

Dunedin City Council Land Information Memorandum

91184

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 **17 November 2021**

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 Records of Title as this report may not include information that is registered on the Records of Title. The Records 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

31 Clifford Street Dunedin

**LIM Applicant
Print Date**

Xi Li and Lu Gan
17-Nov-2021

CONTENTS

[Property Details](#)
[Rates Details](#)
[Building, Plumbing and Drainage](#)
[Site Hazards](#)
[Hazardous Substances](#)
[Environmental Health](#)
[Licensing](#)
[City Planning](#)
[Transportation](#)
[Water](#)
[Waste](#)
[Appendix](#)

PROPERTY DETAILS

Property ID 5013668
Address 31 Clifford Street Dunedin
Parcels LOT 5 DP 2566

Rubbish Day Monday

RATES DETAILS

Rate Account 2013668
Address 31 Clifford Street Dunedin
Valuation Number 26780-07600

Latest Valuation Details

Capital Value \$350,000
Land Value \$115,000
Value of Improvements \$235,000
Area (Hectares) 0.037HA
Units of Use 1

Current Rates

Current Rating Year Starting 01-Jul-2021
Dunedin City Council Rates \$2,377.45

Rates Outstanding for Year \$1,783.10

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

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>

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 Stormwater Drains servicing existing buildings

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

Private Stormwater Drain connects to Council Stormwater Sewer in Dalmore Crescent.

Private Foul Drains servicing existing buildings

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

Private Foul Drain connects to Council Foul Sewer in Dalmore Crescent.

Building and Drainage Consents

The following consents are recorded for this property:

Status Key:	BC	-	Building Consent Issued
	CCC	-	Code Compliance Certificate Issued
	Archived	-	In accordance with section 93(2)(b) of the Building Act, the consent
	/CCC	-	was reviewed for code compliance after two years. Compliance with
	Refused	-	the Building Code could not be established and therefore the Code
		-	Compliance Certificate has been 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-2015-205](#) Building Consent Only Lodgement - Install Woodsman Totara Inbuilt Heater into Dwelling

Lodgement Date	18-Feb-2015
Decision	Granted
Decision Date	12-Mar-2015
Current Status	CCC Issued

Previous Number
(Applications before 2007)

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-1947-29278](#) AAB19470154 4933 - Erect Dwelling, (South). The permit was lodged on 09-Jul-1947.

[H-1949-32763](#) AAB19490259 7232 - Retaining Wall, No Plan (South). The permit was lodged on 24-Jan-1949.

[H-1953-41278](#) AAB19530156 14209 - Alteration to Dwelling, (South). The permit was lodged on 01-Apr-1953.

[H-1973-76010](#) AAB19730130 7308 - Crossing \$46.65 (Baldwin). The permit was lodged on 18-Apr-1973.

[H-1948-164596](#) AAD19480947 E4131 - Drainage, (South). The permit was lodged on 12-Jan-1948.

[H-1948-164597](#) AAD19480948 E4142 - Plumbing, No Plan, (South). The permit was lodged on 15-Jan-1948.

[H-1980-213008](#) AAD19801427 No Permit Number- Drainage Plan only (No Name) (Miscellaneous Drainage Plan). The permit was lodged on 01-Jan-1980.

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:
<https://www.orc.govt.nz/plans-policies-reports/reports-and-publications/natural-hazards>

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

No records were found of Environmental Health involvement with this property.

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 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.

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.

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. Decisions on the 2GP were released on Wednesday 7 November 2018. The appeal period closed on Wednesday 19 December 2018. The schedule of appeals can be viewed at <https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan/appeals-received-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. Variation 2 (Additional Housing Capacity) to the 2GP was notified on Wednesday 3 February 2021. No rule changes proposed in Variation 2 have legal effect from the date of notification. Once the initial submission ends on Thursday 4 March 2021, rules that do not have submissions in opposition to them will be deemed operative. Please refer to our website for more information on Variation 2 at <https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan/plan-change-dis-2021-1-variation-2>.

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 was 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 <https://www.dunedin.govt.nz/council/district-plan/district-plan-2006> and the 2GP which can be found on our website at <https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan> as well as at all Dunedin City Council service centres and libraries.

OPERATIVE DISTRICT PLAN INFORMATION

Zoning

This property is zoned as follows in the District Plan.

Zone

RESIDENTIAL 1

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_{max} 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

SECOND GENERATION PLAN INFORMATION

Zoning

- General Residential 2 (refer Section 15, Residential)

Scheduled Items

- Nil

Overlay Zones

- Nil

Mapped Areas

- Stadium Noise Leaflet Drop Mapped Area

Resource Consents

There are no resource consents for this property.

RESOURCE CONSENTS WITHIN 50 METRES OF 31 CLIFFORD STREET DUNEDIN

5013666 29 Clifford Street Dunedin

[LUC-2010-97](#) Land Use Consent Alterations to the existing dwelling and includes the addition of a new bedroom and ensuite and extension to an existing deck. The outcome was Granted on 12/04/2010.

[RMA-2000-364005](#) Resource Management Act (Historical Data) TO ERECT A GARAGE ON THE SUBJECT PROPERTY (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 25/05/2000.

5013716 26 Clifford Street Dunedin

[LUC-2013-530](#) Land Use Consent make additions to a dwelling. The outcome was Granted on 22/01/2014.

5106964 27 Clifford Street Dunedin

[RMA-2000-364005](#) Resource Management Act (Historical Data) TO ERECT A GARAGE ON THE SUBJECT PROPERTY (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 25/05/2000.

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

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.

Previous LIMs on this property have identified the following:

Date of Inspection: 24-Sep-2013

The Roading Department has carried out a visual inspection at this property and found the following problems;

Encroachment

It appears an area of public road reserve has been modified to exclude public access.

In accordance with Council's Bylaws and Policies, the property owner will need to carry out one or more of the following:

- Remove any modifications (frontage fences) encroaching on public road reserve.
- Apply for an encroachment license (license to occupy road reserve).
- Apply to have the road stopped and amalgamated with the adjoining property.

Any costs in relation to the above options are the responsibility of the property owner.

These matters above may or may not have been resolved.

Previous LIMs on this property have identified the following:

Date of Inspection: 24-Sep-2013

The Roading Department has carried out a visual inspection at this property and found the following problems;

Non-compliant entrance crossing.

To meet current Council standards the vehicle crossing would be required to be sealed from the edge of carriageway to 5m inside the property boundary. 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.

These matters above may or may not have been resolved.

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, 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

WASTE

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 **11th December 1998**.

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

Drainage Reticulation Plans

A copy of the Dunedin City Council's drainage infrastructure in the vicinity of the subject property is attached. Public foul sewers are shown in red and stormwater sewers in green. All public drainage services are available to receive connections from the property and limited flows of stormwater may also be discharged to the street channel or an approved outfall.

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

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



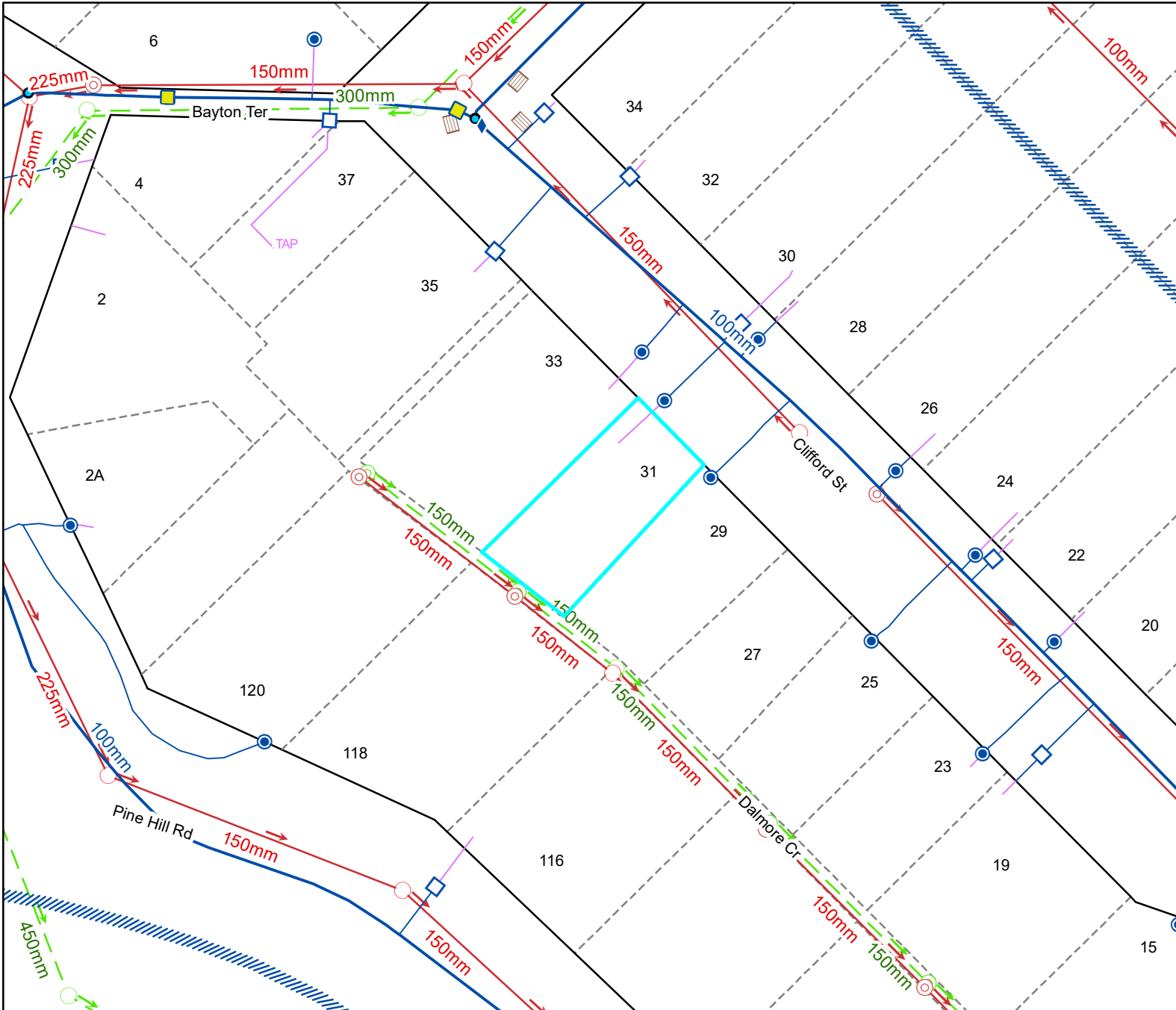
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PARCEL LINES CAN VARY FROM
 LEGAL PARCEL BOUNDARIES
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 has been made to ensure correctness and
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Legend

Water Supply

	Manifold Box		Water Non-Return Valve
	Water Meter		Water Pump Station
	Toby		Water Bore
	Meter without manifold box		Water Treatment Plant
	Retic Flow Meter		Water Storage Tank
	Combination Meter		Supply Main
	Manifold Box With Restrictor		Trunk Main
	Water Valve - Zone		Disused
	Non Return Valve		Reticulation
	Water Valve - Gate		Rider
	Water Valve - Sluice		Scour
	Water Hydrant		Water Service Lateral
	Water Backflow Preventor - RPZ		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		Pump Station
	Valve Chamber (pressurised)		Treatment Plant
	Boundary Kit		Vent
	Non-Return Valve		Foul Sewer Node
	Pump Station Domestic		Foul Drains in Common (public)
	Drop Manhole		Sewer
	Inspection Manhole		Trunk Sewer
	Inspection Opening		Vent Line
	Lamphole		Rising Main
	Outlet		Redundant Foul Sewer Pipe

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

Stormwater

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

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

General

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



Council Water & Drainage Services

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

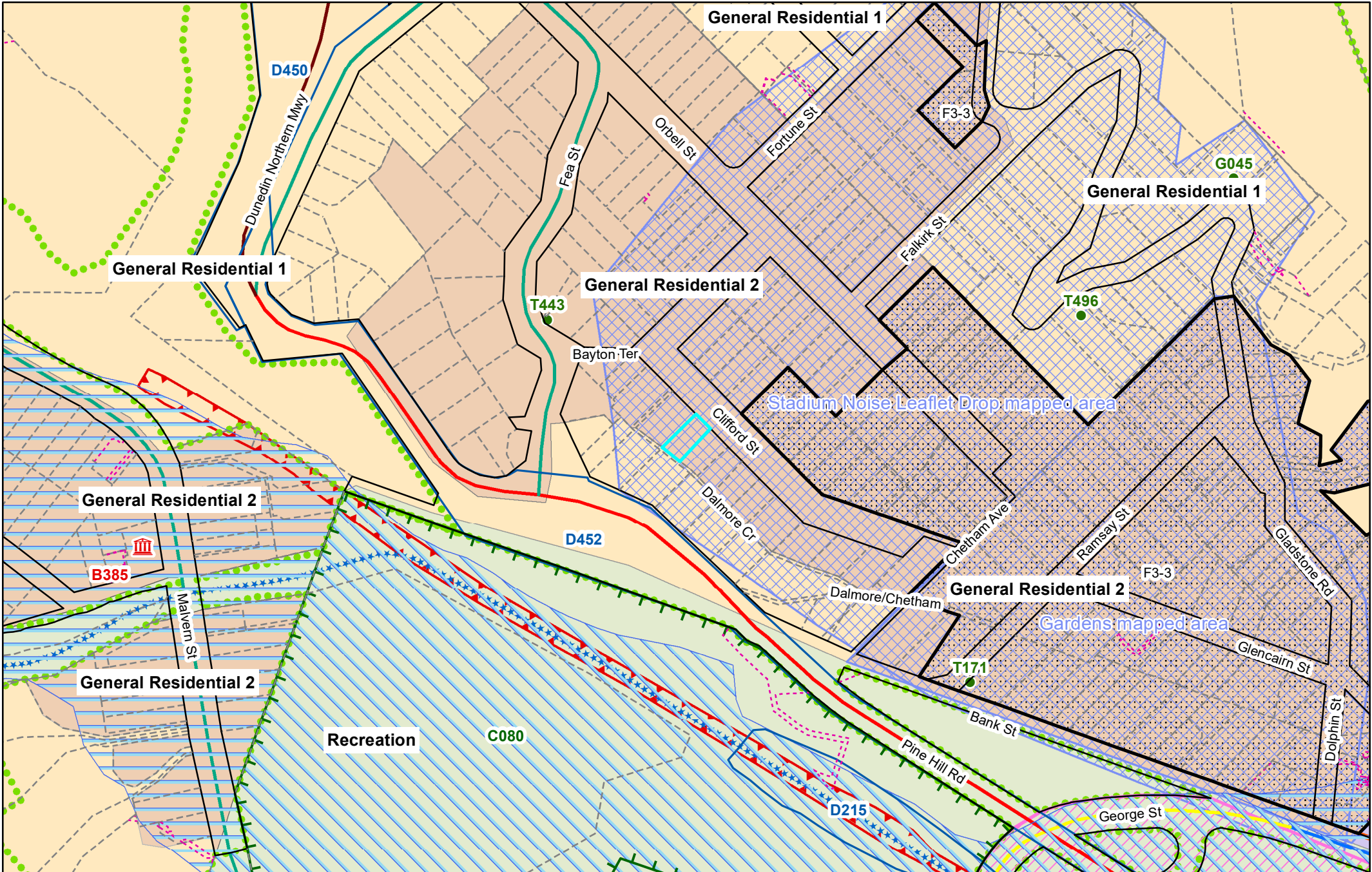
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PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES
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Full legend can be viewed at <https://www.dunedin.govt.nz/council-online/webmaps/waterservices>



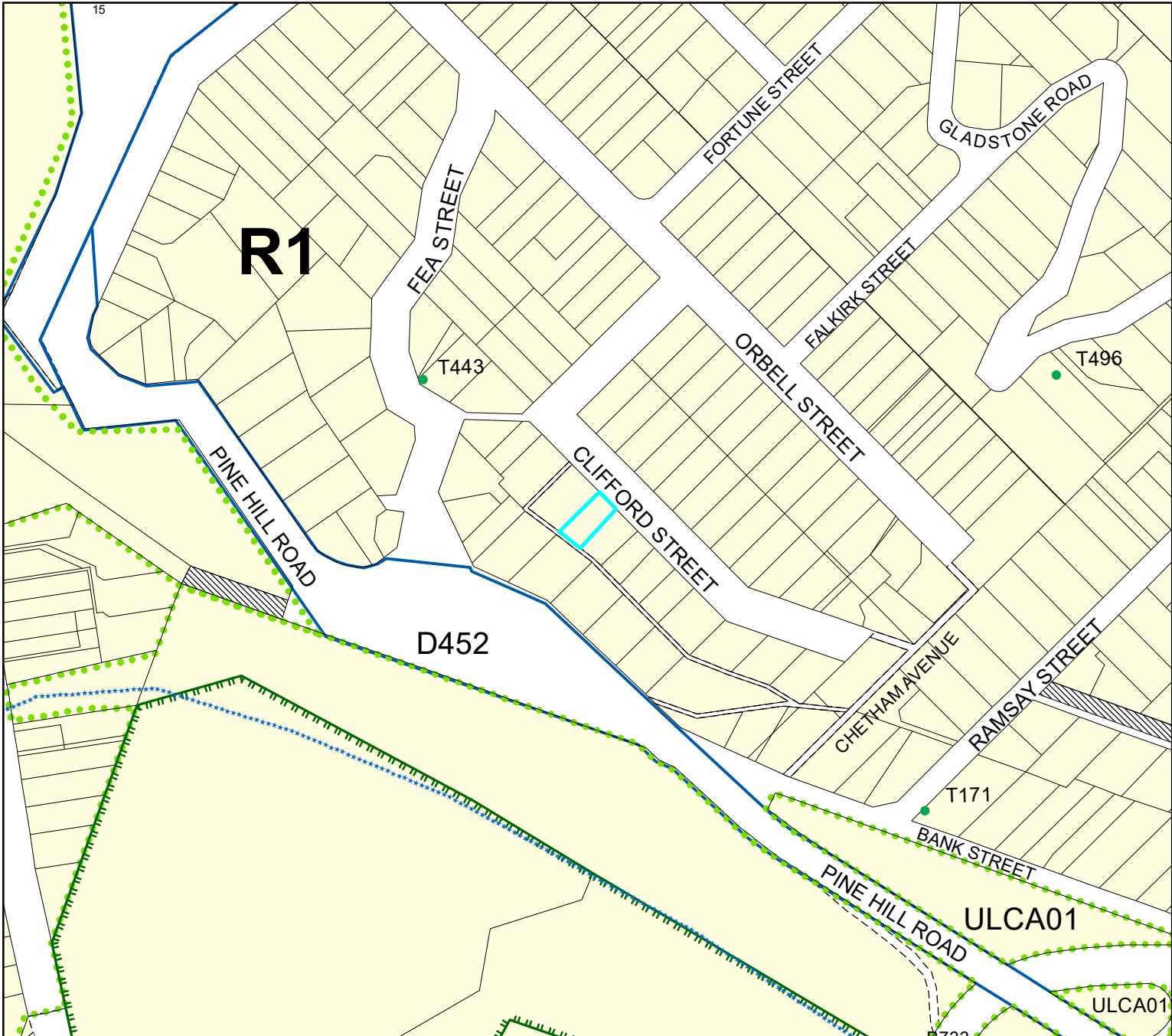
Second Generation District Plan

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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 Taiari 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

Scale at A4:
1:3,000
15/11/2021
8:03:39 PM



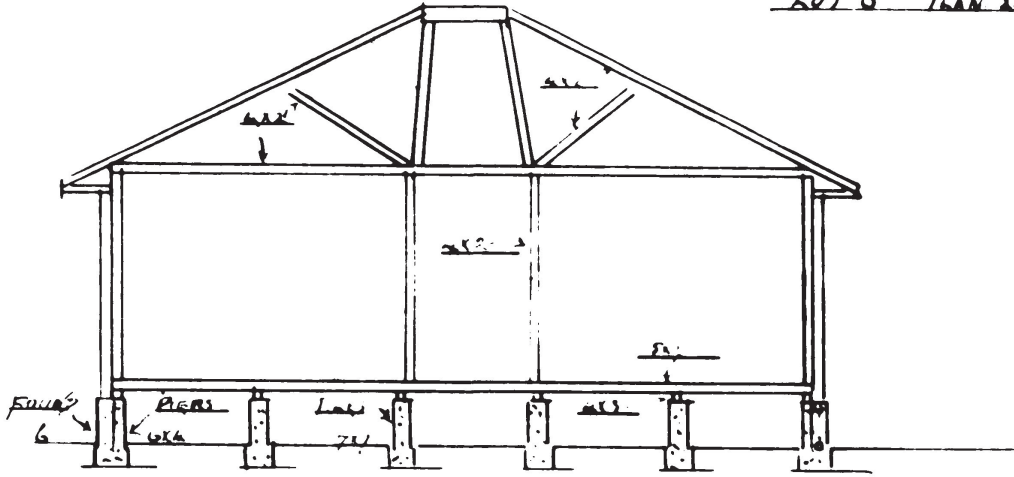
PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES
This map is for illustration purposes only and is not accurate to surveying, engineering or orthophotographic standards. Every effort has been made to ensure correctness and timeliness of the information presented.

PROPOSED RESIDENCE

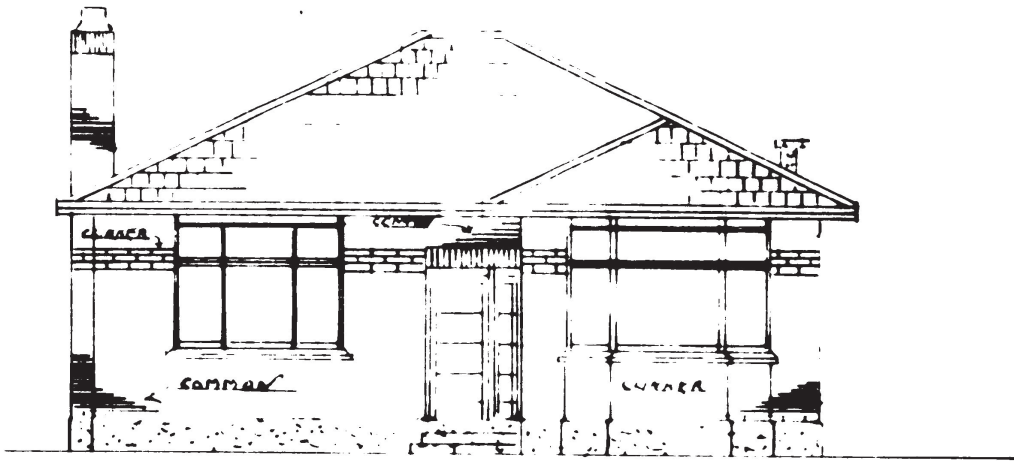
FOR
MR J SOUTH

CLIFFORD ST

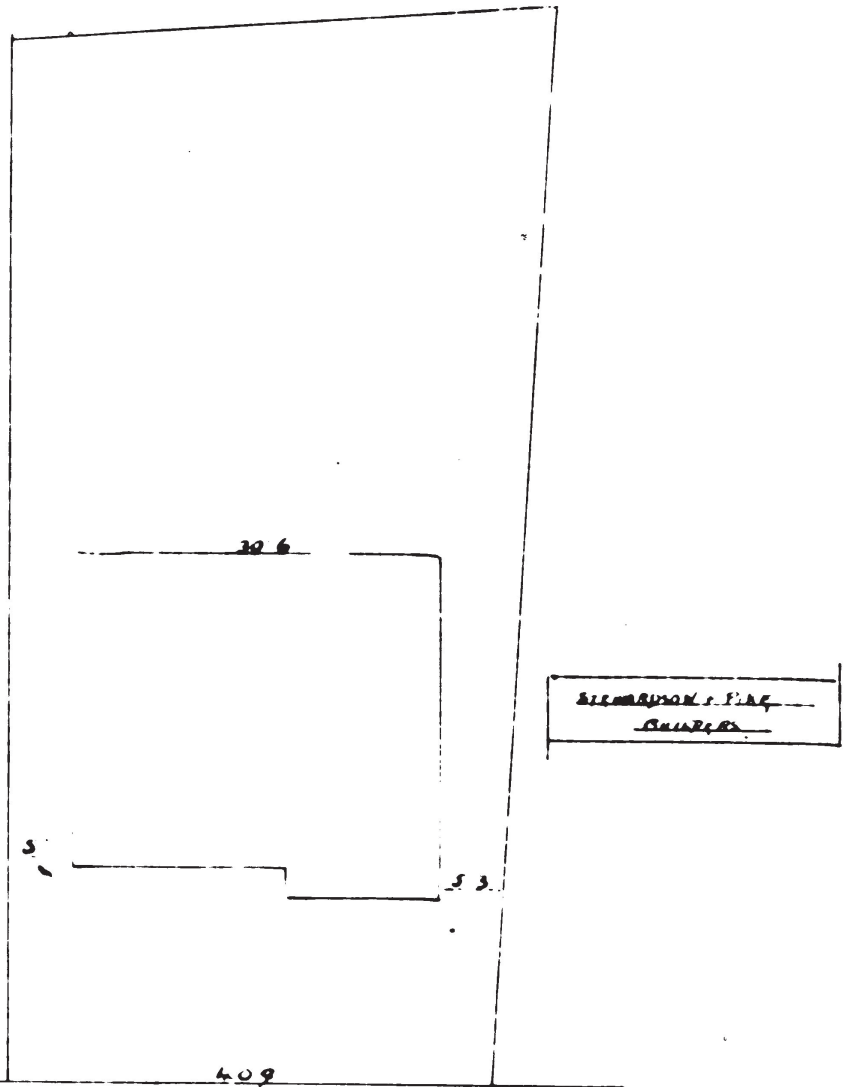
LOT 5 PLAN 2506 BLOCK 3 YAMORE



SECTION AA

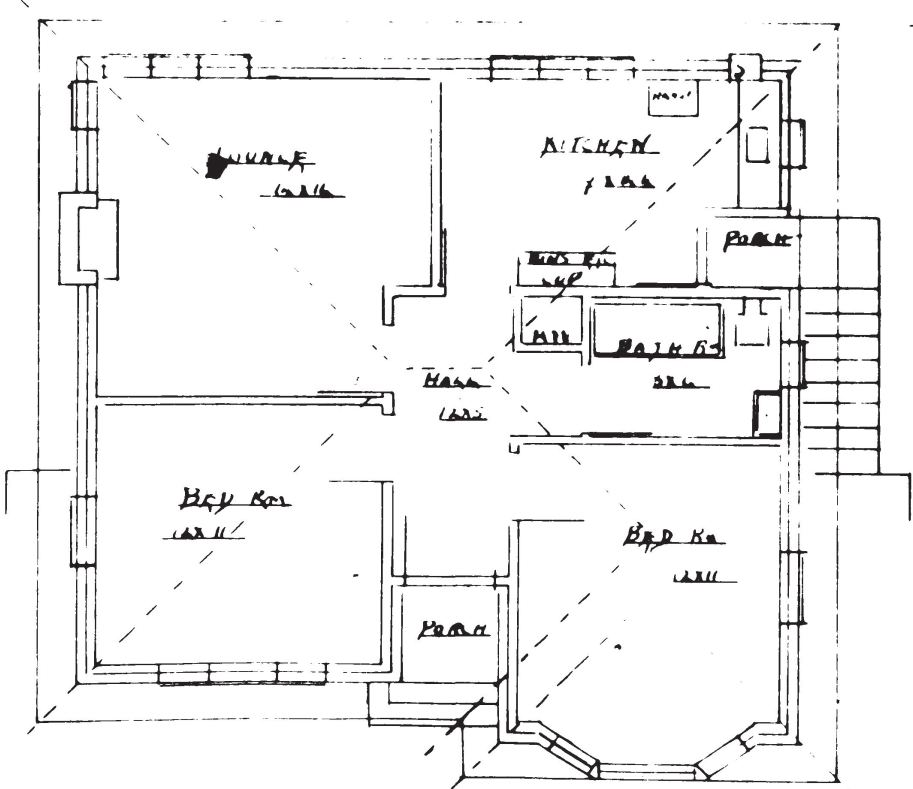


FRONT ELEVATION



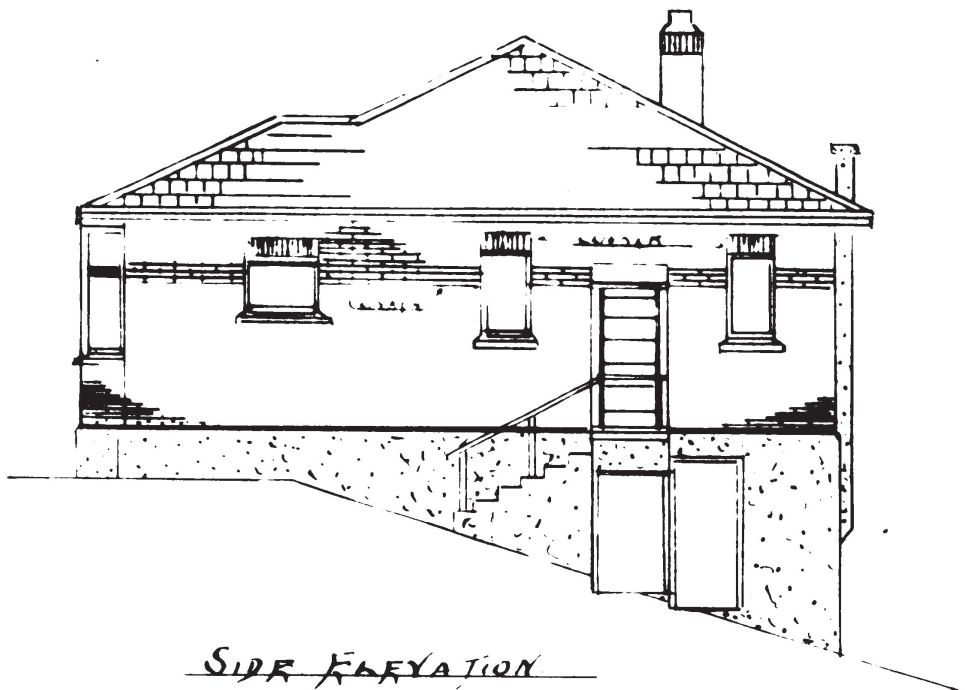
SITE PLAN
CLIFFORD ST

SCALE 1/4" TO 1 FT



GROUND PLAN

SCALE 1/4" TO 1 FT



SIDE ELEVATION

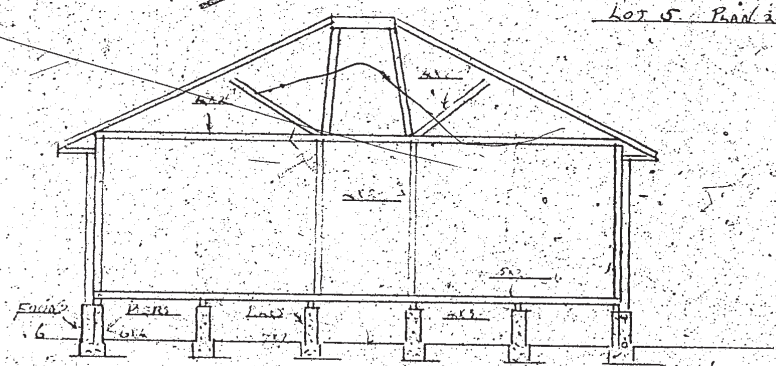
E/4131

PROPOSED RESIDENCE

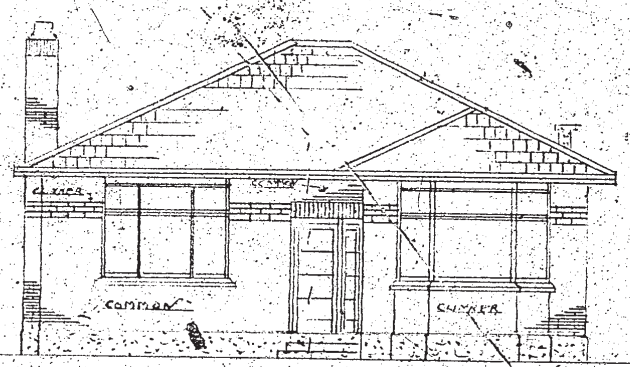
FOR
MR J SOUTH

CLIFFORD ST

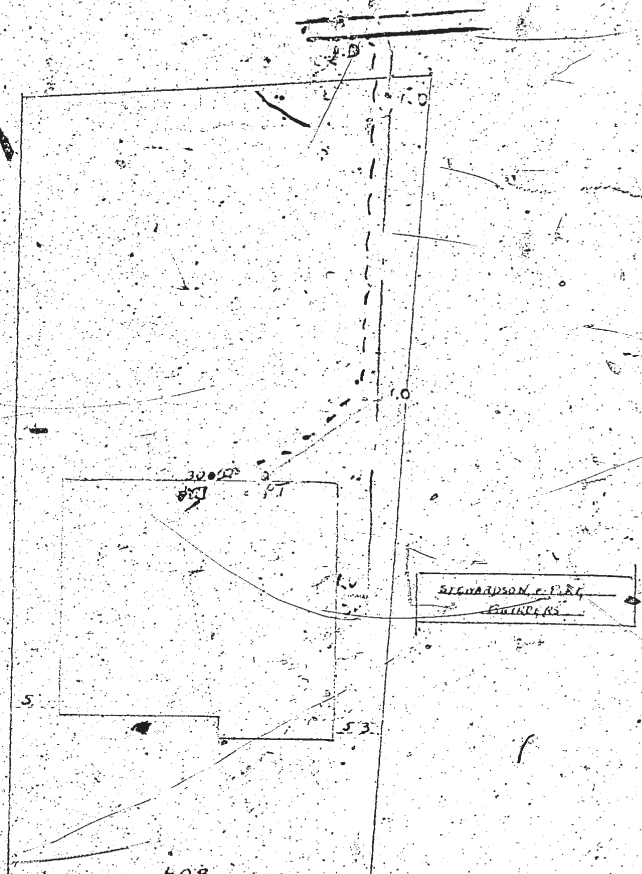
LOT 5 PLAN 2566 BLOCK 3 VALMORE



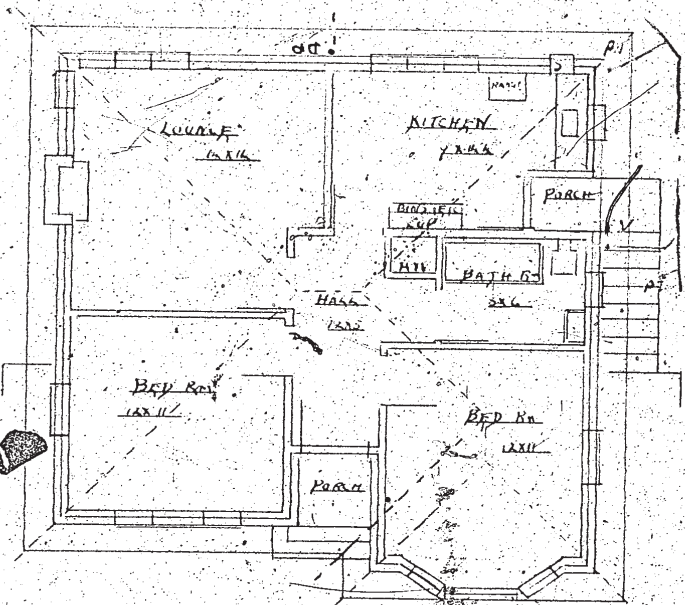
SECTION V.A.A.



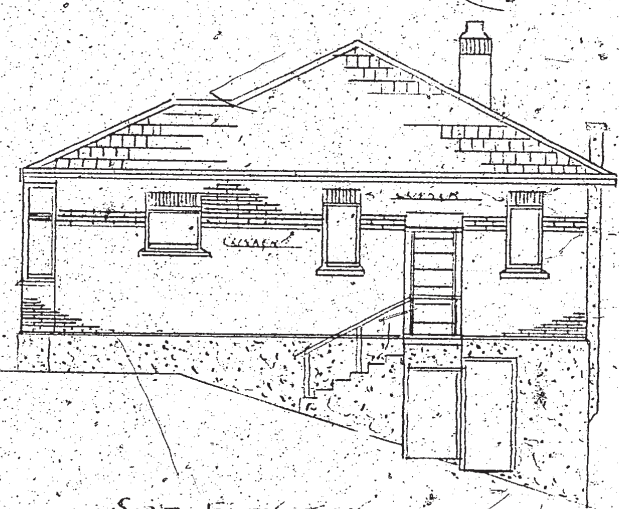
FRONT ELEVATION



SITE PLAN
CLIFFORD ST



GROUND PLAN



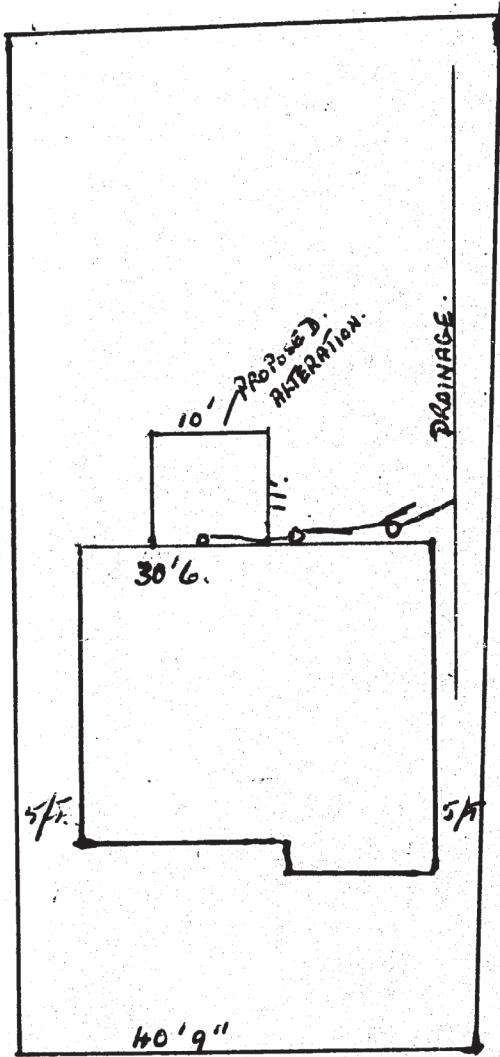
SIDE ELEVATION

PROPOSED ALTERATION TO RESIDENCE FOR MR J. SOUTH.

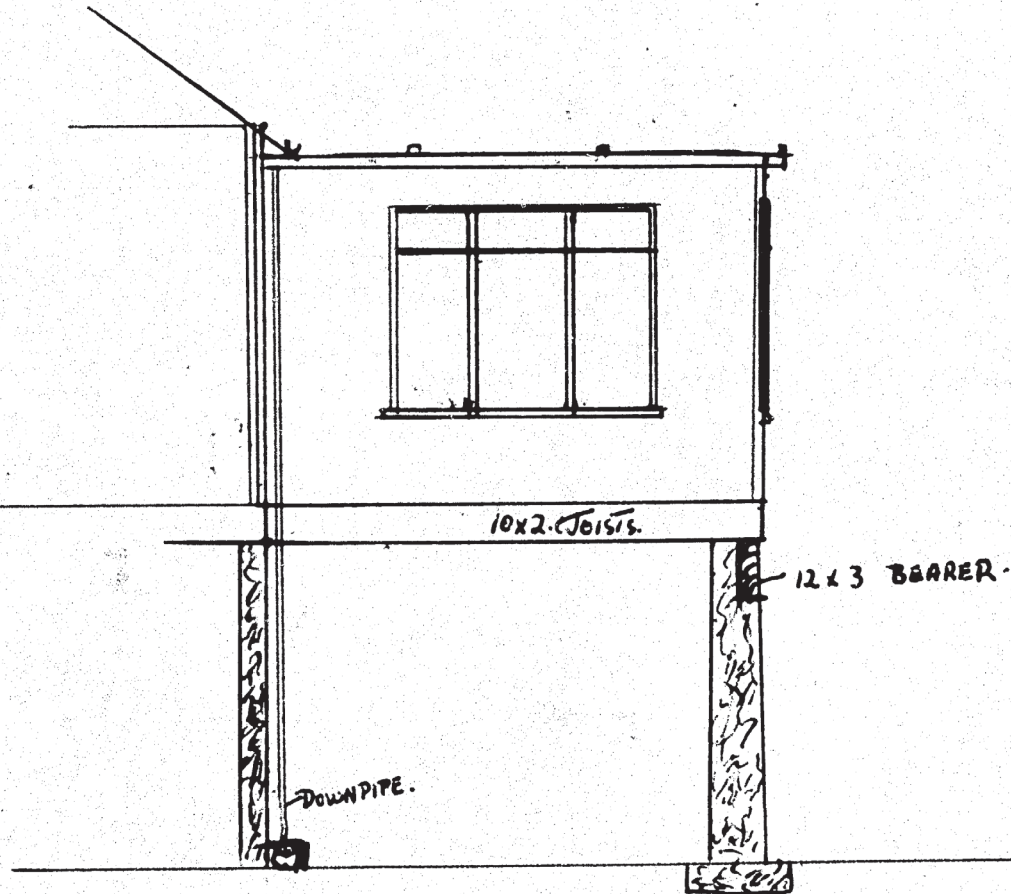
CLIFFORD ST. DALMORE.

BEING LOT 5. PLAN 2566 Bk III

DALMORE.



CLIFFORD ST.



~ SPECIFICATIONS. ~

FOUNDATION.

(2) CONCRETE PIERS.
12" x 12".

12x3 BEARER OVER.

JOISTS. 10x2 O/S HEART.

FRAME. 4x2 R.P. O/S.

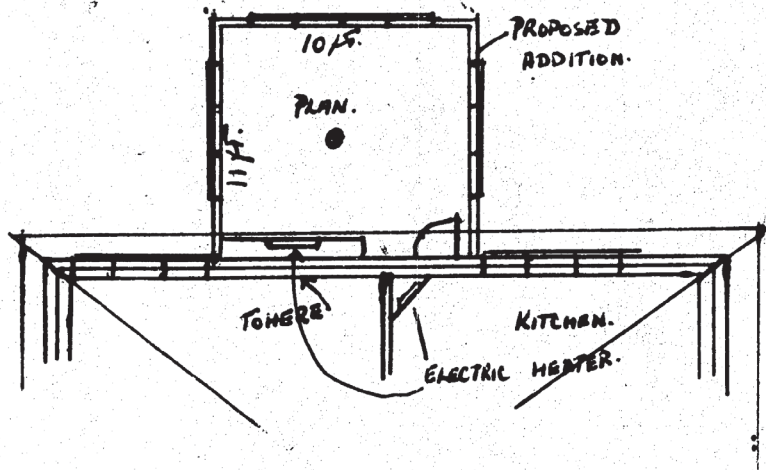
ROOF FLAT.

INTERIOR. WALL Bd.

PLUMBER. + DRAINER.

FLAT G. IRON ROOF. WITH ROLLS.

EXISTING STORM WATER TO
BE TAPPED. AND STOPPED OFF.
FROM PRESENT POSITION



A separate application to the District Council should be made for a separate supply and/or drainage work to be carried out by a separate contractor.

which will require to be addressed

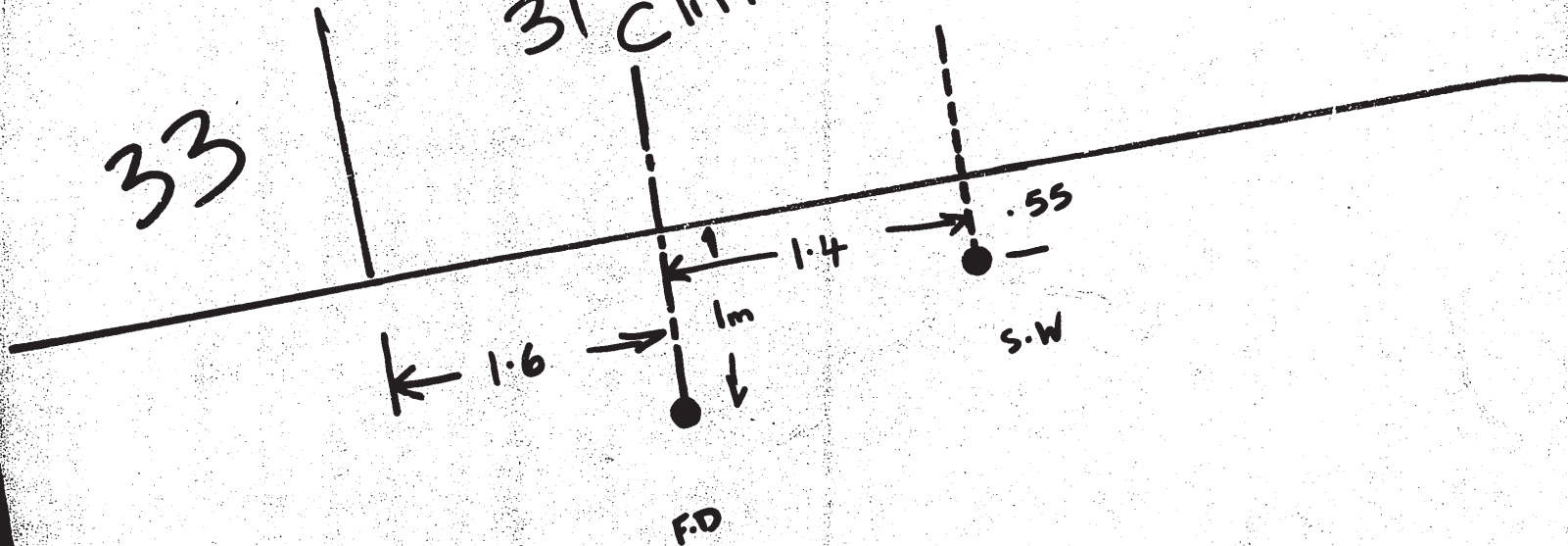
Address shown of plans E/4131

Edw. Lowe
C.P.
4/4/53

14209

33

31 Clifford St



DALMORE Crescent

CODE COMPLIANCE CERTIFICATE

DCCBCA-F4-07-v3.0

Section 95, Building Act 2004

CCC NO:	ABA-2015-205	Telephone No:	03 477 4000
APPLICANT		PROJECT	
L R Bartleet 31 Clifford Street Dunedin 9010		Work Type: Alterations/Repairs Intended Use/Description of Work: Install Woodsman Totara Inbuilt Heater into Dwelling Intended Life: Indefinite, not less than 50 years.	
PROJECT LOCATION		This CCC also applies to the following Amended Consents: N/A	
31 Clifford Street Dunedin			
LEGAL DESCRIPTION			
Legal Description: LOT 5 DP 2566 Valuation Roll No: 26780-07600 Building Name: N/A			

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

Signed for and on behalf of the Council:



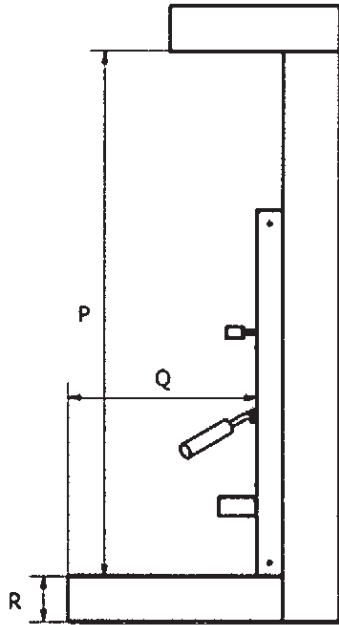
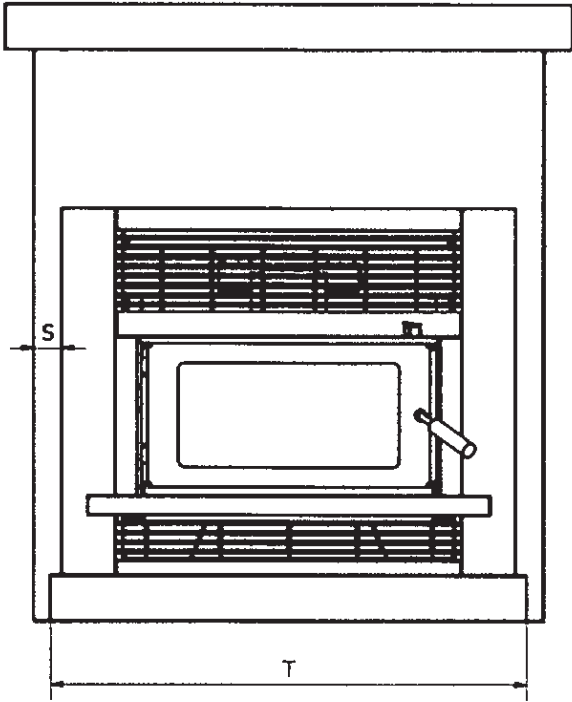
Team Leader Inspections

Date: 31 March 2015

Testing and Certification

MODEL	AS/NZS 2918:2001, APP B	AS/NZ 2918:2001, APP E	AS/NZS 4012:1999	AS/NZS 4013:1999	ECan Cert Number
Brunner	Complies	N/A	71%	0.5g/kg	111242
Brunner WB	Complies	N/A	65%	0.5g/kg	111243
Tasman	Complies	N/A	71%	0.5g/kg	111475
Tasman WB	Complies	N/A	65%	0.5g/kg	111477
Aspen	Complies	N/A	71%	0.5g/kg	111306
Aspen WB	Complies	N/A	65%	0.5g/kg	111307
Totara	Complies	Complies	67%	0.9g/kg	110220
Matai ECR MkIII	Complies	N/A	71%	0.7g/kg	102148
Matai ECR MkIV	Complies	N/A	75%	0.8g/kg	102149
Matai ECR MkV	Complies	N/A	65%	0.7g/kg	102454
IMF	Complies	Complies	N/A	3.9g/kg	N/A
Flare - Wood	Complies	N/A	68%	0.97g/kg	134775
Flare - Wood WB	Complies	N/A	65%	0.89g/kg	135021
Flare - Multi	Complies	N/A	N/A	N/A	N/A
RMF	Complies	N/A	83%	3.9g/kg	N/A
Strongman	Complies	N/A	N/A	N/A	N/A
Tarras MKII	Complies	N/A	69%	0.37g/kg	120925
Tarras MKII WB	Complies	N/A	65%	0.5g/kg	120927
Brunner MKII	Complies	N/A	71%	0.5g/kg	142896
Brunner MKII WB	Complies	N/A	65%	0.5g/kg	142897
Tasman MKII	Complies	N/A	71%	0.5g/kg	142898
Tasman MKII WB	Complies	N/A	65%	0.5g/kg	142899
Tarras MKIII	Complies	N/A	69%	0.37g/kg	143492
Tarras MKIII WB	Complies	N/A	65%	0.5g/kg	143494

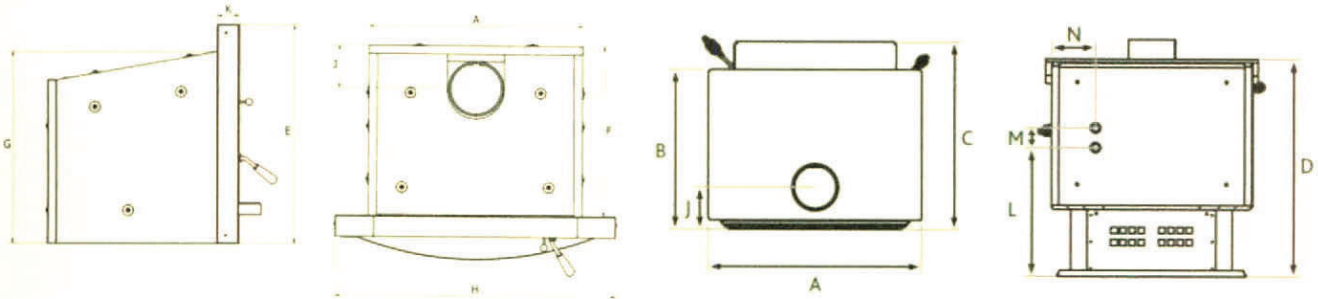
Minimum Safe Installation Clearances to COMBUSTIBLE Materials



	IMF	Totara
P	980	1060*
Q	Graph 1	Graph 1
R	Graph 1	Graph 1
S	50	50
T	840	840

* Dimension P can be 920mm with a factory supplied heat deflector fitted

Dimensions



	TOTARA	ECR MKIII, V	STRONG- MAN	RMF	IMF Deluxe	FLARE WOOD	FLARE MULTI	BRUNNER, TASMAN & ASPEN (≤2013)	BRUNNER MKII & TASMAN MKII	TARRAS MKII	TARRAS MKIII
A Overall Stove Width	642	580	715	580	590	630	630	615	615	765	765
B Stove Depth Door Frame to Rear		390	521	390		540	540	520	525	522	522
C Overall Stove Depth Ledge to rear		450	590	450		602	602	633	630	627	640
D Overall Stove Height		620	695	620		764	764	730	757	772	772
E Insert Fascia Height	650				740						
F Insert Depth	506				480						
G Insert Maximum Height	570				590						
H Insert Fascia Width	840				850						
J Flue Centre to Back of Unit	136	150	141	150	115	181	181	149	145	142	142
K Insert Fascia Depth	62				120/65						
L Wetback Height		283				502	502	450	478	479	479
M Wetback Centres		130				65	65	65	65	65	65
N Wetback Position		290				133	133	106	107	180	180

Disclaimer;

While every attempt is made to ensure this information is as accurate as possible, a tolerance of +/- 5mm should be allowed for in these dimensions

Installation Instructions

This appliance should only be installed by a trained and NZHHA qualified installer.

Warning: the appliance and flue system shall be installed in accordance with AS/NZS 2918 and the appropriate requirements of relevant building code/codes.

Warning: 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".

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.

Caution: 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.

Caution: cracked and broken components e.g. glass panels or ceramic tiles, may render the installation unsafe.

- Maintain a clearance of at least 1 metre between front of the appliance and building structure or any other substantial immovable object.
- If the appliance is installed on a heat sensitive floor, the floor should be protected with an insulation floor protector, which shall extend entirely beneath the heater. For the correct floor protector extension, refer to dimension C in FIG 1 & 2.
- **Your appliance shall be seismically restrained, including the floor protector using the provided holes or brackets.** The restraints should be sufficient enough to resist a seismic loading equal to 0.4 times the mass of the appliance. We recommend a minimum of 8mm dynabolts on concrete floors and 8mm coach screws for wooden floors of appropriate length.

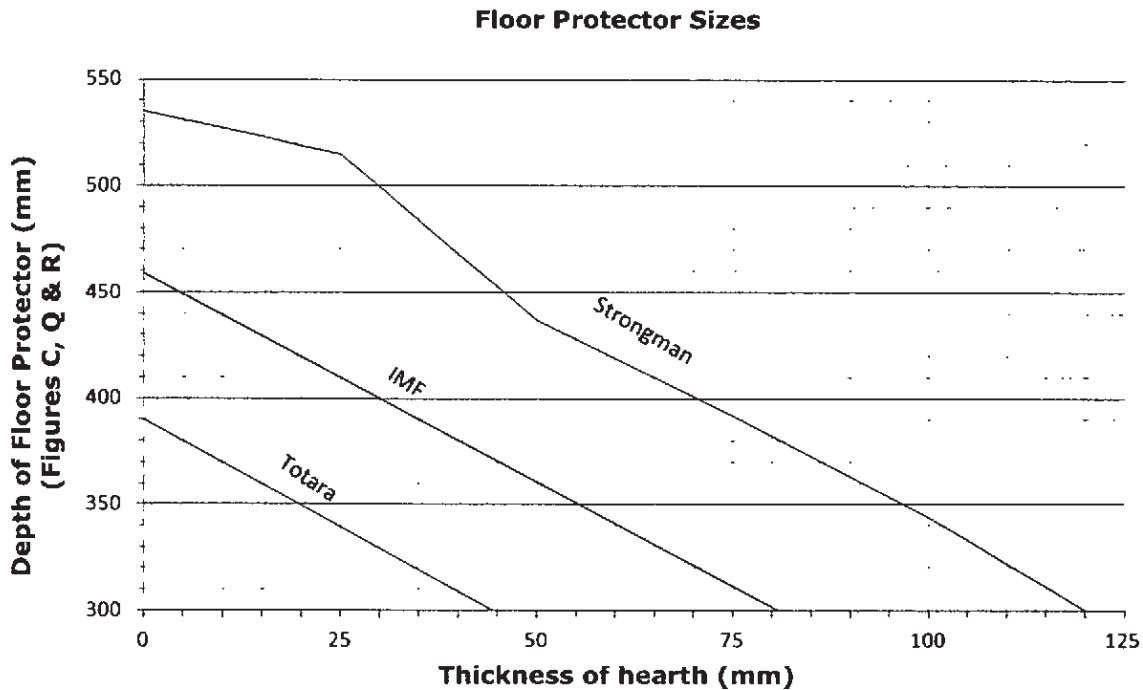
Minimum Material Specifications For Floor Protectors on a Floor of Combustible Material

MODEL	SPECIFICATION
BRUNNER TASMAN ASPEN TARRAS MKII	9mm Eterpan LD + 8mm ceramic tiles (or equivalent)
FLARE (All Variants) ECR (MkIII, IV, V) RMF TOTARA*	8mm ceramic tiles only (or equivalent)
STRONGMAN	24mm Eterpan LD (or equivalent)
BRUNNER MKII TASMAN MKII TARRAS MKIII	Ash Floor Protector. Any non-combustible material of any thickness

*The Totara is also approved with 1mm sheet steel with a 10mm spacing above combustible material. For use when extending hearths.

Floor Protector Graph

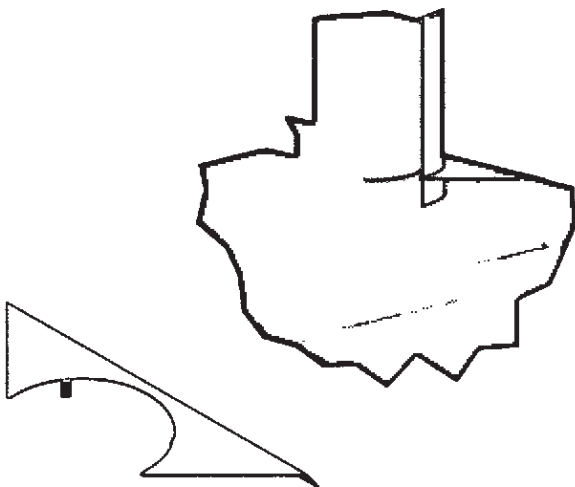
Graph 1



This graph refers to Page 4 dimension C and Page 5 dimension Q & R.

The floor protector distance out in front of the fire (taken from the door), is dependent on the thickness of the floor protector. The thicker the floor protector is above the surrounding combustible floor, the less this distance is out in front of the fire.

Optional Rear Deflector



The optional rear deflector is used for reducing rear clearances for applicable fires (see page 4 for details). It is located loose in the firebox.

To fit the rear deflector, simply attach it to the rear shield of the fire using 2 rivets in the predrilled holes.

The rear deflector should be positioned tight up against the flue shield as shown.

Available for:
 Brunner MKII, Tasman MKII & Tarras MKIII

Sealing Flue Joints

IMPORTANT

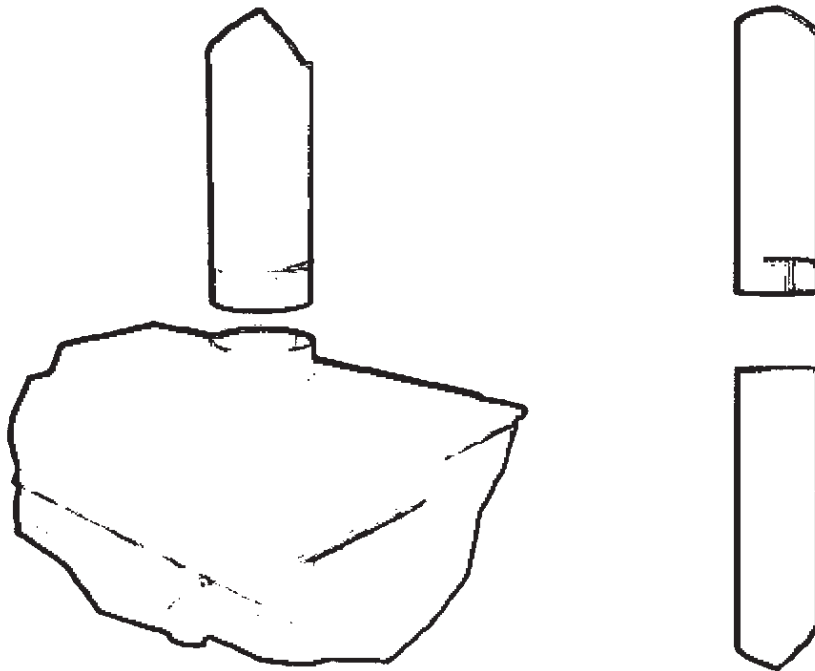
All Flue Joints Are Required To Be Sealed Using Flue Cement

It is extremely important that ALL flue joints are sealed at the time of installation using flue cement or a suitable exhaust cement.

If flue joints are not sealed properly, it can lead to performance issues with the fire such as;

- Lower heat output of the fire, due to decreased performance
- Blocked flue
- Smoke coming out the door when open, due to decreased suction
- Hard to light

The formation of soot and creosote will not seal the flues, especially on the lower lengths, as the high temperatures inhibit its formation.



Any issues that arise as a result of the flues not being sealed, are not covered by the warranty and are not the responsibility of the manufacturer.

It is the installers responsibility to ensure that this is done at the time of installation.



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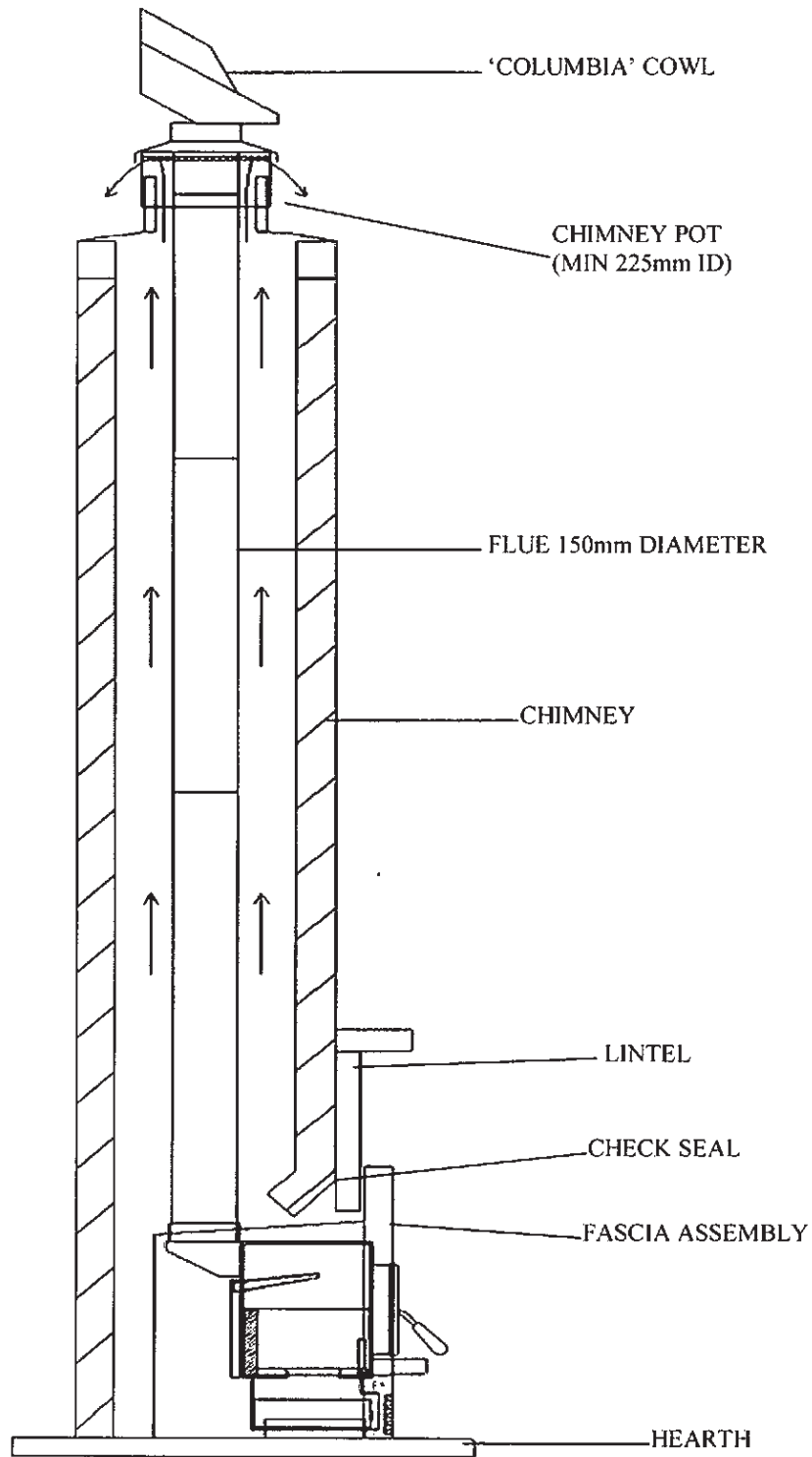
WOODSMAN

Warming kiwi homes since 1887.

TOTARA MODEL

FLUE SYSTEM INSTALLATION INSTRUCTIONS

- This flue system is the genuine factory flue for the Woodsman Totara, and is complete with the original Woodsman Columbia Cowl.
- Installation of any solid fuel appliance should only be carried out by suitably trained and qualified personnel.
- Inspect the chimney for any cracks, flaws or missing mortar, and repair to a suitable standard if required.
- Positioning and clearance instructions for your Totara are given on the instruction sheet supplied inside each firebox.
- Each flue length should be joined with the male section on top and fixed using three stainless steel rivets or self tapping screws.
- Trim the top length of flue pipe allowing for heat expansion and fit the Columbia Cowl.

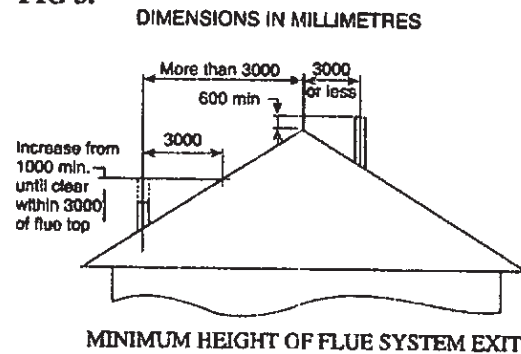


Minimum Flue Height

The top of the flue system should be at least 600mm above the highest point of the roof ridge line, if the point of intersection of the flue system and the roof line is less than 3 metres from the ridge line horizontally.

If the point of intersection of the flue system and the roofline is greater than 3 metres horizontally, the top of the flue system shall be at least 1 metre above the point of intersection with the roofline. (refer FIG 3)

FIG 3.



These are considered to be **minimum dimensions**, and depending on local conditions, **taller flue system heights may be required for satisfactory performance.**

Flue Installation Detail

Your Woodsman appliance should be installed with a HeatSaver Flue System.

A HeatSaver Flue System is available from all authorised Woodsman dealers throughout New Zealand.

The HeatSaver Flue System contains a complete installation drawing and correct clearances from the ceiling level up. Minimum clearances from the appliance to nearby combustible surfaces are given in FIGS 1 & 2.

Use of a flue system other than a genuine HeatSaver Flue System may affect the safety of the installation, and may affect your Woodsman warranty.

Insist on a genuine HeatSaver Flue System.

Installation requirements for Woodsman fireplace inserts and flue system where timber framing is less than 50mm from the chimney structure.

Installation should be carried out by a qualified installer who will ensure:

- That the minimum clearances determined by tests in accordance with AS/NZS 2918:2001 are complied with to prevent overheating of nearby combustibles.
- That the minimum opening size of **600mm wide x 600mm high x 500mm deep** is available when firebricks are removed, and that extra provision also be made for plumbing where a hot water booster is fitted (where permitted).
- That any flue requirements specific to the model being installed are met in full - refer HeatSaver Flue System Instructions.
- Where the fireplace opening is in a heat sensitive wall, a non-metallic heat resistant material shall extend not less than 50mm beyond each side of the appliance and 150mm beyond the top of the appliance.
- Clearance of at least 1 metre between the front of the appliance and building structure, or any other substantial material object.
- That the insulating floor protector of non-combustible material is provided, extending not less than the dimensions shown in the chart. (Refer Table 2)
- A fireplace appliance shall not be connected to a flue common with an open fireplace.

Lydia Rosalind Bartleet

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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

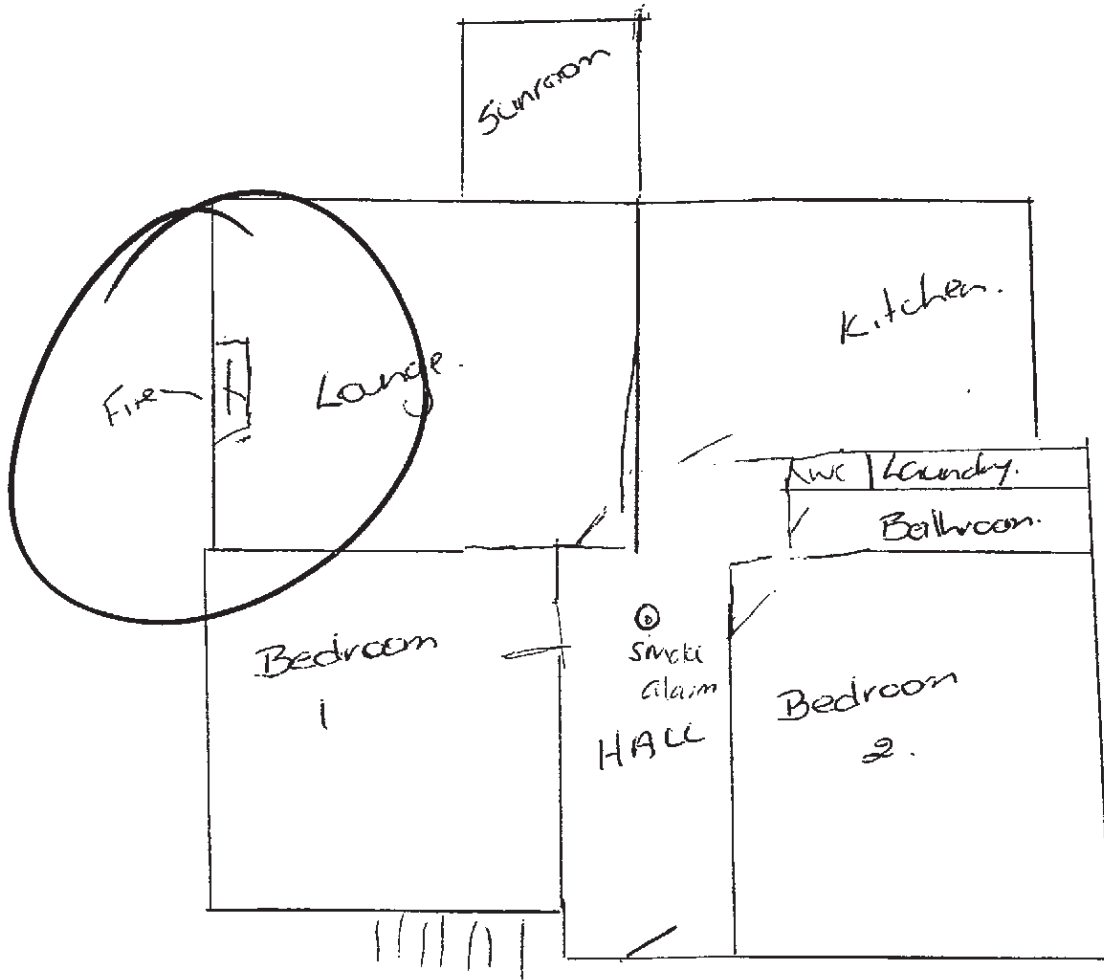
Plumbing C. THOMAS

Date 12/3/15

Health

Date

NOTE



31 clifford street, Dalmore

DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENTS

2015 - 2015



Current Rates

The values on which the current rates are based are the valuations as at 1 July 2013 and remain in effect for rating purposes until 30 June 2017

Current rating year	2015
Rating period	1 Jul 2014 to 30 Jun 2015
Rateability	Rateable
Rating differential	Area 3 - Residential
Land use	Residential : Single Unit excluding bach
Legal description	LOT 5 DP 2566
Area in hectares	0.0370
Value of improvements (01/07/13)	125,000
Land value (01/07/13)	55,000
Capital value (01/07/13)	180,000
Separately used or inhabited parts	1

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Property Sale Details

Under the Rating Valuations Rules 2008 2.2 Supporting Information

-Territorial authorities should make sale details available to the public to provide transparency of the rateable values
Most recent sale within the past 3 years ([refer guide](#)).

Please note the Gross Sale Price includes chattels whereas the Rating Valuation does not.