

# Dunedin City Council Land Information Memorandum

95570

**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 **12 October 2023**

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

23A Jellicoe Crescent Dunedin

**LIM Applicant  
Print Date**

Tony and Janet Ware  
12-Oct-2023

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## PROPERTY DETAILS

**Property ID** 5017577  
**Address** 23A Jellicoe Crescent Dunedin  
**Parcels** LOT 3 DP 12986, LOT 1 DP 2968, LOT 2 DP 13000, LOT 2 DP 17981

**Rubbish Day** Tuesday

## RATES DETAILS

**Rate Account** 2017577  
**Address** 23A Jellicoe Crescent Dunedin  
**Valuation Number** 26950-49400

**Latest Valuation Details**  
Capital Value \$700,000  
Land Value \$280,000  
Value of Improvements \$420,000  
Area (Hectares) 0.1121HA  
Units of Use 1

**Current Rates**  
Current Rating Year Starting 01-Jul-2023  
Dunedin City Council Rates \$3,213.80

**Rates Outstanding for Year** \$2,420.28

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**

#### **Drain In Common**

A drain serving more than one lot/certificate of title will be considered drains in common, as will the section of 100mm diameter drain within the road reserve between the lots served by it and the pipeline to which it connects.

Foul drain to Private Foul Drain in Common with 18 Farley Street.  
Stormwater to Private Stormwater Drain in Common with 14A Farley Street.  
Workshop Private Stormwater and Foul Drain in Common in property.

#### **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.

#### **Private Stormwater Drains servicing existing buildings**

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

#### **Private Foul Drains servicing existing buildings**

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

#### **Seepage**

A seepage incident has been lodged on this property.

Seepage Request:688777 – 16.12.2022 – Completed

Seepage Request:90481 – 30.6.2010 – Completed

## Building and Drainage Consents

The following consents are recorded for this property:

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

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

### [ABA-2000-292471](#) Building Consent Only Lodgement - Plumbing Alts - Bathroom Vanity WC

Lodgement Date 29-Dec-2000  
Decision Granted  
Decision Date 04-Jan-2001  
Current Status **CCC Issued**  
Previous Number ABA3250  
(Applications before 2007)

### [ABA-1995-330952](#) Building Consent Only Lodgement - Alter Dwelling P/D, (W D Osborne)

23A Jellicoe Crescent Dunedin

Lodgement Date 01-May-1995  
Decision Granted  
Decision Date 08-May-1995  
Current Status **CCC Issued**  
Previous Number ABA951432  
(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-1969-69362](#) AAB19690316

1544 - Erect Carport, (Allan). The permit was lodged on 05-May-1969.

### [H-1973-76195](#) AAB19730315

8069 - Add to Dwelling, (Allan). The permit was lodged on 10-Sep-1973.

### [H-1973-76196](#) AAB19730316

8068 - Erect Retaining Wall, (Allan). The permit was lodged on 06-Sep-1973.

### [H-1975-79841](#) AAB19750

1622 - Erect Workshop and Trailer Port, (Allan). The permit was lodged on 23-Jul-1975.

### [H-1915-131637](#) AAD19151548

A9166 - Drainage for New Dwelling to Board Drain in Common, (McIntosh). The permit was lodged on 11-Aug-1915.

### [H-1916-133052](#) AAD19160912

A10102 - Plumbing and Drainage, (McIntosh). The permit was lodged on 27-Jan-1916.

### [H-1973-201259](#) AAD19730473

J1822 - Subdivision Drainage to Board Drain in Common, (Reierson). The permit was lodged on 28-Mar-1973.

### [H-1973-202179](#) AAD19731504

J2285 - Repair Drainage, No Plan (Allan). The permit was lodged on 10-Jul-1973.



[H-1973-202180](#) AAD19731505  
J2763 - Drainage Alterations, (Allan). The permit was lodged on 17-Oct-1973.

[H-1973-202181](#) AAD19731506  
J2968 - Repair Drainage, No Plan (Allan). The permit was lodged on 30-Nov-1973.

[H-1975-205444](#) AAD19751235  
J5616 - Drainage, (Allan). The permit was lodged on 13-Oct-1975.

[H-1977-208482](#) AAD19771032  
J8309 - Plumbing, No Plan (Allan). The permit was lodged on 16-Sep-1977.

[H-1973-202178](#) AAD19731503  
J2273 - Lay Boiler Tube, No Plan (Various). The permit was lodged on 06-Jul-1973.

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

This property has been identified as being affected by active faults & folds GNS April 2021 seismic - fault proximity - Kaikorai, Haz Id 12094.

**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.

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

## 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](mailto:infodeepsouth@heritage.org.nz) ; 03 477 9871.

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

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

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

**Consent Notices**

There are no Consent Notices recorded for this property. It is recommended that the applicant check the 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.

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

### **Trees - Significant Tree**

There is a protected tree on this property which is listed in Schedule 25.3 of the District Plan and is subject to Rule 15.5.1.

*Tree No*

*Common Name*

T649

Eucalyptus

### **Noise**

This property is located in a Noise Area where the noise limits outlined below apply. Rule 21.5.1(i)(b) also specifies a maximum noise limit of 75 dBA L<sub>max</sub> between 9.00 pm on any night and 7.00 am the following day measured at the boundary of the site or within any other site. Note that some activities have a resource consent or existing use rights that allow these limits to be exceeded. Some activities are also exempted from noise limits. Furthermore, the actual limits that apply will also depend on whether this site adjoins a Noise Area Boundary and whether there are Special Audible Characteristics. Refer to Section 21.5 of the District Plan for further details.

Every occupier of land is also under a general duty to adopt the best practicable option to ensure that the emission of noise from land does not exceed a reasonable level.

#### *Noise Zone*

50Dt/35Nt dBA, 45SP dBA

### **SECOND GENERATION PLAN INFORMATION**

#### **Zoning**

- General Residential 1 (refer Section 15, Residential)

#### **Scheduled Items**

- Scheduled Trees on subject site
  - Plan ID: T649
  - Common Name: Eucalyptus

#### **Overlay Zones**

- Nil

#### **Mapped Areas**

- Nil

#### **Resource Consents**

There are no resource consents for this property.

### **RESOURCE CONSENTS WITHIN 50 METRES OF 23A JELlicOE CRESCENT DUNEDIN**

#### **5017515 21 Beresford Street Dunedin**

[POL-2007-350534](#) Planning Other Legislation Right of Way. The outcome was Granted on 06/08/2007.

#### **5017516 23 Beresford Street Dunedin**

[POL-2007-350534](#) Planning Other Legislation Right of Way. The outcome was Granted on 06/08/2007.

#### **5017521 41 Beresford Street Dunedin**

[RMA-2000-364388](#) Resource Management Act (Historical Data) REMOVAL OF A TREE (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/11/2000.

#### **5017525 43 Beresford Street Dunedin**

[RMA-1995-352216](#) Resource Management Act (Historical Data) ERECT SHED (DISPENSATION 720) Ownr:CHAPMAN (Non-Notified - Non Complying). The outcome was Granted on 07/01/1988.

#### **5017533 18A Farley Street Dunedin**

[RMA-2001-365177](#) Resource Management Act (Historical Data) ESTABLISH A SECOND RESIDENTIAL UNIT WITHIN EXISTING RES IDENTIAL DWELLING. (Non-Notified - Non Complying). The outcome was Granted on 14/12/2001.

[RMA-2001-365352](#) Resource Management Act (Historical Data) SEC 357 OBJECTION TO CONDITION OF CONSENT (Other). The outcome was Granted on 17/01/2002.

#### **5017534 14A Farley Street Dunedin**

[LUC-2015-629](#) Land Use Consent construct a retaining wall. The outcome was Granted on 04/02/2016.

#### **5017579 27 Jellicoe Crescent Dunedin**

[RMA-1995-352157](#) Resource Management Act (Historical Data) ERECT GARAGE Ownr:MASON (Non-Notified - Non Complying). The outcome was Granted on 14/09/1987.

#### **5017580 29 Jellicoe Crescent Dunedin**

[LUC-2018-578](#) Land Use Consent land use consent for the use and development of a second residential unit for the sole purpose of a family flat. The outcome was Granted on 05/11/2018.

**5017593 16 Jellicoe Crescent Dunedin**

LUC-2007-754 Land Use Consent Extend dwelling within the yard. The outcome was Granted on 14/12/2007.

**5017594 12 Jellicoe Crescent Dunedin**

RMA-2005-369320 Resource Management Act (Historical Data) ACCESSORY RESIDENTIAL BUILDING (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/09/2005.

**5101499 25 Jellicoe Crescent Dunedin**

RMA-1994-356469 Resource Management Act (Historical Data) CROSS LEASE SUBDIVISION Ownr:G F ROWAN (Non-Notified - Non Complying). The outcome was Granted on 22/04/1994.

**5101500 25A Jellicoe Crescent Dunedin**

RMA-1994-356469 Resource Management Act (Historical Data) CROSS LEASE SUBDIVISION Ownr:G F ROWAN (Non-Notified - Non Complying). The outcome was Granted on 22/04/1994.

**5113872 13 Jellicoe Crescent Dunedin**

POL-2011-11 Planning Other Legislation right of way easement over Lot 2 DP 376337 in favour of Lot 1 DP 376337. The outcome was Granted on 08/03/2011.

RMA-2006-370355 Resource Management Act (Historical Data) BOUNDARY ADJUSTMENT BETWEEN 11 & 13 JELlicOE CRESCENT AND CREATION OF RIGHTS OF WAY OVER 7, 9 & 11 JELlicOE CRESCENT (Non-Notified - Non Complying). The outcome was Granted on 31/07/2006.

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](http://www.dunedin.govt.nz/water-pressure), and flows available to the property can be provided on request. Any change in water use (e.g. for a new commercial activity) requires a new application to be made to the Council. It is recommended that the applicant check the property for the location and suitability of the water service.

#### **Terms and conditions of supply**

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

#### **Water pressure**

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

#### **Water reticulation maps**

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

### FOUL SEWER AND WASTE WATER

#### **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](http://www.linz.govt.nz)) should be reviewed for information relating to any existing registered easements. However, as the Local Government Act 2002 (LGA) provides statutory rights for public infrastructure, easements are not always registered.

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

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

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

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

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

#### **Stormwater/Sewer Separation - Compliant**

The Dunedin City Council requires the foul sewer and storm water being discharged from a property to be directed to the separate foul sewer and storm water networks, respectively. This property is in an area where inspections have been undertaken to ensure compliance with this requirement. This property was certified as complying with Council's requirements for storm water separation at the time of inspection on **2<sup>nd</sup> May 1997**.

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

#### **Information Regarding Watercourses**

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

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

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

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



## APPENDIX

### **Glossary of terms and abbreviations**

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

#### **Consent, Permit, Licence & Complaint types**

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

#### **Terms used in Permits & Consents**

- ALT Alteration
- ADD Addition
- BD D/C Board drain in common
- BLD Building
- BLDNG Building
- BT Boundary trap
- B/T Boiler tube
- CCC Code Compliance Certificate
- DAP Drainage from adjacent property
- DGE Drainage
- DIC Drain in common
- DR Drainage
- DWG Dwelling
- FS Foul sewer
- HEA Heater
- ICC Interim Code Compliance
- MH Manhole
- PL Plumbing
- PLB Plumbing
- PTE Private
- SIS Sewer in section
- WC Water course
- WT Water table
- SW Stormwater

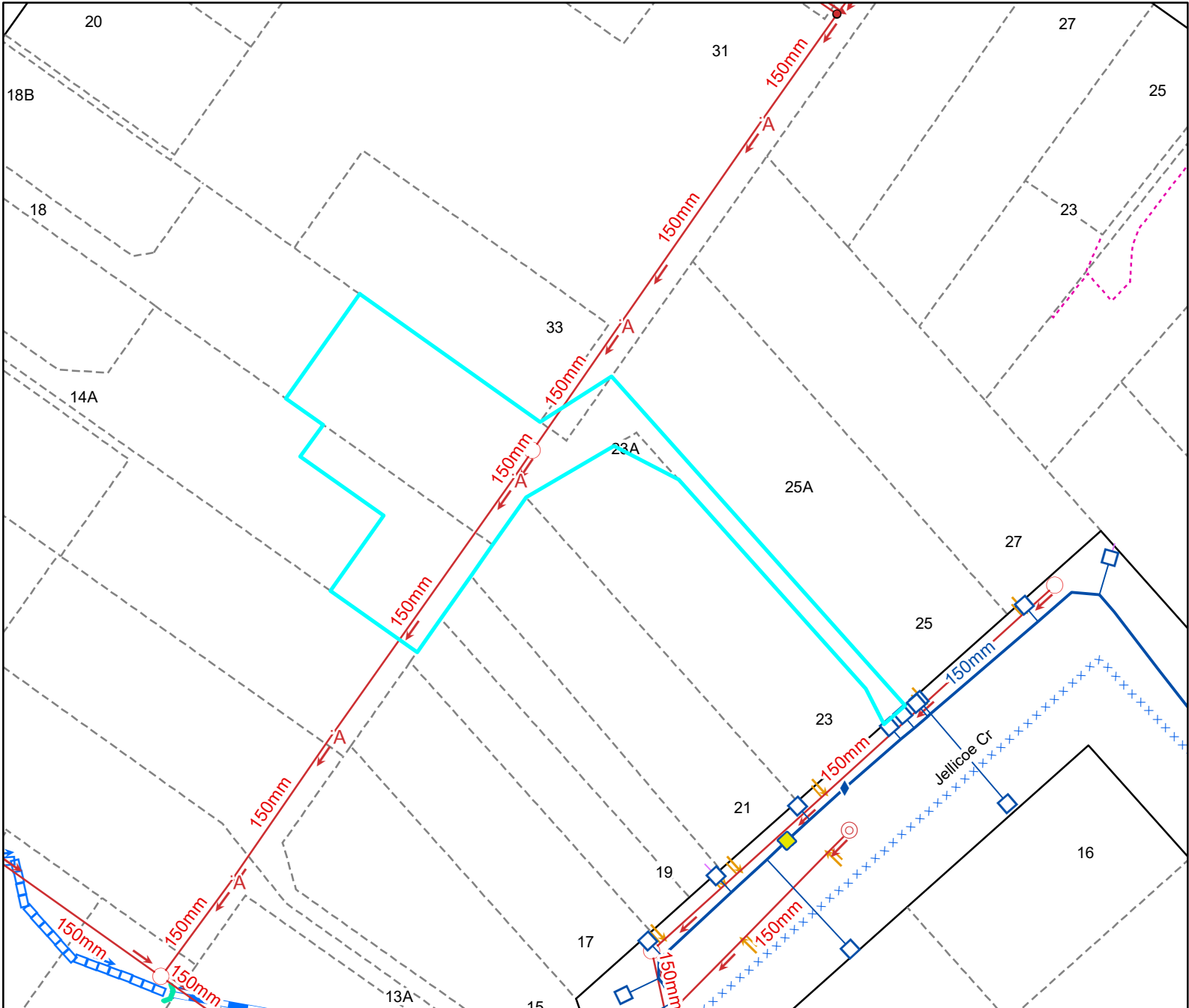
#### **General terms**

- RDMS Records and Document Management System









### Legend

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

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

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

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

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

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

General		Cadastral	
	DCC Water & Waste Structure		Parcel
	Railway Centreline		Road/Rail
	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  
10/10/2023  
8:05:53 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.

2018-2019 Urban. Copyright DCC/Aerial Surveys Ltd. Rural, ORC/Aerial 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.



# Second Generation District Plan

Scale at A4:  
 1:3,000  
 10/10/2023  
 8:06:27 PM



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

2018-2019 Urban. Copyright DCC/Aerial Surveys  
 Ltd. Rural, ORC/Aerial Surveys Ltd. CC BY 4.0 NZ  
 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 Taieri Aerodrome
  - Restricted Water Supply Area
  - Ground Water Protection Zone A
  - Ground Water Protection Zone B
  - Public Roads not Legal
  - Unformed Legal Road
- 
- Zones**
  - R1 - Residential 1 Zone
  - R2 - Residential 2 Zone
  - R3 - Residential 3 Zone
  - R4 - Residential 4 Zone
  - R5 - Residential 5 Zone
  - R6 - Residential 6 Zone
  - R6A
  - Campus Zone
  - Airport Zone
  - Stadium Zone
  - CA - Central Activity Zone
  - LSR - Large Scale Retail Zone
  - LA1 - Local Activity Zone 1
  - LA2 - Local Activity Zone 2
  - In1 - Industrial 1 Zone
  - In2 or SD - Industrial 2 or Special Development Zone
  - Port 1 Zone
  - Port 2 Zone
  - RR - Rural Residential Zone
  - Rural Zone
  - H - Harbourside
- 
- Port & Airport Noise**
  - XXXX Air Noise Boundary
  - XXXX Airport Outer Control Boundary
  - XXXX Outer Port Control Boundary
  - XXXX Port Noise Boundary
- 
- Esplanade Requirement**
  - \*\*\*\* Esplanade Reserve Required
  - \*\*\*\*\* Esplanade Strip Required
- 
- Landscape Management Boundary**
  - outside boundary
  - boundary between areas
  - prominence boundary
- 
- Townscape**
  - Townscape and Heritage Precinct Boundary - Internal
  - Townscape and Heritage Precinct Boundary
- 
- Pedestrian Frontage**
  - Identified Pedestrian Crossing
  - Verandah Required
- 
- Areas of Significant Conservation Value boundary**
  - ASCV Boundary
  - ASCV Boundary - Internal
  - Areas of Significant Conservation Value (Estuarine edge)
  - Areas of Significant Conservation Value (Wetland)

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

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



## Operative District Plan Map

Scale at A4:  
 1:3,000  
 10/10/2023  
 8:06:36 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.

EDIN DRAINAGE AND SEWERAGE BOARD

# HOUSE CONNECTION PLAN.

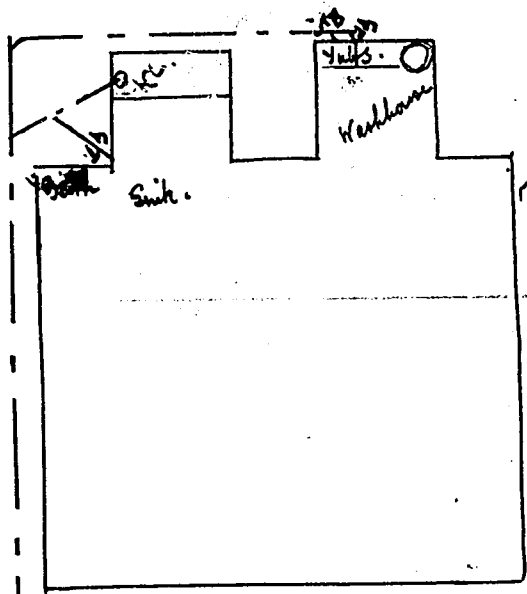
APPLICATION No. A 9166  
DATE 12/8/15

SCALE: 1/2 in. to a Foot.


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

*Fairley Street*

*[Handwritten Signature]*



### LEGEND

-  Existing Drains
-  New Foul Drains
-  New Stormwater Drains

BT  
M.T.

*Sewer from Eldon St through Private property.*

Owner Mr. McIntosh Block Huckland Hill, Rents Sub  
 Street Fairley Street Section 8. 11  
 Locality Raihoria Reef Allotment 11  
 Signature of Drainer Edw. Holmes

DUNEDIN DRAINAGE AND SEWERAGE BOARD

APPLICATION No. A/10102  
 DATE 27 JAN 1916

HOUSE CONNECTION PLAN.

SCALE:  $\frac{1}{2}$  in. to a Foot.

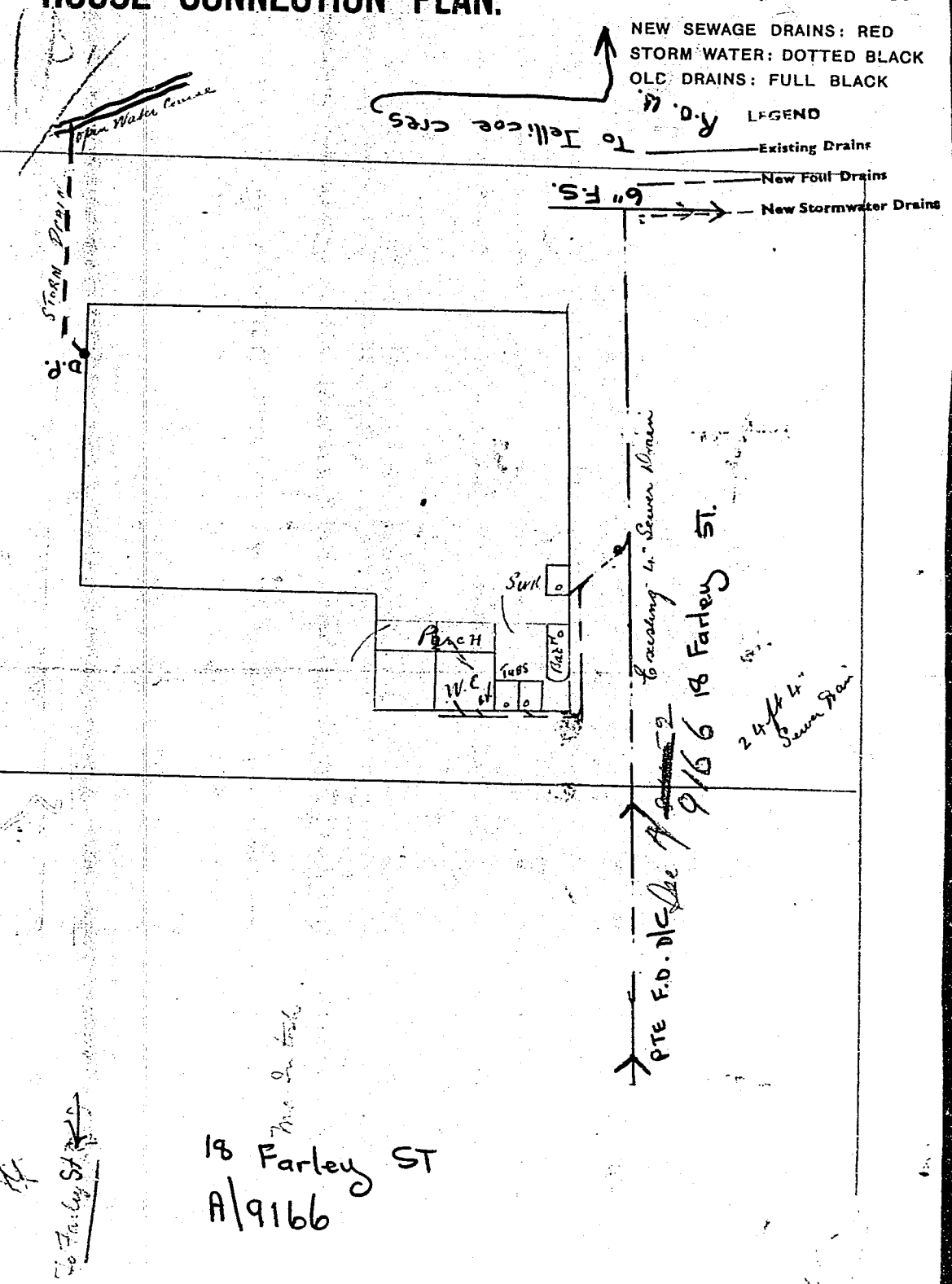
NEW SEWAGE DRAINS: RED  
 STORM WATER: DOTTED BLACK  
 OLD DRAINS: FULL BLACK

LEGEND

Existing Drains

New Foul Drains

New Stormwater Drains



To Farley St

18 Farley ST  
 A/9166

PTE F.D. D/C Dec 1915  
 Laiding 4" Sewer Drain  
 9/16 6 18 Farley ST.  
 2 4" x 4" Sewer Pipe

Owner M<sup>r</sup> G. V. Mc Intosh  
 Street Farley  
 Locality Royal

Block Watsons' Sub Division (A)  
 Section Part II  
 Allotment -

Signature of Drainer J. P. Starker



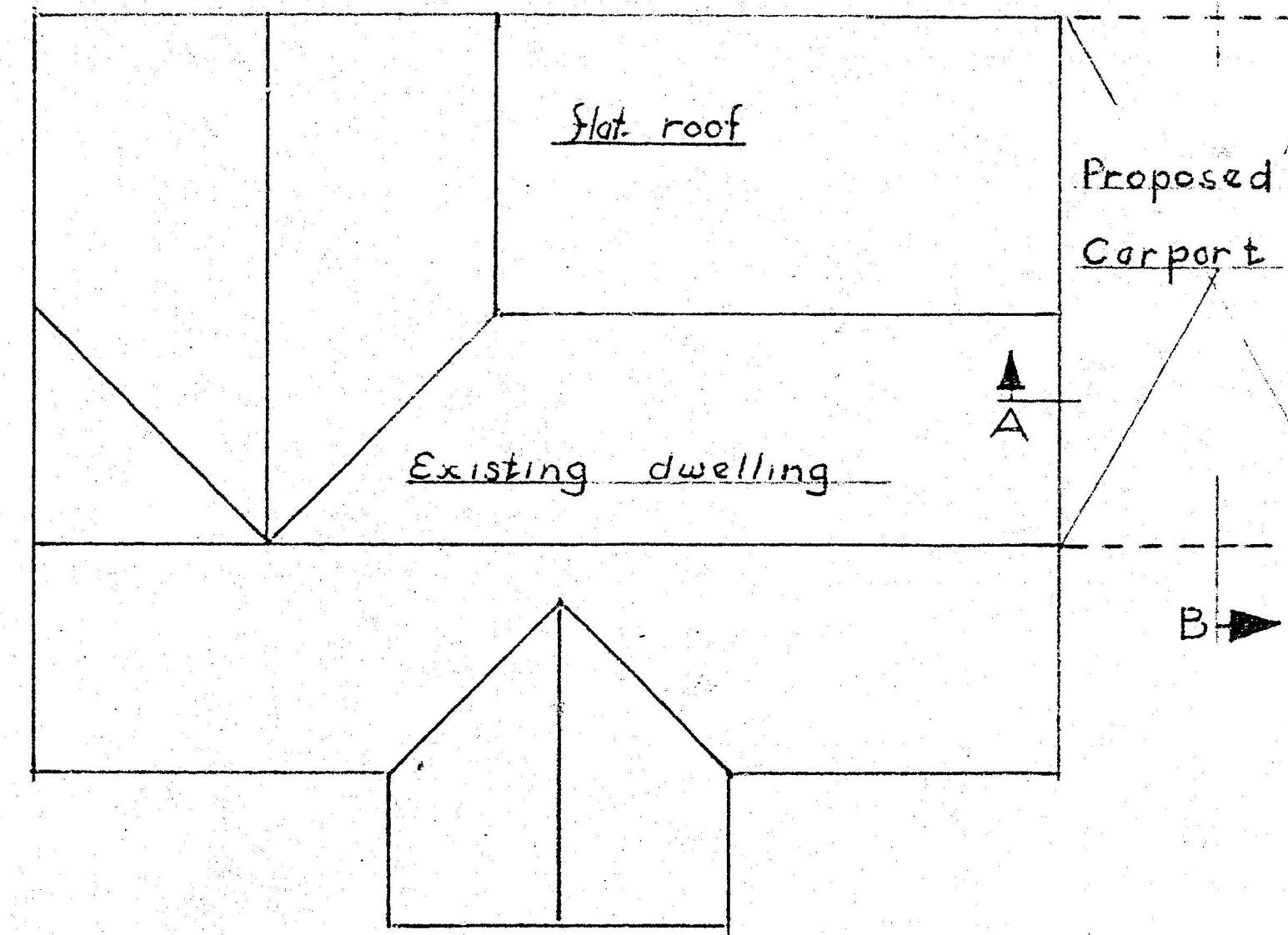
Proposed Carport for Mr. J. Allan 23a Jellicoe Cres.

CONSTRUCTION  
 TO BE RETAINED ON WORKS  
 AND PRODUCED ON REQUEST  
 OF BUILDING INSPECTOR.  
 DATE 5.5.69  
 CITY ENGINEER

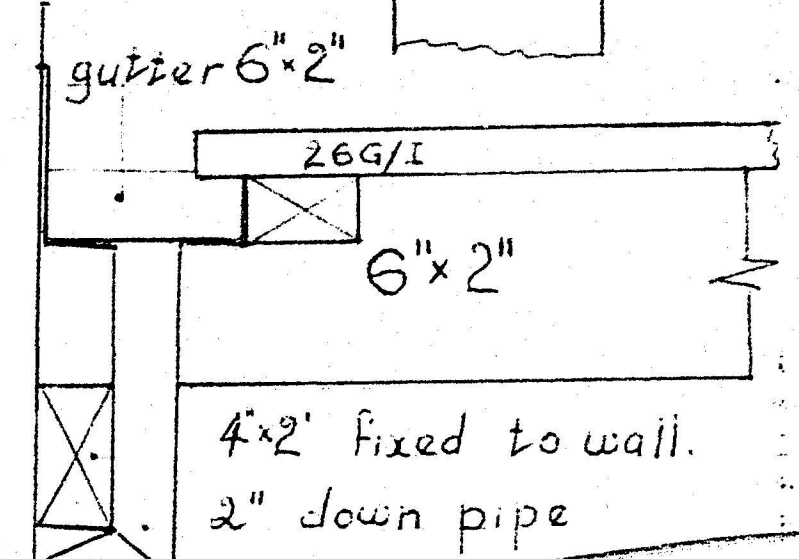
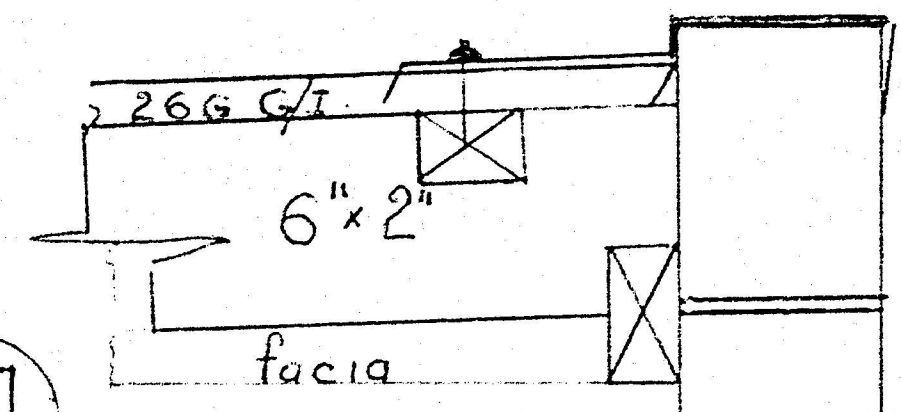
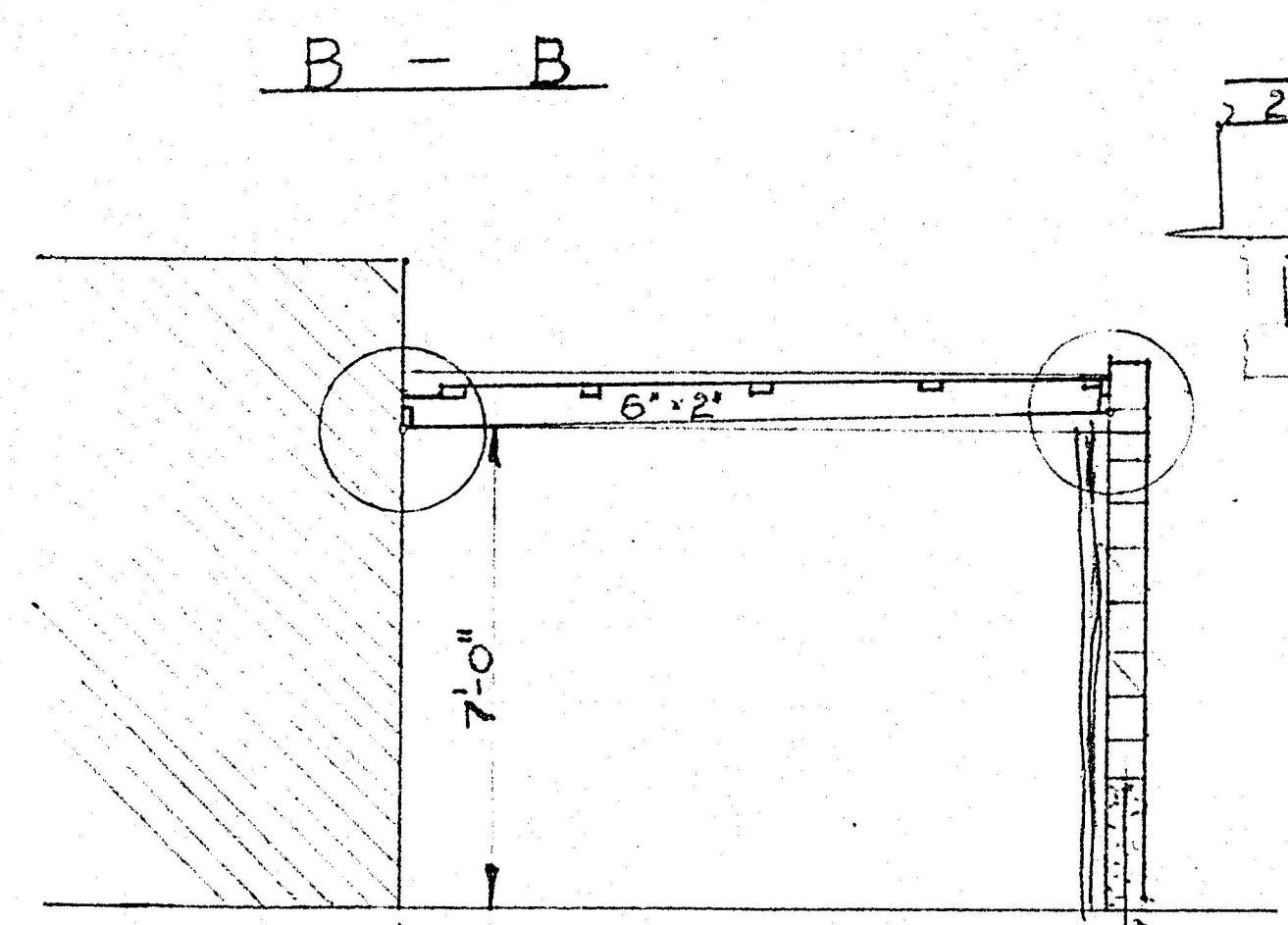
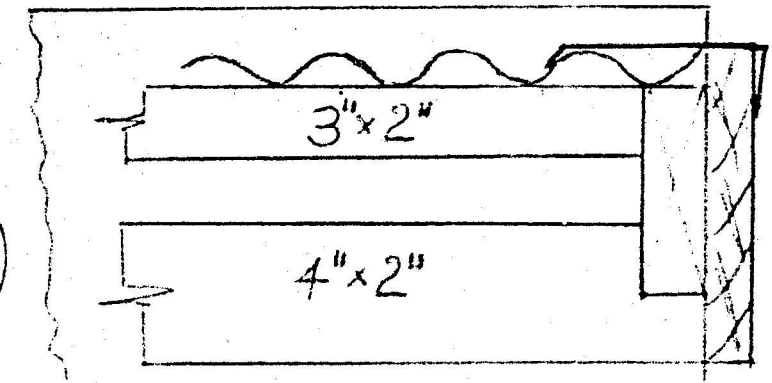
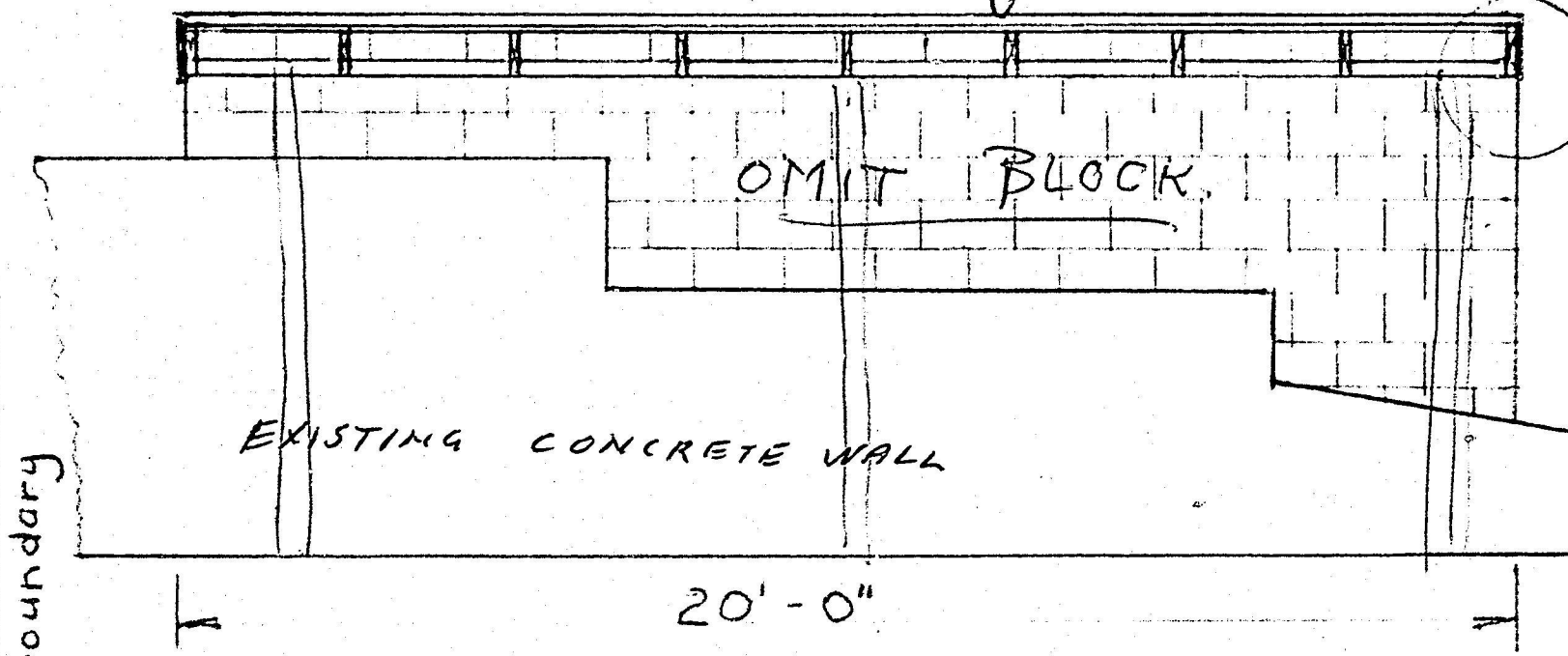
23A Jellicoe Cres.

C.T. 192/43.

8'-0" | 36'-0" | 10'-6"



Existing concrete wall on boundary



**DUNEDIN CITY CORPORATION**  
 CITY ENGINEER'S OFFICE  
 At the Street boundary the approved level with respect to street for —

Pedestrian Entrance	Vehicular Entrance	Garage
Wall	Fence	is level with finish of footpath

Arrangements made for Crossing are Block GM for \$3550  
 for City Engineer Date 28 April 69

NOTE:—This Certificate is not valid unless Certified to by the Officer authorised in that behalf.

**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 extension of existing stormwater drain  
 Foul sewage to be discharged to \_\_\_\_\_

1544  
 24/4/69  
 J.C. Horn 1969



**DUNEDIN DRAINAGE & SEWERAGE BOARD**

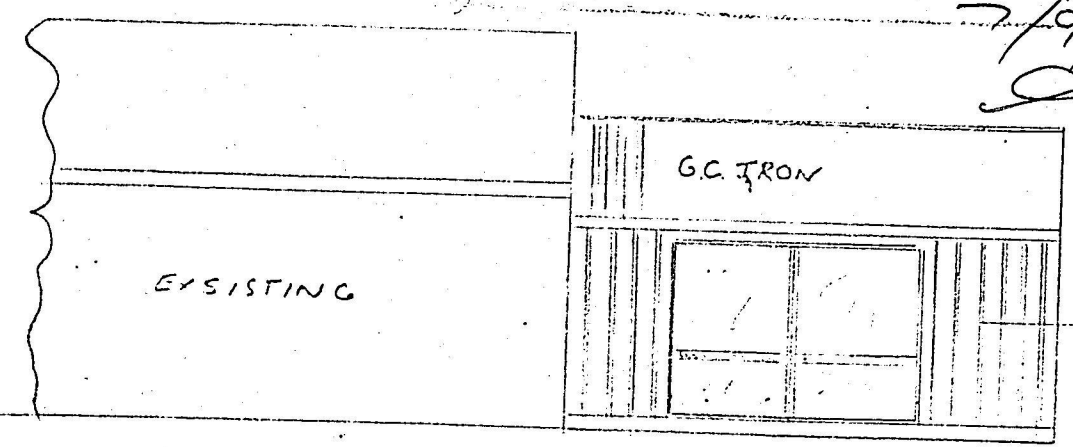
A separate application to the Drainage Board for a permit for plumbing and/or drainage work is required. Such work to be executed by a Regd. Plumber or Licensed Drainer, respectively and shall comply fully with the Board's By-laws and the D. & P. Regs., 1959.

Stormwater to be discharged to existing down water drain  
 Addition to be kept clear  
 Part sewage to be discharged to existing front lawn drain in common  
 Part sewage to be diverted to drain to be diverted

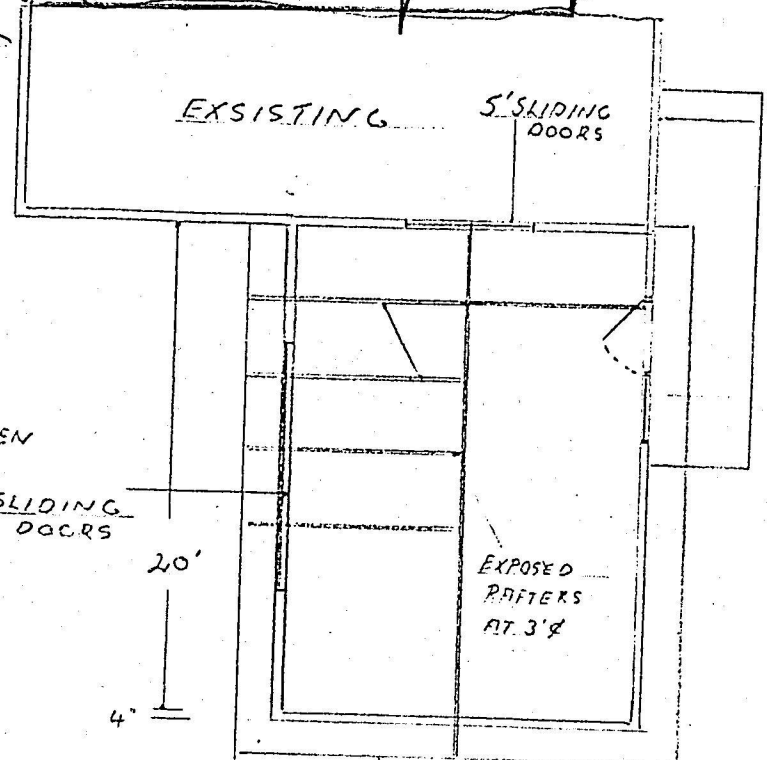
DUNEDIN CITY CORPORATION  
 COPY OF APPROVED PLAN  
 OR SPECIFICATION  
 TO BE RETAINED ON WORKS  
 AND PRODUCED ON REQUEST  
 OF BUILDING INSPECTOR.  
 DATE 10.9.73  
 CITY ENGINEER

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

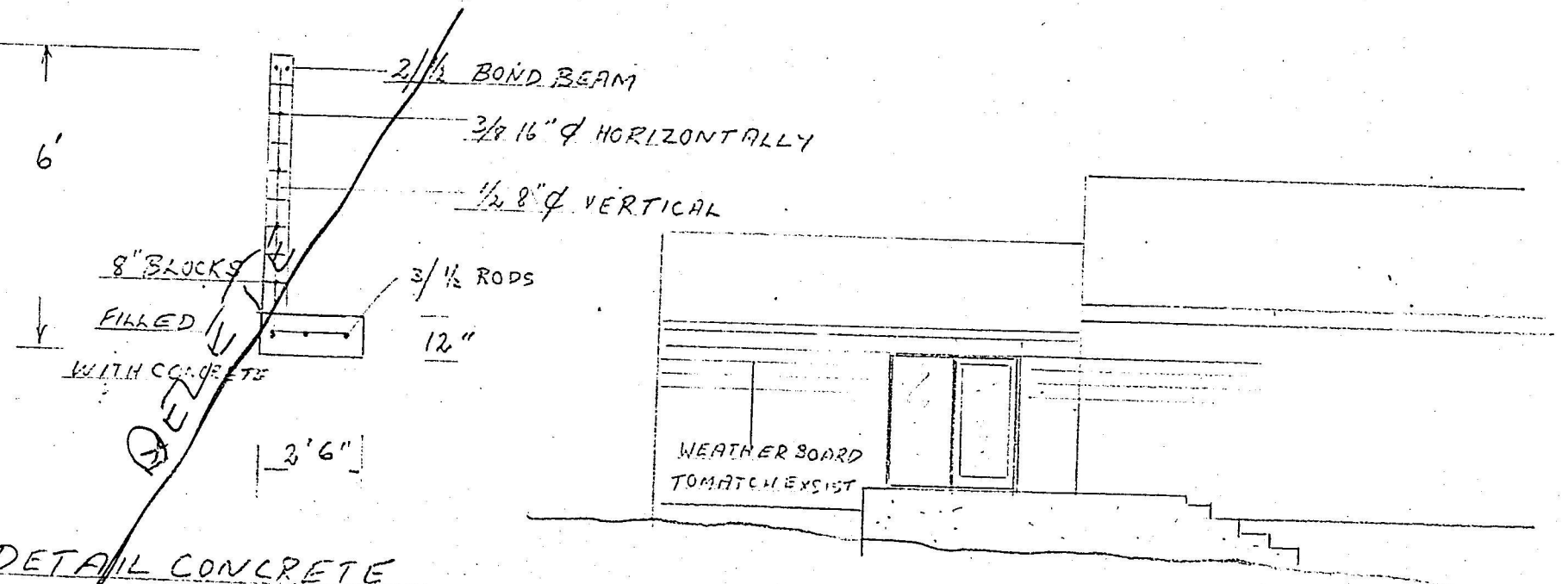
Residential I Signed R. W. Ell  
 for City Planning Officer



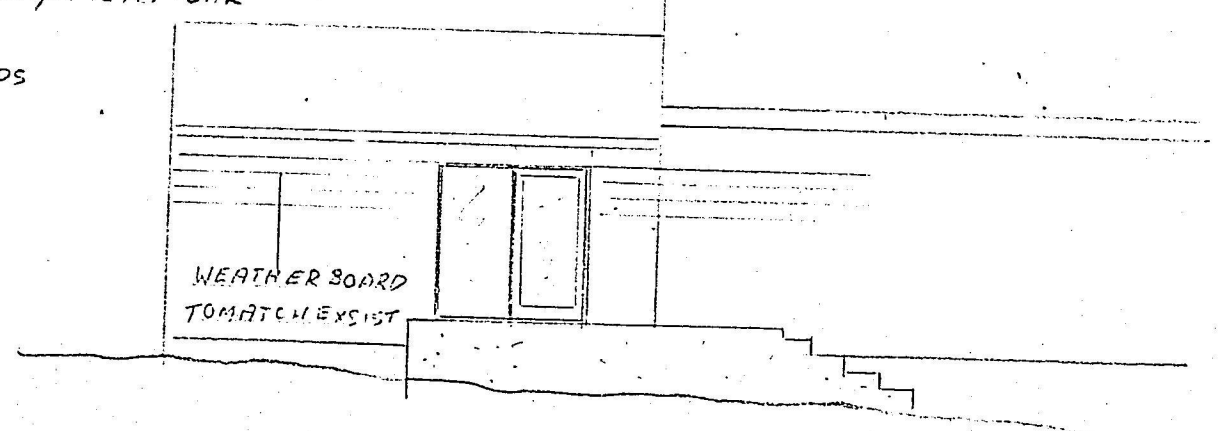
EAST ELEVATION



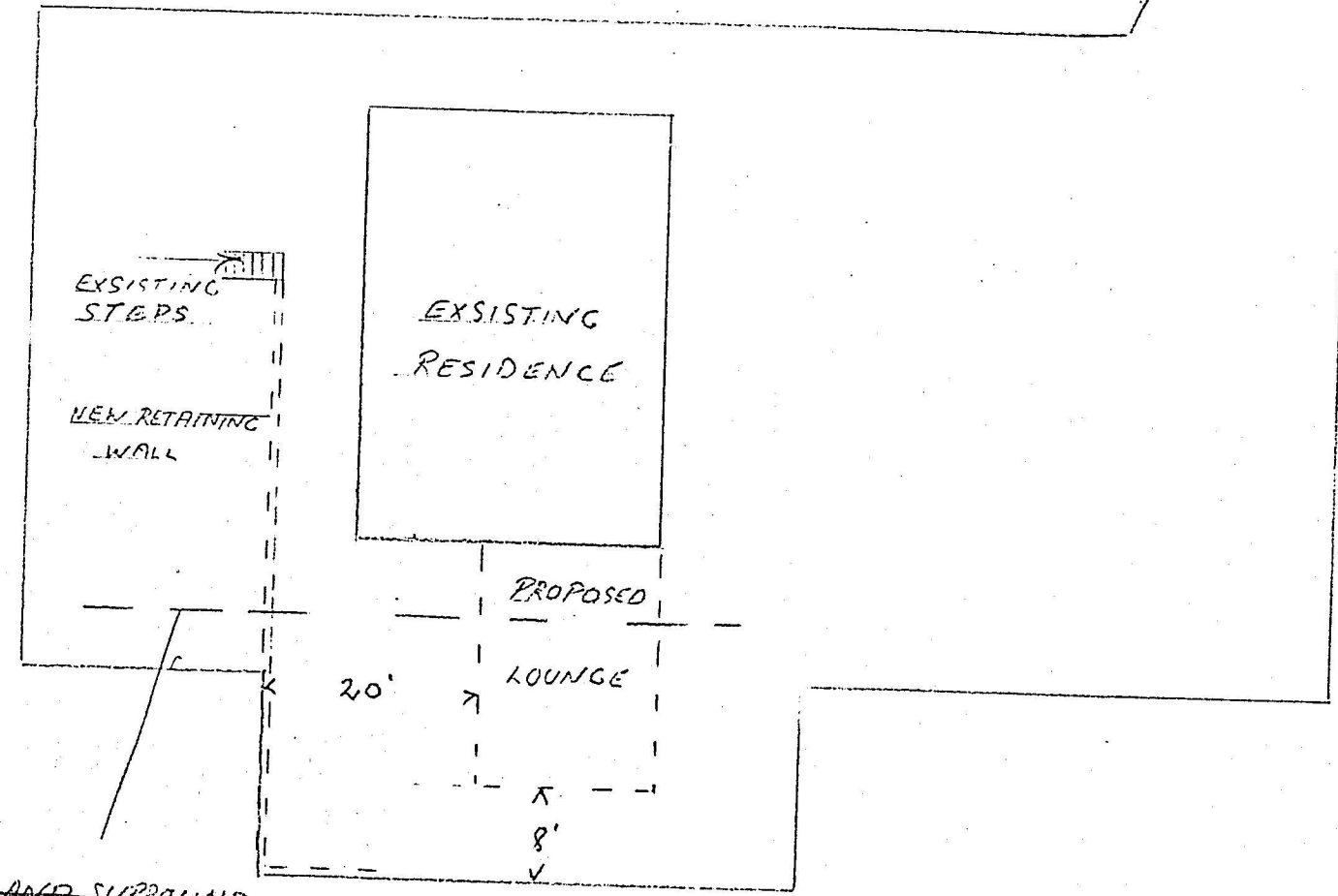
FLOOR PLAN



DETAIL CONCRETE

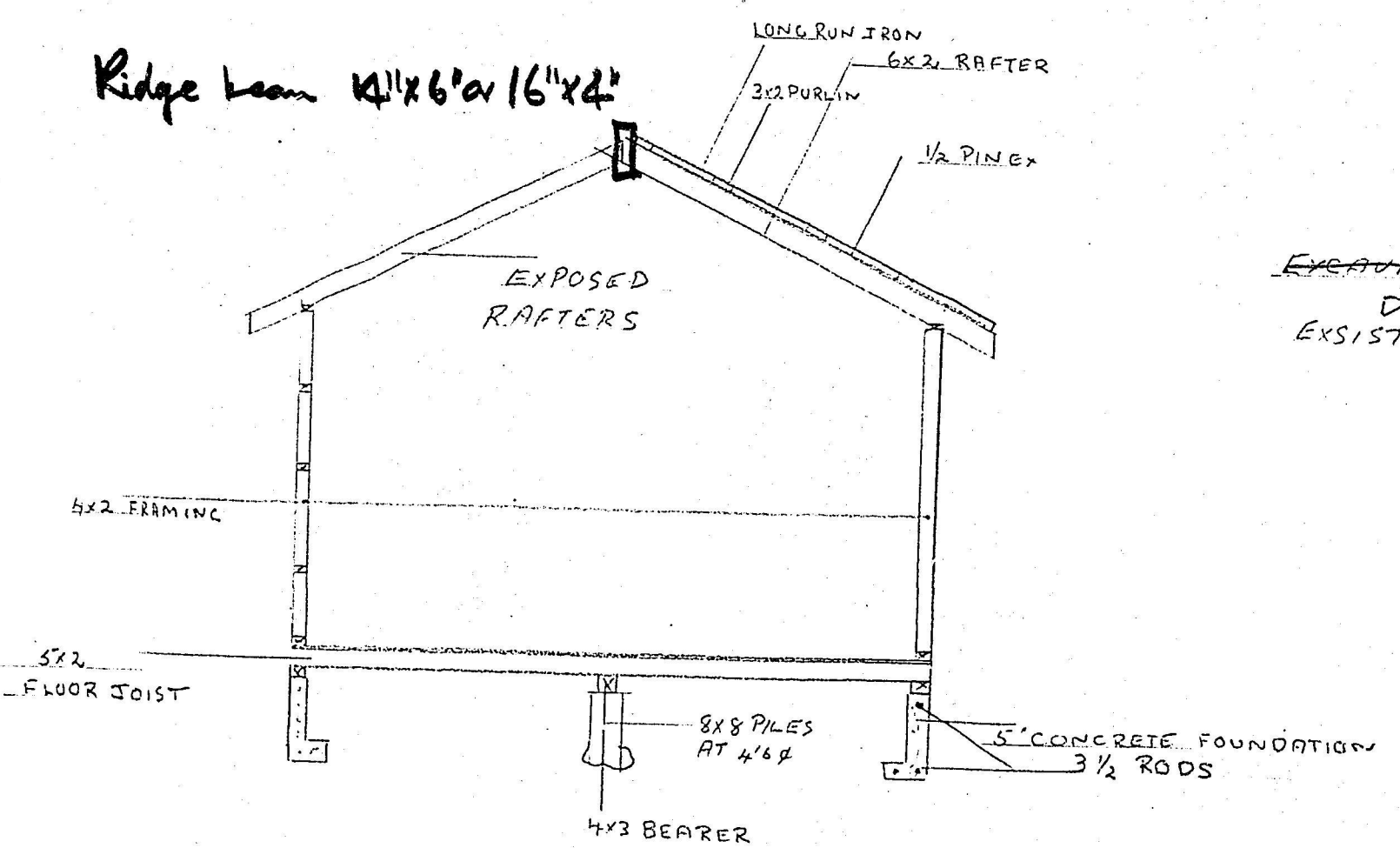


WEST ELEVATION



SITE PLAN

EXCAVATE AND SURROUND  
 DIVERT  
 EXISTING DRAIN ~~HAH~~ in Common  
 CONCRETE



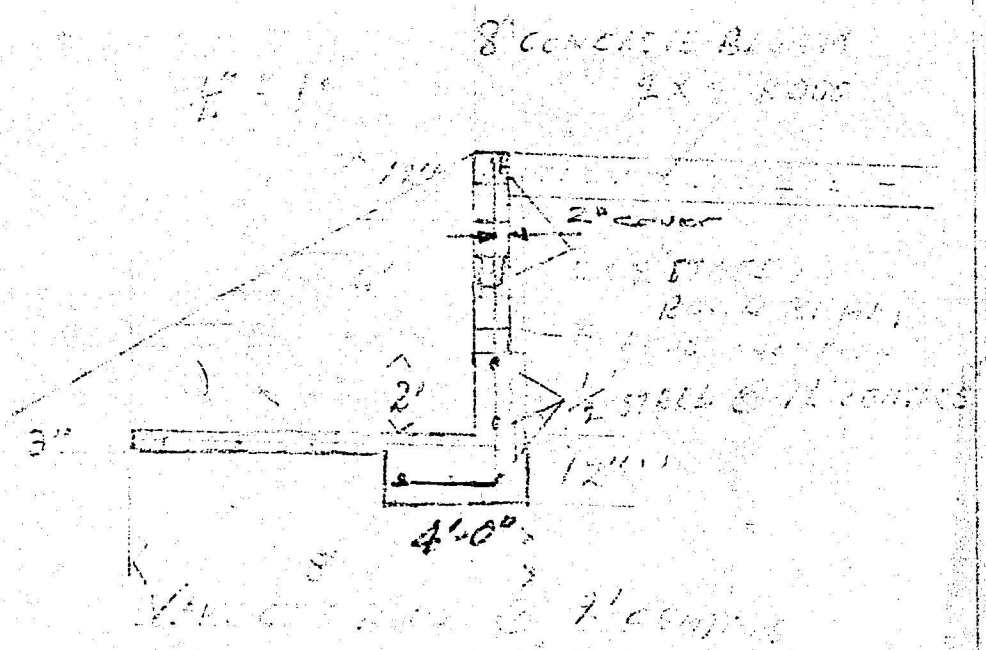
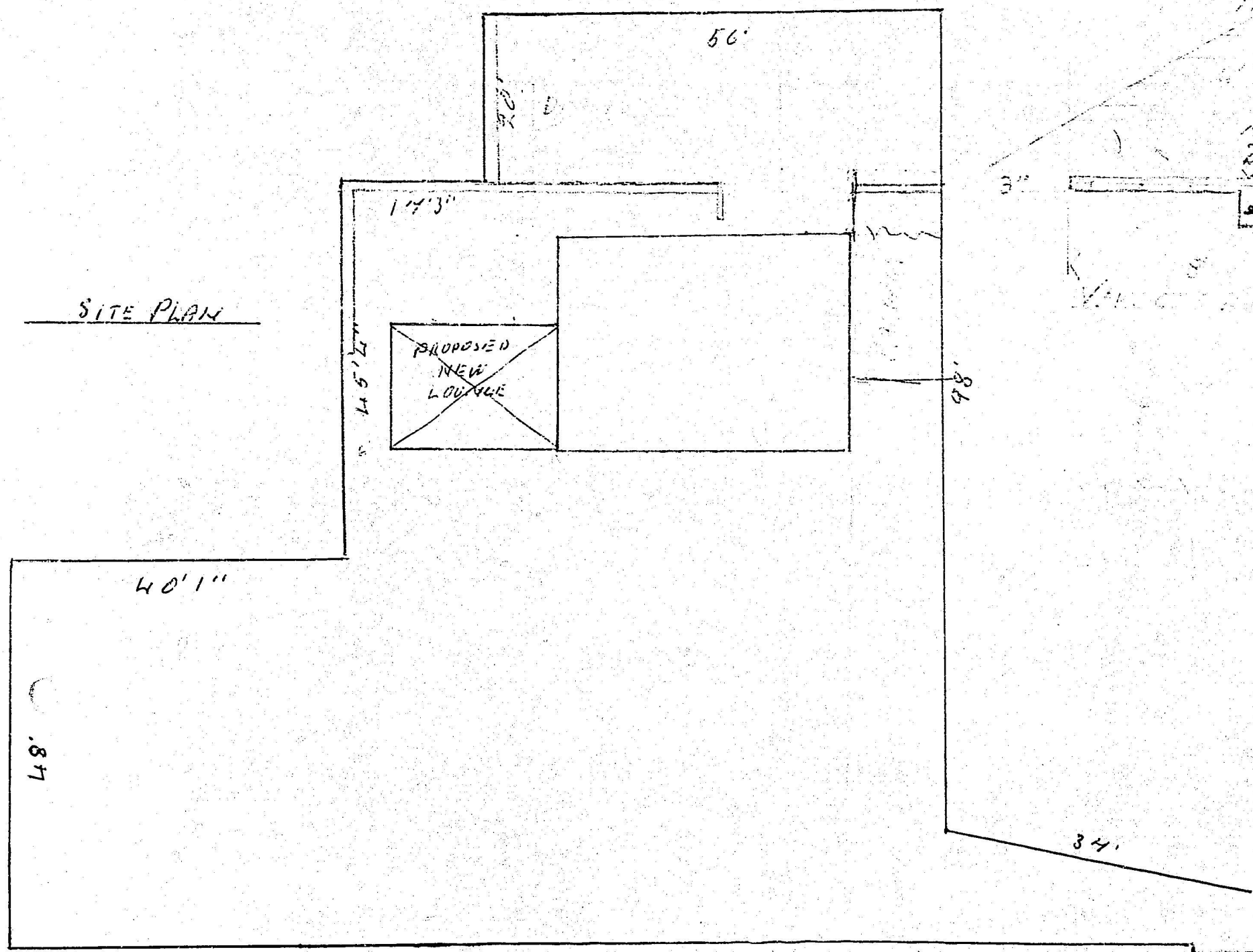
CROSS SECTION

PROPOSED ADDITION FOR  
 MR & MRS J ALLAN  
 23A JELlicoe CRES

Isobel Allan  
 8069

65520 PHONE

MR & MRS J. ALLAN 230 JELlicoe CRESC.



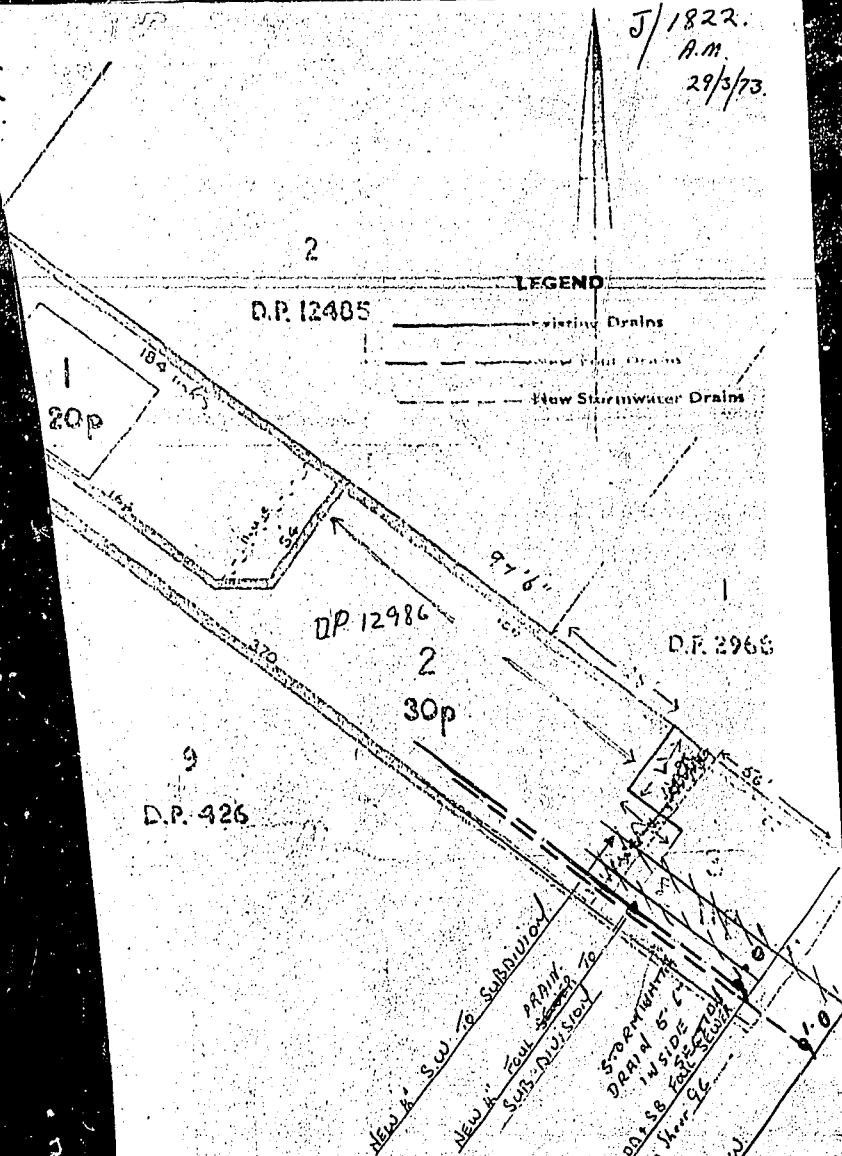
**CITY PLANNING DEPARTMENT**  
 Pursuant to the provisions of the District Scheme, these plans and specifications are approved, provided that no change shall be made to the details shown hereon, and contained in the specification attached hereto, and subject to

Residential I Signed *R. W. [Signature]* 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 6.9.73  
*[Signature]* CITY ENGINEER

*Isobel Allan*  
 8068

J/1822.  
A.M.  
29/3/73.



Subdn of Lot 10 D.P. 426  
Being Pt Secs 17 & 121 R. BIK IV  
Upper Kailkorai S.D.  
Scale: 50 links to an inch

R. J. McLean  
Regd Surveyor  
Dunedin, N.Z.

29th March, 1973.

Mr. I. Reiersen,  
16 Farley Street,  
BIRMINGHAM.

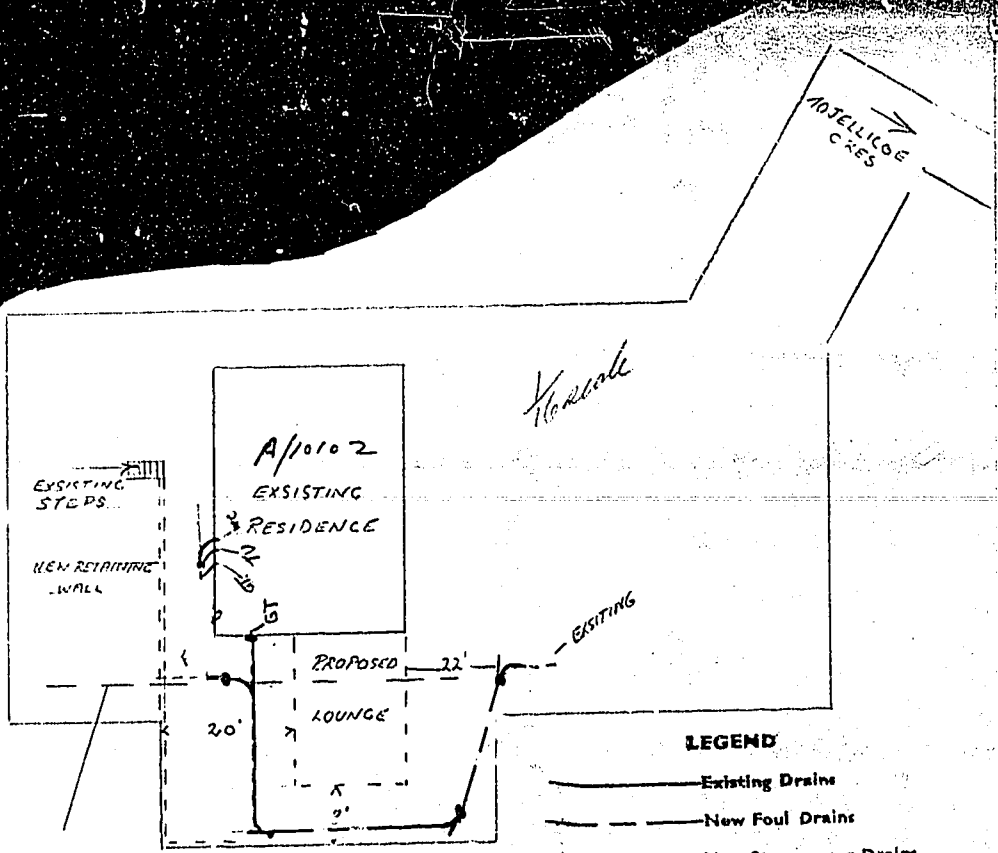
Dear Sir,

I hereby consent to you running a  
storm water drain through our property to  
connect to the D.D. & S.B. Stormwater drain.

Yours faithfully,

*L. S. Lewis.*  
*197 Fellice Exs.*

---



RAILITE AND SUPPORTS  
 DIVERT  
 EXISTING DRAIN WITHIN Common  
 CONCRETE

SITE PLAN

*Isobel Allan*

PROPOSED ADDITION FOR  
 MR & MRS J ALLAN  
 23<sup>RD</sup> JELlicoe CREES

J/2822

A.M.

30/10/73

FARLEY ST

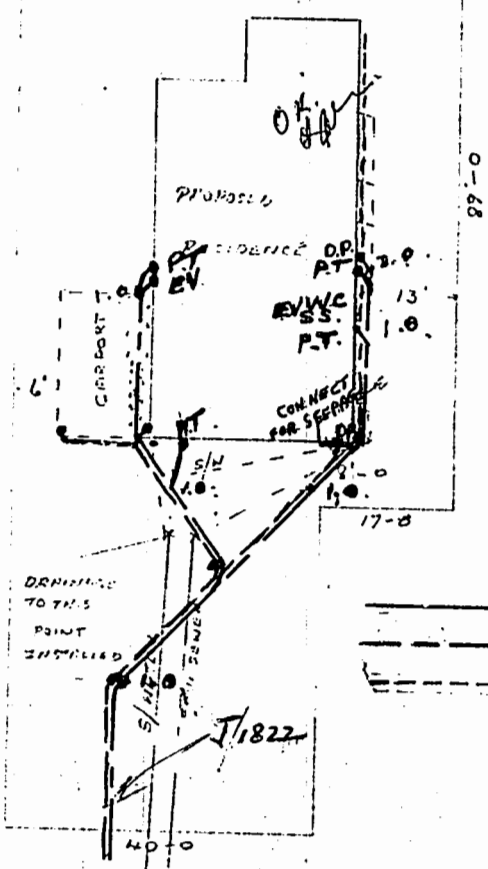
W.M.

R.O.W

54'

ALLOTMENT 2 DP 12986  
IN UPPER KAIKORU

14A Farley Street - Foul and Stormwater Drain in  
Common with 23A Jellicoe Crescent



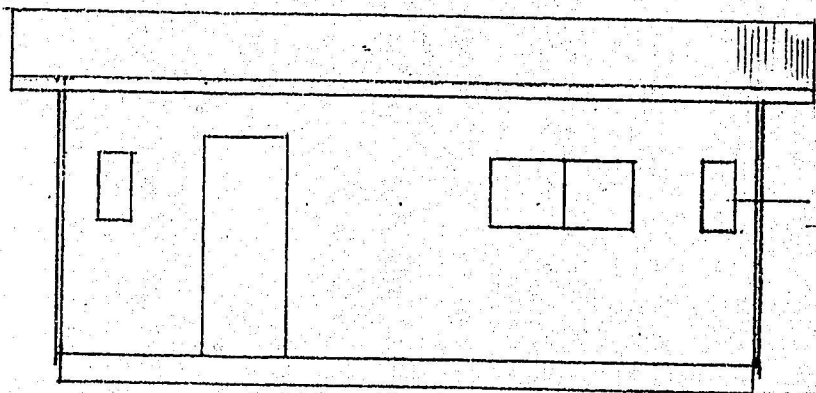
LEGEND

- Existing Drains
- - - New Foul Drains
- · - · New Stormwater Drains

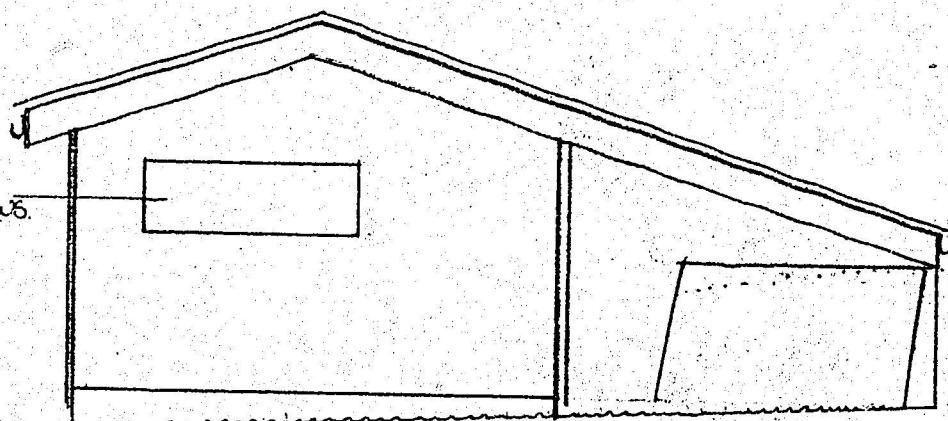
SIEG J/5616  
FOR WORK STOP ON  
SITE PLAN THIS FIRE REIESEN  
16 A FARLEY ST



Proposed Workshop Trailer-Port for Mr and Mrs. J. Allan. 23<sup>A</sup> Jellicoe Crescent Wakari Dunedin.



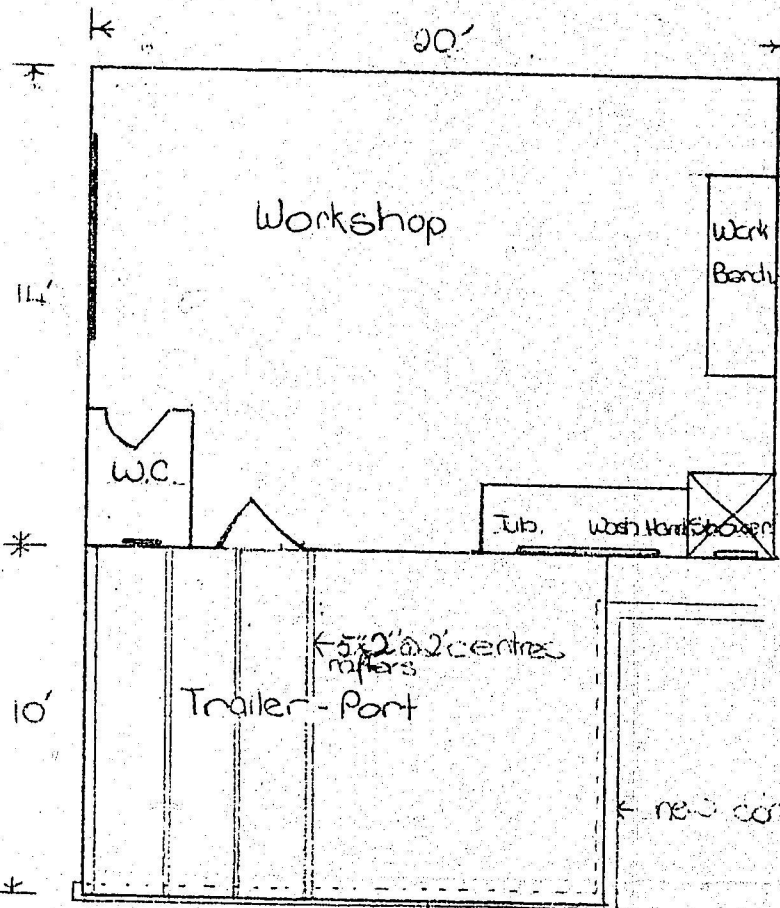
West Elevation Scale: 1/4" = 1'



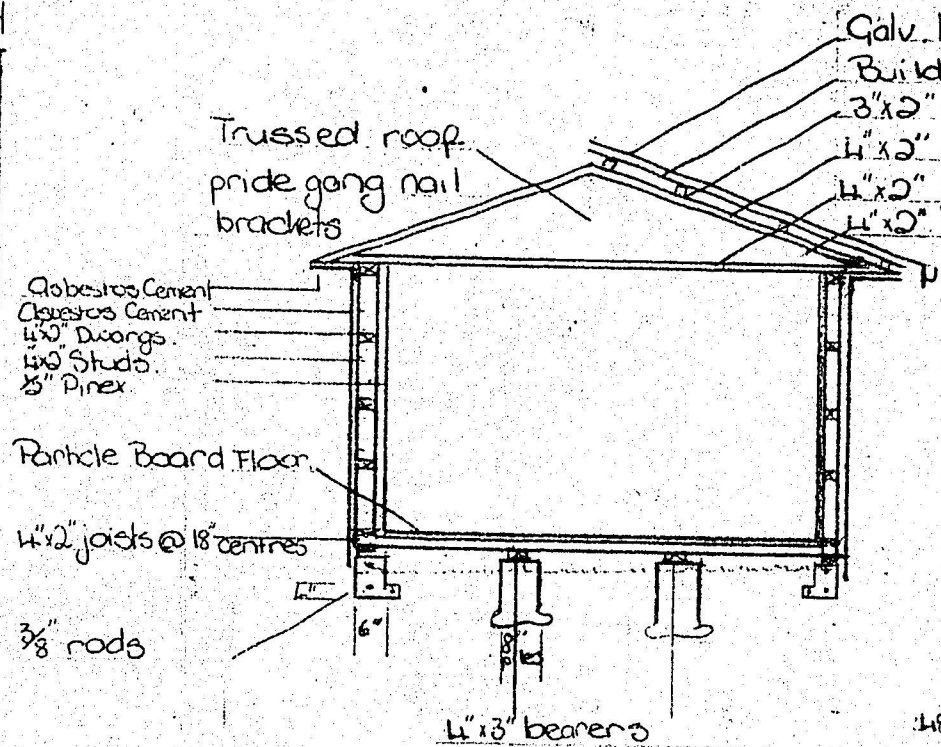
North Elevation Scale: 1/4" = 1'

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

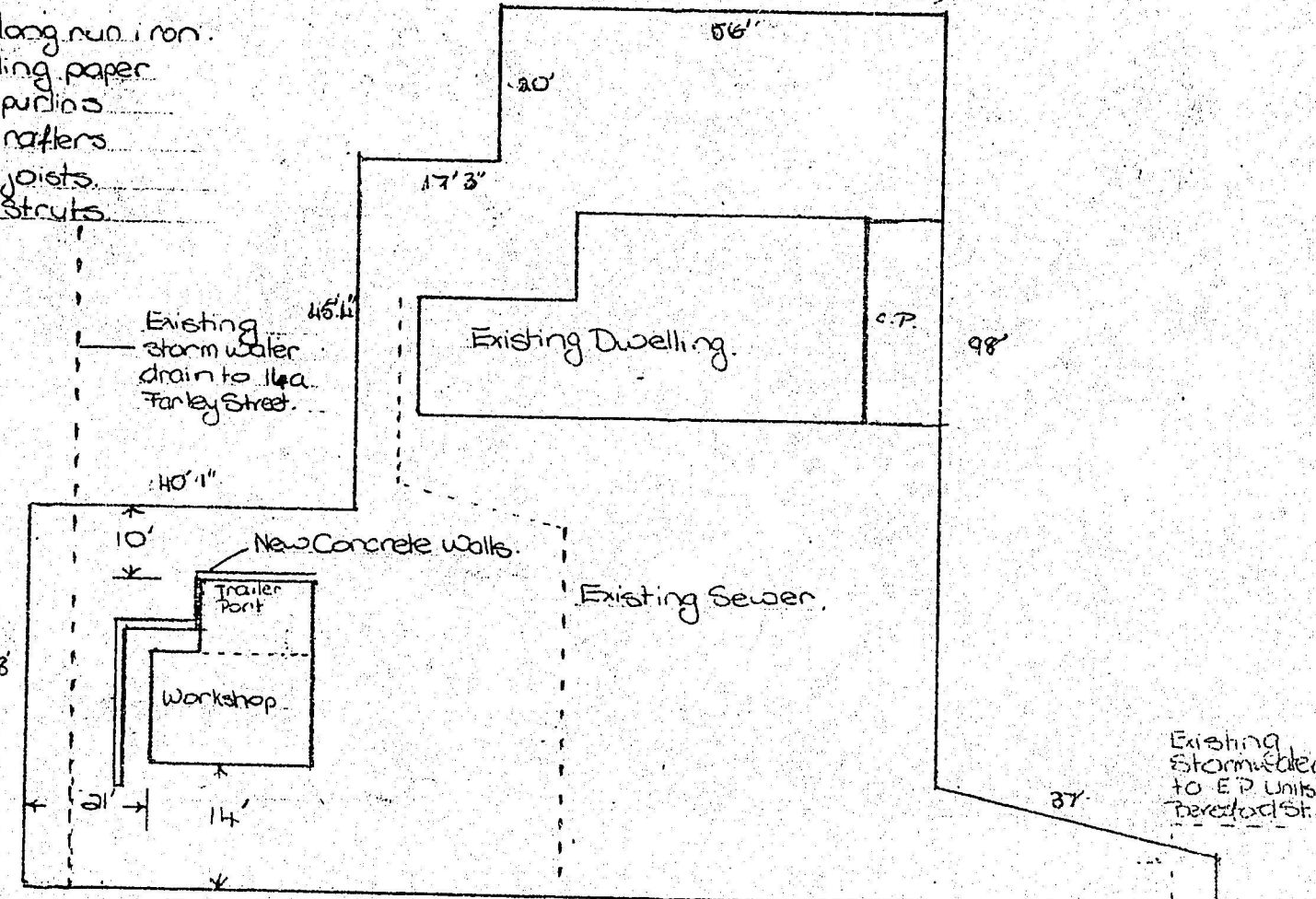
12/6/75  
 Signed *R. L. Bell*  
 for City Planning Officer



Floor Plan Scale: 1/4" = 1'



Section Through Scale: 1/4" = 1'



Site Plan Scale: 1/16" = 1'

CITY ENGINEER'S OFFICE

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

Vehicle Crossing Fee/Deposit Ex 1/4

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

*W. B. Bell* For City Engineer Date 18.7.75

and overrules any levels or instructions shown on the plan

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 extension of main to Jellicoe Crescent

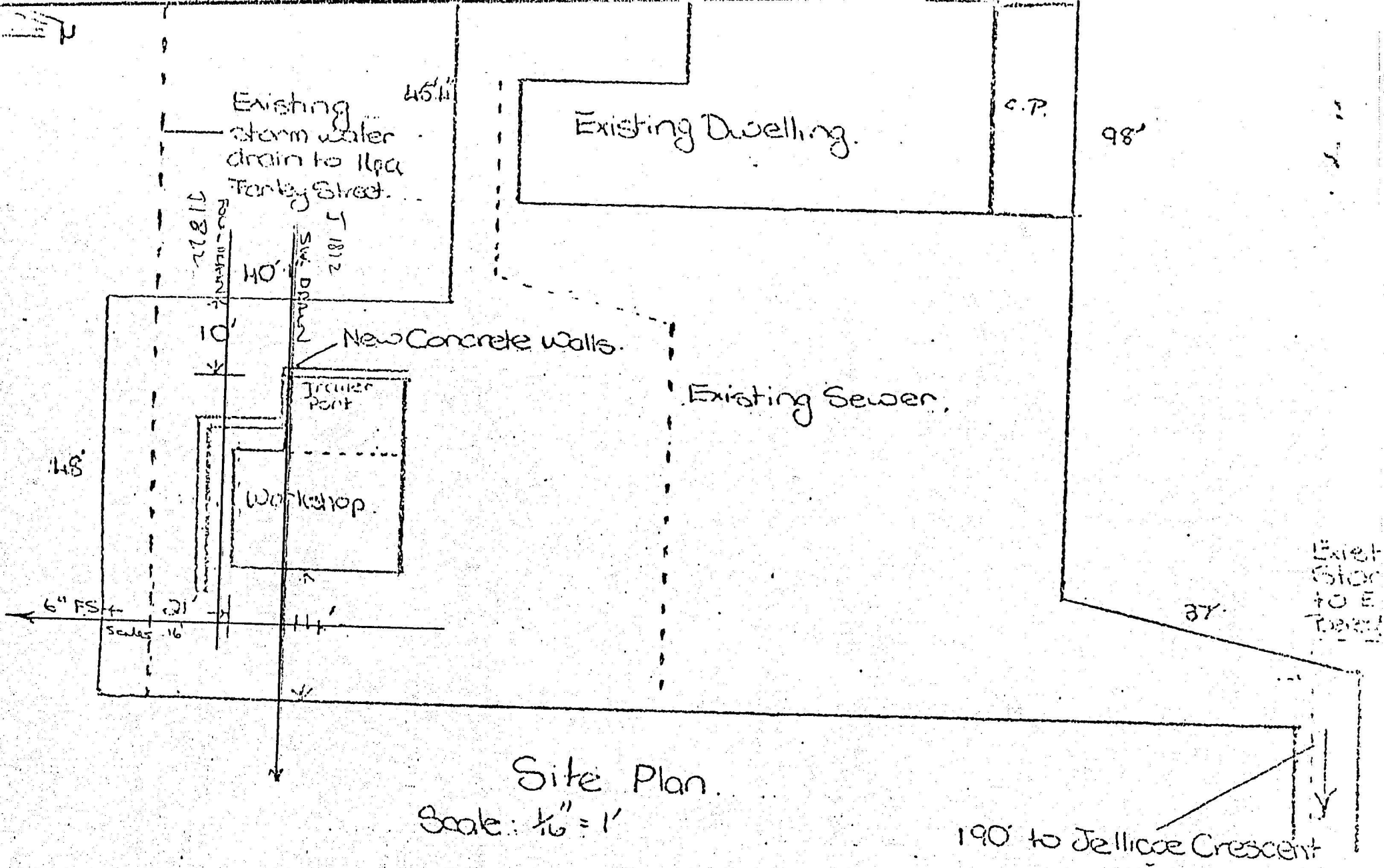
Foul sewage to be discharged to extension of main to Jellicoe Crescent

*W. B. Bell* 30/6/75  
 G. E. Rowe

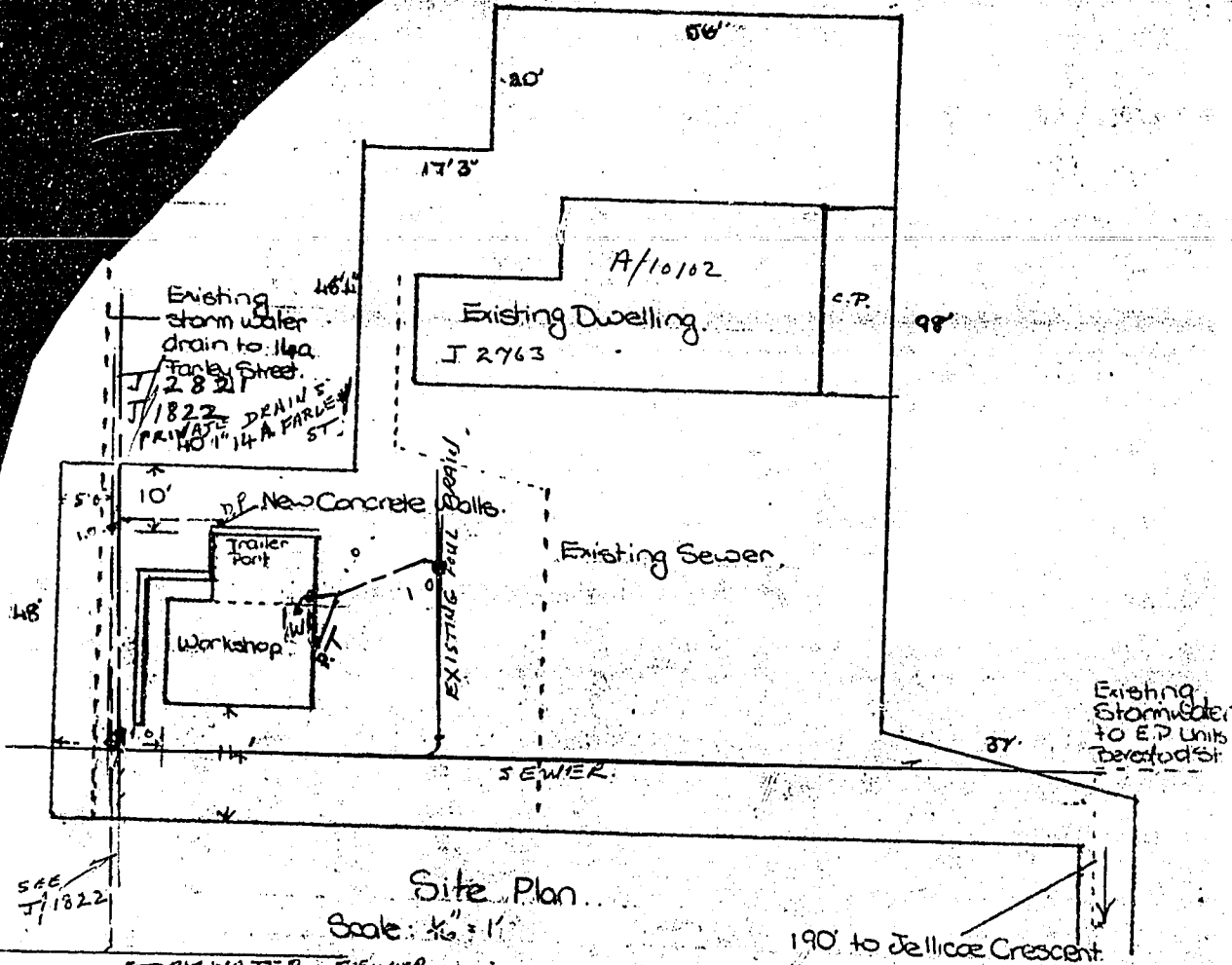
1622

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

DATE 23.7.75  
 CITY ENGINEER







Site Plan

Scale: 1/4" = 1'

LEGEND

- Existing Drainage
- - - New Foul Drain
- - - New Stormwater Drain

# 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 951432	Reference No:	5017577
---------------	----------	---------	------------	---------------	---------

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

PROJECT	PROJECT LOCATION		
All <input checked="" type="checkbox"/>	Name: OSBORNE, DOUGLAS WILLIAM  Street Address: 23A JELICOE CRESCENT  Mailing Address: 23A JELICOE CRESCENT, DUNEDIN		
Stage No .....of an intended .....stages			
New Building <input type="checkbox"/>	<table border="1"> <thead> <tr> <th>LEGAL DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>                             Property Number: 2017577                               Valuation Roll No: 26950 49400                               Legal Description:                              LOT 1 DP 2968 LOT 3 DP 12986 &amp; LOT 2                         </td> </tr> </tbody> </table>	LEGAL DESCRIPTION	Property Number: 2017577  Valuation Roll No: 26950 49400  Legal Description: LOT 1 DP 2968 LOT 3 DP 12986 & LOT 2
LEGAL DESCRIPTION			
Property Number: 2017577  Valuation Roll No: 26950 49400  Legal Description: LOT 1 DP 2968 LOT 3 DP 12986 & LOT 2			
Alteration <input checked="" type="checkbox"/>			
Intended Use(s) in detail:  HOUSING ALTERATION			
Intended Life:			
Indefinite, not less than 50 years <input checked="" type="checkbox"/>			
Specified as ..... years			
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: *[Signature]*

Position: AUTHORISED OFFICER

Date: 11/03/1996



**BUILDING CONSENT No.:** 95/1432

Project Information Memorandum No.:

ISSUED BY

Section 35, Building Act 1991

DUNEDIN CITY COUNCIL

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

APPLICANT	PROJECT
Name: D W OSBORNE Mailing Address: 23A JELlicOE ST DUNEDIN	All <input type="checkbox"/> Stage No. X of an intended stages <input checked="" type="checkbox"/> of: New Building <input type="checkbox"/> Alteration <input type="checkbox"/>
<b>PROJECT LOCATION</b> Street Address: 23A JELlicOE ST DUNEDIN	Intended Use(s) (in detail): HOUSING ALTERATION ALTER DWG P/D Intended Life:
<b>LEGAL DESCRIPTION</b> Property Number: 5017577 Valuation Roll Number: 2695049400 Lot: 1, 2, 3, 2 DP: 2968, 12986 Section: Block: Survey District:	Indefinite, but not less than 50 years <input checked="" type="checkbox"/> Specified as _____ years Demolition <input type="checkbox"/> Estimated Value: \$ 2,000.00
<b>COUNCIL CHARGES</b> The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are: Total: \$ 0.00 ALL FEES ARE G.S.T. INCLUSIVE	Signed for and on behalf of the Council: Name: <u>[Signature]</u> Position: _____ Date: 10.1.05.95

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

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



SITE AND DRAINAGE

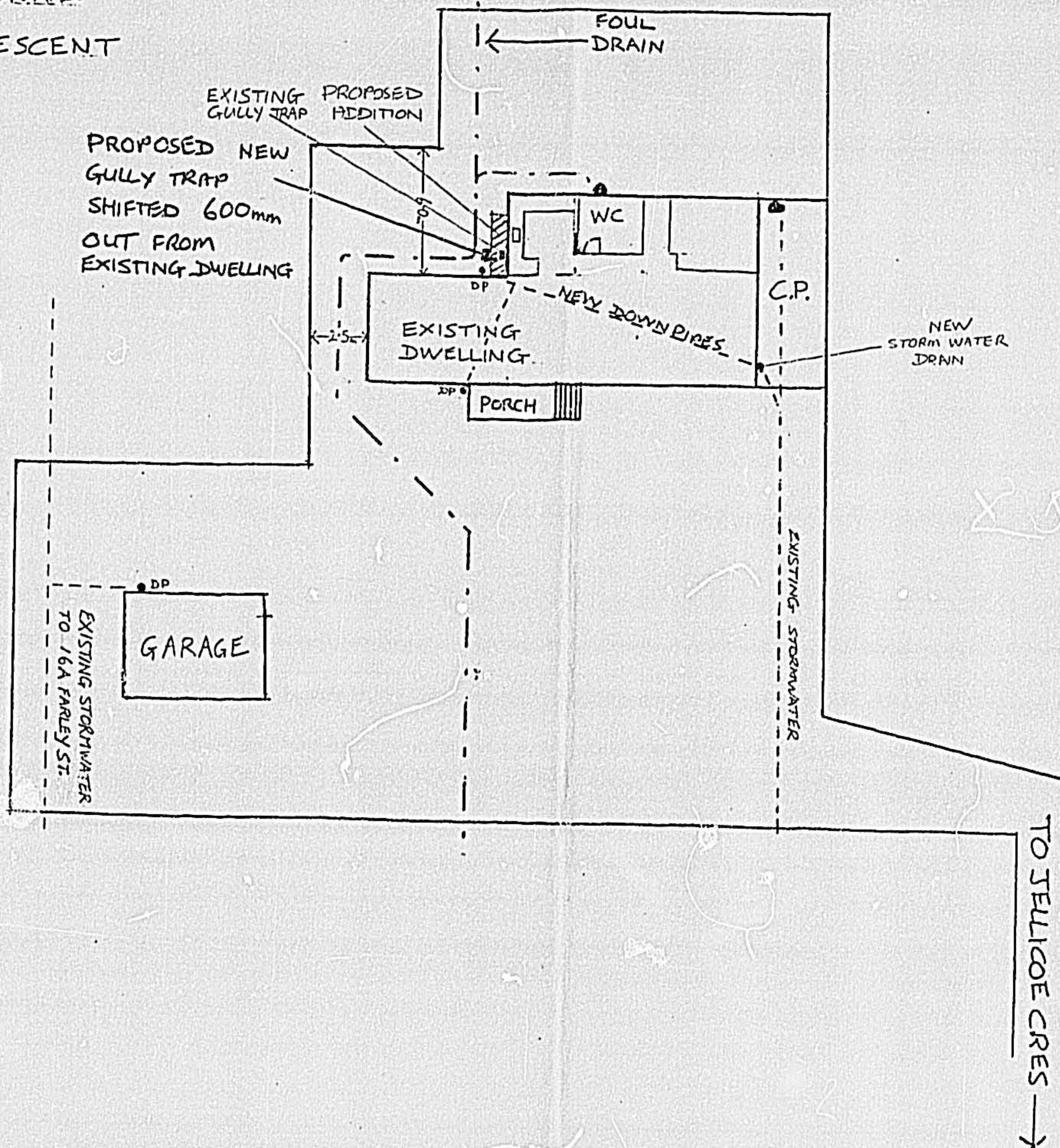
PROPOSED KITCHEN ADDITION

MR + MRS. D. OSBORNE

23A JELlicoe CRESCENT  
DUNEDIN.

SCALE 1:200

DUNEDIN CITY COUNCIL  
Copy of Approved Plan  
and/or Specification  
TO BE RETAINED ON WORKS  
AND PRODUCED ON REQUEST  
OF BUILDING INSPECTOR.  
DATE 5.5.95  
BUILDING INSPECTOR

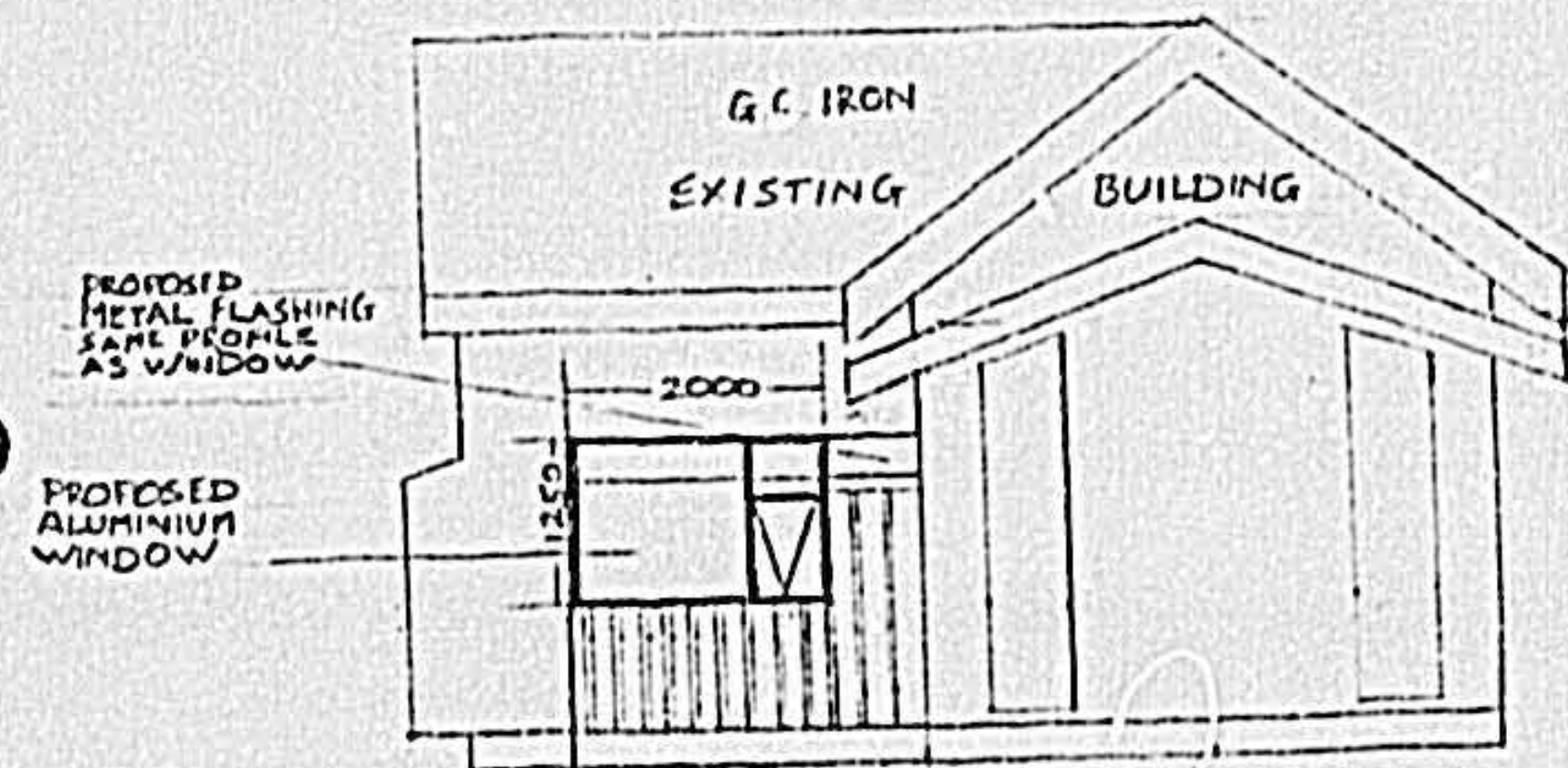


DUNEDIN CITY COUNCIL  
Plans and Specifications  
Approved in accordance with  
The New Zealand Building Code  
and Approved Documents.  
Signed *Mee* Date 3/5/95

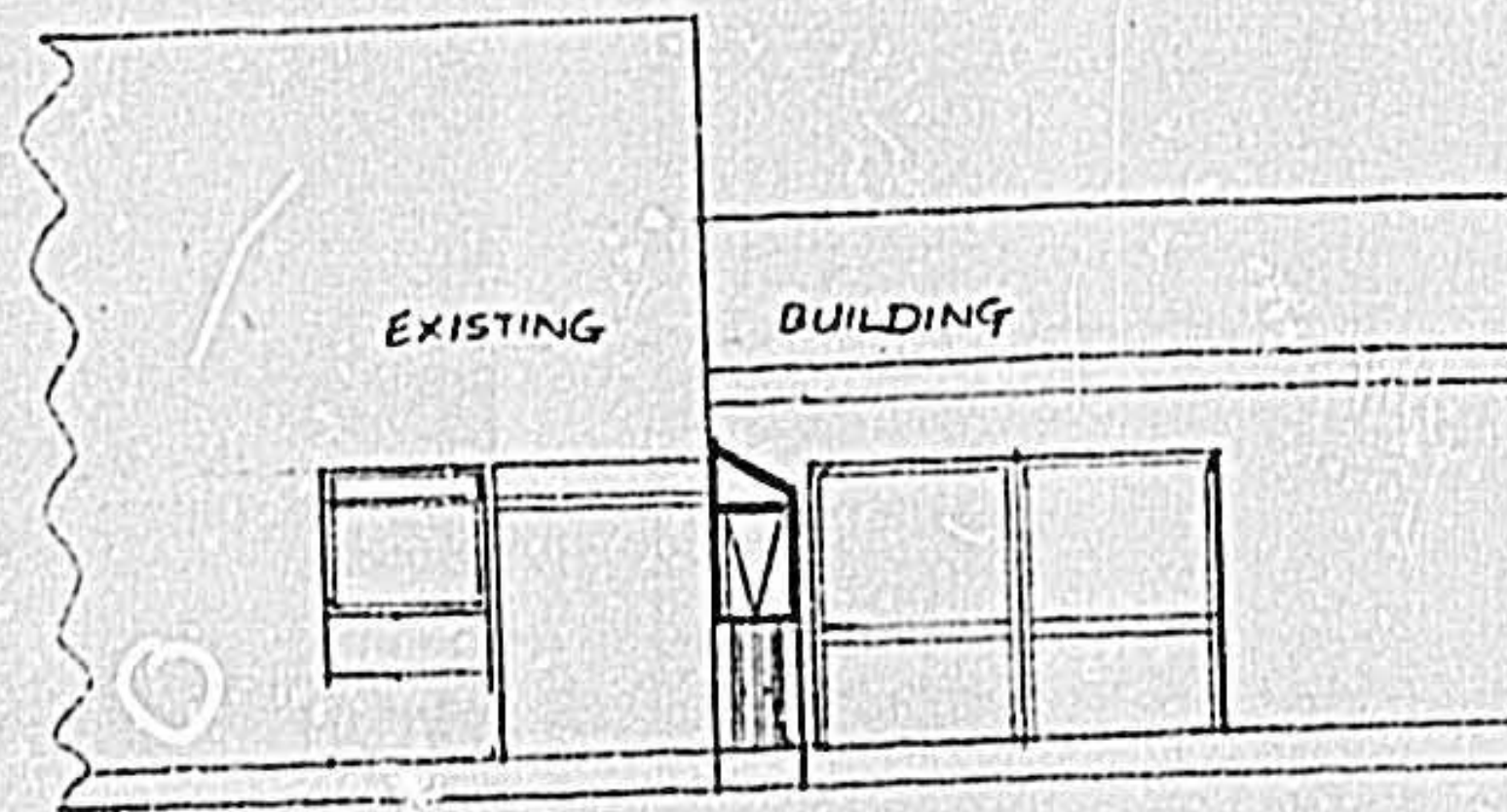
(TREATING)  
AND  
FLUSHINGS.  
620mm DEEP  
(INC. REVEAL)  
- DUNEDIN)  
SAUN)  
PILES  
WIRE  
ALONG  
AS  
EXISTING  
E  
JECT  
TO



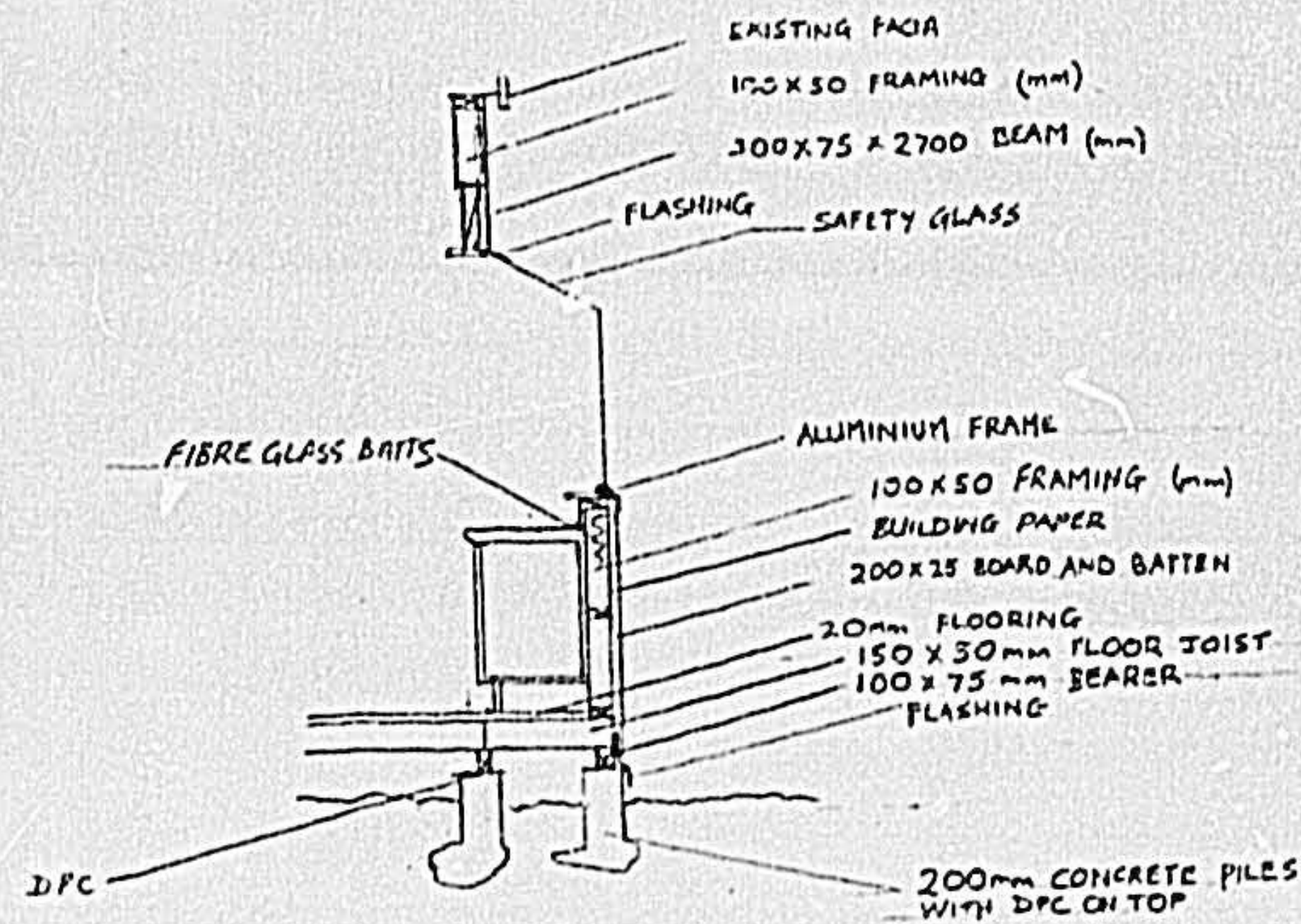
PROPOSED ADDITION FOR  
 MR & MRS D. OSBORNE  
 23A JELlicOE CRESCENT DUNEDIN



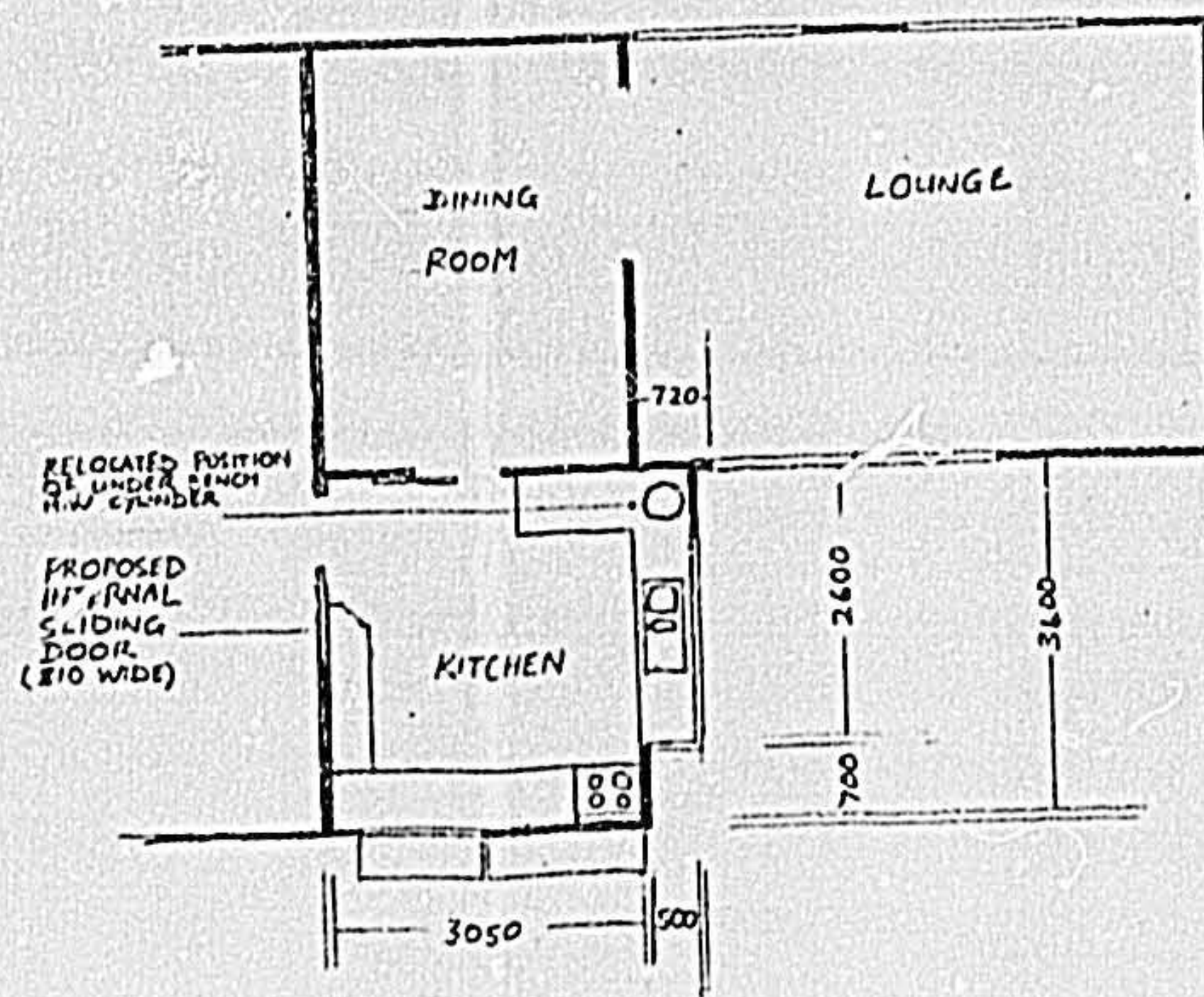
NORTH ELEVATION - SCALE 1:100



EAST ELEVATION - SCALE 1:100



CROSS SECTIONAL - SCALE 1:50



FLOOR PLAN - SCALE 1:100

SCALE

TITLE

NAME

SHEET NO





D. OSBORNE  
23 A JELICOFF CRES. DN.  
CONSENT NO. 95/1432  
(RE-FOUNDATION INSPECTION)



# CODE COMPLIANCE CERTIFICATE

Section 43(3), Building Act 1991

ISSUED BY:



Telephone No:	477-4000	CCC No:	ABA 3250	Reference No:	5017577
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(Insert a cross in each applicable box. Attach relevant documents).


PROJECT LOCATION	PROJECT
<b>Name and Mailing Address:</b> OSBORNE, VIVIEN JANICE 23A JELICOE CRESCENT DUNEDIN 9001	All <input checked="" type="checkbox"/> Stage No .....of an intended .....stages New Building <input type="checkbox"/> Alteration <input checked="" type="checkbox"/> Intended Use(s) in detail: PLB ALTS BATHROOM VANITY/WC Intended Life: Indefinite, not less than 50 years <input checked="" type="checkbox"/> Specified as ..... years Demolition <input type="checkbox"/>
LEGAL DESCRIPTION	
Property Number: 5017577 Valuation Roll No: 26950 49400 Street Address: 23A JELICOE CRESCENT, DUNEDIN 9001 Legal Description: LOT 1 DP 2968	

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: 06/05/2002



# BUILDING CONSENT

Section 35, Building Act 1991

ISSUED BY:



Telephone No:	477-4000	Consent No:	ABA 3250	Reference No:	5017577
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(Insert a cross in each applicable box. Attach relevant documents).

APPLICANT	PROJECT
Name: OSBORNE, VIVIEN JANICE 23A JELICOE CRESCENT DUNEDIN 9001	All <input type="checkbox"/> Stage No ..... of an intended .....stages
PROJECT LOCATION	New Building <input type="checkbox"/> Alteration <input type="checkbox"/>
Street Address: 23A JELICOE CRESCENT, DUNEDIN 9001	Intended Use(s) in total: PLB ALTS BATHROOM VANITY/WC
LEGAL DESCRIPTION	Intended Life: <input type="checkbox"/> Indefinite, not less than 50 years Specified as ..... years Demolition <input type="checkbox"/>
Property Number: 5017577 Valuation Roll No: 26950 49400 Legal Description: LOT 1 DP 2968	Estimated Value: \$2000
COUNCIL CHARGES	Signed for and on behalf of the Council: Name:..... Position: AUTHORISED OFFICER Date: 04/01/2001
The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are:  Total: \$	
ALL FEES ARE GST INCLUSIVE	

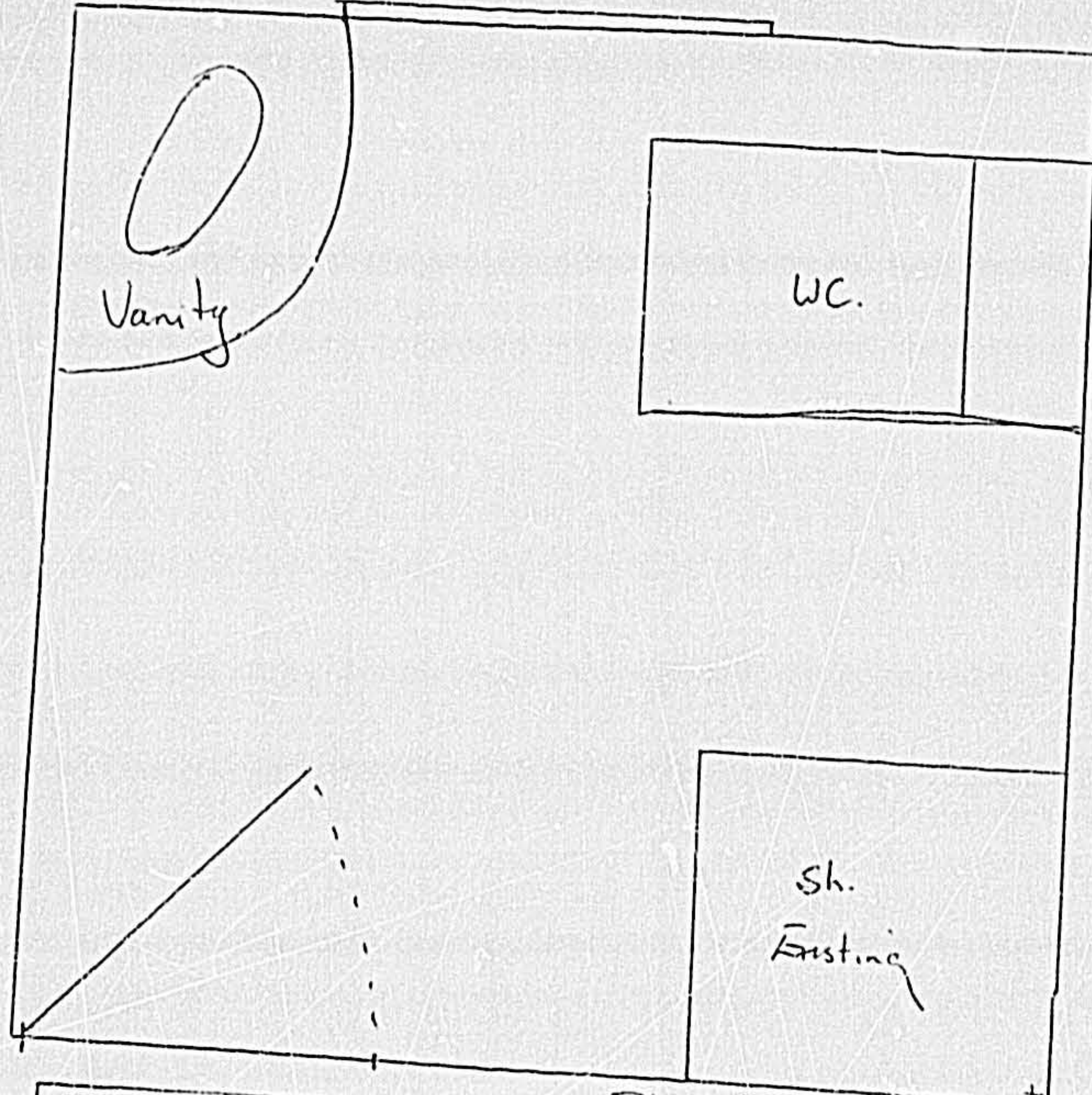
This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other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

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

50 The Octagon, PO Box 5045, Dunedin 9031, New Zealand  
Telephone: (03) 477 4000 • Facsimile: (03) 474 3594 • Email: dcc@dcc.govt.nz • www.CityofDunedin.com



# Proposed Plan



**Plumbing and Drainage**  
To comply with approved  
documents: E1/AS1, G12/AS1,  
G13/AS1 & 2

Blair Mc Nab.

**DUNEDIN CITY COUNCIL**  
Plans and Specifications Approved in accordance  
with The New Zealand Building Code and Approved  
Documents. To be referred on works  
and prepared on request

Building: \_\_\_\_\_  
Drawn by: Rhonda Date: 4.10.01  
House: \_\_\_\_\_ Date: \_\_\_\_\_

3250  
23A Jellicoe Cres

...nce with the  
...ct any duty or  
Conditions of