

# Dunedin City Council Land Information Memorandum

88447

**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 **13 October 2020**

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

4 Koremata Street Green Island

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

Michael and Kirstie Williams  
13-Oct-2020

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## PROPERTY DETAILS

**Property ID** 5062827  
**Address** 4 Koremata Street Green Island  
**Parcels** LOT 2 DP 9065, LOT 1 DP 16920

**Rubbish Day** Friday

## RATES DETAILS

**Rate Account** 2062827  
**Address** 4 Koremata Street Green Island  
**Valuation Number** 27780-13525

**Latest Valuation Details**  
Capital Value \$320,000  
Land Value \$118,000  
Value of Improvements \$202,000  
Area (Hectares) 0.1071HA  
Units of Use 1

**Current Rates**  
Current Rating Year Starting 01-Jul-2020  
Dunedin City Council Rates \$2,131.48

**Rates Outstanding for Year** \$1,580.78

For further explanation on the rate account, or to enquire about information referred to on this page, please contact Rates Staff between 8:30am and 5:00pm weekdays at the enquiries counter on the Ground floor of the Civic Centre, 50 The Octagon, Dunedin, or by phoning 477 4000.

## BUILDING, PLUMBING AND DRAINAGE

### **Public Sewer sheets.**

WARNING. Please note that public sewer reticulation sheets are scaled in either Imperial feet or Metric metres. Please check with the Duty Drainage Inspector if in doubt.

### **Dunedin City Council Private Drainage plans incomplete.**

WARNING. The Dunedin City Council's private drainage records (plans) prior to 1 January 1993 may be incomplete or not clearly recorded. Owners therefore are advised to carry out work with due care to avoid damage to any private drain not detailed because of the lack of information filed in the Council's records.

### **Building and Drainage Information**

#### **Council 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.

Private foul drain to foul sewer in property (previously was a private drain in common)

#### **Seepage**

Seepage Complaint – 54014 – Completed – 19/08/2003

Seepage Complaint – 53905 – Completed – 26/05/2003

#### **Council Foul Sewers within land.**

There is Council Foul Sewers within this land. A plan of these is attached.

### **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 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.
	/CCC	-	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-1993-321497](#) Building Consent Only Lodgement - Drainage Alteration, No Plan**

Lodgement Date 11-Jun-1993

Decision Granted

Decision Date 21-Jul-1993

Current Status **CCC Issued**

Previous Number ABA932501

*(Applications before 2007)*

[ABA-1996-335433](#) Building Consent Only Lodgement - Heater

Lodgement Date	16-Apr-1996
Decision	Granted
Decision Date	17-Apr-1996
Current Status	<b>CCC Issued</b>
Previous Number	ABA961309

(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-1992-114151](#) AAB19923992 3567 - PERMIT - Erect Garag, (Hillary). The permit was lodged on 23-Feb-1992.

[H-1958-238633](#) AAG19587348 1530 - Plumbing for new dwelling, No Plan (Warren). The permit was lodged on 07-Mar-1958.

[H-1956-238174](#) AAG19561544 1543 - Erect dwelling (Warren). The permit was lodged on 08-Jun-1956.

[H-1957-238482](#) AAG19579158 1425 - Drainage for new dwelling (Warren). The permit was lodged on 22-Feb-1957.

[H-1979-242179](#) AAG19791307 55715 - Add lounge, move internal stair and alter kitchen (Chisholm). The permit was lodged on 17-Sep-1979.

[H-1958-238634](#) AAG19587349 1594 - Lay foul sewer for subdivision through 17, 15, 10, 6, 4 and 2 Koremata Street (Warren). The permit was lodged on 21-Nov-1958.

For further explanation on the current status of any consent, or to enquire about information referred to on this page, please contact Building Control Staff between 8:30am and 5:00pm weekdays at the enquiries counter on the Ground floor of the Civic Centre, 50 The Octagon, Dunedin, or by phoning 477 4000.

## HAZARDS

### SITE HAZARDS

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

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

**These reports are publicly available and can be accessed here:**  
<https://www.orc.govt.nz/plans-policies-reports/reports-and-publications/natural-hazards>

**These reports do not provide property specific information, and may not describe all natural hazards that affect the land that is the subject of this LIM report.**

**We recommend that in addition to reading these reports, that you seek independent advice about how this property may be affected by natural hazards including natural hazards that are not described in the reports produced by the Otago Regional Council.**

**Otago Regional Council - Natural Hazards Database**

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

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

**HAZARDOUS SUBSTANCES**

**WARNING – Change in legislation and management of hazardous substances**

On 1 April 2004, all Dunedin City Council Dangerous Goods Licences expired. From this date they became the responsibility of the Environmental Protection Authority (EPA) under the Hazardous Substances and New Organisms Act 1996. All new licences for hazardous substances were issued by independent Test Certifiers approved by the EPA. The Council no longer holds current information on the use of hazardous substances at these premises and hazardous substances may be present without the Council's knowledge. The Council was advised by the EPA in 2016 that Worksafe had taken over responsibility for managing Location Test certificates under the Hazardous Substances and New Organisms Act 1996. The EPA no longer hold any information in relation to Location Test Certificates. If you have any questions, please contact Worksafe.

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

No information

**ENVIRONMENTAL HEALTH**

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

**LICENSING**

**Health Licensing**

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

**Liquor Licensing**

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

**CITY PLANNING**

The information provided with this LIM on District Plan requirements and resource consents has been verified by City Planning in relation to the subject property only. All information included in relation to other land surrounding the site is indicative.

### **Accuracy of Boundaries**

Knowing the true location of the property boundaries on the ground is important in determining what can be carried out on the land under the District Plan and in determining whether the current activity complies with the District Plan or any resource consent. Please note that the Council's aerial photographs may not accurately depict the extent of the property. The Record of Title for the site should be checked in the first instance. A surveyor may need to be consulted to establish the true location of the title boundaries on the ground.

### **Access to Site**

The legality of any access to the site is important in determining what can be carried out on the land under the District Plan and in determining whether the current activity complies with the District Plan or any resource consent. It is recommended that the Record of Title and/or a lawyer be consulted regarding the legality of any legal and/or physical access to the site (and the maintenance thereof).

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

The Heritage New Zealand Pouhere Taonga Act 2014 applies in addition to any protection provided to a building or site by the District Plan. The Heritage New Zealand Pouhere Taonga Act 2014 makes it unlawful for any person to destroy, or modify the whole or any part of an archaeological site, whether or not the land on which the site is located is designated, or a resource or building consent has been issued, without the prior authority of Heritage New Zealand. The Heritage New Zealand Pouhere Taonga Act 2014 defines an archaeological site as a place associated with pre-1900 activity, where there may be evidence relating to the history of New Zealand. Pre-1900 buildings are considered archaeological sites under the Heritage New Zealand Pouhere Taonga Act 2014 and are also often associated with subsurface archaeological remains that provide evidence of pre-existing use of the site. Council records may not necessarily identify the precise date upon which an existing building was constructed. Contact the Dunedin office of Heritage New Zealand for further information: [infodeepsouth@heritage.org.nz](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://2gp.dunedin.govt.nz/2gp/appeals-schedule.html>.

You are advised to refer to our website to determine which rules in the 2GP have legal effect or are fully operative, and to determine which rules in the Operative District Plan are now inoperative.

The 2GP is subject to change at any time. Further rules will come into legal effect and/or become fully operative at the release of decisions and the resolution of appeals. You should check with the Council whether any changes have occurred since the date this LIM report 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 <http://www.dunedin.govt.nz/your-council/district-plan> and the 2GP which can be found on our website at <http://www.2gp.dunedin.govt.nz> as well as at all Dunedin City Council service centres and libraries.

### **OPERATIVE DISTRICT PLAN INFORMATION**

#### **Zoning**

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

*Noise Zone*

50Dt/40Nt dBA, 45SP dBA

### Designations on Adjoining Property/Road

This property adjoins a property/road that is subject to the designations below. Refer to the Planning Maps and Schedule 25.5 of the District Plan for more information. Contact Planning staff should you wish to know the exact nature of the conditions applying to the designation.

<i>Desig. No.</i>	<i>Authority</i>	<i>Name and Purpose</i>	<i>Conditions</i>
D457	NZ Transport Agency	SH 1 - Southern Motorway (from Lookout Point to between Abbotsford Road and Sunnyvale Lane) - "Motorway Purposes (SH 1)"	No

### SECOND GENERATION PLAN INFORMATION

#### Zoning

- General Residential 1 (refer Section 15, Residential)

#### Scheduled Items

- Designation on adjoining road reserve
  - Plan ID: D457
  - Authority: NZ Transport Agency
  - Purpose: SH 1 - Southern Motorway (from Lookout Point to between Abbotsford Road and Sunnyvale Lane) - Motorway Purposes (SH 1)

#### Overlay Zones

- Nil

#### Mapped Areas

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

### Resource Consents

The following Resource Consents are recorded for this property.

<a href="#">RMA-1992-355629</a>	Resource Management Act (Historical Data)
Description	ERECT GARAGE ADDITION TO DWELLING Ownr:C HILLARY / App: PROFILE BUILDINGS BOX 1506 DN
Lodgement Date	23-Dec-1992
Decision	Granted
Decision Date	08-Feb-1993
Current Status	<b>Consent Issued</b>

### RESOURCE CONSENTS WITHIN 50 METRES OF 4 KOREMATA STREET GREEN ISLAND

#### **1077 R Main South Road East Taieri**

[RMA-2000-364392](#) Resource Management Act (Historical Data) ALTERATION TO AN EXISTING DESIGNATION (MINOR MODIFICATI ONS) D466 (Other). The outcome was Granted on 22/11/2000.

#### **2312 R Dunedin Southern Motorway(Sh1) Road Burnside**

[LUC-2008-449/A](#) Land Use Consent variation of Condition 1 of LUC-2008-449, land use consent to install a new telecommunications facility. The outcome was s127 Upheld on 15/04/2016.

[SUB-1960-353567](#) Subdivision Consent Saddle hill proposed subdivision. The outcome was Declined on 26/08/1960.

[DIS-2011-1](#) District Plan Matters Notice of Requirement for alteration to designation - SH1 Caversham Valley safety improvements. The outcome was Granted on 20/04/2012.

[S243-2011-2](#) s243 Cancellation of Easement section 243 cancellation of easement. The outcome was Granted on 01/07/2011.

[OUT-2010-4](#) Outline Plan weigh bridge on State Highway 1. The outcome was Issued on 20/05/2010.

[SUB-2010-8](#) Subdivision Consent Subdivide Section 1 SO 335604 into two lots. The outcome was Granted on 08/03/2010.

[LUC-2008-449](#) Land Use Consent install a new telecommunications facility. The outcome was Granted on 03/02/2009.

[RMA-2004-368446](#) Resource Management Act (Historical Data) ERECT A STONE CAIRN AT THE NORTHERN & SOUTHERN MOTOR- WAY ENTRANCES TO THE CITY. The outcome was Granted on 09/12/2004.

[RMA-2000-364392](#) Resource Management Act (Historical Data) ALTERATION TO AN EXISTING DESIGNATION (MINOR MODIFICATIONS) D466 (Other). The outcome was Granted on 22/11/2000.

[RMA-2005-369111](#) Resource Management Act (Historical Data) SECTION 226 FOR SECTION 14 SO335604 (Other). The outcome was Declined on 17/06/2005.

[RMA-2004-368032](#) Resource Management Act (Historical Data) SEC 226 CERTIFICATE FOR SECTION 10 S.O. 313291 (Other). The outcome was Declined on 16/02/2005.

[RMA-2004-368031](#) Resource Management Act (Historical Data) SEC 226 CERTIFICATE FOR SECTIONS 11 & 12 S.O. 313291 (Other). The outcome was Declined on 16/02/2005.

[RMA-1999-363455](#) Resource Management Act (Historical Data) OUTLINE PLAN OF WORKS FOR FAIRFIELD BYPASS MOTORWAY (Other). The outcome was Granted on 16/11/1999.

[RMA-2000-364243](#) Resource Management Act (Historical Data) AN OUTLINE PLAN APPROVAL FOR RE DESIGN OF FAIRFIELD BY-PASS (Other). The outcome was Granted on 08/09/2000.

[RMA-1992-355033](#) Resource Management Act (Historical Data) SUBDIVISION Ownr:TRANSIT NZ LTD / App: WORKS CONSULTANCY PRIVATE BAG DN (Non-Notified - Non Complying). The outcome was Granted on 21/05/1992.

[POL-2005-350358](#) Planning Other Legislation REMOVE BUILDING LINE RESTRICTION (Other). The outcome was Granted on 10/10/2005.

**5062829 25 Koremata Street Green Island**

[RMA-1995-352910](#) Resource Management Act (Historical Data) DISPENSATION 1446 GARAGE (Non-Notified - Non Complying). The outcome was Granted on 07/09/1990.

**5062842 6 Koremata Street Green Island**

[RMA-2006-370877](#) Resource Management Act (Historical Data) CONSTRUCT A CONSERVATORY. The outcome was Granted on 11/01/2007.

**5062876 11 Koremata Street Green Island**

[RMA-2005-369690](#) Resource Management Act (Historical Data) ERECT RETAINING WALL AND FENCE ON BOUNDARY (Non-Notified - Restricted Discretionary). The outcome was Granted on 13/01/2006.

[RMA-2004-368576](#) Resource Management Act (Historical Data) five LOT SUBDIVISION (Non-Notified - Non Complying). The outcome was Granted on 05/07/2005.

**5062878 9 Koremata Street Green Island**

[RMA-2004-368576](#) Resource Management Act (Historical Data) five LOT SUBDIVISION (Non-Notified - Non Complying). The outcome was Granted on 05/07/2005.

**5068121 15 Koremata Street Green Island**

[LUC-1988-354650](#) Land Use Consent Ref: 766-6. Addition of habitable rooms over garage. (Note: hard copy file in archives). The outcome was Granted on 22/09/1988.

**5068226 3 Koremata Street Green Island**

[LUC-2007-496](#) Land Use Consent construct a retaining wall on the boundary. The outcome was Granted on 25/09/2007.

[RMA-2004-368576](#) Resource Management Act (Historical Data) five LOT SUBDIVISION (Non-Notified - Non Complying). The outcome was Granted on 05/07/2005.

If you would like a copy of any Resource Consent decision or advice on the current status and relevance of any planning matter referred to in the LIM, enquiries may be made at the Planning Enquiries desk on the Ground Floor of the Civic Centre, 50 The Octagon, or by phoning 477 4000 and asking for the Duty Planner. Planners are available at the Planning Enquiries desk to answer your enquiries between 8:30am and 5:00pm weekdays.

## TRANSPORTATION

No Transportation information was found for this property

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

For further explanations on property owner obligations in regard to local road encroachments, vehicle entrances, vegetation management or retaining structures please refer to the Dunedin City Council website at <http://www.dunedin.govt.nz/services/roads-and-footpaths> or contact Transportation on 477 4000.

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

### **Previous LIMs on this property have identified the following:**

**Date of Inspection:** 17-Mar-2015

Transportation has carried out a visual inspection at this property and found the following problems;

#### **Non-compliant vehicle entrance.**

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

Council accepts this situation but accepts no liability, and points out that maintenance is the responsibility of the property owner. The Council may require this to be addressed in the future.

These matters above may or may not have been resolved.

## WATER and WASTE

### WATER

#### **Urban water supply area – Connected**

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

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

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

### **Water pressure**

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

### **Water reticulation maps**

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

## WASTE

### **Drainage Reticulation Plans**

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

### **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 **30<sup>th</sup> July 2003**.

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



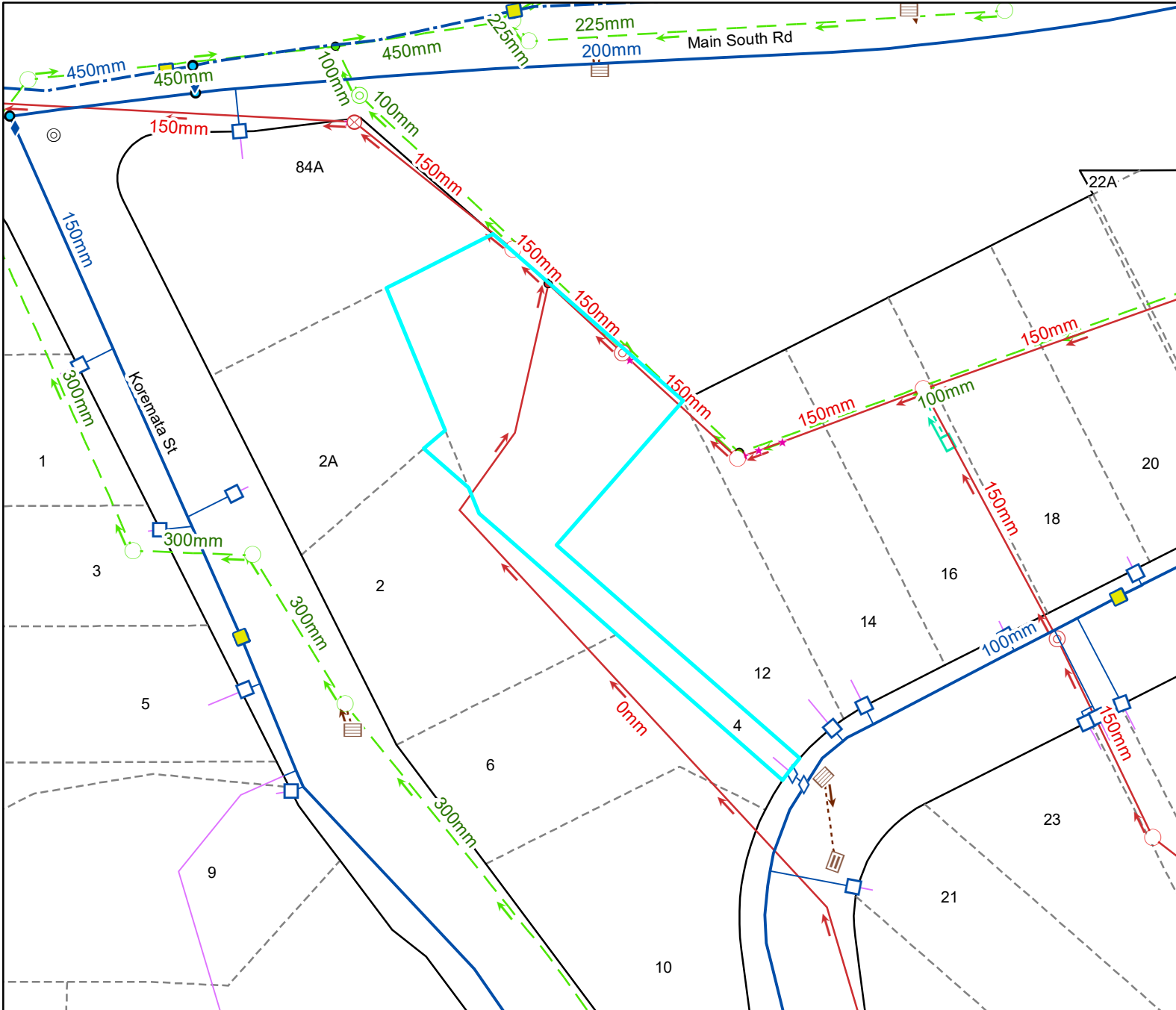
# Photographic Map

Scale at A4:  
1:750  
8/10/2020  
8:01:14 PM



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

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### Legend

<b>Water Supply</b>		NR▶	Water Non-Return Valve
◻	Manifold Box	⊛	Water Pump Station
⊙	Water Meter	▲	Water Bore
⊙	Toby	■	Water Treatment Plant
⊙	Meter without manifold box	⊙	Water Storage Tank
⊙	Retic Flow Meter	—	Supply Main
⊙	Combination Meter	—	Trunk Main
⊙	Manifold Box With Restrictor	—	Disused
✕	Water Valve - Zone	—	Reticulation
NR▶	Non Return Valve	—	Scour
◇	Water Valve - Gate	—	Water Service Lateral
◇	Water Valve - Sluice	—	Water Fire Service Lateral
■	Water Hydrant	—	Water Critical Service Lateral
▶	Water Backflow Preventor - RPZ	—	Water Zone Boundary
		—	Water Reservoir
		✕	Redundant Water Main
<b>NOTE:</b> Private water services have the same symbols as those above, however they are coloured pink.			
<b>Foul Sewerage</b>		⊛	Pump Station
⊙	Standard Manhole	■	Treatment Plant
⊙	Valve Chamber (pressurised)	⊙	Vent
⊙	Boundary Kit	●	Foul Sewer Node
NR▶	Non-Return Valve	—	Foul Drains in Common (public)
⊙	Pump Station Domestic	—	Sewer
⊙	Drop Manhole	—	Trunk Sewer
⊙	Inspection Manhole	—	Vent Line
⊙	Inspection Opening	—	Rising Main
⊙	Lamphole	—	Redundant Foul Sewer Pipe
⊙	Outlet		
<b>NOTE:</b> Private foul drains have the same symbols as those above, however they are coloured orange.			
<b>Stormwater</b>		⊙	Roading Bubble-Up Tank
⊙	SW Bubble-up Tank	⊙	Roading Mudtank
⊙	SW Drop Manhole	—	Stormwater Main
⊙	SW Insp Chamber and Grating Inlet	—	Stormwater Trunk Main
⊙	SW Inspection Manhole	—	DCC Open Channel
⊙	SW Inspection Opening	—	Piped WC
⊙	SW Lamphole	—	Open WC
⊙	SW Mudtank Inlet	—	Culvert
⊙	SW Outlet	—	Stormwater Mudtank Pipe
⊙	SW Pipe Inlet	—	Redundant Stormwater Main
⊙	SW Pressure Manhole	⊙	SW Sump
⊙	SW Standard Manhole	⊙	SW Pump Station
⊙	SW Stormwater Node		
<b>NOTE:</b> Private stormwater drains have the same symbols as those above, however they are coloured light green.			
<b>General</b>		<b>Cadastral</b>	
—	DCC Water & Waste Structure	—	Parcel
—	Railway Centreline	—	Road/Rail
		—	Motorway Parcels
		—	Strata
		—	Easment (where recorded)



# Council Water & Drainage Services

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

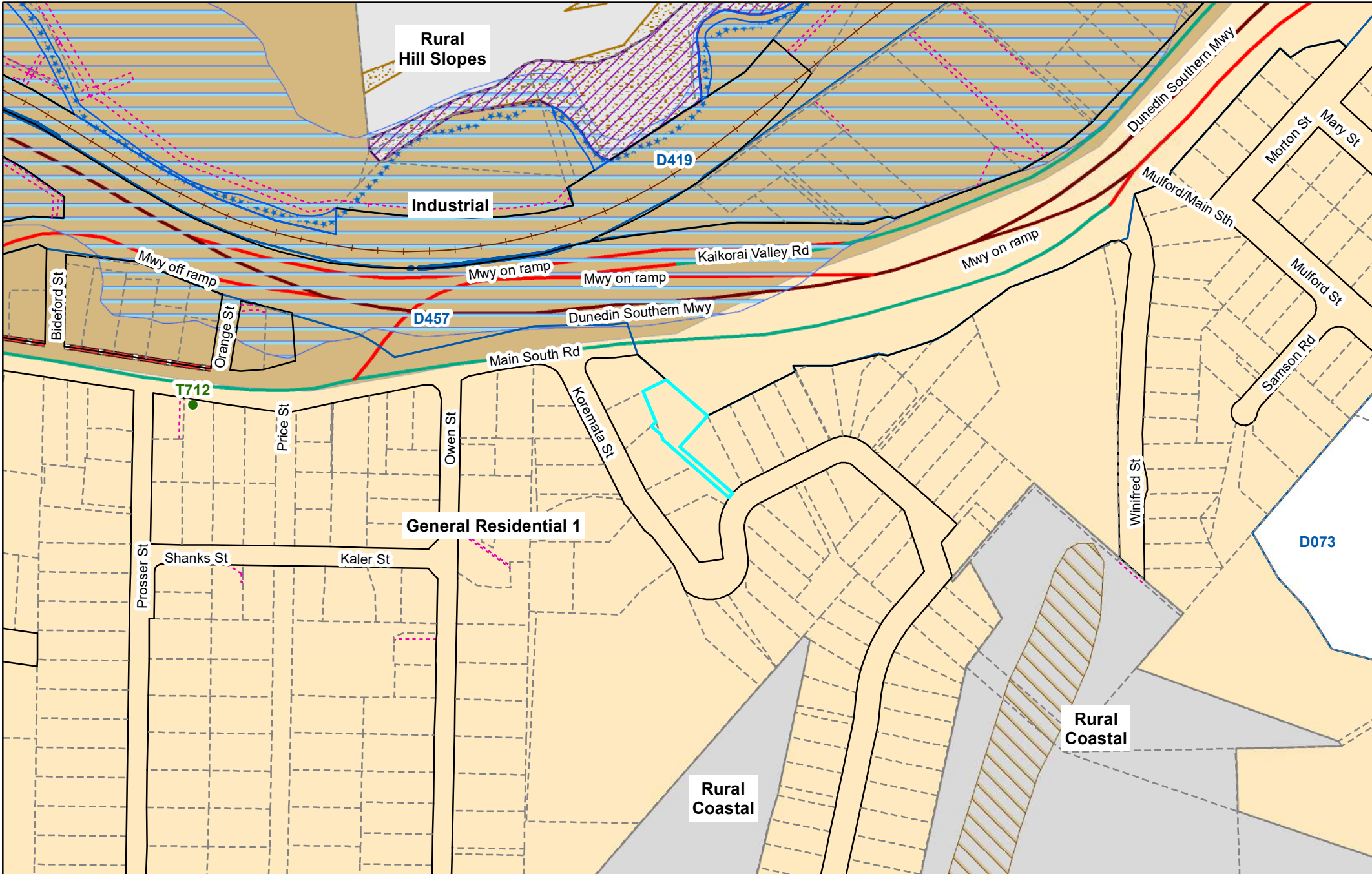
Scale at A4:  
1:750  
8/10/2020  
8:01:22 PM



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.

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



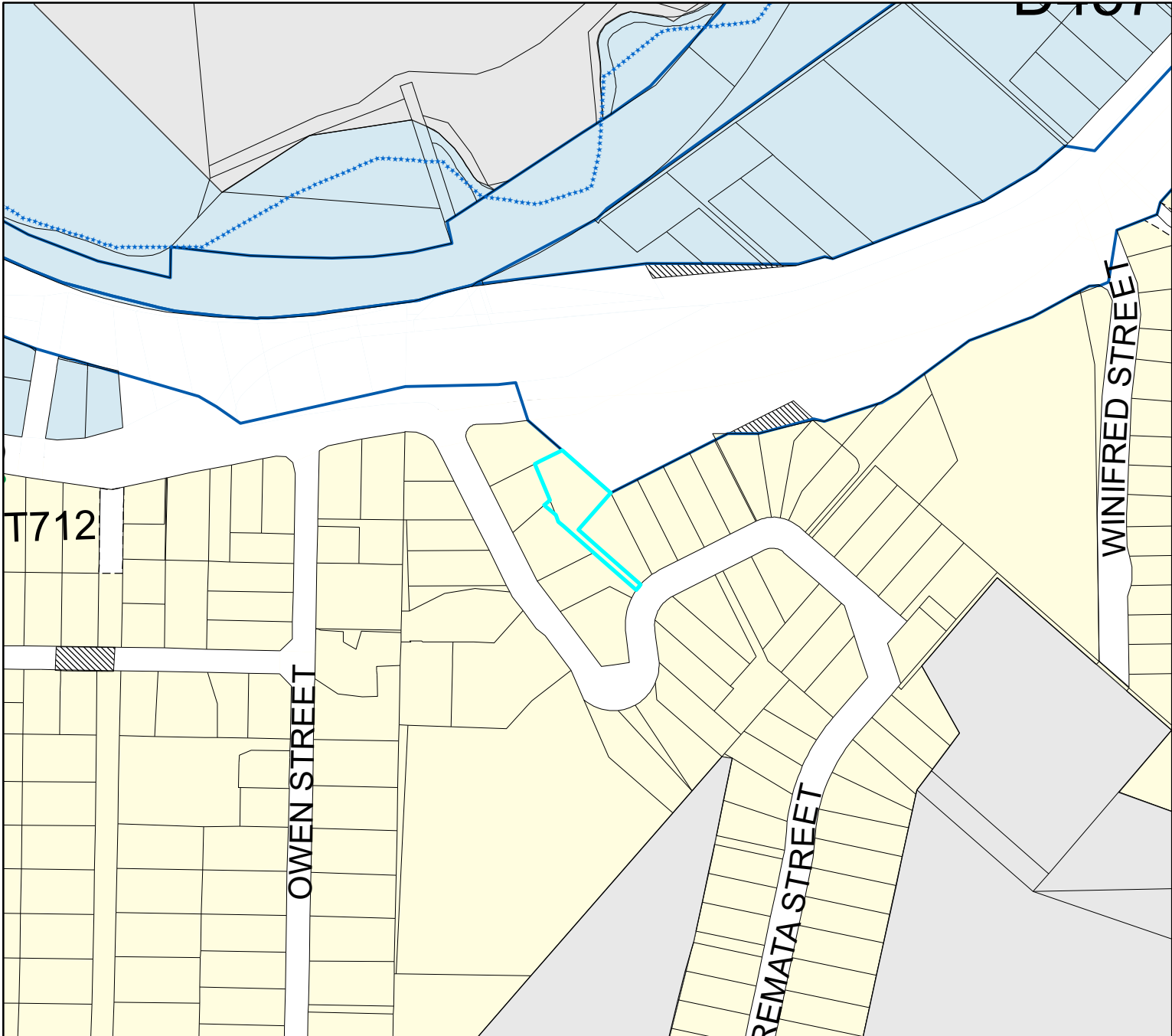
# Second Generation District Plan

Scale at A4:  
 1:3,000  
 8/10/2020  
 8:01:40 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

- ⊠ 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
- ⋯ prominence boundary

#### Townscape

- ⊠ Townscape and Heritage Precinct Boundary - Internal
- ⊠ Townscape and Heritage Precinct Boundary

#### Pedestrian Frontage

- ⊠ Identified Pedestrian Crossing
- ⊠ Verandah Required

#### Areas of Significant Conservation Value boundary

- ⊠ ASCV Boundary
- ⊠ ASCV Boundary - Internal
- ⊠ Areas of Significant Conservation Value (Estuarine edge)
- ⊠ Areas of Significant Conservation Value (Wetland)

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

This Planning Map is indicative.

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

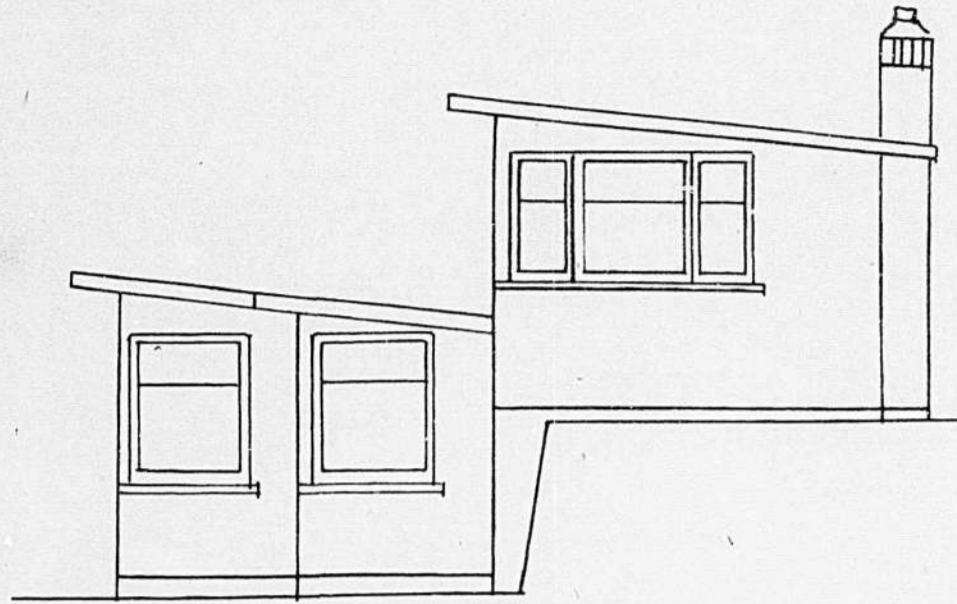


## Operative District Plan Map

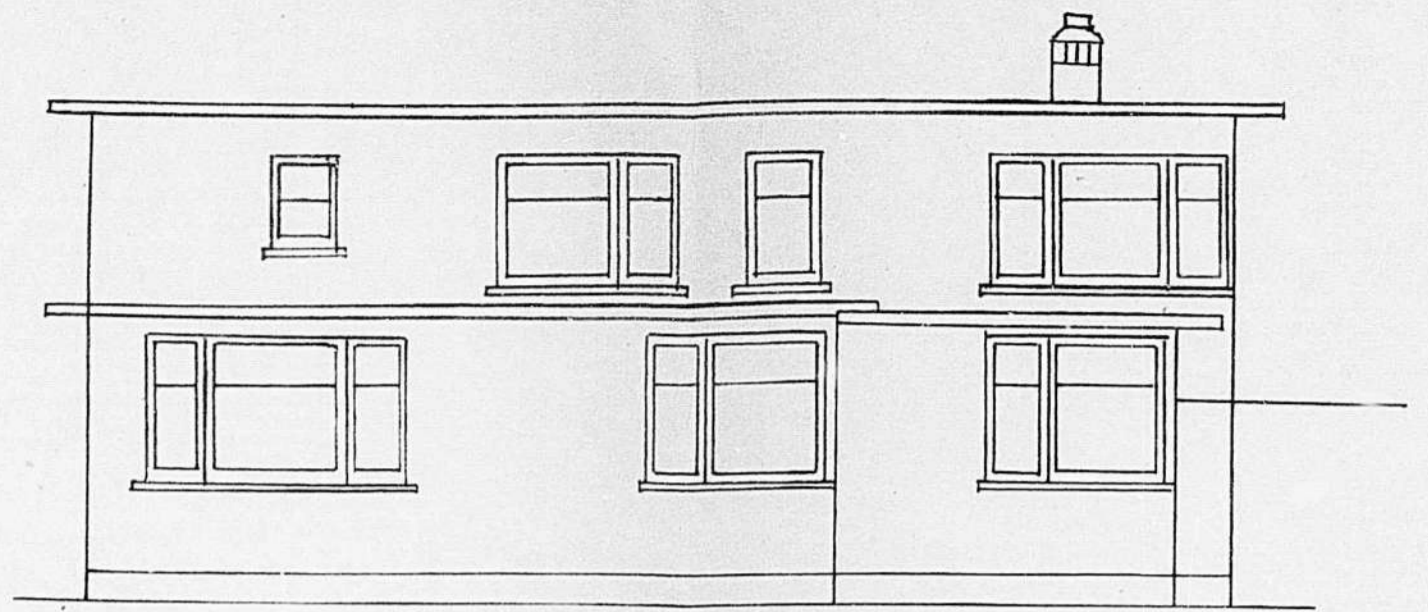
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 8/10/2020  
 8:01:45 PM



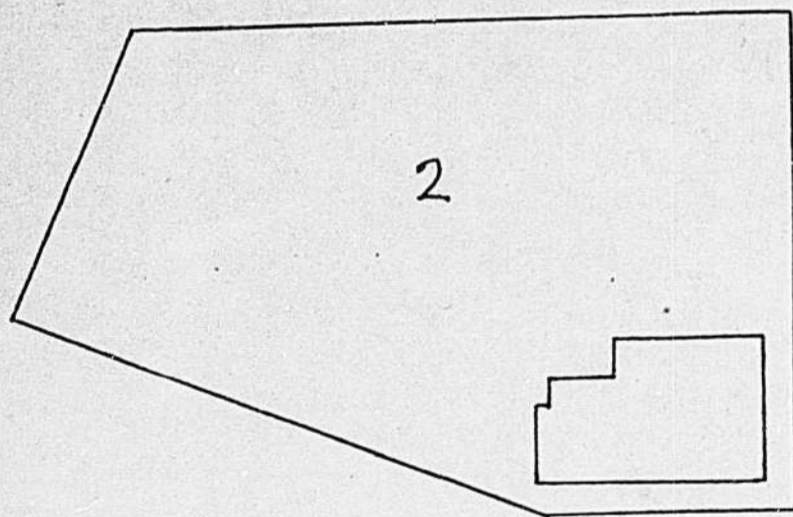
PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES  
 This map is for illustration purposes only and is not accurate to surveying, engineering or orthophotographic standards. Every effort has been made to ensure correctness and timeliness of the information presented.



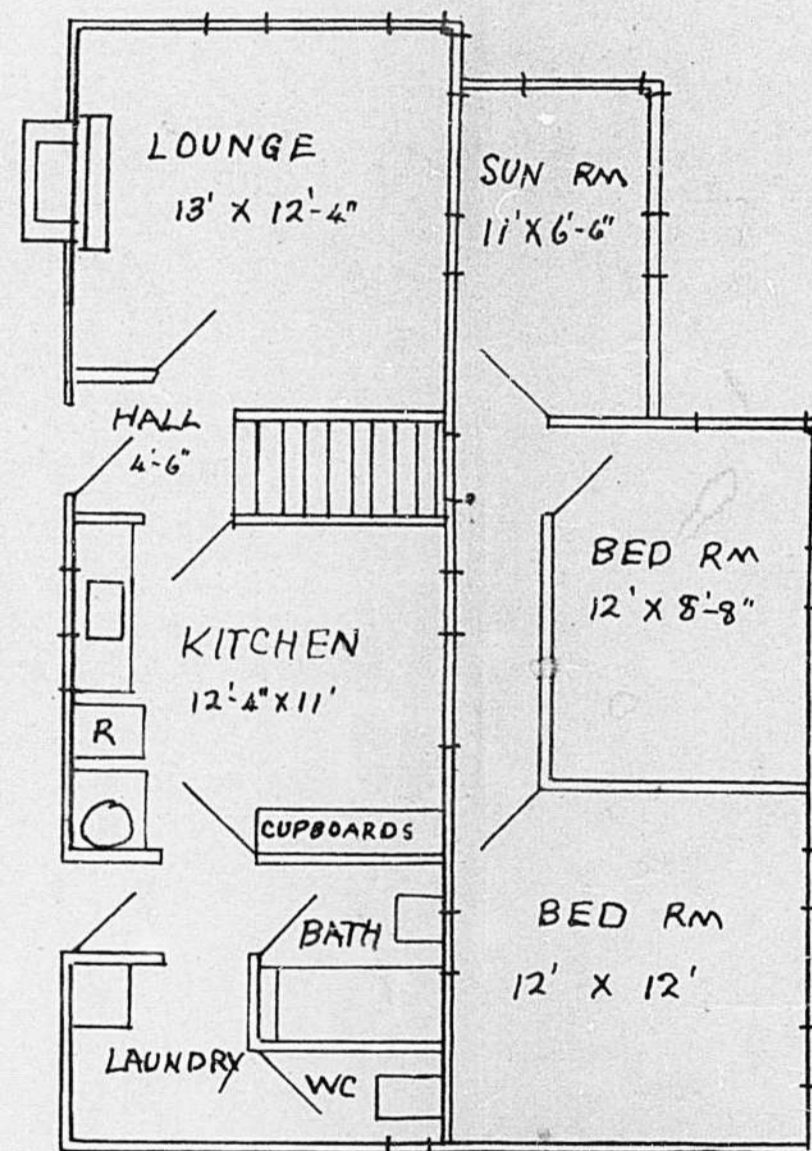
SIDE



FRONT



SITE



PLAN

PROPOSED RESIDENCE

FOR

MR

AT

KOREMATA ST

REFERENCES :

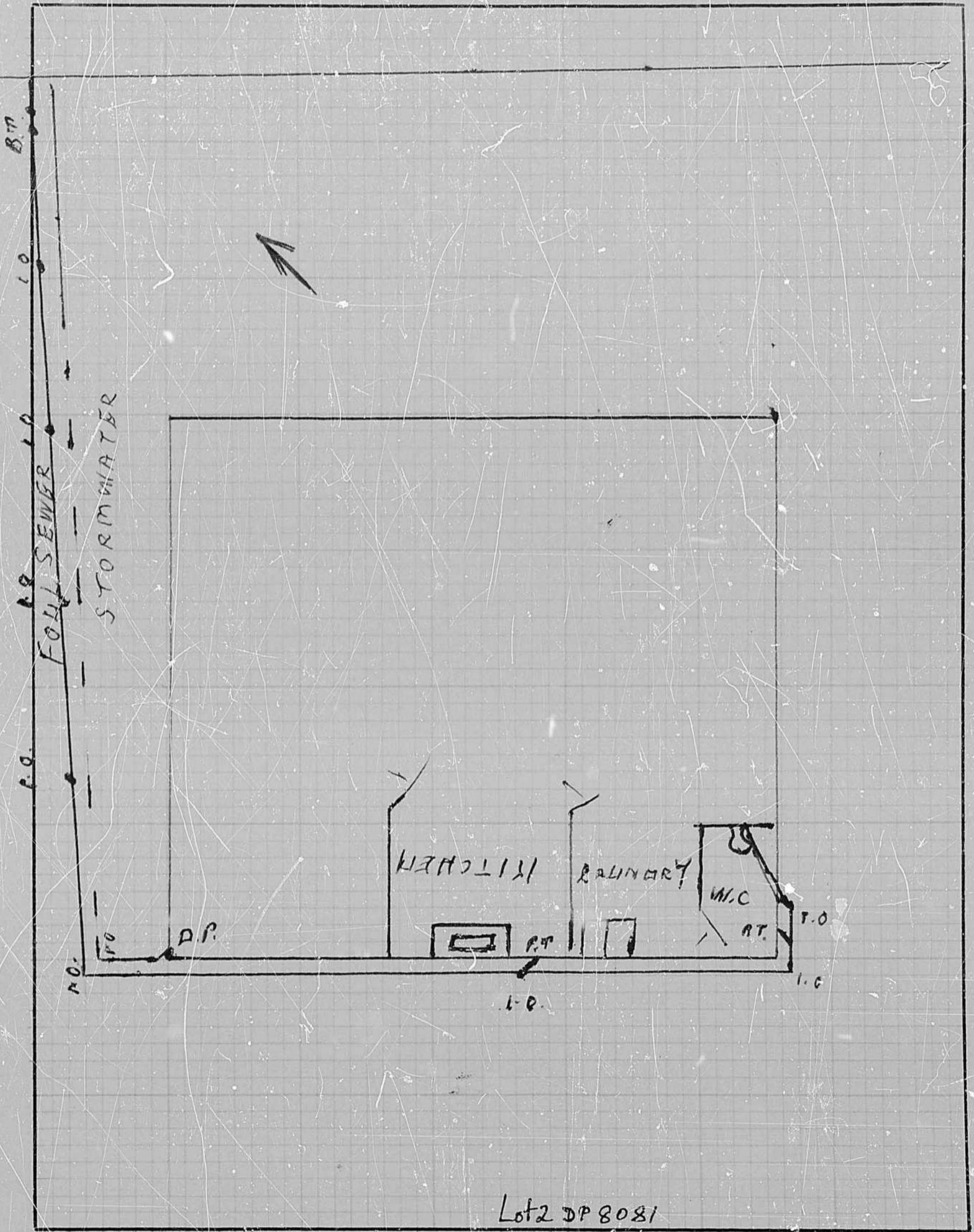
I.T. means Intercepting Trap  
F.A.I. " Fresh Air Inlet  
I.P. " Inspecting Pipe

Y.P. means Junction Pipe  
G.T. " Gully Trap

M.V. means Main Vent  
T.V. " Terminal Vent  
I.C. " Inspection Chamber

4 KOREMATA ST

Scale—One inch equals eight feet



Lot 2 DP 8081

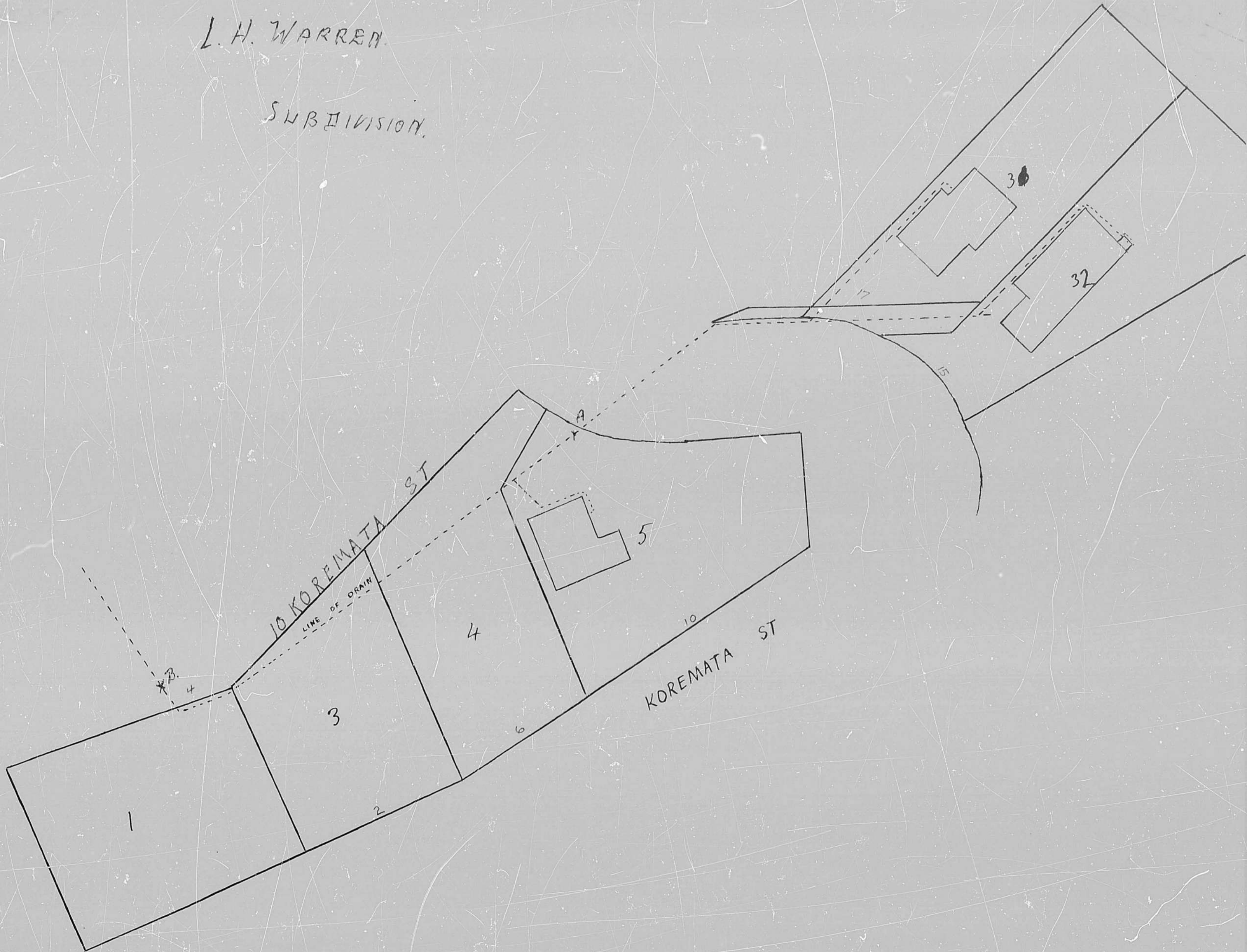
Owner L. H. Warren 4 Koremata Street

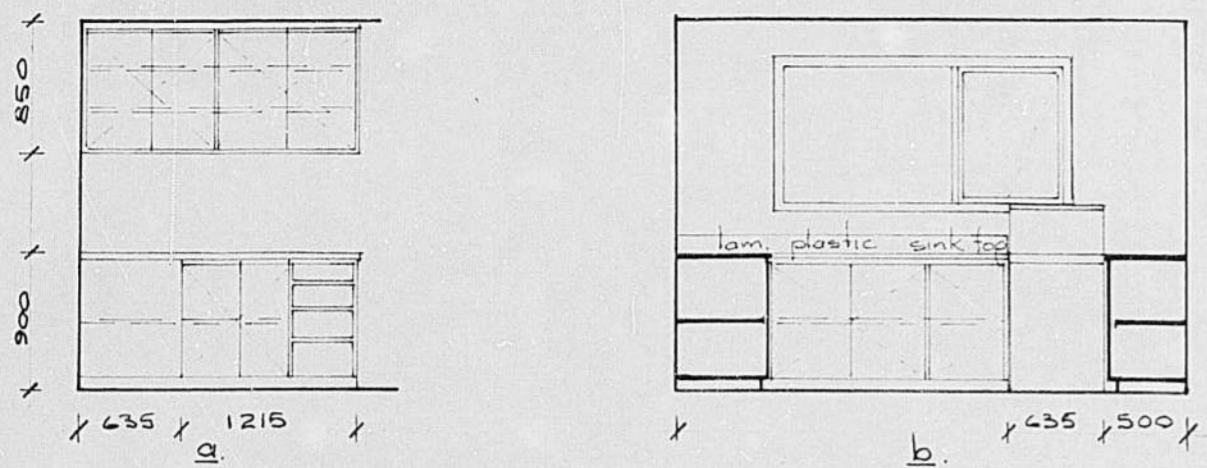
Allotment 2-4-5 Block 5 Lower Kaiterai Record No. \_\_\_\_\_

Township of Green Island Signature of Drainer J. W. ...

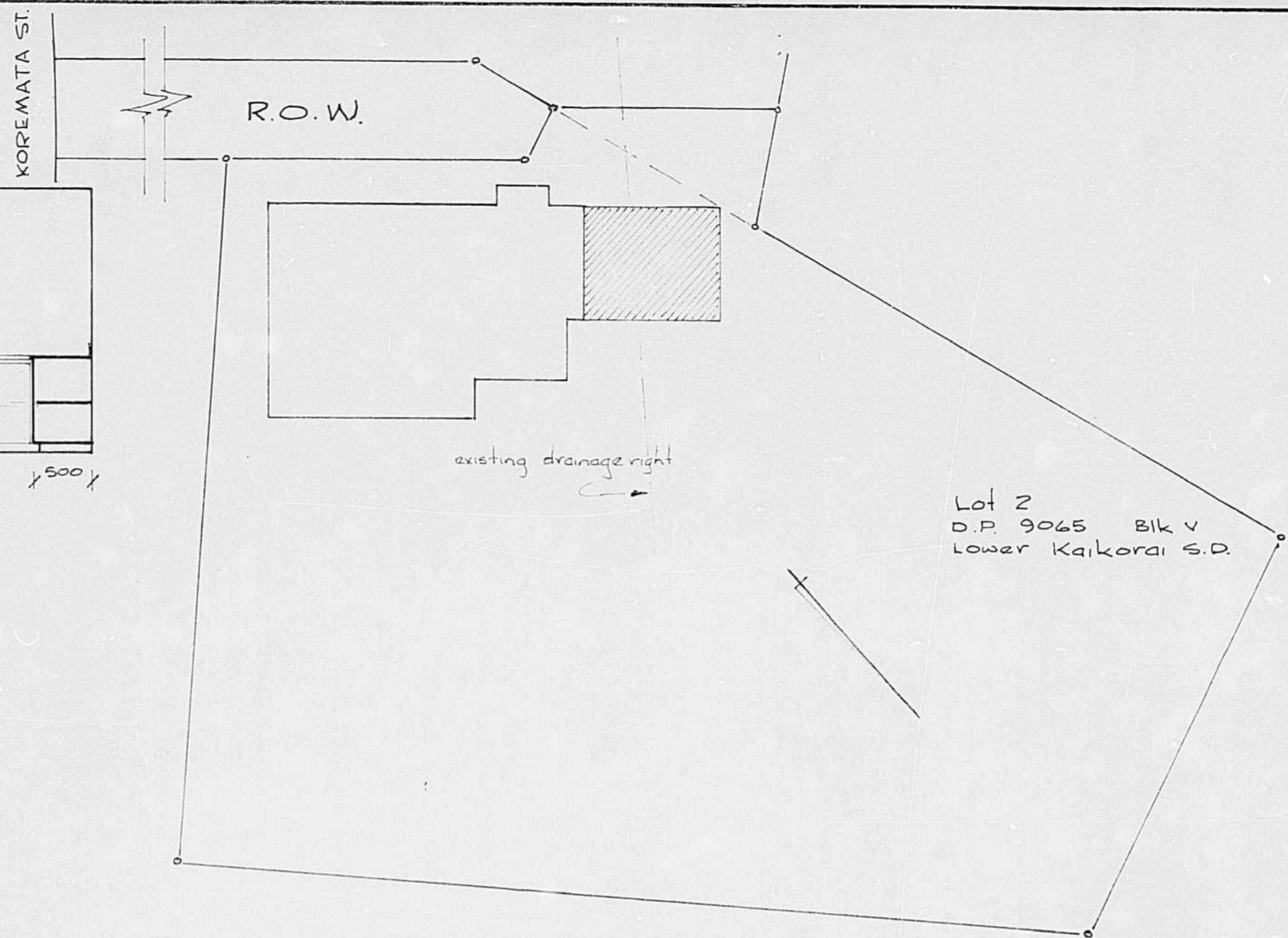
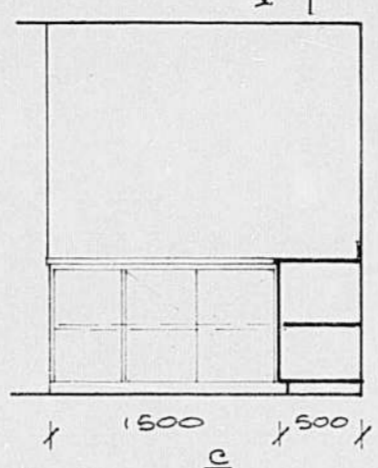
L. H. WARREN.

SUBDIVISION.

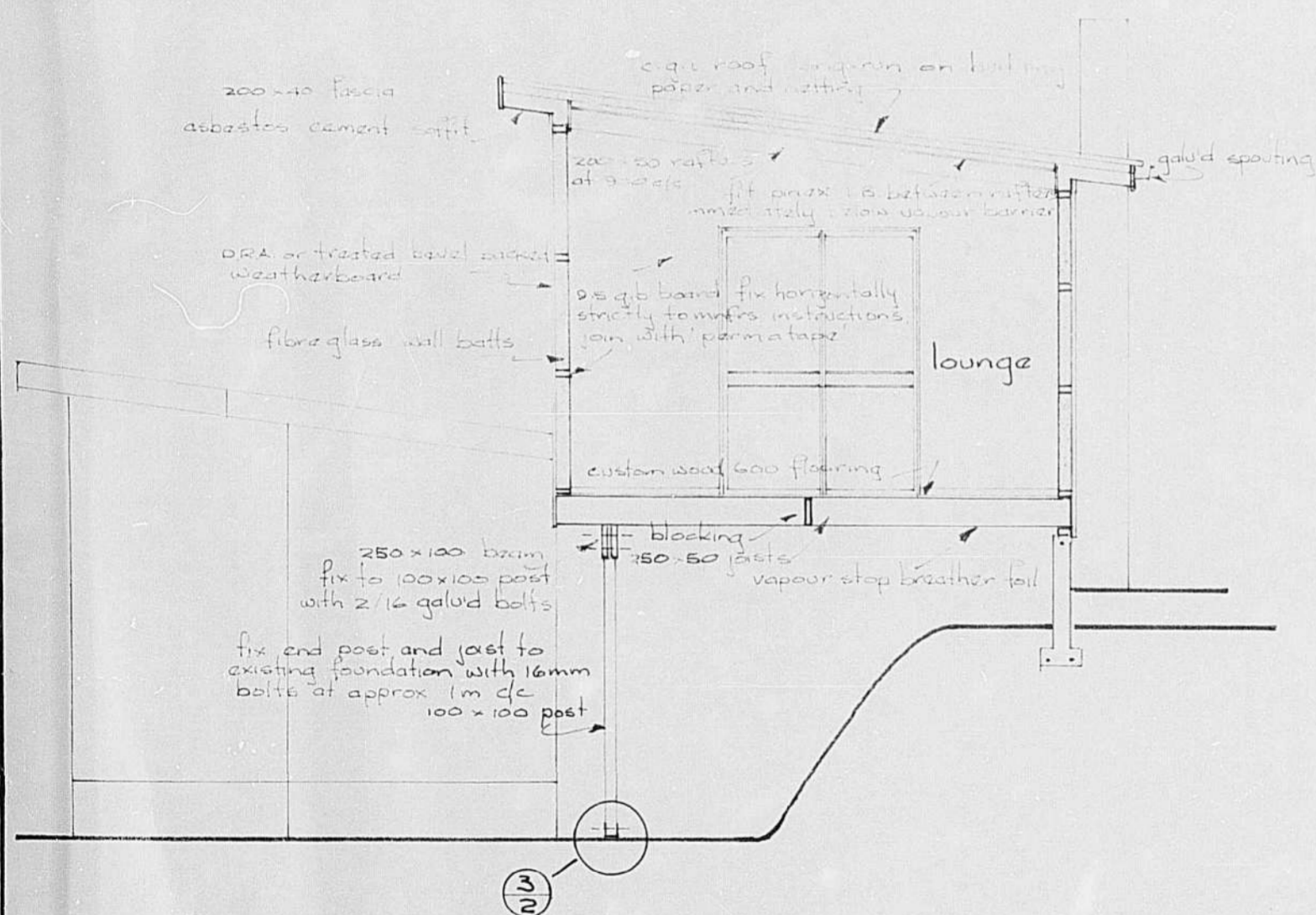




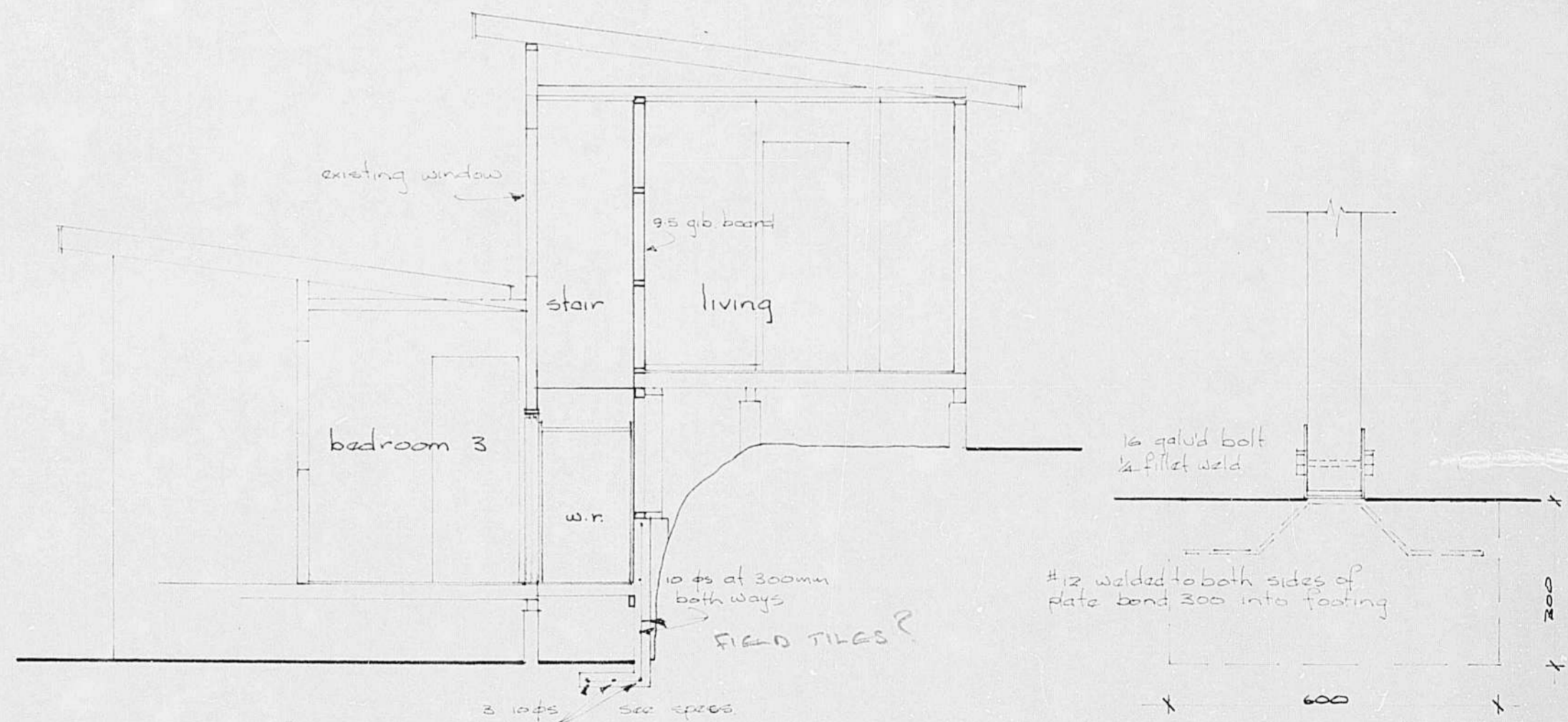
KITCHEN UNITS Scale 1:50



SITE PLAN Scale 1:200



SECTION 1/2



SECTION 2/2

DETAIL 3/2

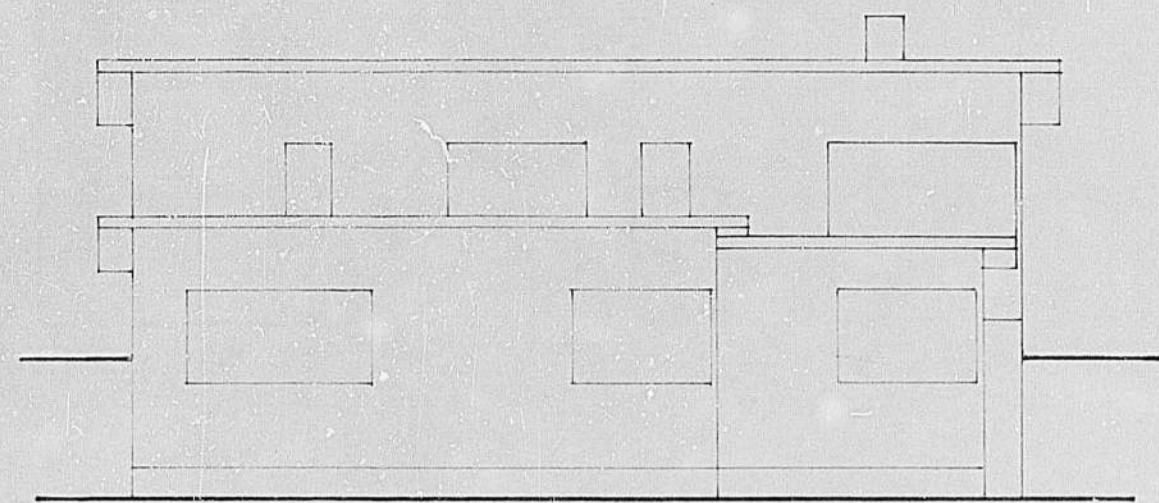


Building Consultant and Design Service  
**NORMAN W. EADIE**  
 2 Minto St. - Phone 43-158

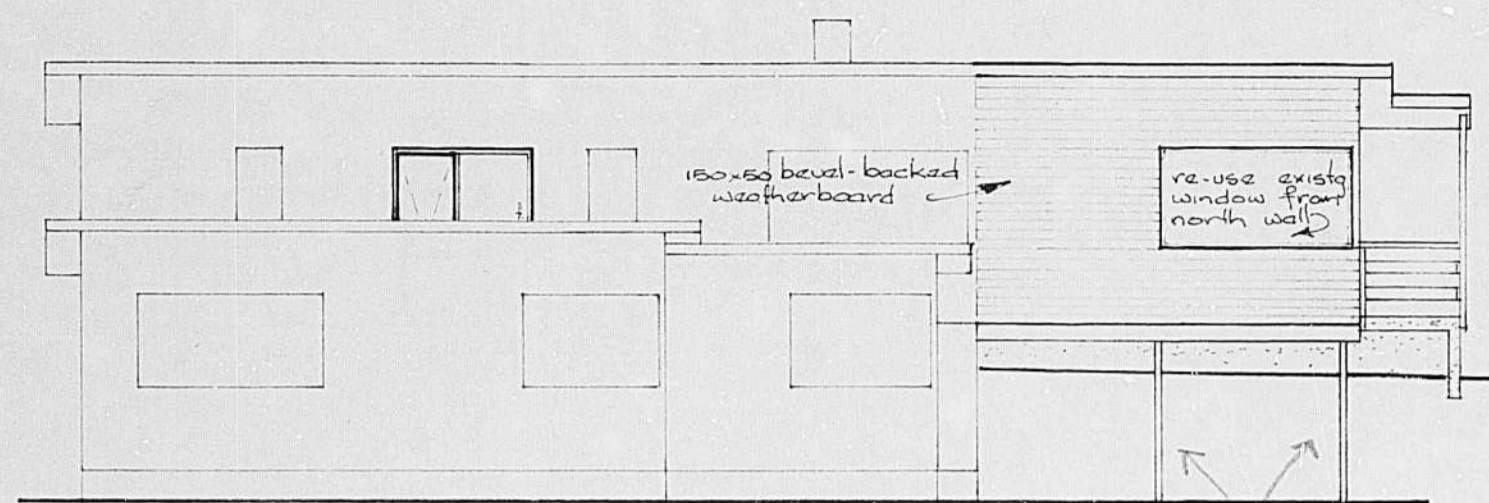
PROPOSED ALTERATIONS TO CHISHOLM RESIDENCE  
 Units, Site Plans, Section, Details

contractor shall verify  
 all dimensions before  
 commencing work

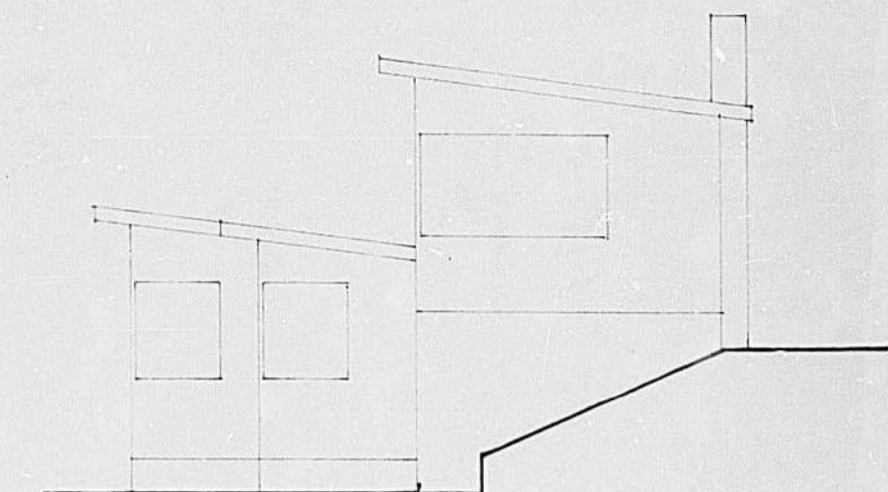
reference: B-247  
 sheet no.: 2  
 in set of: 2  
 date: sept 78



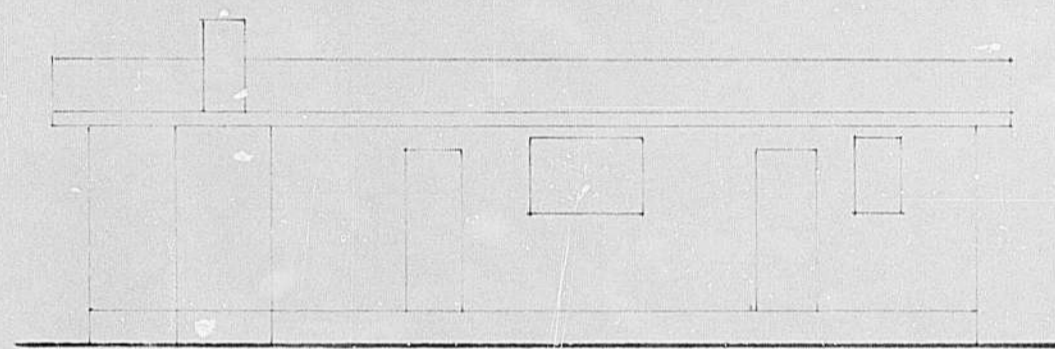
EXISTING EAST ELEVATION



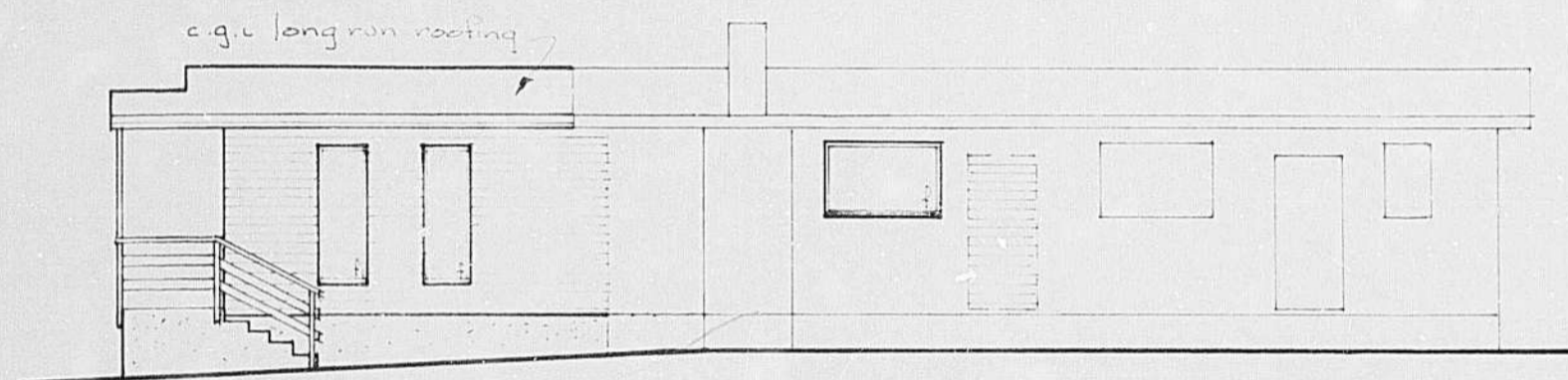
NEW EAST ELEVATION



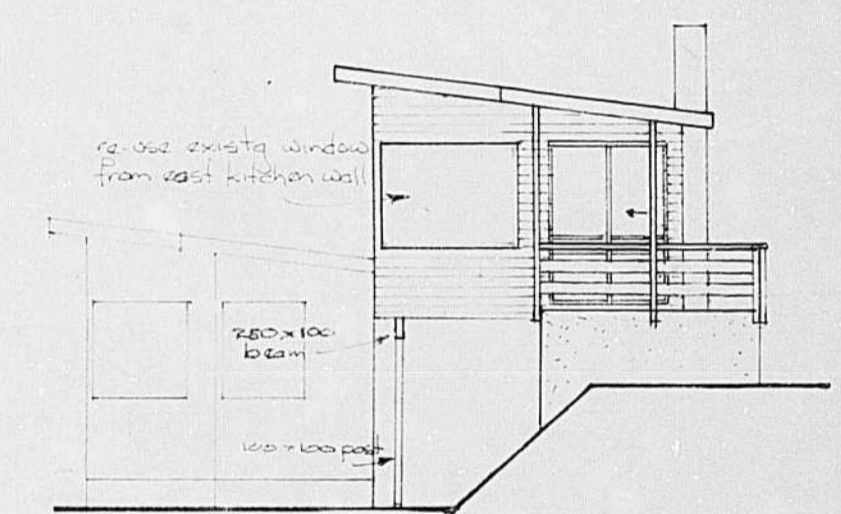
EXISTING NORTH ELEVATION



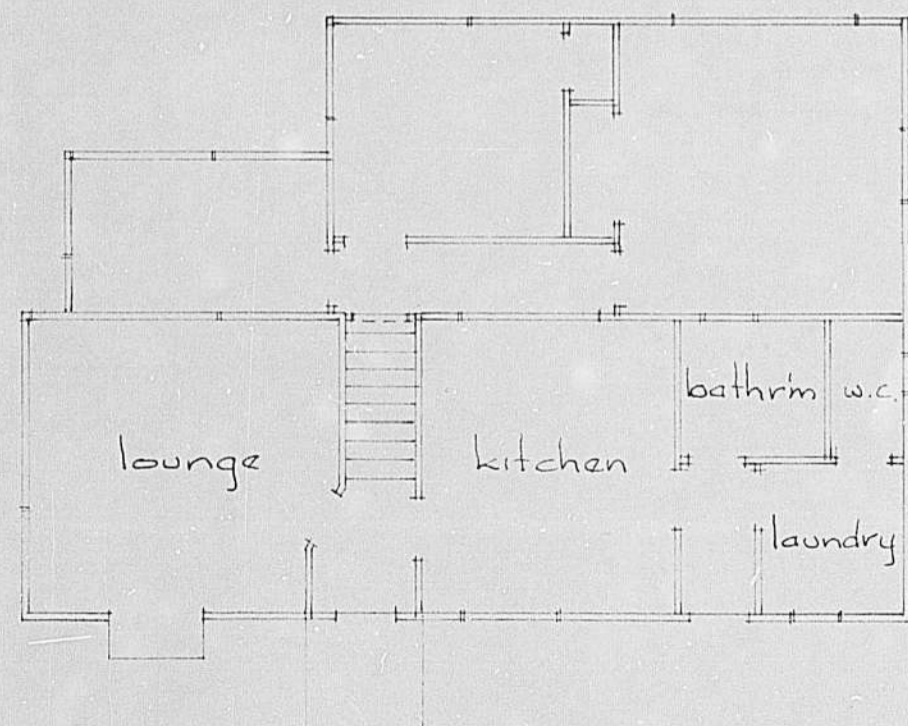
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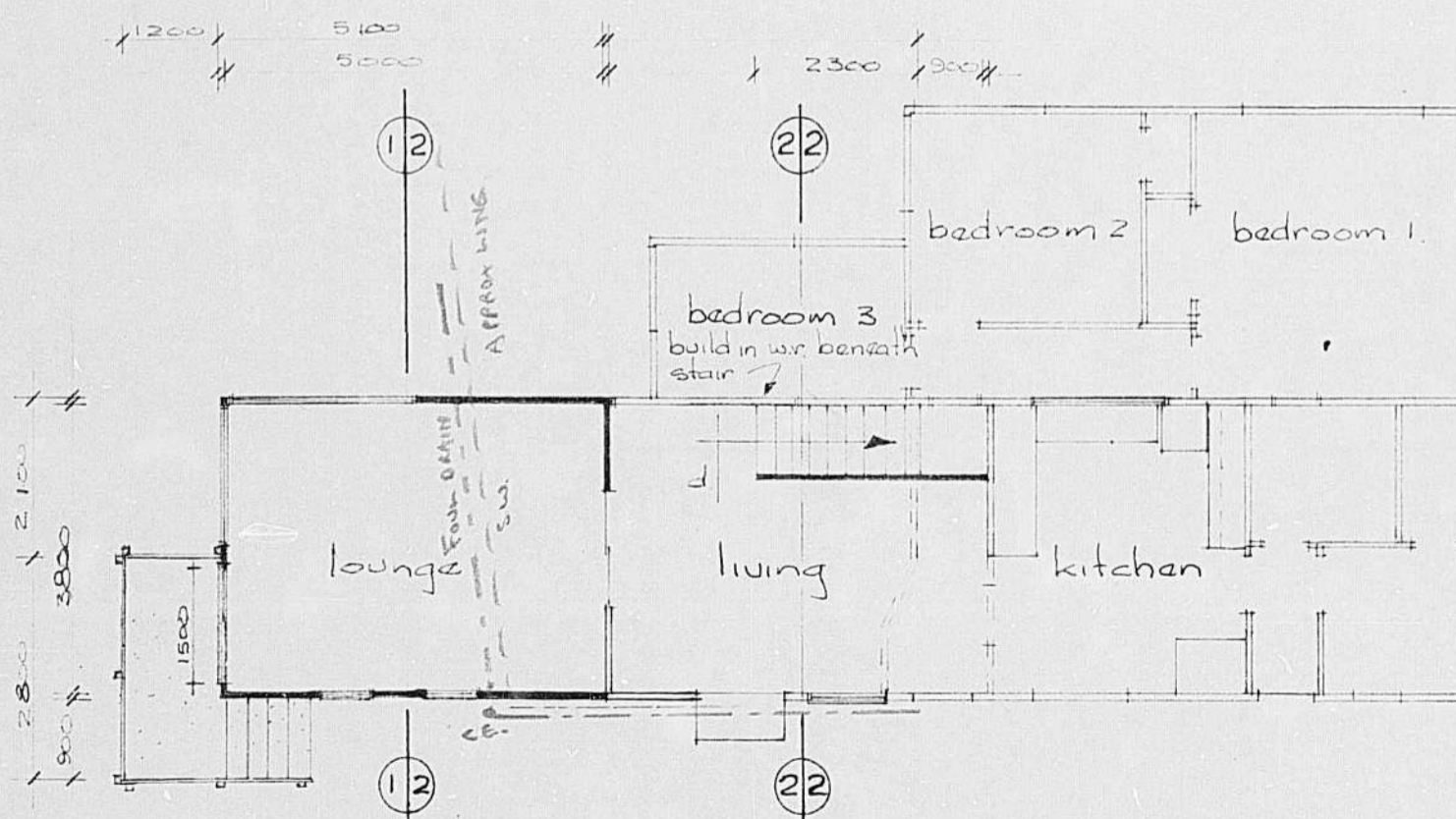
NEW WEST ELEVATION



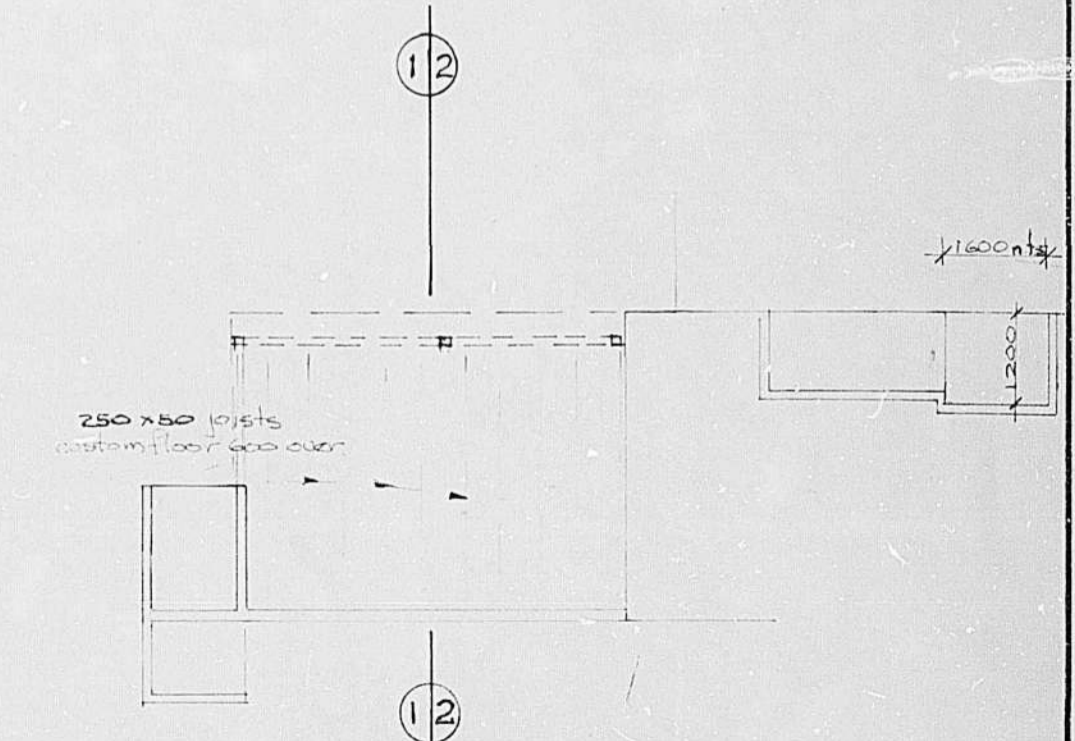
NEW NORTH ELEVATION



EXISTING FLOOR PLAN



NEW FLOOR PLAN Scale 1:100



FOUNDATION PLAN



Building Consultant and Design Service  
 NORMAN W. EADIE  
 2 Minto St. - Phone 43-158

PROPOSED ALTERATIONS TO EXISTING DWELLING at  
 4 KOREMATA ST, G. I. for MR & MRS J. G. CHISHOLM

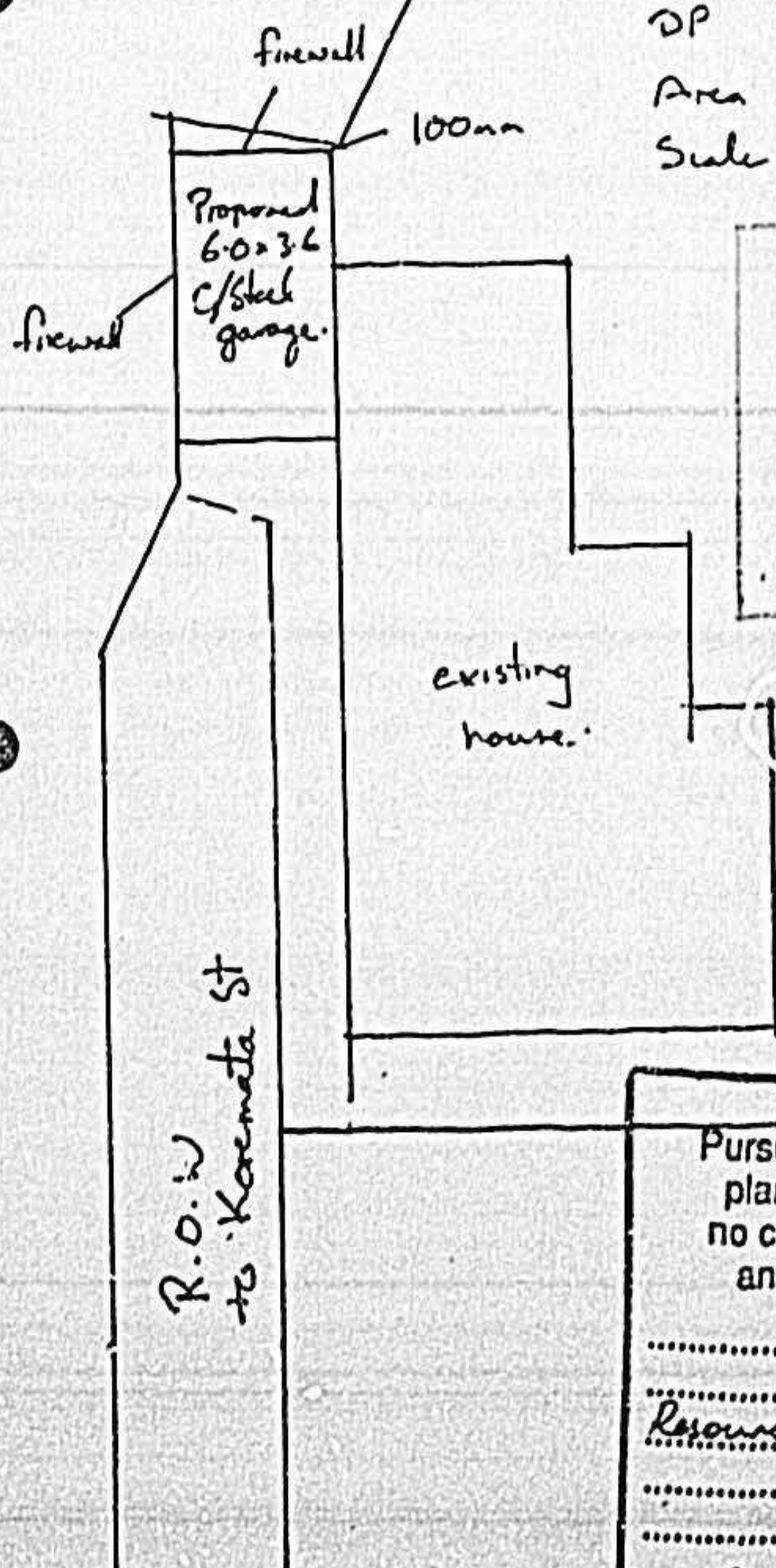
contractor shall verify  
 all dimensions before  
 commencing work

reference: B-247  
 sheet no.: 1  
 inset of: 2  
 date: sept '78

see 93/2501  
FOR DRAINAGE CONSENT

DUNEDIN CITY COUNCIL  
Copy of Approved Plan  
and/or Specification  
TO BE RETAINED ON WORKS  
AND PRODUCED ON REQUEST  
OF BUILDING INSPECTOR.  
DATE 23.12.92  
BUILDING INSPECTOR

Site plan for Chris Hillary 4 Koremata St  
Green Island for proposed 6.0 x 3.6m  
Colorsteel garage  
Lot 2  
DP 9065  
Area 1071 m<sup>2</sup>  
Scale 1:200



DUNEDIN CITY COUNCIL  
PLUMBING & DRAINAGE INSPECTOR  
APPROVED. Fault drains to common to be  
diverted  
DATE 3.5.93

92/3567

DUNEDIN CITY COUNCIL  
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  
Resource consent 92889 approved 4.2.93  
Zona Res Green Island  
Signed  
Dated 5.2.93

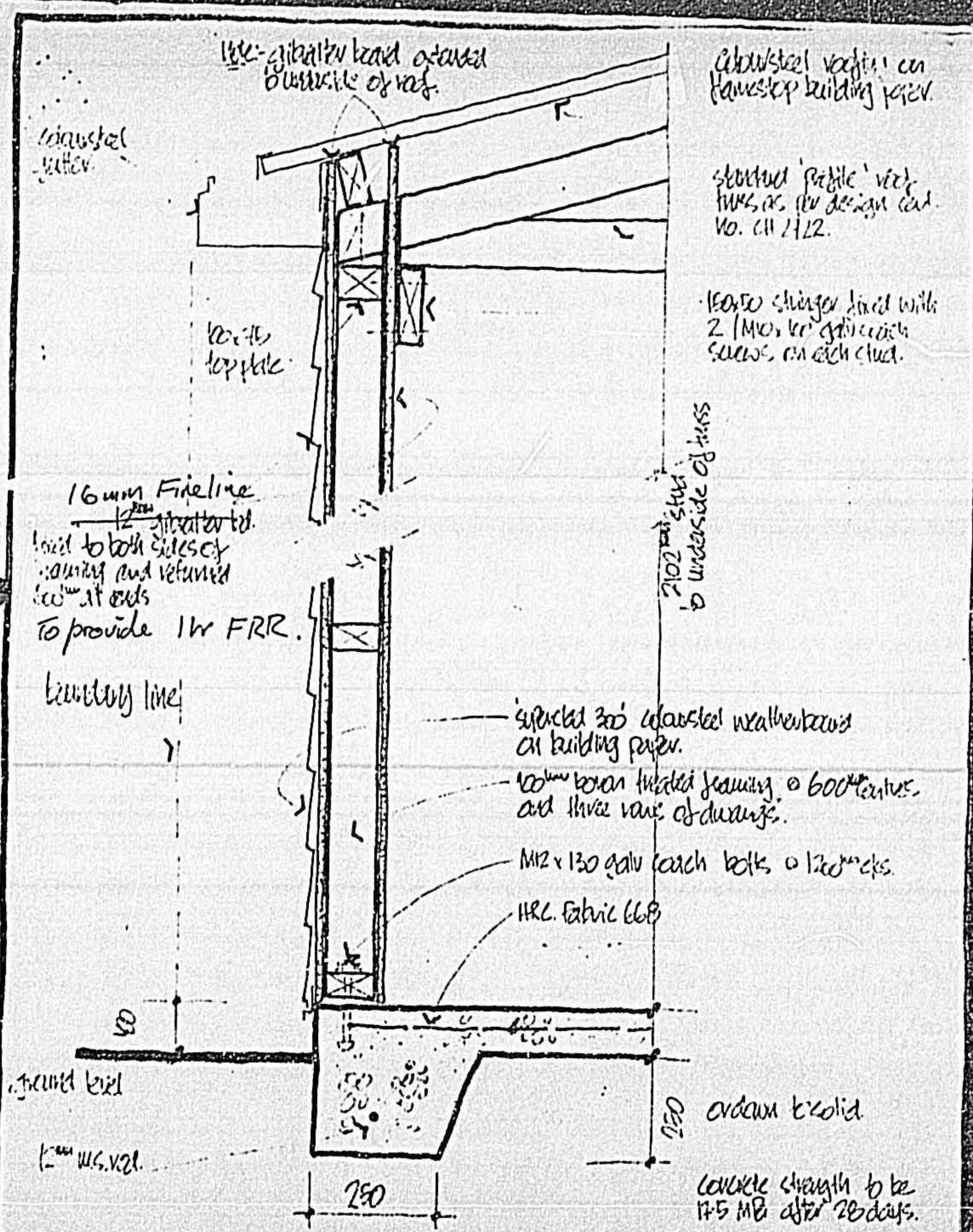
57

/93

ings  
buildings  
is

BC/LA/01

No. BA/423



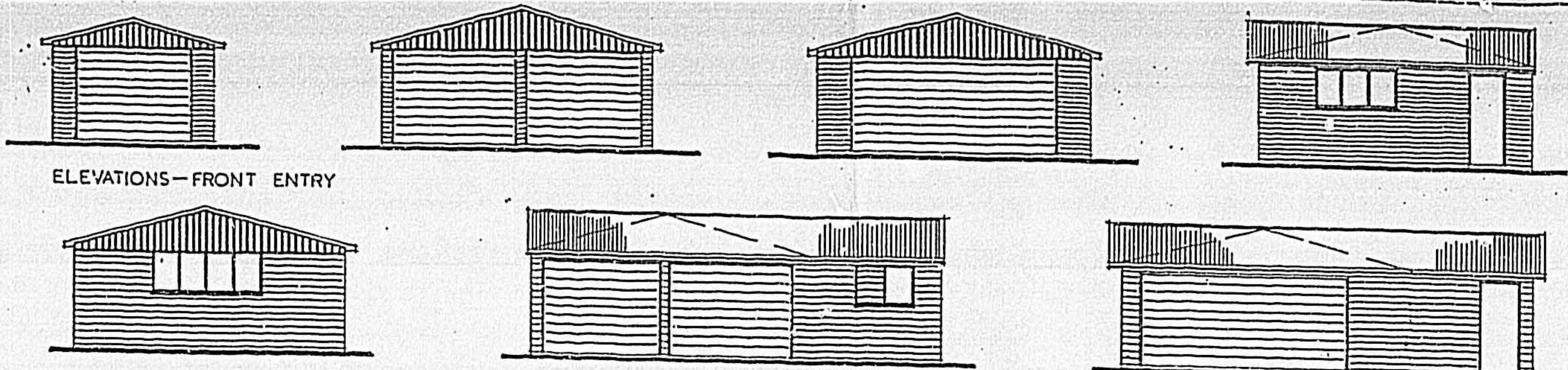
**Profile**

fire rating detail for  
garage for  
at

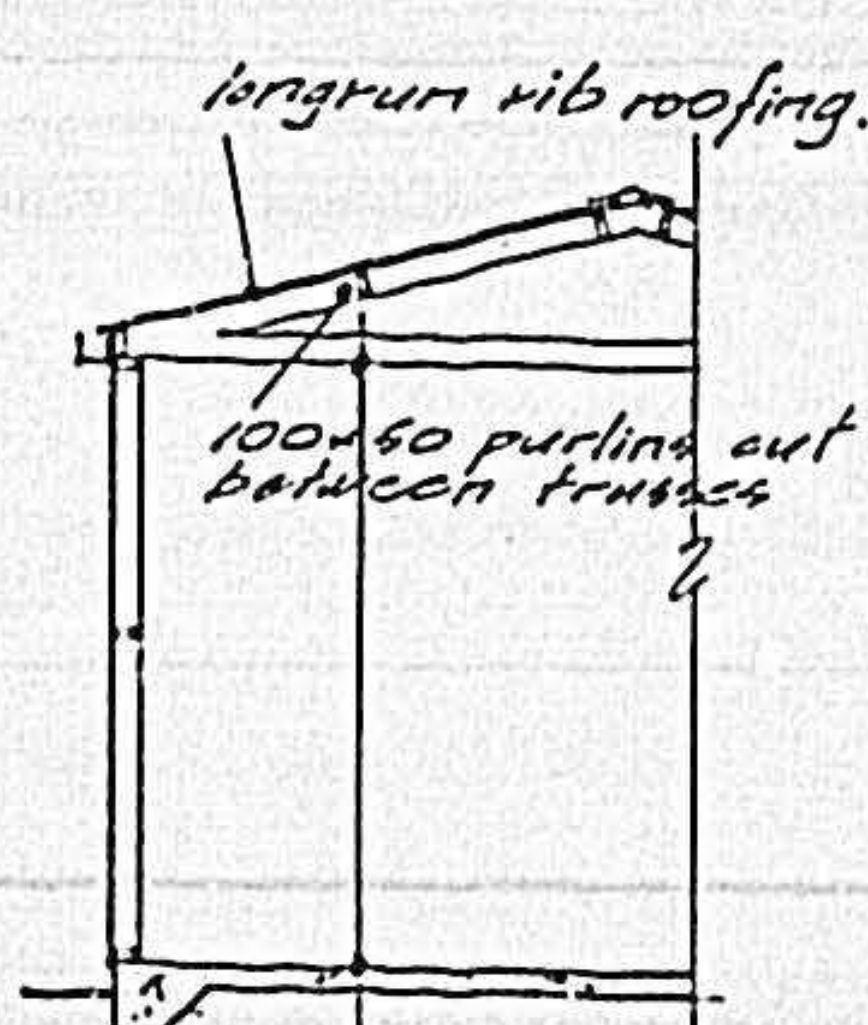
1500 Valley Road  
1500, Fawcett, 11355A

Scale 1:6

Copyright © 2014



ELEVATIONS - FRONT ENTRY  
ELEVATIONS - SIDE ENTRY 1:100



TYPICAL SECTION

**GENERAL**

This specification and drawing shall be read in conjunction with Gangnail Technical booklet "CH3900" dated 30 August 1990 and approved by CHCh City Council. A copy of this booklet is available from Versatile Garages Ltd.

**FOUNDATIONS**

Concrete floor shall be 17.5 MPA, 100mm thick. Footing as detailed. Reinforcing - 1 D12 rod around perimeter steel mesh 668 through slab

**WALL FRAMING**

All timber shall be machine gauged and treated to T.P.A. specification H1. Studs shall be at 400 cxs and housed into plates with dwangs housed into studs. Lay two ply matchrod d.p.c. under all plates.

**ROOF FRAMING**

Purlins shall be 100mm x 50mm on edge at 900 max. cxs fixed to Gangnail 15 degree trusses at centres shown below. Fix purlins and trusses as detailed in Gangnail Technical Booklet "CH3900".

**SIDE ENTRY OPENING LINTELS**

Max. span 2.2	150 x 100 Lintel
Max. span 3.0	200 x 100 Lintel
Max. span 4.3	300 x 100 Lintel
Max. span 4.8	300 x 100 Lintel

Trusses ducted to lintel with 24 x 47 Lumberlock joint hanger.

**FLOORING**

Shall be 0.44mm S.M.T. steel longrun rib roofing, fixed with 7mm weathersal spiral shank nails, over building paper on superfilm lashing.

**WALL CLADDING**

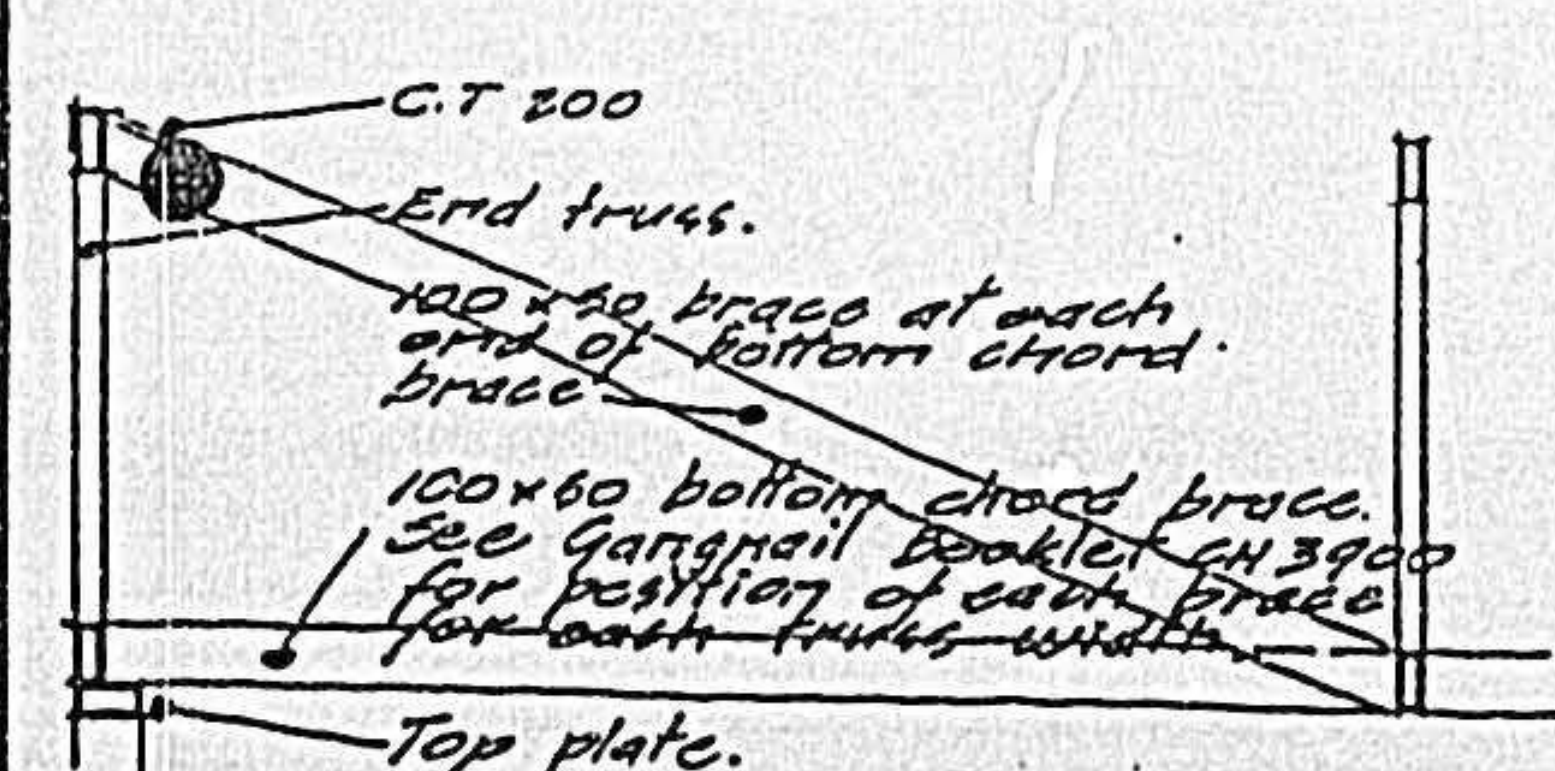
Shall be .....  
Fix in accordance with Gangnail Technical Booklet "CH3900".

**ROOF BRACING**

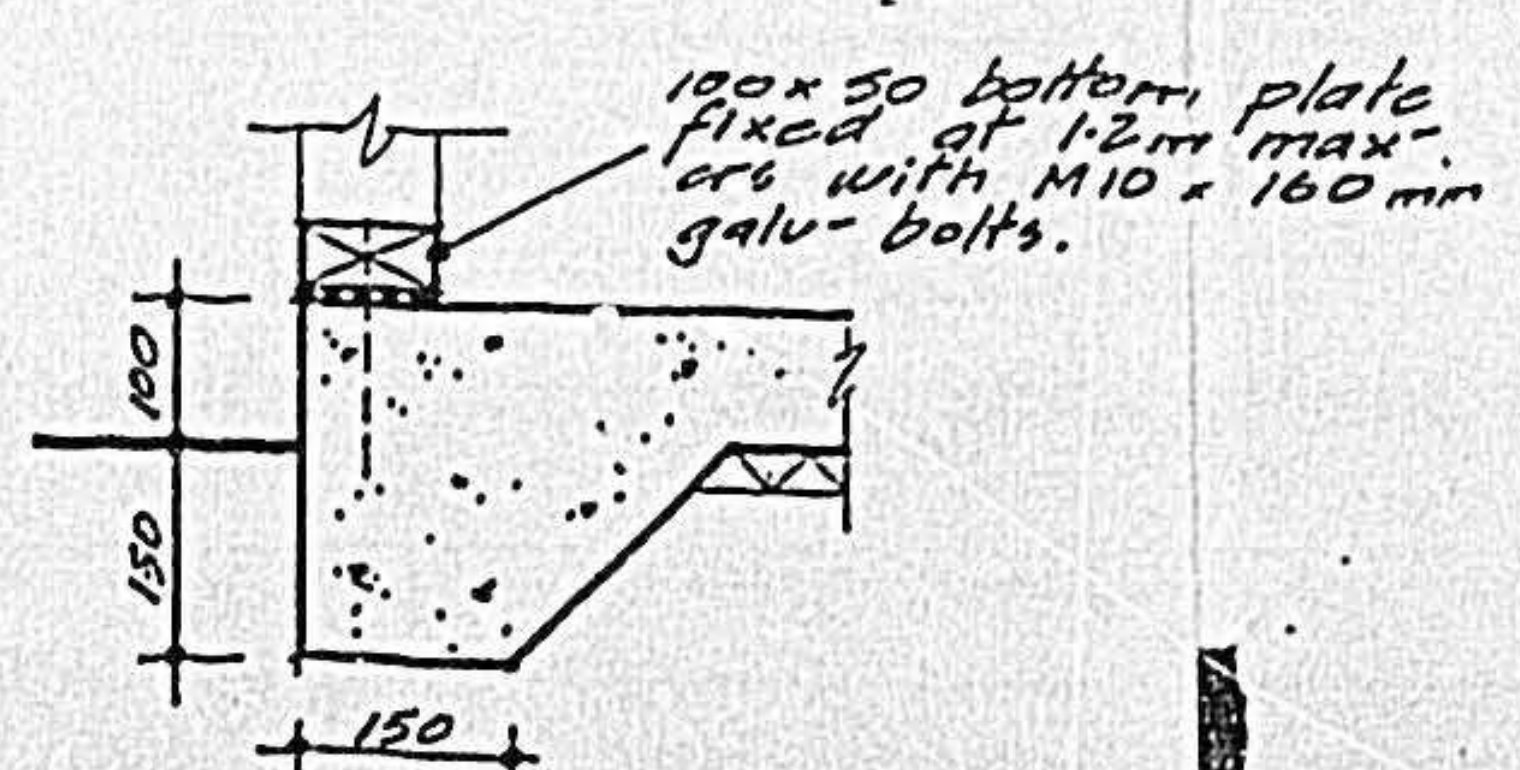
Fix 100 x 30 dragon ties on flat to each corner of buildings up to 3.4m x 3.4m. For buildings 3.4m x 3.4m or larger fix Lumberlock roof plate strap bracing in accordance with Gangnail Technical Booklet "CH3900".

**WALL BRACING**

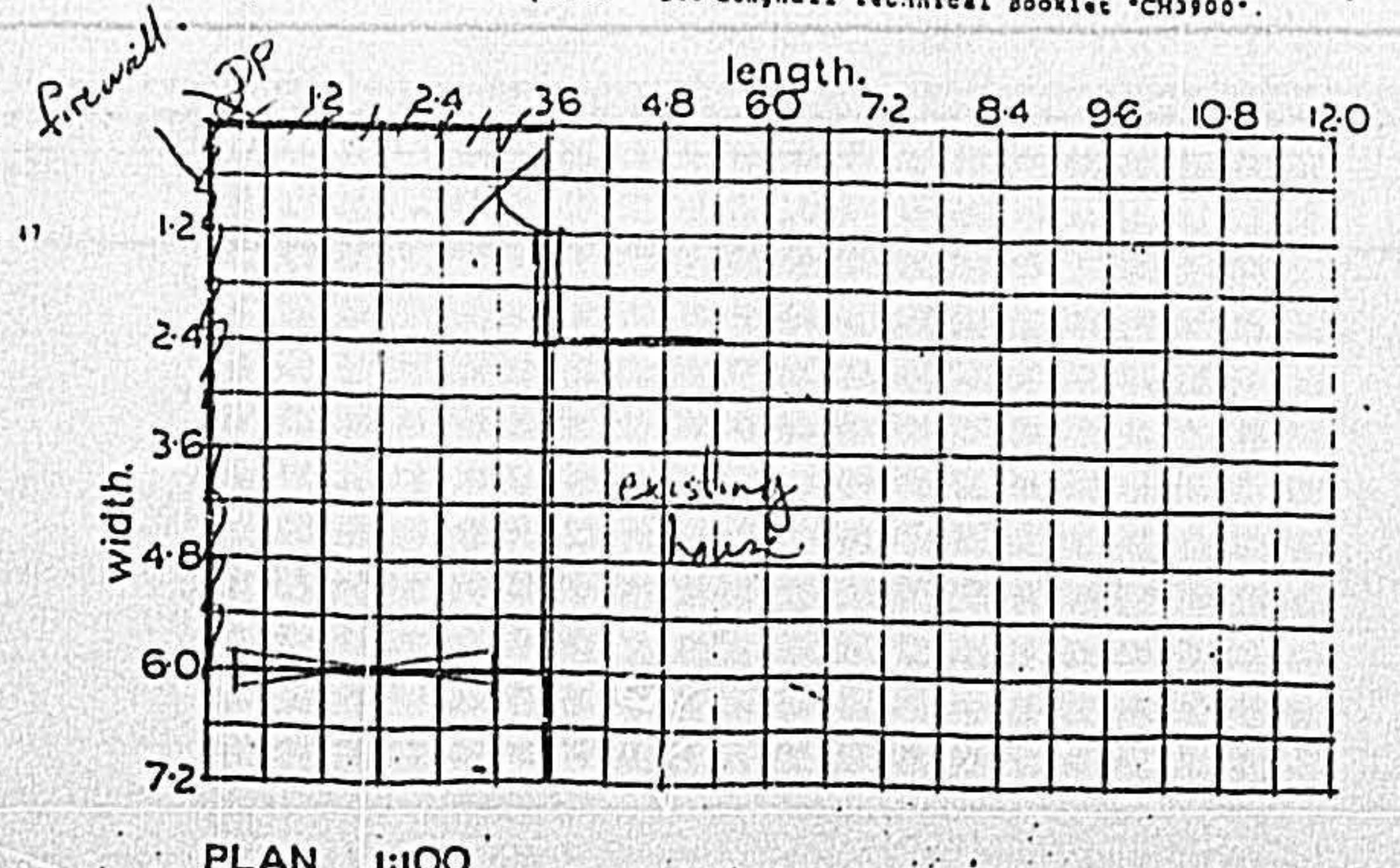
For "Superclad 300" horizontal weatherboard fix 22 x 22 x 1.2 metal angle bracing in accordance with NZS 3604. For steel sheet weatherboard cladding no metal angle bracing is required - See Gangnail Technical Booklet "CH3900".



BOTTOM CHORD BRACE DETAIL 1:20



FOUNDATION DETAIL 1:10



PLAN 1:100

VERSATILE GARAGES LTD.

Content:

Size:

Scale: As shown

Date: May 1991

Drawn: J. Geayley. NZCD.Arch Sheet

of sheets.

# CODE COMPLIANCE CERTIFICATE



Section 43(3), Building Act 1991

ISSUED BY:

DUNEDIN CITY COUNCIL

50 THE OCTAGON. P.O. BOX 5045, DUNEDIN 9031, NEW ZEALAND. TELEPHONE: (03) 477-4000. FACSIMILE: (03) 474-3594


Telephone No:	477-4000	CCC No:	ABA 932501	Reference No:	5062827
---------------	----------	---------	------------	---------------	---------

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

PROJECT LOCATION	PROJECT
<p>Name and Mailing Address:</p> <p>HILLARY, CHRISTOPHER DAVID 83 KINMONT CRESCENT MOSGIEL 9007</p>	<p>All <input checked="" type="checkbox"/></p> <p>Stage No .....of an intended .....stages</p> <p>New Building <input type="checkbox"/></p> <p>Alteration <input checked="" type="checkbox"/></p>
LEGAL DESCRIPTION	<p>Intended Use(s) in detail:</p> <p>DRNGE ALT</p> <p>Intended Life:</p> <p>Indefinite, not less than 50 years <input checked="" type="checkbox"/></p> <p>Specified as ..... years</p> <p>Demolition <input type="checkbox"/></p>
<p>Property Number: 5062827 Valuation Roll No: 27780 13525</p> <p>Street Address: 4 KOREMATA STREET, GREEN ISLAND 9006</p> <p>Legal Description: LOT 1 DP 16920 &amp; LOT 2 DP 9065 -PT SUBJ</p>	

- 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: 10/07/1998  
23-2-93

# 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 961309	Reference No:	5062827
---------------	----------	---------	------------	---------------	---------

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

PROJECT	PROJECT LOCATION
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: HEATER Intended Life: Indefinite, not less than 50 years <input type="checkbox"/> Specified as ..... <u>5</u> ..... years Demolition <input type="checkbox"/>	Name: HILLARY, CHRISTOPHER DAVID Street Address: 4 KOREMATA STREET Mailing Address: 4 KOREMATA STREET, GREEN ISLAND <hr/> <b>LEGAL DESCRIPTION</b> Property Number: 2062827 Valuation Roll No: 27780 13525 Legal Description: LOT 1 DP 16920 LOT 2 DP 9065

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:

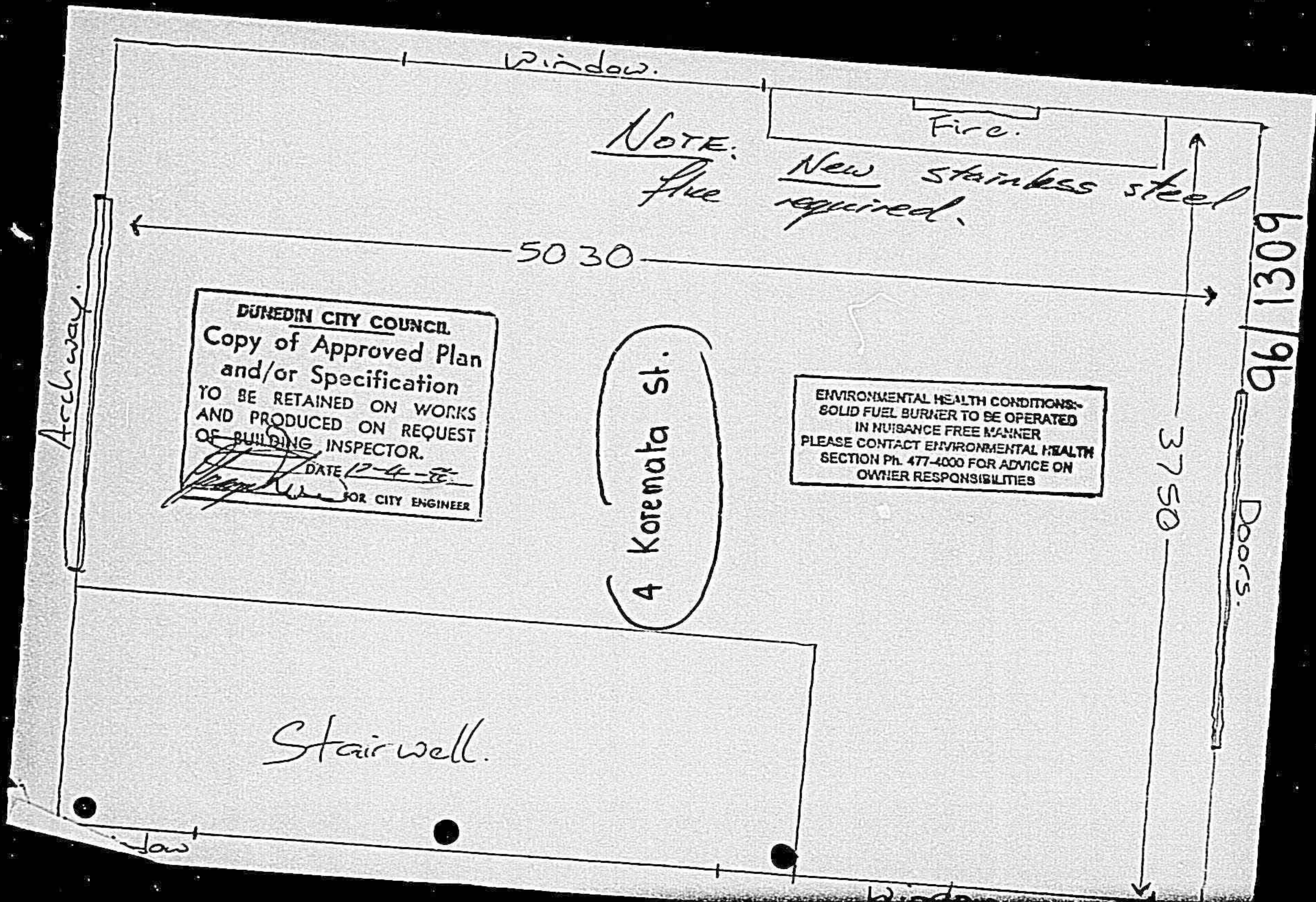
Signed for and on behalf of the Council:

Name:..........

Position: AUTHORISED OFFICER

Date: 15/05/1996

C TO AN O/E



Window.

NOTE:

Flue

New stainless steel required.

Fire.

5030

6031/96

3750

Archway.

Doors.

DUNEDIN CITY COUNCIL  
 Copy of Approved Plan  
 and/or Specification  
 TO BE RETAINED ON WORKS  
 AND PRODUCED ON REQUEST  
 OF BUILDING INSPECTOR.  
 DATE 12-4-88  
 [Signature] FOR CITY ENGINEER

4 Koremata St.

ENVIRONMENTAL HEALTH CONDITIONS:-  
 SOLID FUEL BURNER TO BE OPERATED  
 IN NUISANCE FREE MANNER  
 PLEASE CONTACT ENVIRONMENTAL HEALTH  
 SECTION Ph. 477-4000 FOR ADVICE ON  
 OWNER RESPONSIBILITIES

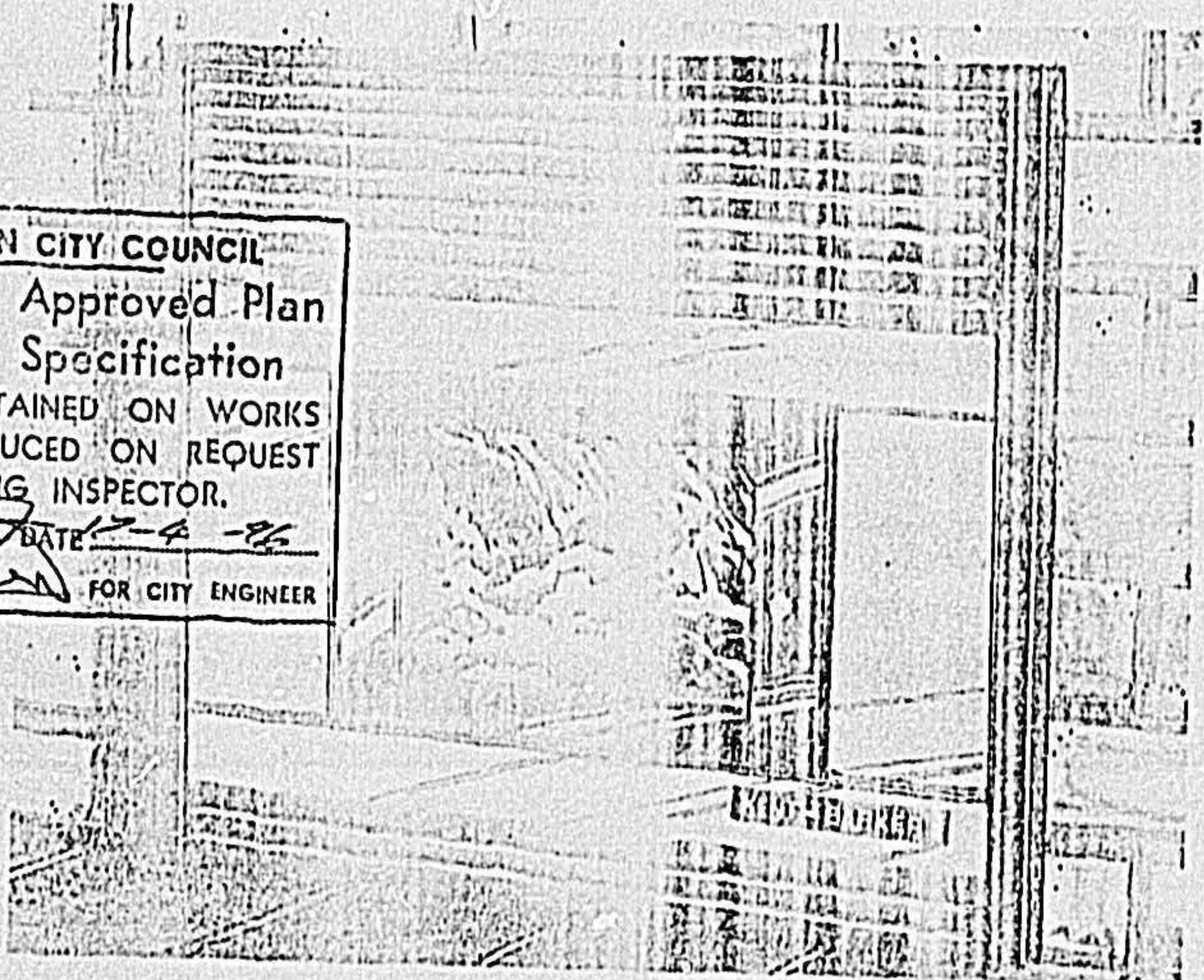
Stairwell.

Low

Window

1  
Pindas.

# Installation and Operation of *The Fire Line*



**DUNEDIN CITY COUNCIL**  
Copy of Approved Plan  
and/or Specification  
TO BE RETAINED ON WORKS  
AND PRODUCED ON REQUEST  
OF BUILDING INSPECTOR.  
DATE 12-4-86  
*[Signature]*  
FOR CITY ENGINEER

TOM DE SPONGE  
57 GLEN ROAD  
34704



ENVIRONMENTAL HEALTH CONDITIONS:-  
SOLID FUEL BURNER TO BE OPERATED  
IN NUIDANCE FREE MANNER  
PLEASE CONTACT ENVIRONMENTAL HEALTH  
SECTION PH 4774000 FOR ADVICE ON  
OWNER RESPONSIBILITIES

# Installation Instructions

## GENERAL

In New Zealand the fire must be installed in a chimney in accordance with NZS 7421: 1972 or as directed by the local Building Inspector. The chimney should comply with NZS 1900 (Chapter 7). The By-Laws usually require that a Building Permit is obtained before installation and we recommend that you inform your insurance company that you are having the fireplace installed.

In Australia and other countries, please check with your stockist or local Building Inspector, prior to installation.

## INSTALLATION OF FIRE

If the heater is being installed in a previously used chimney, the chimney should first be cleaned and checked for soundness.

Measure the height, width and depth of the fireplace to determine how much of the brickwork has to be removed. This will probably include the back bricks and chimney shelf. If the fireplace opening is too large to accept the front of the heater cabinet, it should be reduced in size by brickwork in or by fitting a sheet metal or non-combustible panel at this stage. The heater front should overlap the face of the fireplace opening by at least 25 mm.

Examine the joint between the fireplace surround and the chimney face to make sure that it has not opened up.

When any bricks and rubble have been removed, thoroughly clean out the bottom of the fireplace and level it with cement or concrete, checking with a spirit level that it is true. The cabinet of the heater will rest on this slab and any serious irregularities will cause air leakages. The concrete must be allowed to cure for several days before heat is applied to it.

In New Zealand the flue liner which is supplied with the fire is 150 mm diameter. Check that the existing chimney terminal is suitable. The liner kit contains 416mm of chimney liner and these should be joined together so that any moisture inside the liner does not run out through the joins. Each join should be secured by P.K. screws and permanently sealed. Check that the end which will be fitted into the socket on the heater is not too tight a fit — crimp or slit the end if necessary.

The heater is supplied fully assembled. Remove the upper air grille by lifting upwards and outwards. The remainder of the aluminium fascia is removed by first pulling the left hand side free of its clips. The black cabinet surround can now be removed from the heat exchanger when the PK screws holding it in position are taken out.

Slide the heat exchanger into position in the fireplace. A sheet of panel steel under the heater will make it easier to move. Measure the overall length of flue liner required and assemble.

Either assemble the flue liner on the ground and then lower it down the chimney, or assemble it section by section as you are lowering it into position. When the flue liner is located in the heater socket, the gap between the liner and the top of the chimney must be weather sealed. This can be done by stuffing chicken netting into the space and plastering over it. A galvanised sheet metal plate can also be used, brazed to the flue, screwed and bedded on plaster to the chimney top. Fit the cowl in place with PK screws.

N.B. If the flue extends above the chimney, it must be shielded to prevent the flue chilling and maybe causing a flue blockage at that point.

Attach the cabinet surround and fascia panels to the heat exchanger. Seal the joint between the face of the fireplace surround and the back of the cabinet with asbestos rope, to make it airtight.

## THE HEARTH (H2)

The hearth must protrude at least 200 mm in front of the heater and extend 125 mm on each side. It must be made from an incombustible and insulating material such as concrete or brick and be at least 50 mm thick.

## SAFETY CLEARANCES (H2)

The underside of a combustible mantelshelf must be at least 500 mm above the top of the heater (unless the mantelshelf is narrow and protrudes less than 50 mm in front of the fireplace surround).

All timber should be at least 50 mm clear of the brickwork of the chimney and fireplace.

DUNEDIN CITY COUNCIL

Copy of Approved Plan  
and/or Specification

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

*[Signature]*  
DATE: 17/4/06  
FOR CITY ENGINEER

CHIMNEY/LINER SEALED WITH  
PLASTER OR SEALING PLATE

ALL JOINTS  
SEALED

HEARTH LEVEL  
AND SMOOTH

WHERE FLUE HAS TO BE EXTENDED  
ABOVE CHIMNEY IT MUST BE SHIELDED

ENVIRONMENTAL HEALTH CONDITIONS-  
SOLID FUEL BURNER TO BE OPERATED  
IN NUISANCE FREE MANNER  
PLEASE CONTACT ENVIRONMENTAL HEALTH  
SECTION Ph. 477-4000 FOR ADVICE ON  
OWNER RESPONSIBILITIES

CAN BE EITHER IN PLACE OR DETACHED  
SEALING WITH PLASTER OR PLATE

*Seismic fixing to hearth  
required*

