

Dunedin City Council Land Information Memorandum

93468

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 **4 November 2022**

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

77 Elgin Road Dunedin

**LIM Applicant
Print Date**

Don and Cathy Logie
04-Nov-2022

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PROPERTY DETAILS

Property ID 5023897
Address 77 Elgin Road Dunedin
Parcels LOT 1 DP 6016

Rubbish Day Friday

RATES DETAILS

Rate Account 2023897

Address 77 Elgin Road Dunedin

Valuation Number 27070-10100

Latest Valuation Details

Capital Value \$420,000
Land Value \$143,000
Value of Improvements \$277,000
Area (Hectares) 0.0472HA
Units of Use 3

Current Rates

Current Rating Year Starting 01-Jul-2022
Dunedin City Council Rates \$5,458.08

Rates Outstanding for Year \$3,661.56

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 Stormwater & Foul Sewer Connections available.

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

Council Foul Sewers within land.

There is Council Foul Sewers within this land. 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 to Street Channel.

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 Section.

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-1995-333275](#) Building Consent Only Lodgement - Erect Double Garage

Lodgement Date 10-Oct-1995
Decision Granted
Decision Date 24-Oct-1995
Current Status **CCC Issued**
Previous Number ABA954746
(Applications before 2007)

[ABA-2007-316885](#) Building Consent Only Lodgement - Create Fire Wall Through Roof Space Between Two Flats

Lodgement Date 10-Aug-2007
Decision Granted
Decision Date 13-Aug-2007
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-1926-10987](#) AAB19260371

9374 - Addition to Shop - Verandah, (Cunningham). The permit was lodged on 10-Oct-1926.

[H-1947-29566](#) AAB19470444

4613 - Erect Fence, No Plan (Cummings). The permit was lodged on 15-Apr-1947.

[H-1945-26870](#) AAB19450355

Gaz 52 Pg 996 - 33ft Building Line Restriction also
Applies to Ventnor Street Frontage. The permit was lodged on 09-Aug-1945.

[H-1948-31189](#) AAB19480509

6440 - Erect Fittings in Shop, (Cummings). The permit was lodged on 26-Jul-1948.

[H-1953-41717](#) AAB19530597

15247 - Alter Dwelling into Two Flats, (Cummings). The permit was lodged on 16-Dec-1953.

[H-1954-43561](#) AAB19540660

16187 - Alteration to Shop, (Cummings). The permit was lodged on 17-Aug-1954.

[H-1972-74729](#) AAB19720555

5917 - Sun Shield for Shop, (Finnie). The permit was lodged on 26-Jun-1972.

[H-1974-78300](#) AAB19740627

9416 - Alter Shop into a Flat, (Cummings). The permit was lodged on 08-May-1974.

[H-1983-93386](#) AAB19830775

5362 - Alteration to Flats, (Crozier). The permit was lodged on 08-Aug-1983.

[H-1984-95399](#) AAB19840780

7034 - Plaster Flats, No Plan (Crozier). The permit was lodged on 11-Jun-1984.

[H-1984-95400](#) AAB19840781

8201 - Crossing, No Plan (N Crozier). The permit was lodged on 17-Dec-1984.

[H-1915-131555](#) AAD19151453

A9432 - Plumbing & Drainage, (Blyth). The permit was lodged on 22-Sep-1915.

[H-1918-134580](#) AAD19180366

A12857 - Plumbing, No Plan (Blyth). The permit was lodged on 12-Mar-1918.

[H-1950-167049](#) AAD19500994

E7820 - Replace Plumbing, No Plan (Daly). The permit was lodged on 01-Sep-1950.

[H-1954-172609](#) AAD19541078

F2923 - Alter Plumbing, (Cummings). The permit was lodged on 01-Feb-1954.

[H-1954-172610](#) AAD19541079

F3835 - Alter Plumbing & Drainage, (Cummings). The permit was lodged on 11-Aug-1954.

[H-1985-219996](#) AAD19851340

K8367 - Repair Foul Drain, No Plan (Crozier). The permit was lodged on 01-Jul-1985.

[H-1915-131940](#) AAD19151865

A9212 - Board Drain in Common A226, (Dunedin Drainage and Sewerage Board). The permit was lodged on 18-Aug-1915.

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 holds 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 it 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.

A resource consent is now required to demolish any pre-1940 buildings. A heritage assessment will be required, upon any application, to assess whether or not the building has significant heritage values. If significant heritage values are identified, the resource consent application will be processed as though the building is a scheduled heritage building.

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 had legal effect from the date of notification. Rules that did not have submissions in opposition to them are deemed operative. Decisions on Hearings 1-3 (Provisions and Intensification Rezoning) were notified on Tuesday 31 May 2022 and now have legal effect. Decisions on greenfield rezoning have not been made yet and therefore do not have legal effect yet.

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

Road Hierarchy

The roads listed below adjoining this property are classified as either Collector, District Regional or National Roads in the District Plan Roding Hierarchy. All other roads adjoining this property but not listed here are classified as Local Roads. Refer to Section 20 of the District Plan for more information.

Type	NZTA Control
COLLECTOR	Elgin Rd

SECOND GENERATION PLAN INFORMATION

Zoning

- General Residential 1 (refer Section 15, Residential)

Scheduled Items

- Nil

Overlay Zones

- Nil

Mapped Areas

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

Resource Consents

The following Resource Consents are recorded for this property.

<u>RMA-1973-353982</u>	Resource Management Act (Historical Data)
Description	CONVERT SHOP INTO FLAT MAKING 3 IN TOTAL
Lodgement Date	12-Dec-1973
Decision	Granted
Decision Date	08-Apr-1974
Current Status	Consent Issued

<u>RMA-1995-358969</u>	Resource Management Act (Historical Data)
Description	ERECT DOUBLE GARAGE
Lodgement Date	10-Oct-1995
Decision	Granted
Decision Date	30-Oct-1995
Current Status	Consent Issued

<u>POL-2015-85</u>	Planning Other Legislation
Description	removal of building line restriction
Lodgement Date	02-Dec-2015
Decision	Granted
Decision Date	17-Dec-2015
Current Status	Completed

RESOURCE CONSENTS WITHIN 50 METRES OF 77 ELGIN ROAD DUNEDIN

[5023839](#) 6 Argyle Street Dunedin

[LUC-2016-151](#) Land Use Consent authorises the existing yard and height plane breaches of the dwelling and accessory building and grants consent to construct a deck in the side yard. The outcome was Granted on 20/05/2016.

5023840 8 Argyle Street Dunedin

[RMA-2003-366813](#) Resource Management Act (Historical Data) REMOVE ASH TREE (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 31/07/2003.

[RMA-2000-364098](#) Resource Management Act (Historical Data) TO REMOVE FRAXINUS EXCELSIOR TREE (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 15/06/2000.

5023900 2 Argyle Street Dunedin

[RMA-1991-353348](#) Resource Management Act (Historical Data) ER 2ND UNIT,CROSS LEASE 2 UNITS Ownr:DICKSON / App: DICKSON (Non-Notified - Non Complying). The outcome was Declined on 04/11/1991.

[RMA-1991-351161](#) Resource Management Act (Historical Data) Flats Plan Ownr:DICKSON M / App: D. Johnston PO Box 3 (Non-Notified - Non Complying).

5023901 71 Elgin Road Dunedin

[POL-2013-73](#) Planning Other Legislation cancellation of building line restriction. The outcome was Granted on 13/12/2013.

5024540 70 Elgin Road Dunedin

[RMA-2002-366217](#) Resource Management Act (Historical Data) CONSTRUCT A GARAGE WITHIN THE REQUI THROUGH THE HEIGHT PLANE. (Non-Notified - Restricted Discretionary). The outcome was Granted on 04/02/2003.

5024543 74 Elgin Road Dunedin

[RMA-1995-357416](#) Resource Management Act (Historical Data) ER FREE STANDING SIGN / App: A NAUMAN (Non-Notified - Non Complying). The outcome was Granted on 01/06/1995.

5024578 40 English Avenue Dunedin

[RMA-1993-355765](#) Resource Management Act (Historical Data) Subdivision Boundary Adjustment / App: N C MACDONALD (Non-Notified - Non Complying). The outcome was Granted on 25/08/1993.

5100426 38 English Avenue Dunedin

[RMA-1993-355765](#) Resource Management Act (Historical Data) Subdivision Boundary Adjustment / App: N C MACDONALD (Non-Notified - Non Complying). The outcome was Granted on 25/08/1993.

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.

TRANSPORT

No Transport information was found for this property

As of the 24th April 2015, the Transport Group no longer inspects the site as part of a LIM. Only the electronic records since 2002 have been examined for Transport 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 Transport on 477 4000.

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

3 WATERS

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

FOUL SEWER AND WASTE WATER

Urban Stormwater Catchment

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

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

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

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

Stormwater/Sewer Separation - Compliant

The Dunedin City Council requires the foul sewer and storm water being discharged from a property to be directed to the separate foul sewer and storm water networks, respectively. This property is in an area where inspections have been undertaken to ensure compliance with this requirement. This property was certified as complying with Council's requirements for storm water separation at the time of inspection on **2nd July 1995**.

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.

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) 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.

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

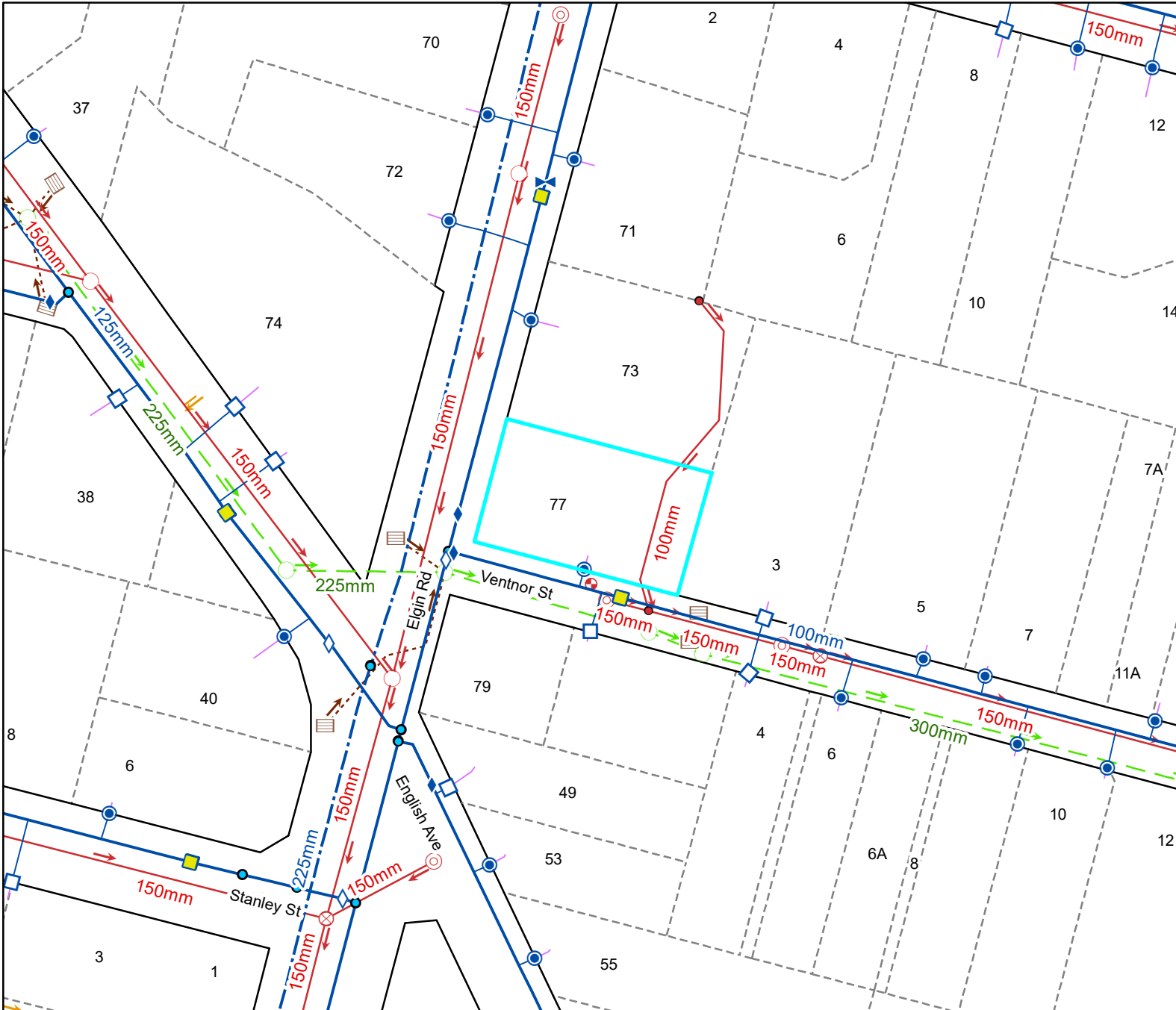
Terms used in Permits & Consents

- 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





Legend

Water Supply

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

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

Foul Sewerage

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

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

Stormwater

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

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

General

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

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



Council Water & Drainage Services

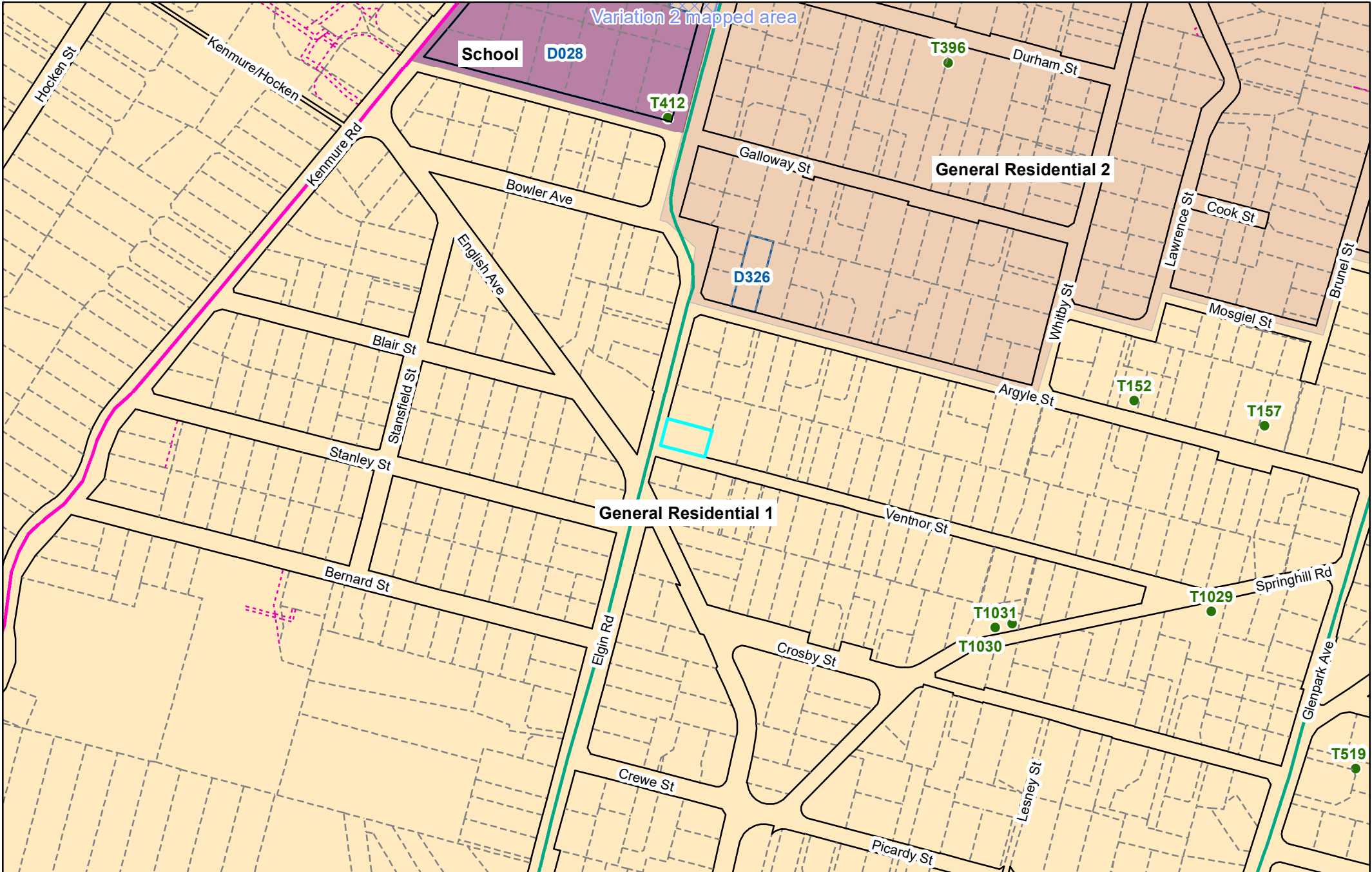
Information shown is the best available at the time of publishing. The accuracy and completeness of This information is variable. Private assets are typically not mapped. Recent changes may not be reflected. Verify on site before commencing work. For all enquiries phone 03 477 4000.

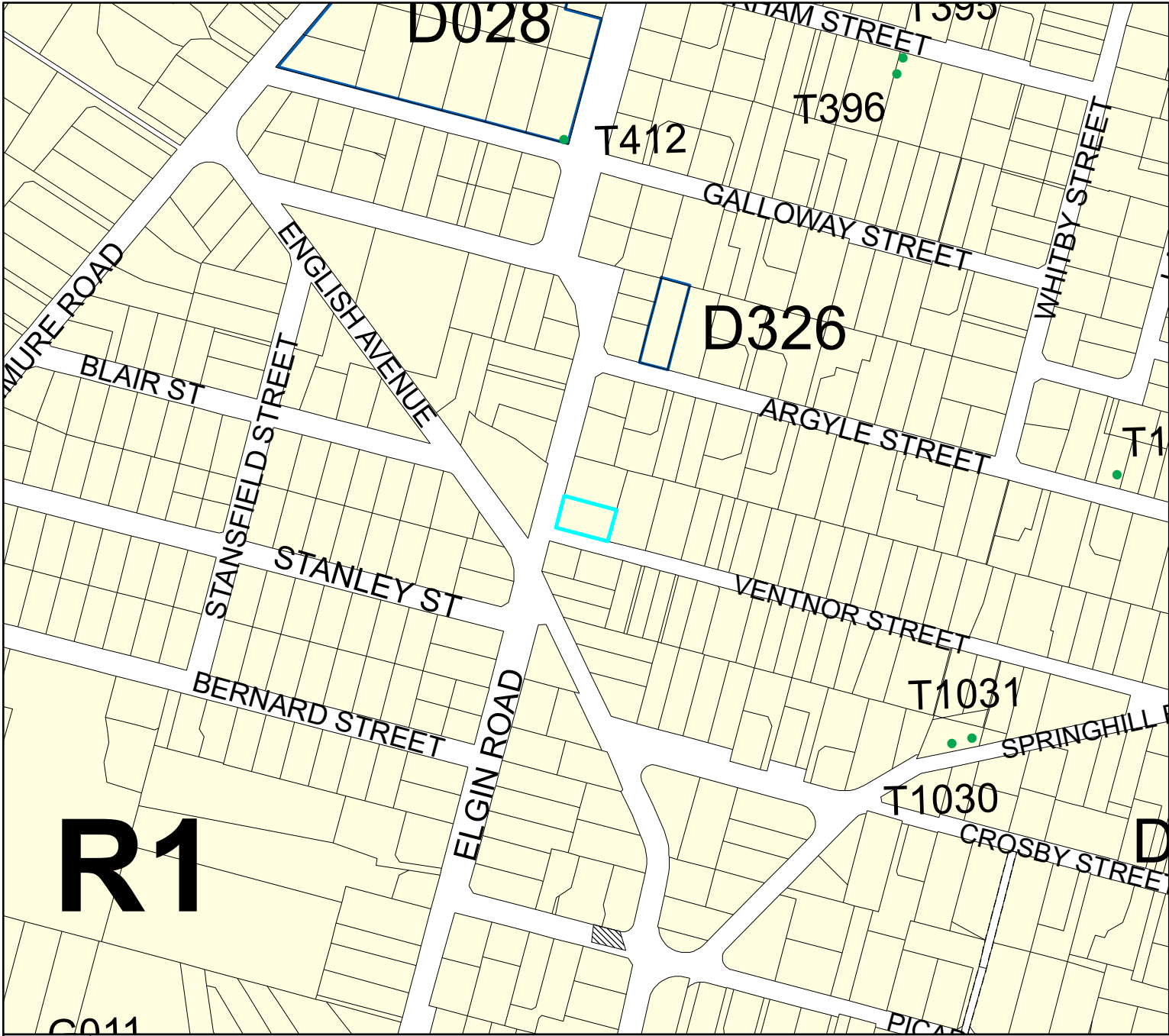
Scale at A4:
1:750
2/11/2022
8:05:46 PM



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

2018-2019 Urban. Copyright DCC/Aerial Surveys Ltd. Rural, ORCAerial Surveys Ltd. CC BY 4.0 NZ
2013 Urban and rural photography Jan/Feb 2013. Copyright DCC. CC BY 3.0 NZ.
2006/2007 Urban photography March 2007, copyright NZAM. Rural photography March 2006, copyright Terralink International Ltd.





Legend

- 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
- Port & Airport Noise**
- Air Noise Boundary
 - Airport Outer Control Boundary
 - Outer Port Control Boundary
 - Port Noise Boundary
- Esplanade Requirement**
- Esplanade Reserve Required
 - Esplanade Strip Required
- Landscape Management Boundary**
- outside boundary
 - boundary between areas
 - prominency 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)
- 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

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.

DUNEDIN DRAINAGE AND SEWERAGE BOARD

HOUSE CONNECTION PLAN.

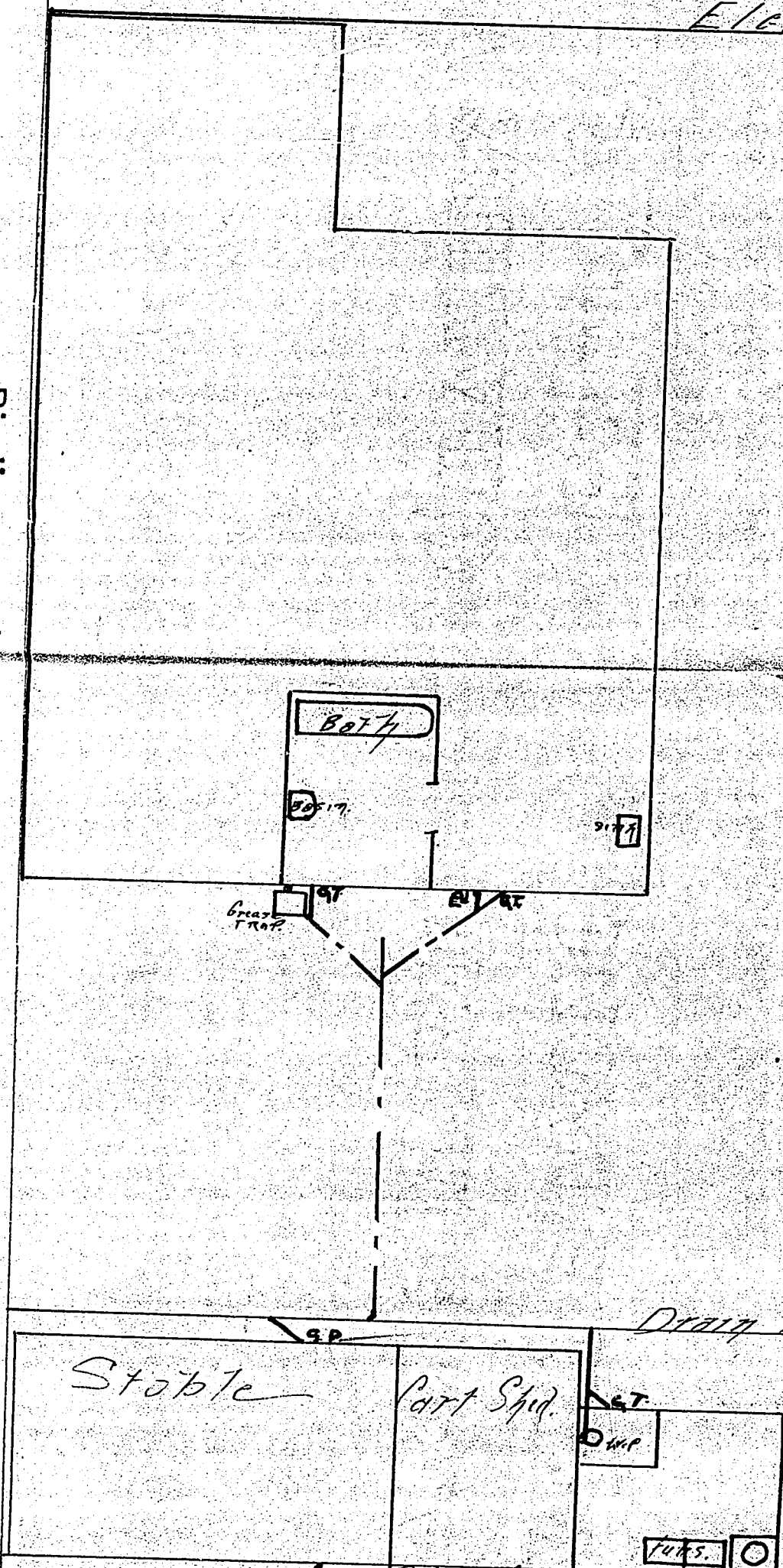
APPLICATION No. A/9427

DATE 22/9/15

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

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

Binding margin to be left blank.



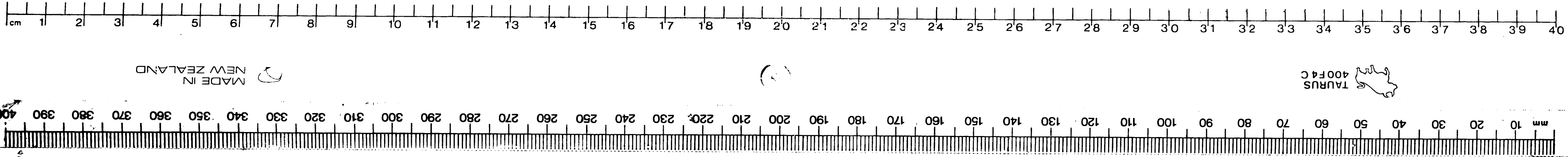
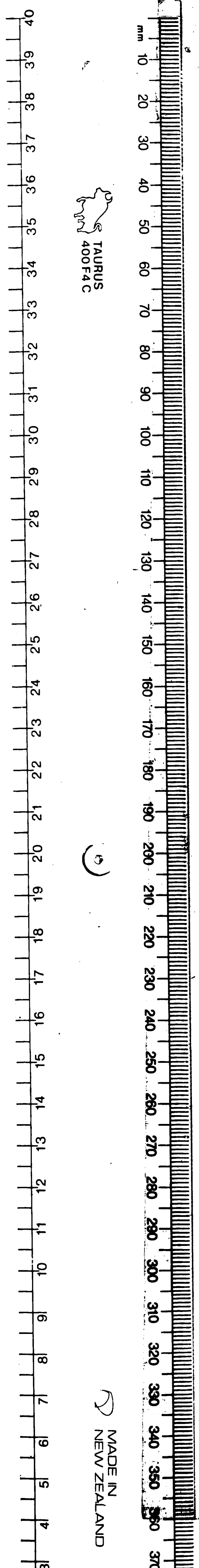
LEGEND

- Existing Drains
- New Foul Drains
- New Stormwater Drains

Owner M. Blythe
Street C. Buske St. & Elgin Rd.
Locality Morningside

Block Glen Estate
Section 256
Allotment

Signature of Drainer W. C. Seymour



MADE IN NEW ZEALAND

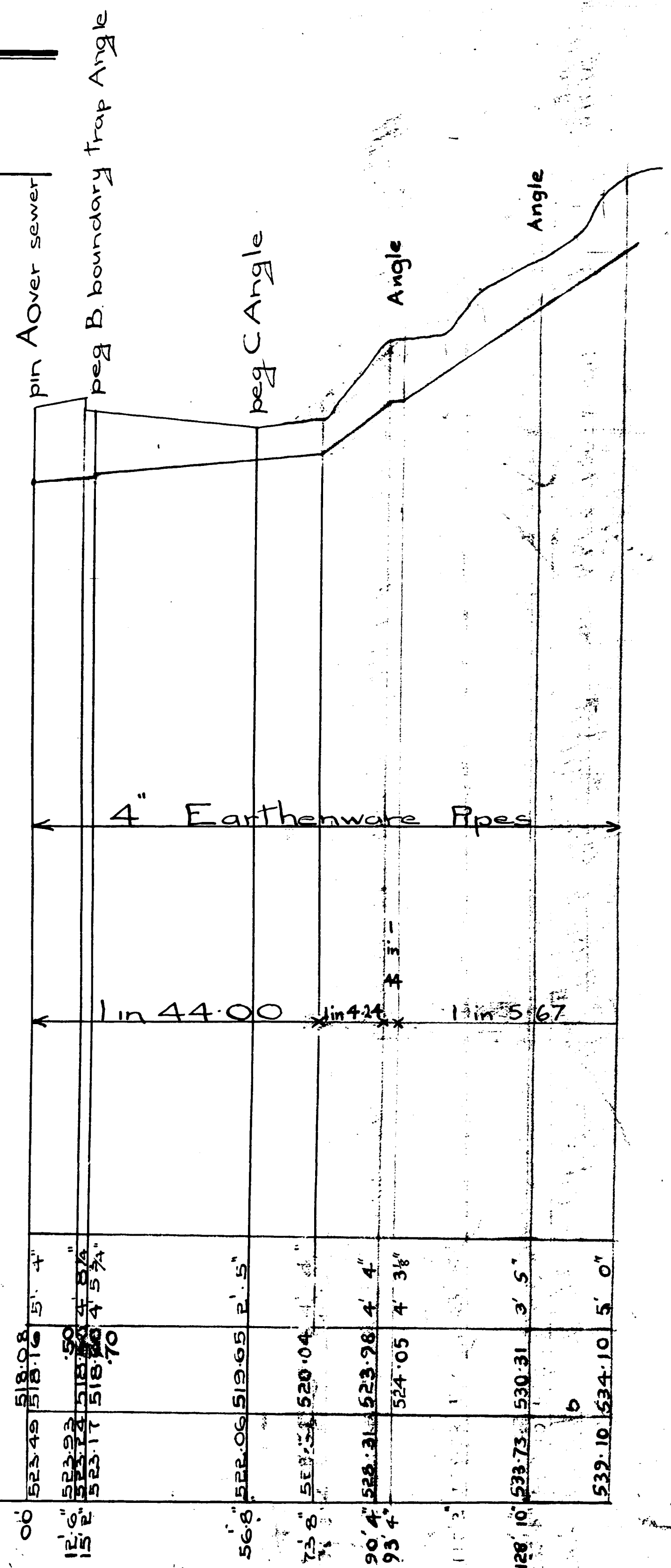
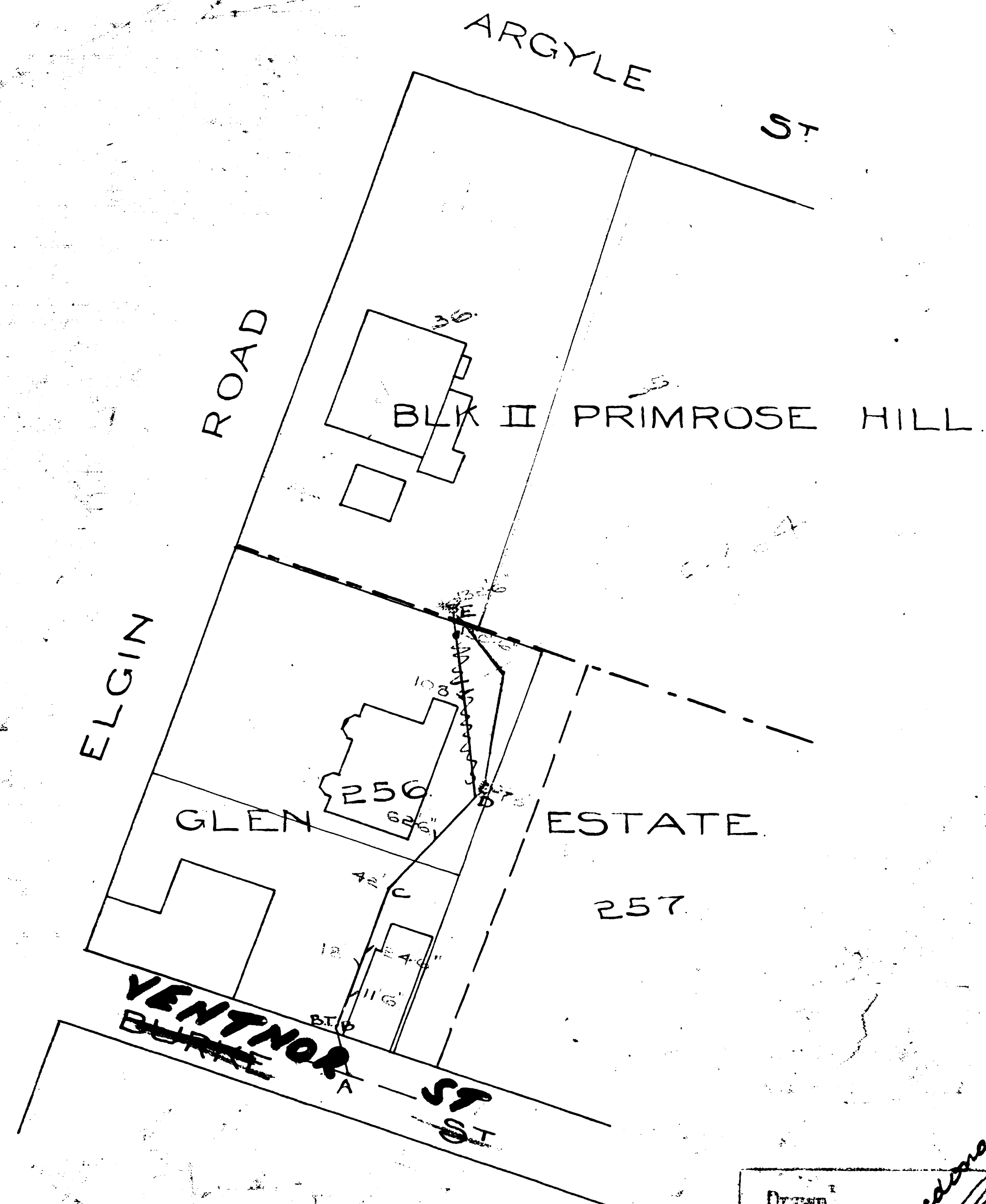
TAURUS 400F4C

GENERAL DRAINAGE AND SEWERAGE BOARD

PLAN No
CONTRACT No. A226

DRAIN IN COMMON
VENTNOR
BURKE ST & ELGIN ROAD

HOR 40'
VER 10'
TO AN INCH



depth of invert.
invert levels
surface levels
Datum 450'

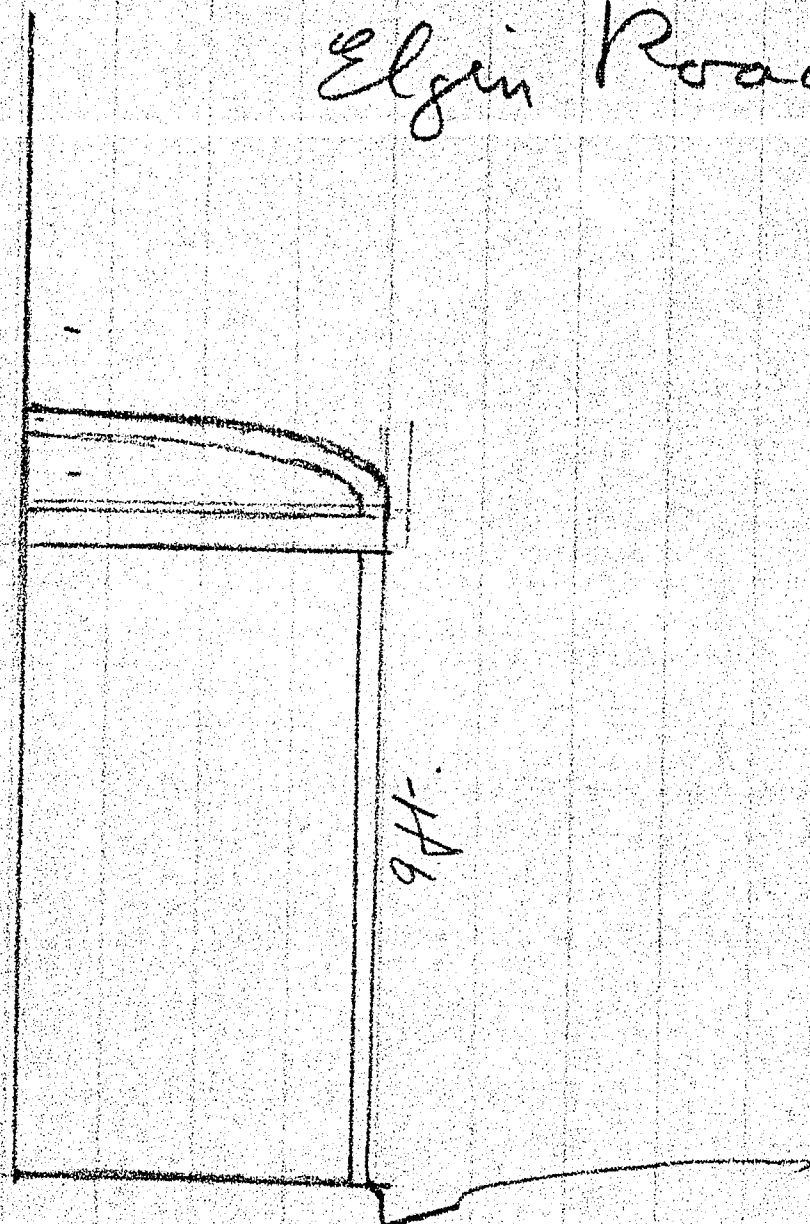
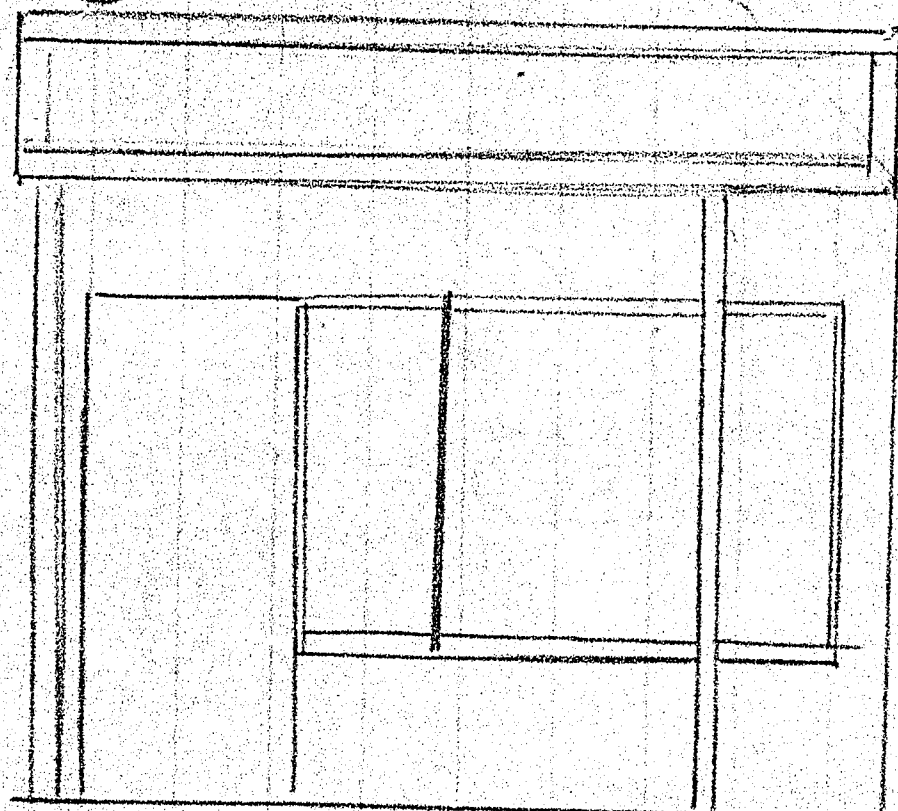
Drawn	Date
Traced	
Compd.	

A. Sluiger
Drainage Engineer
7/8/1915
226

Verandah for shop front -
Mrs. Cunningham

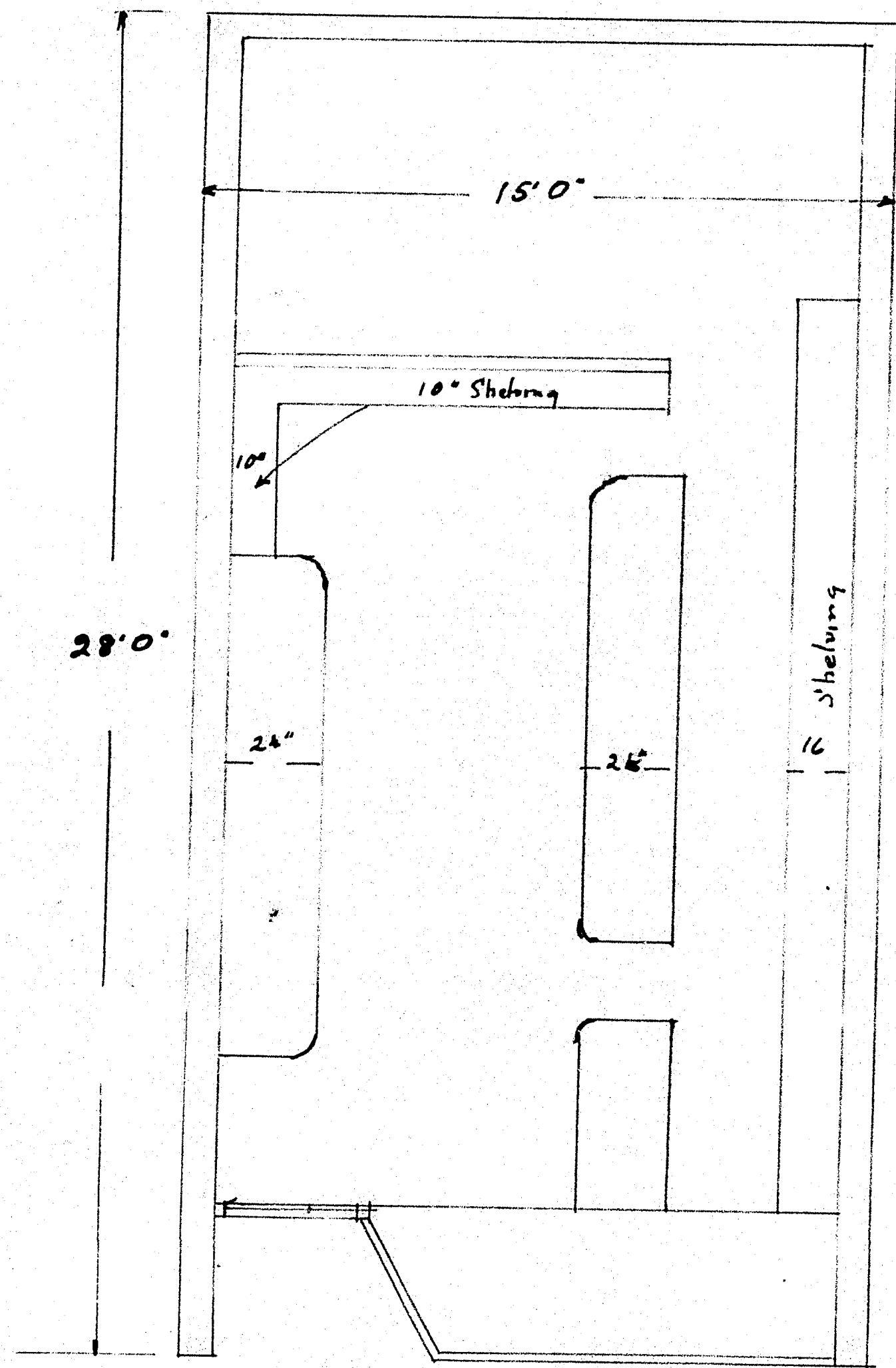
Butcher

Elgin Road.



946

9374



Shop Fittings for Self Help
Cnr Elgin Rd. Burk St

Elgin Rd

J. Verges

6/1/40

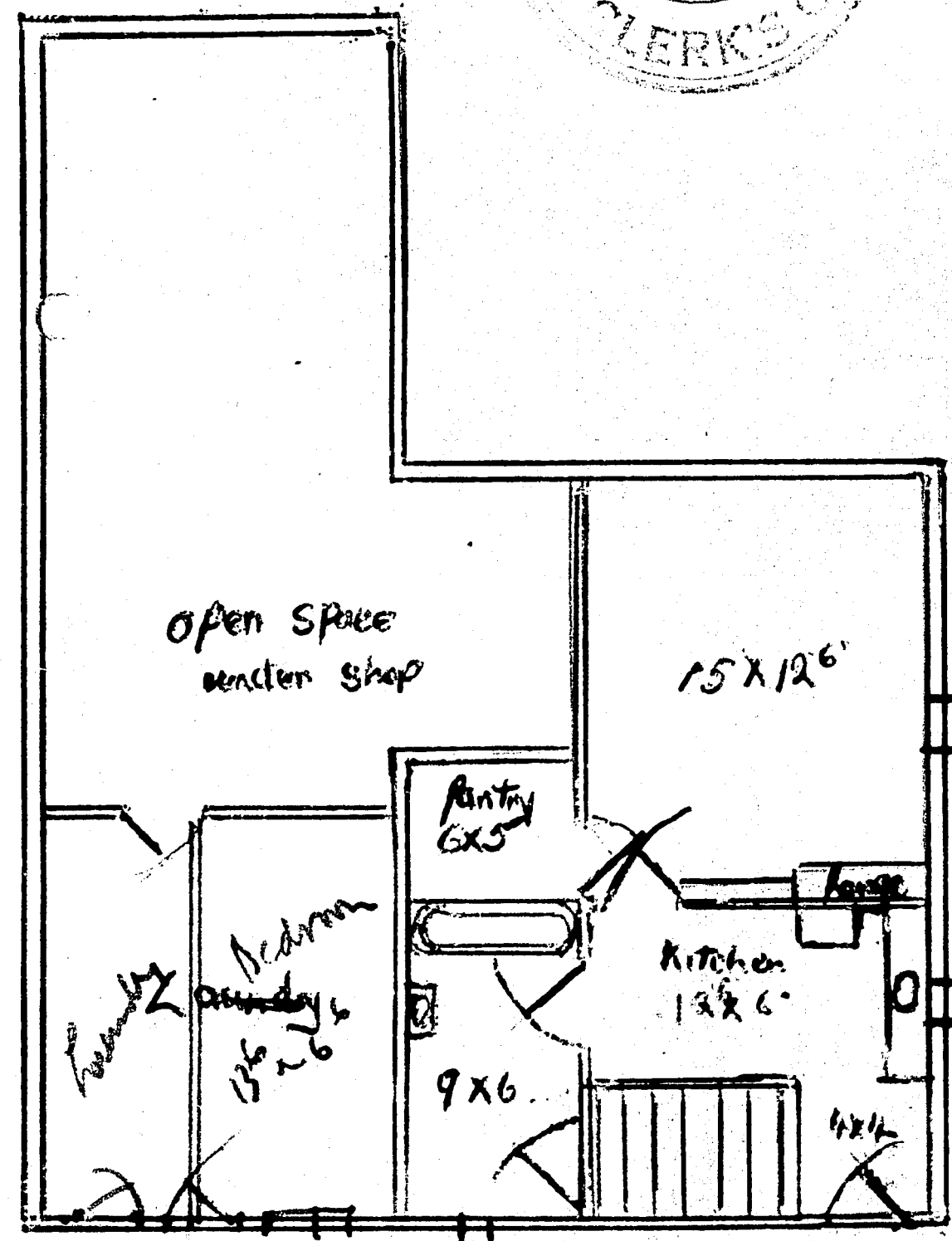
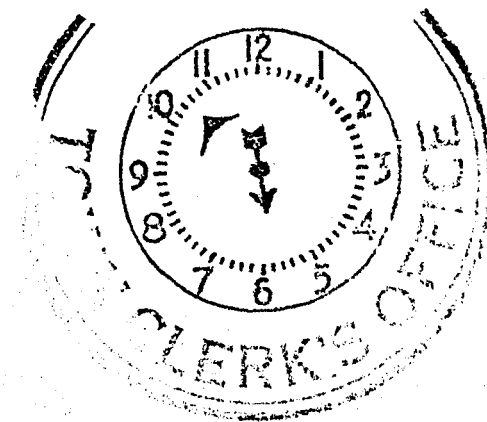
proposed alterations at Mr Cummings premises at Elgin Rd Dunedin

2/11/53

Scale 1/8" to 1"

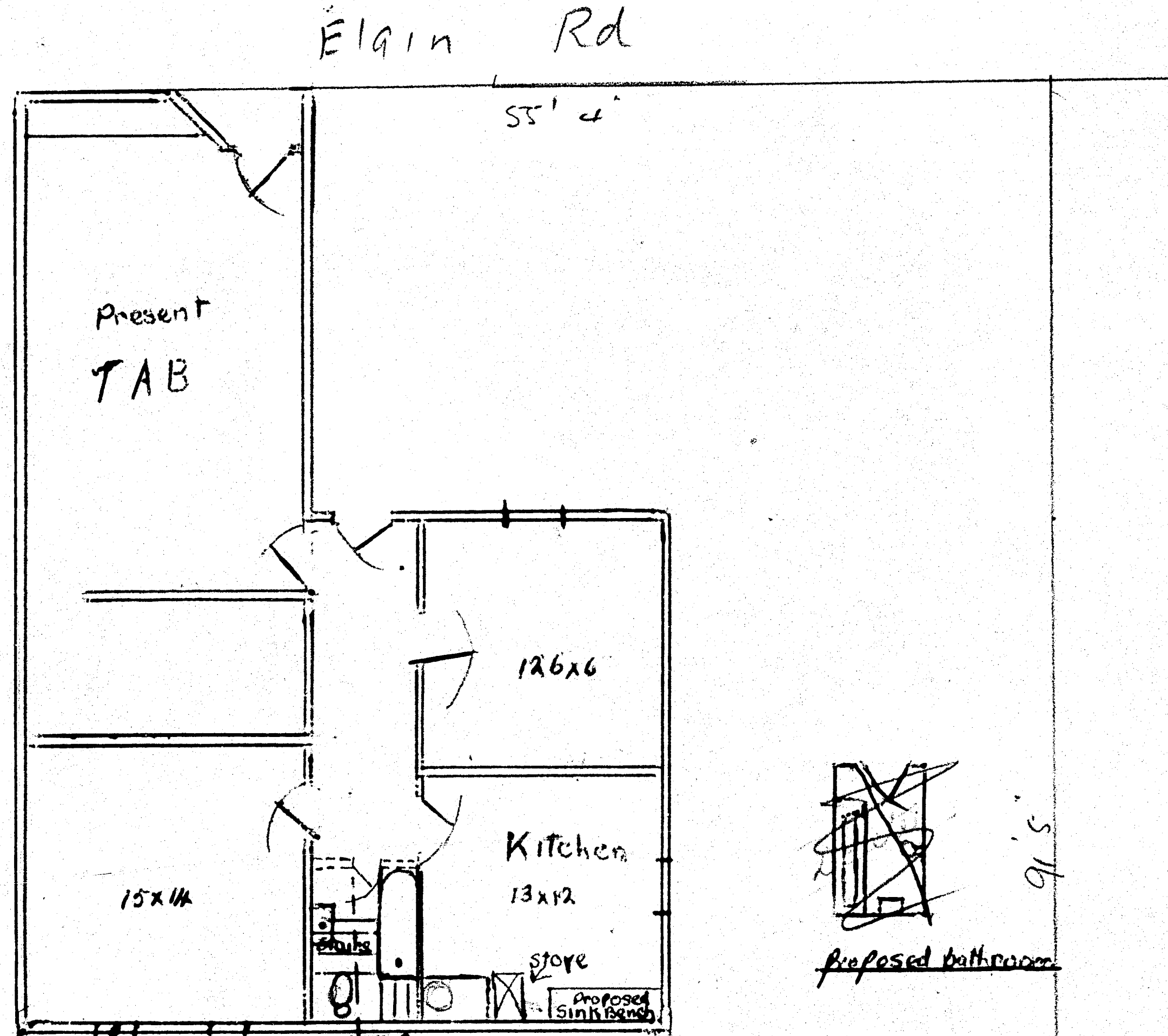
Drawn by D C Hoffman

NOV 23 1953



Ground Floor

VENTILATOR



Section A

Extend existing soil stack
No drainage additions or alterations
New wastes to existing gully basins

Section A Stairs to be floored over and partition to go at 8' for use as bathroom as detailed, circulator to go in bathroom at the stair recess. fit in Kitchen, sink bench and Electric Store

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. Stormwater to be discharged to

Foul sewage to be discharged to new sanitary fittings to connect to existing foul drain.

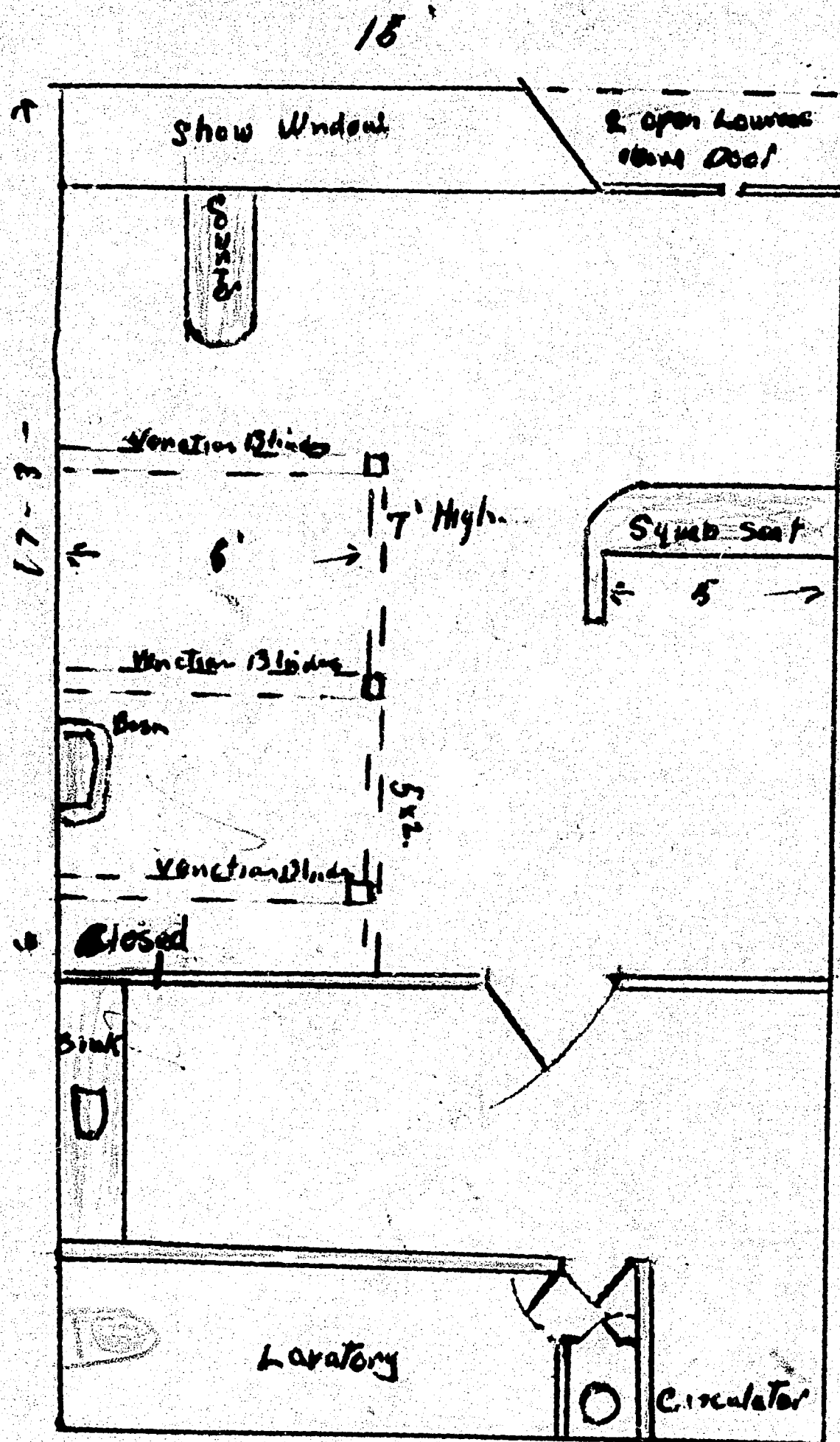
J W Garbutt
4/12/53

15247

proposed alterations to Shop at 77 Elgin Rd for Mr. T Cummings

to 1 ft

S. B. Hoffman



Shop to Be Converted to Hair Dressing Salon

partition A' to Remain Doorway at Left Side to Be closed and

6' High at New on as indicated on plan. Back 3x2 partition to go to ceiling

in Laratory to be covered with Handboard. 5x2 to run off 4x2 uprights to carry Ventilation Blinds outside back of Squab seat to be covered in Handboard.

Ventilation over W.C. Ceiling to anteroom

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. Stormwater to be discharged to

but may also be directed to new sanitary fittings to connect to existing foul drain. W.C. & Ante room to be ventilated to the satisfaction of Drainage Engineer

J. W. Garbutt
2/8/04

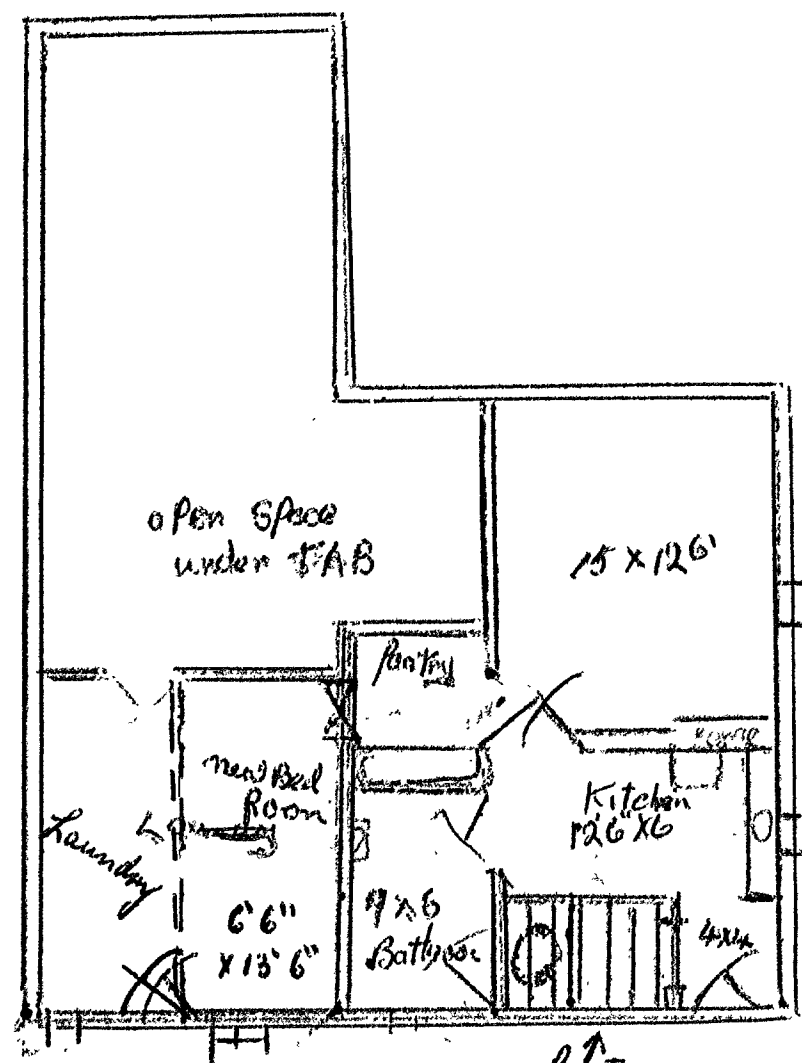
16187

Proposed Alterations at Mr Cummings premises at Elgin Rd Dunedin

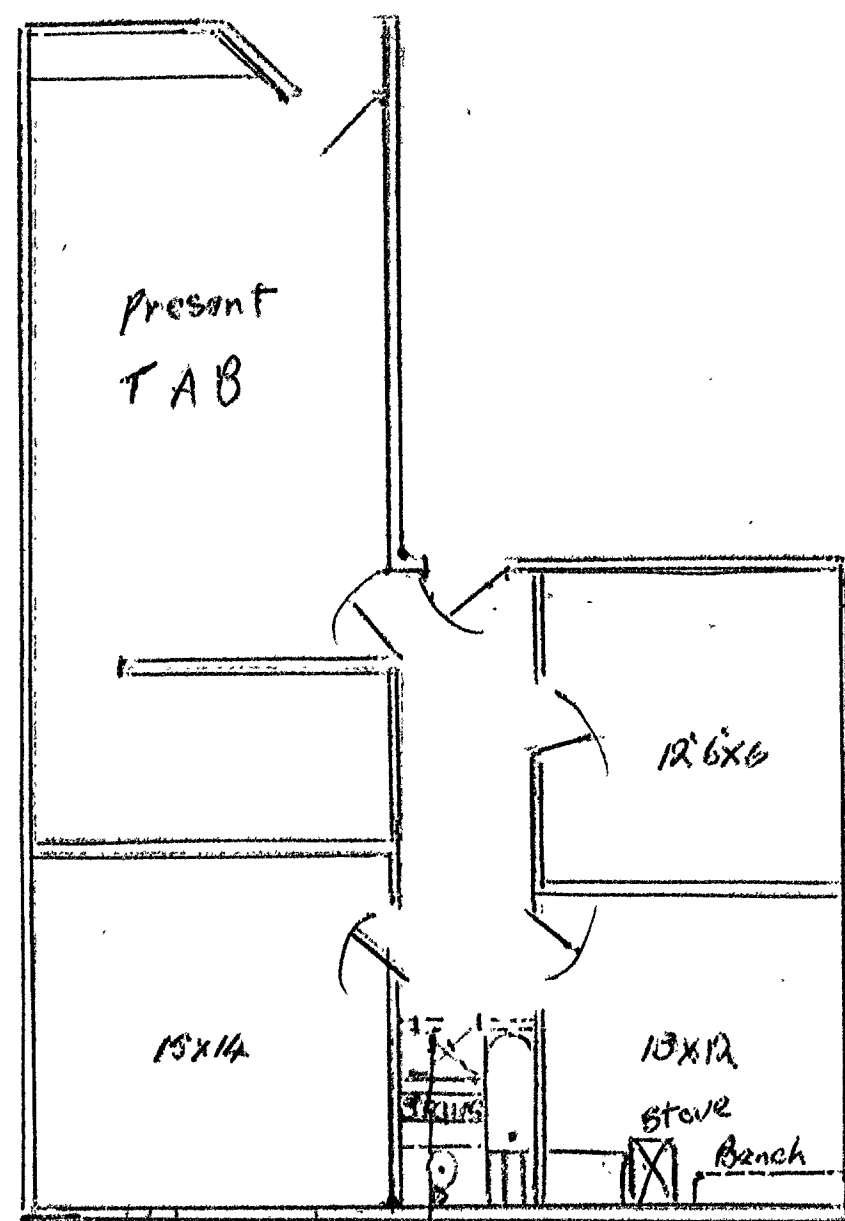
2/11/53

Scale $\frac{1}{8}$ " to 1 Ft.

Drawn by DC Hoffman



Ground Floor



SECTION A

Street Floor



Proposed Bathroom
Section A.

Section A Stairs to be floored over and partition to go at 8' for use as bathroom as detailed, circulator to go in Bathroom at the stair Recess. Fit in Kitchen, sink bench and Electric stove

Down Stairs as shown on plan

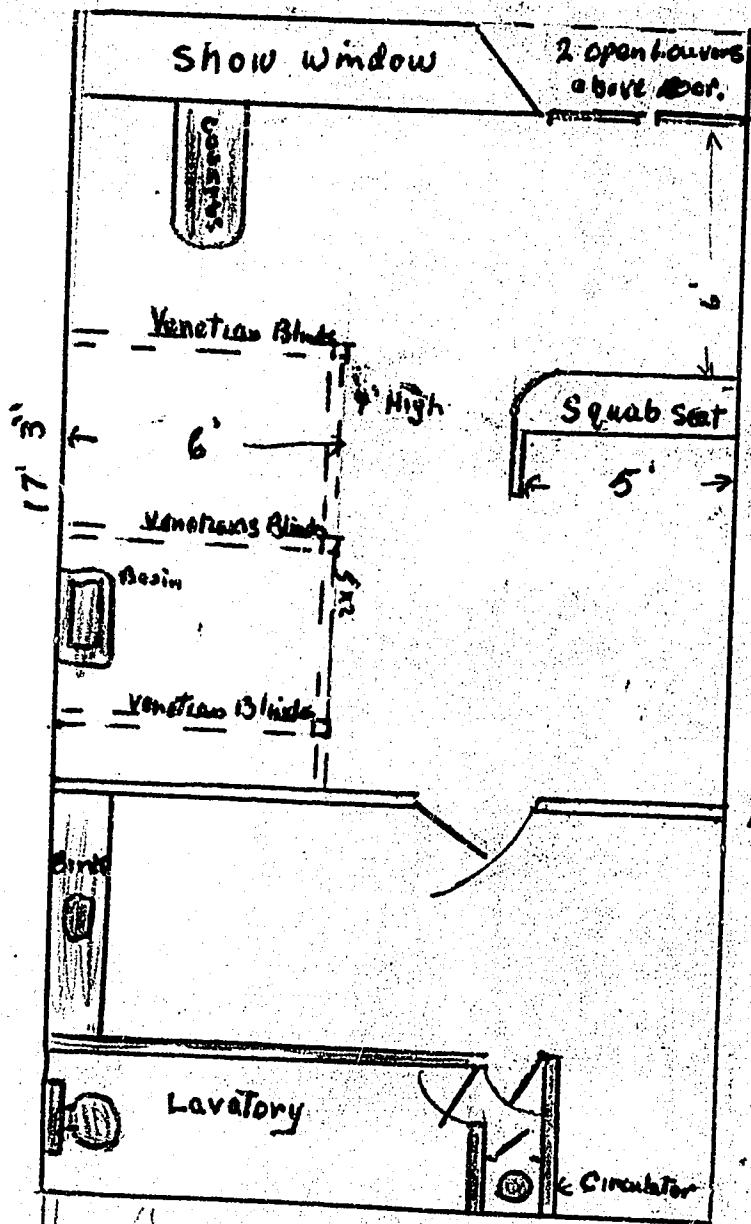
Partition Laundry 13'6" x 6'6" to form Bedroom lined with pinet opening from present Pantry to bedroom shelving in present Pantry to be removed and Pantry floored at lower stairway.

27927

Proposed alterations to Shop at 77 Elgin Rd. for M. Cummings
 1/4" to 1 ft.

Elgin Rd.

F3835



Shop to be converted to Hair
 Dressing Salon

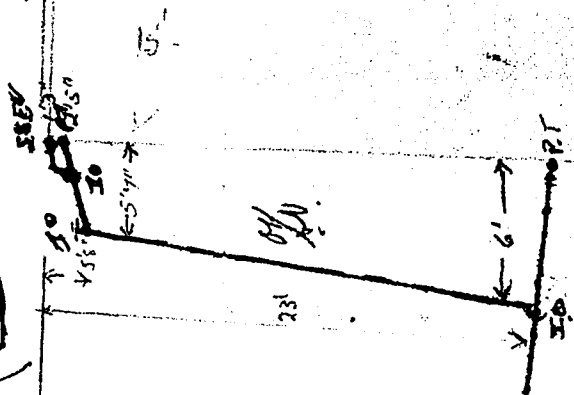
partition A to remain doorway
 at left side to be closed and
 new one as indicated on plan.

6' High at Back 5x2 partition to go to ceiling
 in Lavatory to be covered
 with Hard Board. 5x2 to run off
 4x2 up Right to carry Venetians
 outside Back of Squab seat to be
 in Hard board.

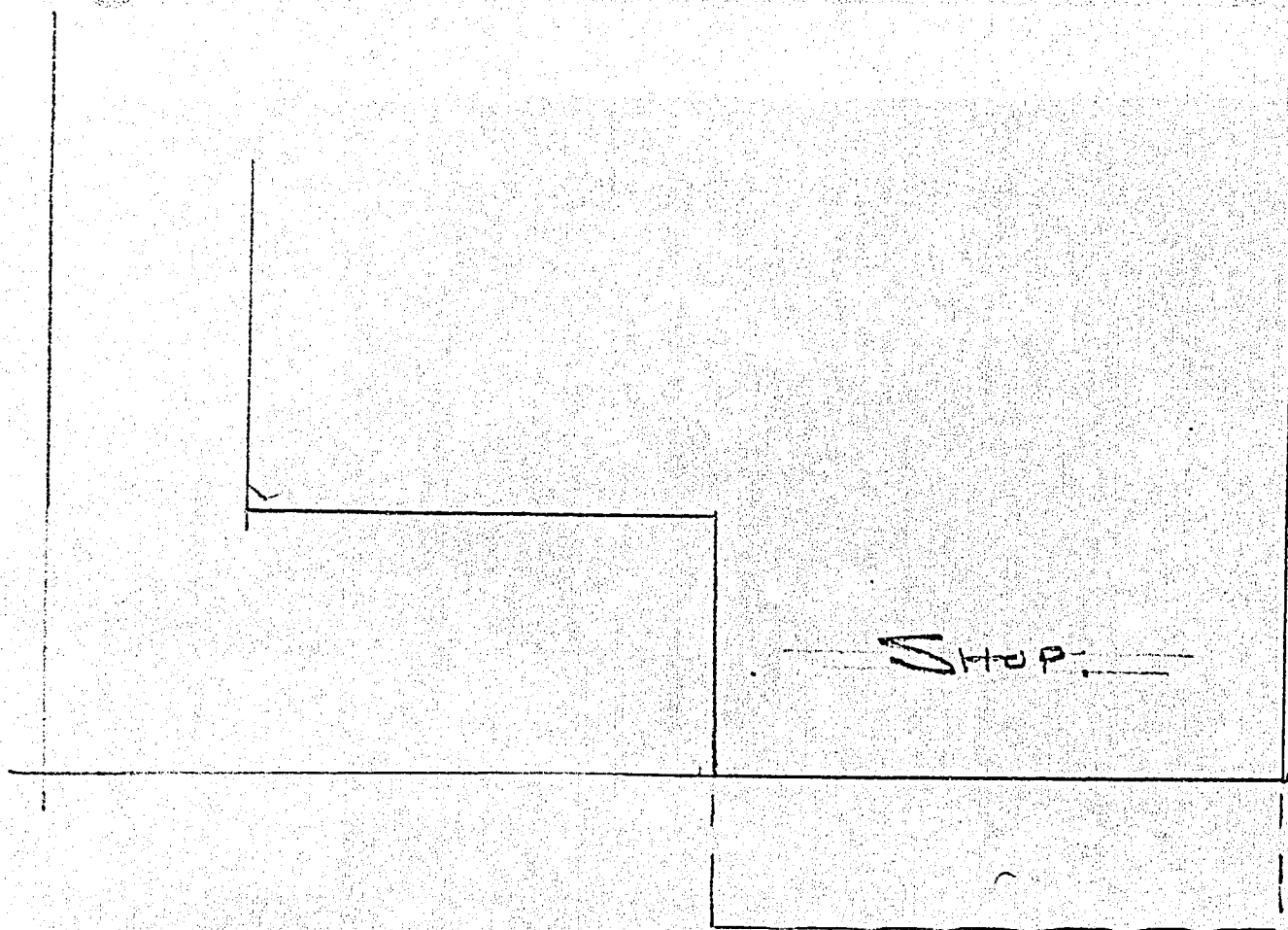
A Ventilation over W.C. Ceiling
 to ante room

LEGEND

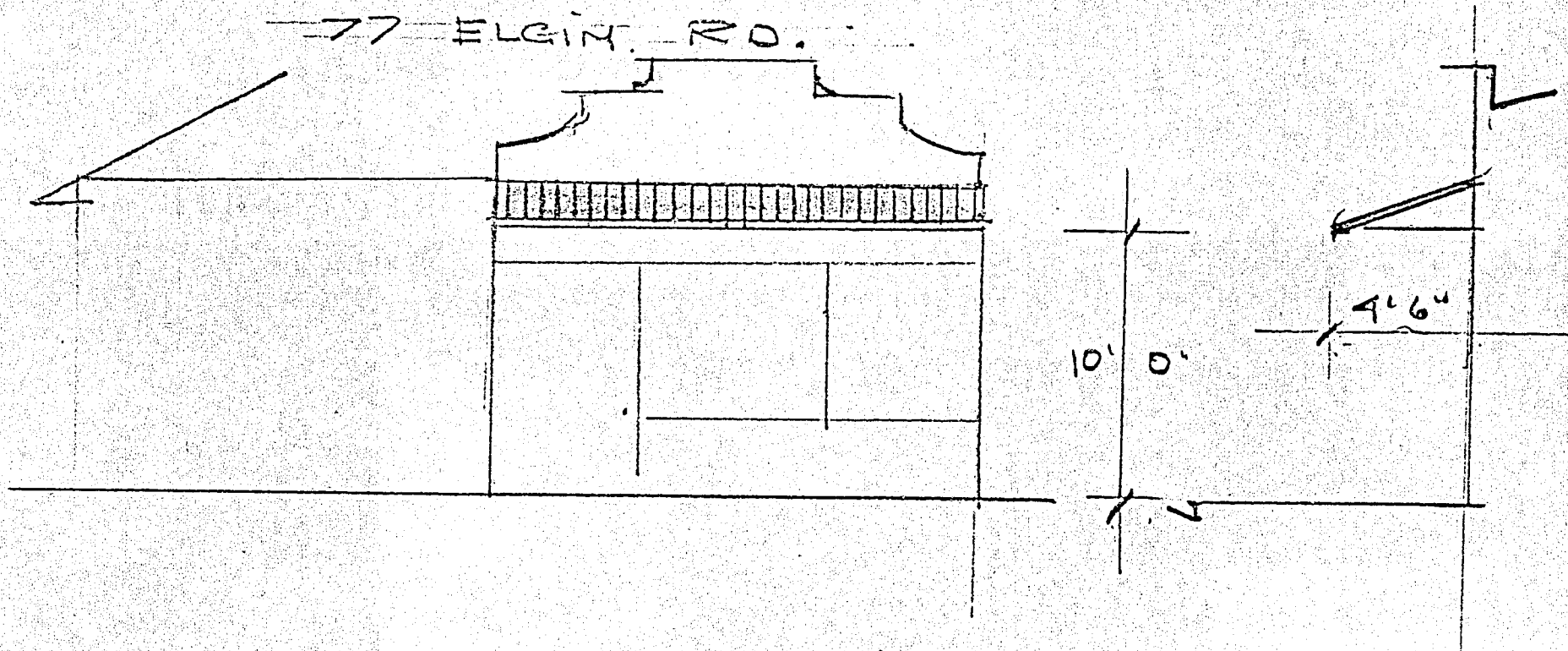
- Existing Drains
- New Foul Drains
- New Stormwater Drains



F3835



VENTNOR ST.



ELECT. LUXAFLEX SUN. SHIELD.

5917

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

DATE 2-6-72

[Signature]
CITY ENGINEER

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 _____

Foul sewage to be discharged to _____

Trade Waste _____

26/4/74
J.B. Brown

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 under section 25 as a specified definition by council 8/4/74

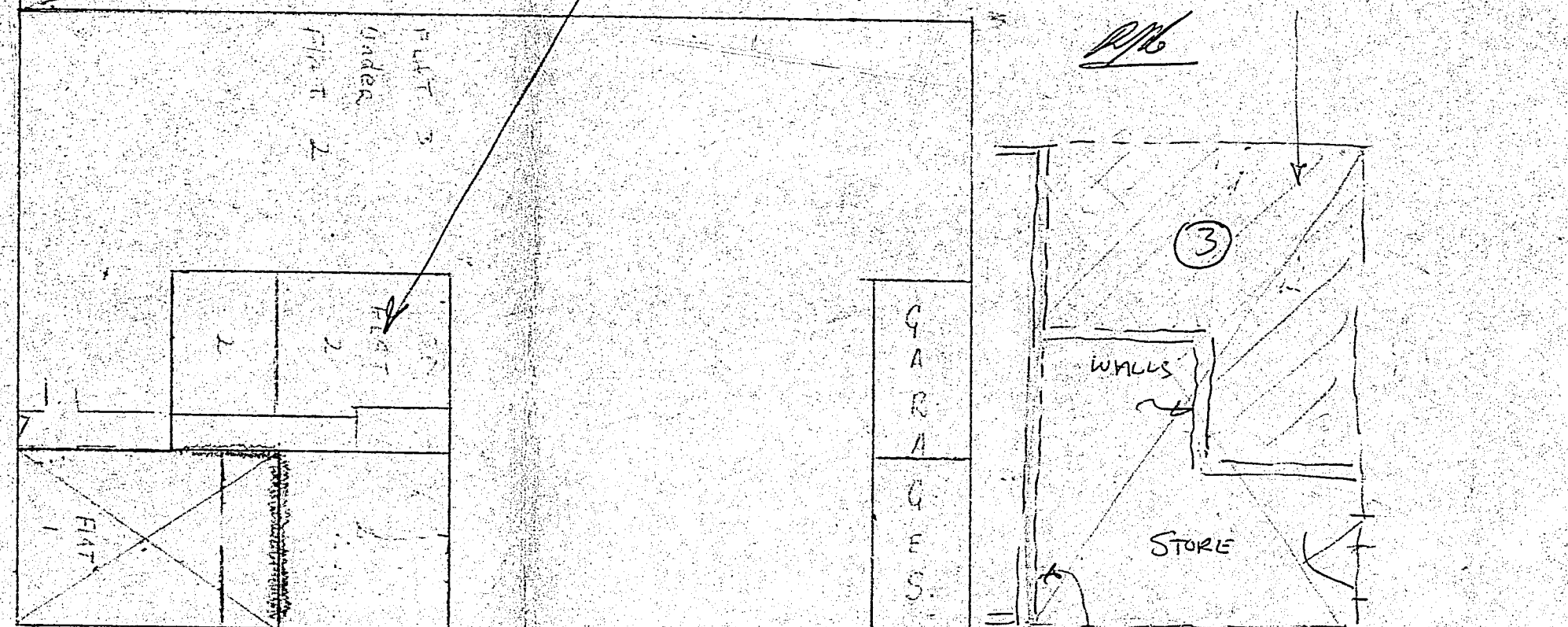
Residential I Signed R. C. Webb 16/4/74 for City Planning Officer

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

DATE 8.5.74

CITY ENGINEER

FLAT (3) IN BASEMENT.
TO BE UPGRADED WITH 1/2 PLASTER BO TO ALL
CEILINGS AND WALLS BETWEEN STORE
TO HAVE 3/8" PLASTER BO BOTH SIDES.
STAIRWAY FACILITIES TO BE PROVIDED.



FRAME, WALL AND LINE
AS ABOVE

9416

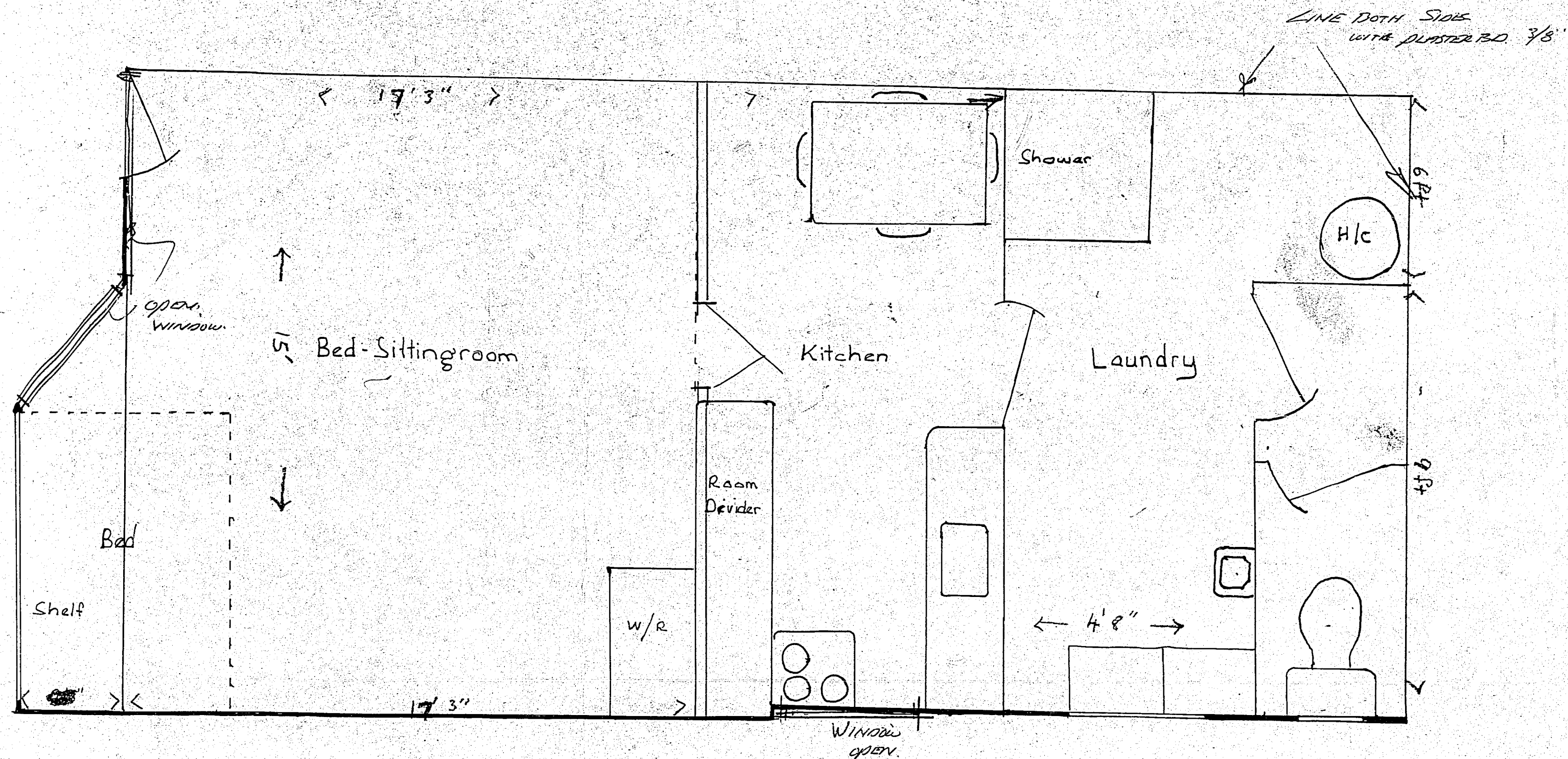
3 1/2 hour Fire-rating
(1/2" J-board
both sides)

FIRST ONE TO BE CONVERTED from
at present a shop to a flat

77 ELGIN ROAD
MORNINGTON

SHEET

DRAWN	CHECKED	SCALES	SERIES OF
TRACED	DATE 16.3.74	1/16 SCALE	REF.



Scale: $\frac{1}{2}'' = 1'$

Plan for existing shop premises to be converted into flatette

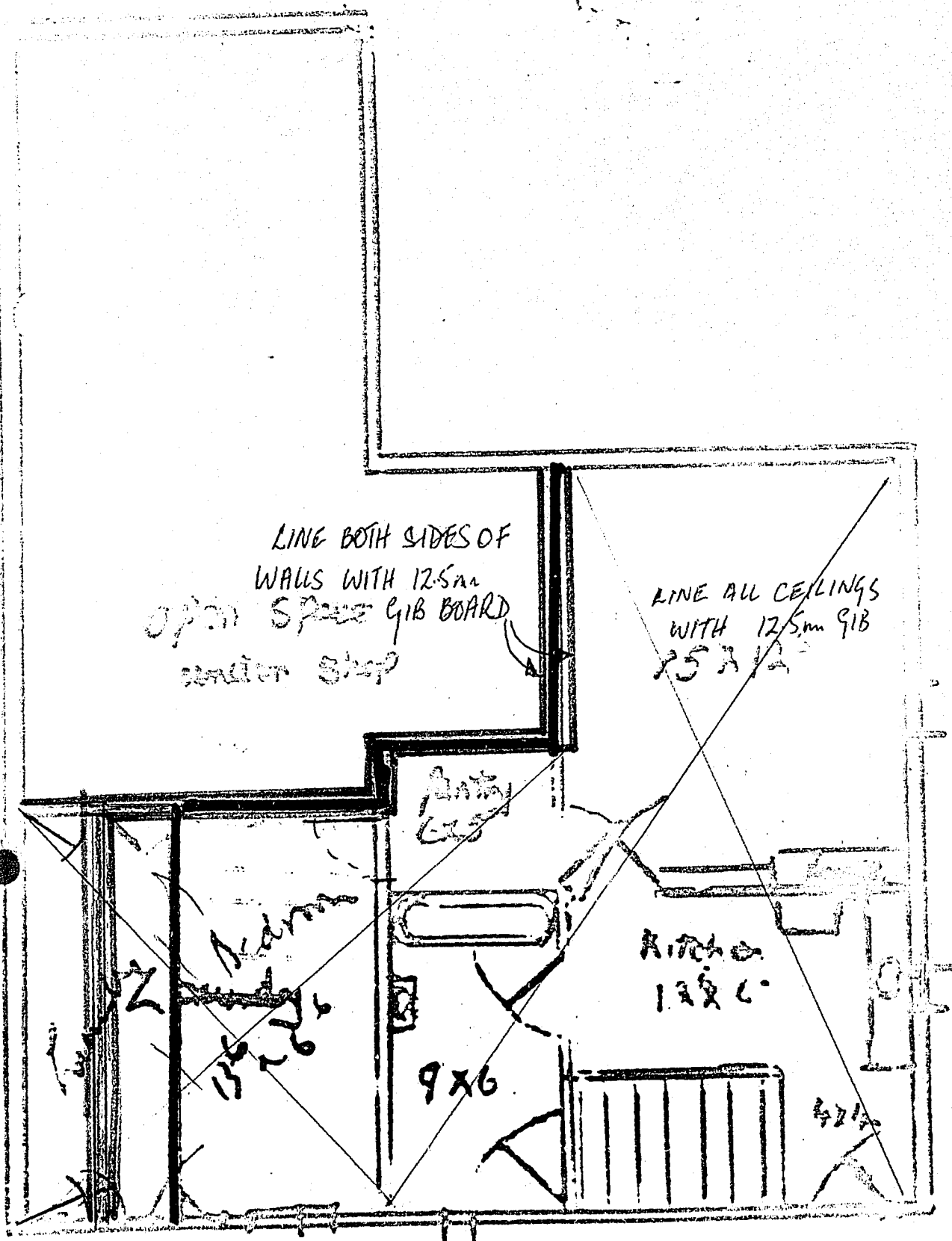
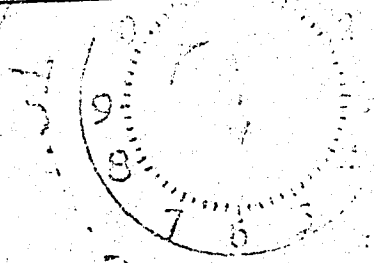
77 Elgin Road. 9416

DRAWN	CHECKED	SCALES	SHEET
TRACED	DATE 4.3.74		SERIES OF
			REF.

Proposed Alterations at 77 Elgin Rd Downstairs

for N.G. CROZIER

Alterations in Red



5362

Proposed Alterations at 77 Elgin Rd Upstairs
for NG. CROZIER (Street level)
Alterations in Red
77 ELGIN Rd

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

Bed sit.
Lounge

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

DATE 8.8.87

CITY ENGINEER

Kitchenette

Provide separation of tenancy
of a half hour fire resistance
Rating between all flats & facilities
as set out in NZSS 1900 Chapter 4,
& 5 as required in NZS 1900
Chapter 5.

22/7/83

R. R. A. car park
Signed _____
for City Planning Officer

This permit is issued subject to
additional conditions shown on the
back of the plan.

Shower

W.C.

LINE BOTH SIDES
OF WALL WITH
12.5mm GIB BOARD

12'6" x 13'6"

New ramp

Bd room

15' x 14'

S. East.

Kitchen

13' x 12'

Store

5362

CITY ENGINEER'S OFFICE

level at Street Boundary Any entrance or fence shall be at a
level of _____ and

constructed to the same grade as the adjoining street.

Vehicle Crossing Fee / Deposit N.A.

Special Conditions _____

For City Engineer

Date _____

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

CODE COMPLIANCE CERTIFICATE

Section 43(3), Building Act 1991

ISSUED BY:



DUNEDIN CITY COUNCIL

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

Telephone No:	474-3525	CCC No:	ABA 954746	Reference No:	5023897
---------------	----------	---------	------------	---------------	---------

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

PROJECT	PROJECT LOCATION
All <input checked="" type="checkbox"/>	Name: CROZIER, NEVILLE GRAHAM
Stage Noof an intendedstages	Street Address: 77 ELGIN ROAD
New Building <input type="checkbox"/>	Mailing Address: 76 KENMURE RD, DUNEDIN
Alteration <input checked="" type="checkbox"/>	
Intended Use(s) in detail:	LEGAL DESCRIPTION
ERECT DOUBLE GARAGE	Property Number: 2023897
Intended Life:	Valuation Roll No: 27070 10100
Indefinite, not less than 50 years <input checked="" type="checkbox"/>	Legal Description:
Specified as years	LOT 1 DP 6016
Demolition <input type="checkbox"/>	

This is:

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

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

Signed for and on behalf of the Council:

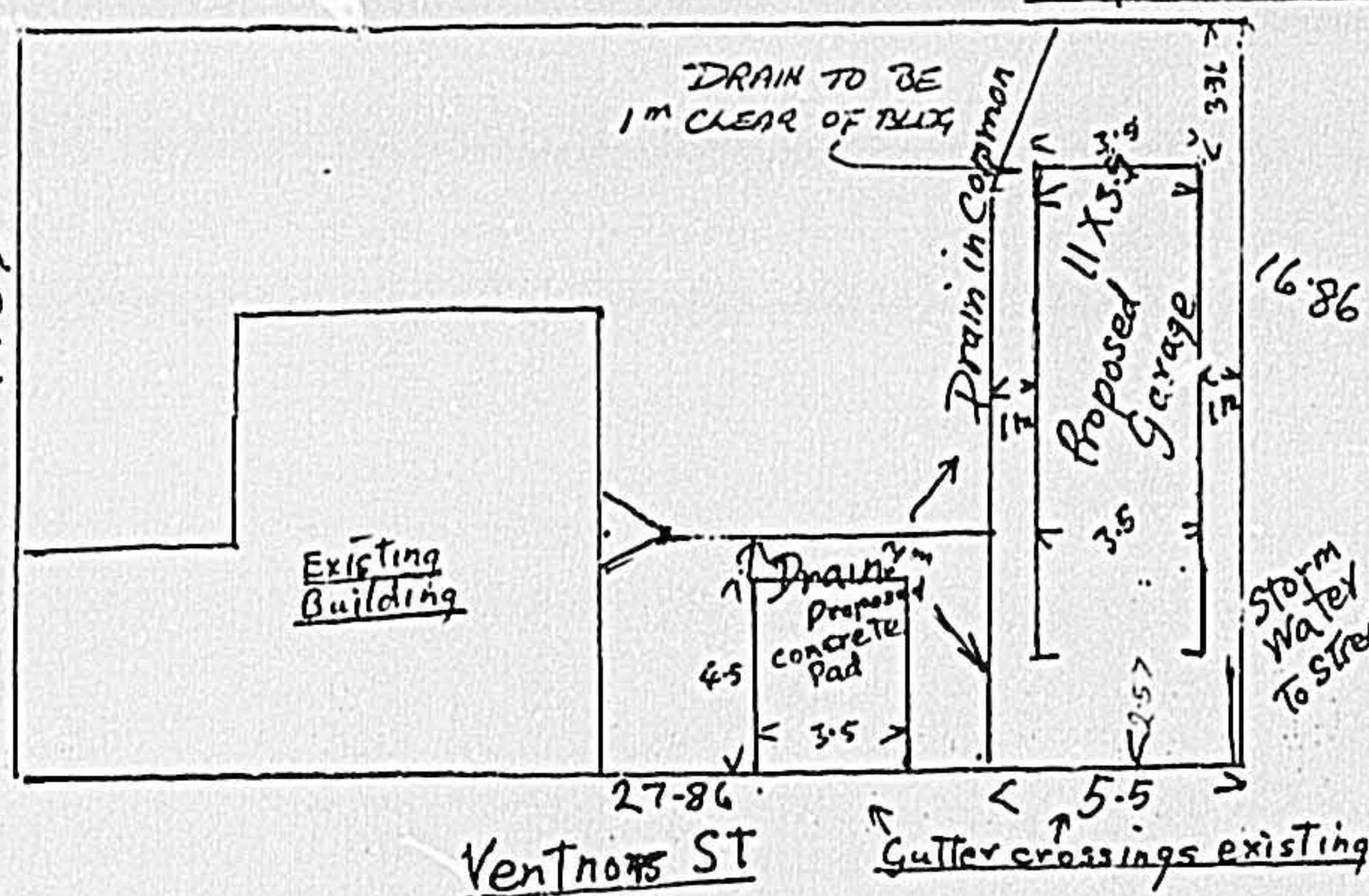
Name:.....

Position: AUTHORISED OFFICER

Date: 11/10/1996

Proposed Garage at 77 Elgin Rd for NG. CROZIER

Elgin Rd
16.81



Ventnor St

Gutter crossings existing

100x50 Trusses at 2m with 100x50 Purlins on edge inside Trusses

100x50 studs at 600 centres

Concrete floor 100mm with steel mesh reinforcing

2 D12 Rods

Foundations 300x300 down to clay 3.5

2 D12 Rods Right hand foundations

DUNEDIN CITY COUNCIL

Copy of Approved Plan and/or Specification

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

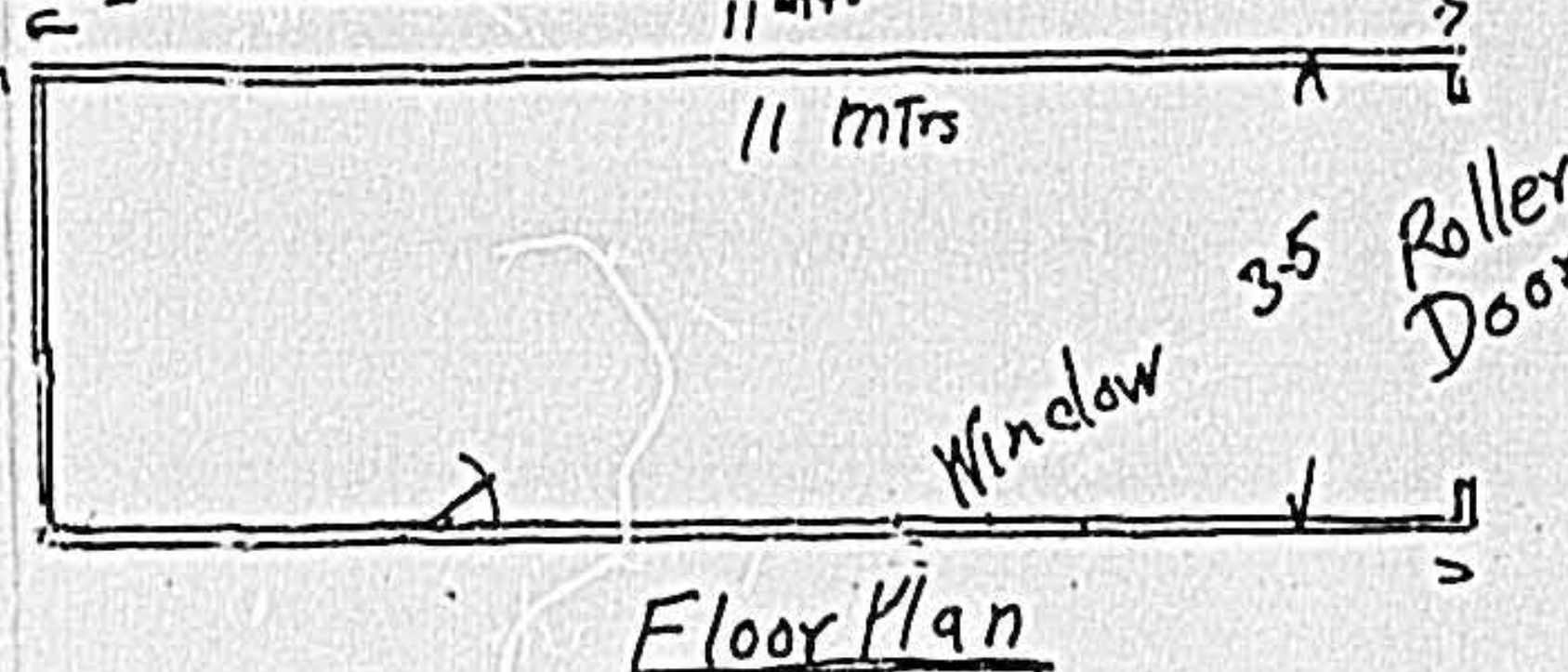
DATE 2.11.95

BUILDING INSPECTOR

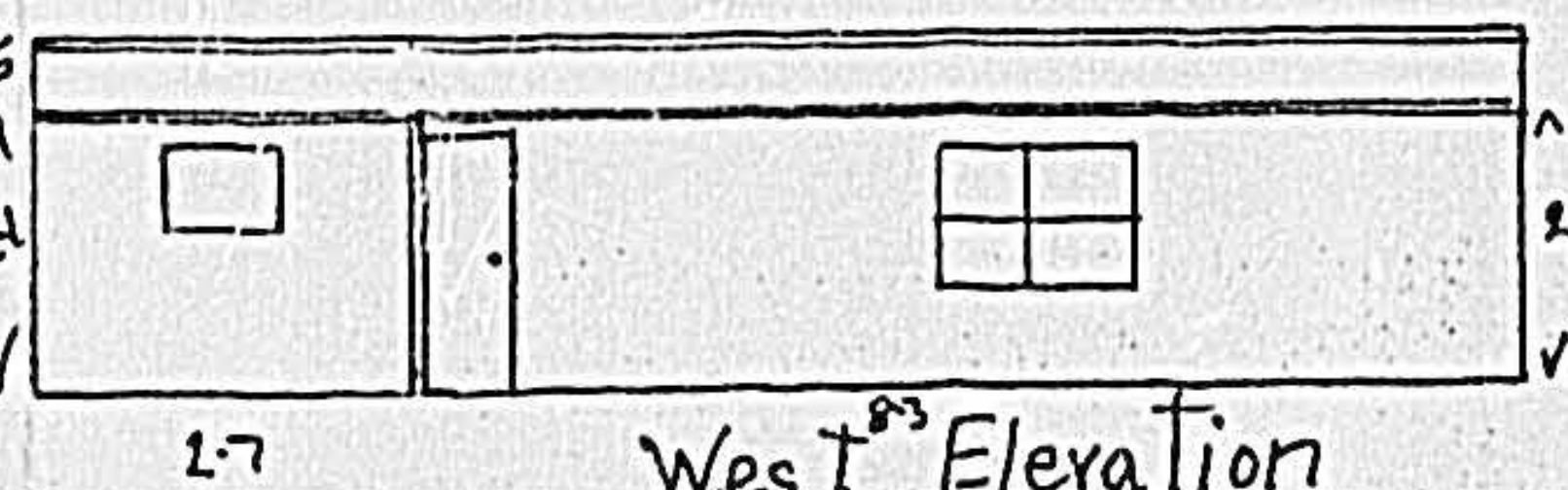
A.B. Anderson
4/10/95

A.K. Henson
4.10.95

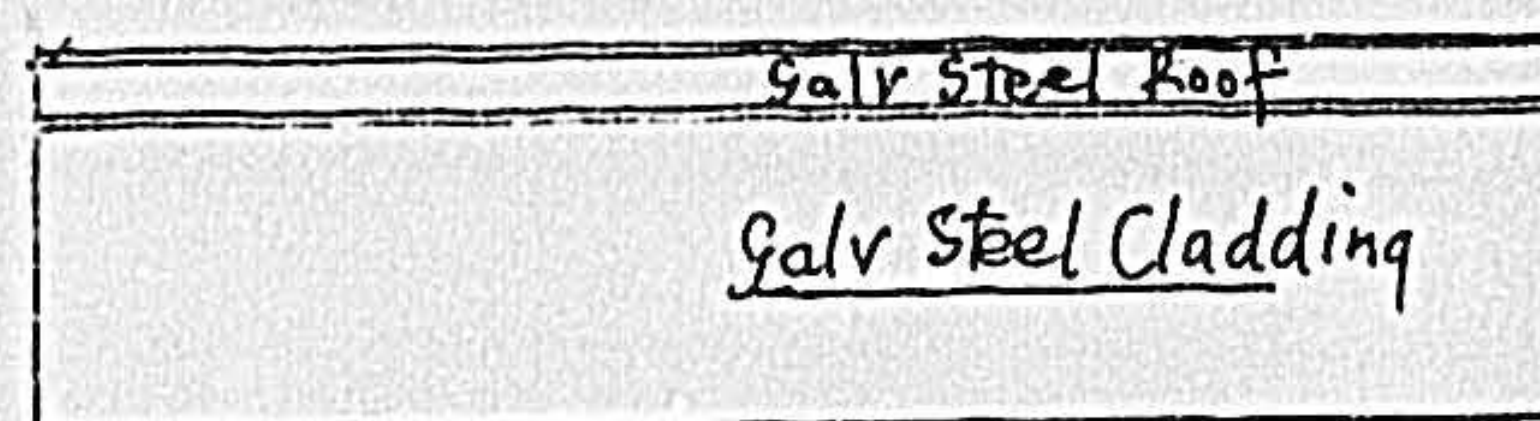
AK Henson
25.10.95
1 spec to the garage running 2 meters forward from original plan.



Floor Plan



West Elevation

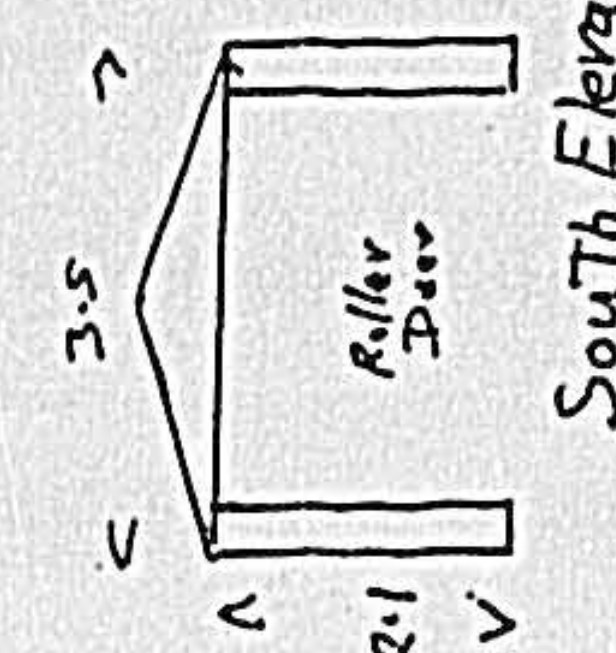


East Elevation

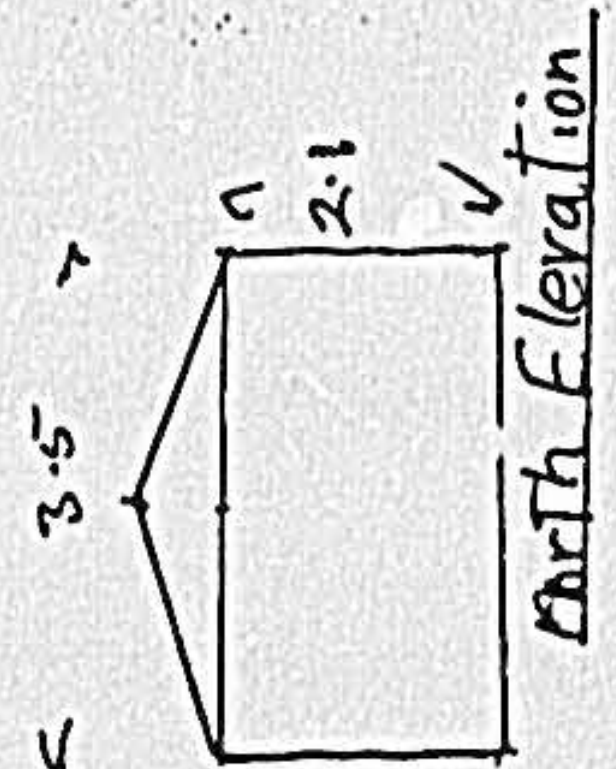
Amended Plan and/or Specification Received

by Martin W. Bond

Date 3/11/95



South Elevation



North Elevation

Elgin Rd
16.81

SEE AMEND. PLAN

Drain in Common

Proposed Garage 11x5.7

Proposed Concrete Pad 4.5x3.5

Existing Building

Storm Water To Street

Ventnor ST

Gutter crossings existing

27-86

5.5

1-36

11 Mtrs

2.7

2.5

3.5

Window

Roller Door

Floor Plan

West Elevation

South Elevation

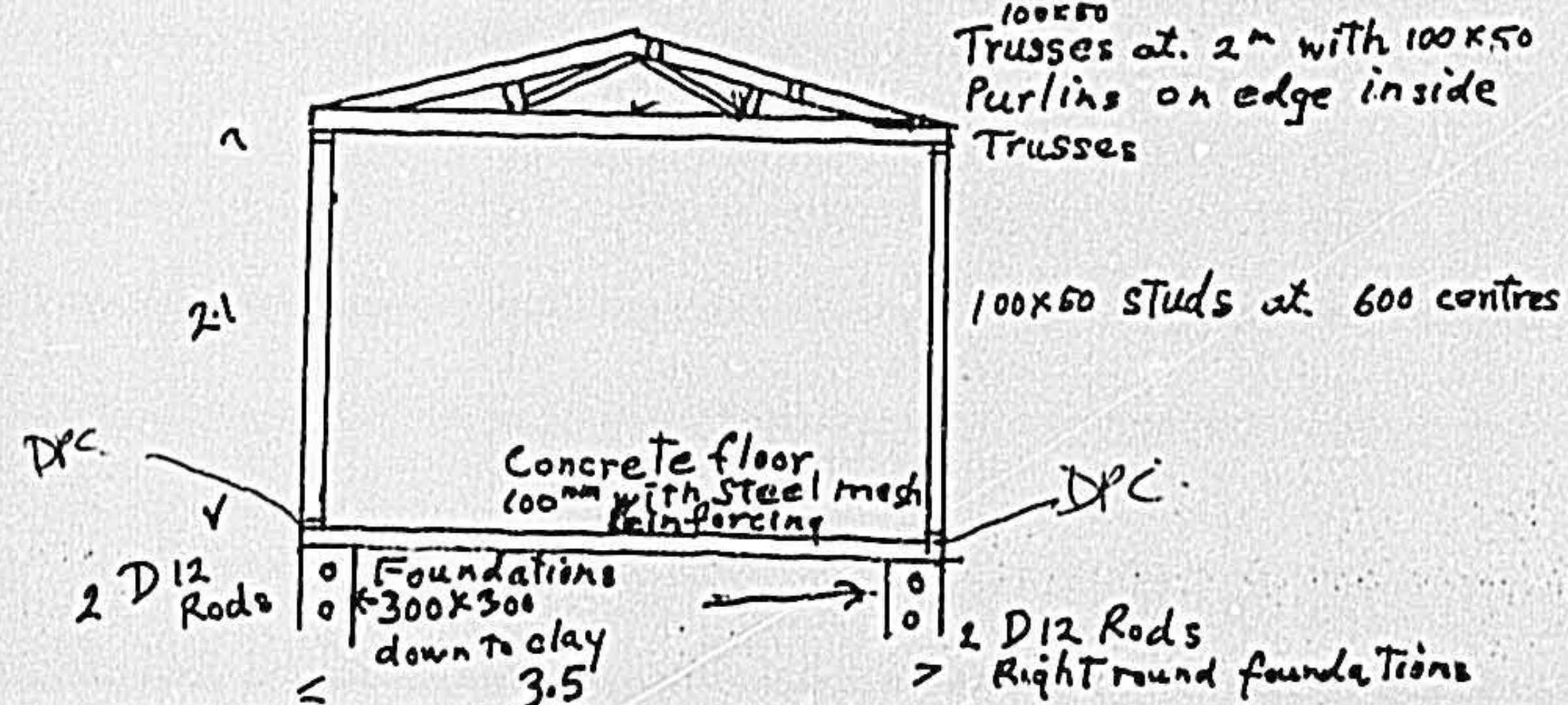
DUNEDIN CITY COUNCIL

Copy of Approved Plan and/or Specification

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

DATE 18-11-11

BUILDING INSPECTOR



Note! T.Kaiser shall be manufactured by
approved manufacturer and a
Certificate shall be submitted
for approval prior to erection.

G.B. Anderson
4/10/95.

AK: Henson
9.10.95

and pen report.

Signed WMB Date 17.10.95

DUNEDIN CITY COUNCIL

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

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

DATE 18-10-95

.....BUILDING INSPECTOR

NON COMPLIANCE WITH DISTRICT PLAN

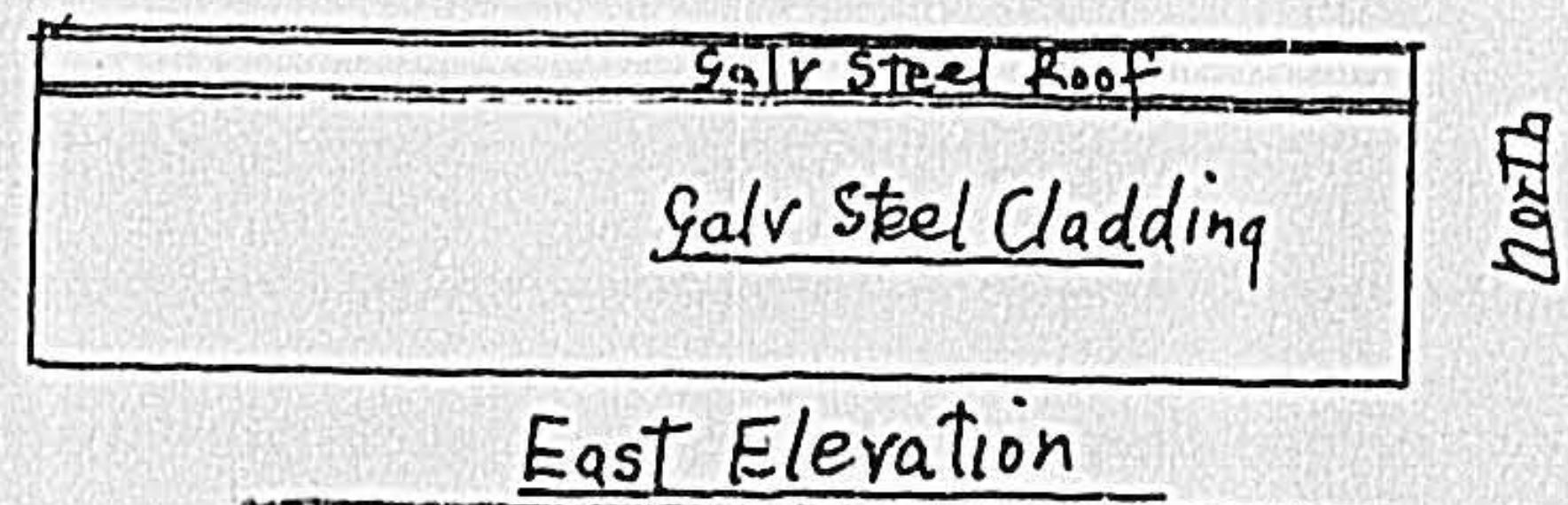
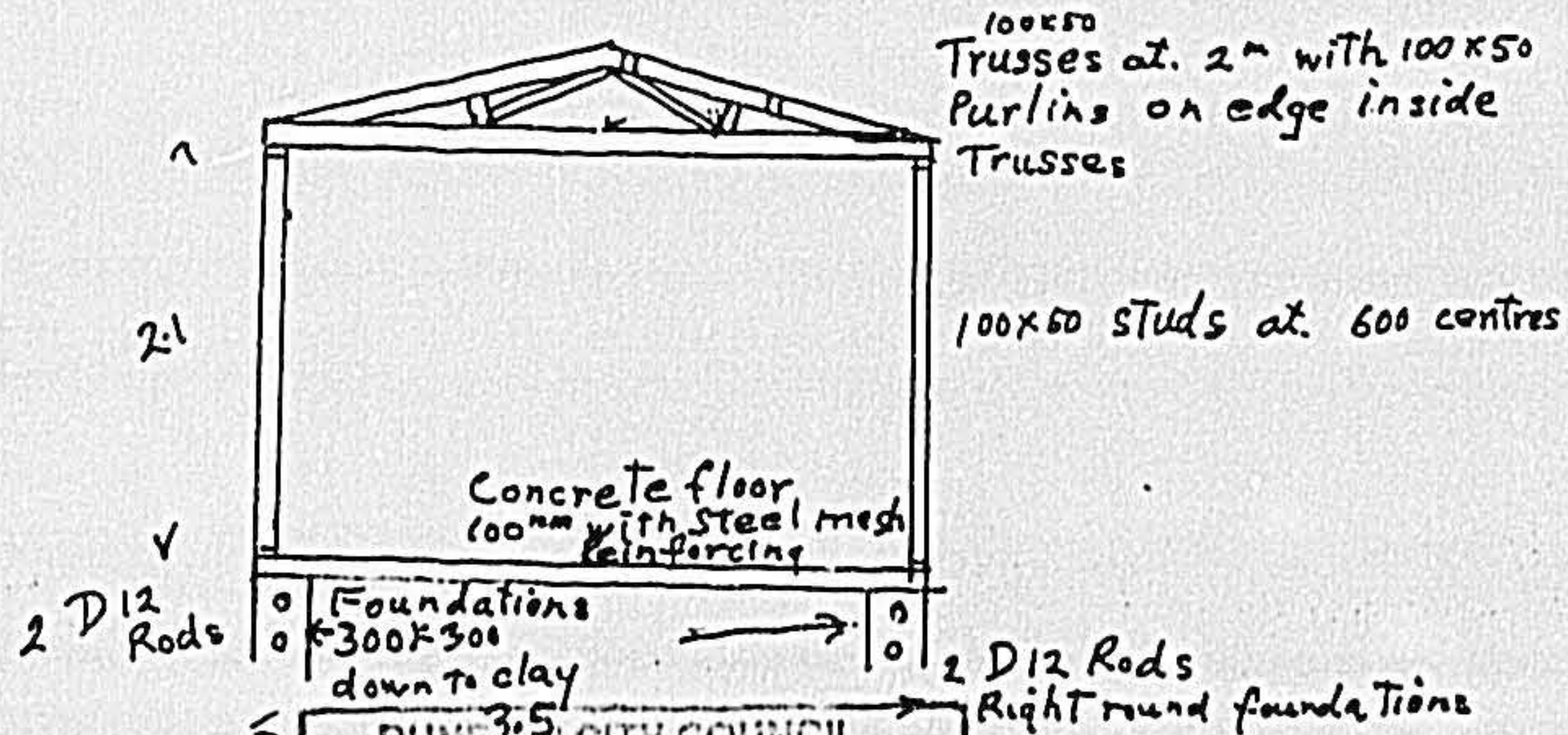
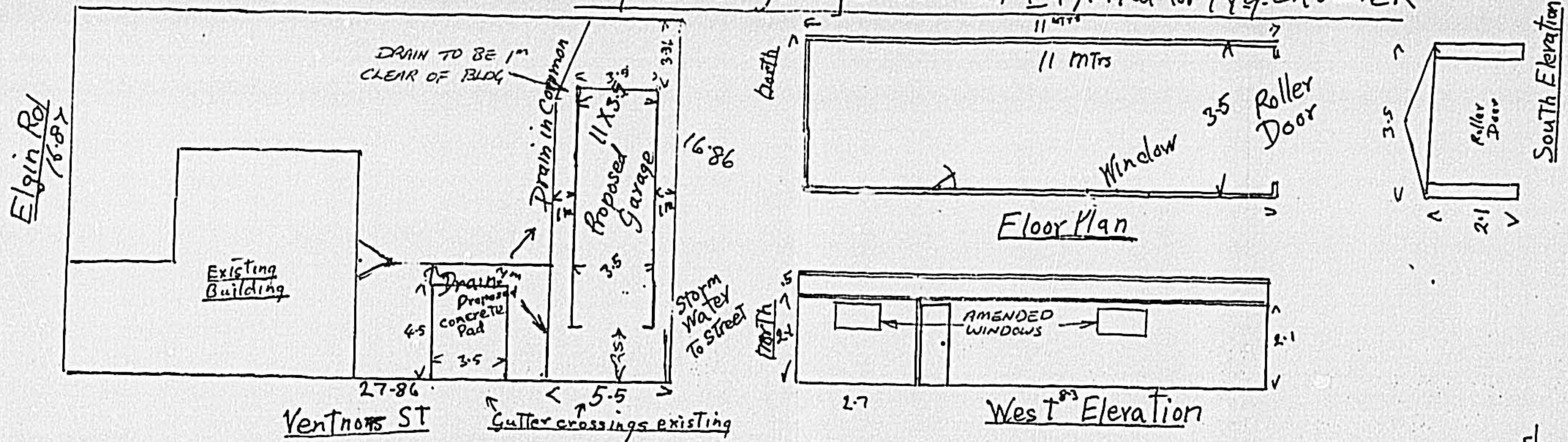
The Building Consent for this development **DOES NOT COMPLY** with the Resource Management Act 1991 nor the Dunedin City District Plan. Resource Consent must be applied for and granted prior to commencement of any work in connection with this development.

J. J. Brown
(Signature)

16/10/90

95/4746

Proposed Garage at 77 Elgin Rd for NG. CROZIER



Amended Plan and/or Specification Received
by *[Signature]*
Date 23-1-96

DUNEDIN CITY COUNCIL
Copy of Approved Plan and/or Specification
TO BE RETAINED ON WORKS AND PRODUCED ON REQUEST OF BUILDING INSPECTOR.
DATE 23-1-96
[Signature] BUILDING INSPECTOR

Revised Plan showing two windows

[Signature]
22/1/96

A.B. Christensen
4/10/95

AK Hansen
9-10-95

AK Hansen
25-10-95
7 copies to the Council
including 2 meters forward from original plans



DUNEDIN CITY COUNCIL

Kaunihera-a-rohe o Otepoti

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

Telephone: 03 477 4000, Fax: 03 474 3594,

Email: dcc@dcc.govt.nz

www.CityofDunedin.com

CODE COMPLIANCE CERTIFICATE

Section 95, Building Act 2004

CCC NO:	ABA-2007-316885	Telephone No:	03 477 4000
APPLICANT		PROJECT	
M C White and P H Crozier 76 Kenmure Road Dunedin 9001		Work Type: Alterations and Additions Intended Use/Description of Work: Create Fire Wall Through Roof Space Between Two Flats Intended Life: Indefinite, not less than 50 years. This CCC also applies to the following Amended Consents:	
PROJECT LOCATION			
77 Elgin Road Dunedin			
LEGAL DESCRIPTION			
Legal Description: LOT 1 DP 6016 Valuation Roll No: 27070-10100 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:

Name: 

Position: AUTHORISED OFFICER

Date: 23 November 2007

77 Elgin Rd N.G. & E. CROZIER Family Trust Scale 1:50

as Built

Drawn by Neville CROZIER

4536181

street

Open Space

Solid Ground
under Car Park

DOMESTIC SMOKE ALARM
Smoke alarms complying with
the NZBC clause F7 are
required in this building.

CITY ENGINEERING COUNCIL

Plans and Specifications Approved in accordance
with the Building Act 1991 and Regulations
made thereunder. The plans and specifications
are correct and complete.

Engineer: 12.11. Thompson Date: 10-8-07
Drawn: Date:
Held: Date:

77 B Elgin Rd
Bottom Flat

Living Room

7-316

Cellar entrance

w/r

Passage

w/r

B/R

B/R

Sliding
Door

W.C.

Shower

Sink

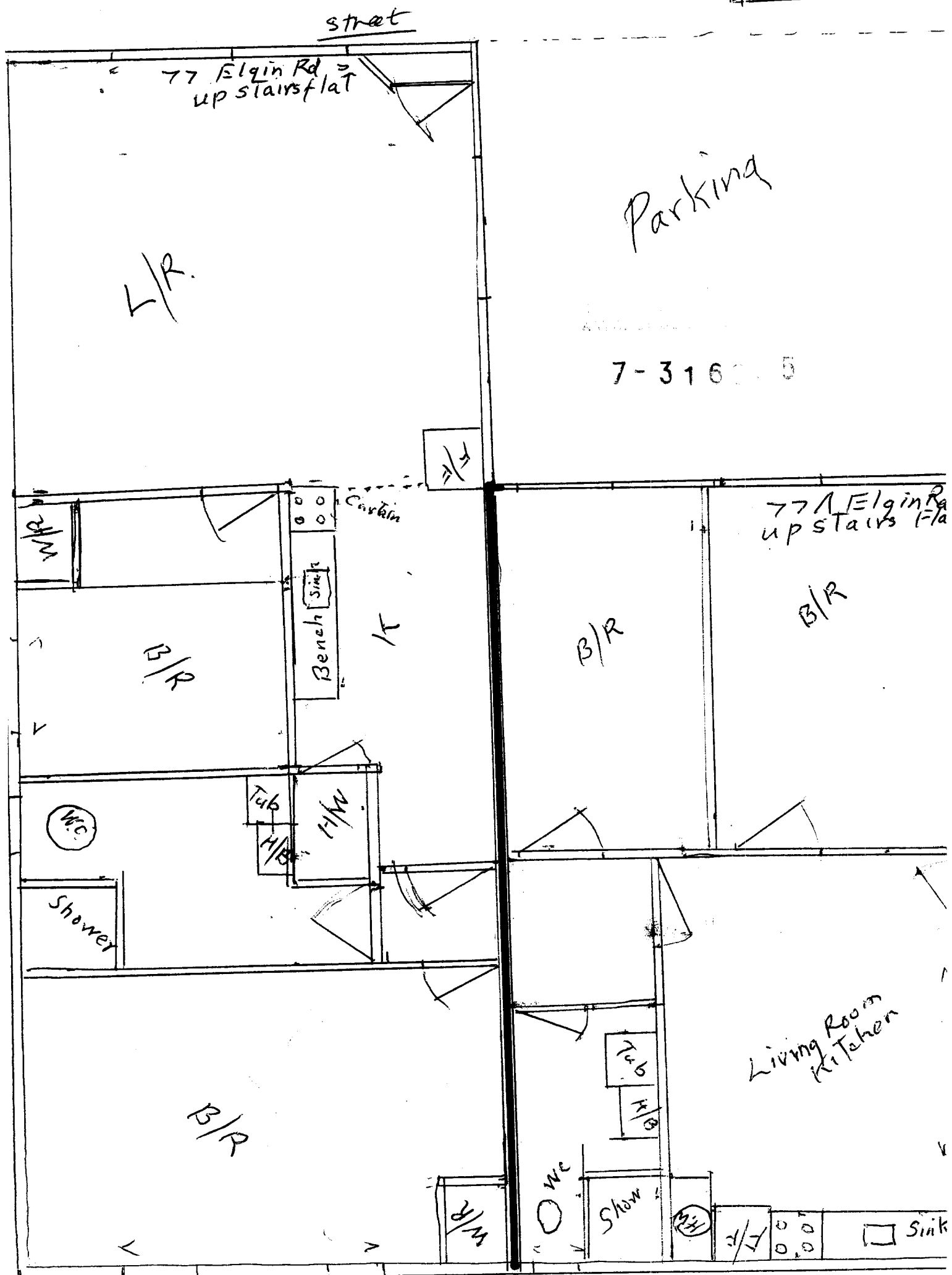
W/m

W/m

W/m

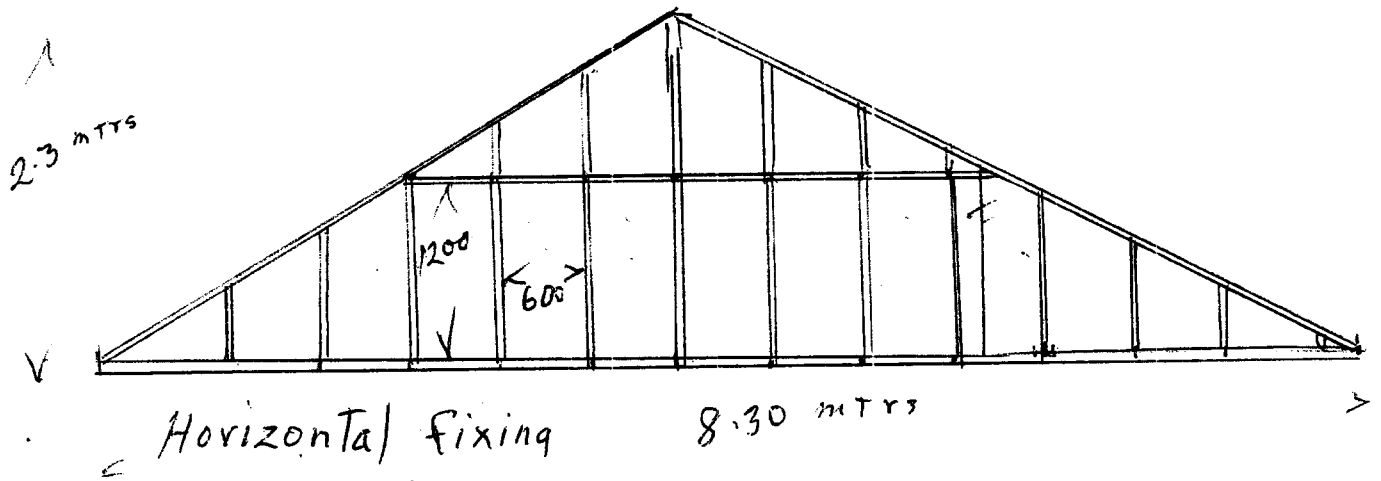
77 Elgin Rd
is Built

N.C. & E.E. CROZIER Family (MS) SCALE 1"=10'
Drawn by Neville CROZIER
4-536181



77 Elgin Rd N.G. & E.E. CROZIER Family Trust
Drawn by Neville CROZIER Seal
4536181

New Fire wall in roof space between two Flats
77 and 77A Elgin Rd



Timber all 100x50

Lining 1x10mm Gib Fireline each side

Fasteners 40mm x 2.8mm Gib nails

all as Fire Rated Systems Section 2-1

all fastener head stopped and all sheets joint

- Tape reinforced

7-310

FIRE RATED WALL SYSTEMS – SECTION 2.1

Timber Frame
(30)/30/30
LB/NLB



Two Way FRR – Timber Frame

SPECIFICATION NUMBER	LOADBEARING CAPACITY	FIRE RESISTANCE RATING	LINING REQUIREMENTS	SOUND TRANSMISSION CLASS	SYSTEM WEIGHT APPROX
GBT 30a	NLB	-/30/30	1 x 10mm GIB Fyrelite® each side	STC 36	22kg/m²
GBTL 30	LB	30/30/30			

FRAMING

GBT30a Non Loadbearing and GBTL30 Loadbearing

Framing to comply with,

- NZBC B1 – Structure: AS1 Clause 3 – Timber (NZS 3604) or VM1 Clause 6 – Timber (NZS 3603)
- NZBC B2 – Durability: AS1 Clause 3.2 – Timber (NZS 3602).
- Studs at 600mm centres maximum.
- Nogs at 800mm centres maximum for Vertical fixing.
- Nogs at 1200mm centres for Horizontal fixing.

WALL HEIGHTS AND FRAMING DIMENSIONS

GBT30a Non Loadbearing – Framing dimensions and height as determined by NZS 3604 stud tables for non loadbearing partitions.

GBTL30 Loadbearing – Framing dimensions and height as determined by NZS 3604 stud and top plate tables for loadbearing walls.

LINING

1 layer of 10mm GIB Fyrelite® each side of the frame.

Vertical or Horizontal fixing permitted.

Sheets shall be touch fitted.

When fixing vertically, full height sheets shall be used where possible.

All sheet joints must be formed over solid timber framing.

FASTENING THE LINING

Fasteners

41mm x 6g GIB® Grabber® High Thread Drywall Screws or 40mm x 2.8mm GIB® Nails.

Fastener Centres

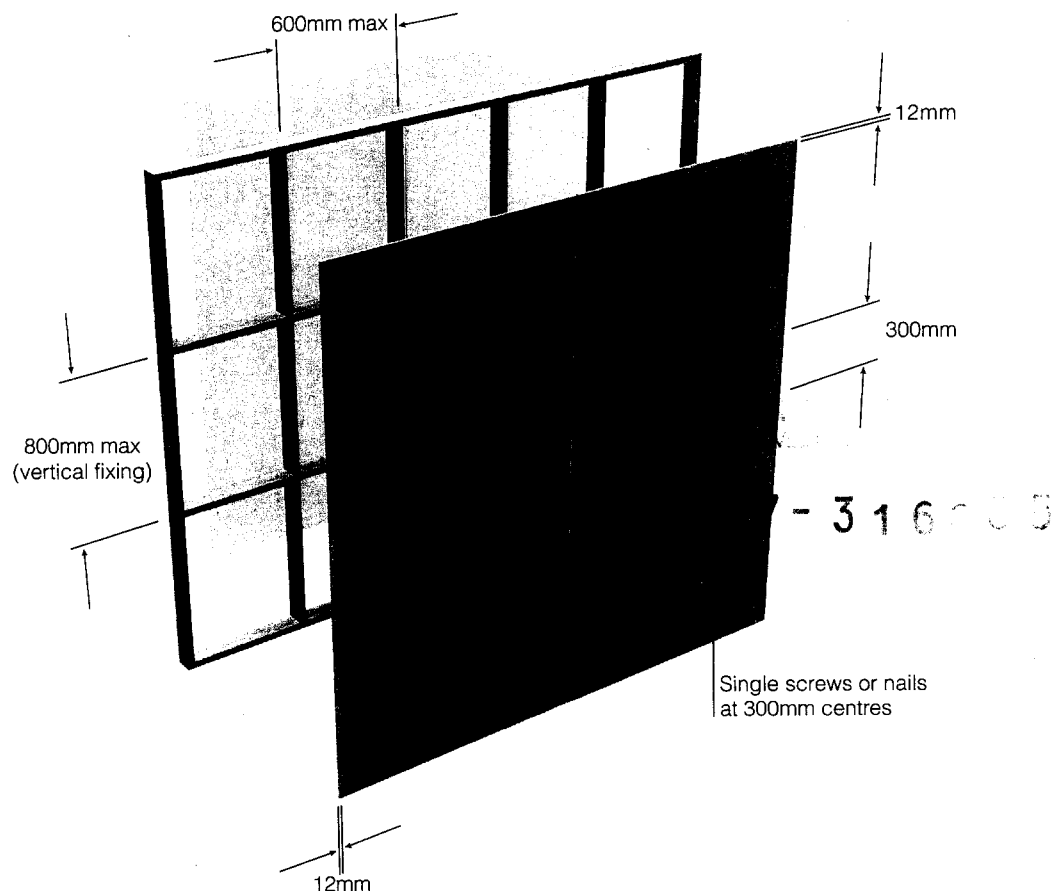
300mm centres around the sheet perimeter.

Place fasteners 12mm from sheet edges.

Single screws or nails at 300mm centres to intermediate studs.

JOINTING

All fastener heads stopped and all sheet joints tape reinforced and stopped in accordance with the publication entitled "GIB® Site Guide".



In order for GIB® systems to perform as tested, all components must be installed exactly as prescribed. Substituting components produces an entirely different system and may seriously compromise performance. Follow system specifications.

17 December 2015

Westdown Investments Limited
C/O Mawhinney and Co
PO Box 1754
Queenstown 9348

Dear Sir/Madam,

BUILDING LINE RESTRICTION REMOVAL:

**POL-2015-85
77 Elgin Road
Dunedin**

Thank you for your application received by the Council on 2 December 2015 requesting the removal of Building Line Restriction 5400 registered on Lot 1 Deposited Plan 6016 held in Computer Freehold Register OT320/130.

The Transportation Planner/Engineer advises:

"In response to the above application we consider it unlikely that land would need to be taken for road widening purposes in this particular location, unless it was part of a comprehensive road/route improvement project. In such a case, land acquisition would be subject to provisions under the Public Works Act, which would supplant the provisions of the existing BLR on the site. I further note that the building within the site already breaches the BLR."

The Transportation Department have no objection to the removal of the building line restriction.

Please find enclosed a letter for the attention of the Registrar General of Lands. This letter will need to be registered with Land Information New Zealand for the cancellation of the building line restriction. Please note that the building line restriction will not be removed from your title, until you have attended to this registration.

If you have any enquiries regarding this matter please contact me in the first instance.

Yours faithfully

A handwritten signature in black ink, appearing to be 'Amy Young', written over a light grey circular background.

Amy Young
Planner

17 December 2015

The Registrar General of Lands
Land Information New Zealand
112 Tuam Street
Private Bag 4721
Christchurch 8140

Dear Sir/Madam

CANCELLATION OF BUILDING LINE RESTRICTION (BLR: 5400)
77 Elgin Road
Dunedin

I give notice that pursuant to Section 327A of the Local Government Act 1974, the Dunedin City Council has determined that Building Line Restriction 5400 affecting Lot 1 Deposited Plan 6016 being Computer Freehold Register OT320/130 is no longer required, and has declared that the said Building Line Restriction is cancelled.

I request that you register this cancellation on the said certificate of title.

Yours faithfully,

Campbell Thomson
Authorised Officer