

DISCLAIMER

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Dunedin City Council – Land Information Memorandum

Property Address: 524 South Road Dunedin

Prepared for: J M and M J Holdings Limited

Prepared on: 08-Sep-2026

Property Details:

Property ID	5034977
Address	524 South Road Dunedin
Parcels	LOT 2 DP 10828

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 08-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

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

No information.

Land Stability Hazards

LAND MOVEMENT

Description: The garden wall has been subjected to overload from earth pressure. There is evidence that consolidation of the garden has occurred at this corner of the house (settlement of surface drain up to 50 mm at wall). This consolidation has probably occurred through the garden area becoming very wet. The most likely cause of this wetness is spouting overflows, as the garden is too high in relation to natural ground levels for seepage flows to have had much effect. The very wet soil in combination with the consolidation will have overstressed the wall. The wall failure mechanism indicates that there was no steel reinforcing tying into the house foundation. The cracking of the plaster coat over the concrete house foundation makes the failure look worse than it really is and may have led to the concerns about structural damage to the house. The house foundation itself, however, has not been affected by the seepage.

Reference Number: 10836

Coastal Hazards

No information.

Seismic Hazards

FAULT

Kaikorai

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

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

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

Commissioned by: Otago Regional Council

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

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

Reference Number: 12094

Other Natural Hazards

No information.

Otago Regional Council Hazard Information

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

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

Contaminated Site, Hazardous Substances and Dangerous Goods

Contaminated Site Information

No information.

Historic Dangerous Goods Licence(s)

No information.

Hazardous Substances

No information.

WARNING – Change in legislation and management of hazardous substances

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

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

The Council was advised by the EPA in 2016 that Worksafe had taken over responsibility for managing Location Test certificates under the Hazardous Substances and New Organisms Act 1996.

The EPA no longer hold any information in relation to Location Test Certificates. If you have any questions, please contact Worksafe.

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

Drainage

Drainage plans on file are indicative only.

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

Foul Sewer and Waste Water

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.

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 **2nd February 2000**.

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

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.

Public Sewer Sheets

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

Dunedin City Council Private Drainage plans incomplete

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

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

Water Supply

Urban water supply area – Connected

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

Terms and conditions of supply

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

Water pressure

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

Water reticulation maps

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

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

Rates Details

Rates Assessment Details

Rate Account	2034977
Address	524 South Road Dunedin
Valuation Number	27350-20001
Latest Valuation Details	
Capital Value	\$650,000
Land Value	\$200,000
Value of Improvements	\$450,000
Area (Hectares)	0.0592HA
Units of Use	1
Current Rates	
Current Rating Year Starting	01-Jul-2026
Dunedin City Council Rates	\$4,382.45
Rates Outstanding for Year	\$4,382.45

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

s44A(2)(d) Consents, Certificates, Notices, Orders or Requisitions affecting the land or any buildings on the land

(da) the information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004:s44A and

(2)(e) Information concerning any Certificate issued by a Building Certifier pursuant to the Building Act 1991 or the Building Act 2004

Building and Drainage Consents

The following consents are recorded for this property:

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

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

[ABA-2002-298274](#) Building Consent - Alt Dwelling - Install Extra Bathroom

Lodgement Date 17-Oct-2002
Decision Granted
Decision Date 25-Oct-2002
Current Status **CCC Issued**
Previous Number ABA22805
(Applications before 2007)

[ABA-1994-326574](#) Building Consent - Heater, (Mr D Holt) 524 South Road Dunedin

Lodgement Date 01-Jun-1994
Decision Granted
Decision Date 02-Jun-1994
Current Status **CCC Issued**
Previous Number ABA942148
(Applications before 2007)

[ABA-1999-348536](#) Building Consent - Relocate Kent Spectra

Lodgement Date 24-Nov-1999
Decision Granted
Decision Date 26-Nov-1999
Current Status **CCC Issued**
Previous Number ABA993250
(Applications before 2007)

[ABA-2020-2408](#) Building Consent - Convert Laundry to Bedroom and Insulate Exterior Walls

Lodgement Date 06-Nov-2020
Decision Granted
Decision Date 20-Nov-2020
Current Status **CCC Issued**
Previous Number
(Applications before 2007)

Building and Drainage Permits

[H-1968-68418](#) AAB19680939

18795 - Erect Dwelling (Hunt). The permit was lodged on 30-May-1968.

[H-1989-105126](#) AAB19891110

7501 - Add Bedroom (Holt). The permit was lodged on 28-Nov-1989.

[H-1990-107143](#) AAB19901222

253 - Add Lounge, Laundry and Workshop (Holt). The permit was lodged on 02-Oct-1990.

[H-1991-231651](#) AAD19912662

L8907 - Plumbing Alterations, No Plan (Holt). The permit was lodged on 01-Jan-1991.

[H-1964-186579](#) AAD19640289

G8476 - Drain in Common (Harrison). The permit was lodged on 30-Apr-1964.

[H-1968-192968](#) AAD19681105

H4744 - Plumbing and Drainage for New Dwelling (Hunt). The permit was lodged on 30-Oct-1968.

Non-consented Small Stand-alone Dwellings

There are no SSD applications for this property.

Building Notices

No Building Notices

Resource Consents

There are no resource consents for this property.

Consent Notices

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

Alcohol Licensing

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

Health Licensing

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

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

No information.

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

District Plan

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

SECOND GENERATION DISTRICT PLAN INFORMATION

Zoning

- General Residential 1 (refer Section 15, Residential)

Scheduled Items

- Nil

Overlay Zones

- Nil

Mapped Areas

- Road Classification Hierarchy (main roads within 30m of site)
 - South Rd is a Collector road

District Plan Map

The District Plan map is available [online here](#). Instructions on how to use the map are [available here](#).

You can also access the District Plan map and instructions by visiting the Dunedin City Council 2GP Website at:

<https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan>

s44A(2)(g) Information regarding the land which has been notified to Council by another statutory organisation

No information.

s44A(2)(h) Information regarding the land which has been notified to Council by any network utility operator pursuant to the Building Act 1991 or Building Act 2004

No information.

Section 44A(3) Information concerning the land as the authority considers, at its discretion, to be relevant.

Building Information

Drainage

Seepage

A seepage incident has been lodged on this property.

Seepage Incident 58270 – 06/04/2000 – Completed.

Seepage Incident 129555 – 13/03/2014 – Completed.

Seepage Incident 423388 – 14/11/2018 – Completed.

Contact Building Compliance Team for further details.

No Code Compliance Certificate copy

This property contains building consent application/s where a copy of the code compliance certificate (Form 7) is not able to be provided.

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

Foul Sewer and Waste Water

Knowledge of Watercourses

A watercourse is a channel through which water flows or collects. It may be natural, modified or artificial, or be piped or open.

Watercourses are the responsibility of the property owner from the point of boundary entry to the point of boundary exit. Not all watercourses are recorded or known to the Dunedin City Council. Therefore it is recommended that the applicant inspect the local site of interest to determine whether there are any watercourses located within the boundary of the particular property. For further information in respect of any watercourse it is recommended the applicant read the Watercourse Information Sheet, available at www.dunedin.govt.nz/watercourseinfo

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 524 South Road Dunedin

304 R Caversham Valley Road Dunedin

[LUC-2014-78](#) Land Use Consent establish temporary signs at various locations promoting festival (note: this does not authorise any signs on State Highway sites; refer LUC-2014-78/A that seeks this). The outcome was Granted on 18/03/2014.

[LUC-2013-513](#) Land Use Consent temporary signs for fundraising event (Mardi Gras). The outcome was Granted on 03/02/2014.

[OUT-2012-1](#) Outline Plan Outline Plan for Caversham Valley Safety Improvements. The outcome was Changes Requested on 04/05/2012.

[DIS-2011-1](#) District Plan Matters Notice of Requirement for alteration to designation - SH1 Caversham Valley safety improvements. The outcome was Granted on 28/11/2011.

[DIS-2010-5](#) District Plan Matters alteration to designation: new Glen bridge - Caversham Highway Improvements. The outcome was Adopt in Whole on 21/09/2010.

[OUT-2010-11](#) Outline Plan outline plan - Caversham Highway Improvements - Andersons Bay to Barnes Drive. The outcome was No Changes Requested on 08/10/2010.

[LUC-2009-497](#) Land Use Consent erect a temporary sign. The outcome was Granted on 15/01/2010.

[RMA-2004-367515](#) Resource Management Act (Historical Data) TEMPORARY PROMOTIONAL SIGN (Non-Notified - Non Complying). The outcome was Granted on 24/02/2004.

[RMA-2004-368217](#) Resource Management Act (Historical Data) CONSENT TO ERECT TEMPORARY SIGN FOR EVENT 1/10/04 TO 05/11/2004 (Non-Notified - Non Complying). The outcome was Granted on 29/09/2004.

[RMA-2002-365405](#) Resource Management Act (Historical Data) TO ERECT A TEMPORARY SIGN ADVERTISING A CULTURAL EVENT ON A DIFFERENT SITE TO WHICH THE SIGN RELATES (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/02/2002.

[RMA-2004-367475](#) Resource Management Act (Historical Data) TAINUI SCHOOL REUNION SIGNS (Non-Notified - Non Complying). The outcome was Granted on 16/02/2004.

[RMA-1999-362692](#) Resource Management Act (Historical Data) TO CONSTRUCT OPERATE AND MAINTAIN A COMMUNITY CARPARK AT 132 CAVERSHAM VALLEY ROAD. (Non-Notified - Non Complying). The outcome was Granted on 02/03/1999.

[RMA-2003-366977](#) Resource Management Act (Historical Data) TO ERECT A TEMPORARY SIGN (Non-Notified - Restricted Discretionary). The outcome was Granted on 29/08/2003.

[RMA-2002-365781](#) Resource Management Act (Historical Data) TEMPORARY SIGNS FOR THE CIVIL SERVICE HARRIERS CENTENNARY (Non-Notified - Non Complying). The outcome was Granted on 18/07/2002.

[RMA-1998-362134](#) Resource Management Act (Historical Data) ESTABLISH 23 SITES TO ERECT ELECTION SIGNS (Non-Notified - Non Complying). The outcome was Granted on 21/07/1998.

[RMA-2001-365363](#) Resource Management Act (Historical Data) ERECT SIGNS-RAVENSBORNE SCHOOL JUBILEE (Non-Notified - Non Complying). The outcome was Granted on 22/01/2002.

[RMA-2002-365919](#) Resource Management Act (Historical Data) ERECT TEMP SIGN TO ADVERTISE SHOW (Non-Notified - Restricted Discretionary). The outcome was Granted on 16/09/2002.

[RMA-2002-365909](#) Resource Management Act (Historical Data) ERECT TWO TEMPORARY SIGNS ADVERTISING A PLANT FAIR (Non-Notified - Restricted Discretionary). The outcome was Granted on 16/09/2002.

[RMA-1997-361424](#) Resource Management Act (Historical Data) ERECTION OF 31 TEMPORARY SIGNS (AT VARIOUS LOCATIONS THROUGHOUT CITY) FOR GARDENZ GARDEN SHOW - CHQ DUNKLEYS (Non-Notified - Non Complying). The outcome was Granted on 23/10/1997.

[RMA-1999-363094](#) Resource Management Act (Historical Data) SUBDIVISION OF CT'S 14A/487,10C/723,11A/458 AND 10C/1467 (Non-Notified - Unrestricted Discretionary). This consent has since Lapsed.

[RMA-1998-362299](#) Resource Management Act (Historical Data) ELECTION SIGN ON PRIVATE PROPERTY (on site that was previously 81 Caversham Valley Road, now part of State Highway land) (Non-Notified - Non Complying). The outcome was Granted on 14/09/1998.

[RMA-1998-362240](#) Resource Management Act (Historical Data) APPLICATION FOR CERTIFICATE OF COMPLIANCE FOR MAINTENANCE ROADWORKS (Other). The outcome was Granted on 22/09/1998.

[RMA-1998-362590](#) Resource Management Act (Historical Data) TO CONSTRUCT, OPERATE AND MAINTAIN A COMMUNITY CARPARK INCLUDING ASSOCIATED EARTHWORKS AND LANDSCAPING (Non-Notified - Non Complying). The outcome was Granted on 03/02/1999.

[RMA-1996-359896](#) Resource Management Act (Historical Data) ELECTION SIGNS AT VARIOUS LOCATIONS DEBTOR- DUNEDIN NORTH CAMPAIGN COMMITTEE (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 05/08/1996.

[RMA-1995-359151](#) Resource Management Act (Historical Data) SPEED CAMERAS (Non-Notified - Restricted Discretionary). The outcome was Granted on 29/01/1996.

[RMA-1996-360455](#) Resource Management Act (Historical Data) NON-PROFIT MAKING ORGANISATION SELLING CHRISTMAS TREES DBTR - DOWNIE STEWART FOUNDATION (Non-Notified - Non Complying). The outcome was Granted on 11/12/1996.

[RMA-1993-355931](#) Resource Management Act (Historical Data) LOCATE 2 TONNE LPG TANK Ownr:RAILCORP PROP / App: SALMOND ANDERSON PO BOX 447,DN (Non-Notified - Non Complying). The outcome was Granted on 02/04/1993.

[5034887 163 Caversham Valley Road Dunedin](#)

[OUT-2012-1](#) Outline Plan Outline Plan for Caversham Valley Safety Improvements. The outcome was Changes Requested on 04/05/2012.

[5034892 522 South Road Dunedin](#)

[RMA-1991-353339](#) Resource Management Act (Historical Data) ADD TO DWG/GRANNY FLAT Ownr:CAMERON / App: CAMERON (Non-Notified - Non Complying). The outcome was Granted on 14/11/1991.

[5034975 518 South Road Dunedin](#)

[RMA-1994-356943](#) Resource Management Act (Historical Data) ER VERANDAH ADDITION TO HOUSE Ownr:L TAMATI / App: L TAMATI 518 SOUTH RD (Non-Notified - Non Complying). The outcome was Granted on 15/08/1994.

[5034976 520 South Road Dunedin](#)

[RMA-1995-352827](#) Resource Management Act (Historical Data) DISPENSATION 1346 BALCONY (Non-Notified - Non Complying). The outcome was Granted on 07/06/1990.

[5034979 528 South Road Dunedin](#)

[RMA-2004-367929](#) Resource Management Act (Historical Data) ERECT GARAGE WITHIN FRONT YARD (Non-Notified - Restricted Discretionary). The outcome was Granted on 08/07/2004.

[5131869 527 South Road Dunedin](#)

[LUC-2015-460](#) Land Use Consent relocate garage within front yard. The outcome was Granted on 09/10/2015.

[DIS-2011-1](#) District Plan Matters Notice of Requirement for alteration to designation - SH1 Caversham Valley safety improvements. The outcome was Granted on 28/11/2011.

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:

Encroachment on road reserve – privately owned vegetation over footpath.

It appears that the vegetation at this property's frontage on 524 South Road is encroaching on the footpath. Private vegetation is required to be maintained so that it does not interfere with footpath users or extend over your property boundary. Council accepts this situation but accepts no liability. Maintenance is the responsibility of the property owner. The Council may require this to be addressed in the future.

Private stormwater lateral.

Private stormwater laterals collect stormwater from private properties guttering and runs under the footpath to the kerb and channel on the roadside. The stormwater laterals are private pipes and are the responsibility of the landowner who they service, the repair and maintenance of these pipe's rests solely with the property owner. As the landowner you must maintain your stormwater lateral to ensure that it doesn't become a safety hazard for pedestrians or other road users.

For further explanations on property owner obligations in regard to local road encroachments, vehicle entrances, vegetation management or retaining structures please refer to the Dunedin City Council website at <http://www.dunedin.govt.nz/services/roads-and-footpaths> or contact Transport on 477 4000.

For properties abutting the state highway, Waka Kotahi NZ Transport Agency is the Road Controlling Authority.

Glossary of Terms and Abbreviations

The following are abbreviations and terms that may appear as a part of a LIM.

Consent, Permit, Licence & Complaint types

AAB	DCC Building permit
AAD	DCC Drainage permit
AAG	Green Island drainage permit
AAH	Hyde permit
AAK	St Kilda permit
AAM	Mosgiel permit
AAP	Port Chalmers permit
AAS	Silverpeaks permit
AAT	Maniototo permit
ABA	Application Building Act 1991
AMD	Amendment to a Building Consent
BC	Building Consent
BCC	Building Compliance Certificate - Sale and Supply of Alcohol Act
BCM	Building Complaint
CER	Certifier
COA	Certificate of Acceptance
DGL	Dangerous Goods Licensing
ENV	Health complaint
HTH	Health licence
LIQ	Alcohol licence
NTF	Notice to Fix
NTR	Notice to Rectify
PIM	Project Information Memorandum
POL	Planning Other Legislation
RMA	Resource Management Act - Resource consent
RMC	Resource consent complaint
WOF	Building Warrant of Fitness

Terms used in Permits & Consents

ALT	Alteration
ADD	Addition
BD D/C	Board drain in common
BLD	Building
BLDNG	Building
BT	Boundary trap
B/T	Boiler tube
CCC	Code Compliance Certificate
DAP	Drainage from adjacent property
DGE	Drainage
DIC	Drain in common
DR	Drainage
DWG	Dwelling
FS	Foul sewer
HEA	Heater
ICC	Interim Code Compliance

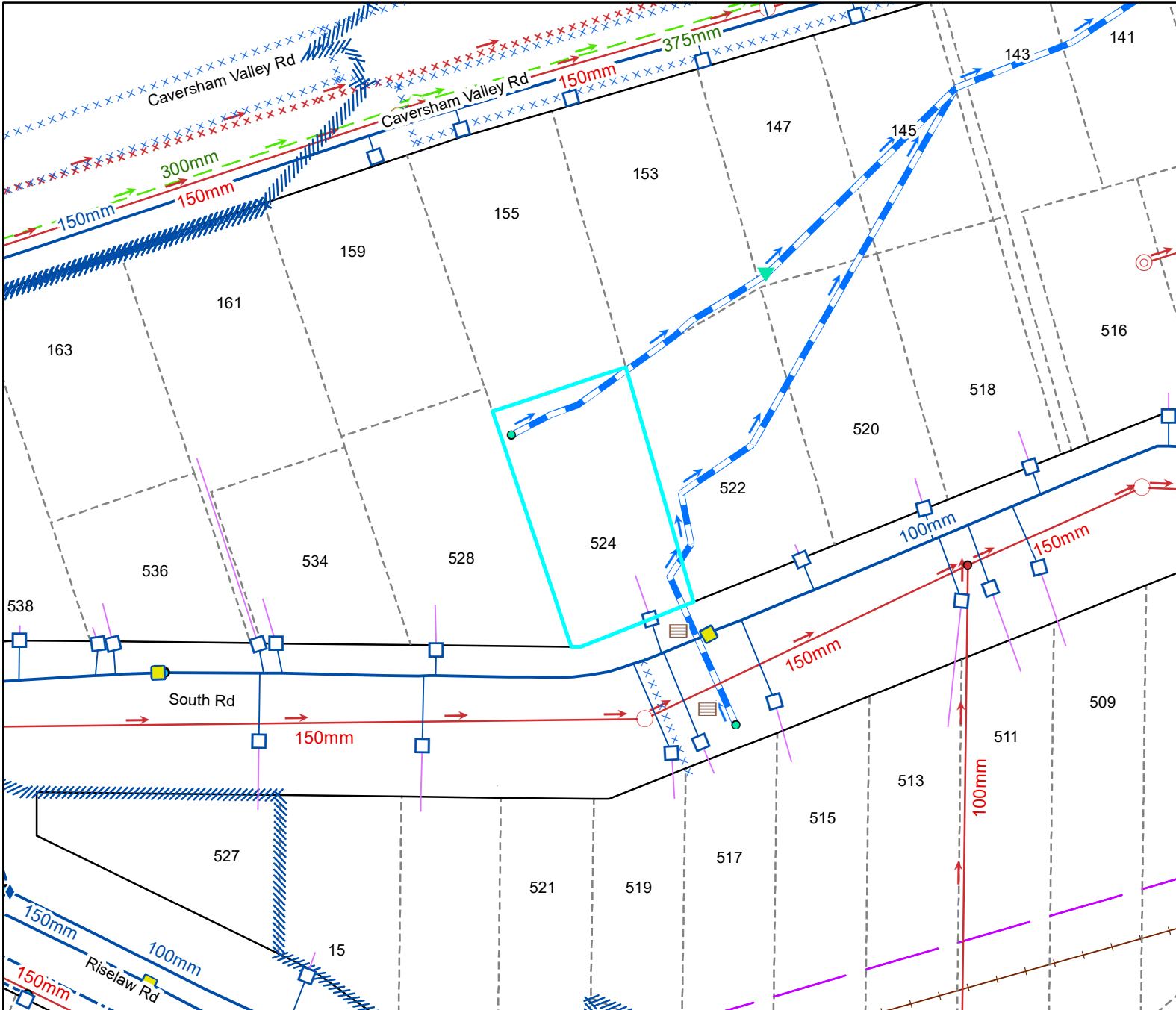
MH	Manhole
PL	Plumbing
PLB	Plumbing
PTE	Private
SIS	Sewer in section
WC	Water course
WT	Water table
SW	Stormwater

General terms

RDMS Records and Document Management System

Appendices





Legend

Water Supply

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

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

Foul Sewerage

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

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

Stormwater

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

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

General

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

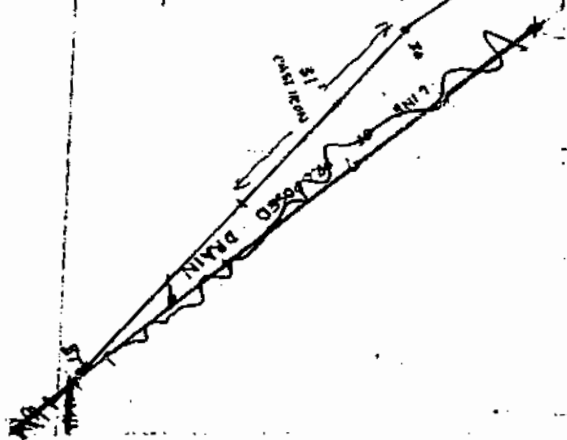
Full legend can be viewed at <https://www.dunedin.govt.nz/council-online/webmaps/waterservices>

LAVERGNE VALLEY ROAD

CROSS SECTION

N^o 255
Carrington Valley Cons.
Mr. J. J. Harrison
C/2299

N^o 153
Mr. Montmarck

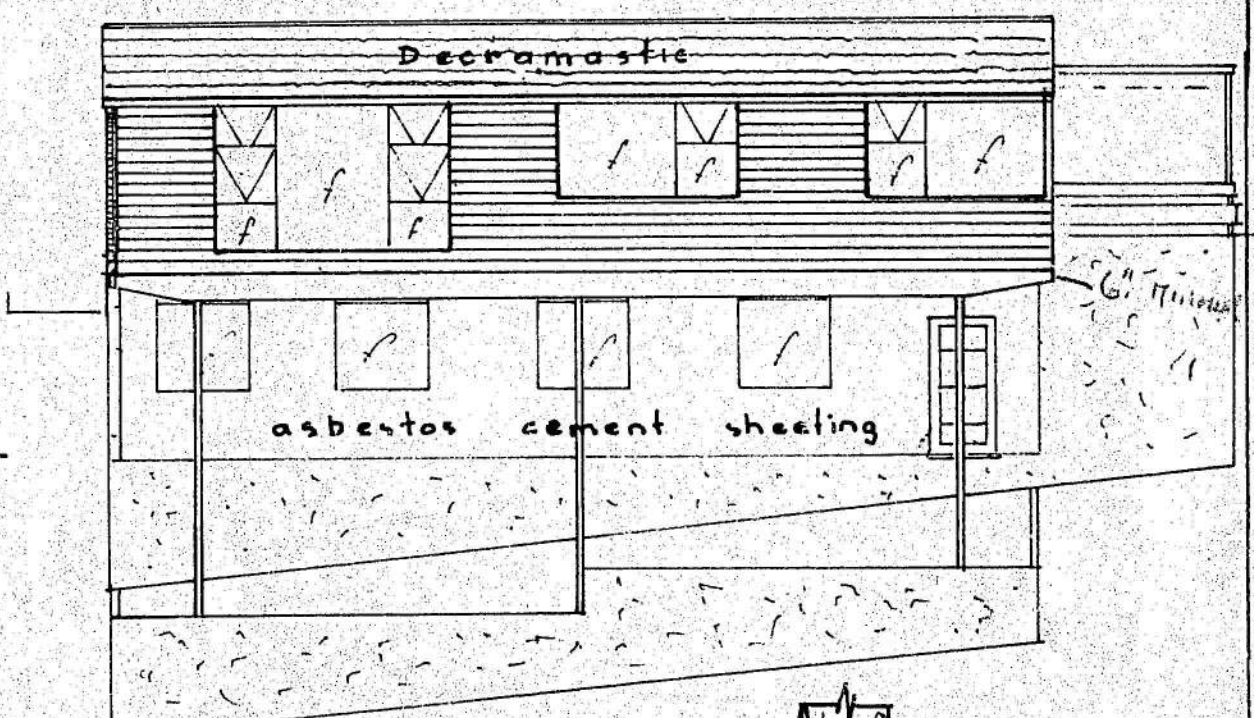
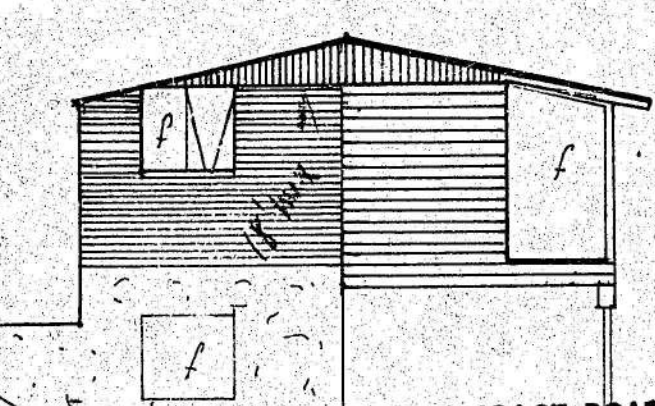
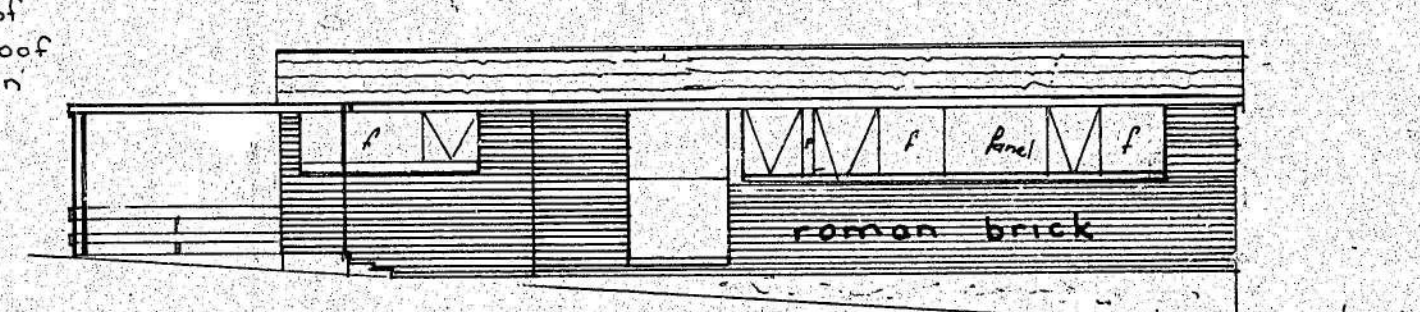
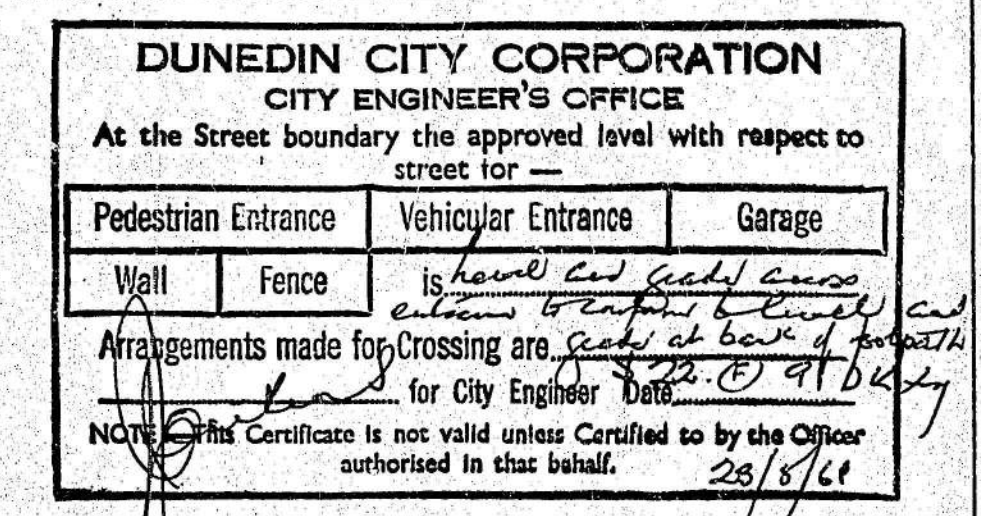
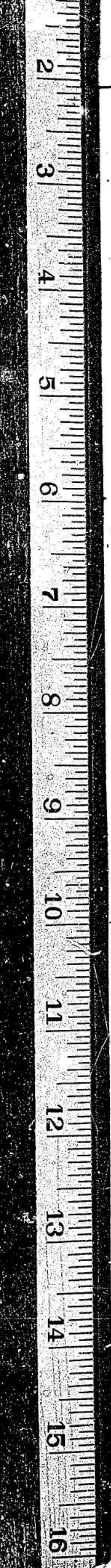


N^o 424
Harrison

N^o 22

MAIN SOUTH ROAD

HARRISON RESIDENCE
DRAINAGE SURVEY 30th MAY 1963

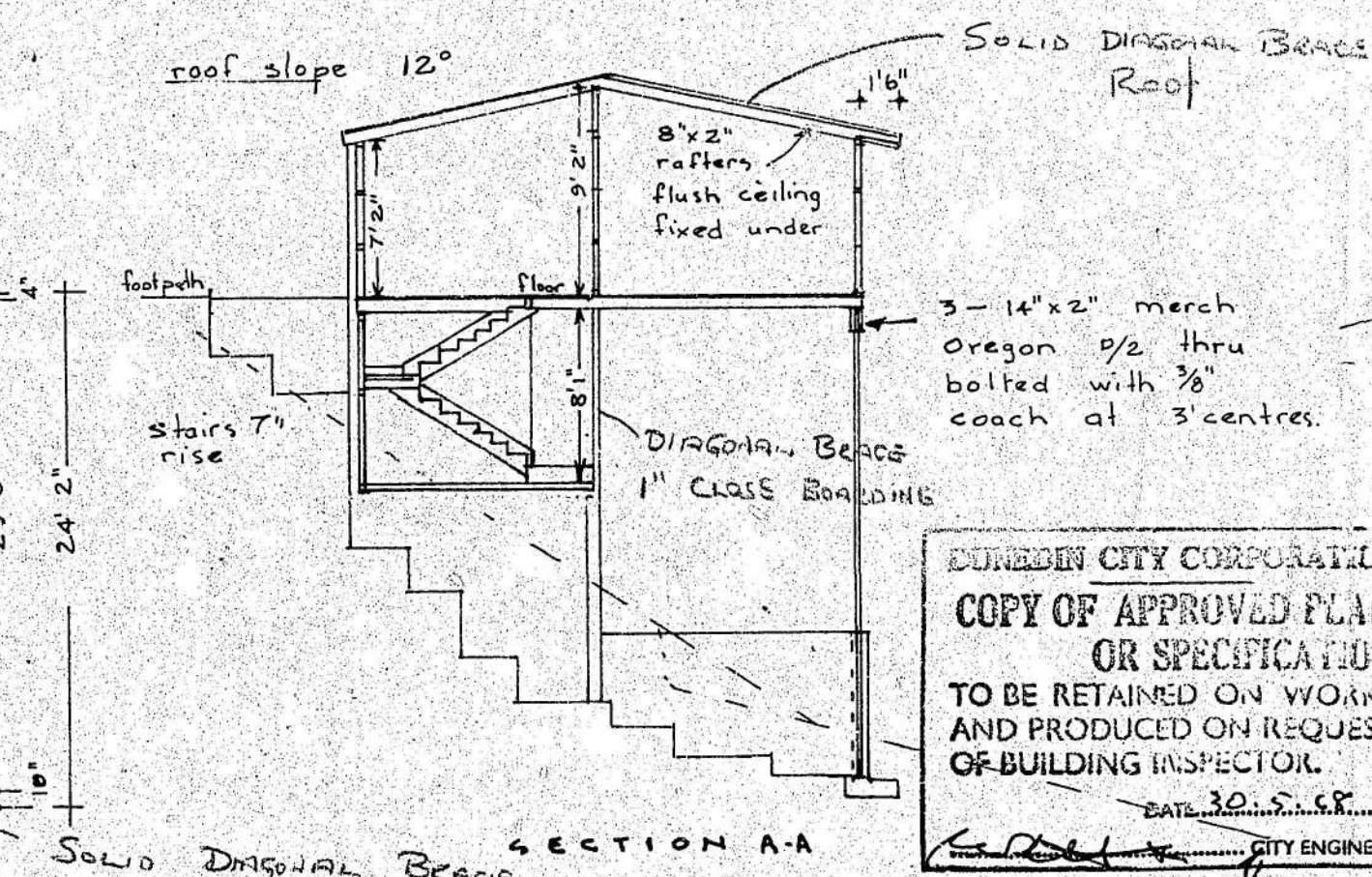
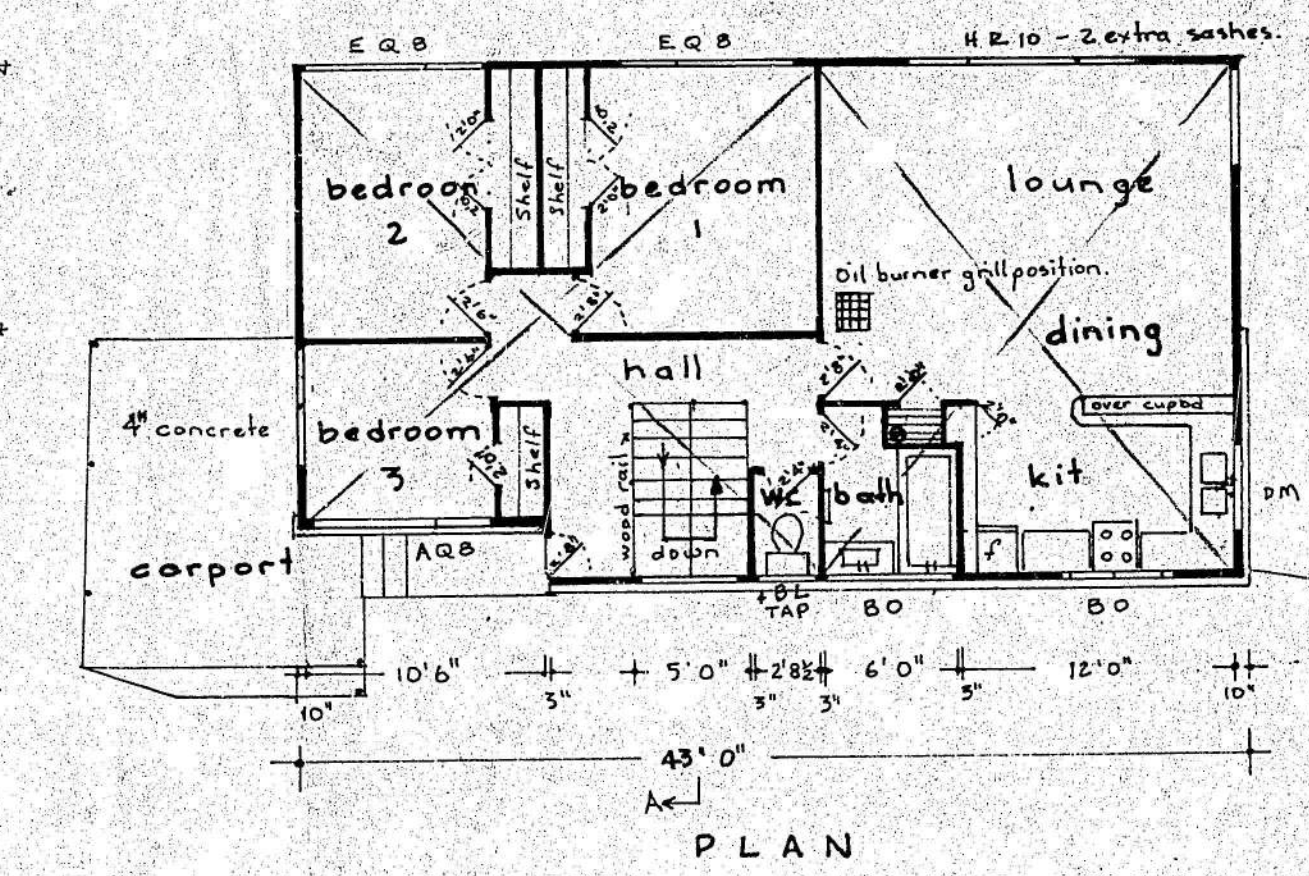
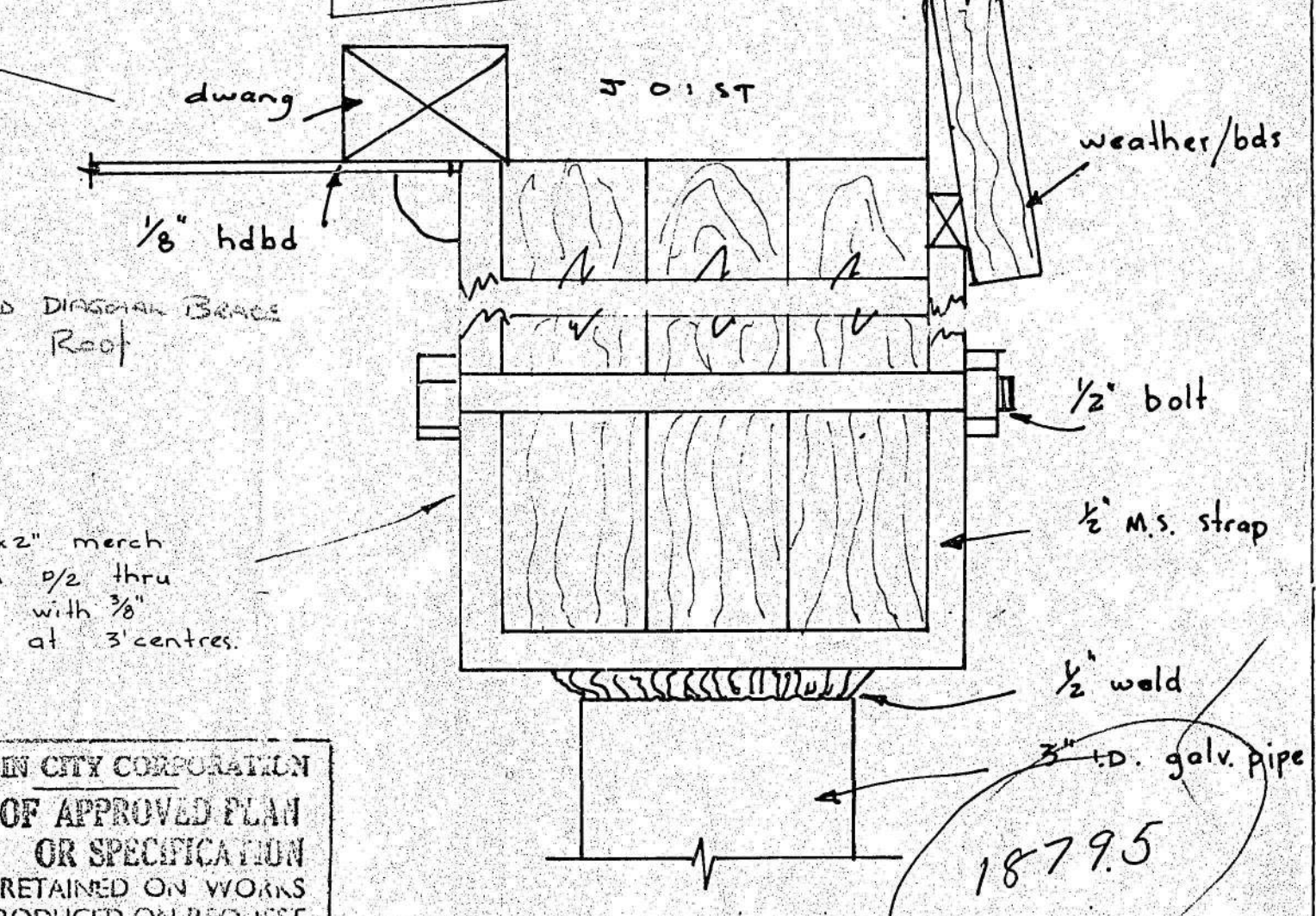
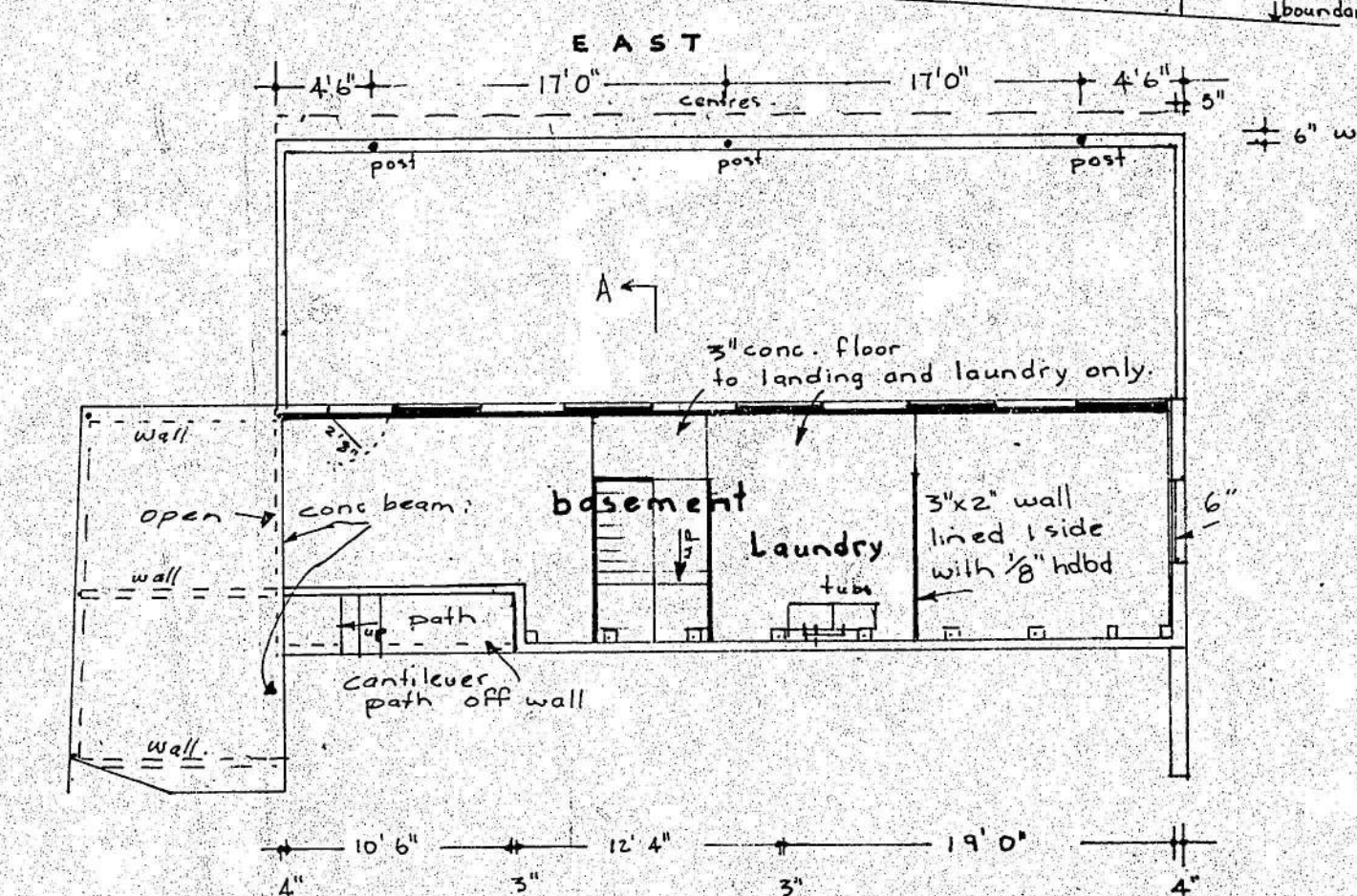


DUNEDIN DRAINAGE & SEWERAGE BOARD

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 Street Channel
or watercourse in Section. Watercourse to be
located, opened up and Board notified
Foul sewage to be discharged to extension of
existing house drain to
connect to Section.

22/10/68
L.E. Jones



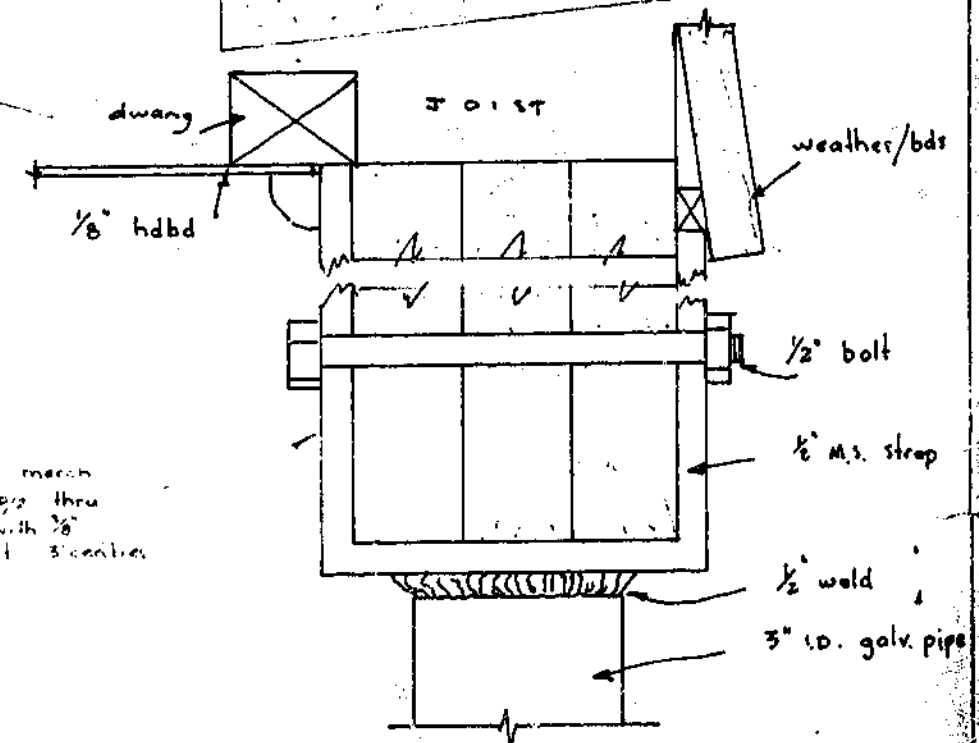
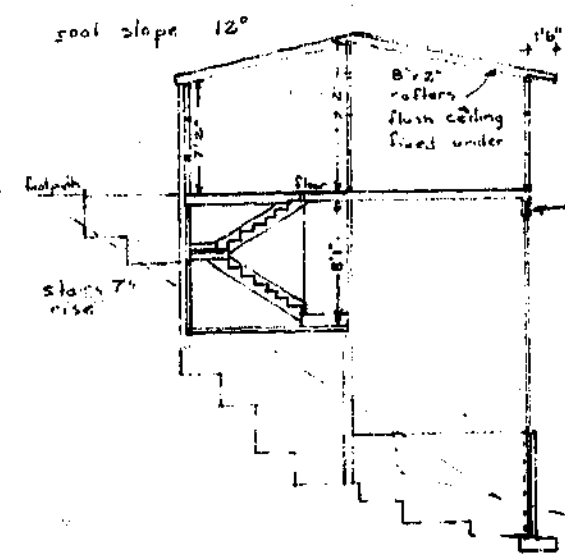
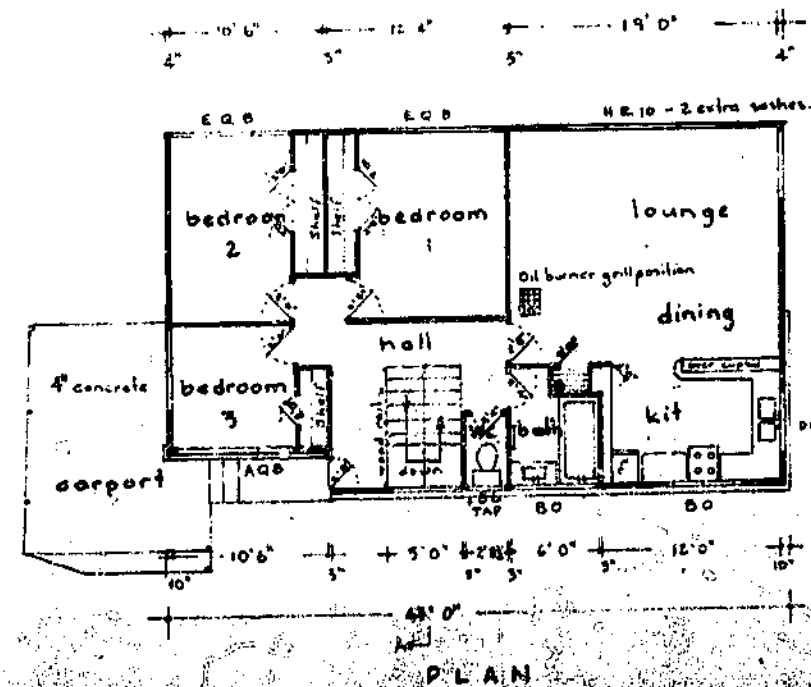
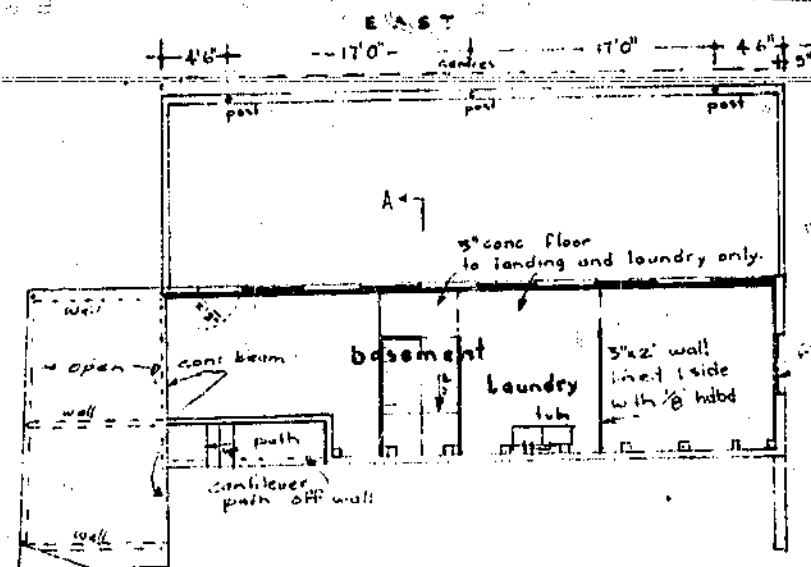
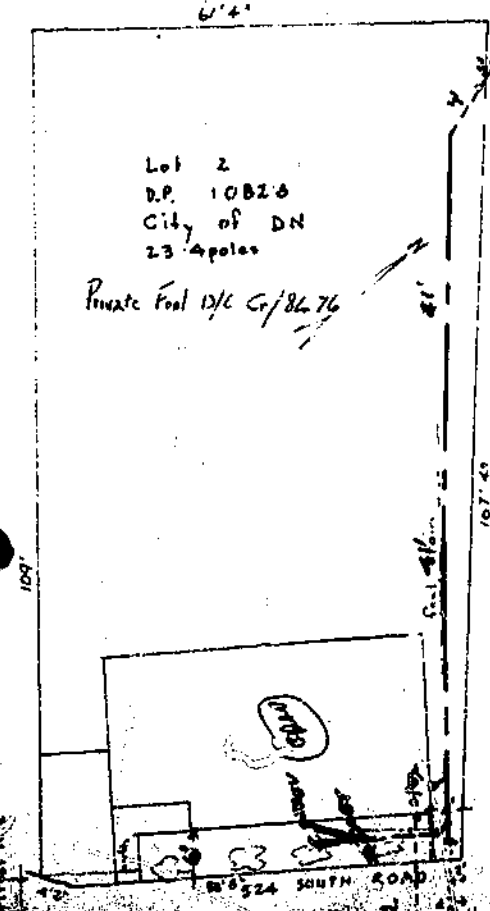
DUNEDIN CITY CORPORATION
COPY OF APPROVED PLAN
OR SPECIFICATION
TO BE RETAINED ON WORKS
AND PRODUCED ON REQUEST
OF BUILDING INSPECTOR.
DATE: 30.5.68
CITY ENGINEER

house	1039
basement	440
carport	<u>150</u>
total sq. ft.	1629

RESIDENCE FOR MR. & MRS J.B. HUNT
AT 524 SOUTH ROAD.

Y8" = 1 ft
15. 3. 68
5-4-68 Ammendes
24. 4. 68 Ammendes
B. Hunt G. S. L. Duemmel
24. 4.

Graham Quennell LTD.
BUILDING SERVICE



house	1039
basement	440
carport	150
total sq. ft.	1629

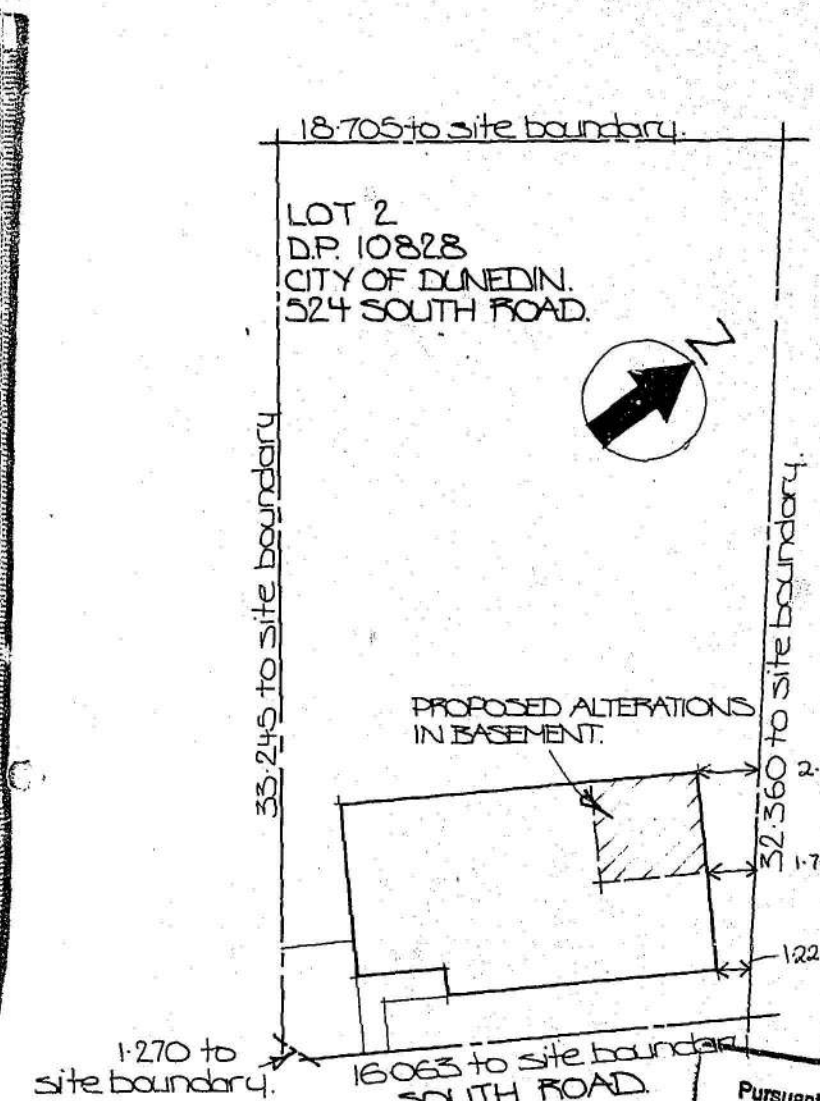
RESIDENCE FOR MR & MRS J.B. HUNN
AT 524 SOUTH ROAD

19.3.68

5-4-68 Amended
2-2-68 Amended

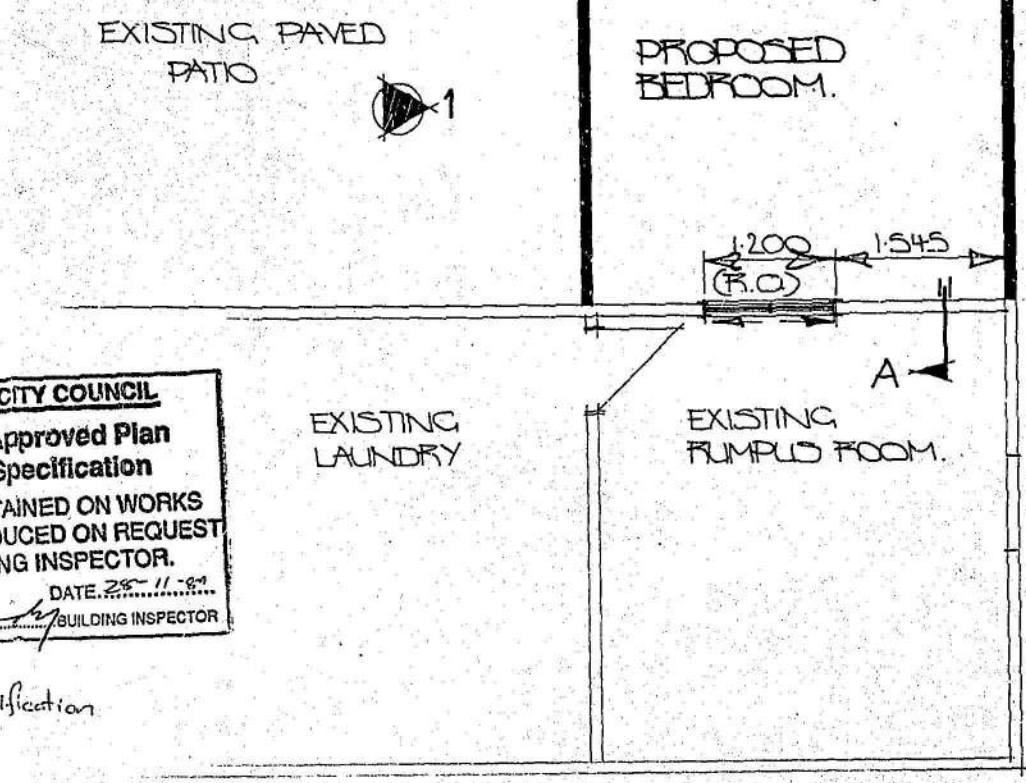
Graham Quennell
BUILDING SERVICE

NOTE A * *[Signature]*



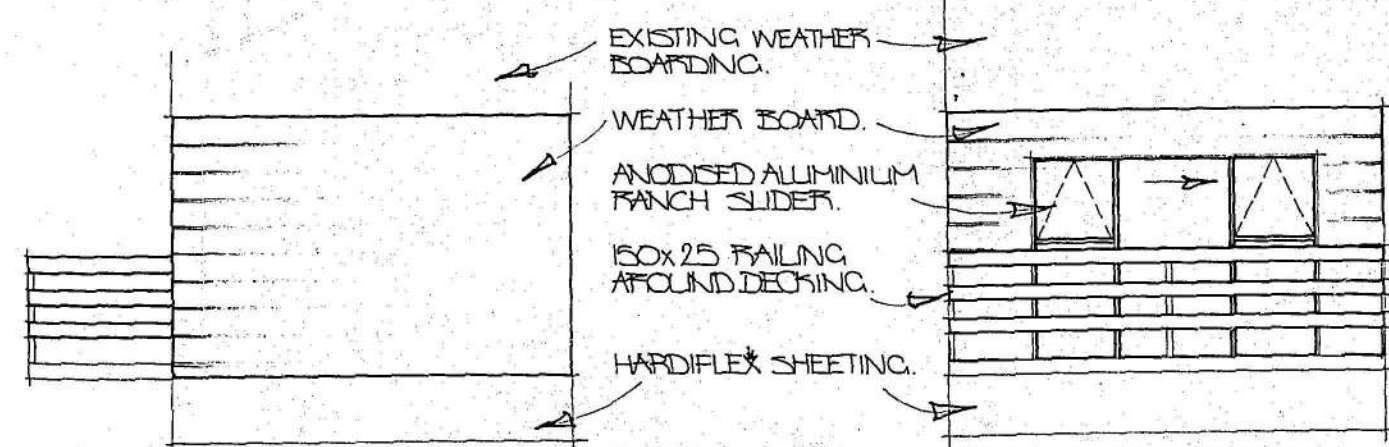
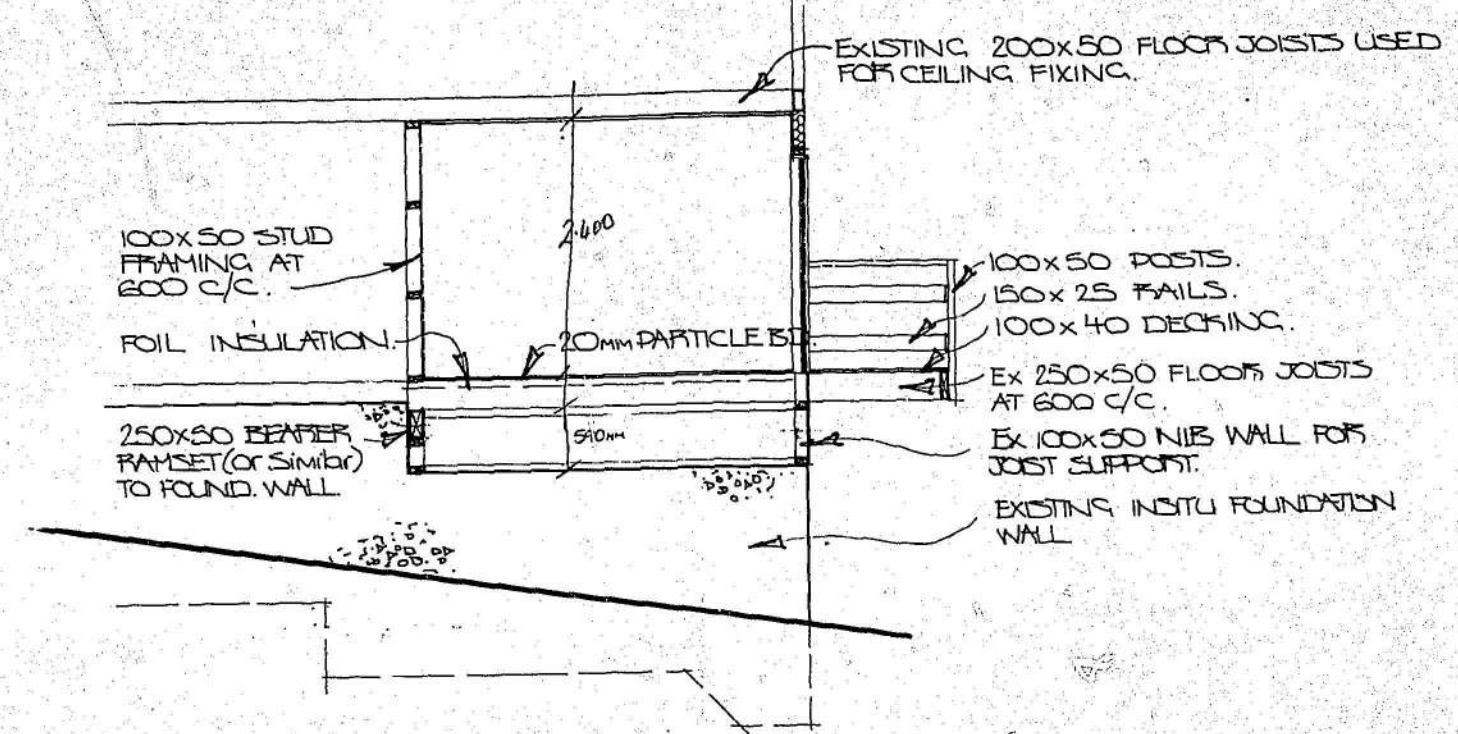
DUNEDIN CITY COUNCIL
Copy of Approved Plan
and/or Specification
TO BE RETAINED ON WORKS
AND PRODUCED ON REQUEST
OF BUILDING INSPECTOR.
DATE 28.11.88
BUILDING INSPECTOR

*Note A
at end of specification



DECKING TO BE BOUGHT
RIGHT AROUND SIDE OF
HOUSE TO CONNECT WITH
CONCRETE STAIRS
(SUBJECT TO PLANNING
CONSENT IN NEAR
FUTURE.

Existing Window to
be changed for opening
window.



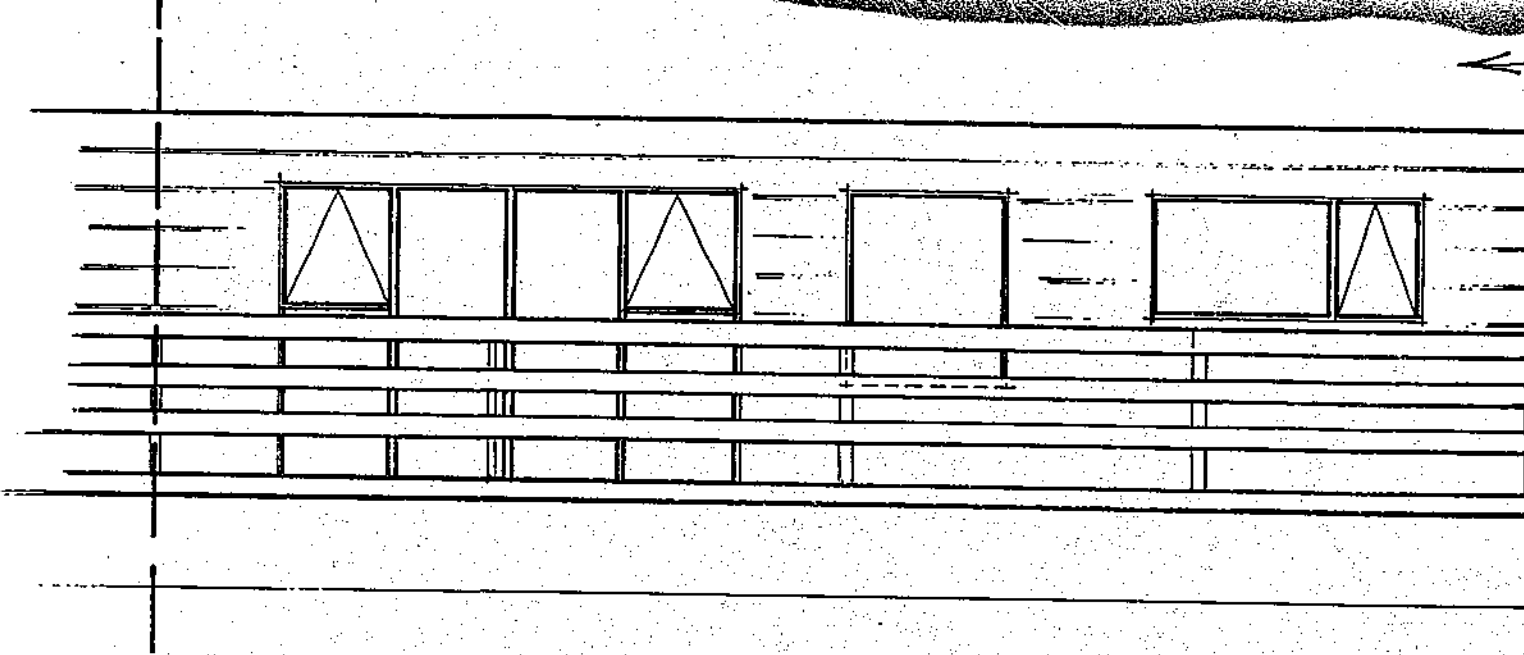
7501

PROPOSED ALTERATIONS FOR: D. HOLT 524 SOUTH ROAD, DUNEDIN			SHEET A101
DRAWN TRACED	CHECKED DATE NOV '89	SCALE AS SHOWN.	SERIES OF REF. 101

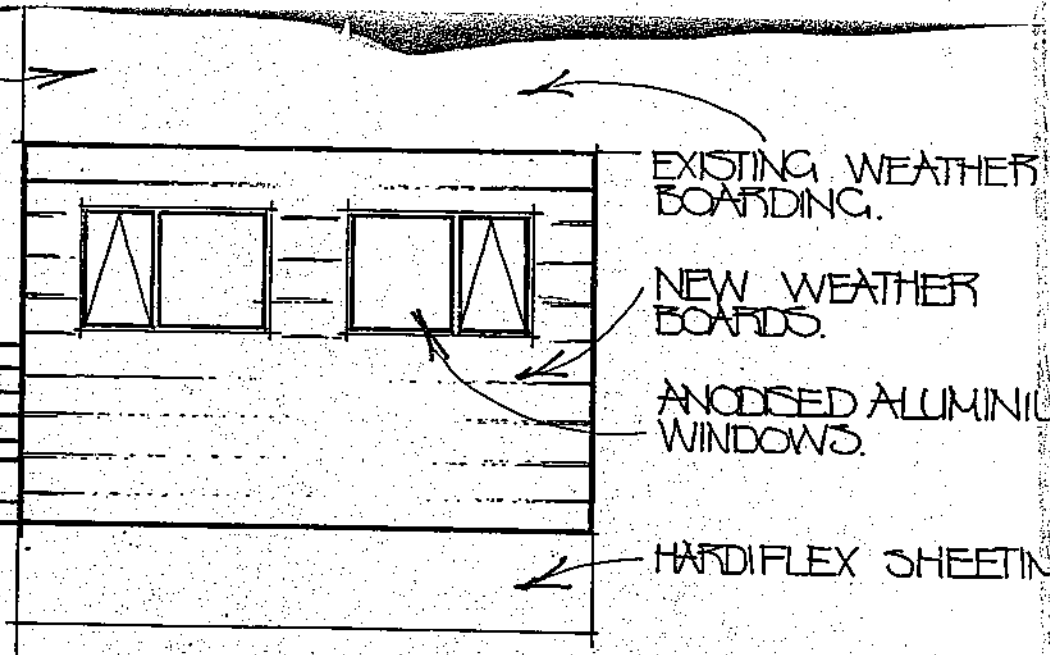
SHEET No. 1

285 293 301 311 322 333 344 355 366 377 388 399 400

TALRUS 400 FSC



BALCONY RAILING TO MATCH EXISTING.



EXISTING WEATHER BOARDING.
NEW WEATHER BOARDS.
ANODISED ALUMINIUM WINDOWS.
HARDIFLEX SHEETING.

elev 1 1:50

elev 2 1:50

EXISTING 200x50 FLOOR JOISTS FOR CEILING FIXING.

RAILING TO MATCH EXISTING

250x50 FLOOR JOISTS.

100x50 NIB WALL FOR JOIST SUPPORT

EXISTING FOUND. WALL.

100x50 STUD WALL AT 600 CRS

20mm PARTICLE BD.

300x50 BEAMER PANEET (OR SIMILAR) TO FOUND WALL

12mm Dyna bolts at 1m centres.

typical section 1:50

PROPOSED ADDITIONS:
D.J. HOLT
524 SOUTH ROAD
DUNEDIN.
SEPT. 1990
SHEET No 2.

CODE COMPLIANCE CERTIFICATE

Section 43(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 942148	Reference No:	5034977
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(Insert a cross in each applicable box. Attach relevant documents).

PROJECT LOCATION	PROJECT
Name and Mailing Address: HOLT, DAVID HENRY 524 SOUTH ROAD DUNEDIN 9001	All ☒ Stage No of an intended stages New Building ☐ Alteration ☒ Intended Use(s) in detail: HEATER Intended Life: Indefinite, not less than 50 years ☐ Specified as 5 years Demolition ☐
LEGAL DESCRIPTION Property Number: 5034977 Valuation Roll No: 27350 20001 Street Address: 524 SOUTH ROAD, DUNEDIN 9001 Legal Description: LOT 2 DP 10828	

This is:

- ☒ A final code compliance issued in respect of all of the building work under the above building consent.
- ☐ An interim code compliance certificate in respect of part only, as specified in the attached particulars, of the building work under the above building consent.
- ☐ This certificate is issued subject to the conditions specified in the attached page(s) headed "Conditions of Code Compliance Certificate No:....." (being this certificate).

The Council charges payable on the uplifting of this code compliance, in accordance with the attached details are: \$
Receipt No:

Signed for and on behalf of the Council:

Name:

Position: AUTHORISED OFFICER

Date: 07/05/1998

19-6-94

BUILDING CONSENT No.: 94/2148

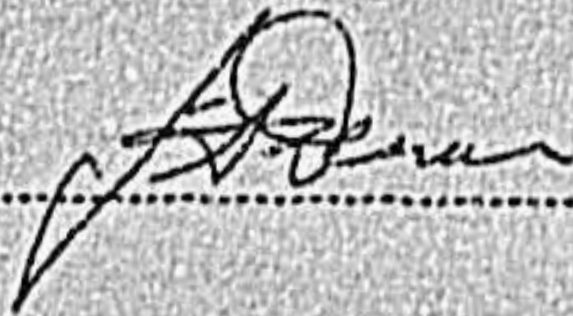
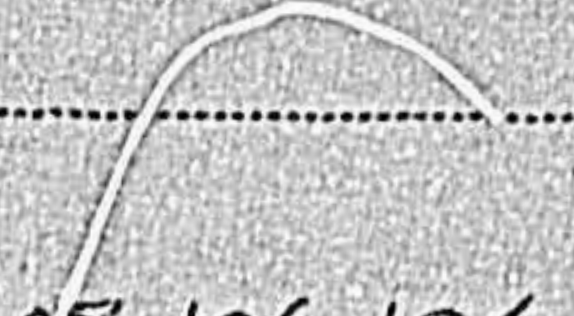
Project Information Memorandum No.:

Section 35, Building Act 1991

ISSUED BY

DUNEDIN CITY COUNCIL

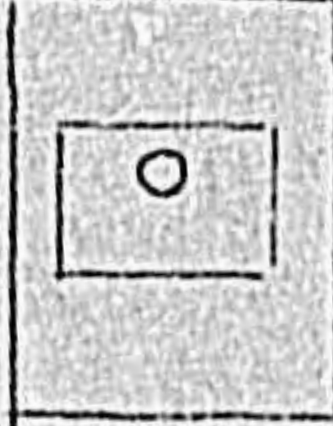
(Insert a cross in each applicable box. Attach relevant documents)

APPLICANT	PROJECT
Name: MR D HOLT Mailing Address: 524 SOUTH ROAD CAVERSHAM	All ☐ Stage No. X of an intended stages of: New Building ☐ Alteration ☐
Street Address: 524 SOUTH RD DUNEDIN	Intended Use(s) (in detail): HOUSING ALTERATION HEATER Intended Life: Indefinite, but not less than 50 years ☐ Specified as 5 years Demolition ☐ Estimated Value: \$ 1,450.00
Property Number: 349771 Valuation Roll Number: 273502000100 Lot: 2 DP: 10828 Section: Block: 5 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: 08.10.94

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. /".

1150. 41 4.550.



Lounge

5.550.

Kitchen

DUNEDIN CITY COUNCIL
Copy of Approved Plan
and/or Specification
TO BE RETAINED ON WORKS
AND PRODUCED ON REQUEST
OF BUILDING INSPECTOR.
[Signature] DATE 2-6-94
FOR CITY ENGINEER

DUNEDIN CITY COUNCIL
Installation of Wetback Heaters

All work involved in installing the
wetback and water pipework
must be carried out by a Craftsman
plumber.

Work shall comply with the Building
Regulations 1992 Clause G 12

Officer *[Signature]* Date 2 16 94

ENVIRONMENTAL HEALTH CONDITIONS:-
SOLID FUEL BURNER TO BE OPERATED
IN NUISANCE FREE MANNER
PLEASE CONTACT ENVIRONMENTAL HEALTH
SECTION Ph. 477-4000 FOR ADVICE ON
OWNER RESPONSIBILITIES

94/2148

BUILDING CONSENT

Section 35, Building Act 1991

ISSUED BY:



DUNEDIN CITY COUNCIL

Telephone No:	477-4000	Consent No:	ABA 993250	Reference No:	5034977
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(Insert a cross in each applicable box. Attach relevant documents)

APPLICANT	PROJECT
Name: MCANALLY, NOEL CRAIG 524 SOUTH ROAD DUNEDIN 9001	All ☒ Stage No of an intended stages
PROJECT LOCATION	New Building ☐
Street Address: 524 SOUTH ROAD, DUNEDIN 9001	Alteration ☒ Intended Use(s) in detail: RELOCATE KENT SPECTRA
LEGAL DESCRIPTION	Intended Life: Indefinite, not less than 50 years ☒ Specified as years Demolition ☐ Estimated Value: \$1100
Property Number: 5034977 Valuation Roll No: 27350 20001 Legal Description: LOT 2 DP 10828	
COUNCIL CHARGES	Signed for and on behalf of the Council: Name: <i>[Signature]</i> Position: AUTHORISED OFFICER Date: 26/11/1999
The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are: Total: \$ ALL FEES ARE GST INCLUSIVE	

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

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

Bedroom

Bedroom

2.075

0.85 0.625

1.000

2.375

2.740

3.400

3.620 m

+ Windows with sliding doors

DUNEDIN CITY COUNCIL

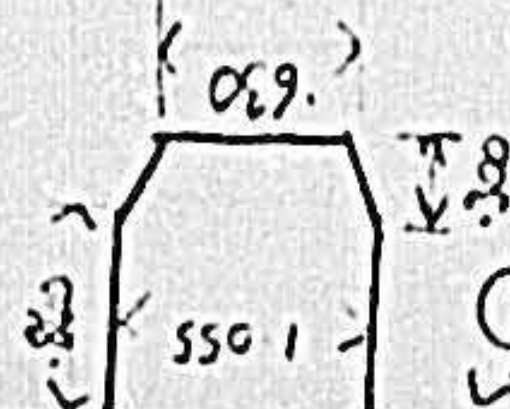
Plans and Specifications Approved in accordance with The New Zealand Building Code and Approved Documents. To be retained on works and produced on request

Building	<i>He</i>	Date	25-11-97
Drainage		Date	
Health		Date	

NOTE

Heating

524 South Rd

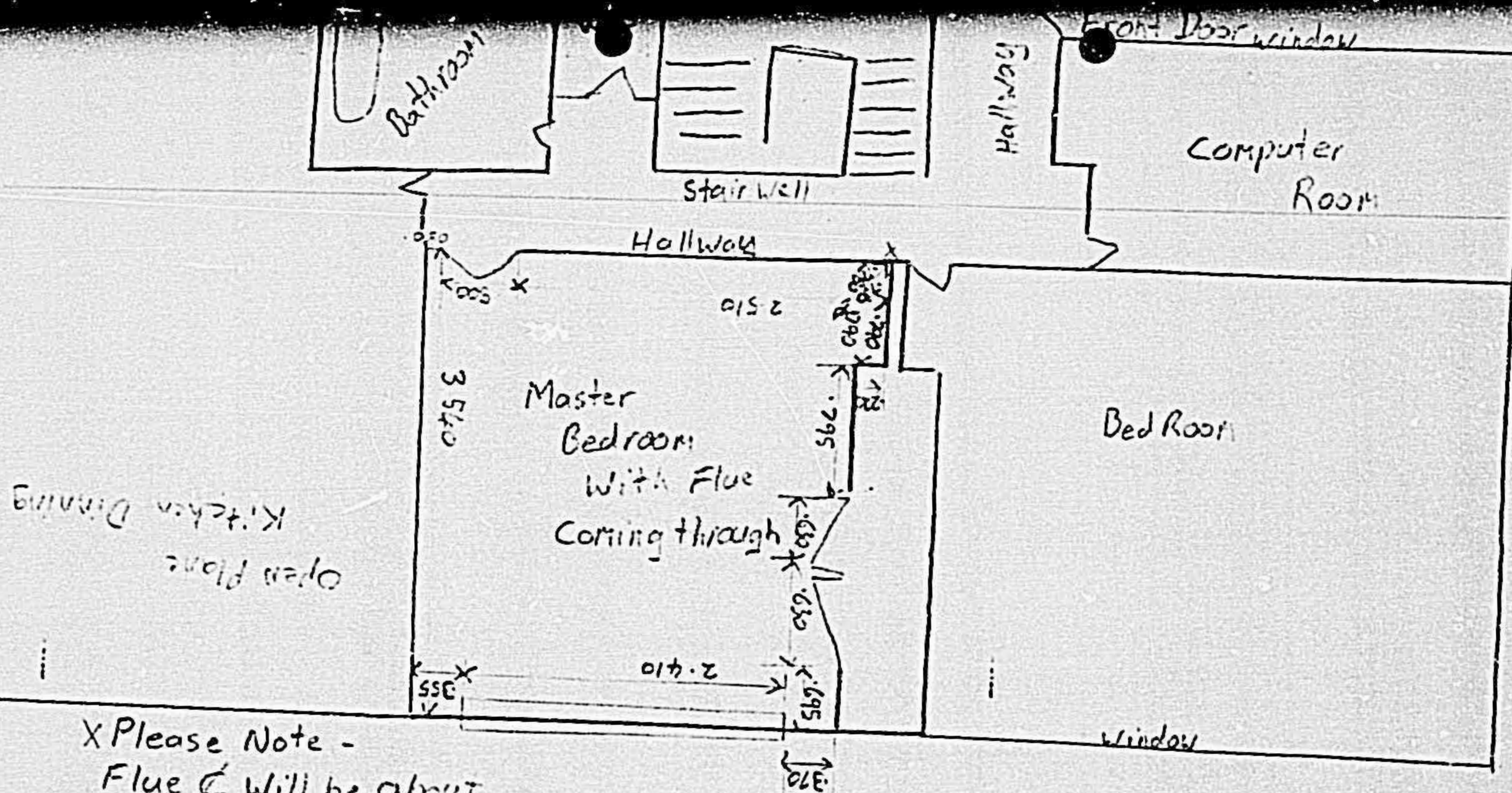


993250

Room Down Stair Where We Want To Shift Wood Burner To

524 South Rd

993250



X Please Note -
Flue ϕ Will be about
750 mm From Conner
Of Wall With Wardrobe.

CODE COMPLIANCE CERTIFICATE

Section 43(3), Building Act 1991

ISSUED BY:



DUNEDIN CITY COUNCIL

Telephone No:	477-4000	CCC No:	ABA 22805	Reference No:	5034977
---------------	----------	---------	-----------	---------------	---------

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

PROJECT LOCATION	PROJECT
Name and Mailing Address: MCANALLY, NOEL CRAIG 524 SOUTH ROAD DUNEDIN 9001	All ☒ Stage No of an intended stages New Building ☐ Alteration ☒ Intended Use(s) in detail: ALT DWG - INSTALL EXTRA BATHROOM Intended Life: Indefinite, not less than 50 years ☒ Specified as years Demolition ☐
LEGAL DESCRIPTION	
Property Number: 5034977 Valuation Roll No: 27350 20001 Street Address: 524 SOUTH ROAD, DUNEDIN 9001 Legal Description: LOT 2 DP 10828	

This is:

- ☒ A final code compliance issued in respect of all of the building work under the above building consent.
- ☐ An interim code compliance certificate in respect of part only, as specified in the attached particulars, of the building work under the above building consent.
- ☐ This certificate is issued subject to the conditions specified in the attached page(s) headed "Conditions of Code Compliance Certificate No:....." (being this certificate).

The Council charges payable on the uplifting of this code compliance, in accordance with the attached details are: \$
Receipt No:

Signed for and on behalf of the Council:

Name:

Position: AUTHORISED OFFICER

Date: 02/04/2003

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

Telephone: (03) 477 4000 • Facsimile: (03) 474 3594 • Email: dcc@dcc.govt.nz • www.CityofDunedin.com

BUILDING CONSENT

Section 35, Building Act 1991

ISSUED BY:



DUNEDIN CITY COUNCIL

Telephone No:	477-4000	Consent No:	ABA 22805	Reference No:	5034977
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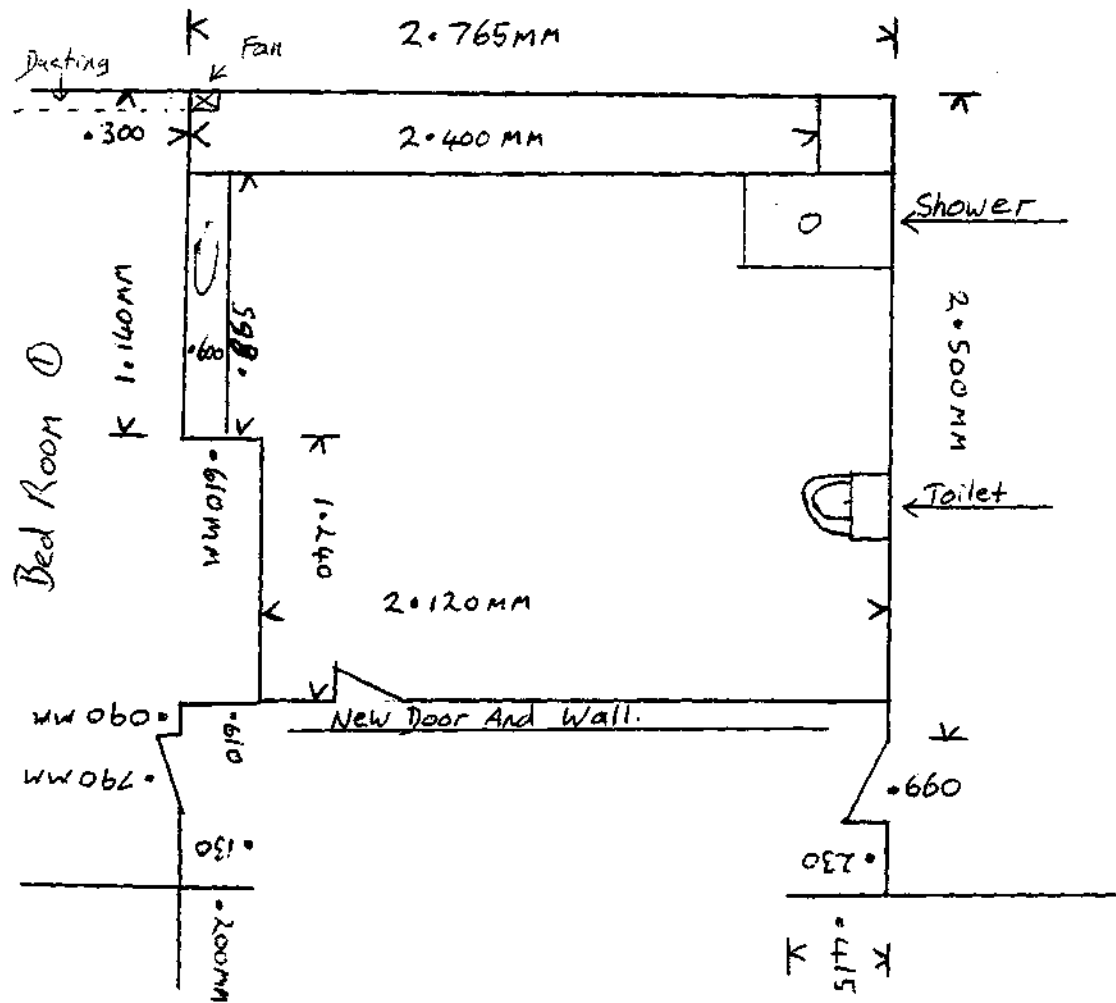
(Insert a cross in each applicable box. Attach relevant documents).

APPLICANT	PROJECT
Name: MCANALLY, NOEL CRAIG 524 SOUTH ROAD DUNEDIN 9001	All ☒ Stage No of an intended stages New Building ☐ Alteration ☒ Intended Use(s) in detail: ALT DWG - INSTALL EXTRA BATHROOM Intended Life: Indefinite, not less than 50 years ☒ Specified as years Demolition ☐ Estimated Value: \$8500
PROJECT LOCATION	
Street Address: 524 SOUTH ROAD, DUNEDIN 9001	
LEGAL DESCRIPTION	
Property Number: 5034977 Valuation Roll No: 27350 20001 Legal Description: LOT 2 DP 10828	
COUNCIL CHARGES	
The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are: Total: \$ ALL FEES ARE GST INCLUSIVE	Signed for and on behalf of the Council: Name: Position: AUTHORISED OFFICER Date: 25/10/2002

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....."

Proposed Plans



Please Note.

This Area Is Down Stairs At 524 South Rd Dunedin.

The New Wall Will Be Built Out OF 100 x 50 Studwork And Gib Board, And The New Door To Be Fitted Will Be Paint Grade Complete With Privacy Snib.

This Area Is To Be Vented With A Timed Fan That Will Run OFF Light Switch.

Fan will be ducted through Bed Room ① to outside venting.

All work to comply with NZS 3604:1999

DUNEDIN CITY COUNCIL

Plans and Specifications Approved in accordance with The New Zealand Building Code and Approved Documents. To be retained on works and produced on request

Building
Drainage
Health

asien

BS

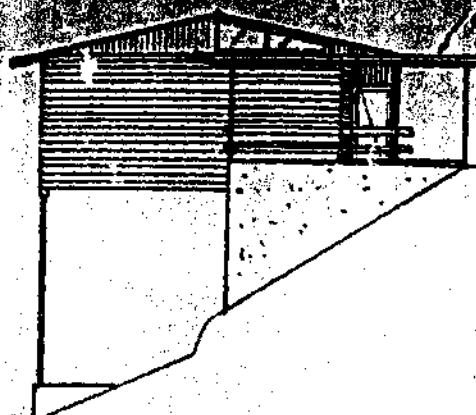
Date 21-10-02

Date 25-10-02

Date

NOTE

An as built drainage plan required on inspection



gabled roof
terrace
ground pattern



SOUTH

Lot 2
RP 10828
City of DN
23 Apollos

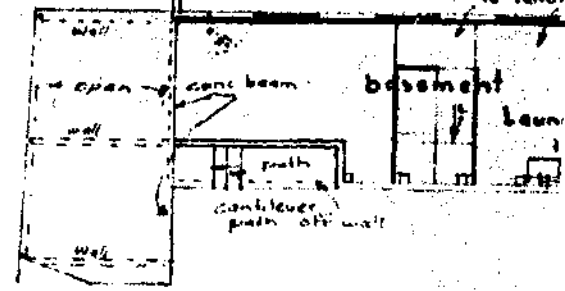
Private Pool off G/26.76

New Bathroom
Down stairs
2008

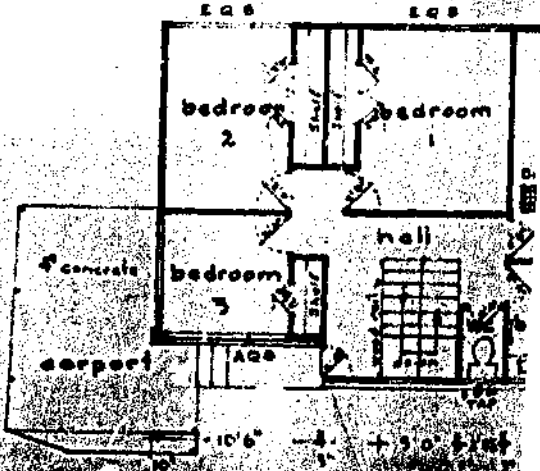
Fossil
Sewer

EAST

4'6" 11'0" 4'6"



10'6" 12'6" 5"



Code Compliance Certificate Form 7

Section 95, Building Act 2004

J M and M J Holdings Limited
C/O Michael Hart
11 Westgate
Dunedin 9012

The building**Street address of building:** 524 South Road Dunedin**Legal description of land where building is located:** LOT 2 DP 10828**Building Name:** N/A**Location of building within site/block number:** N/A**Level/unit Number:** N/A**Current, lawfully established, use:** Housing**Number of occupants:** 3**Year first constructed:** 1965**The owner****Name of owner:** J M and M J Holdings Limited**Contact person:** J M and M J Holdings Limited**Mailing address:** C/O Michael Hart, 11 Westgate, Dunedin 9012**Street address/registered office:****Mobile:** 021 574 939**Landline:****Email address:** mike.hart@dcc.govt.nz**First point of contact for communications with the building consent authority:** As above**Building work****Building Consent Number:** ABA-2020-2408 - Convert Laundry to Bedroom and Insulate Exterior Walls**This CCC also applies to the following amended consents:** N/A**Issued by:** Dunedin City Council**Code Compliance**

The building consent authority named below is satisfied, on reasonable grounds, that-

- (a) The building work complies with the building consent

**Team Leader Inspections**
On behalf of Dunedin City Council**Date:** 4 February 2021

BUILDING CONSENT - ABA-2020-2408

(Section 51, Building Act 2004)
Form 5

The building

Street address of building: 524 South Road Dunedin

Legal description of land where building is located: LOT 2 DP 10828

Building Name: N/A

Location of building within site/block number:

Level/unit Number:

The owner

Name of owner: J M and M J Holdings Limited

Contact person: J M and M J Holdings Limited

Mailing address: C/O Michael Hart, 11 Westgate, Dunedin 9012

Street address/registered office:

Mobile: 021 574 939

Landline:

Email address: mike.hart@dcc.govt.nz

First point of contact for communications with the building consent authority: As above

Building work

The following building work is authorised by this building consent:

Convert Laundry to Bedroom and Insulate Exterior Walls

This building consent is issued under Section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

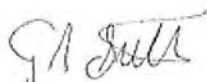
Compliance Schedule

A compliance schedule is not required for the building.

Attachments

Copies of the following documents are attached to this building consent:

Record of required site inspections (section 90(2) of the Building Act 2004)



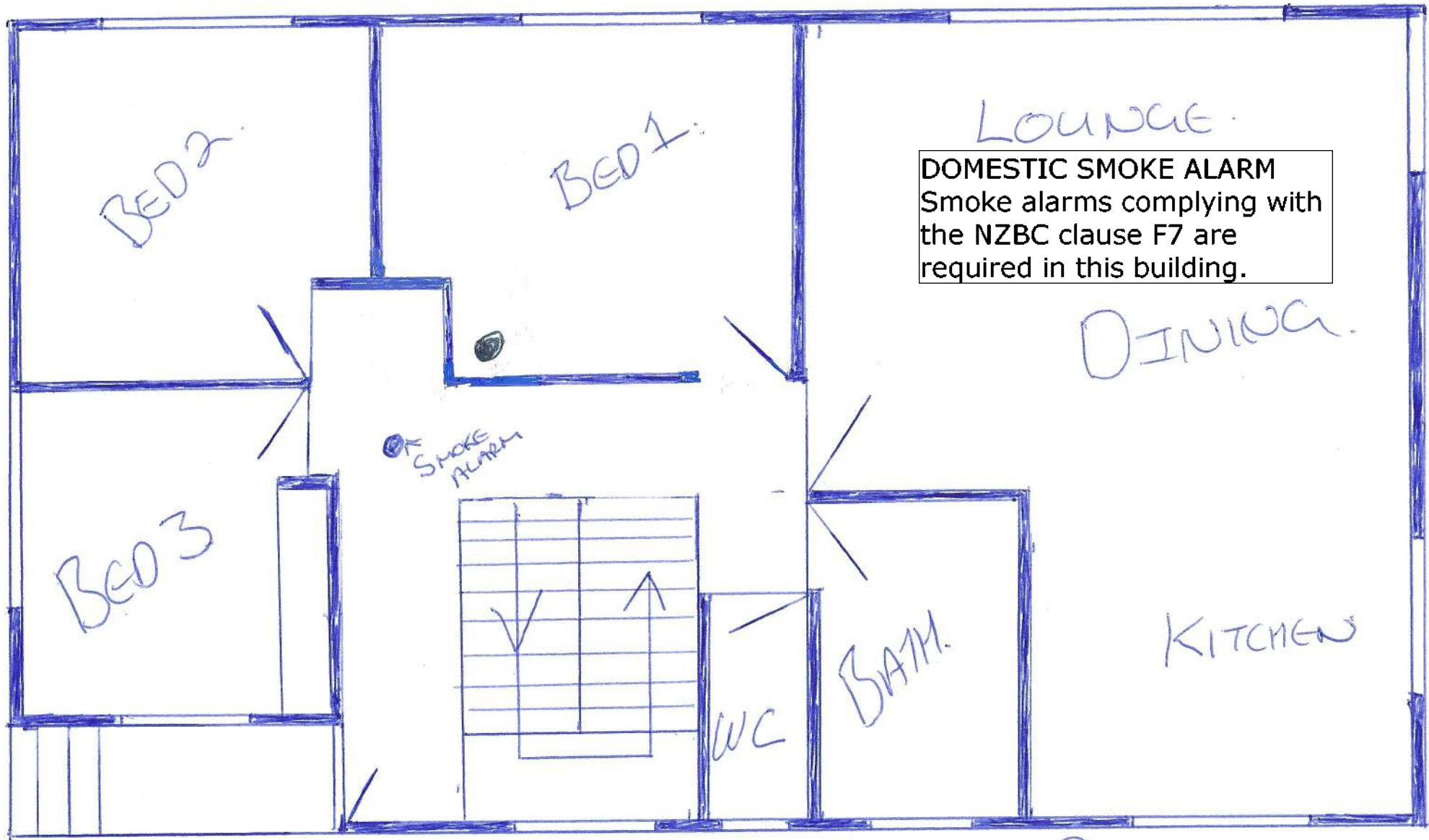
Grant Sutton

Authorised Officer

On behalf of Dunedin City Council

Date: 24 November 2020

EXISTING FIRST FLOOR LEVEL.

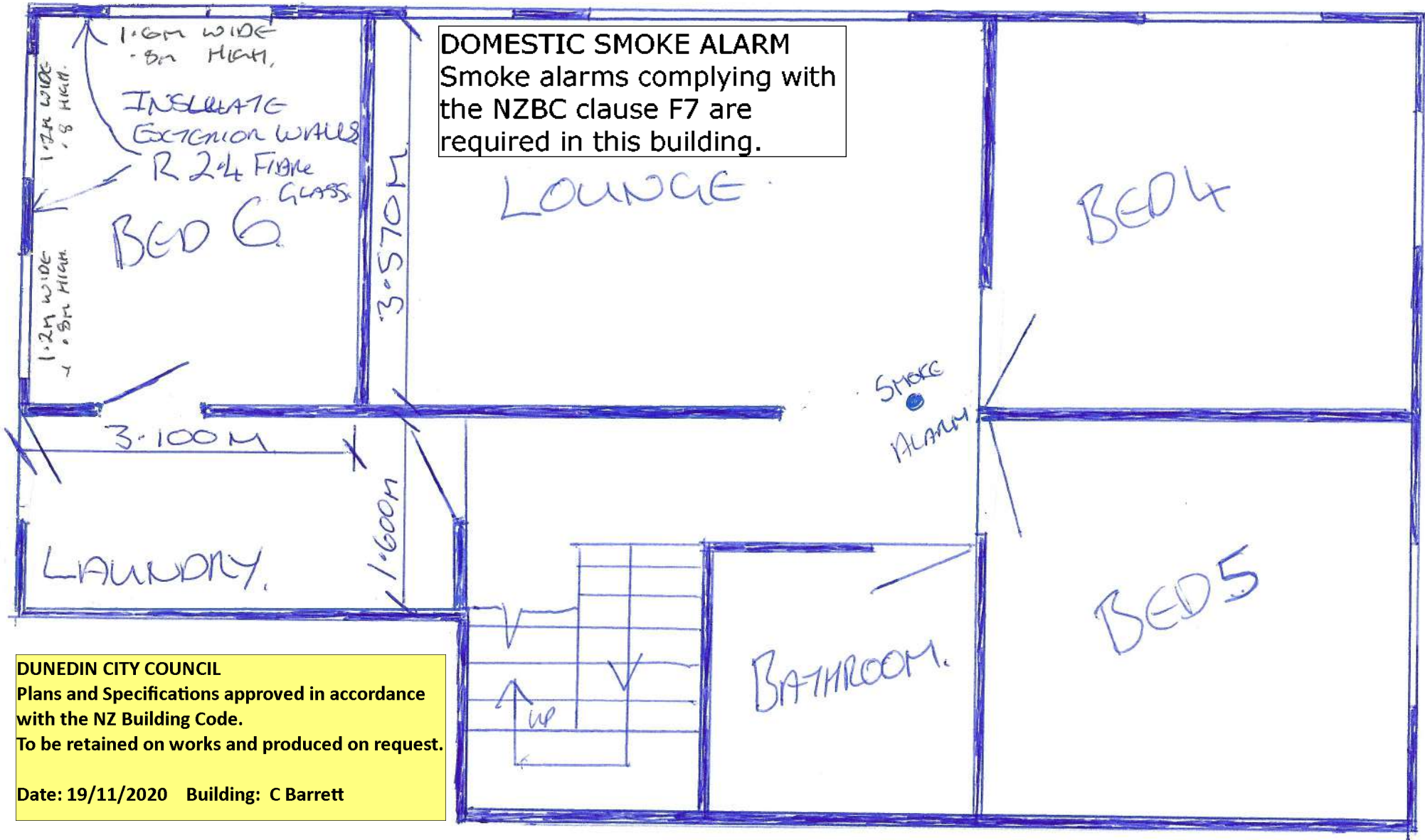


524 SOUTH ROAD DUNEDIN

BASEMENT LEVEL EXISTING FLOOR PLAN.



BASMENT LEVEL PROPOSED FLOOR PLAN



DUNEDIN CITY COUNCIL
Plans and Specifications approved in accordance
with the NZ Building Code.
To be retained on works and produced on request.

Date: 19/11/2020 Building: C Barrett

Reference: S/185/13
Enquiries To: Darrel Robinson
Direct Phone: 474-3873

4 April 1995

The Manager
Sedgwick Ltd
PO Box 5480
DUNEDIN

Dear Sir

524 SOUTH ROAD, DUNEDIN - DAMAGE TO HOUSE

This property is owned by Mr & Mrs D Holt who recently brought to Council's attention a seepage which was appearing within their property. The matter was initially investigated by Council's Roding Division who found that the kerb and channel in South Road was leaking and that fault was subsequently repaired. The seepage however persisted and the matter was referred to my department to investigate any sewer faults in the area. A fault in the foul sewer within South Road was located and that has now been repaired. The seepage does however continue or albeit at a reduced rate. Investigation of the seepage continues.

Mr & Mrs Holt were grateful for the assistance of Council in attending to faults but had expressed some concern that, given that the seepage was from a foul sewer leak there may be some health hazard. That concern has been addressed by spraying the affected area with disinfectant. They also expressed concern that their house may have been damaged structurally by the seepage and I asked the Technical Services Engineer to independently assess that concern. The Technical Services Engineer advises that there is a considerable amount of rotten timbers under this house.

The house was constructed in 1969 under permit from Council and lower areas were subsequently enclosed again under permit from Council. The review of this house was conducted by Mr Murray Petrie who advises that there is little in the way of sub-floor ventilation and he has asked that a representative of the Building Research Association of New Zealand (BRANZ) inspect this property. There is some concern that, while the advanced rot may be seen by the owners to be a result of the seepage, it is also possible that the rot has occurred through lack of sub-floor ventilation. Again, Council has a potential liability in that the work was carried out under building permits and sub-floor ventilation is a requirement of the building code.

I have asked that the Building Research Association be involved in this investigation and have asked that Mr Petrie provide me with a detailed report of the findings by both himself and the BRANZ representative. No liability has been accepted by Council Officers for damage the result of either the seepage or the lack of sub-floor ventilation.

There has been no formal notice of claim by Mr & Mrs Holt but I would expect that once they become aware of the extent of the rot, some action would follow. I therefore ask that you treat this letter as a preliminary notice of a potential claim. Should the matter proceed any further, I will formalise the claim by lodging a claim form. I ask that you forward me a claim form at your convenience.

Once the reports from the BRANZ representative and the Technical Services Engineer are to hand, I will forward copies to you.

Yours faithfully



D.L. Robinson
RETICULATION ENGINEER DRAINAGE

CC Technical Services Engineer
Development Services Manager
Brian Bang - City Secretariat

DEW00 153 Caversham
Valley Road

N & C McAnally
524 South Rd
Dunedin
New Zealand
Home Phone (03) 4878 414

5034891
27350-12300

21 March 2000

Carmen Knowler
C/- Dunedin City Council
Civic Centre
50 The Octagon
PO Box 5045
Dunedin.

Dear Carmen,
Letter Of Proposal Re-Draining Away Water Running Onto 524
South Road Dunedin.

Im writing to explain the draining away of the water that runs onto
my property.

I have a ReIn Channel pit & PVC Grate 10.5Lx250mm to dig in at the
head where the water flows, & have 18m of Marley 90Dn stormwater pipe
to be laid down my property.

I have permission from Barry Cameron of 522 South Rd to pipe through
his bottom left corner of his property to feed the water into drainflow
pipe on Frank Tallentire's property at 153 Caversham Vally Rd, which I
have permission from him to do.

Brent White, plumber from Mosgiel is going to connect the channel pit
& all the pipe work into place.

Yours sincerely,

N C McAnally

NC McAnally
Signed E Cameron

E Cameron

Signed F Tallentire

F Tallentire