# DISCLAIMER

Statement of Passing Over: This information has been supplied by the vendor or the vendor's agents and TRG Dunedin (powered by ownly Ltd licensed REAA 208) is merely passing over this information as supplied to us. We cannot guarantee its accuracy as we have not checked, audited, or reviewed the information and all intending purchasers are advised to conduct their own due diligence investigation into this information. Where you have been supplied with a Council Property File or a LIM Report, please note there may be matters relating to pre-1992 consents or permits in this file which may need further investigation in order to determine their relevance. To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.

# Dunedin City Council – Land Information Memorandum

## Property Address: 389 South Road Dunedin

Prepared for: Cullen Denis Shand and Melissa Anne Den Baars
Prepared on: 03-Nov-2026

### Property Details:

| | |
|---|---|
| **Property ID** | 5035628 |
| **Address** | 389 South Road Dunedin |
| **Parcels** | LOT 8 DP 3531, PT LOT 6 DP 2046 |

### 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 03-Nov-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

No information.

### 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 **5th July 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 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.

## 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.

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# 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** | 2035628 |
| Address | 389 South Road Dunedin |
| Valuation Number | 27360-03800 |
| **Latest Valuation Details** | |
| Capital Value | $445,000 |
| Land Value | $210,000 |
| Value of Improvements | $235,000 |
| Area (Hectares) | 0.0436HA |
| Units of Use | 1 |

**Current Rates**

| | |
|---|---|
| Current Rating Year Starting | 01-Jul-2026 |
| Dunedin City Council Rates | $3,720.10 |
| **Rates Outstanding for Year** | $2,790.08 |

## Targeted Rates

**The following targeted rates have been added to this property's assessment:**

This property has applied for a rates advance to install insulation and/or clean heat as part of a Dunedin City Council initiative. If the installation is completed the property will be subject to a ten-year targeted rate unless it is paid back early.

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-2005-309627 Building Consent - Wet Floor Shower

| | |
|---|---|
| Lodgement Date | 12-Sep-2005 |
| Decision | Granted |
| Decision Date | 20-Sep-2005 |
| Current Status | **CCC Issued** |
| Previous Number *(Applications before 2007)* | ABA53049 |

ABA-1999-347314 Building Consent - Install Masport LE3000 Heater

| | |
|---|---|
| Lodgement Date | 09-Jul-1999 |
| Decision | Granted |
| Decision Date | 14-Jul-1999 |
| Current Status | **CCC Issued** |
| Previous Number<br>*(Applications before 2007)* | ABA991930 |

ABA-2019-2438 Building Consent - Install Freestanding Yunca Monte Heater in Dwelling

| | |
|---|---|
| Lodgement Date | 25-Nov-2019 |
| Decision | Granted |
| Decision Date | 28-Nov-2019 |
| Current Status | **CCC Issued** |
| Previous Number<br>*(Applications before 2007)* | |

## Building and Drainage Permits

H-1948-31693 AAB19481023
6422 - Erect Fence (Urquhart). The permit was lodged on 22-Jul-1948.
H-1970-71895 AAB19700996
2035 - Renovate Dwelling (Beardsmore). The permit was lodged on 26-Feb-1970.
H-1976-82336 AAB19761098
3203 - Erect Shed (Beardsmore). The permit was lodged on 05-Jul-1976.
H-1975-80571 AAB19751104
1750 - Alter Dwelling (Beardsmore). The permit was lodged on 11-Sep-1975.
H-1915-131844 AAD19151765
A7967 - Plumbing and Drainage (Lastier). The permit was lodged on 25-Feb-1915.
H-1926-143132 AAD19261212
B8251 - Plumbing and Drainage (Jensen). The permit was lodged on 15-Mar-1926.
H-1975-205730 AAD19751578
J5753 - Alter Plumbing and Extend Foul Drain (Beardsmore). The permit was lodged on 20-Nov-1975.

## Non-consented Small Stand-alone Dwellings

There are no SSD applications for this property.

## Building Notices

No Building Notices.

## Resource Consents

There are no resource consents for this property.

## Consent Notices

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

## Alcohol Licensing

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

## Health Licensing

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

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

No information.

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

## District Plan

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

**SECOND GENERATION DISTRICT PLAN INFORMATION**

**Zoning**

- General Residential 2 (refer Section 15, Residential)

**Scheduled Items**

- Nil

**Overlay Zones**

- Nil

**Mapped Areas**

- Caversham Mapped Area
- Wastewater Constraint Mapped Area
  - Name: Surrey St
- Road Classification Hierarchy (main roads within 30m of site)
  - South Rd is a Collector road

[Please note that some of the items above may only extend over part of the property. If there are multiple designations over the property, these may overlap.]

### District Plan Map

The District Plan map is available online here. Instructions on how to use the map are available here.

You can also access the District Plan map and instructions by visiting the Dunedin City Council 2GP Website at:
https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan

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

No information.

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

No information.

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

### Building Information

#### Drainage

**Form 5 (building consent) copy**

This property contains building consent application/s where a copy of the building consent (Form 5) is not able to be provided.
This may be due to the age of the consent and/or processes that were in place at the time.

#### 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 389 South Road Dunedin

**5035141 18 Cole Street Dunedin**

RMA-2006-370167 Resource Management Act (Historical Data) CONSTRUCT A GARAGE (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/06/2006.

**5035593 20 Morrison Street Dunedin**

LUC-2019-429 Land Use Consent land use consent for the construction of a retaining wall and the undertaking of associated earthworks; and the construction of a parking and access area that covers 50% of the front yard area. The outcome was Granted on 09/09/2019.

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 crossings – no stormwater run-off.**
It appears there are no stormwater provisions in place for this vehicle crossing. To meet current Council standards the stormwater run-off would be required to be captured at the boundary and managed in a way where it does not cause a nuisance to neighbouring properties, including the road corridor. For example: a strip drain with sump or a sump and piped to the kerb and channel. Council accepts this situation but accepts no liability and the maintenance is the responsibility of the property owner. This may be required to be upgraded in the future.

**Existing vehicle crossing - hard surface area needs resurfaced (recommendation only)**
The hard surfaced area for this vehicle crossing appears to need resurfaced, recommendation only. To meet current Council standards the vehicle crossing is required to be sealed from the edge of carriageway to 5m inside the property boundary. This requirement is to protect the back of the footpath and prevent debris migrating from inside the property out onto the footpath or carriageway. This may be required to be upgraded in the future. 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.

**Privately owned retaining wall.**
There is a private retaining wall that is located on this property's frontage at the back of the footpath/grass berm. This may remain at the pleasure of Council however an encroachment license may be required in the future. Council accepts this situation but accepts no liability. Any damage caused and the maintenance is the responsibility of the property owner/s. 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 |

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# Appendices




# Photographic Map

Scale at A4:
1:750
28/10/2026
8:01:43 PM

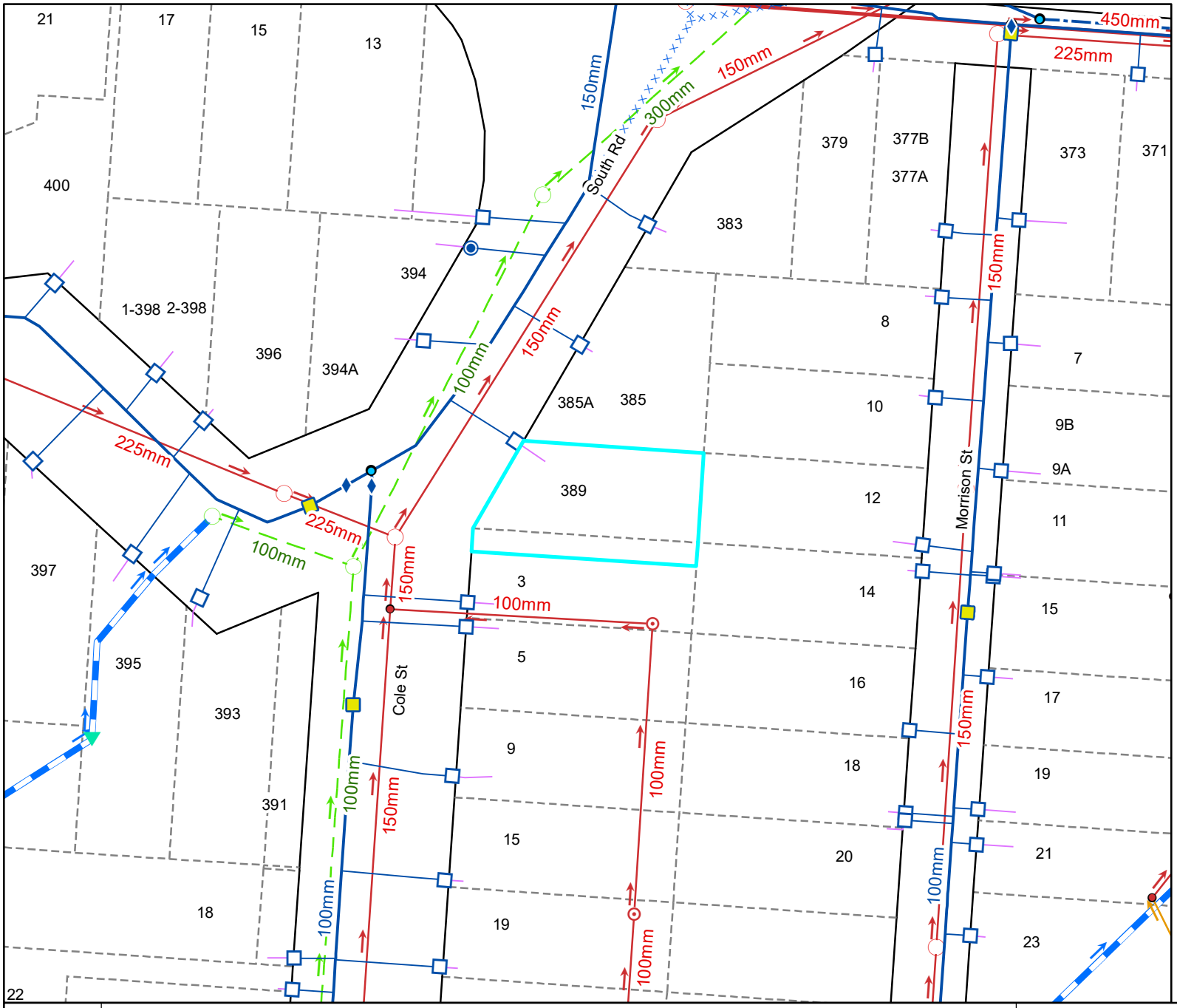
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PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARES
This map is for illustration purposes only and is not accurate to surveying, engineering or orthophotographic standards. Every effort has been made to ensure correctness and timeliness of the information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

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## Legend

### Water Supply

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

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

### Foul Sewerage

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

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

### Stormwater

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

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

### General

- DCC Water & Waste Structure
- Railway Centreline

### Cadastral

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

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

# Council Water & Drainage Services

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

Scale at A4:
1:750
28/10/2026
8:01:51 PM

N

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

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

DUNEDIN DRAINAGE AND SEWERAGE BOARD

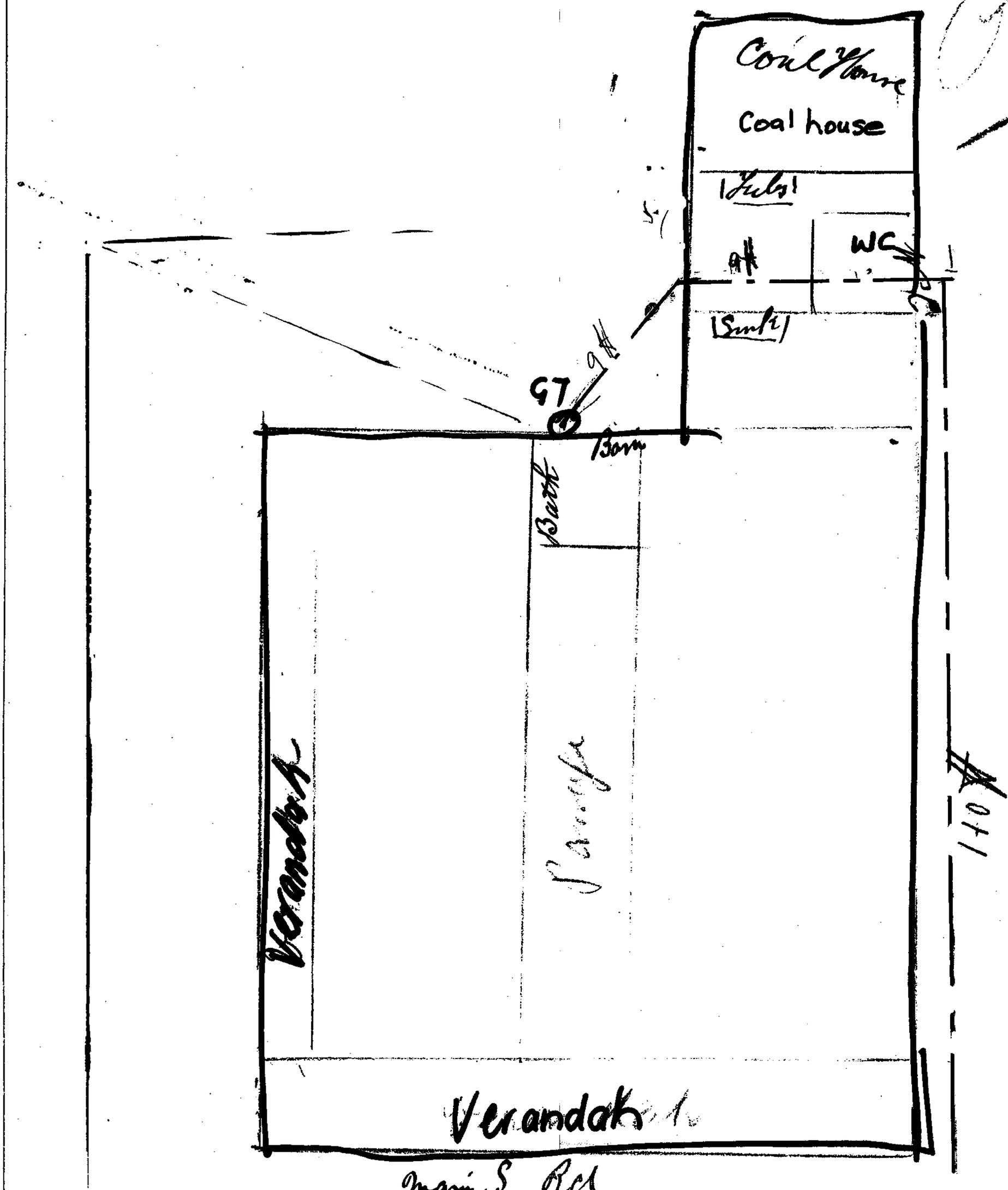
# HOUSE CONNECTION PLAN.

APPLICATION No. A/7967

DATE 20/12/65

SCALE: ⅛in. to a Foot.

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




Binding margin to be left blank.

Owner Mr & E Dastier

Street 179 Main South rd

Locality Caversham Extension

Block 1

Section ~~VIII~~ 8

Allotment Caversham Estate Sub

Signature of Drainer William A Smith

**LEGEND**

——————— Existing Drains

—— — —— New Foul Drains

- - - - - - - New Stormwater Drains

DESKTOP IMAGING LTD
www.desktopimaging.co.nz
DUNEDIN CITY COUNCIL
DPB001203

DUNEDIN DRAINAGE AND SEWERAGE BOARD

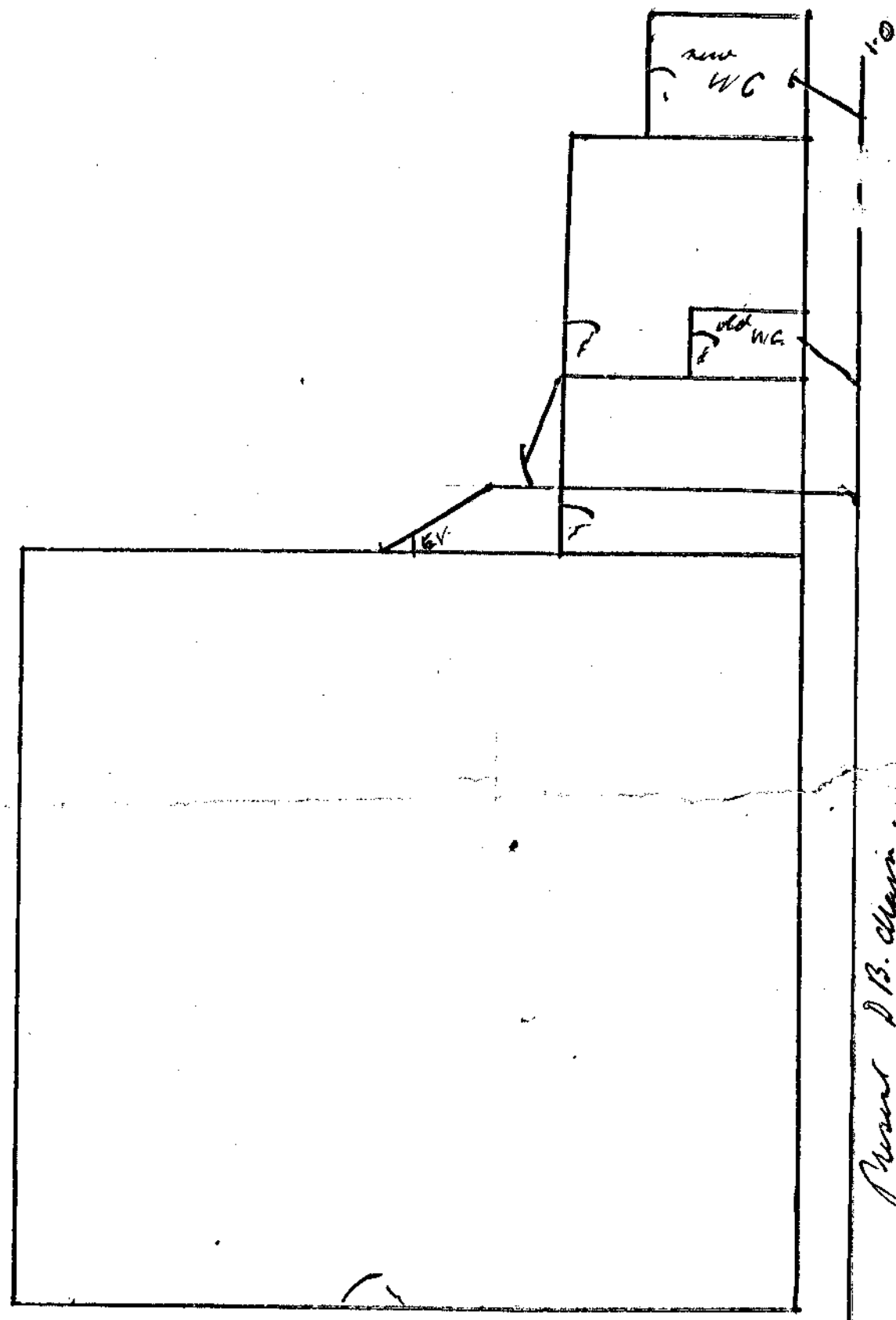
# HOUSE CONNECTION PLAN.

APPLICATION No. B 8257

DATE 15/3/26.

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

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




New C & SP & G.P.

LEGEND

Existing Drains
New Foul Drains
New Stormwater Drain

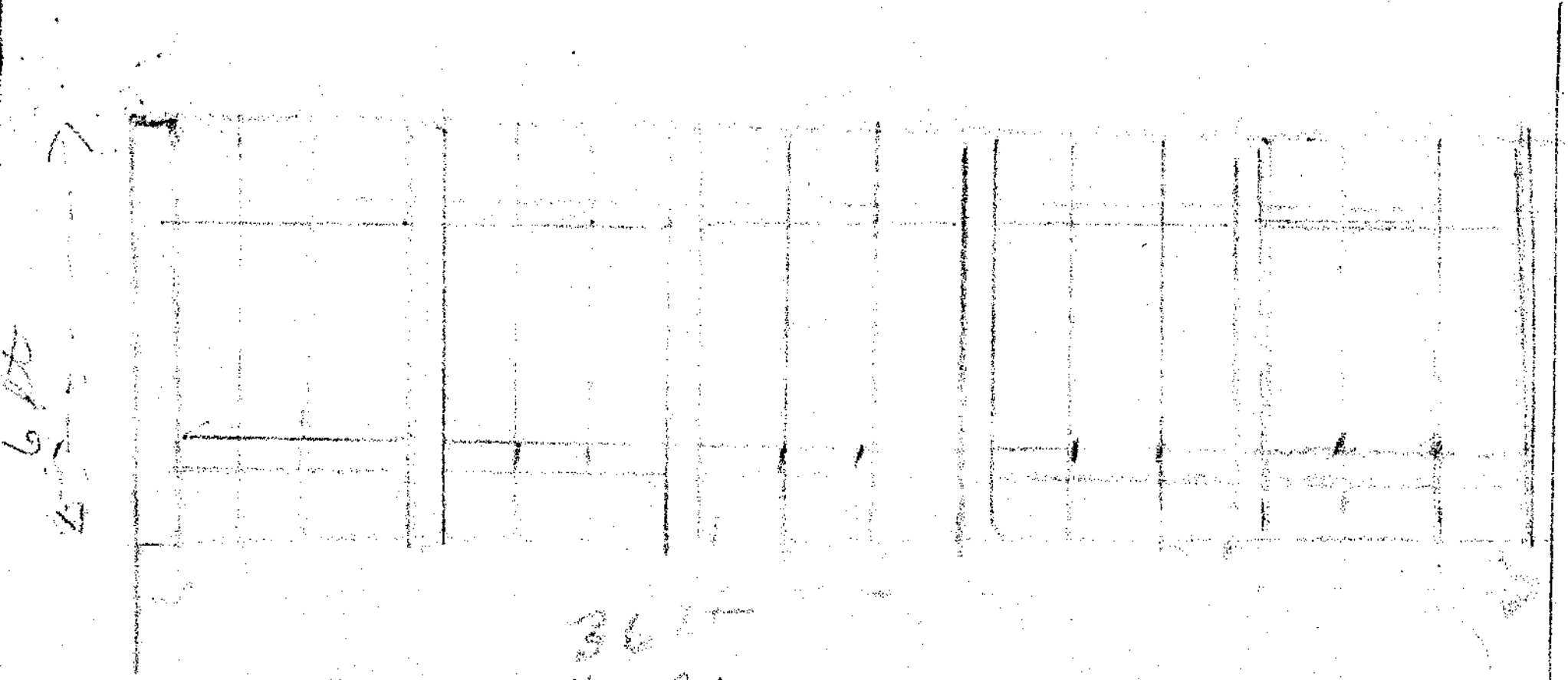
Owner Mr Jensen
Street Mayfield Rd No 389
Locality Caversham

Block IV Law Est.
Section 86. 8 & pt 6
Allotment

Signature of Drainer A. Galland

C 1864.

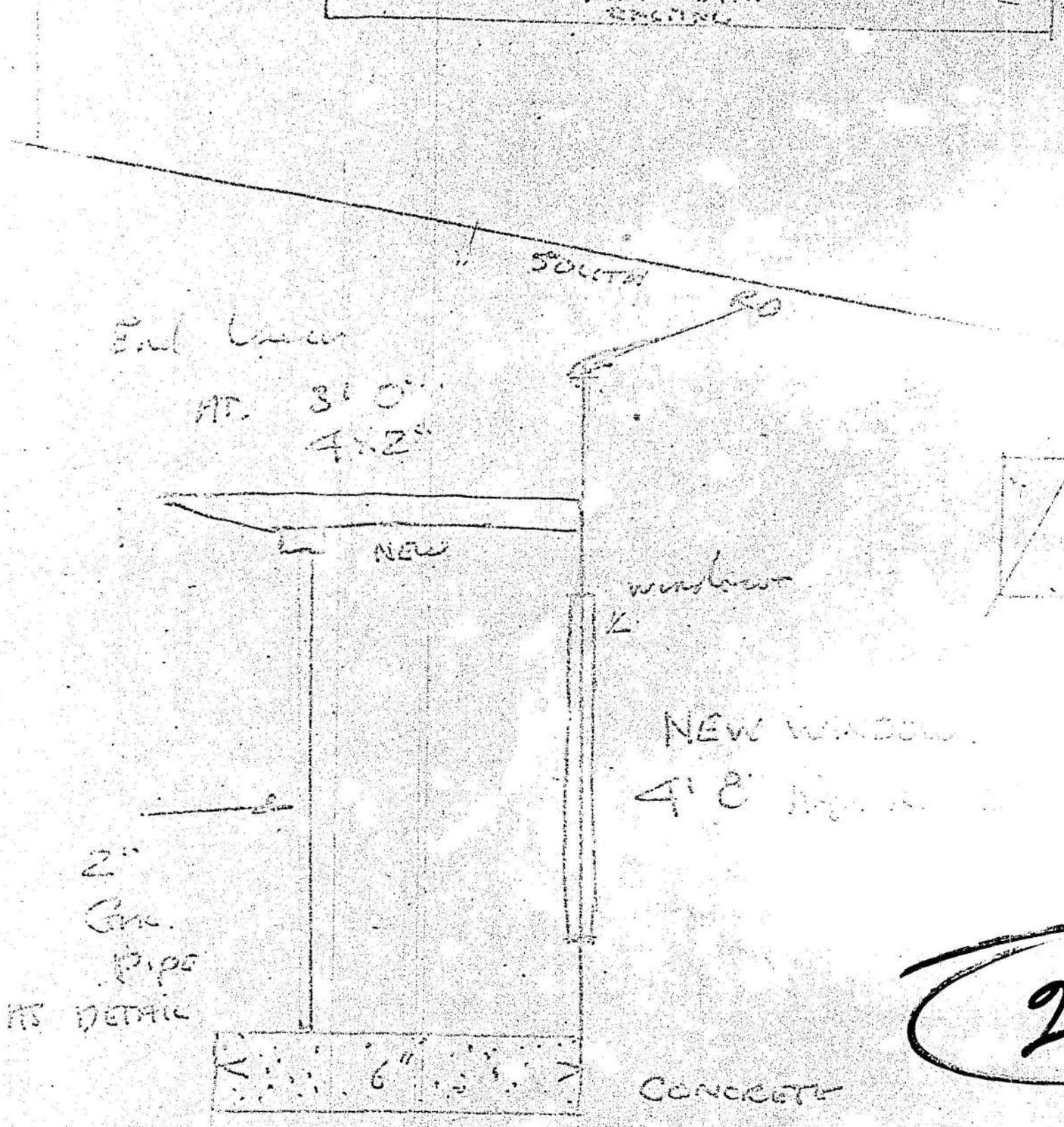
DUNEDIN CITY COUNCIL
DPB004103



Railings 6" x 9/4" Pine
Posts 6 x 2 1/2 7 ft long Black Pine
Rails 3 x 2 Red Pine

6422

OTAGO MICROGRAPHIC SERVICES




2035

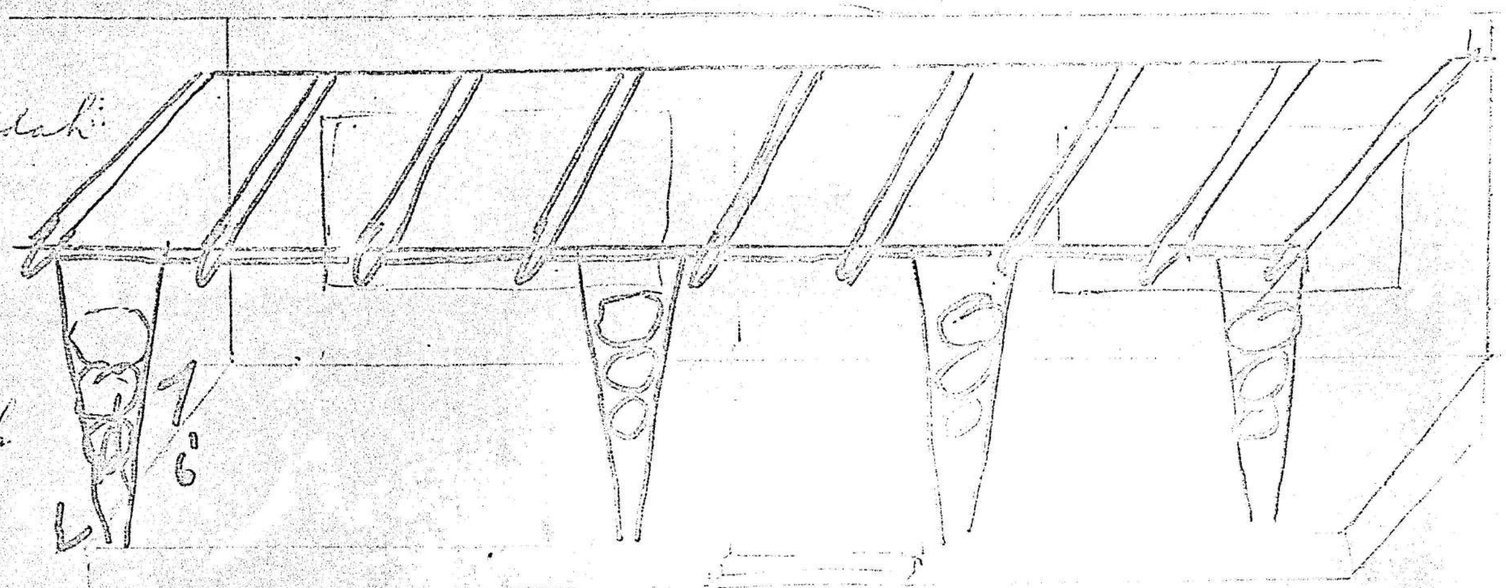
DUNEDIN CITY CORPORATION
COPY OF APPROVED PLAN OR SPECIFICATION
TO BE RETAINED ON WORKS AND PRODUCED ON REQUEST OF BUILDING INSPECTOR.
DATE 26-2-70
CITY ENGINEER

OTAGO MICROGRAPHIC SERVICES
A DIVISION OF R.E.STEVENS & CO LTD

Replace Iron on verandah with Plastic roofing

Extend width of verandah to six feet

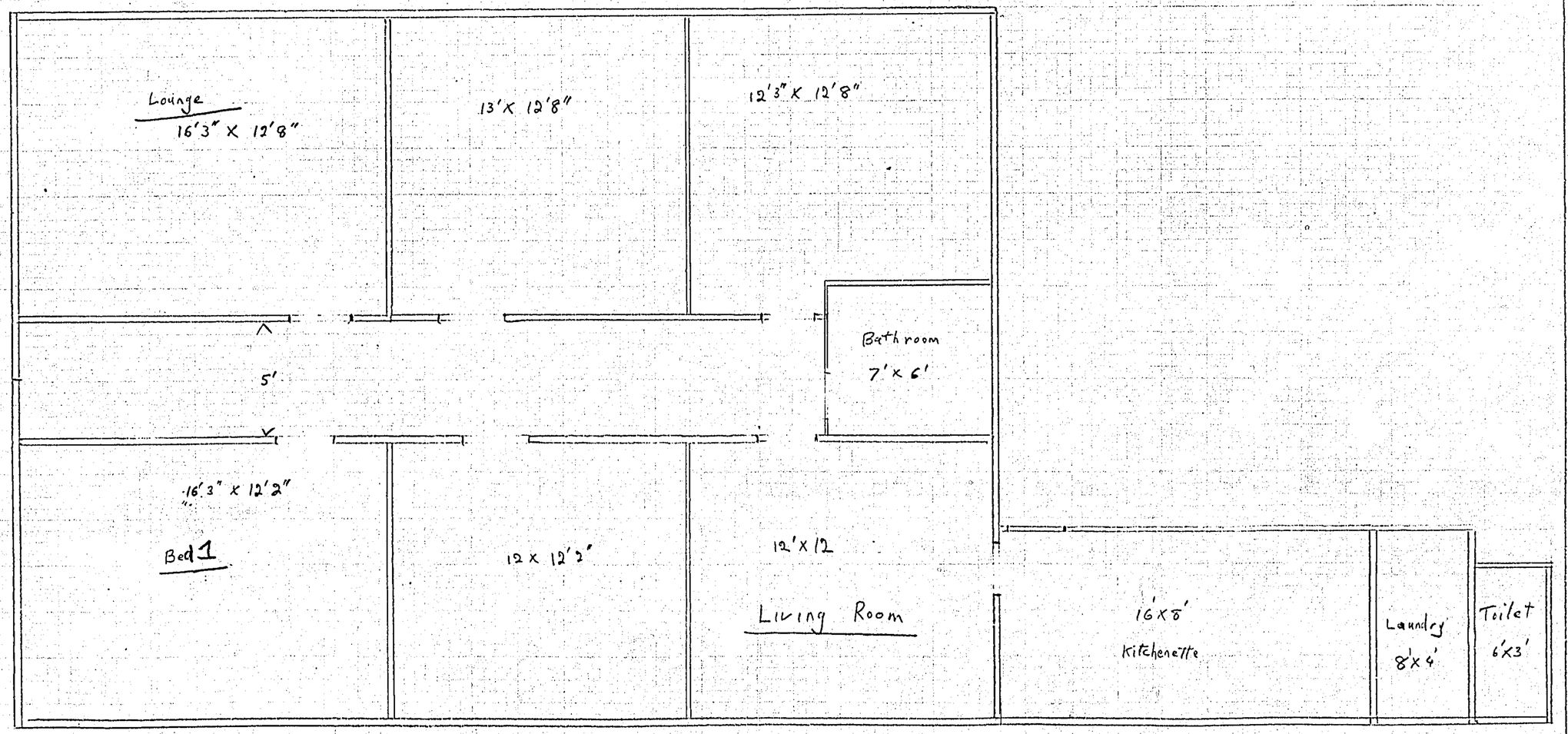
Replace old supports with Iron pile and wrought Iron railing




2035

OTAGO MICROGRAPHIC SERVICES
A DIVISION OF R.E. STEVENS & CO LTD

Existing Building



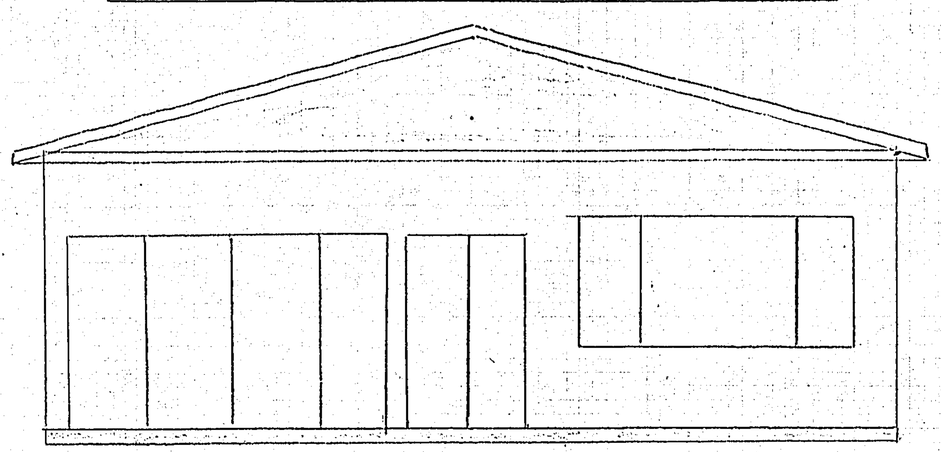

South Road

OTAGO MICROGRAPHIC SERVICES
A DIVISION OF R.E.STEVENS & CO LTD

All Electric Wiring Renewed

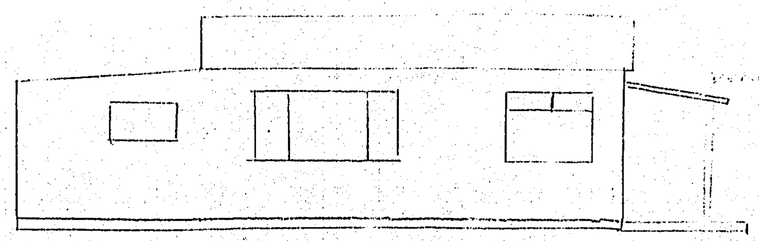
All Aluminium Windows

Completely New Roof  All chimneys Removed

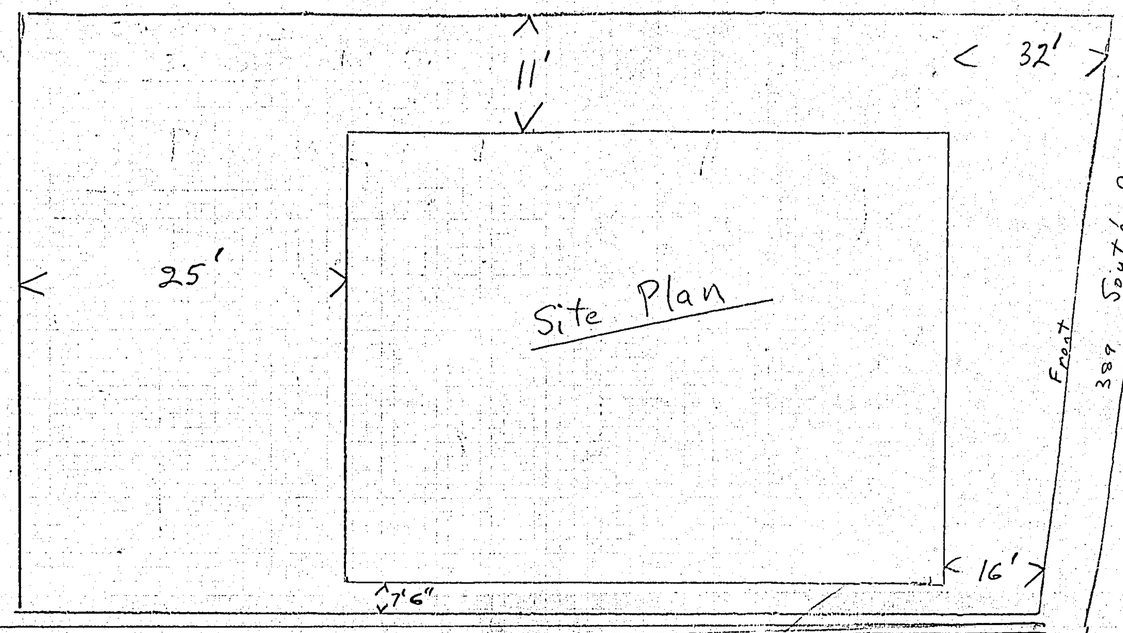


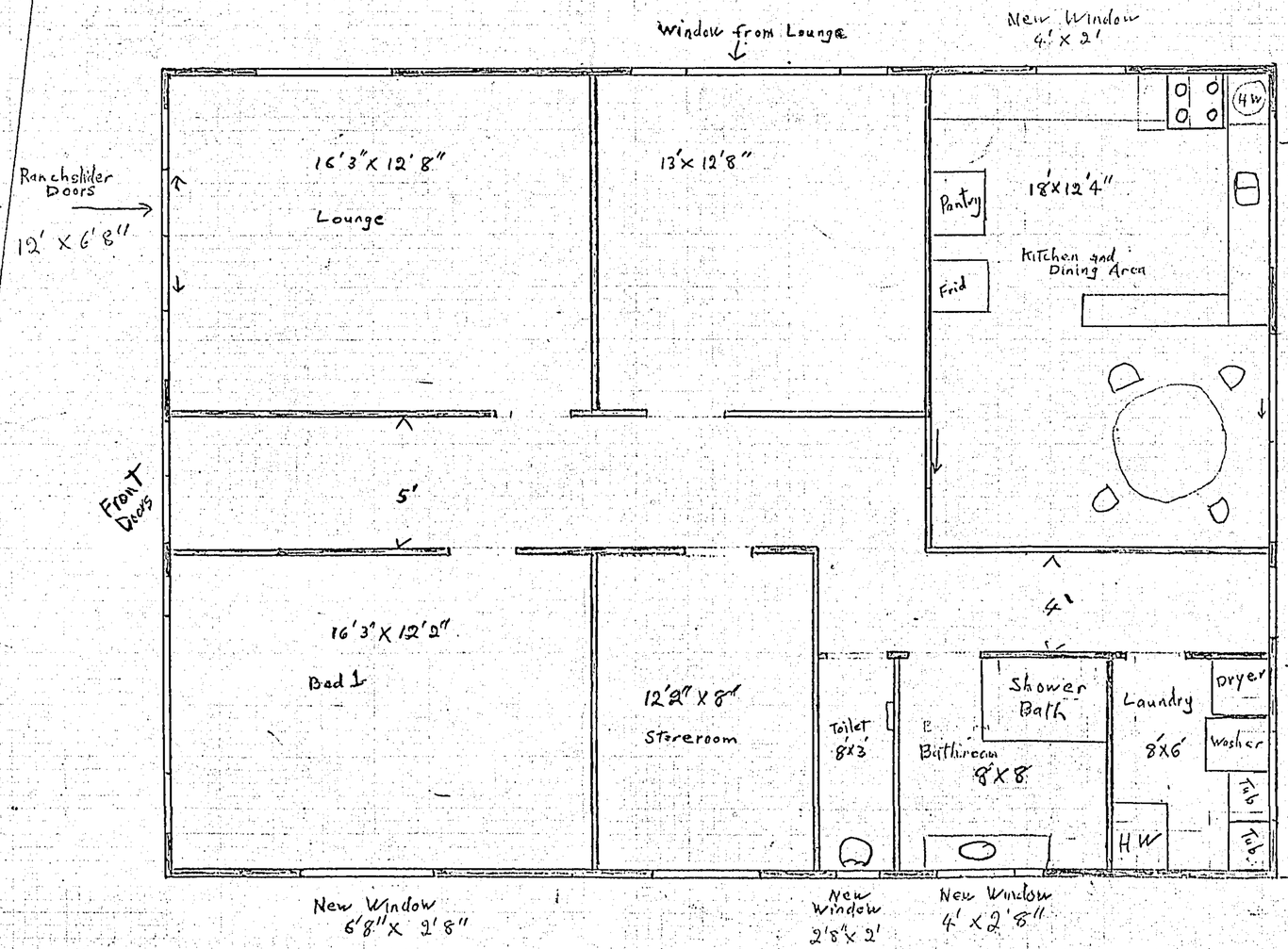
Front Elevation

Scale $\frac{1}{4}$" = 1ft



Side Elevation




CITY PLANNING DEPARTMENT

Pursuant to the provisions of the District Scheme, these plans and specifications are approved, provided that no change shall be made to the details shown hereon, and contained in the specification attached hereto, and subject to

3/9/25

A 1.

Signed ... for City Planning Officer

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 existing stormwater drain

Foul sewage to be discharged to Sanitary fittings to connect to existing 6" earthen pipe drain at rear of property to be sealed. Laundry fittings to drain to be sealed

Trade Waste

L.P. de St Paul
11/9/25

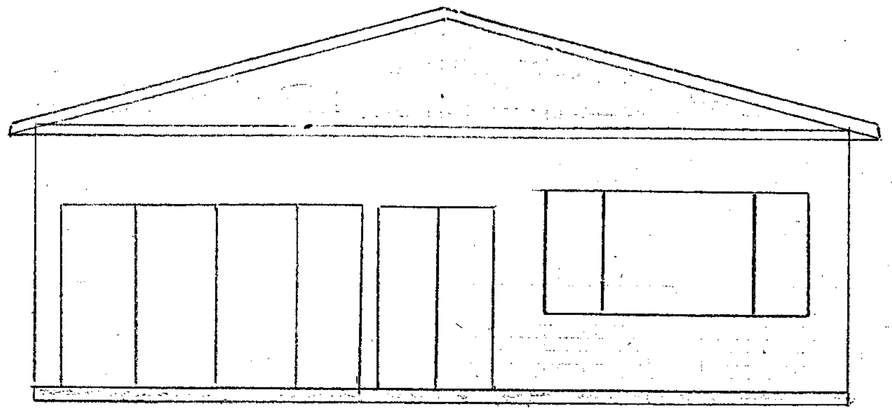
DUNEDIN CITY CORPORATION
COPY OF APPROVED PLAN OR SPECIFICATION
TO BE RETAINED ON WORKS AND PRODUCED ON REQUEST OF BUILDING INSPECTOR.
DATE 11.9.25
CITY ENGINEER

1750

All Electric Wiring Renewed

All Aluminium Windows

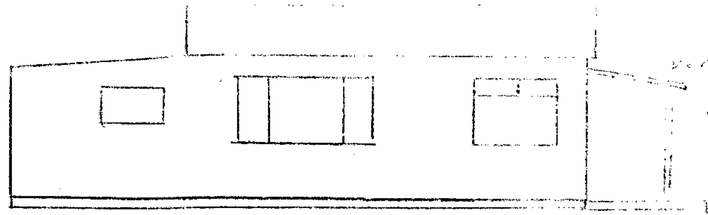
Completely New Roof  All chimneys Removed



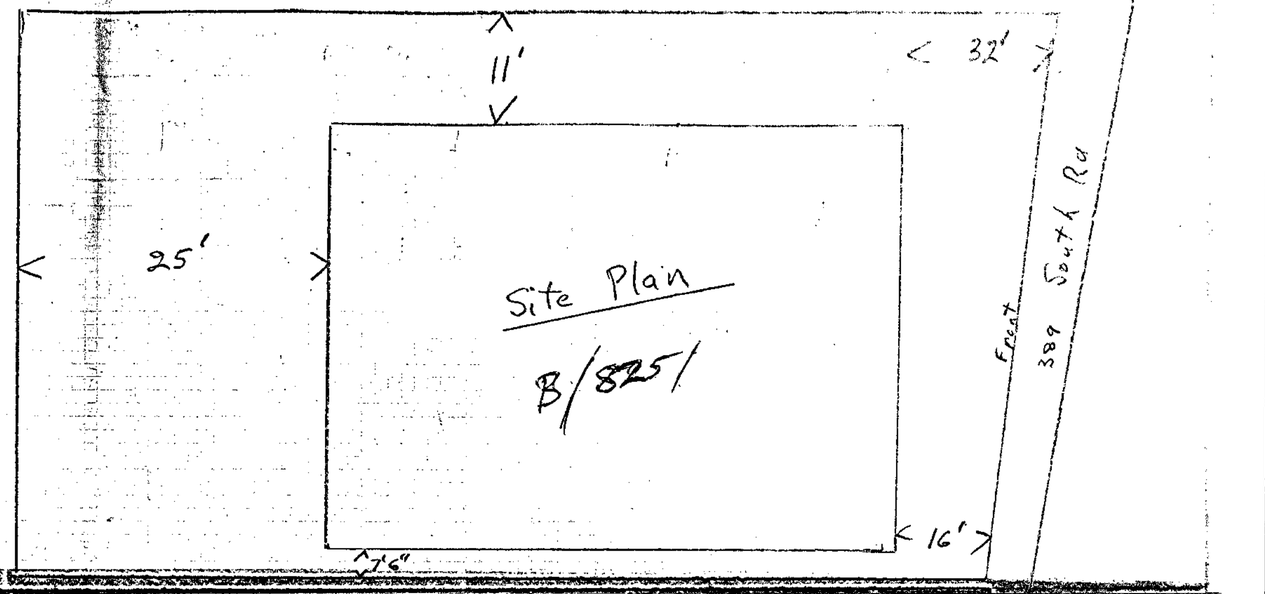
Front Elevation

Scale $\frac{1}{4}$" = 1ft

Side Elevation



J/5753.
S.V.
2/10/75

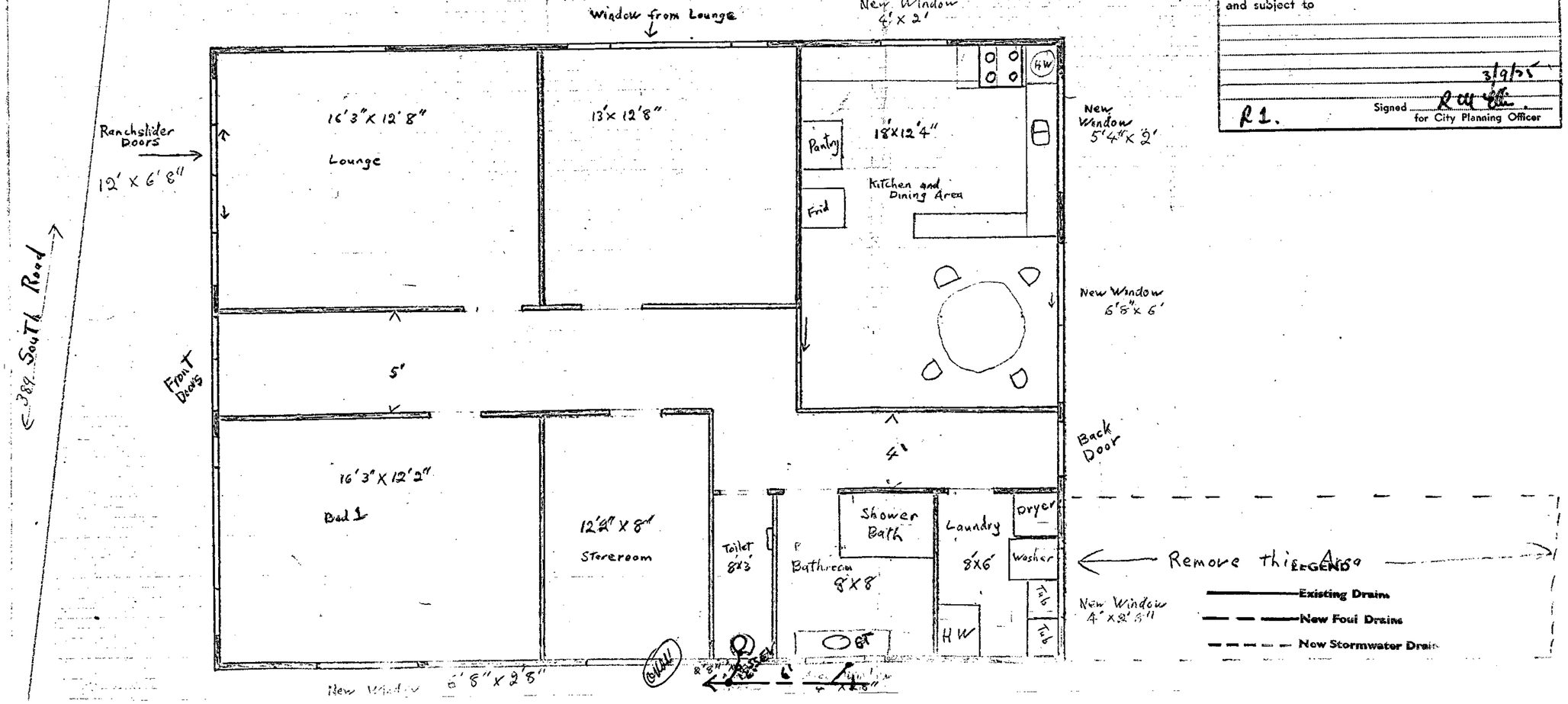



CITY PLANNING DEPARTMENT

Pursuant to the provisions of the District Scheme, these plans and specifications are approved, provided that no change shall be made to the details shown hereon, and contained in the specification attached hereto, and subject to

3/9/75

R1.  Signed ..... for City Planning Officer



J W BEARDSMORE
389 South Rd Dn

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. Regns., 1959.

Stormwater to be discharged to extension of existing stormwater drain

Foul sewage to be discharged to

Trade Waste Nil Charge for off 1.7.76

MUNICIPAL CORPORATION
CITY OF DUNEDIN
TO BE READ WITH WORKS AND BUILDING REQUEST OF BUILDING INSPECTOR
DATE 5.7.76
A.E. Spurway for CITY ENGINEER

CITY PLANNING DEPARTMENT
Pursuant to the provisions of the District Scheme, these plans and specifications are approved, provided that no change shall be made in the details shown hereon, and contained in the specification attached hereto, and subject to
25/6/76
Signed for City Planning Officer

Front Elevation

Side Elevation

100x50

Back Elevation

Floor Plan

3.05m

2.9m

2.1/2"

concrete Foundation
Concrete Floor
Lumber outside walls
corrugated Iron roof
8" Concrete Block Wall on Boundry
Downpipe to Nearest Stormwater Drain

389 South Rd.

House

9.3m

1.3m

19m

Shed Site

600

600

12 mm AT. 600

3203

# CODE COMPLIANCE CERTIFICATE

*Section 43(3), Building Act 1991*

ISSUED BY: DUNEDIN CITY COUNCIL

| Telephone No: | 477-4000 | CCC No: | ABA 991930 | Reference No: | 5035628 |
|---|---|---|---|---|---|

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

## APPLICANT DETAILS

Name and Mailing Address:

BEARDSMORE, JOSEPH WILLIAM
C/O MANSONS
P O BOX 3003
CAVERSHAM 9030

## LEGAL DESCRIPTION

Property Number: 5035628
Valuation Roll No: 27360 03800

Project Location:
389 SOUTH ROAD, DUNEDIN 9001

Legal Description:

LOT 8 DP 3531

## PROJECT

All ☒

Stage No .....of an intended .....stages

New Building ☐

Alteration ☑

Intended Use(s) in detail:

INSTALL MASPORT LE3000 HEATER

Intended Life:

Indefinite, not less than 50 years ☑

Specified as ..... years

Demolition ☐

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: 21/07/1999

# BUILDING CONSENT

*Section 35, Building Act 1991*

ISSUED BY: DUNEDIN CITY COUNCIL

| Telephone No: | 477-4000 | Consent No: | ABA 991930 | Reference No: | 5035628 |
|---|---|---|---|---|---|

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

## APPLICANT

Name: BEARDSMORE, JOSEPH WILLIAM
C/O MANSONS
P O BOX 3003
CAVERSHAM 9030

## PROJECT LOCATION

Street Address:

389 SOUTH ROAD, DUNEDIN 9001

## LEGAL DESCRIPTION

Property Number: 5035628

Valuation Roll No: 27360 03800

Legal Description:
LOT 8 DP 3531

## PROJECT

All ☒

Stage No ..... of an intended .....stages

New Building ☐

Alteration ☒

Intended Use(s) in detail.

INSTALL MASPORT LE3000 HEATER

Intended Life:

Indefinite, not less than 50 years ☒

Specified as years

Demolition ☐

Estimated Value: $2600

## 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

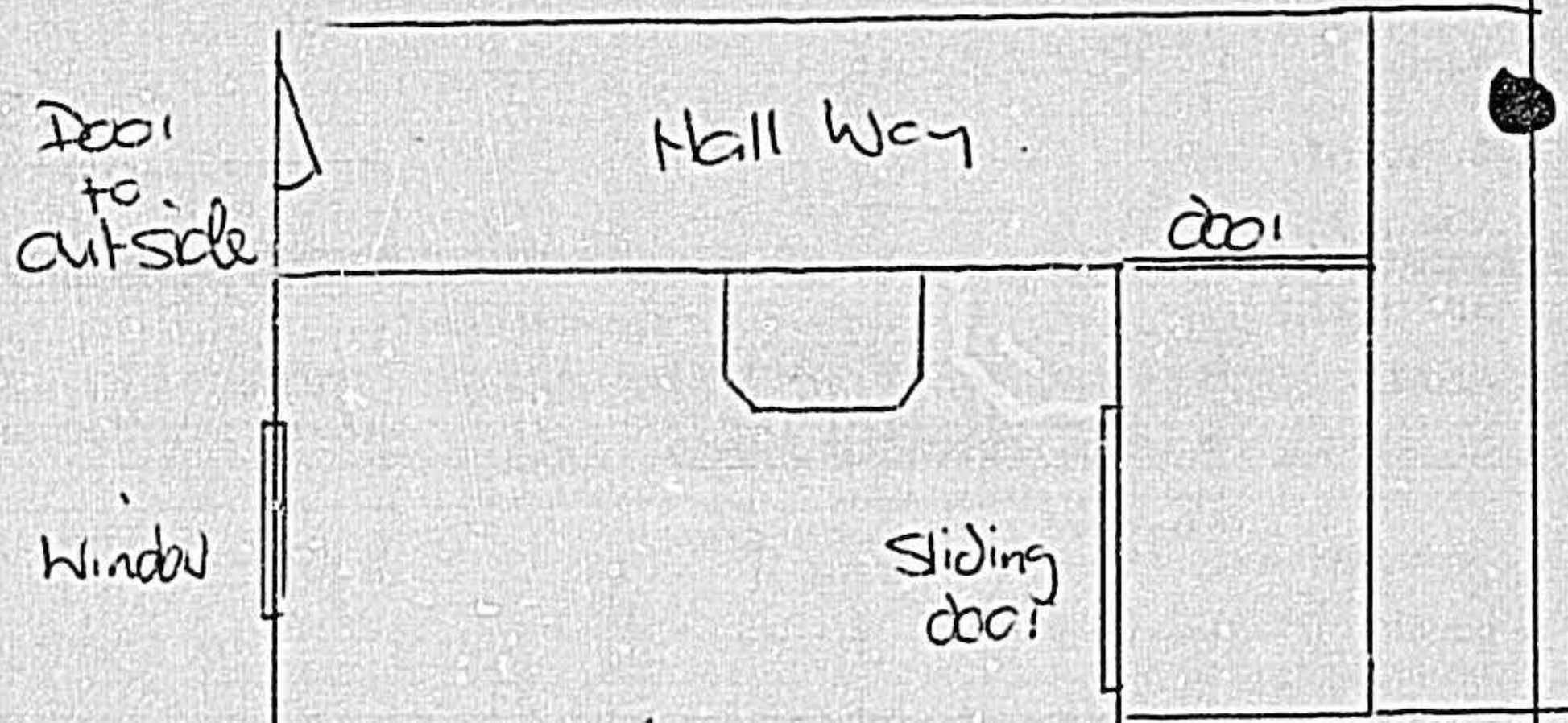
Date: 14/07/1999

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....."

1. Draw a plan accurately locating the heater within the building and the adjacent walls, windows and doors.

2. Show the location of the existing water cylinder if a wetback/hot water booster is to be fitted.




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

ENVIRONMENTAL HEALTH CONDITION:-
SOLID FUEL BURNER TO BE OPERATED IN A SMOKE FREE MANNER
PLEASE CONTACT ENVIRONMENTAL HEALTH SECTION PH. 477-4000 FOR ADVICE ON OWNERS RESPONSIBILITIES

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 R Lawson Date 15.7.99
Drainage Date
Health Date
NOTE

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

Plan of proposed solid fuel heater at:
359 South Rd
Dunedin

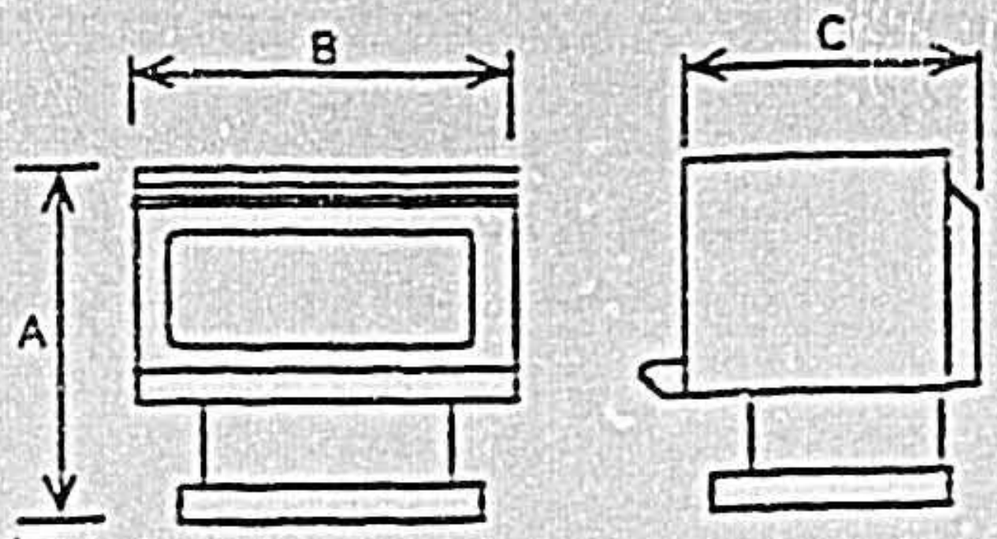
Project No:
Approving Officer: R Lawson
Date: 15.7.99

# MASPORT WOODFIRE DIMENSION SHEET

## N.Z. MODELS: LE 2000 – LE 3000 Series 2 – LE 5000 Series 2 – LE 7000

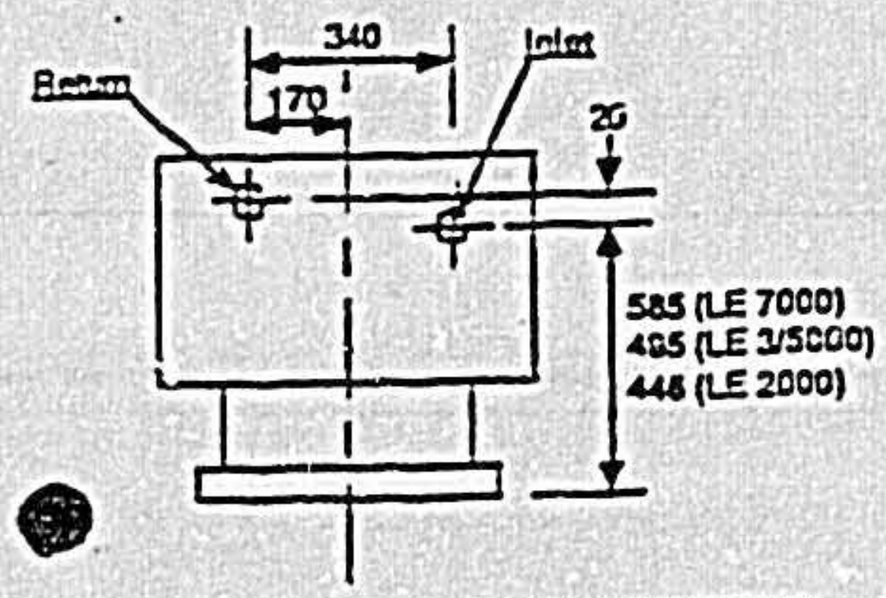
(See Installing Instructions for further detail)

### WOODFIRE DIMENSIONS

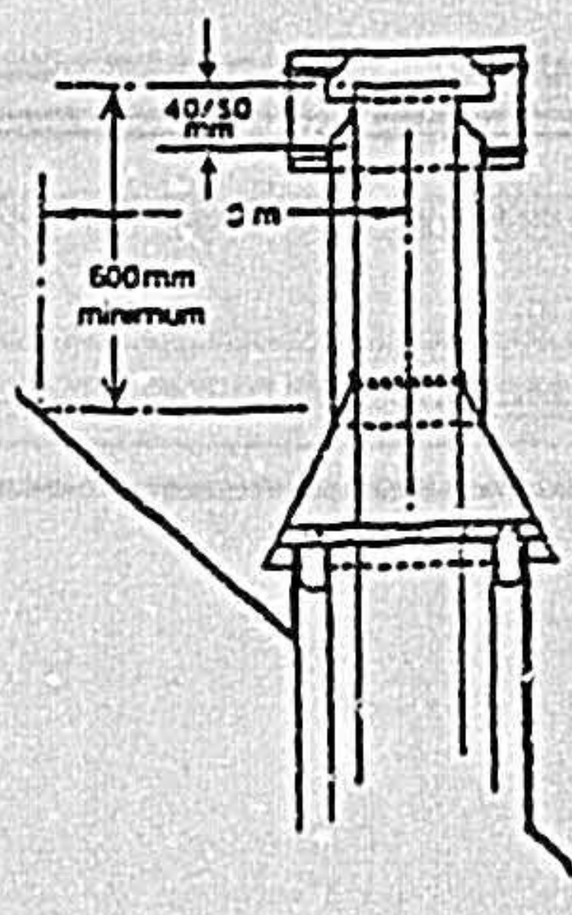



DIMENSIONS – MILLIMETRES

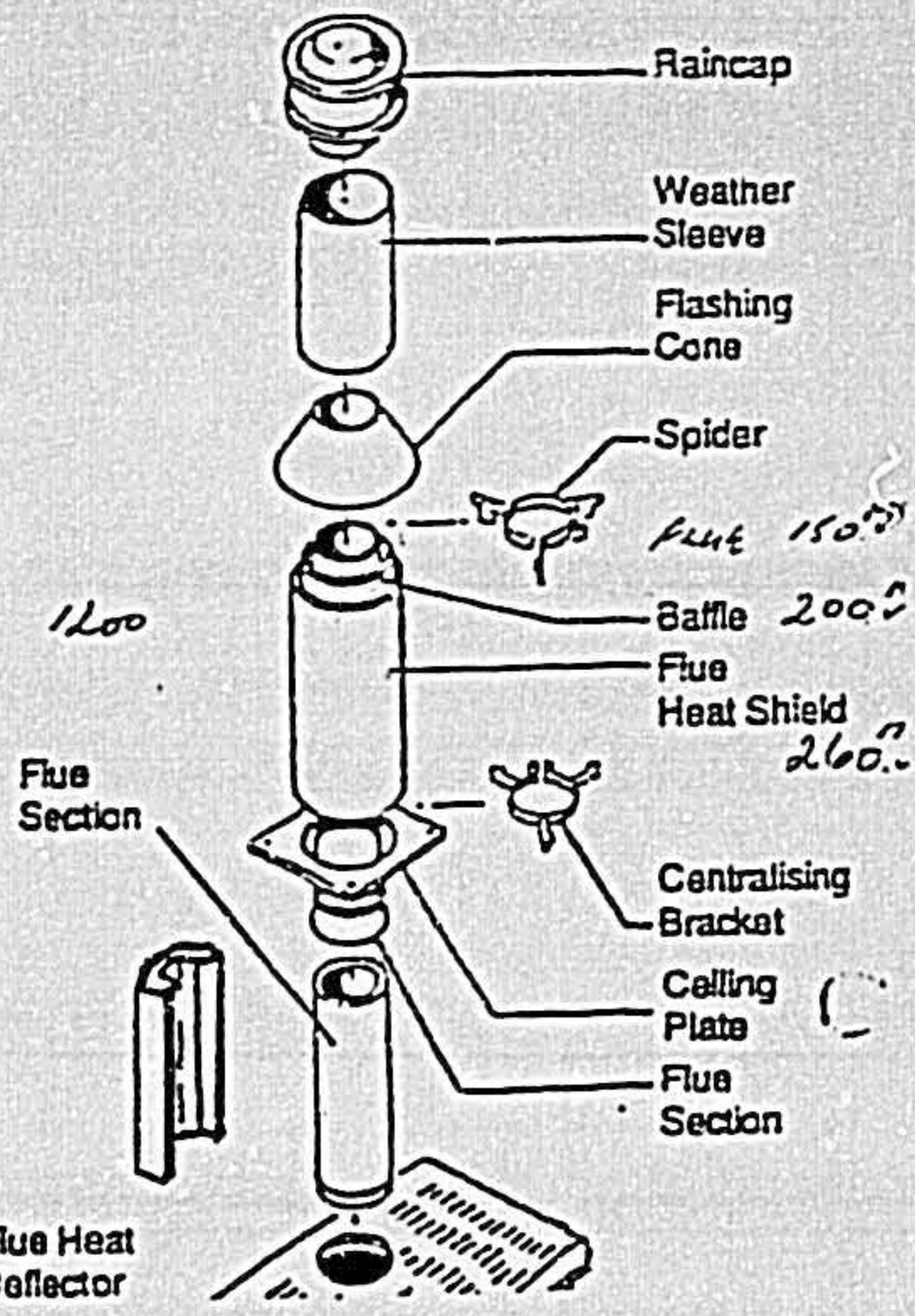
| MODEL | A | B | C |
|---|---|---|---|
| LE 2000 | 620 | 555 | 435 |
| LE 3000 Series 2 | 680 | 660 | 490 |
| LE 5000 Series 2 | 680 | 660 | 490 |
| LE 7000 | 780 | 660 | 540 |

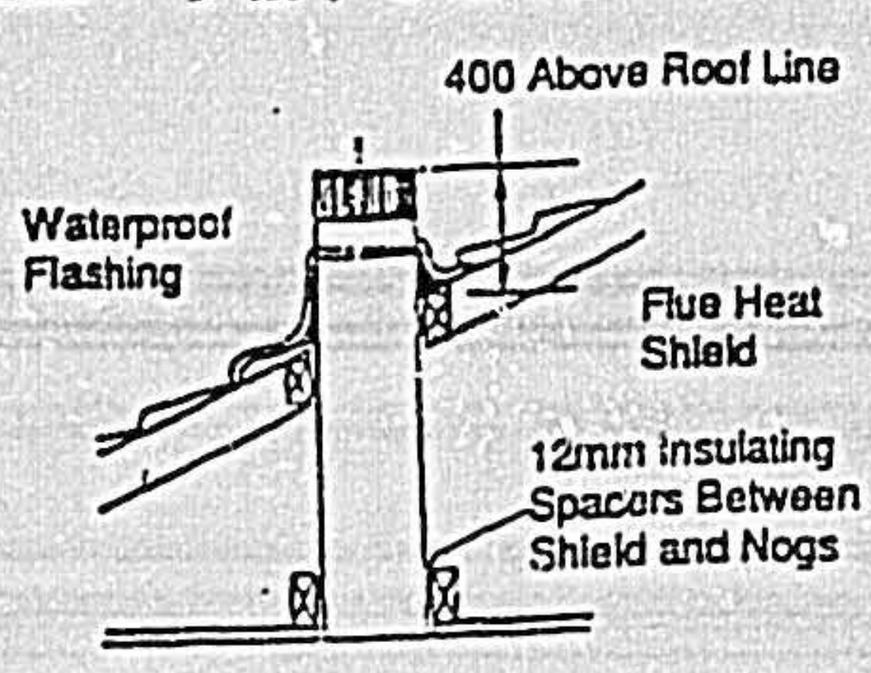



WATER PIPE CONNECTION POSITIONS




### TYPICAL FLUE INSTALLATION




## FLUE REQUIREMENTS

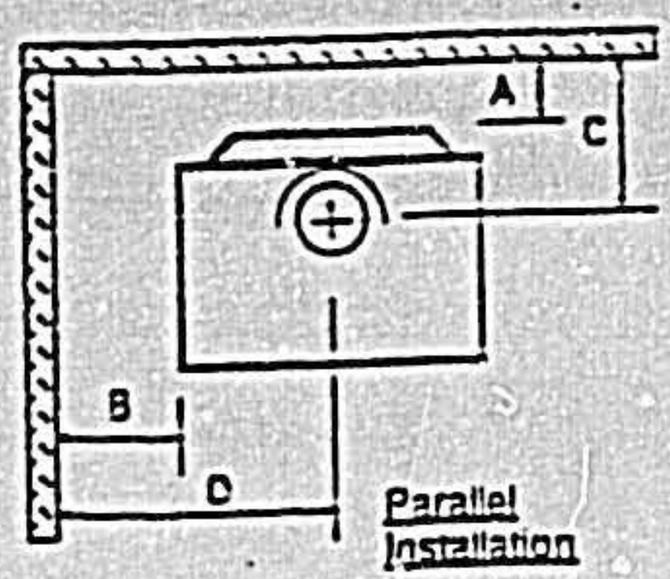
The Flue componentry and installation must comply with the requirements of NZS 7421:1990. Full instructions to ensure compliance are supplied with every Masport Flue Kit. The reduced clearances shown overleaf for cases where a flue heat deflector is installed apply to the 1200mm polished stainless steel Masport flue heat deflector, Part No 551337.

Masport ISSUE 2-97

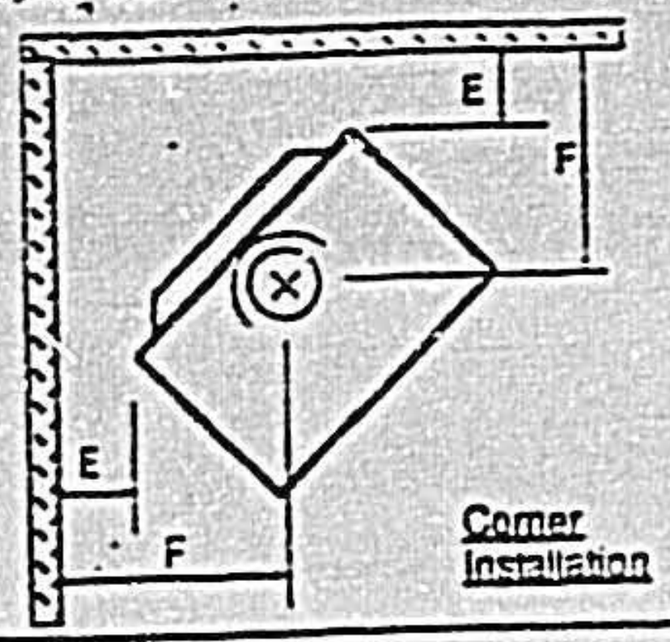
# MASPORT WOODFIRE DIMENSION SHEET

## N.Z. MODELS: LE 2000 – LE 3000 Series 2 – LE 5000 Series 2 – LE 7000

(See Installing Instructions for further detail)



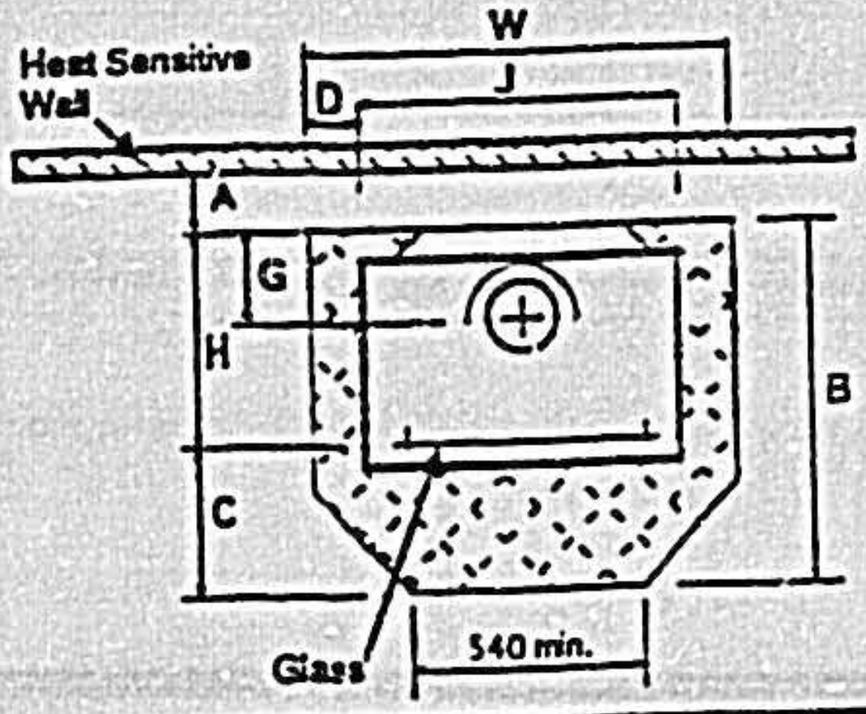

Parallel Installation




Corner Installation

| MINIMUM WOODFIRE TO WALL DISTANCES — MILLIMETRES | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | WITH FLUE HEAT DEFLECTOR | | | | | | WITHOUT FLUE HEAT DEFLECTOR | | | | | |
| | A | B | C | D | E | F | A | B | C | D | E | F |
| Maspon LE 2000 | 50 | 300 | 220 | 578 | 50 | 355 | 300 | 300 | 470 | 578 | 150 | 455 |
| Maspon LE 3000 Series 2 | 50 | 245 | 275 | 575 | 25 | 380 | 300 | 270 | 525 | 600 | 225 | 580 |
| Maspon LE 5000 Series 2 | 50 | 245 | 275 | 575 | 25 | 380 | 300 | 270 | 525 | 600 | 225 | 580 |
| Maspon LE 7000 | 100 | 325 | 295 | 655 | 50 | 425 | 505 | 420 | 700 | 750 | 325 | 700 |

## MINIMUM HEARTH REQUIREMENTS




### HEARTH CONSTRUCTION

All hearths must have a continuous fireproof top surface. The insulation in an insulating hearth can be provided by two layers of Micore 160 (each 16mm thick), or one layer of Woodtex (35mm thick).

If the hearth is to extend to the wall add dimension 'A' to 'B' to get the overall depth. See above for minimum values of 'A'.

| NEW ZEALAND | W | B | C | D | G | H | J | Ash Hearth ♦ | Insulating Hearth ♦ |
|---|---|---|---|---|---|---|---|---|---|
| Maspon LE 2000 | 875 | 635 | 200 | 160 | 170 | 435 | 555 | ✓ | ✓ |
| Maspon LE 3000 Series 2 | 935 | 910* | 420* | 138 | 225 | 490 | 660 | ✗ | ✓ |
| Maspon LE 3000 Series 2 (with Ash Hearth Conversion Kit) | 935 | 690▼ | 200▼ | 138 | 225 | 490 | 660 | ✓ | ✓ |
| Maspon LE 5000 Series 2 | 935 | 690▼ | 200▼ | 138 | 225 | 490 | 660 | ✓ | ✓ |
| Maspon LE 7000 | 875 | 740▼ | 200▼ | 108 | 195 | 540 | 660 | ✓ | ✓ |

* INCREASE BY 80mm IF HEARTH TOP IS NOT AT LEAST 50mm ABOVE FLOOR
♦ SEE ABOVE FOR MINIMUM CONSTRUCTIONAL REQUIREMENTS
▼ FOR PRACTICAL PURPOSES. WE RECOMMEND INCREASING THESE SIZES BY 100mm

Masport

ISSUE 2-97

# CODE COMPLIANCE CERTIFICATE

Section 95, Building Act 2004

ISSUED BY: DUNEDIN CITY COUNCIL

| Telephone No: | 477-4000 | CCC No: | ABA 53049 | Reference No: | 5035628 |
|---|---|---|---|---|---|

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

## APPLICANT

Owner:
BEARDSMORE, NORMA GRACE
C/O BRIAN FOLEY
172 EGLINTON ROAD
DUNEDIN 9001

## PROJECT LOCATION

Street Address:
389 SOUTH ROAD, DUNEDIN 9001

## LEGAL DESCRIPTION

Building Name:
Property Number: 5035628
Valuation Roll No: 27360 03800
Building Use:
Year Constructed:
Legal Description:
LOT 8 DP 3531

## PROJECT

All ☑

Stage No .....of an intended .....stages

New Building ☐

Alteration ☑

**Intended Use(s) in detail:**
WET FLOOR SHOWER

**Intended Life:**

Indefinite, not less than 50 years ☑

Specified as ..... years

Demolition ☐

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

(a) The building work complies with the Building Consent, and

(b) The specified systems in the building are capable of performing to the performance standards set out in the Building Consent.

☐ Compliance Schedule attached.

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: 20/09/2005

From:ENABLE NEW ZEALAND +64 0800171996 29/07/2005 15:34 #048 P.005/007

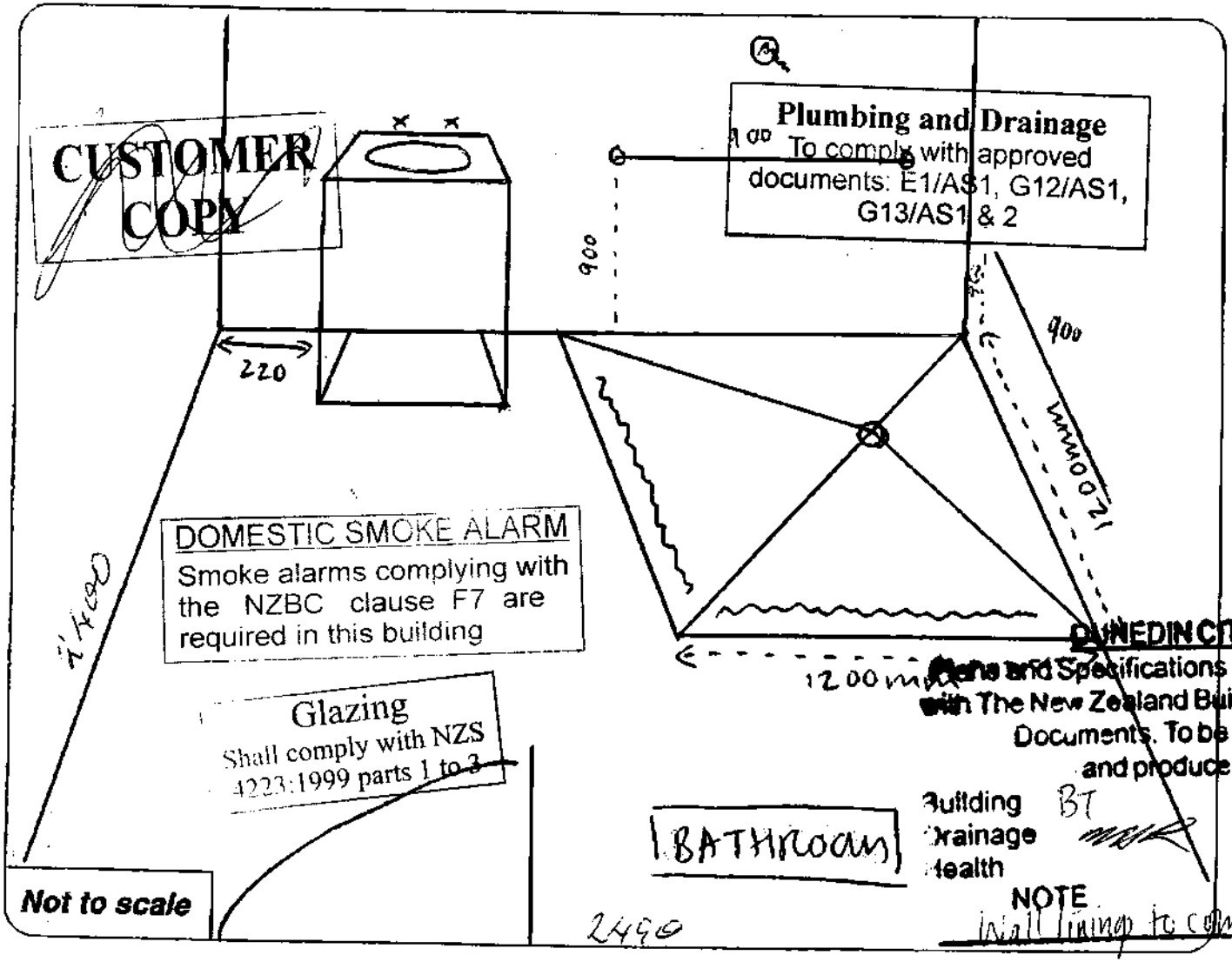
Price Please
Safe steps. New 389 South Rd Caversham
Foley Plumbing

# Enablefunding

☐ Existing Environment
☑ Proposed Modification
(tick appropriate box)

*Housing Modification*
**Drawing**

Client Name: NORMA BEARDSMORE




NOTES:
PROPOSED WET AREA SHOWER

* Removal of shub cubicle

* Install wet area shower as specified

Please refer to specifications sheet

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
Date 17.4.05
Date 19.4.05
Date

Building BT
Drainage
Health

NOTE
Wall lining to comply with E3 of NZBC

27 MAY 2005

May 2003

Enable NEW ZEALAND

© Enable New Zealand 60 Bennett Street PO Box 4547 PALMERSTON NORTH
CallFree 0800 17 1995

Client Initials: [illegible]
Property Owner Initials:

From:ENABLE NEW ZEALAND +64 0800171996 29/07/2005 15:34 #048 P.004/007

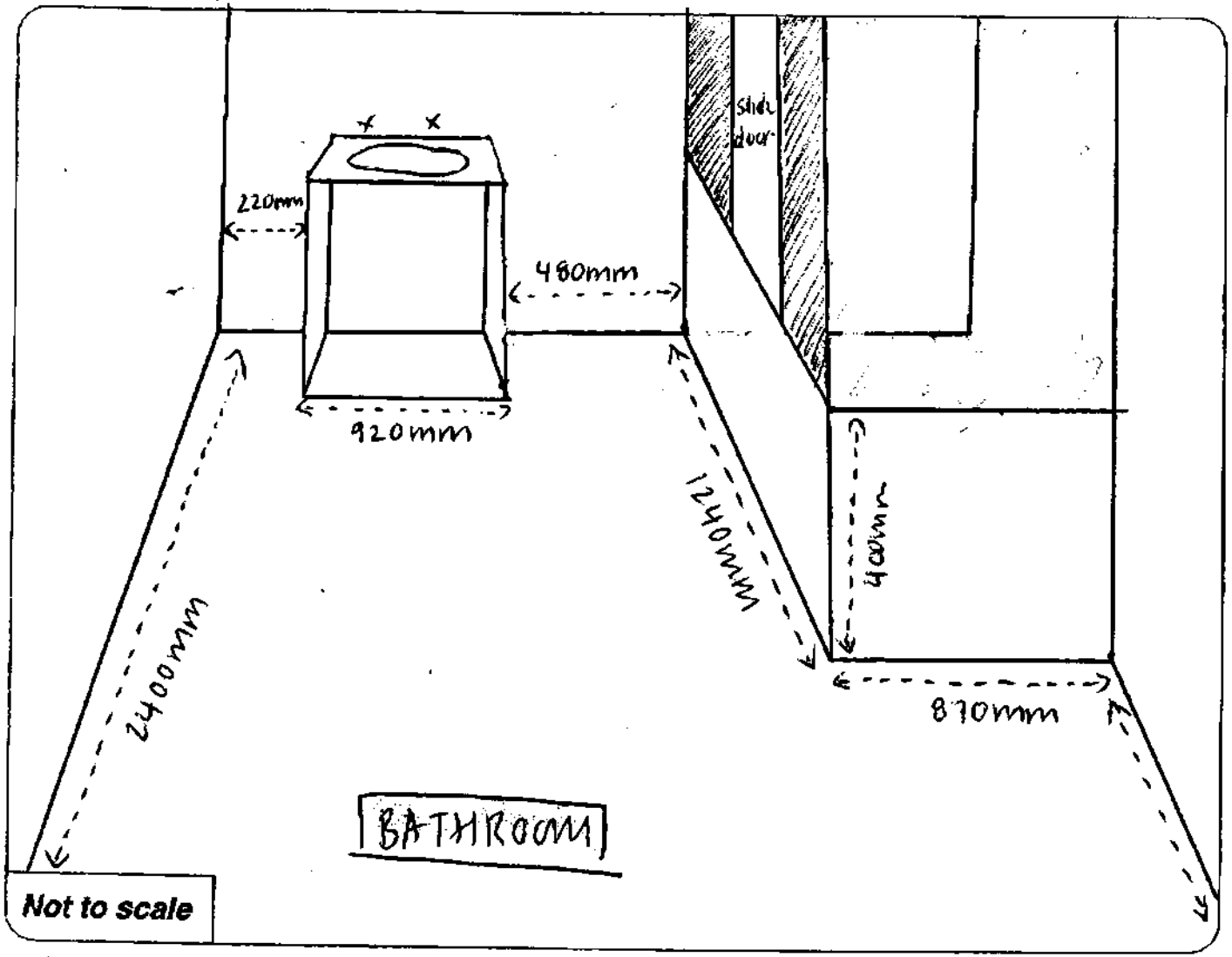
Existing

# Enablefunding

☑ Existing Environment
☐ Proposed Modification
(tick appropriate box)

*Housing Modification*
**Drawing**

Client Name: NORMA BEARDSMORE




**NOTES:**
EXISTING ENVIRON

27 MAY 2005

May 2003

Enable NEW ZEALAND

© Enable New Zealand 60 Bennett Street PO Box 4547 PALMERSTON NORTH
CallFree 0800 17 1995

Client initials: NB
Property Owner initials: _____

Initia Here

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# Code Compliance Certificate Form 7

Section 95, Building Act 2004

C M McQueen
389 South Road
Dunedin 9012

## The building

**Street address of building:** 389 South Road Dunedin

**Legal description of land where building is located:** LOT 8 DP 3531, PT LOT 6 DP 2046

**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:** 1 **Year first constructed:** 1915

## The owner

**Name of owner:** C M McQueen

**Contact person:** C M McQueen

**Mailing address:** 389 South Road, Dunedin 9012

**Street address/registered office:**

**Mobile:** 027 247 2212 **Landline:**

**Email address:** caro_cmq@gmail.com

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

## Building work

**Building Consent Number:** ABA-2019-2438 Install Freestanding Yunca Monte Heater in Dwelling

**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: 7 January 2020

COPY

DUNEDIN CITY COUNCIL
Kaunihera-a-rohe o Otepoti

50 The Octagon, PO Box 5045, Dunedin 9054, New Zealand
Telephone: 03 477 4000
Email: building@dcc.govt.nz
www.dunedin.govt.nz

# BUILDING CONSENT - ABA-2019-2438

(Section 51, Building Act 2004)
Form 5

**The building**

**Street address of building:** 389 South Road Dunedin

**Legal description of land where building is located:** LOT 8 DP 3531, PT LOT 6 DP 2046

**Building Name**: N/A

**Location of building within site/block number:**

**Level/unit Number:**

**The owner**

**Name of owner:** C M McQueen

**Contact person:** C M McQueen

**Mailing address:** C/O Spaceheating Installation Specialists Limited, 67 Torquay Street, Abbotsford, Dunedin 9018

**Street address/registered office:**

**Mobile:** 027 247 2212 **Landline:**

**Email address:** caro_cmq@gmail.com

**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:**
Install Freestanding Yunca Monte Heater in Dwelling

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: 2 December 2019



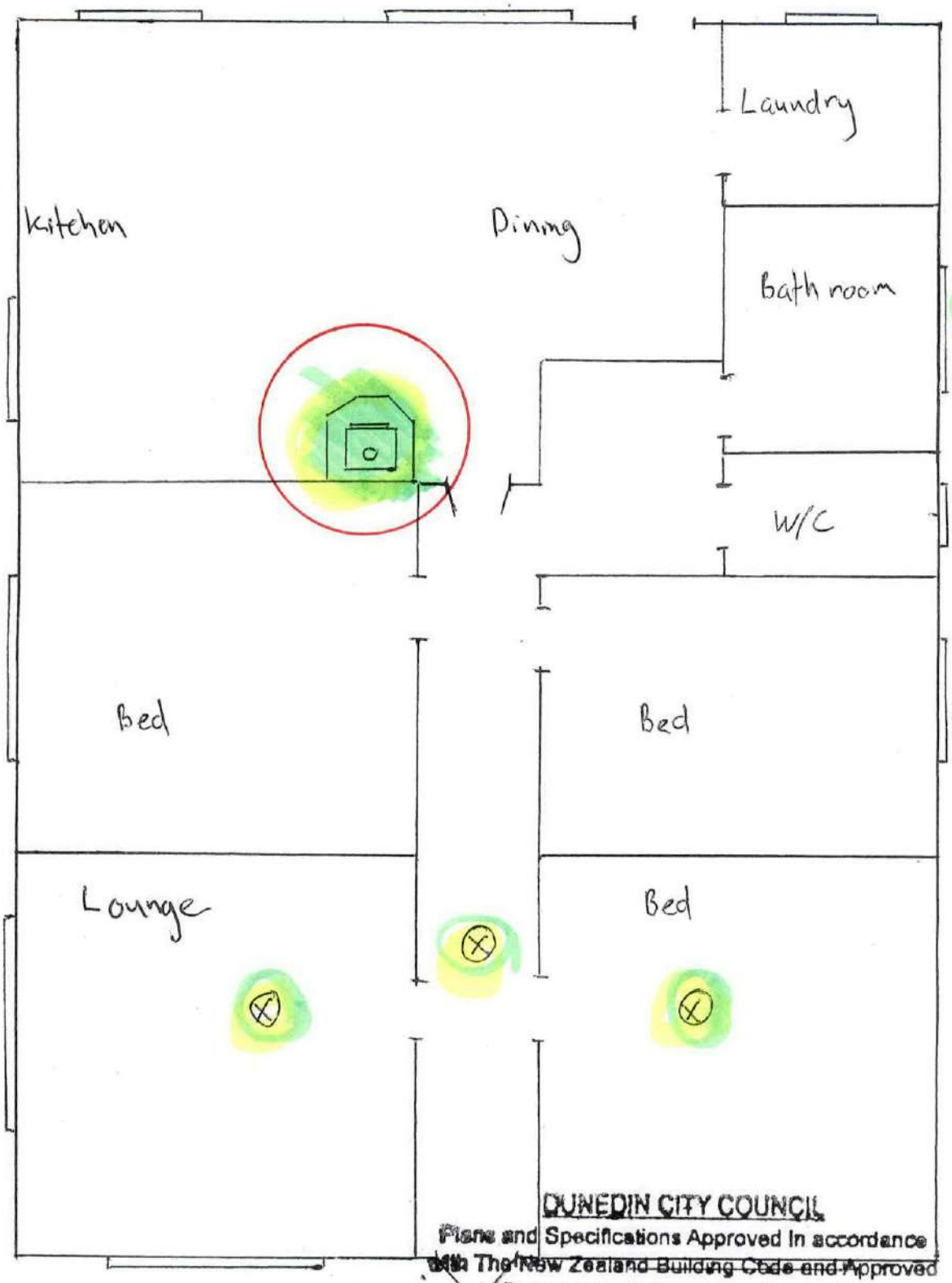


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2019-2438

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389 South Rd
Fire Alarms as Per NZBCF7

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

Building Date 2-7/11/19
Plumbing Date
Health Date

NOTE

YUNCA

A division of Terry Young Ltd, New Zealand

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APPROVED BUILDING CONSENT DOCUMENT
2019-2438

# INSTALLATION INSTRUCTIONS for MONTE LEG WOOD BURNER

- Clean Air Sub 1.0
- Clean Air WET Sub 1.0
- Clean Air Sub 0.7
- Non Clean Air (Rural).

**SEPTEMBER 2015**

**TESTED in compliance with AS/NZS 2918: 2001**

**A.** Yunca recommends that competent trades persons carry out all installations (e.g. NZHHA Registered Installer), to obtain maximum performance and safe, efficient heating.

**B.** A permit is required and we suggest you check with local building inspectors as by-laws do vary from area to area.

Also notify your Insurance Company that a solid fuel heater has been installed.

**C.** Floor Protector –

1. Must extend a minimum of 300mm in front of the fuel-loading or ash-removal opening.
2. Must extend at least 200mm from each side of the fuel-loading or ash-removal opening unless it forms an abutment with a wall or heat shield at a lesser distance.
3. Ash Floor Protector must be constructed of non-combustible materials.

**D.** Seismic restraint – Heater must be restrained from seismic movement as required by AS/NZS 2918:2001. 10mm diameter bolting holes in the rear corners allow restraint.

**E.** Manufacturers recommended tested minimum clearances from combustible walls.

| Tested to AS/NZS 2918 : 2001 by APPLIED RESEARCH SERVICES LTD | Clearance |
|---|---|
| Rear Clearance (with YUNCA STD FLUE GUARD fitted) | 200mm |
| Side Clearance (with YUNCA STD FLUE GUARD fitted) | 435mm |
| Corner Clearance (with YUNCA STD FLUE GUARD fitted) | 245mm |

**F. YUNCA Flue Kit (Complies with AS/NZS 2918:2001 Appendix F): FIG A, B & E**

**1.** 4.2m x 150mm stainless steel flue.
**2.** 2.4m x 250mm galvanised liner.
**3.** 1 x ceiling tile (430mm x 430mm).
**4.** 1 x insulation boundary shield.
**5.** 2 x spider brackets.
**6.** 1 x weather cap & cowl.

**Please Note:** All flue joints must be sealed with flue sealing compound. Use stainless steel screws or rivets to join the flue pipe (three equally spaced places at each joint). The first length of flue must be fixed to the flue spigot with at least one stainless steel screw or rivet. The required minimum flue termination height is 4.6 m above the floor protector.

**G. MONTE WOODBURNER Flue Mounted Shield (Flue Guard) Kit. Complies (with heater) to AS/NZS 2918:2001): Refer FIG A**

1 x 1200mm length lined back guard, plus an **optional** adjustable 900mm extension.
1 x 1200mm length perforated front guard.
1 x 1200mm length tertiary back guard with spacers.
1 x top front deflector shield (half round shaped, angled 30 degrees when installed).

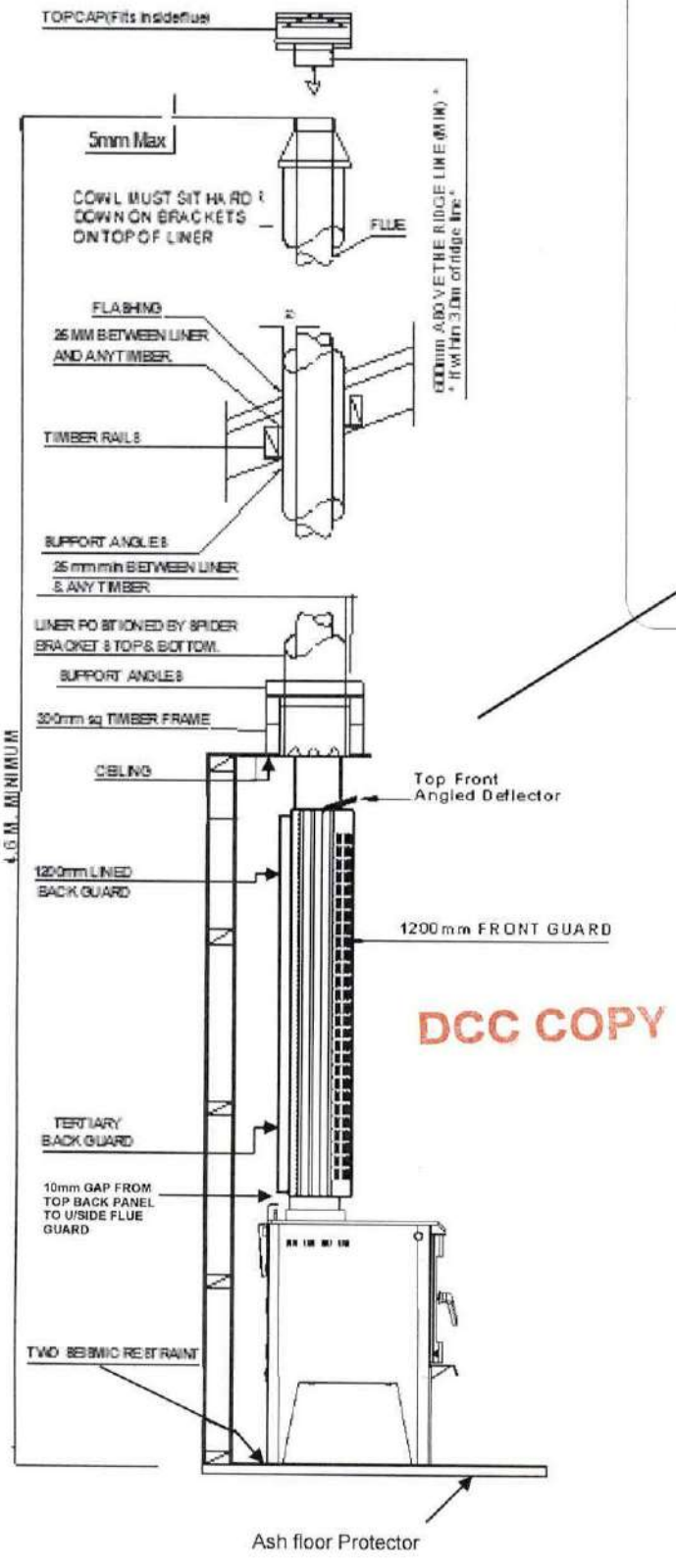
**Please Note: The minimum Flue Mounted Shield Height is 1200mm.**

## MONTE LEG WOODBURNER – TYPICAL FLUE INSTALLATION

(drawings on the following pages not drawn to scale)

## FIG A MONTE LEG WOODBURNER Flue Mounted Shield (STD Flue Guard) Kit Installation

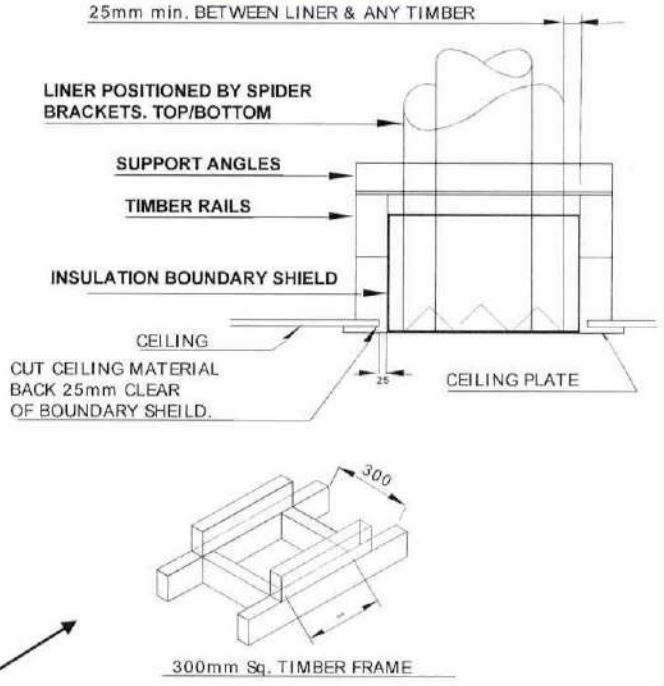
Complies (with heater) to AS/NZS 2918:2001




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ENLARGEMENT OF CEILING ASSEMBLY

**FIG B.**




### CONDITIONS FOR FLUES (Refer Fig. E)

1. The FLUE shall extend to:

   Not less than 600mm above the highest point on the roof if within 3.0m of that point, or
   Not less than 1000mm above the intersection point with the roof and not lower than any point of the roof within 3.0m.

   In any case the length of the flue shall not be less than 4.6m from the ash floor protector.

   In some situations the Local Council may vary the above requirements.

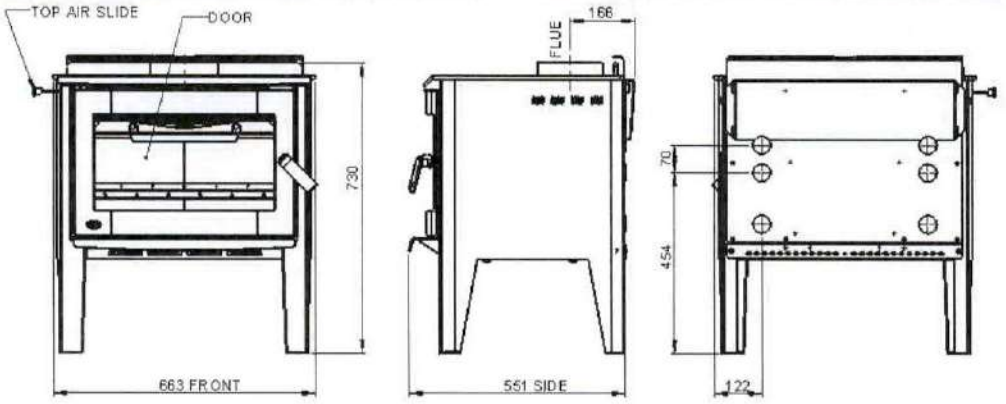
2. The flue system must be tested and comply with AS/NZS2918:2001, Appendix F.

3. The insulation boundary shield shall be capable of preventing accidental migration of loose-fill or any combustible material by any action of wind or by persons moving in the ceiling space.

These instructions spare parts information, operation and maintenance guides may be downloaded from www.yunca.co.nz

## FIG. C: HEATER DIMENSIONS & WATER BOOSTER POSITION – MONTE LEG WOODBURNER (not to scale)

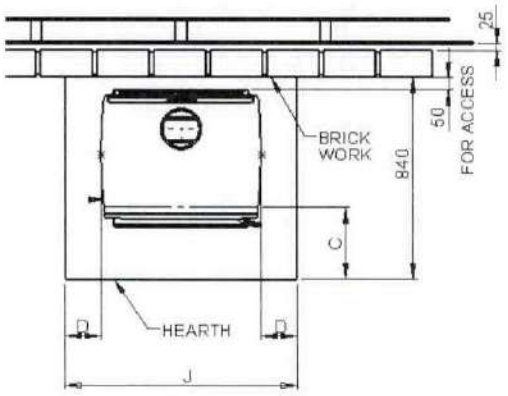
Note: A water booster shall be fitted only with "Wet" model installations unless otherwise allowed by Regional Council rules.

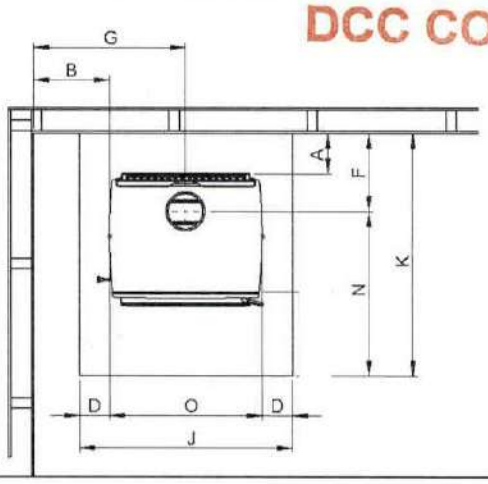



Note! All Dimensions are in millimetres

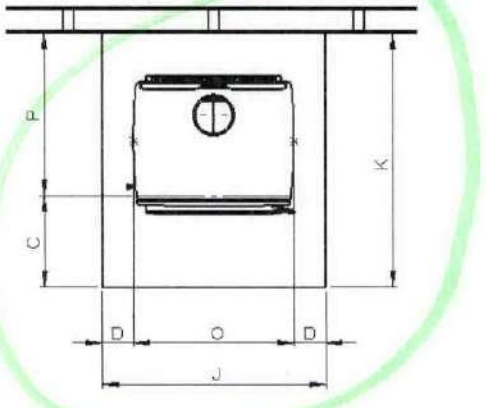
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## FIG. D: HEATER POSITION. (Not to scale)




**Above: Non combustible wall clearances**. Brick lining. From the floor to within 25mm of ceiling. Leave air vents at the bottom to allow airflow in the cavity. If Yunca flue mounted shield is fitted, brickwork may be 1200mm high as long as all vertical joints in top and bottom of brickwork are left out to allow airflow when brickwork is capped.




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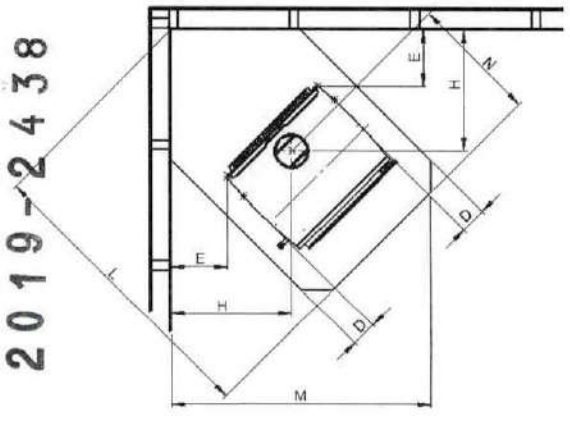
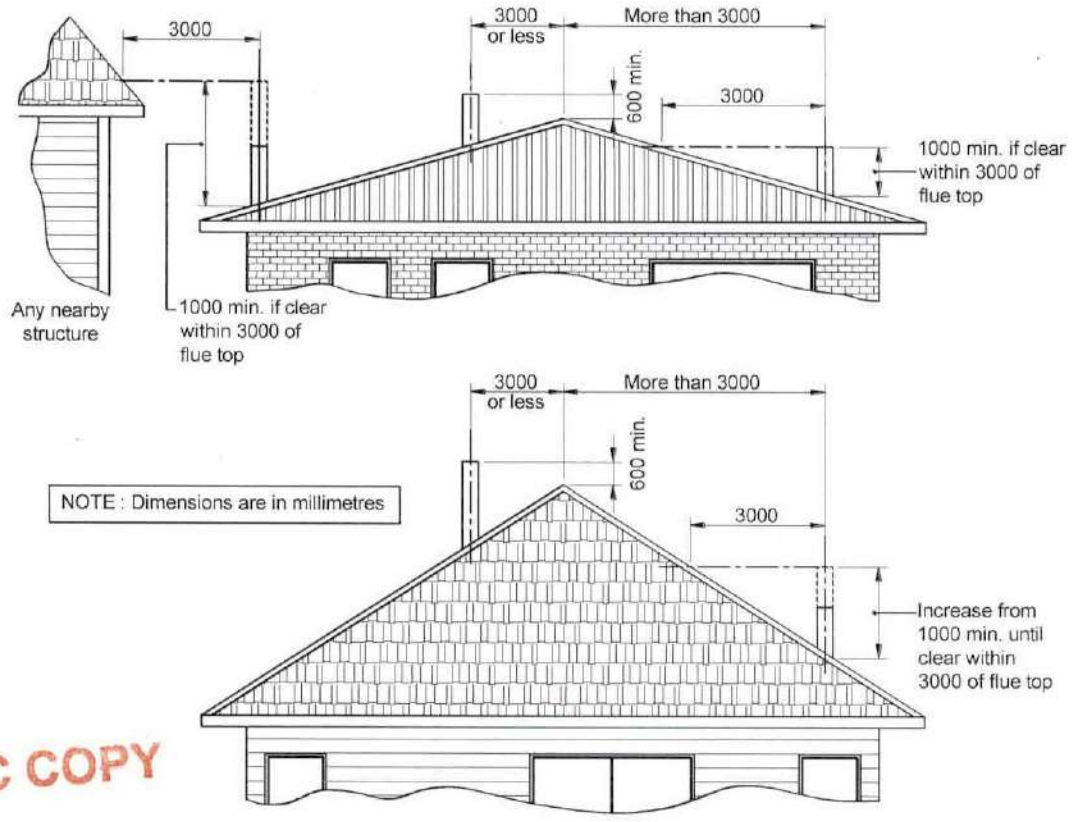



**FIG D: MINIMUM FIRE TO COMBUSTABLE WALL CLEARANCES – MONTE WOOD-BURNER**
(WITH YUNCA FLUE MOUNTED SHIELD FITTED). Measurements in millimetres.

| A | B | E | F | G | H | | | |
|---|---|---|---|---|---|---|---|---|
| 200 | 435 | 245 | 366 | 767 | 565 | | | |

**FIG D: MINIMUM FLOOR PROTECTION MEASUREMENTS**
(WITH YUNCA FLUE MOUNTED SHIELD FITTED). Measurements in millimetres.

| C | D | J | K | L | M | N | O | P |
|---|---|---|---|---|---|---|---|---|
| 300 | 125 | 913 | 999 | 1431 | 1253 | 633 | 663 | 699 |




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MINIMUM HEIGHT OF FLUE SYSTEM EXIT

## IMPORTANT INFORMATION

A. **THE APPLIANCE AND FLUE SYSTEM SHALL BE INSTALLED IN COMPLIANCE WITH AS/NZS 2918:2001 AND THE APPROPRIATE REQUIREMENTS OF THE RELEVANT BUILDING CODE OR CODES.**

B. **APPLIANCES INSTALLED IN ACCORDANCE WITH THIS STANDARD SHALL COMPLY WITH THE REQUIREMENTS OF AS/NZS 4013 WHERE REQUIRED BY THE REGULATORY AUTHORITY I.E. THE APPLIANCE SHALL BE IDENTIFIABLE BY A COMPLIANCE PLATE WITH THE MARKING "TESTED TO AS/NZS 4013"**

C. **ANY MODIFICATION OF THE APPLIANCE THAT HAS NOT BEEN APPROVED IN WRITING BY THE TESTING AUTHORITY IS CONSIDERED TO BE IN BREACH OF THE APPROVAL GRANTED FOR COMPLIANCE WITH AS/NZS 4013**

D. **MIXING OF APPLIANCE OR FLUE SYSTEM COMPONENTS FROM DIFFERENT SOURCES OR MODIFYING THE DIMENSIONAL SPECIFICATION OF COMPONENTS MAY RESULT IN HAZARDOUS CONDITIONS. WHERE SUCH ACTION IS CONSIDERED, THE MANUFACTURER SHOULD BE CONSULTED IN THE FIRST INSTANCE.**

E. **CRACKED AND BROKEN COMPONENTS E.G. GLASS PANELS OR FIRE BRICKS, MAY RENDER THE INSTALLATION UNSAFE.**

**IF A WATERBOOSTER IS FITTED:**

**NOTE: A WATER BOOSTER CAN ONLY BE FITTED TO THE "WET" VERSION OF THIS UNIT WHEN IN CLEAN AIR ZONES (CHECK LOCAL COUNCIL REGULATIONS)**

**A. DO NOT CONNECT TO AN UNVENTED HOT WATER SYSTEM**

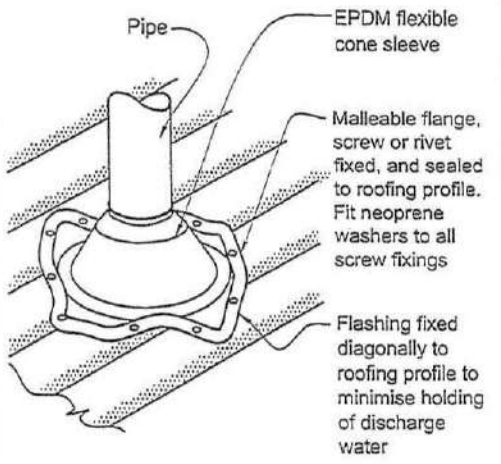
**B. INSTALL IN ACCORDANCE WITH AS 3500.4.1 OR NZS 4603 AND THE APPROPRIATE REQUIREMENTS OF THE RELEVANT BUILDING CODES.**

**SEISMIC RESTRAINT**

Secure the heater base to the hearth or sub-framing with Dynabolts or similar.

Follow local Council's Specifications

**Figure 53: Flashing for small pipes**
Paragraphs 8.3.10, 8.4.17, 9.6.8.5 and 9.6.9.6




NOTE:
(1) Max. roof pitch for this flashing 45°, minimum pitch 10° if base of flange covers one or more complete troughs.
(2) For pipes up to 85 mm diameter.

Amend 5 Aug 2011

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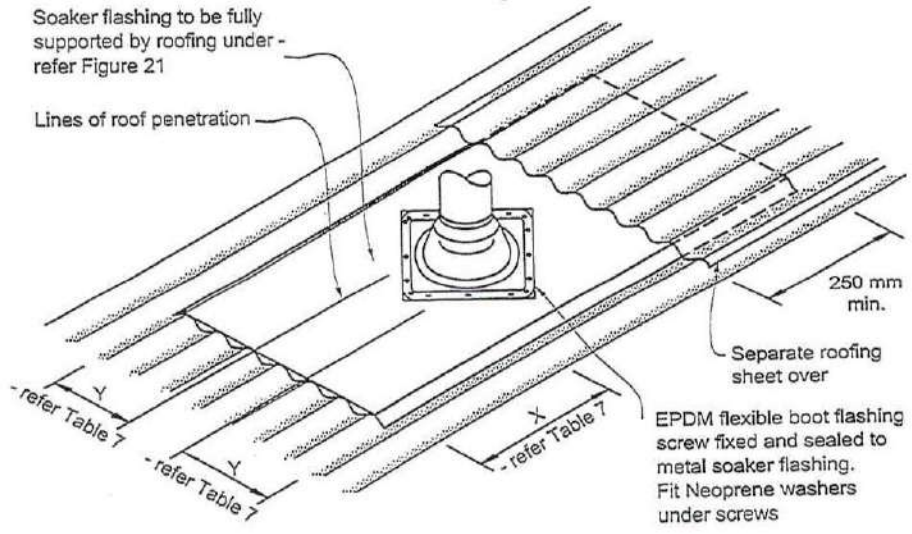
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2019-2438

**Figure 54: Soaker flashing for pipe penetrations**
Paragraph 8.4.17

Errata 2 Dec 2011

NOTE: (1) Suitable for pipes from 86 mm to 500 mm diameter.
(2) Suitable only for roof pitches of 10° or more.




Amend 2 Jul 2005
Amend 2 Jul 2005
Amend 5 Aug 2011