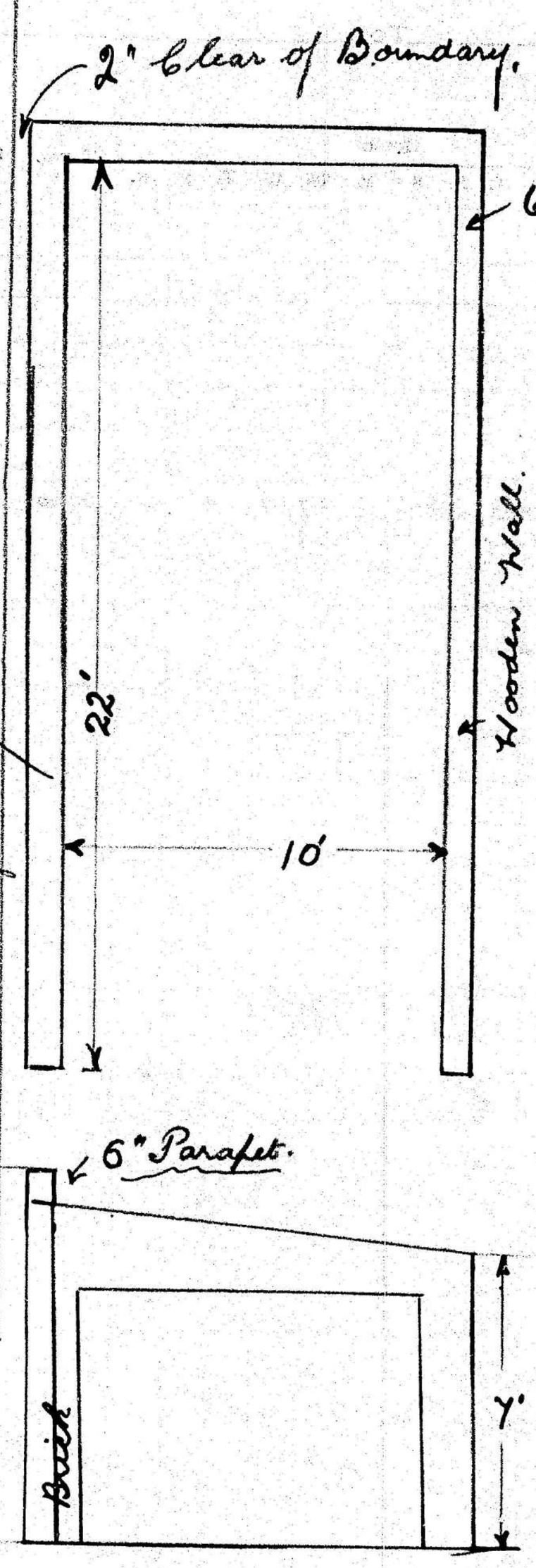
——————— Existing Drains
— — — — New Foul Drains
- - - - - - - New Stormwater Drains

Owner A Hicks
Street Surrey
Locality Caversham

Block II St Clair Extension
Section 17. 18. 19
Allotment

Signature of Drainer R C Proctor

C 1864.




DUNEDIN DRAINAGE AND SEWERAGE BOARD
DATE 9th March 1939
J. Fitzpatrick

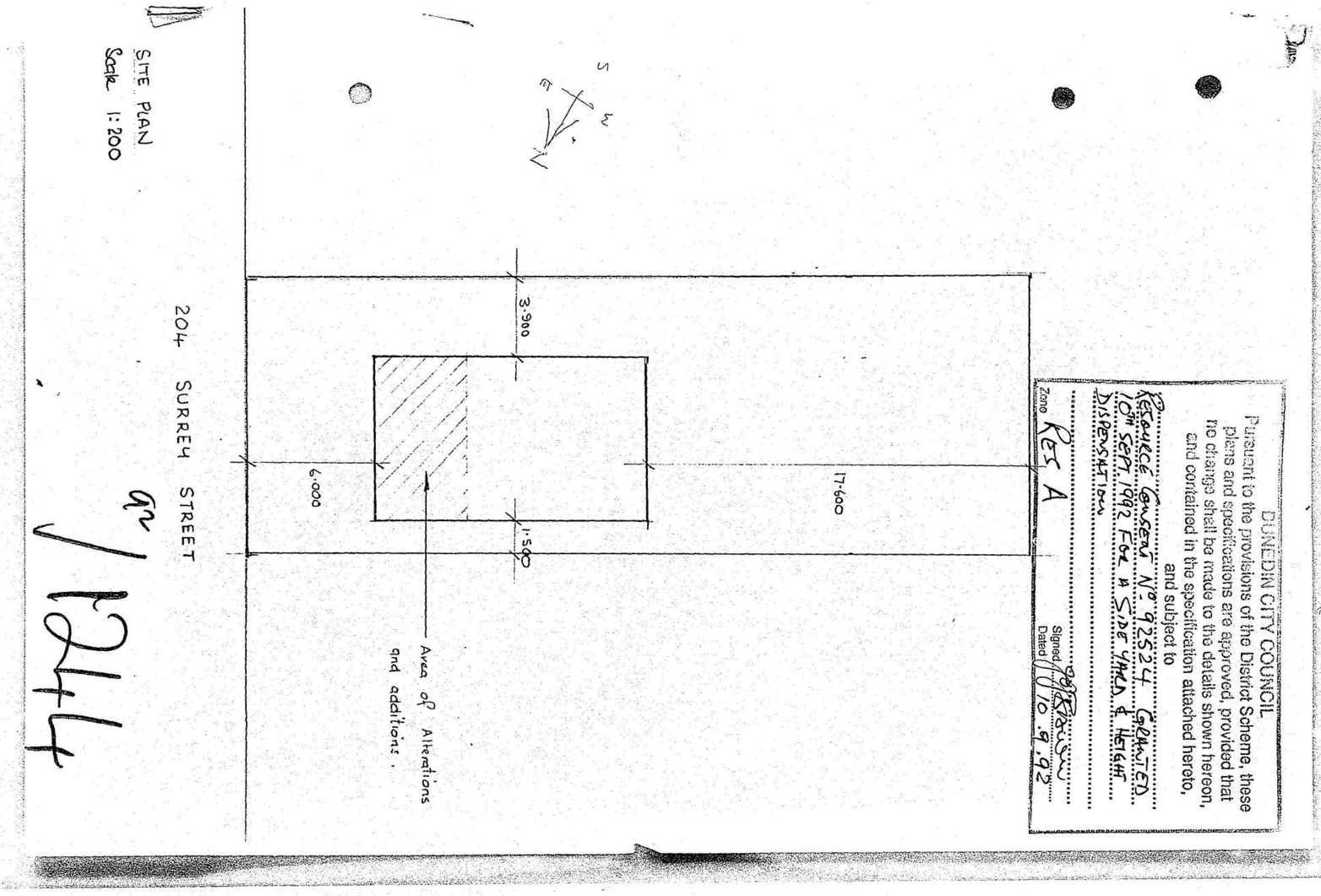
Roof waters to discharge on Owners section during the pleasure of the Board

Residence

J. Chase
204 Surrey St
St. Clair

allot 18 plan 223
Blk. II St Clair Est.

83/4




Sheet No 1 of 1 sheet

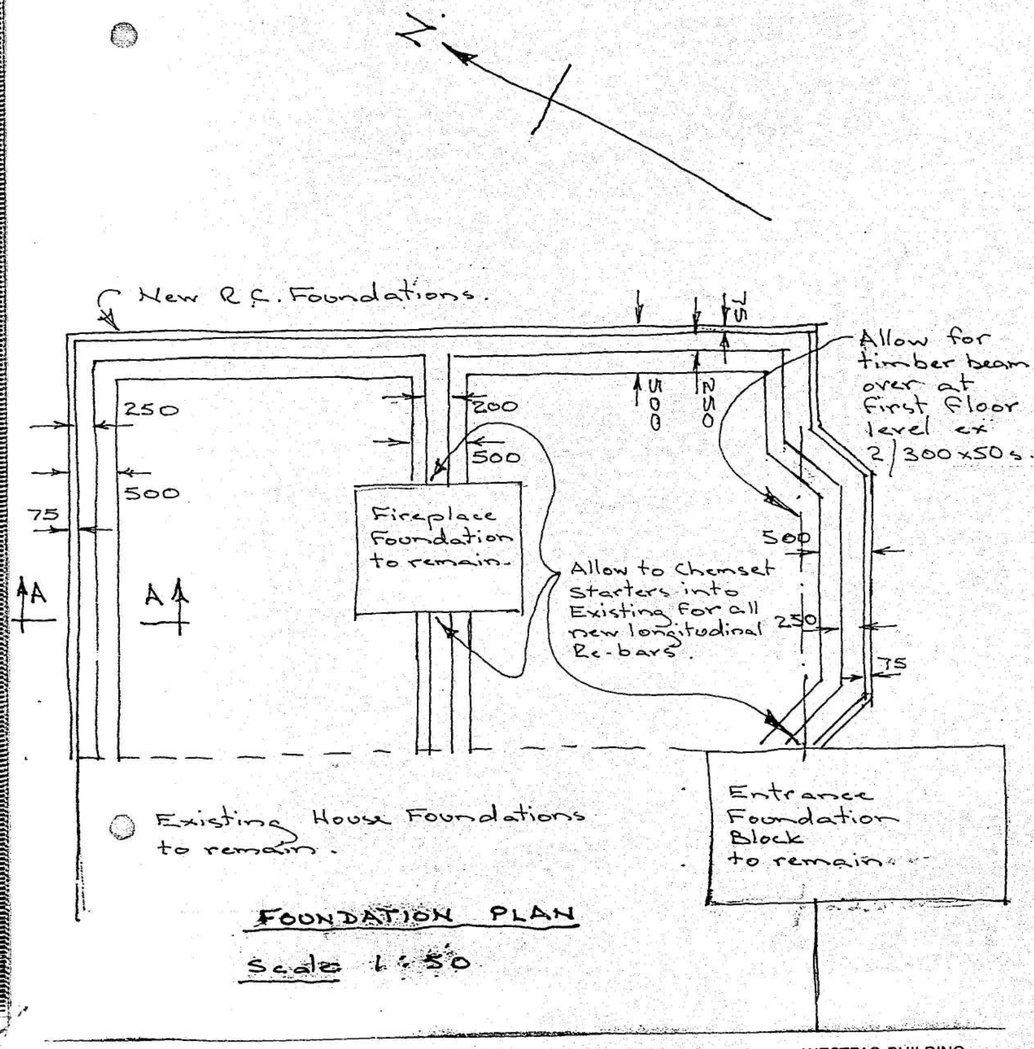
Specification:

Verify all dimensions on the site & off Architectural Drawings.

All excavations shall be taken down to uniform bearing at depth shown. Excavations shall be cleared of all loose or soft material before pouring concrete.

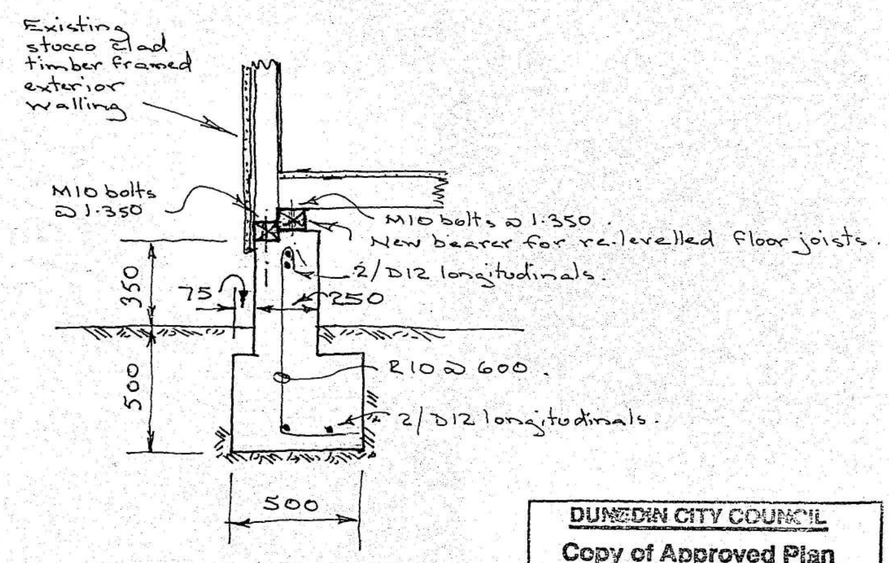
All concrete work shall comply with N.Z.S.3109. Concrete shall be 17.5 M.Pa. crushing strength @ 28 days. Reinforcement shall be Grade 300 to N.Z.S.3402. Cover shall be 75mm unless otherwise shown. Laps shall be 40 bar diameters & staggered.

All timber work shall comply with N.Z.S.3604.




FOUNDATION PLAN

Scale 1:50




SECTION A-A.

TYPICAL SECTION THRU NEW FOUNDATION.

Scale 1:20

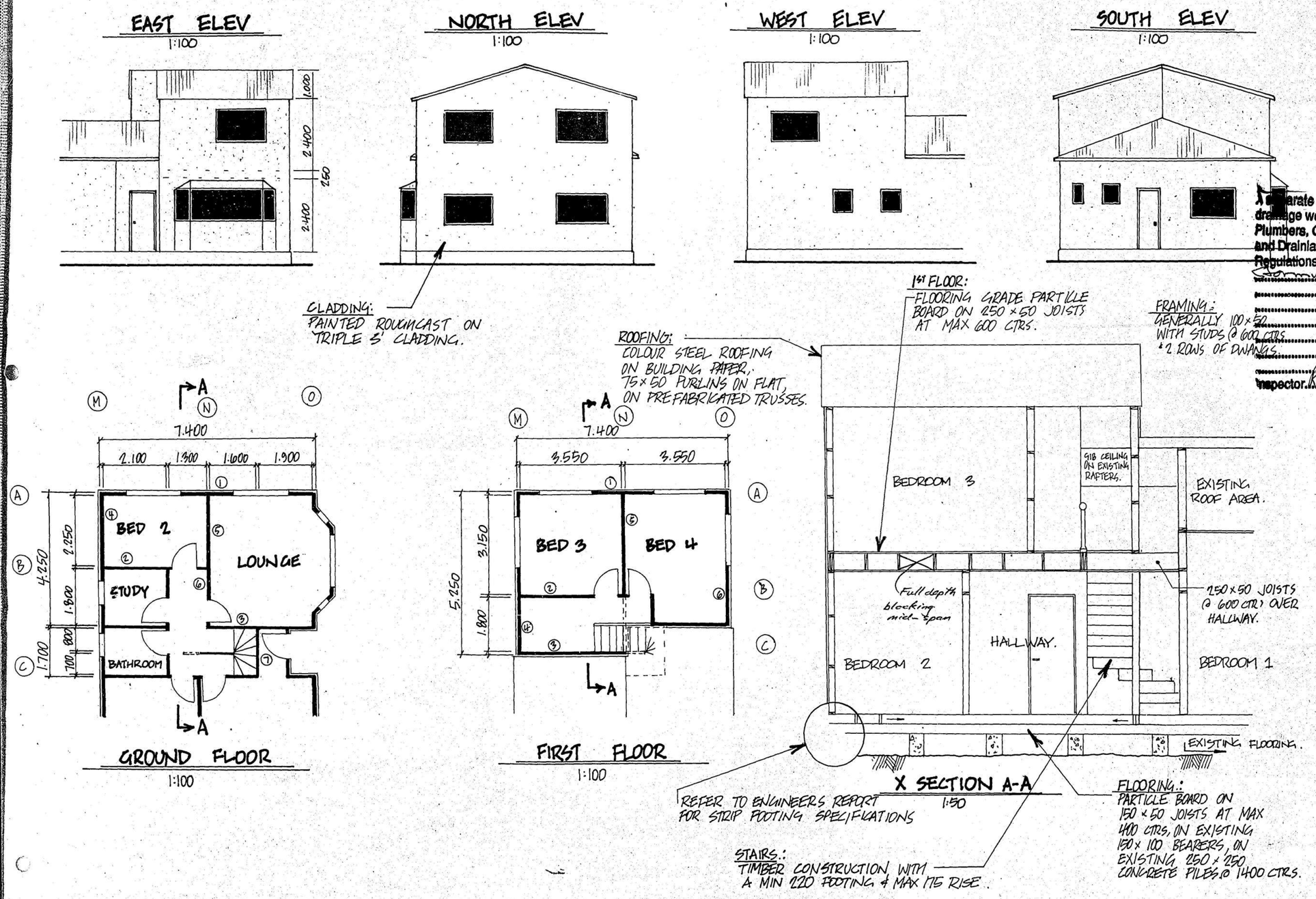
DUNEDIN CITY COUNCIL
Copy of Approved Plan and/or Specification
TO BE RETAINED ON WORKS AND PRODUCED ON REQUEST OF BUILDING INSPECTOR.
DATE 22-8-92
BUILDING INSPECTOR

ALTERATIONS TO PART FOUNDATIONS TO ALLOW FOR FIRST FLOOR ADDITION ABOVE - 204 SURREY STREET FOR Mr C. R. TAGGART.

DRAWING No 884 DATE: 22/7/92

W. R. McILROY
M.I.Struct.E., M.I.P.E.N.Z.
CHARTERED AND REGISTERED STRUCTURAL ENGINEER
WESTPAC BUILDING
169 PRINCES STREET
DUNEDIN
P.O. BOX 1472
TELEPHONE 477-6532
FAX (03) 477-2512

| ISS | DATE | ORDER | DRAWN | DRG.CK | REVISED | APPD |
|---|---|---|---|---|---|---|
| | | | | | | |




A separate application to the Dunedin City Council for plumbing and drainage work is required. Such work shall comply fully with the Plumbers, Gasfitters and Drainlayers act, 1976, Plumbers, Gasfitters and Drainlayers Regulations 1977, Drainage and Plumbing Regulations, 1978.

Stormwater to existing stormwater facilities

Inspector [signature] Centre 7.9.92

**DUNEDIN CITY COUNCIL**

**Copy of Approved Plan and/or Specification**

TO BE RETAINED ON WORKS AND PRODUCED ON REQUEST OF BUILDING INSPECTOR.

DATE 27-8-92

BUILDING INSPECTOR

PROPOSED ALTERATIONS FOR MR & MRS C. TAGGART

204 SURREY STREET DUNEDIN.

92/1244

| UDC No | |
|---|---|
| ORIGIN: | STANDARD: |
| DESIGNED BY: | |
| | SHT |

DRAWING REFERENCE

| DISTRICT | SOURCE | NUMBER | SIZE |
|---|---|---|---|
| DN | | | A2 |

DUNEDIN CITY COUNCIL

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

**Our Reference:** Property file
**Inquiries to:** Mr J J Brown
**Direct telephone:** 474–3739

10 September 1992

C R Taggart
204 Surrey Street
**SOUTH DUNEDIN**

Dear Sir

RESOURCE CONSENT APPLICATION NO 92524
ADDRESS: 204 SURREY STREET

Your Resource Consent application to erect a second storey addition to the front of the existing house at the above address has been considered by Council's Applications Subcommittee on 10 September 1992.

The Subcommittee considered that the erection of a second storey onto the front of the existing house, being closer that 2 metres to the side boundary and more than one third the height from the side boundary would have only a minor adverse effect on the environment and the affected party has consented in writing to this development.

It was their decision, pursuant to the Resource Management Act 1991, to grant approval to the Resource Consent application under Section 105.

It is brought to the applicant's attention that under the terms of Section 125 of the Resource Management Act 1991, this consent shall lapse if effect has not been given to it within two years of consent being granted.

This is only Resource Consent and a separate Building Permit application will have to be granted before the commencement of any work. Please contact the Building Inspectors to establish when building can commence.

Yours faithfully

for Adrian Blair
COMMITTEE SECRETARY

10/9

F

DUNEDIN CITY COUNCIL

**Applications under the Resource Management Act 1991**

**Application Number:** 92524

**Applicant:** C R Taggart
**Address for Service:** 204 Surrey Street
**Owner:** As Above **Property Address:** 204 Surrey Street
**Legal Description:** Lot 18 DP 2231
**Valuation No.** 27470-912 **Zone:** Residential A

COPY

**Description of Proposal:**
The addition of a second storey to the front of the existing house.

**Reasons for Application:**
Closer than 2 metres from the side boundary and more than 1/3 the height from the boundary.

**Consideration of Proposal:**
The applicant proposes to erect a second storey 5.5 metres high and 1.5 metres from the side boundary onto the front of the existing dwelling. The Transitional Dunedin District Plan requires a side yard of at least 2 metres and that any erection be at least 1/3 its height from the boundary. Under the Resource Management Act 1991 this development requires consent as a non complying activity.

With the written consent of affected parties, Council may consider the application as a non notified application if the adverse effects on the environment will be minor. In this case the effects will be minor and will come under Section 94(2) of the Resource Management Act 1991. As the affected party has consented in writing to this development, Council cannot take into account any effect it may have on his property. As there will be no adverse effects beyond the immediate vicinity, consent should be granted.

**Recommendation and Conditions:**
It is recommended that resource consent be granted to this non complying activity under Section 105 of the Resource Management Act 1991.

**Considered under ~~Delegation~~/Subcommittee (Delete one)**

**Date: 9 September, 1992** **Author:** JJ Brown

**Application** APPROVED/~~DECLINED~~ **(Delete one)**

**Committee Secretary:** _____

**Applicant Advised:** 10/9/92

FORM 5

PAID

DCC DUNEDIN CITY COUNCIL

# Application For Resource Consent

Under Section 88 Of The Resource Management Act 1991

To The Dunedin City Council
P O Box 5045
DUNEDIN

92524

I C R TAGGART (name) of 204 SURREY ST DUNEDIN (address)
apply for resource consent(s) described below:

1. The names and addresses of the owner and occupier (other than the applicant) of any land to which the application relates are as follows:

_____ (name) _____ (address)

_____ (name) _____ (address)

2. The location to which this application relates
Address: 204 SURREY ST
Legal Description: LOT 18 DP2231 BLK2 ST CLAIR EXT
Valuation Number: 27470-912
Other Relevant Information which identifies location: _____

3. The type of resource consent(s) sought is/are: _____

4. A description of the activity to which the application relates is: _____

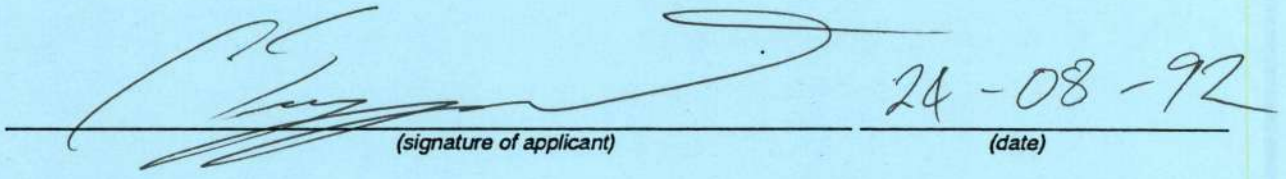
The building of two rooms, ontop of my house, which is 1.5m from the edge of my property

5. The following additional resource consents are required in relation to this proposal and (have/have not) been applied for:_____

_____

6. I attach an assessment of any effects that the proposed activity may have on the environment in accordance with the Fourth Schedule to the Act. **(This does not apply to a controlled activity unless otherwise specified)**

7. I attach other information (if any), required to be included in the application by the district or regional plan or regulations.



24-08-92

*(signature of applicant)* *(date)*

Address for Service of Applicant;

20A Surrey St
Dunedin

Telephone No.: 03 4550161

Fax No.:_____

Annexures:

1. An assessment of effects on the environment in accordance with the Fourth Schedule to the Act *(If Required)*:
2. Any other information required by the district plan or regional plan or Act or regulation to be included.

*Form 5/P*

24-08-92
15:54 LORNA 5872

| | |
|---|---|
| BUILDING PERMIT | $0.00 |
| PLU1001 | $144.00 |
| DISPENSATION | $66.67 |
| TOTAL | $210.67 |
| PLUS G.S.T. | $26.33 |
| SUBTOTAL | $237.00 |
| CHEQUE TENDERED | $237.00 |

## FORM FOR AFFECTED PERSONS

Building work or development not strictly in compliance with the provisions of the Transitional District Plan is planned for a property near you. By now the person responsible for this project should have explained the proposal to you. He/She should have advised you that your written consent is needed before the Council can consider granting a Resource Consent to allow work to start. It is for you to decide whether or not the proposed work has any adverse effects upon your property or upon yourself.

Should you feel satisfied that there would be no detrimental effects upon your property you may give your consent to a relaxation of the controls by completing this form.

You should note that once your consent has been given, and if the Resource Consent is then granted by the Council, there is no way open to you or the Council to retrieve the situation later. You are therefore asked to weigh up the various aspects carefully.

If you wish to give your consent subject to conditions, these should be taken up directly with the applicant, and a satisfactory conclusion reached before your consent is given. **The Council will not enter into any negotiations on the subject.**

IF YOU HAVE NO OPPOSITION to the proposal please complete this form, **SIGN THE APPLICANT'S PLAN**, and hand both documents back to the person who approached you.

**Check the following carefully**

Please go through this checklist which will help you to safeguard your interests.

1. A PLAN of the proposed works must be attached to this form BEFORE you consider granting consent. Do you fully understand the plan and how the work will be carried out?

2. Has the applicant told you CLEARLY how the proposal might affect you or your property?

3. Do you know why a Resource Consent is being sought?

4. If you feel you need more information on this matter please telephone the Development Services Section on 474 3713, 474 3714, or 474 3739 BEFORE you complete this form.

5. If you consider that the work will not be detrimental to your property please PRINT in the details below and sign this form. NOTE THAT ALL AFFECTED PERSONS SIGNATURES FOR EACH ADDRESS ARE REQUIRED.

I/We John Fitzgerald
(Please print full name/s)

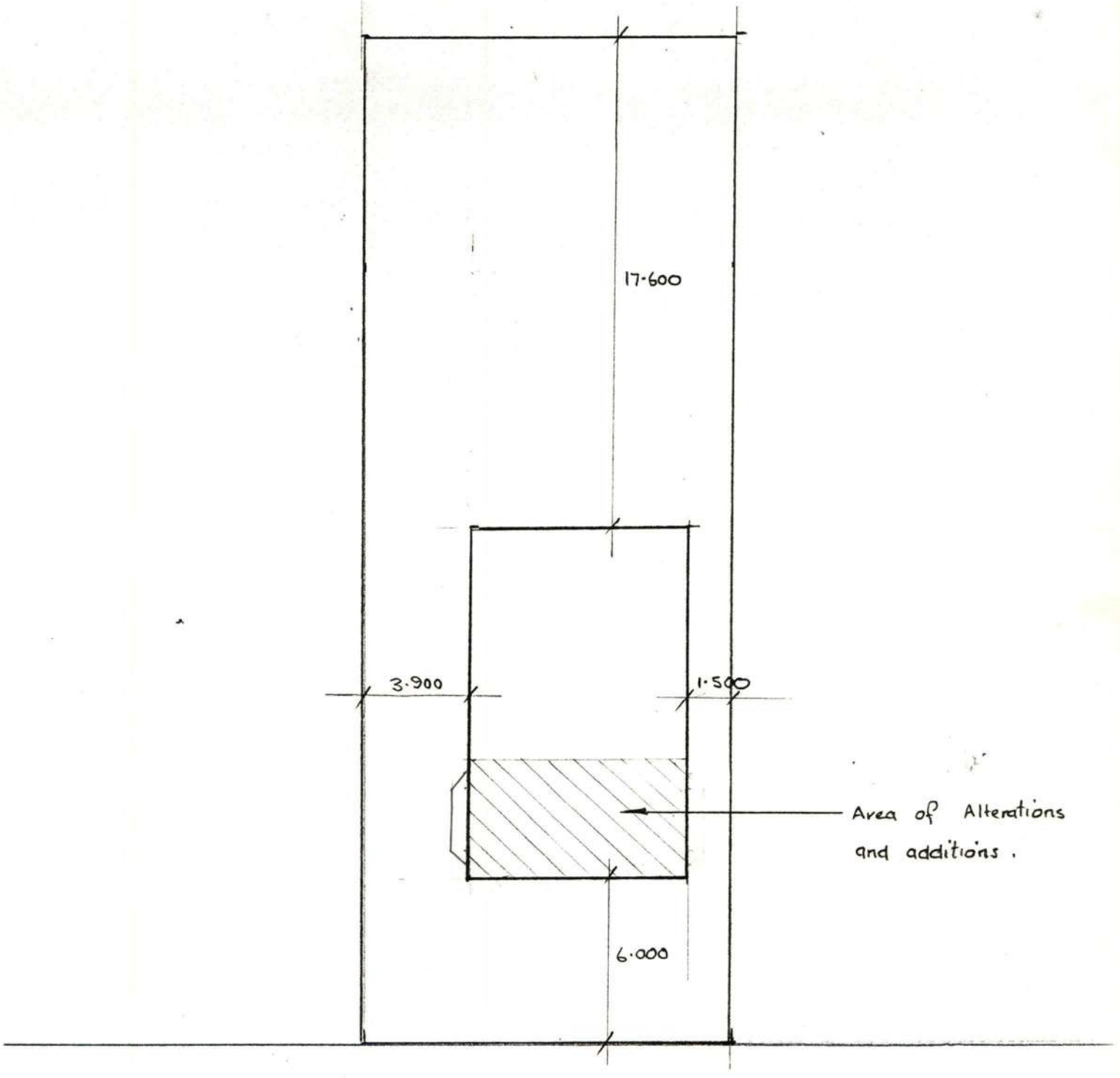
being the owner/s or occupier/s of 202 Surrey St Dunedin
(address)

hereby consent to the proposal as described on Form 5 and detailed on the attached plans which **I/We have also** signed.

Dated at Dunedin on this 21 day of 08 19 92

Signature/s ...

Phone No 455328




204 SURREY STREET

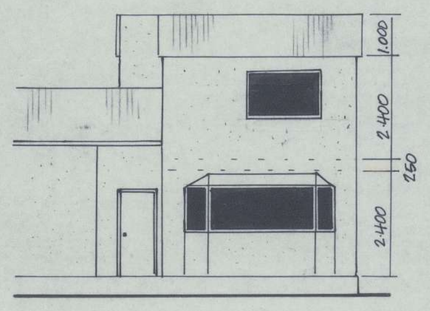
SITE PLAN

Scale 1:200

| ISS | DATE | ORDER | DRAWN | DRG.CK | REVISED | APPD |
|---|---|---|---|---|---|---|
| | | | | | | |

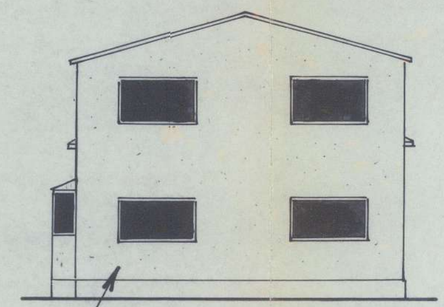
WEST

## EAST ELEV
1:100



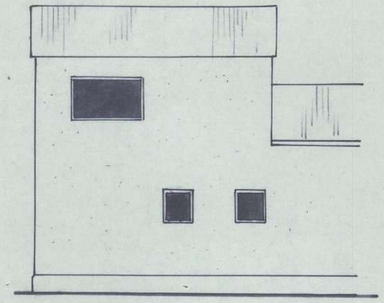

SOUTH

## NORTH ELEV
1:100



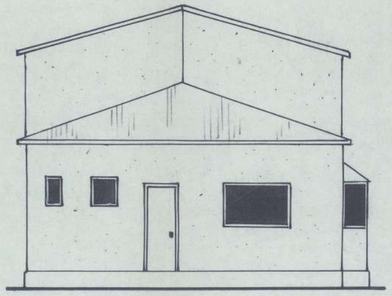
EAST

## WEST ELEV
1:100



NORTH

## SOUTH ELEV
1:100

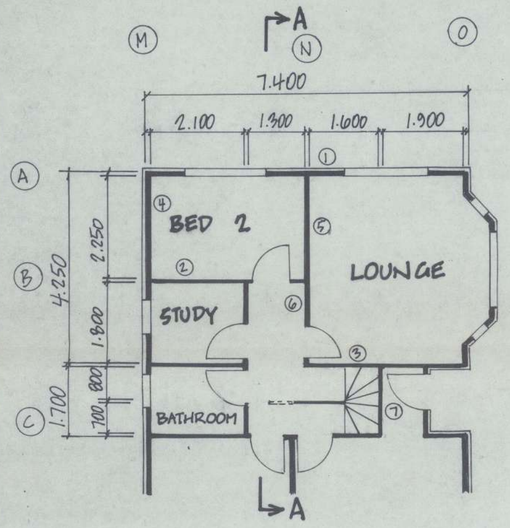


CLADDING:
PAINTED ROUGHCAST ON TRIPLE 5' CLADDING.

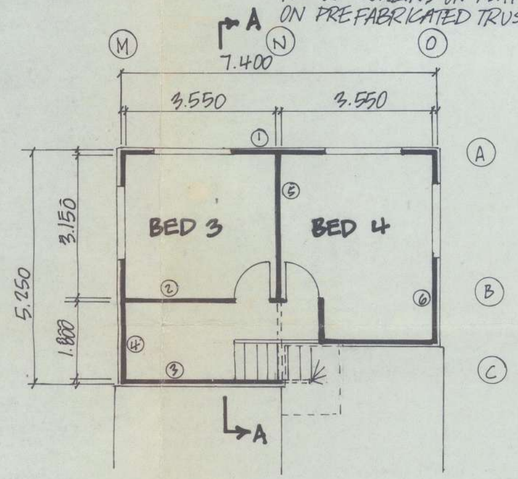
ROOFING:
COLOUR STEEL ROOFING ON BUILDING PAPER, 75 x 50 PURLINS ON FLAT, ON PREFABRICATED TRUSSES.

1ST FLOOR:
FLOORING GRADE PARTICLE BOARD ON 250 x 50 JOISTS AT MAX 600 CTRS.

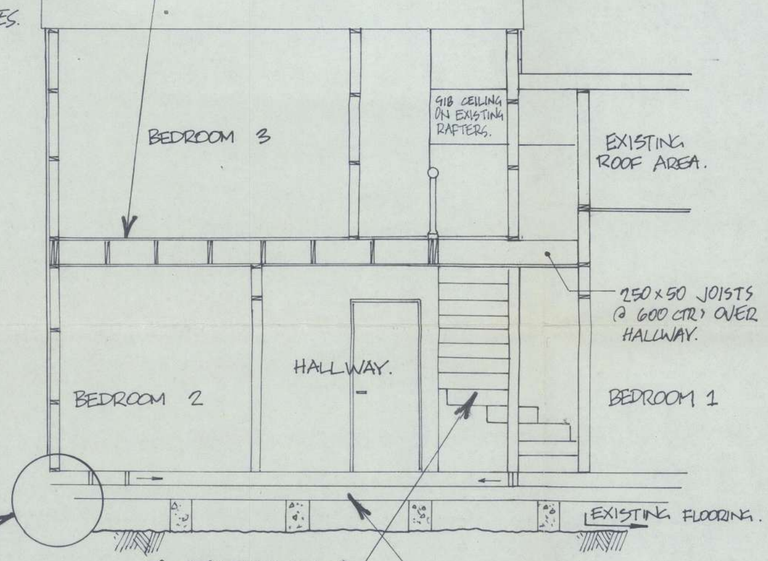
FRAMING:
GENERALLY 100 x 50 WITH STUDS @ 600 CTRS. + 2 ROWS OF DWANGS.




GROUND FLOOR
1:100




FIRST FLOOR
1:100




X SECTION A-A
1:50

REFER TO ENGINEERS REPORT FOR STRIP FOOTING SPECIFICATIONS

STAIRS.:
TIMBER CONSTRUCTION WITH A MIN 220 FOOTING & MAX 175 RISE.

FLOORING.:
PARTICLE BOARD ON 150 x 50 JOISTS AT MAX 400 CTRS, ON EXISTING 150 x 100 BEARERS, ON EXISTING 250 x 250 CONCRETE PILES @ 1400 CTRS.

1:1 10 0 10 20 30 40 50

1:2 20 0 20 40 60 80 100

1:5 100 0 100 200 300 400 500

# PROPOSED ALTERATIONS FOR MR & MRS C. TAGGART

204 SURREY STREET
DUNEDIN.

| | |
|---|---|
| UDC No | |
| ORIGIN: | STANDARD: |
| DESIGNED BY: | |
| | SHT |
| DRAWING REFERENCE | |
| DISTRICT: DN | SOURCE: |
| NUMBER: | SIZE: A2 |