

# Dunedin City Council Land Information Memorandum

82382

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 Section 44A 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 **8 March 2018**

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.

## PROPERTY ADDRESS

26 Norman Street Dunedin

**LIM Applicant**  
**Print Date**

Downie Stewart and Company  
08-Mar-2018

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## PROPERTY DETAILS

**Property ID** 5034621  
**Address** 26 Norman Street Dunedin  
**Parcels** LOT 2 DP 15840

**Rubbish Day** Wednesday

## RATES DETAILS

**Rate Account** 2034621  
**Address** 26 Norman Street Dunedin  
**Valuation Number** 27280-79609

### Latest Valuation Details

**Capital Value** \$305,000  
**Land Value** \$66,000  
**Value of Improvements** \$239,000  
**Area (Hectares)** 0.0918HA  
**Units of Use** 1

### Current Rates

**Current Rating Year Starting** 01-Jul-2017  
**Dunedin City Council Rates** \$2,062.67

**Rates Outstanding for Year** \$1,031.35

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.

## BUILDING, PLUMBING AND DRAINAGE

### 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.

### Building and Drainage Information

#### Council Storm Water & Foul Sewer Connections available.

There is Council Storm Water outfalls and Foul Sewer Connections adjacent to this land, to which buildings within this land may connect. A plan of these is attached.

#### Private Storm Water Drains servicing existing buildings

There are Private Storm Water drains servicing existing buildings on this land.

#### Private Foul Drains servicing existing buildings

There are Private Foul drains servicing existing buildings on this land.

#### Seepage

Complaint 55580

28/11/2006 - There has been a flow of water under path and house for about 3 months. Burst service at property - informed Water Department to attend. Completed

### Building and Drainage Consents

The following consents are recorded for this property:

Status Key:	BC	-	Building Consent Issued
	CCC	-	Code Compliance Certificate Issued
Archived	/CCC	-	In accordance with section 93(2)(b) of the Building Act, the consent was reviewed for code compliance after two years. Compliance with the Building Code could not be established and therefore the Code Compliance Certificate has been refused.
Refused		-	
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-2002-298905 Building Consent Only Lodgement - ERECT DECK

Lodgement Date	30-Dec-2002
Decision	Granted
Decision Date	08-Jan-2003
Current Status	<b>BC Issued</b>
Previous Number	ABA23444
<i>(Applications before 2007)</i>	

#### ABA-2005-306746 Building Consent Only Lodgement - ALT DWG-RELOCATING TOILET

Lodgement Date	20-Jan-2005
Decision	Granted
Decision Date	24-Jan-2005
Current Status	<b>CCC Issued</b>
Previous Number	ABA50117
<i>(Applications before 2007)</i>	

### **Building and Drainage Permits**

Building Permits were issued prior to the introduction of the Building Act 1992. Code Compliance Certificates were not required or issued for permits.

H-1975-80544 AAB19751077 1438 - Erect Dwelling (Blacow and Keats). The permit was lodged on 03-Jul-1975.

H-1992-113313 AAB19922041 4790 - PERMIT - Install Yunca Heater (Stevenson). The permit was lodged on 11-Mar-1992.

H-1975-204892 AAD19750633 J5712 - Foul & Stormwater Drainage for New Dwelling, Connect to Foul & Stormwater Sewers at 24 Norman Street (Blacow and Keats). The permit was lodged on 11-Nov-1975.

H-1975-204893 AAD19750634 J5797 - Plumbing New Dwelling, No Plan (Blacow and Keats). The permit was lodged on 01-Dec-1975.

H-1982-214860 AAD19820572 K4138 - Stormwater Drainage, No Plan (Stevenson). The permit was lodged on 31-May-1982.

H-1975-205808 AAD19751658 J5181 - Piped Watercourse (Blacow and Keats). The permit was lodged on 08-Jul-1975.

H-1975-205809 AAD19751659 J5594 - Sewer Drainage for Subdivision (Blacow). The permit was lodged on 20-Aug-1975.

For further explanation on the current status of any consent, or to enquire about information referred to on this page, please contact Building Control 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.

## **HAZARDS**

### **SITE HAZARDS**

No records were found of land instability, potential erosion, avulsion, falling debris, subsidence, slippage, alluvion or inundation.

**The Otago Regional Council has produced a number of reports for the Dunedin City District which outline areas affected by natural hazards including slippage, flooding, subsidence and inundation.**

**These reports are publicly available and can be accessed here:**

**<http://www.orc.govt.nz/Publications-and-Reports/Natural-Hazards/Natural-Hazards/Dunedin-City-District/>**

**These reports do not provide property specific information, and may not describe all natural hazards that affect the land that is the subject of this LIM report. We recommend that in addition to reading these reports, that you seek independent advice about how this property may be affected by natural hazards including natural hazards that are not described in the reports produced by the Otago Regional Council.**

### Otago Regional Council - Natural Hazards Database

The characteristics of general natural hazards in the vicinity of this property are also available on the Otago Regional Council's Natural Hazards Database.

<http://www.orc.govt.nz/Information-and-Services/Natural-Hazards/hazards/>

## HAZARDOUS SUBSTANCES

### **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.

### **Contaminated Site, Hazardous Substances and Dangerous Goods Information**

No information

## ENVIRONMENTAL HEALTH

One noise complaint has been received by Environmental Health regarding this property in the past. Should the property be purchased for rental purposes then noise control is considered the landlords responsibility and in the event of any such offences could be liable to a fine.

## LICENSING

### **Health Licensing**

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

### **Liquor Licensing**

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

## CITY PLANNING

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 Certificate 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 Certificate of Title and/or a lawyer be consulted regarding the legality of any legal and/or physical access to the site (and the maintenance thereof).

### **Heritage New Zealand Pouhere Taonga Act 2014**

The Heritage New Zealand Pouhere Taonga Act 2014 applies in addition to any protection provided to a building or site by the District Plan. The Heritage New Zealand Pouhere Taonga Act 2014 makes it unlawful for any person to destroy, or modify the whole or any part of an archaeological site, whether or not the land on which the site is located is designated, or a resource or building consent has been issued, without the prior authority of Heritage New Zealand. The Heritage New Zealand Pouhere Taonga Act 2014 defines an archaeological site as a place associated with pre-1900 activity, where there may be evidence relating to the history of New Zealand. Pre-1900 buildings are considered archaeological sites under the Heritage New Zealand Pouhere Taonga Act 2014 and are also often associated with subsurface archaeological remains that provide evidence of pre-existing use of the site. Council records may not necessarily identify the precise date upon which an existing building was constructed. Contact the Dunedin office of Heritage New Zealand for further information: [infodeepsouth@heritage.org.nz](mailto:infodeepsouth@heritage.org.nz) ; 03 477 9871.

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

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

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

### **Consent Notices**

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

### **District Plan Information**

Dunedin currently has an Operative Dunedin City District Plan, and the Proposed Second Generation Dunedin City District Plan (2GP). Accordingly, both of these plans may affect the development potential of this site and surrounding properties.

As a general principle, rules in the 2GP must be considered along with the rules of the Operative District Plan until such time as the rules of the 2GP become operative, or are treated as operative. The policies and objectives of both plans should also be considered.

The 2GP was publicly notified on Saturday 26 September 2015. The submission period closed on Tuesday 24 November 2015.

The rules in the 2GP that have immediate legal effect from the date of notification are:

- Rule 10.3.2.2 Maximum area of indigenous vegetation clearance
- Rule 10.4.3.3 Assessment of performance standard contraventions – Vegetation clearance (Maximum area of indigenous vegetation clearance)
- Rule 16.7.4 Minimum site size for rural zones
- Rule 16.9.5.5 Assessment of subdivision performance standard contraventions – Minimum site size (surplus dwelling subdivision)
- Definitions for Vegetation Clearance, Indigenous Vegetation Clearance and Indigenous Vegetation.

Following the close of submissions, rules in the 2GP that received no submissions in opposition have become fully operative and replaced the corresponding rule in the Operative District Plan. Rules that are now deemed operative are marked in green on the 2GP. You are advised to refer to our website to determine which rules in the 2GP have legal effect or are fully operative, and to determine which rules in the Operative District Plan are now inoperative.

The 2GP is subject to change at any time. Further rules will come into legal effect and/or become fully operative at the release of decisions and the resolution of appeals. You should check with the Council whether any changes have occurred since the date this LIM report has issued. The information provided with this LIM on district plan requirements is applicable as at the date this LIM is issued: there may be changes to the district plan rules following the release of this LIM that may affect this site and surrounding properties.

You should ensure that you consult the information and relevant planning maps in the Operative District Plan which can be found on our website at <http://www.dunedin.govt.nz/your-council/district-plan> and the 2GP which can be found on our website at <http://www.2gp.dunedin.govt.nz> as well as at all Dunedin City Council service centres and libraries.

### **OPERATIVE DISTRICT PLAN INFORMATION**

#### **Zoning**

This property is zoned as **Residential 1** in the District Plan.

#### **Noise**

This property is located in a Noise Area where the noise limits outlined below apply. Rule 21.5.1(i)(b) also specifies a maximum noise limit of 75 dBA L<sub>max</sub> between 9.00 pm on any night and 7.00 am the following day measured at the boundary of the site or within any other site. Note that some activities have a resource consent or existing use rights that allow these limits to be exceeded. Some activities are also exempted from noise limits. Furthermore, the actual limits that apply will also depend on whether this site adjoins a Noise Area Boundary and whether there are Special Audible Characteristics. Refer to Section 21.5 of the District Plan for further details. Every occupier of land is also under a general duty to adopt the best practicable option to ensure that the emission of noise from land does not exceed a reasonable level.

#### Noise Zone

50Dt/40Nt dBA, 45SP dBA

#### Road Hierarchy

Tahuna Street is classified as a Collector Road in the District Plan Rooding Hierarchy. Norman Street is classified as a Collector Road. Refer to Section 20 of the District Plan.

### SECOND GENERATION PLAN INFORMATION

#### Zoning

- General Residential 1

#### Hazards

- Nil

#### Overlay Zones

- Nil

#### Mapped Areas

- Road Classification Hierarchy: Tahuna Road is classified as a Collector Road

#### Scheduled Items

- Nil

#### Resource Consents

There are no resource consents for this property.

### RESOURCE CONSENTS WITHIN 50 METRES OF 26 NORMAN STREET DUNEDIN

#### **5034614 83 Tahuna Road Dunedin**

RMA-1992-355015 Resource Management Act (Historical Data) subdivision Owner: HASSAN / App: HASSAN (Non-Notified - Non Complying). The outcome was Granted on 14/05/1992.

#### **5034618 75 Tahuna Road Dunedin**

RMA-1987-352045 Resource Management Act (Historical Data) DWG ADDN Owner: INDER (Non-Notified - Non Complying). The outcome was Granted on 10/02/1987.

#### **5034619 85A Tahuna Road Dunedin**

RMA-1995-357199 Resource Management Act (Historical Data) Owner: W G SUTHERLAND (Non-Notified - Non Complying).

RMA-1995-358338 Resource Management Act (Historical Data) Flats Plan Owner: SUTHERLAND / JENKINS / App: A.D. Hosken PO Box 1083 (Non-Notified - Non Complying).

RMA-1988-352415 Resource Management Act (Historical Data) ERECT GARAGE Owner: SUTHERLAND (Non-Notified - Non Complying). The outcome was Granted on 22/11/1988.

#### **5034666 6 Norman Street Dunedin**

RMA-2006-370586 Resource Management Act (Historical Data) CONSTRUCT GARAGE WITHIN THE FRONT AND SIDE YARDS (Non-Notified - Restricted Discretionary). The outcome was Granted on 29/09/2006.

#### **5034671 14 Norman Street Dunedin**

LUC-2009-281 Land Use Consent deck addition to dwelling in side yard. The outcome was Granted on 06/08/2009.

#### **5034676 22A Norman Street Dunedin**

LUC-2014-391 Land Use Consent land use consequential to a subdivision. The outcome was Granted on 01/08/2014.

SUB-2014-74 Subdivision Consent cross lease subdivision. The outcome was Granted on 01/08/2014.

#### **5034677 22B Norman Street Dunedin**

LUC-2014-391 Land Use Consent land use consequential to a subdivision. The outcome was Granted on 01/08/2014.

SUB-2014-74 Subdivision Consent cross lease subdivision. The outcome was Granted on 01/08/2014.

**5034685 40 Norman Street Dunedin**

RMA-1986-351889 Resource Management Act (Historical Data) ERECT GARAGE Owner: KAY (Non-Notified - Non Complying). The outcome was Granted on 15/05/1986.

**5034686 42 Norman Street Dunedin**

RMA-1984-351597 Resource Management Act (Historical Data) ERECT DECK Owner: GARDINER / App: GARDINER Designer: GARDINER (Non-Notified - Non Complying). The outcome was Granted on 19/12/1984.

**5034691 50 Norman Street Dunedin**

RMA-1997-360847 Resource Management Act (Historical Data) ADD TO DWG. The outcome was Granted on 26/06/1997.

**5044173 20 Tahuna Road Dunedin**

RMA-2005-369369 Resource Management Act (Historical Data) TO ERECT SIGNAGE TO PROVIDE INFORMATION ABOUT USING THE DUNES (Non-Notified - Restricted Discretionary). The outcome was Granted on 19/04/2006.

RMA-2005-369341 Resource Management Act (Historical Data) ESTABLISH A RESIDENTIAL ACCESS STRUCTURE WITHIN R1 & UL CA AREA (Non-Notified - Restricted Discretionary). The outcome was Granted on 19/04/2006.

**5044195 24 Tahuna Road Dunedin**

RMA-1999-362847 Resource Management Act (Historical Data) COMPLIANCE CERTIFICATE UNDER SALE OF LIQUOR ACT 1989 The outcome was Granted on 07/04/1999.

**5102005 38 Tahuna Road Dunedin**

RMA-1996-359345 Resource Management Act (Historical Data) ON LICENSE (Notified - Non Complying). The outcome was Granted on 12/03/1999.

**5102008 16 Tahuna Road Dunedin**

RMA-1999-363481 Resource Management Act (Historical Data) TO ALTER A BUILDING IN A LANDSCAPE CONSERVATION MANAGEMENT AREA (Non-Notified - Restricted Discretionary). The outcome was Granted on 10/11/1999.

**5102009 22 Tahuna Road Dunedin**

RMA-1998-362169 Resource Management Act (Historical Data) REDEVELOPMENT OF CHISHOLM PARK GOLF CLUB INVOLVING STRUCTURES WITH A FLOOR AREA GREATER THAN 25 SQ METRES (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 14/08/1998.

**5104817 24 Tahuna Road Dunedin**

RMA-1999-362847 Resource Management Act (Historical Data) COMPLIANCE CERTIFICATE UNDER SALE OF LIQUOR ACT 1989 The outcome was Granted on 07/04/1999.

RMA-1996-359345 Resource Management Act (Historical Data) ON LICENSE (Notified - Non Complying). The outcome was Granted on 12/03/1999.

**5104818 16 Tahuna Road Dunedin**

RMA-1999-363481 Resource Management Act (Historical Data) TO ALTER A BUILDING IN A LANDSCAPE CONSERVATION MANAGEMENT AREA (Non-Notified - Restricted Discretionary). The outcome was Granted on 10/11/1999.

RMA-1998-362169 Resource Management Act (Historical Data) REDEVELOPMENT OF CHISHOLM PARK GOLF CLUB INVOLVING STRUCTURES WITH A FLOOR AREA GREATER THAN 25 SQ METRES (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 14/08/1998.

**5122706 22B Norman Street Dunedin**

LUC-2014-391 Land Use Consent land use consequential to a subdivision. The outcome was Granted on 01/08/2014.

SUB-2014-74 Subdivision Consent cross lease subdivision. The outcome was Granted on 01/08/2014.

**5125871 22C Norman Street Dunedin**

LUC-2014-109 Land Use Consent land use consequential to a subdivision consent. The outcome was Granted on 15/04/2014.

SUB-2014-14 Subdivision Consent subdivision creating 2 lots. The outcome was Granted on 15/04/2014.

RMA-1991-353155 Resource Management Act (Historical Data) ER CARPORT Owner: HERBERT / App: HERBERT (Non-Notified - Non Complying). The outcome was Granted on 10/06/1991.

**5125872 24 Norman Street Dunedin**

SUB-2014-14 Subdivision Consent subdivision creating 2 lots. The outcome was Granted on 15/04/2014.

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.

## TRANSPORTATION

No Transportation information was found for this property

As of the 24th April 2015, the Transportation Group no longer inspects the site as part of a LIM. Only the electronic records since 2002 have been examined for Transportation information in relation to the property.

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 Transportation on 477 4000.

For properties abutting the state highway, the New Zealand Transport Agency (NZTA) is the Road Controlling Authority.

## WATER and WASTE

### WATER

**Urban water supply area – Connected**

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

**Terms and conditions of supply**

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

**Water pressure**

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

**Water reticulation maps**

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

**WASTE****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.

**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](http://www.dunedin.govt.nz/watercourseinfo)

**Restrictions near Council infrastructure**

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

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

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

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

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

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

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

**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 **10<sup>th</sup> September 2002**.

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

#### **Urban Stormwater Catchment**

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

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

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

For further information please contact Water and Waste Services of the Dunedin City Council.

#### **Information Regarding Watercourses**

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

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

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

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

## APPENDIX

### **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 of Liquor Act
- BCM Building Complaint
- CER Certifier
- COA Certificate of Acceptance
- DGL Dangerous Goods Licensing
- ENV Health complaint
- HTH Health licence
- LIQ Liquor 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



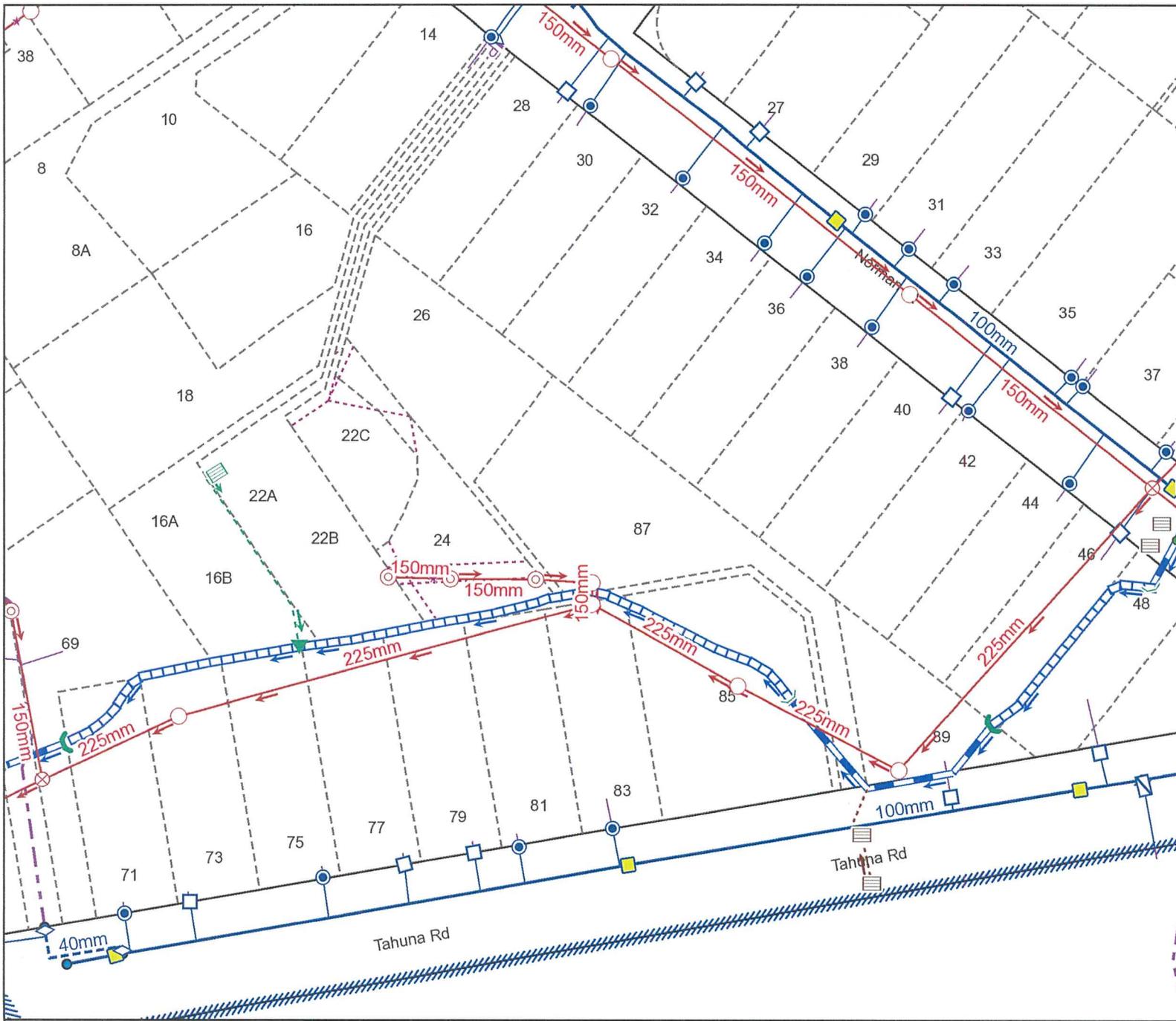
# Photographic Map

Scale at A4:  
1:750  
1/03/2018  
3:24:21 p.m.



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.

2013 Urban and rural photography January /  
February 2013. Dunedin City Council  
CC BY 3.0 NZ.  
2006/2007 Urban photography March 2007,  
copyright NZAM. Rural photography March  
2006, copyright Terralink International Ltd.



### Legend

<b>Water Supply</b>	<b>NR</b> ▶	Water Non-Return Valve
		Water Pump Station
		Water Bore
		Water Treatment Plant
		Water Storage Tank
		Supply Main
		Trunk Main
		Disused
		Reticulation
<b>NR</b> ▶		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.

<b>Foul Sewerage</b>		Pump Station
		Treatment Plant
		Vent
		Foul Sewer Node
<b>NR</b> ▶		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.

<b>Stormwater</b>		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.

<b>General</b>	<b>Cadastral</b>	
		Parcel
		Road/Rail
		Hydro
		Motorway Parcels
		Strata
		Easment (where recorded)

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



# Council Water & Drainage Services

Information shown is the best available at the time of 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:  
1:1,000  
1/03/2018  
3:25:01 p.m.



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.

2013 Urban and rural photography January / February 2013. Dunedin City Council CC BY 3.0 NZ.  
2006/2007 Urban photography March 2007, copyright NZAM. Rural photography March 2006, copyright Terralink International Ltd.

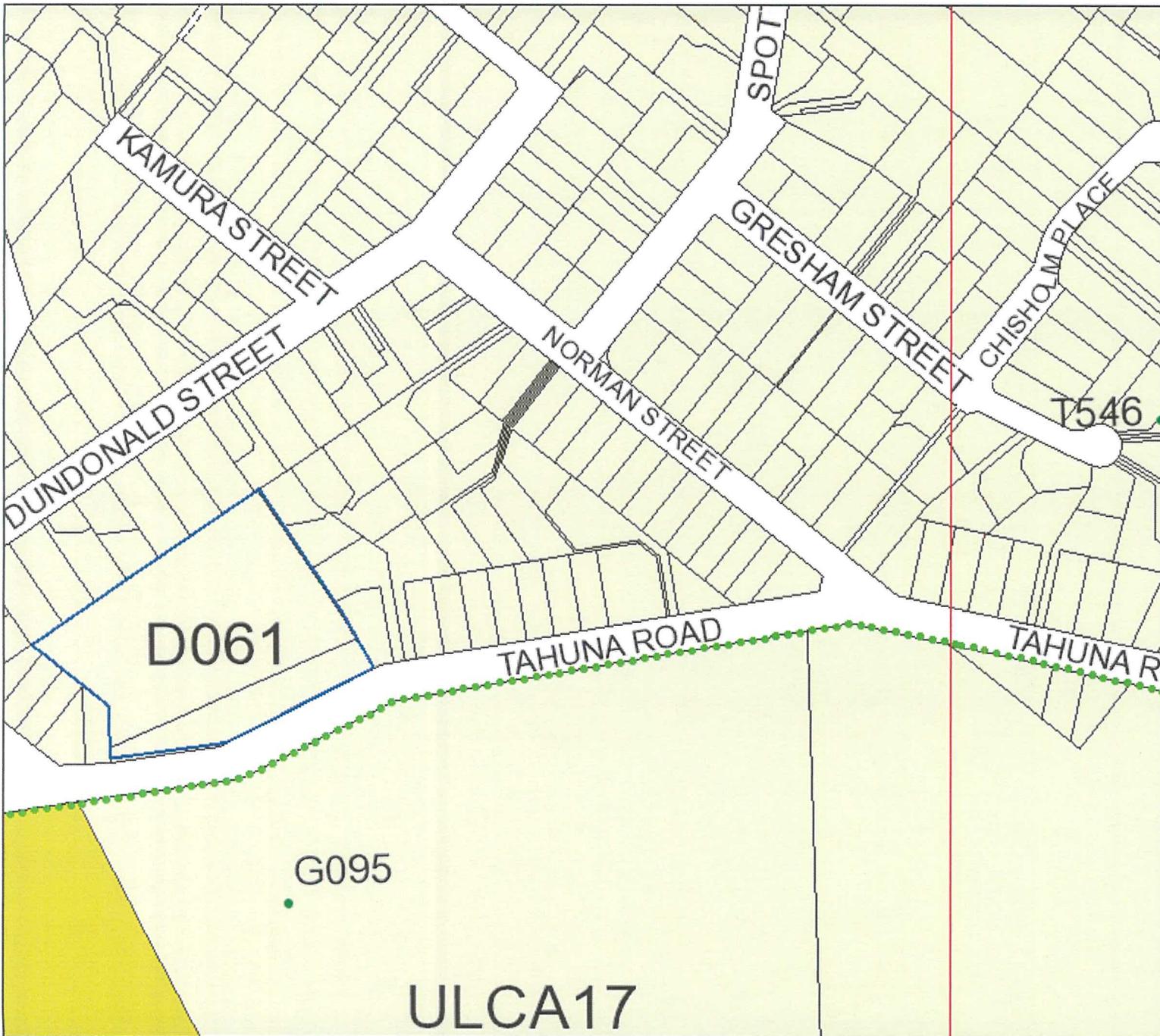


# Second Generation District Plan



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.

2013 Urban and rural photography January / February 2013, Dunedin City Council CC BY 3.0 NZ.  
2006/2007 Urban photography March 2007, copyright NZAM, Rural photography March 2006, copyright Terralink International Ltd.



### Legend

- Significant Trees
  - ◆ Transpower Structure
  - Transpower Lines
  - Heritage Structure
  - Heritage Facade
  - ⊗ DP Archaeological Sites
  - Airport Fan Designation 274 bdy
  - Port Height Restrictions
  - DP Designations
  - Urban Landscape Conservation Area
  - DP Taieri Aerodrome
  - Restricted Water Supply Area
  - Ground Water Protection Zone A
  - Ground Water Protection Zone B
  - Public Roads not Legal
  - Unformed Legal Road
- | Zones |  |
|-------|--|
| □     | R1 - Residential 1 Zone                              |
| □     | R2 - Residential 2 Zone                              |
| □     | R3 - Residential 3 Zone                              |
| □     | R4 - Residential 4 Zone                              |
| □     | R5 - Residential 5 Zone                              |
| □     | R6 - Residential 6 Zone                              |
| □     | R6A  |
| □     | Campus Zone  |
| □     | Airport Zone   |
| □     | Stadium Zone   |
| □     | CA - Central Activity Zone                           |
| □     | LSR - Large Scale Retail Zone                        |
| □     | LA1 - Local Activity Zone 1                          |
| □     | LA2 - Local Activity Zone 2                          |
| □     | In1 - Industrial 1 Zone                              |
| □     | In2 or SD - Industrial 2 or Special Development Zone |
| □     | Port 1 Zone  |
| □     | Port 2 Zone  |
| □     | RR - Rural Residential Zone                          |
| □     | Rural Zone   |
| □     | H - Harbourside                                      |
- Port & Airport Noise**
  - XXXX Air Noise Boundary
  - XXXX Airport Outer Control Boundary
  - XXXX Outer Port Control Boundary
  - XXXX Port Noise Boundary
- Esplanade Requirement**
  - \*\*\*\* Esplanade Reserve Required
  - \*\*\*\*\* Esplanade Strip Required
- Landscape Management Boundary**
  - outside boundary
  - boundary between areas
  - prominence boundary
- Townscape**
  - Townscape and Heritage Precinct Boundary - Internal
  - Townscape and Heritage Precinct Boundary
- Pedestrian Frontage**
  - Identified Pedestrian Crossing
  - Verandah Required
- Areas of Significant Conservation Value boundary**
  - ASCV Boundary
  - ASCV Boundary - Internal
  - Areas of Significant Conservation Value (Estuarine edge)
  - Areas of Significant Conservation Value (Wetland)

Most detail not shown at scales smaller than 1:25,000  
 Optimal scale range is 1:2000 - 1:5000  
 This Planning Map is indicative.

The official Planning Maps are compiled within the District Plan (Volume 2). This map is a representation of the official maps. However, due to the ability to display these maps at different scales, and the dynamic nature of the underlying cadastre, some inconsistencies or misalignment of data may be depicted which is not visible on the official maps. Consult Dunedin City Council for any clarification.

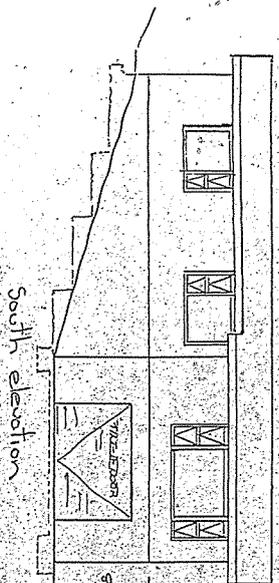


## Operative District Plan Map

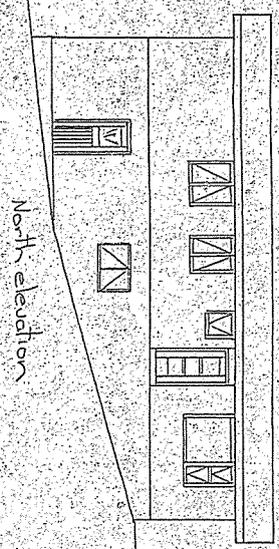
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 3:25:13 p.m.



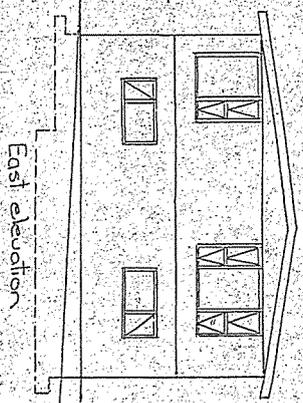
PARCEL LINES CAN VARY FROM  
 LEGAL PARCEL BOUNDARIES  
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 or orthophotographic standards. Every effort  
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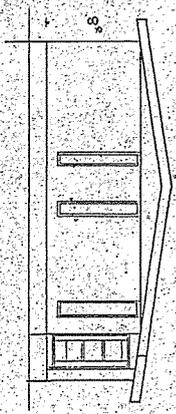
South elevation



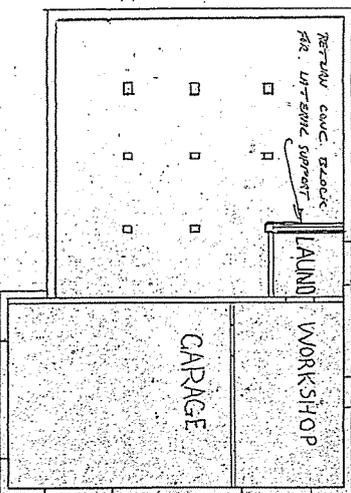
North elevation



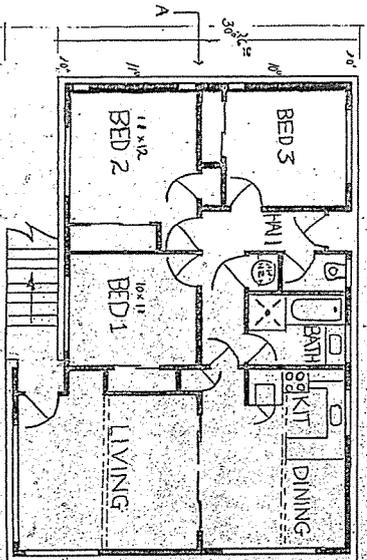
East elevation



West Elevation

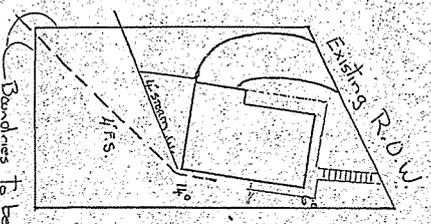
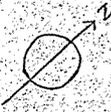


Foundation Plan

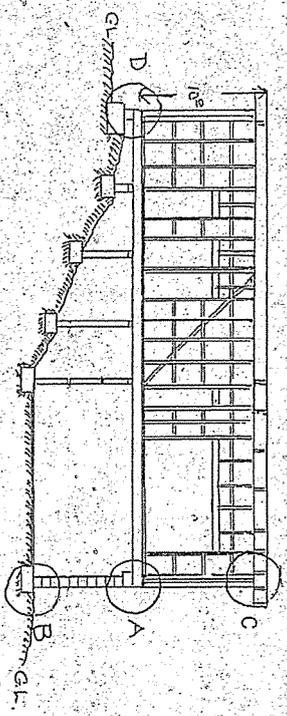


Plan

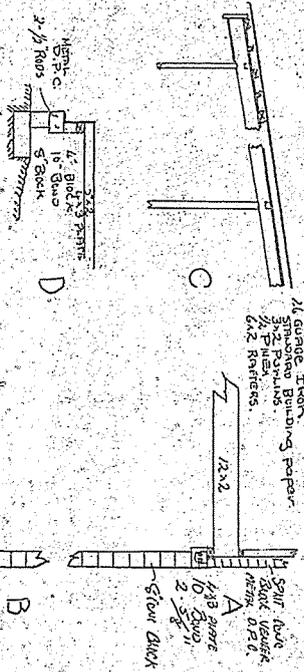
Scale 1/8" = 1'-0"



Boundaries to be defined.



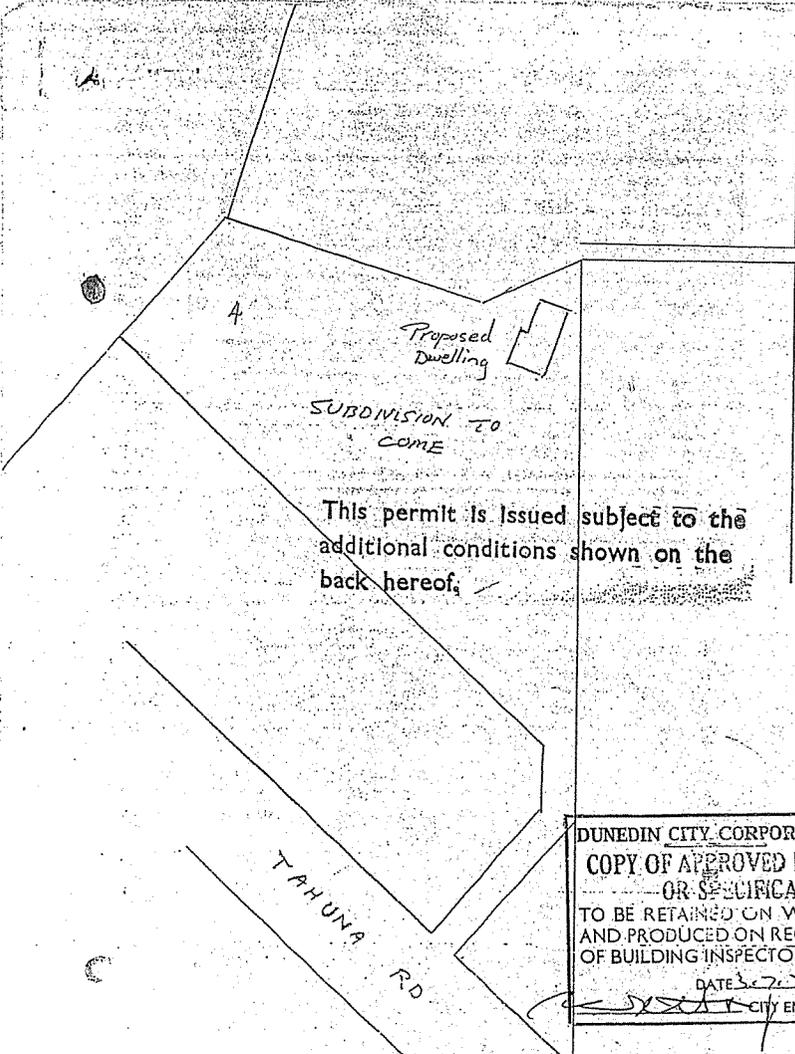
Section A.A.



Site plan shows Proposed Subdivision of Lots 4, 8 & 9 D.P. 5314 Block VII Otago Peninsula S.D.

H-1975-1488 Geot Dwelling 1/3

11155



**CITY ENGINEER'S OFFICE**

Required level at Street Boundary Any entrance or fence shall be at a level of back of footway and constructed to the same grade as the adjoining street.

Vehicle Crossing Fee / Deposit Exists at Row Norman St

Special Conditions \_\_\_\_\_

J. B. [Signature] For City Engineer Date 2. 7. 75

NOTE: This endorsement overrules any levels or instructions shown on the plan

NORMAN ST

**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 water course

Foul sewage to be discharged to sewer

Trade Waste \_\_\_\_\_

27/6/75  
[Signature]

**DUNEDIN CITY CORPORATION**  
**COPY OF APPROVED PLAN**  
**OR SPECIFICATION**  
 TO BE RETAINED ON WORKS  
 AND PRODUCED ON REQUEST  
 OF BUILDING INSPECTOR.  
 DATE 3. 7. 75  
[Signature] CITY ENGINEER.

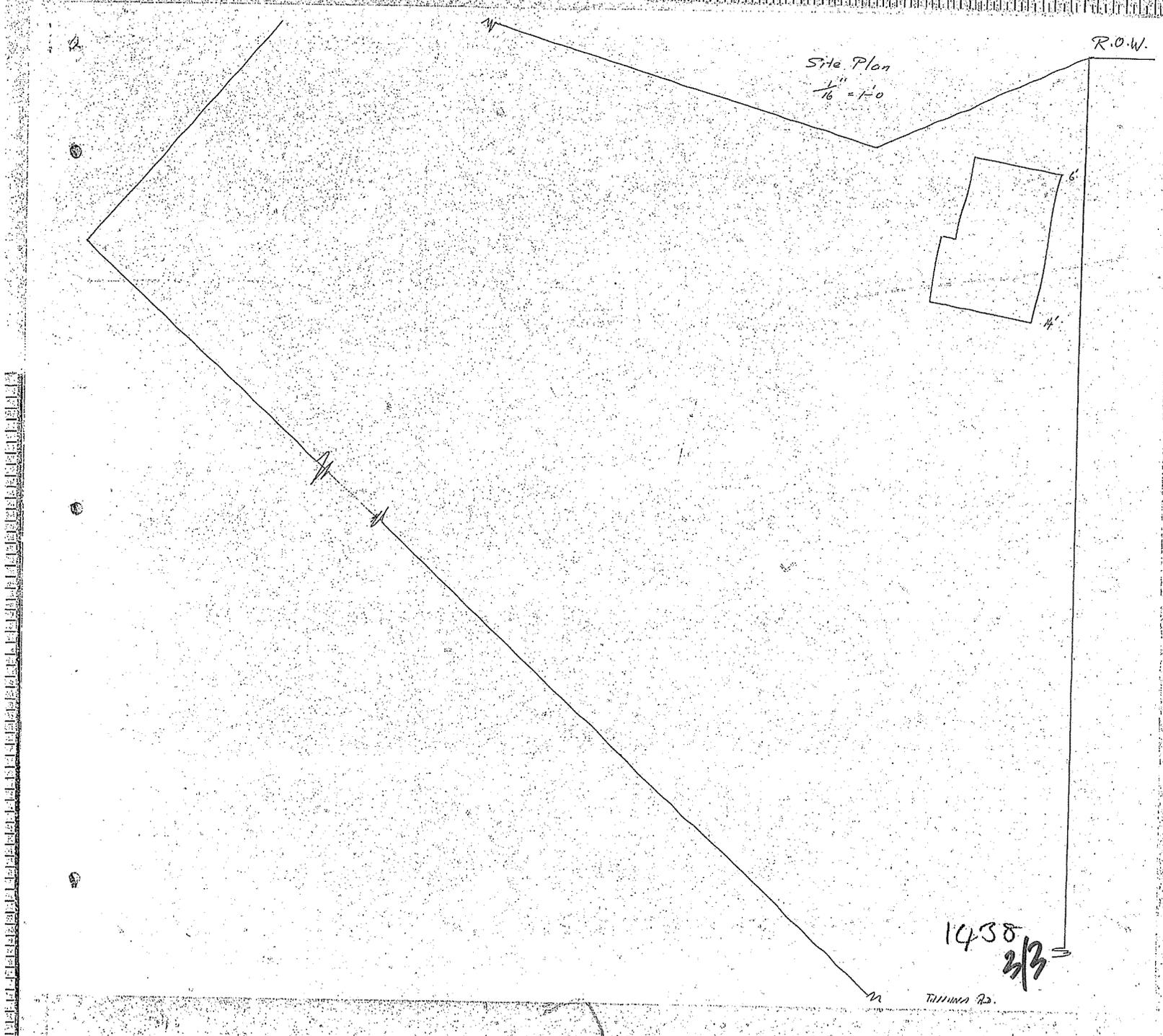
**CITY PLANNING DEPARTMENT**

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

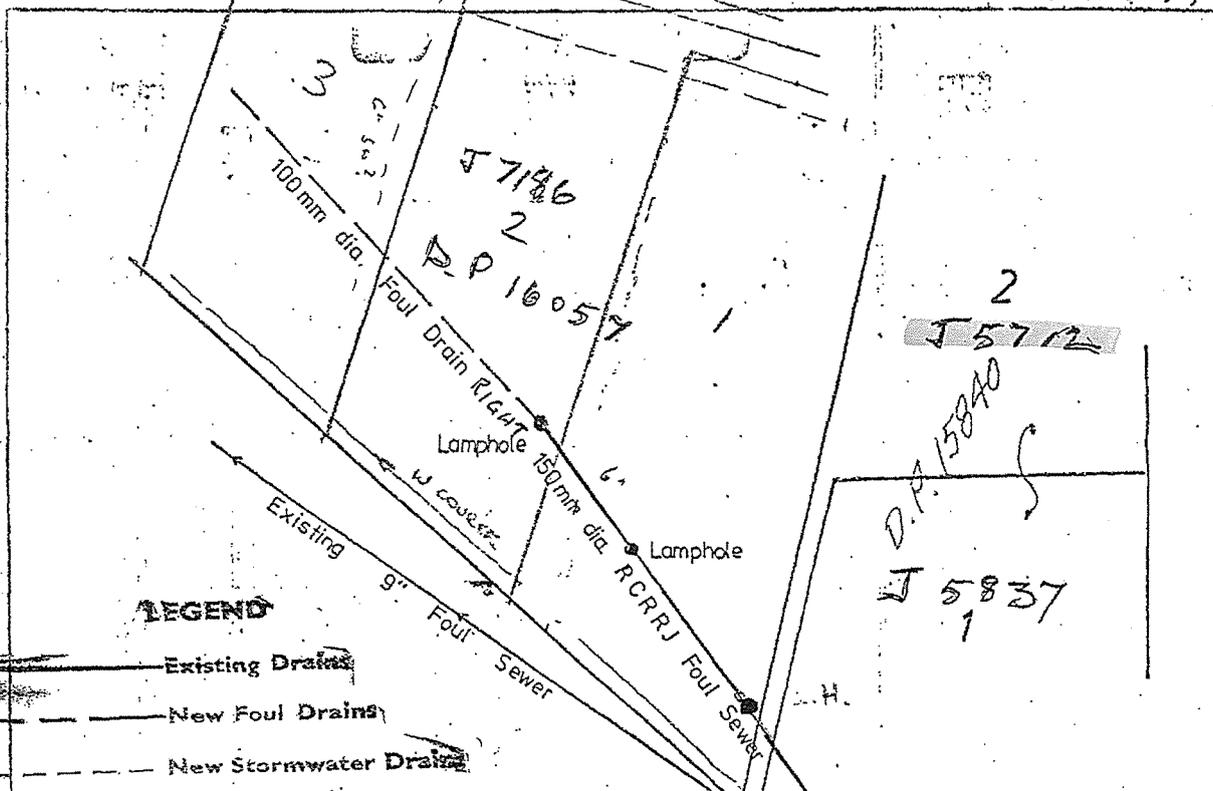
\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

9/8/75  
 Signed [Signature]  
 for City Planning Officer

1438 73



J 5594



**LEGEND**

- Existing Drains
- New Foul Drains
- New Stormwater Drains

Datum	19-00	1 in	23-12	1:20-20	1:150-0	1:2-51	
		150 mm dia. RCRRJ Foul Sewer	'A' Haunched				
CUT TO INVERT	19-48	19-64	2-02	1-55	0-34	1-0	
INVERT LEVEL	19-48	19-64	19-80	20-30	20-40	25-13	1-0
GROUND LEVEL	21-50	21-35	19-80		20-74	26-13	26-78
DISTANCE	00	3-70	13-8		29-45	41-31	62-04

AS BUILT

4814

INCORPORATED  
 CIVIL ENGINEERS & SURVEYORS  
 DUNEDIN - MOSGIEL - BALCLUTHA  
 QUEENSTOWN

DATE OF DATUM  
 19-48 METRES

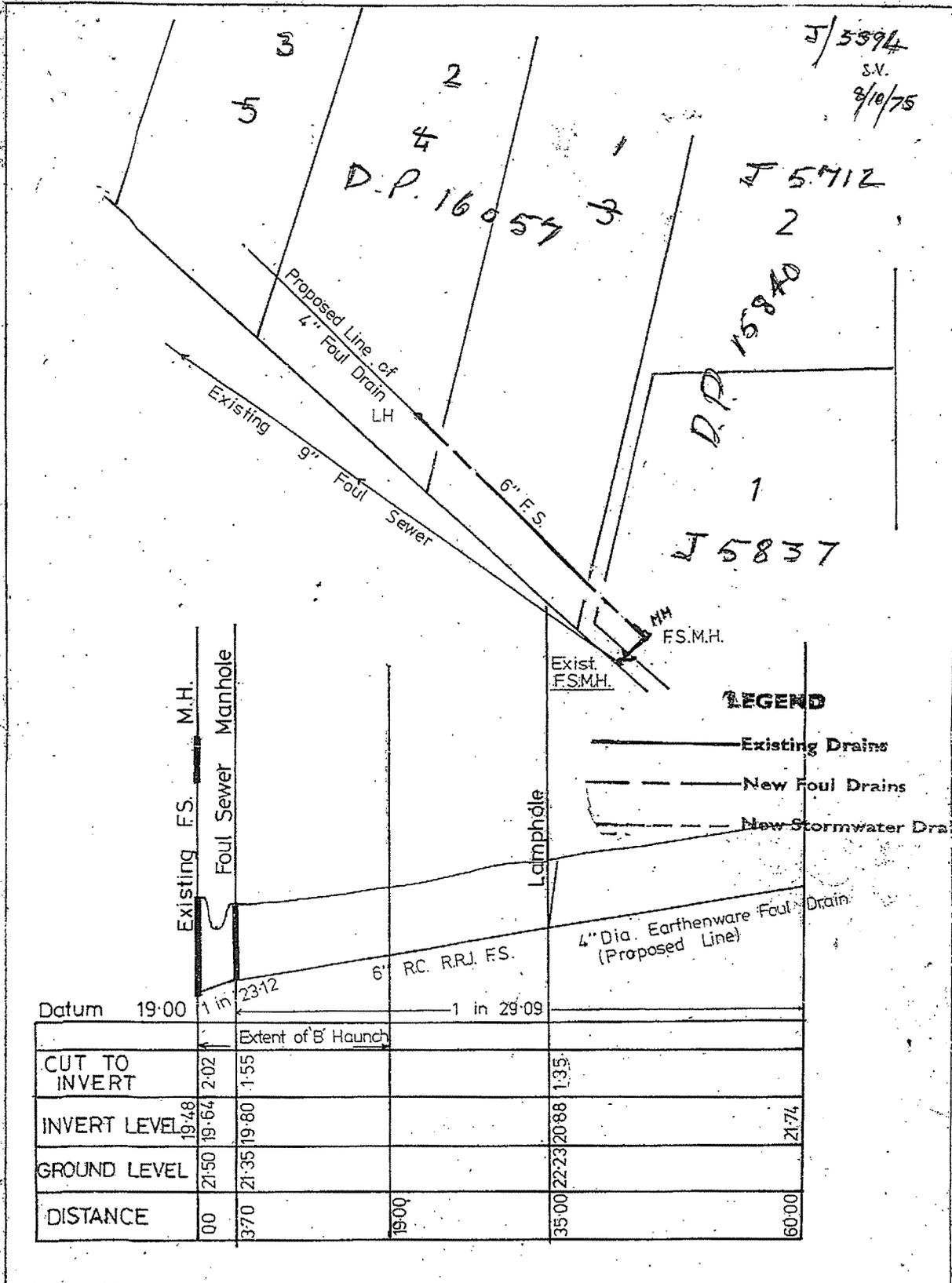
SCALE  
 1:500 Horiz.  
 1:100 Vertical

PLAN AND LONGSECTION OF  
 PROPOSED FOUL DRAINAGE FOR  
 MR F. BLACOW, TAHUNA ROAD.

Sub Div Book 10 Page 53

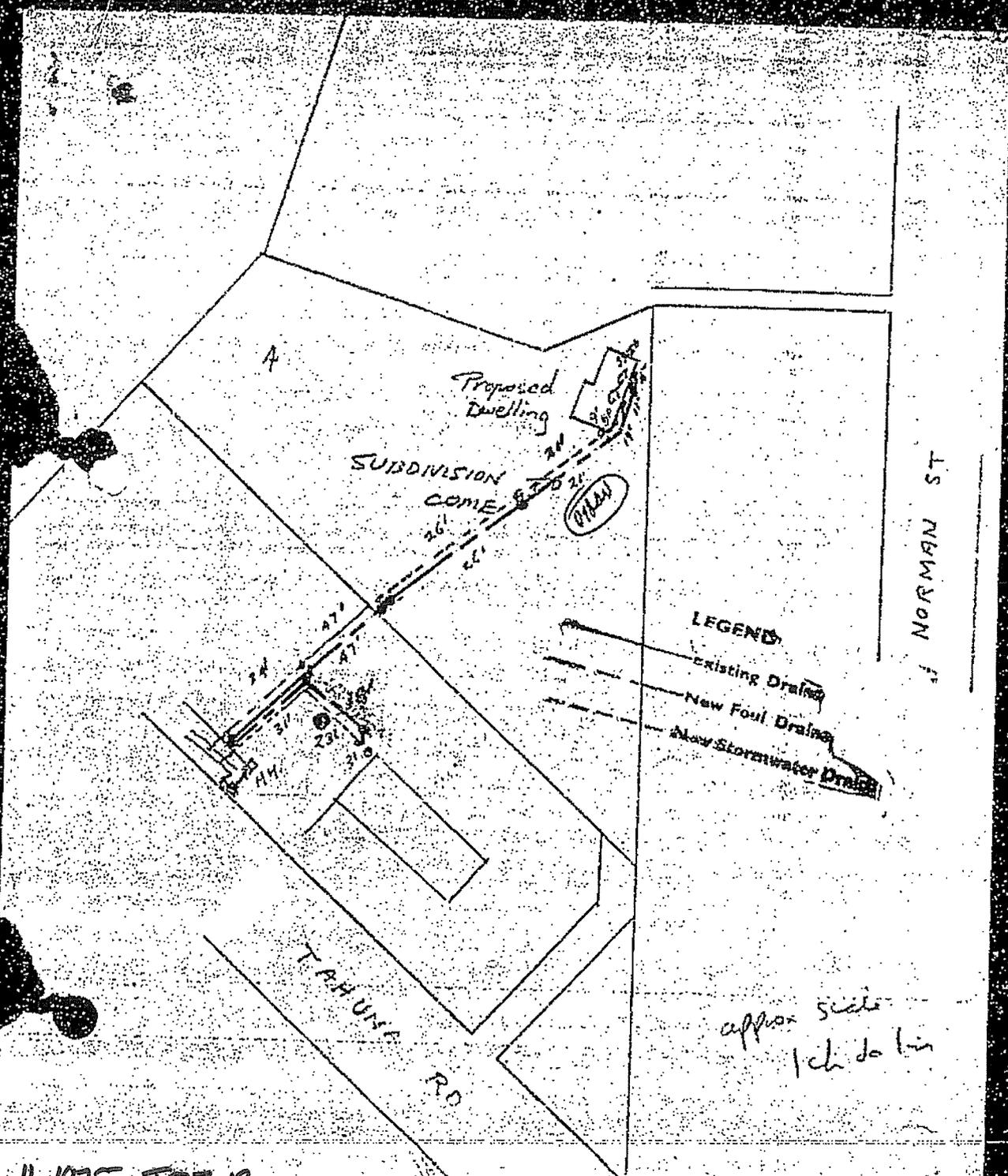
SUBMITTED BY N.B. Pitts 20.8.1975 FILE REF. 3218

H-1975-J5594 Sewer Drainage for Subdivision 1/2



Datum	19:00	1 in 23:12	1 in 29:09
		Extent of 'B' Haunch	
CUT TO INVERT			
INVERT LEVEL	19.48	19.64	2.02
GROUND LEVEL	21.50	21.35	19.80
DISTANCE	00	370	1900
			3500
			2223
			2086
			1.35
			2174
			60:00

<b>N.E. SPATERSON LTD.</b> CIVIL ENGINEERS & SURVEYORS DUNEDIN - MOSGIEL - BALGLUTHA QUEENSTOWN		<b>PLAN AND LONGSECTION OF          PROPOSED FOUL DRAINAGE FOR          MR F. BLACOW, TAHUNA ROAD.</b>	
F.S.M.H. INVERT 19.48 Metres			
SCALE: 1:500 Horiz. 1:100 Vertical			
SUBMITTED BY: N.B. Pitts		FILE REF. 3218	
		PLAN NO.	



H-1975-JS7-12  
Foul & Stormwater  
Drainage for New  
Dwelling 12

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

APPROVED: \_\_\_\_\_ DATE: 11/5/55

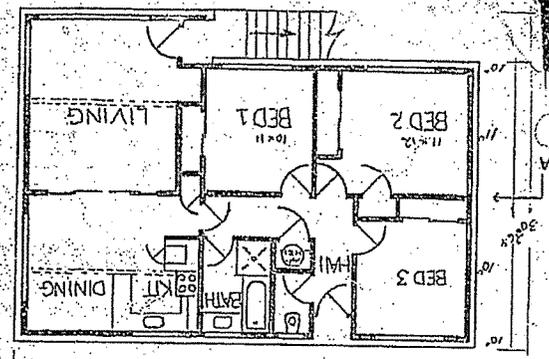
BY: \_\_\_\_\_

2/2

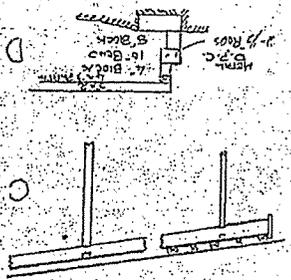
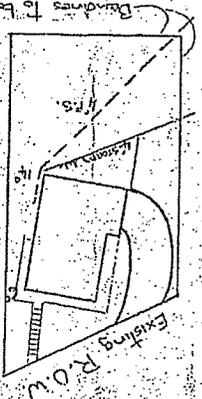
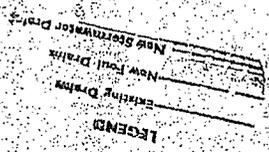
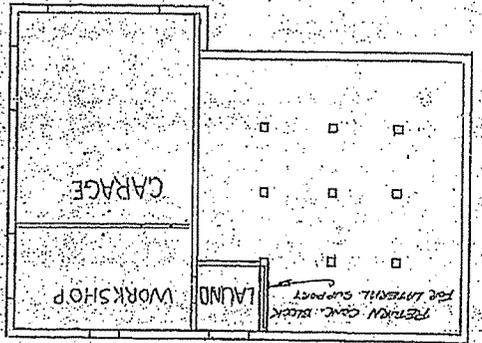
Site plan shows proposed Subdivision of Plots 1, 8 & 9 DP 5344 Block III Otago Regional S.D.

Plan

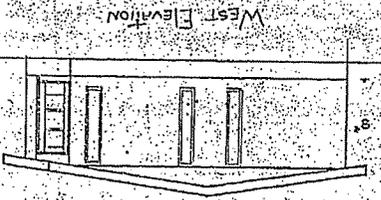
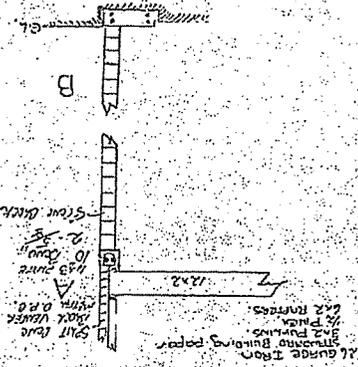
Scale 1/8" = 1' 0"



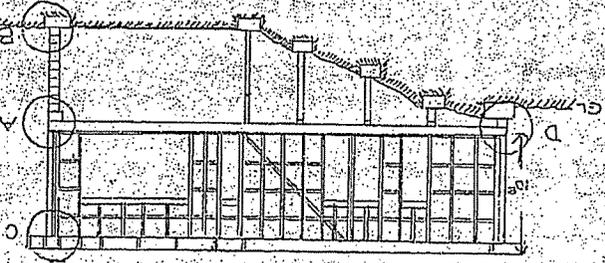
Foundation Plan



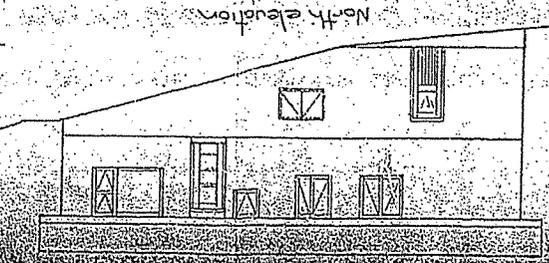
Section A-A



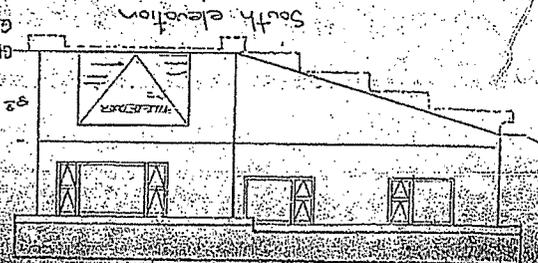
West Elevation



East Elevation



North Elevation

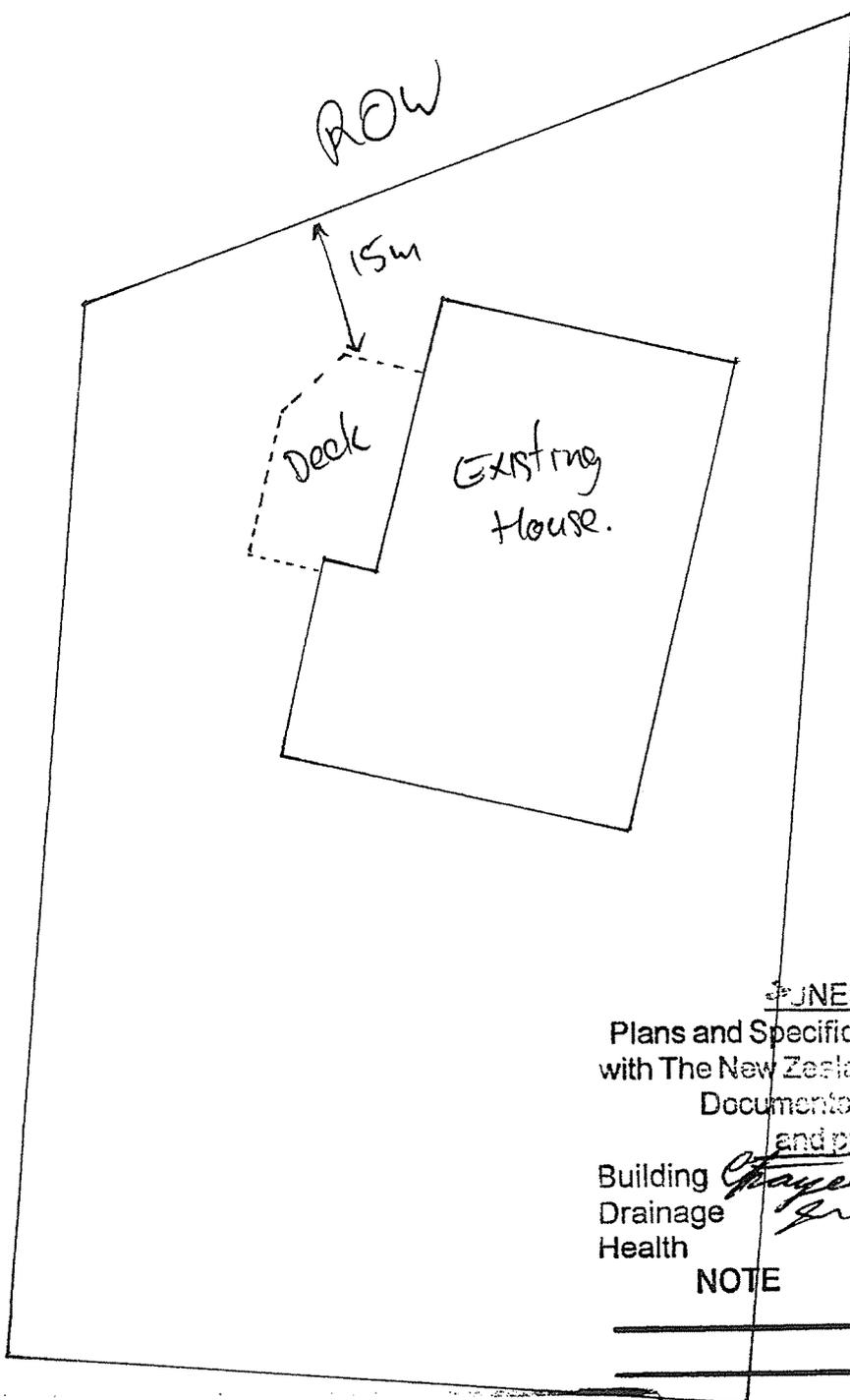


South Elevation

D/S 1/2

Bert Heller 26 Norman St  
Andy Bag Dined.

23444



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>Chayen</i>	Date 7-1-03
Drainage	<i>gr</i>	Date 8-1-03
Health		Date

NOTE

RESIDENTIAL 1

*[Signature]*

6/1/03

ABA-2002-23444  
Erect Deck



# CODE COMPLIANCE CERTIFICATE

Section 95, Building Act 2004

ISSUED BY:



Telephone No:	477-4000	CCC No:	ABA 50117	Reference No:	5034621
---------------	----------	---------	-----------	---------------	---------

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

PROJECT LOCATION	PROJECT
Owner: HELLER, ALBERT WILLIAM 26 NORMAN STREET DUNEDIN 9001	All <input checked="" type="checkbox"/> Stage No .....of an intended .....stages New Building <input type="checkbox"/> Alteration <input checked="" type="checkbox"/>
LEGAL DESCRIPTION	Intended Use(s) in detail: ALT DWG-RELOCATING TOILET Intended Life:
Building Name: Property Number: 5034621 Valuation Roll No: 27280 79609 Street Address: 26 NORMAN STREET, DUNEDIN 9001 Building Use: Year Constructed: Legal Description: LOT 2 DP 15840	Indefinite, not less than 50 years <input checked="" type="checkbox"/> Specified as ..... years Demolition <input type="checkbox"/>

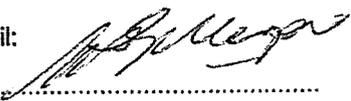
The building consent authority named above is satisfied, on reasonable grounds, that:

- (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:

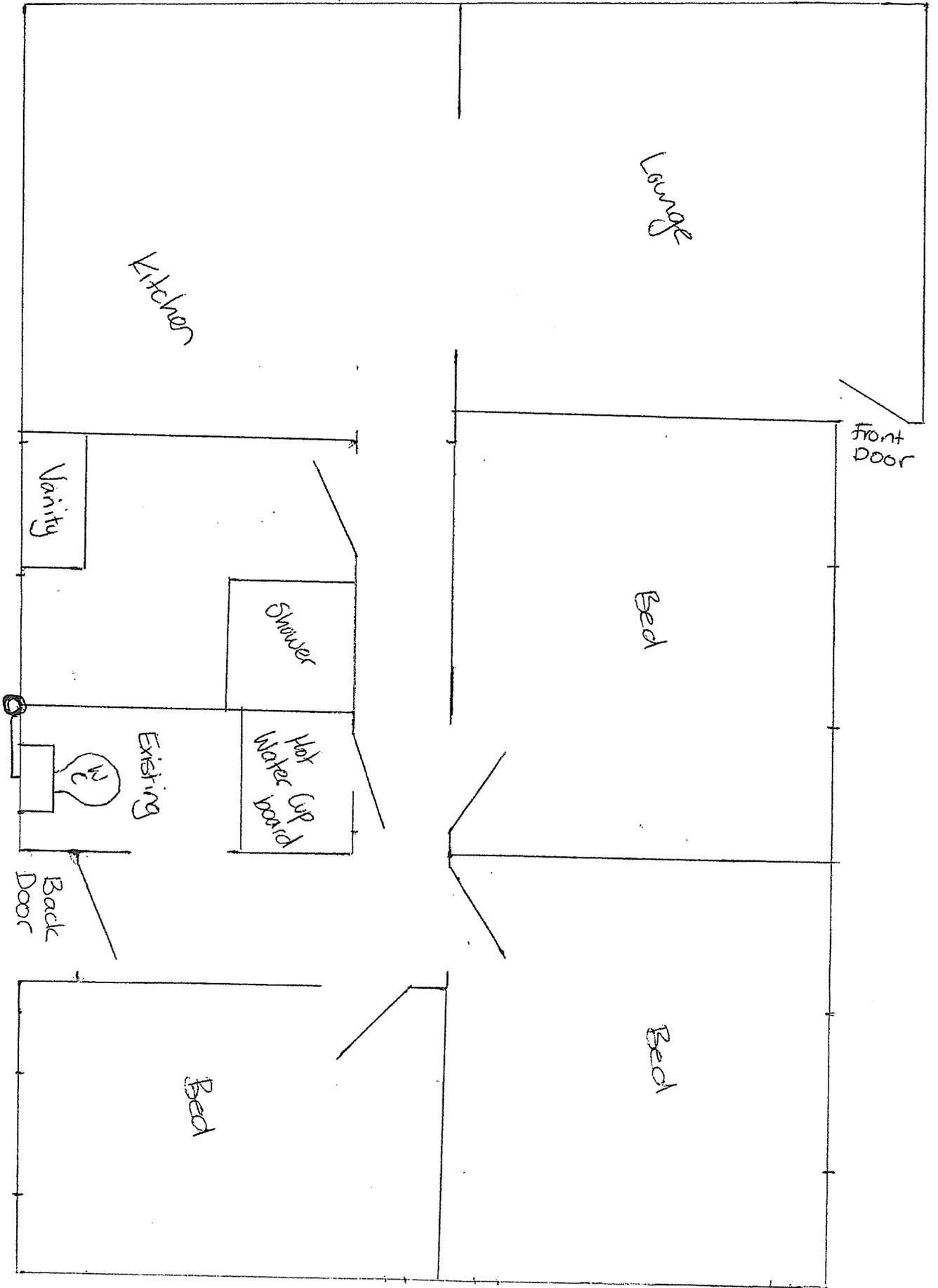
Signed for and on behalf of the Council:

Name:.....

Position: AUTHORISED OFFICER

Date: 13/04/2005

MSA-2005-5017 After Dwelling, Relocating Toilet.



26 Norman St Dunedin

DUNE  
APPROVED BUILDING AND MECHANICAL SERVICES

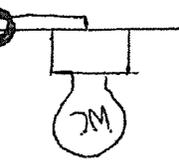
№ 50117

Lounge

Kitchen

Front Door

Vanity



Position for  
new toilet

Shower

Hot Water  
cupboard

Back  
Door

Bed

Bed

VENTILATION NZBC G4

PROVIDE VENTILATION TO OPEN  
AIR OR MECHANICAL.

Plumbing and Drainage  
To comply with approved  
documents: E1/AS1, G12/AS1  
G13/AS1

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  
Drainage *AS* Date 24/1/09  
Health Date

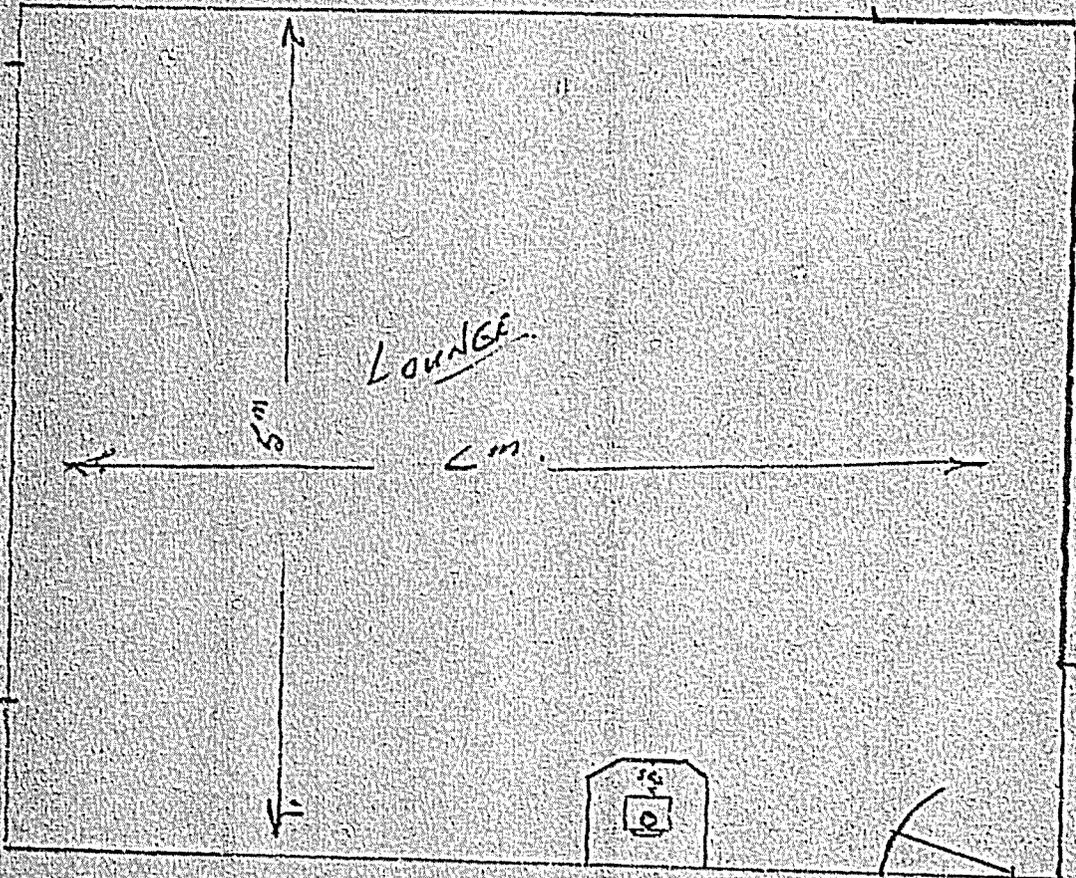
NOTE

26 Norman St Dunedin

3/3

INSTALLATION OF YUNCA FREE STANDING  
FOR MR STEVENS 26 NORMAN ST TAINON.

Dining  
Kitchen  
Open Plan



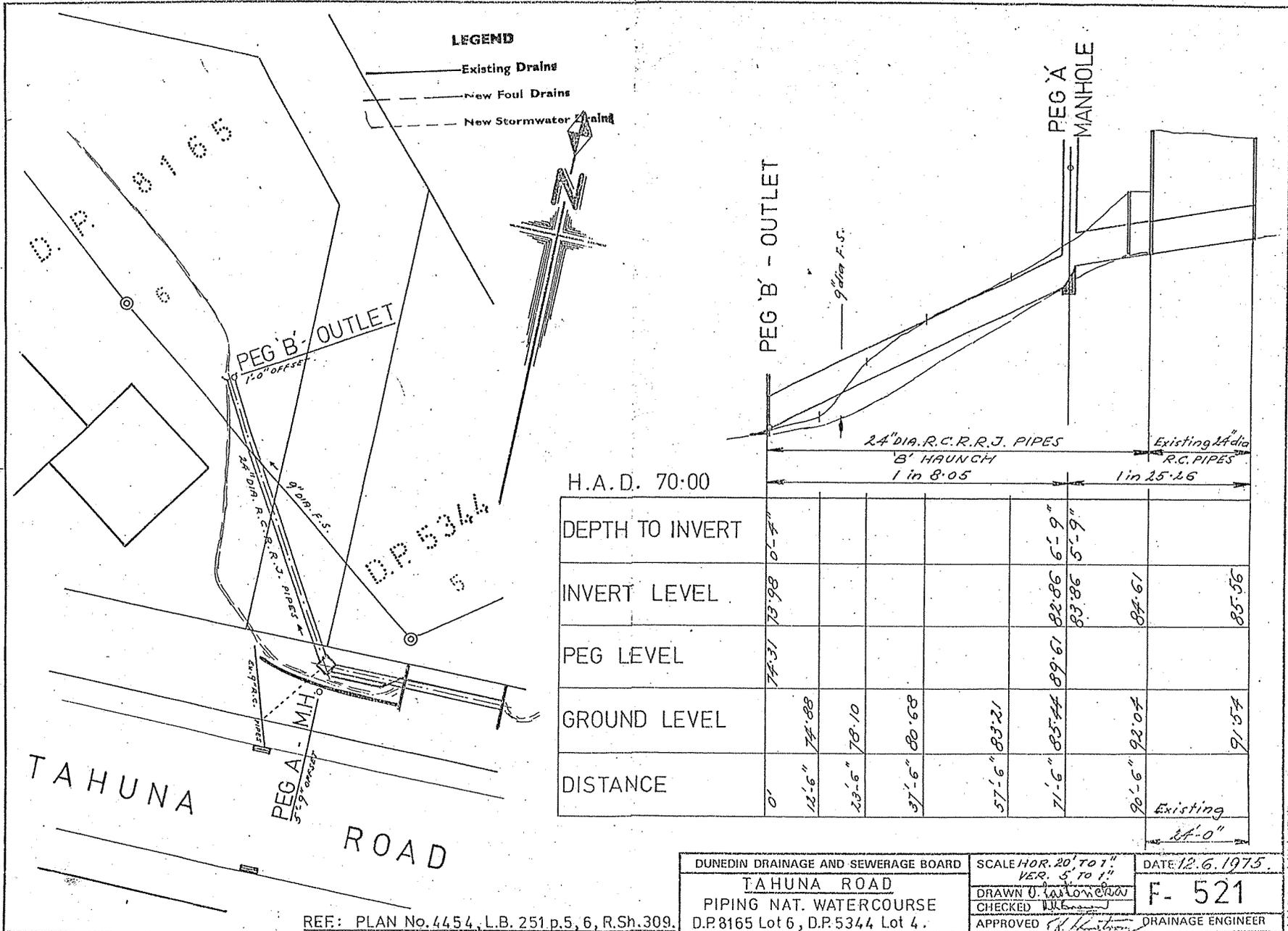
FIRE / FITTED WITH HEAT DEFLECTOR AT REAR OF FIRE  
AND FLUE.  
FIRE FIXED TO HEARTH WITH DYNA BOLTS

RAMP

H-1982-4790  
Permit - Install  
Yunca Heater

4790

J5181



H.A.D. 70.00

DEPTH TO INVERT								
INVERT LEVEL						82.86	83.86	85.56
PEG LEVEL	74.31					89.61		
GROUND LEVEL		74.88	78.10	80.68	83.21	85.44	92.07	91.54
DISTANCE	0'	12'-6"	23'-6"	37'-6"	57'-6"	71'-6"	90'-6"	Existing 84'-0"

DUNEDIN DRAINAGE AND SEWERAGE BOARD TAHUNA ROAD PIPING NAT. WATERCOURSE D.P.8165 Lot 6, D.P.5344 Lot 4.	SCALE HOR. 20' TO 1" VER. 5' TO 1"	DATE 12.6.1975.
	DRAWN U. [Signature]	F- 521
	CHECKED [Signature]	DRAINAGE ENGINEER

REF: PLAN No. 4454, L.B. 251 p.5, 6, R.Sh.309.

H-1975-J5181 Piped Watercourse