

Dunedin City Council Land Information Memorandum

92209

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 April 2022**

The Dunedin City Council has not carried out an inspection of the land and/or buildings for the purposes of preparing this LIM. The Dunedin City Council records may not show illegal or unauthorised buildings or works on the land. Accordingly this report may not necessarily reflect the current status of the property. Examples of situations which affect the property but are not recorded in this report include: unauthorised work not known to Council and breaches of Consents or Licences that are not the subject of a formal Requisition or Notice.

The applicant is solely responsible for ensuring that the land or any building or works on the land is suitable for a particular purpose. The applicant should check the Records of Title as this report may not include information that is registered on the Records of Title. The Records of Title may record further information or obligations relating to the land.

Further information about this property may be available from other agencies such as the Otago Regional Council, Nova Gas, Telecom New Zealand (Chorus) or Delta Utility Services Limited.

PROPERTY ADDRESS

175 Gladstone Road Dunedin

**LIM Applicant
Print Date**

Juliet Vanessa Abrahams and William Albert Byars
13-Apr-2022

CONTENTS

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

PROPERTY DETAILS

Property ID 5013859
Address 175 Gladstone Road Dunedin
Parcels LOT 67 DP 608

Rubbish Day Monday

RATES DETAILS

Rate Account 2013859
Address 175 Gladstone Road Dunedin
Valuation Number 26780-24500

Latest Valuation Details
Capital Value \$420,000
Land Value \$165,000
Value of Improvements \$255,000
Area (Hectares) 0.0664HA
Units of Use 1

Current Rates
Current Rating Year Starting 01-Jul-2021
Dunedin City Council Rates \$2,593.82

Rates Outstanding for Year \$657.77

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

Water courses.

There appears to be an Open Watercourse at the rear of this property, (refer to permit plan A11466) which passes through this land. A plan of these is attached.

Council Storm Water & Foul Sewer Connections available.

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

Council Foul Sewers within land.

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

Private Storm Water Drains servicing existing buildings

There are Private Storm Water drains servicing existing buildings on this land, which appears to go to an Open Watercourse at the rear of this property.

Private Foul Drains servicing existing buildings

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

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-1997-340506](#) Building Consent Only Lodgement - Alter Dwelling & Install Heater
Lodgement Date 23-Jun-1997
Decision Granted
Decision Date 02-Jul-1997
Current Status **Archived**
Previous Number ABA972118
(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-1916-132453](#) AAD19160263 A11253 - Lay Council Foul Drain, No Plan (Application). The permit was lodged on 02-Oct-1916.

[H-1916-132849](#) AAD19160693 A11466 - Plumbing and Drainage, (Hutton). The permit was lodged on 30-Nov-1916.

[H-1916-133494](#) AAD19161432 A290 - Lay Council Foul Sewer, No Plan (Dunedin Drainage and Sewerage Board). The permit was lodged on 30-Sep-1916.

[H-1975-205243](#) AAD19751009 J5784 - Boiler Tube, No Plan (Hutton). The permit was lodged on 27-Nov-1975.

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

HAZARDS

SITE HAZARDS

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

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

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

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

Otago Regional Council - Natural Hazards Database

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

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

HAZARDOUS SUBSTANCES

WARNING – Change in legislation and management of hazardous substances

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

Contaminated Site, Hazardous Substances and Dangerous Goods Information

No information

ENVIRONMENTAL HEALTH

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

LICENSING

Health Licensing

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

Liquor Licensing

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

CITY PLANNING

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

Accuracy of Boundaries

Knowing the true location of the property boundaries on the ground is important in determining what can be carried out on the land under the District Plan and in determining whether the current activity complies with the District Plan or any resource consent.

Please note that the Council's aerial photographs may not accurately depict the extent of the property. The Record of Title for the site should be checked in the first instance. A surveyor may need to be consulted to establish the true location of the title boundaries on the ground.

Access to Site

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

Heritage New Zealand Pouhere Taonga Act 2014

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

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

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

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

Consent Notices

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

District Plan Information

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

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

The 2GP was publicly notified on Saturday 26 September 2015. The submission period closed on Tuesday 24 November 2015. Decisions on the 2GP were released on Wednesday 7 November 2018. The appeal period closed on Wednesday 19 December 2018. The schedule of appeals can be viewed at <https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan/appeals-received-on-the-2gp>.

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

The 2GP is subject to change at any time. Variation 2 (Additional Housing Capacity) to the 2GP was notified on Wednesday 3 February 2021. No rule changes proposed in Variation 2 have legal effect from the date of notification. Once the initial submission ends on Thursday 4 March 2021, rules that do not have submissions in opposition to them will be deemed operative. Please refer to our website for more information on Variation 2 at <https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan/plan-change-dis-2021-1-variation-2>.

Further rules will come into legal effect and/or become fully operative at the release of decisions and the resolution of appeals.

You should check with the Council whether any changes have occurred since the date this LIM report was issued. The information provided with this LIM on district plan requirements is applicable as at the date this LIM is issued: there may be changes to the district plan rules following the release of this LIM that may affect this site and surrounding properties.

You should ensure that you consult the information and relevant planning maps in the Operative District Plan which can be found on our website at <https://www.dunedin.govt.nz/council/district-plan/district-plan-2006> and the 2GP which can be found on our website at <https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan> as well as at all Dunedin City Council service centres and libraries.

OPERATIVE DISTRICT PLAN INFORMATION

Zoning

This property is zoned as follows in the District Plan.

Zone

RESIDENTIAL 1

Noise

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

Noise Zone

50Dt/40Nt dBA, 45SP dBA

SECOND GENERATION PLAN INFORMATION

Zoning

- General Residential 1 (refer Section 15, Residential)

Scheduled Items

- Nil

Overlay Zones

- Nil

Mapped Areas

- Stadium Noise Leaflet Drop Mapped Area

Resource Consents

There are no resource consents for this property.

RESOURCE CONSENTS WITHIN 50 METRES OF 175 GLADSTONE ROAD DUNEDIN

[5013854](#) 25 Fortune Street Dunedin

[RMA-1988-352365](#) Resource Management Act (Historical Data) ERECT GARAGE ADDN TO DWG Ownr:WALKER (Non-Notified - Non Complying). The outcome was Granted on 20/09/1988.

[5013855](#) 29 Fortune Street Dunedin

[RMA-1998-362401](#) Resource Management Act (Historical Data) ADDITIONS AND ALTERATIONS TO EXISTING TO DWELLING THAT EXTEND THROUGH HEIGHT PLANE ENVELOPE. Hazards Comments: (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 16/10/1998.

[5013856](#) 31 Fortune Street Dunedin

[BACT-2021-15](#) Boundary Activity Notice Establish a family flat within side boundary setback. The outcome was Issued on 19/03/2021.

[5013857](#) 33 Fortune Street Dunedin

[RMA-2003-366261](#) Resource Management Act (Historical Data) CONSTRUCT NEW GARAGE/OFFICE (Other). The outcome was Granted on 10/02/2003.

[RMA-2000-364019](#) Resource Management Act (Historical Data) ADDITION TO EXISTING DWELLING (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 23/05/2000.

[RMA-1998-362282](#) Resource Management Act (Historical Data) ELECTION SIGNS FOR 26 FORBES ST, 328 NORTH RD, 33 FORTUNE ST, 42 HARINGTONRD, 18 MAGNETIC ST (Non-Notified - Non Complying). The outcome was Granted on 09/09/1998.

[5013862](#) 185 Gladstone Road Dunedin

[LUC-2013-124](#) Land Use Consent extend a dwelling. The outcome was Granted on 23/04/2013.

[RMA-1995-352149](#) Resource Management Act (Historical Data) ERECT GARAGE Ownr:HAYWOOD (Non-Notified - Non Complying). The outcome was Granted on 07/09/1987.

[5013902](#) 182 Gladstone Road Dunedin

[RMA-1989-352510](#) Resource Management Act (Historical Data) ERECT SLEEPOUT Ownr:MCCLELLAND (Non-Notified - Non Complying). The outcome was Granted on 14/04/1989.

[5013904](#) 178 Gladstone Road Dunedin

[RMA-1989-352481](#) Resource Management Act (Historical Data) DWG ADDN Ownr:PEACEY (Non-Notified - Non Complying). The outcome was Granted on 13/03/1989.

[5065392](#) 172 Gladstone Road Dunedin

[LUC-2010-12](#) Land Use Consent conversion of carport to workshop/shed. The outcome was Granted on 03/02/2010.

[5065393](#) 172 Gladstone Road Dunedin

[LUC-2010-12](#) Land Use Consent conversion of carport to workshop/shed. The outcome was Granted on 03/02/2010.

5124395 172 Gladstone Road Dunedin

[LUC-2010-12](#) Land Use Consent conversion of carport to workshop/shed. The outcome was Granted on 03/02/2010.

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

TRANSPORTATION

No Transportation information was found for this property

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

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

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

WATER and WASTE

WATER

Urban water supply area – Connected

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

Terms and conditions of supply

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

Water pressure

Indicative network water pressure to the property is shown on maps available at www.dunedin.govt.nz/water-pressure. Specific detail is available on request.

Water reticulation maps

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

WASTE

Drainage Reticulation Plans

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

Restrictions near Council infrastructure

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

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

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

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

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

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

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

Stormwater/Sewer Separation – No Inspection

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 has not been inspected for compliance with this requirement. Should an inspection be undertaken, the responsibility for remedying any faults found rests with the property owner.

Information Regarding Watercourses

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

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

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

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

APPENDIX

Glossary of terms and abbreviations

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

Consent, Permit, Licence & Complaint types

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

Terms used in Permits & Consents

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

General terms

- RDMS Records and Document Management System



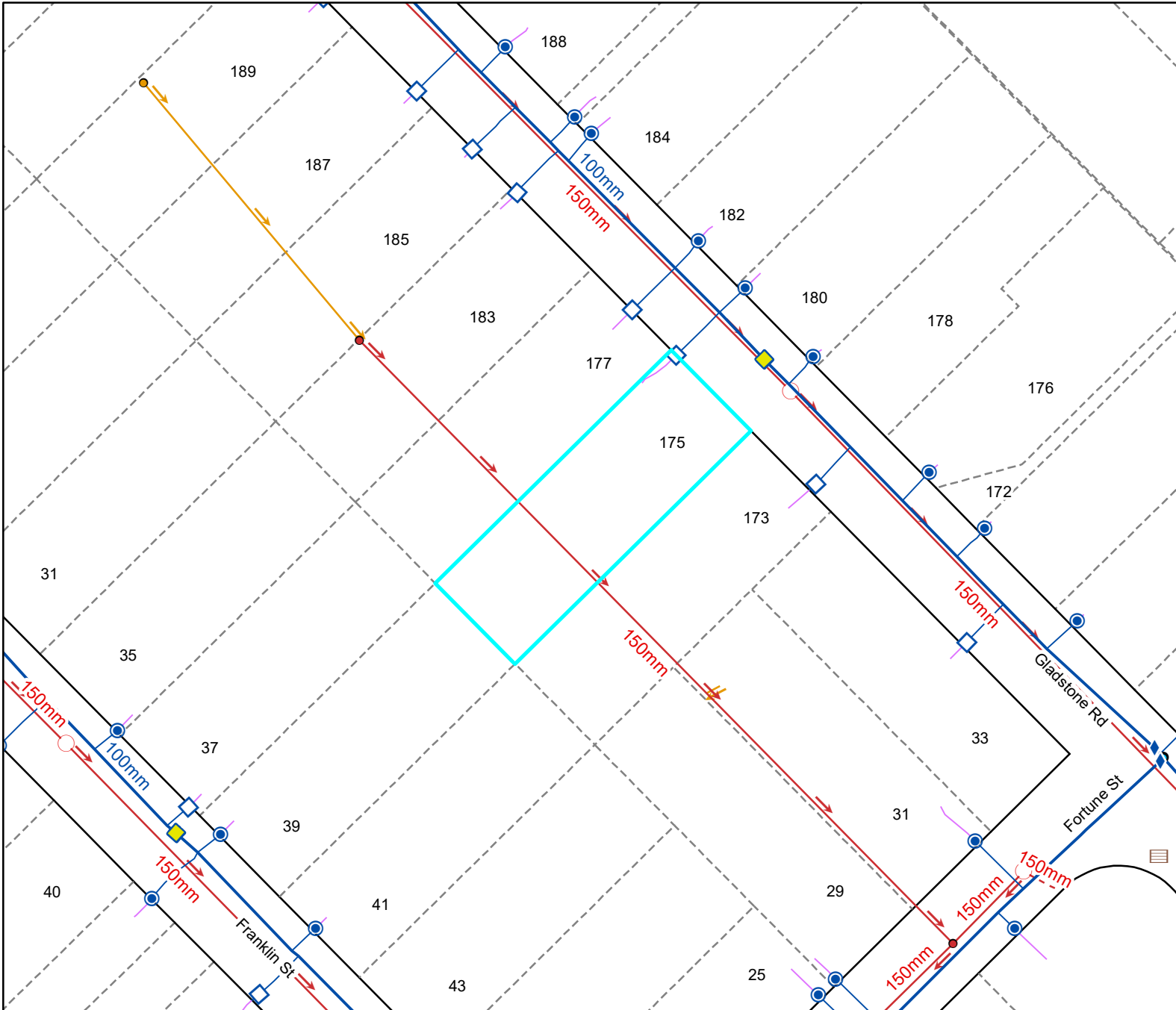
Photographic Map

Scale at A4:
 1:750
 8/04/2022
 8:06:21 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

Water Supply

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

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

Foul Sewerage

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

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

Stormwater

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

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

General

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

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



Council Water & Drainage Services

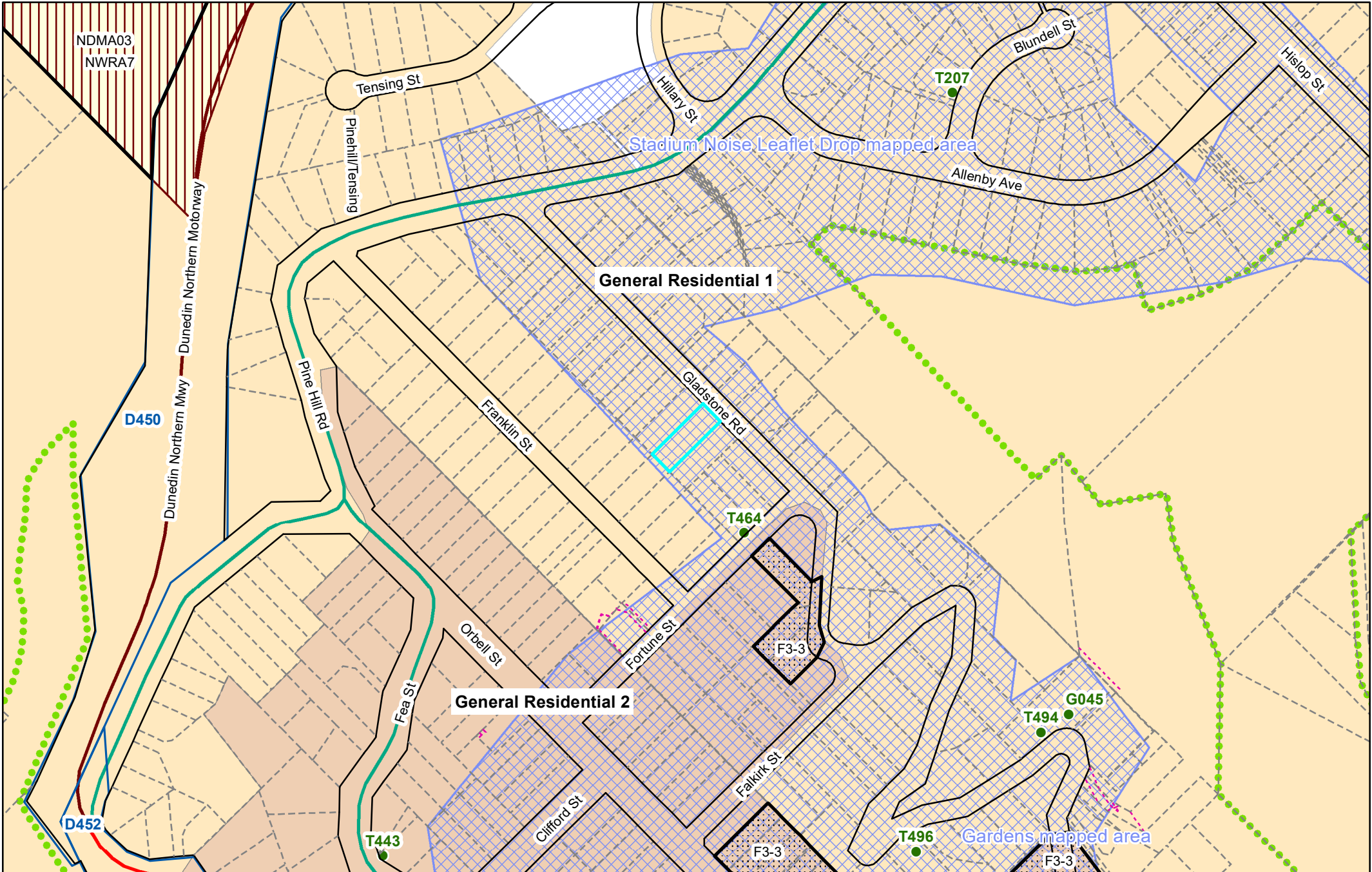
Information shown is the best available at the time of publishing. The accuracy and completeness of This information is variable. Private assets are typically not mapped. Recent changes may not be reflected. Verify on site before commencing work. For all enquiries phone 03 477 4000.

Scale at A4:
1:750
8/04/2022
8:06:30 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.



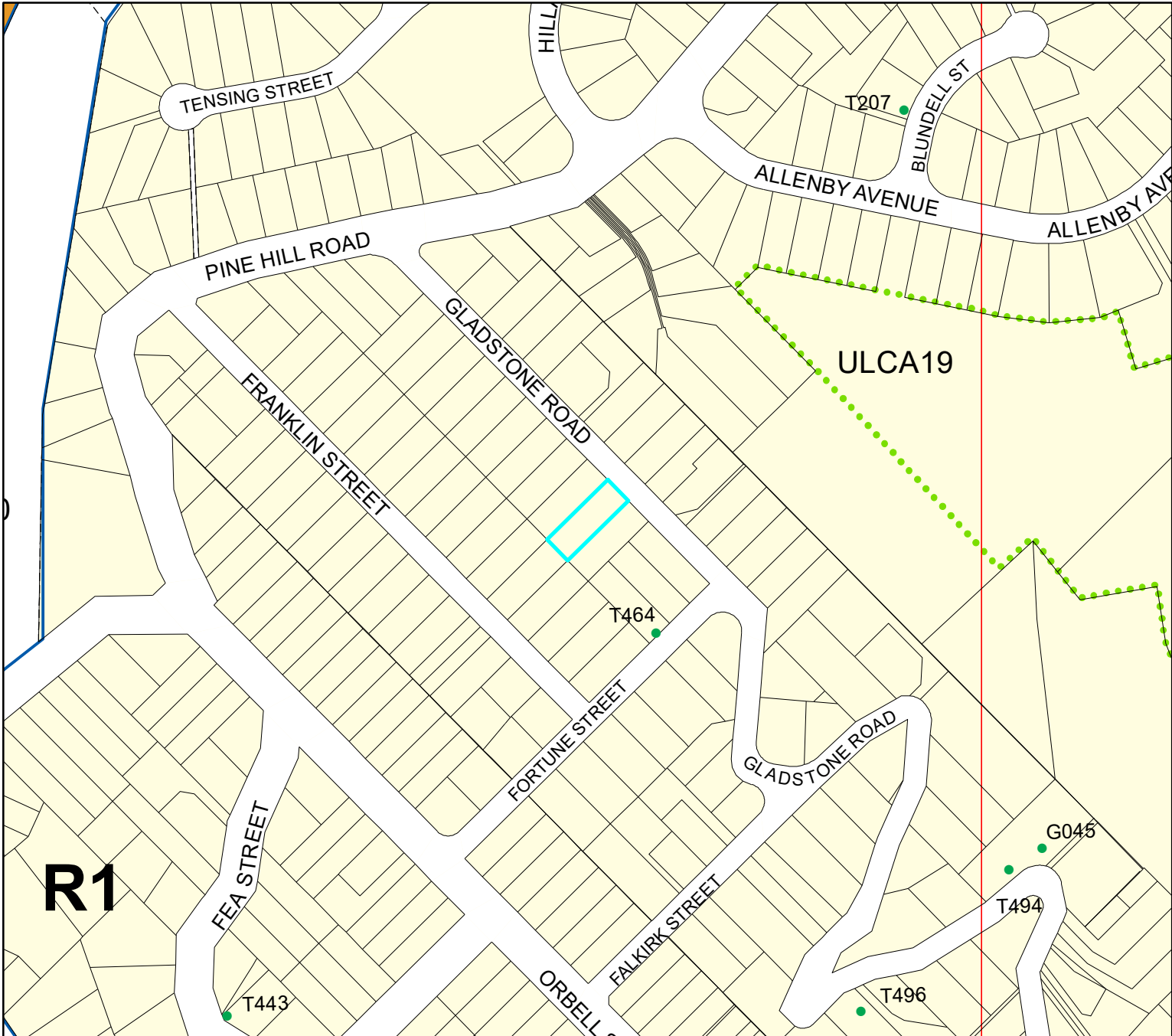
Second Generation District Plan

Scale at A4:
 1:3,000
 8/04/2022
 8:06:55 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 Taiari Aerodrome
- - - Restricted Water Supply Area
- - - Ground Water Protection Zone A
- - - Ground Water Protection Zone B
- - - Public Roads not Legal
- - - Unformed Legal Road

- #### Zones
- R1 - Residential 1 Zone
 - R2 - Residential 2 Zone
 - R3 - Residential 3 Zone
 - R4 - Residential 4 Zone
 - R5 - Residential 5 Zone
 - R6 - Residential 6 Zone
 - R6A
 - Campus Zone
 - Airport Zone
 - Stadium Zone
 - CA - Central Activity Zone
 - LSR - Large Scale Retail Zone
 - LA1 - Local Activity Zone 1
 - LA2 - Local Activity Zone 2
 - In1 - Industrial 1 Zone
 - In2 or SD - Industrial 2 or Special Development Zone
 - Port 1 Zone
 - Port 2 Zone
 - RR - Rural Residential Zone
 - Rural Zone
 - H - Harbourside

Port & Airport Noise

- XXXX Air Noise Boundary
- XXXX Airport Outer Control Boundary
- XXXX Outer Port Control Boundary
- XXXX Port Noise Boundary

Esplanade Requirement

- *** Esplanade Reserve Required
- ***** Esplanade Strip Required

Landscape Management Boundary

- - - outside boundary
- - - boundary between areas
- - - prominence boundary

Townscape

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

Pedestrian Frontage

- - - Identified Pedestrian Crossing
- - - Verandah Required

Areas of Significant Conservation Value boundary

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

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

This Planning Map is indicative.

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



Operative District Plan Map

Scale at A4:
 1:3,000
 8/04/2022
 8:07:02 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.

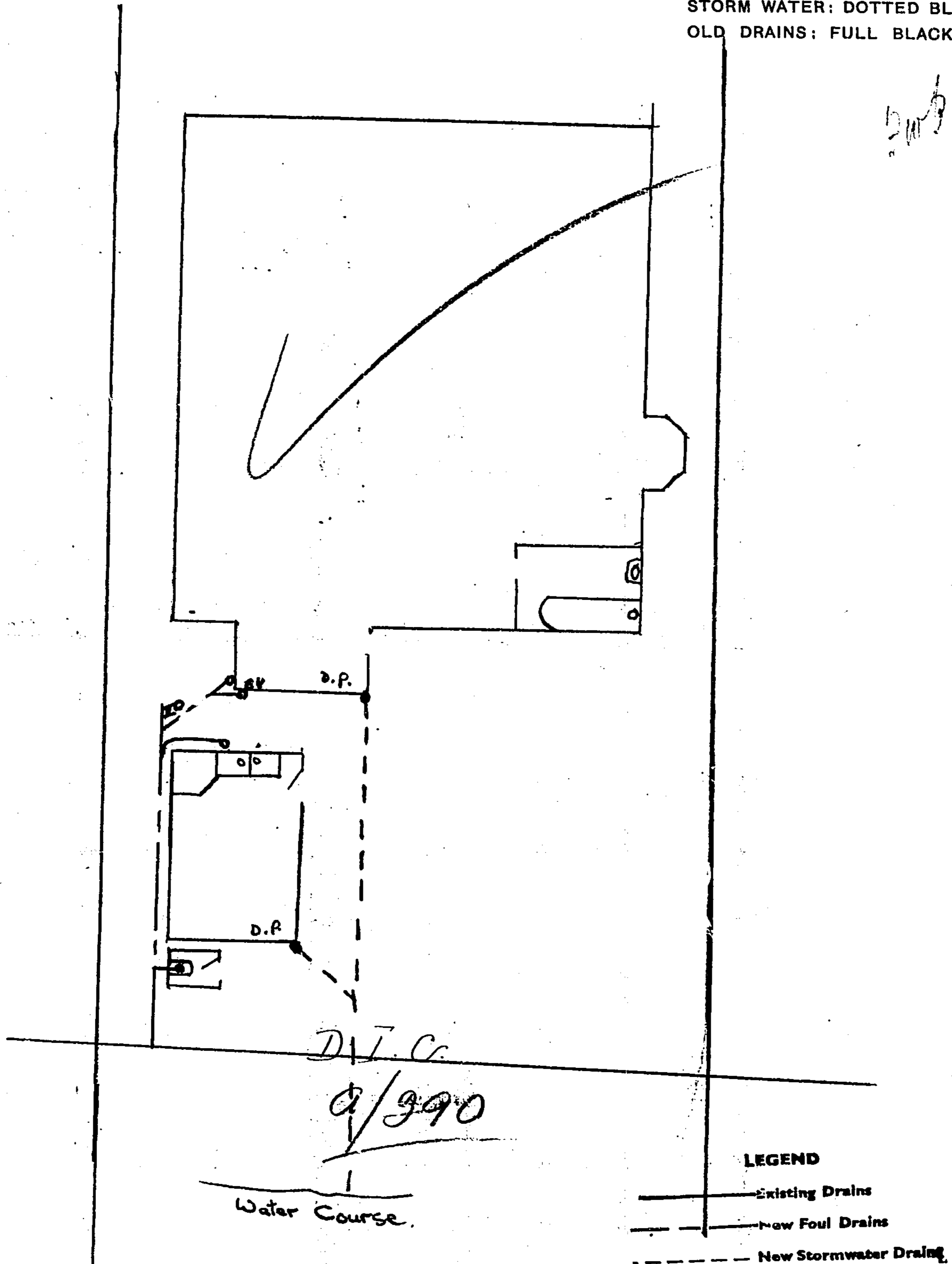
DUNEDIN DRAINAGE AND SEWERAGE BOARD

APPLICATION No. 6/11466
DATE 30/11/16

HOUSE CONNECTION PLAN.

SCALE: $\frac{1}{4}$ in. to a Foot.

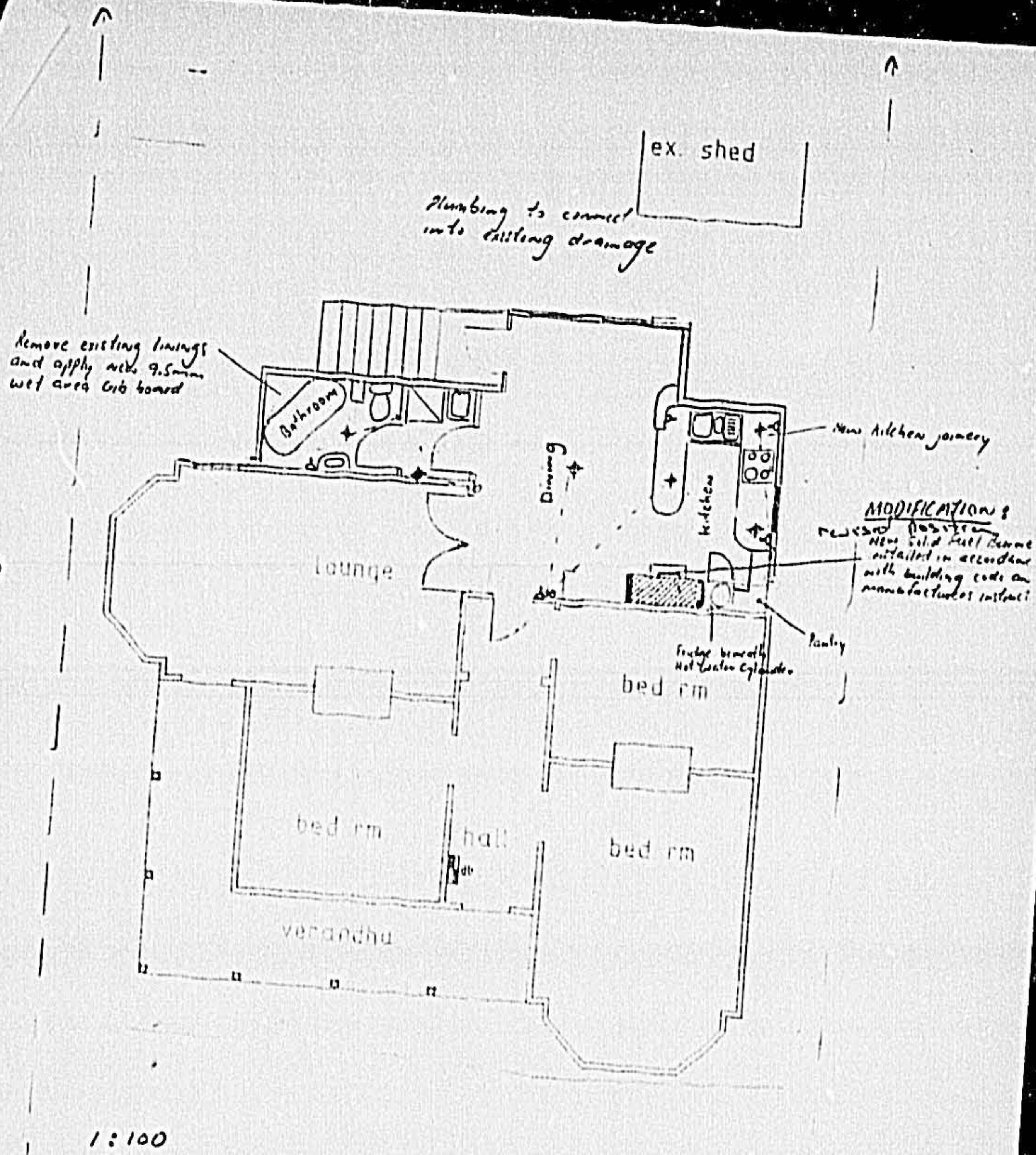
NEW SEWAGE DRAINS: RED
STORM WATER: DOTTED BLACK
OLD DRAINS: FULL BLACK



Owner Mr. Suttons
Street 93, Gladstone Road
Locality Waverley

Block Township of Gladstone
Section 67
Allotment

Signature of Drainer W. Burke



property boundary

DUNEDIN CITY COUNCIL

Plans and Specifications Approved in accordance with The New Zealand Building Code and Approved Documents. To be retained on works and produced on request.

All building to strictly comply with building code

Building
Drainage
Health

Date 10/7/97
Date
Date

NOTE

Amended Plans for Specification Received
by
Date 10/7/97

97/2118

12
112

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

Building *[Signature]* Date 26-6-97
 Drainage *[Signature]* Date 1-7-97
 Health *[Signature]* Date

NOTE

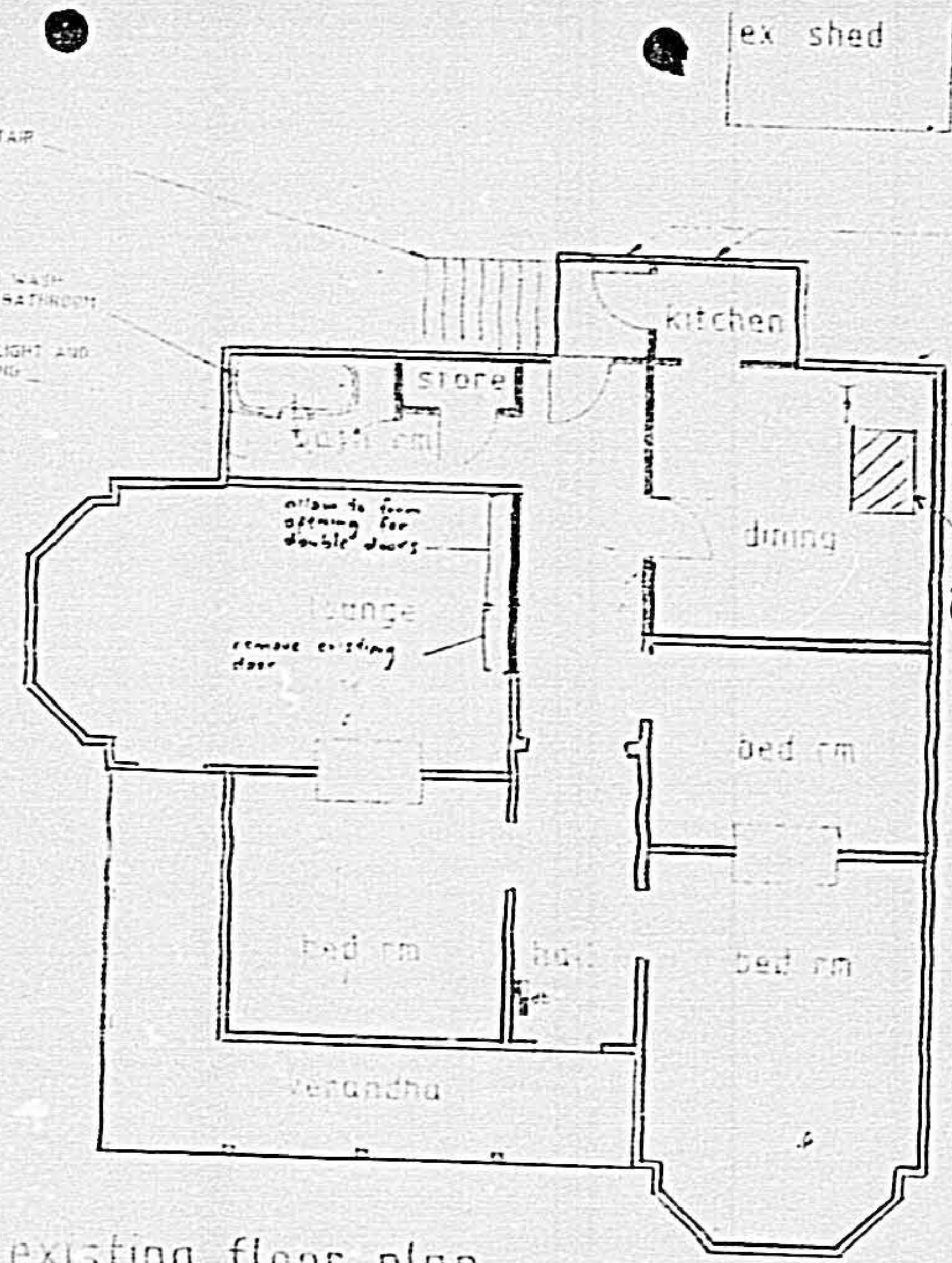
97/2118 ✓

175 Gladstone Rd.
 (Dunedin)

REMOVE EXISTING STAIR

RELOCATE BATH AND WASH
 HAND BASIN IN NEW BATHROOM

RELOCATE EXISTING LIGHT AND
 WIRING TO NEW CEILING



EXISTING DOORS TO BE
 REMOVED CLEANED AND
 REUSED IN NEW WORKS

ALLOW TO FORM OPENINGS
 FOR NEW WINDOWS

Condensation
 control required.

existing floor plan
 1:100

INDICATED TO BE REMOVED

INDICATED WALL OR PART WALL
 TO BE REMOVED

CONNECT TO EXISTING DRAIN

112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150

Proposed

97/2118

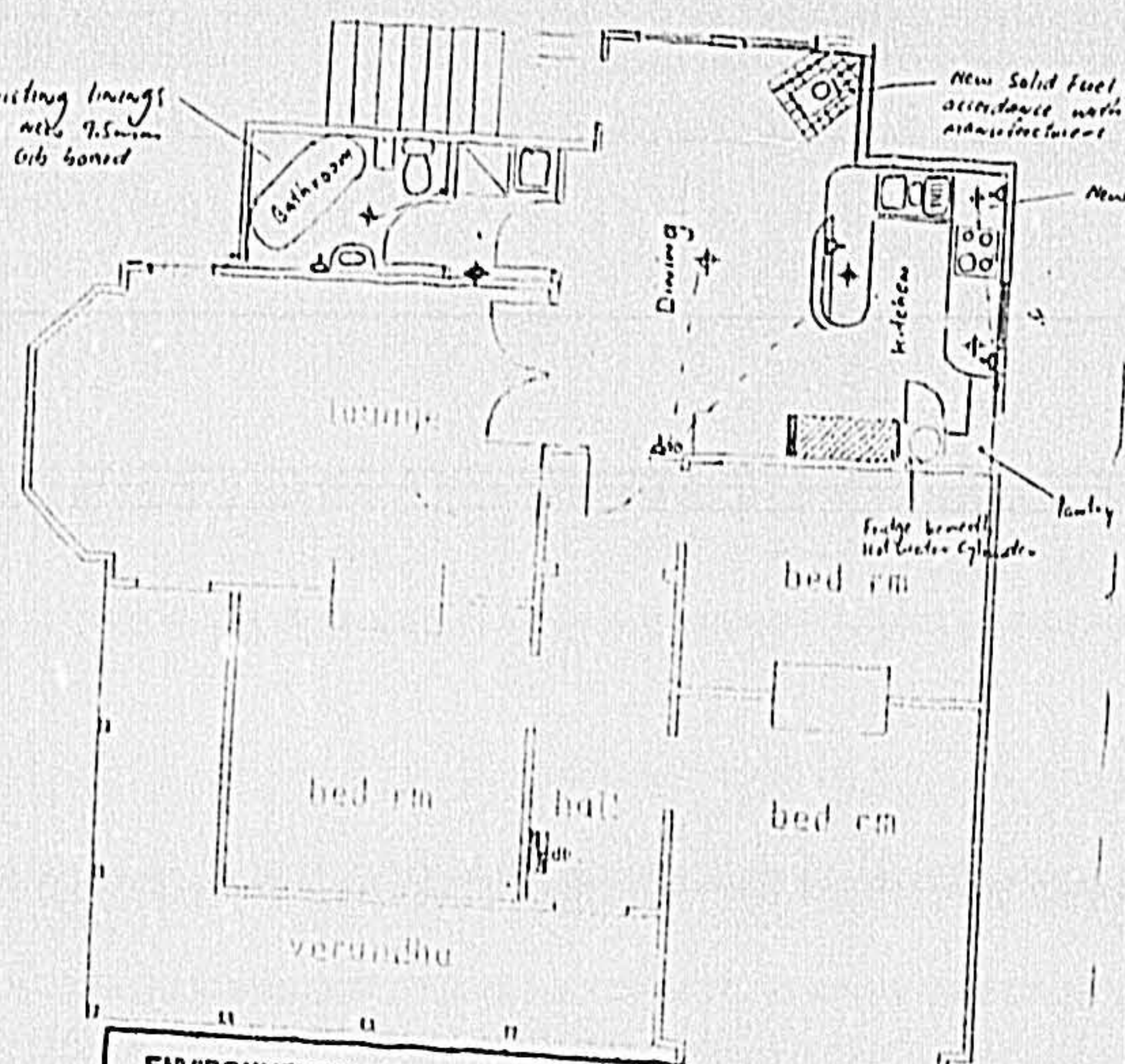
ex shed

plumbing to connect into existing drainage

Remove existing linings and apply with 7.5mm wet area GIB board

New Solid Fuel Burner installed in accordance with building code and manufacturer instructions

New Kitchen joinery



Fridge beneath hot water cylinder

**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**

For the final inspection of your heating appliance please ensure that access is available to the ceiling space if required and that the ceiling plates left unattached.

1:100

property boundary

All building to strictly comply with building code

Legend
 + light fitting
 o light switch
 □ power point

VENTILATION NZBC G4
 PROVIDE VENTILATION TO OPEN AIR OR MECHANICAL.

Installation shall be in accordance with NZS 7421:1990, with particular reference to the need for Siesmic restraint.

Installation shall be in accordance with NZS 7421:1990, with particular reference to the need for Siesmic restraint.

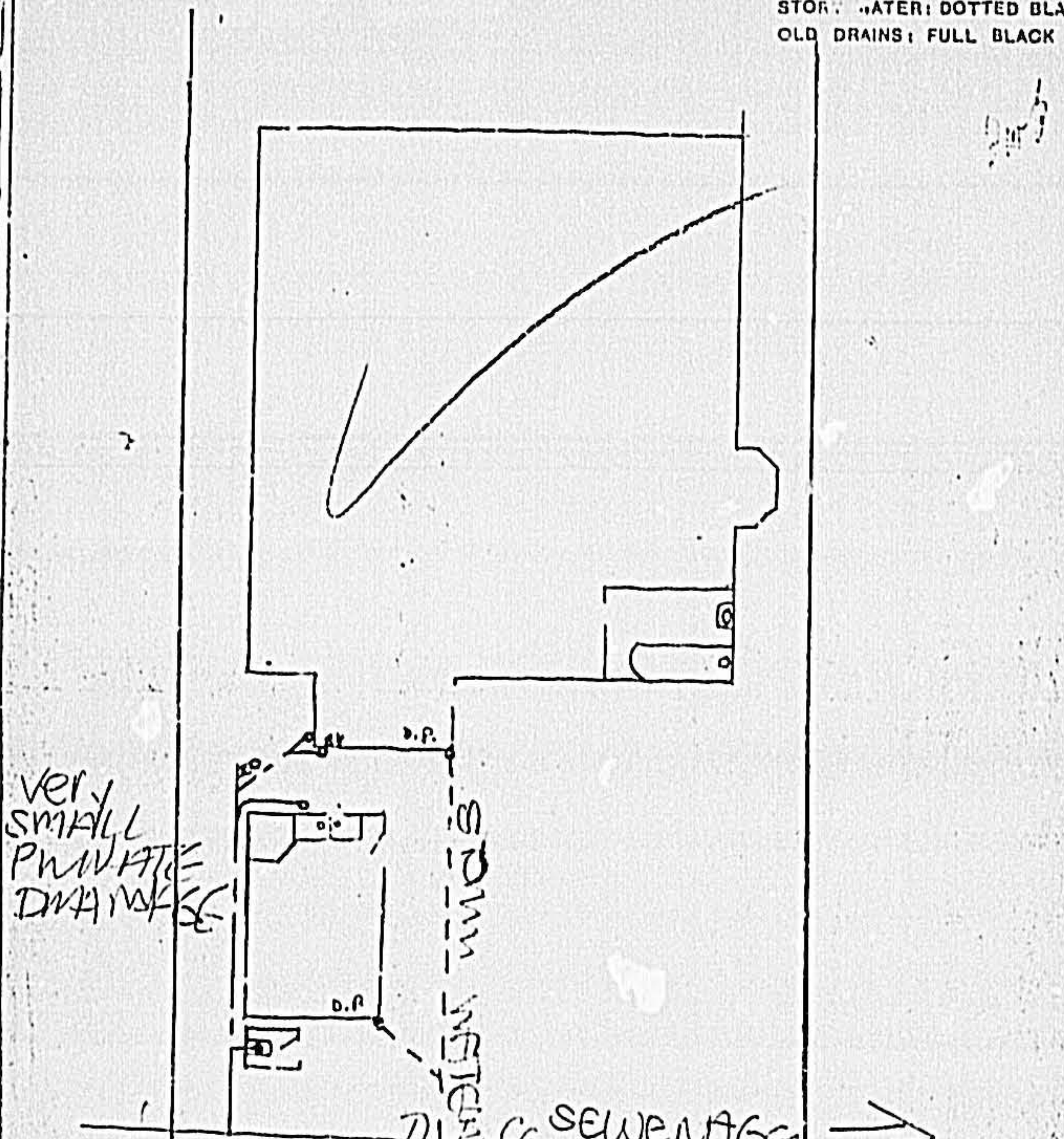
DUNEDIN DRAINAGE AND SEWERAGE BOARD

APPLICATION No. 1000
DATE 20/11/19

HOUSE CONNECTION PLAN.

SCALE: 1/4 in. to a Foot.

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



VERY SMALL PRIVATE DRAINAGE

D.C. SEWERAGE

DCC WOULD RE-DO IF NEG'D BE TO UP
STORM WATER
D.C. SEWERAGE
WATER COURSE
DCC WOULD RE-DO IF NEG'D BE TO UP
2/990 THRU PROPERTY

LEGEND

- Existing Drains
- New Foul Drains
- New Stormwater Drains

Owner Mr. Sutton Block Township of Gladstone
 Street 91, Gladstone Road Section 67
 Locality 1/1000 Allotment _____
 Signature of Drainer A. Burke

REPLACE GUTTERING AND
ROOFING IRON TO ALL OF
LEAN TO

WEATHER BOARDS, CORNER
BOARDS AND PLINTE TO
MATCH EXISTING

NEW TIMBER FRAME WINDOWS
TOP HUNG IN STYLE OF
EXISTING DOUBLE HUNG
WINDOWS

south west elevation

1:100

NEW TIMBER DECK
and stairs built
strictly in accordance
with the building code

97/2118

Barriers to all decks and stairs where persons may fall 1m or more shall comply with NZBC-B1/AS2 and F4/AS1. Openings larger than 100mm are not permitted. Components are not permitted which can be a toehold for young children.
Minimum barrier heights shall be 1000mm for external openings, and decks, and 900mm for stairs and internal barriers.



P.I.M. No
 Building Regulation Clause(s)
 Job No. 19714 71 dot

PRODUCER STATEMENT - PS1 - DESIGN

(Guidance notes on the use of this form are printed on the reverse side)

ISSUED BY: John B Heenan
(Suitably qualified Design Professional)

TO: Mr. Jonathon Moore
(Owner)

TO BE SUPPLIED TO: Dunedin City Council
(Territorial Authority)

IN RESPECT OF: Proposed House Alterations
(Description of Building Work)

AT: 175 Gladstone Road
Dalmore Dunedin
(Address)

LOT DP SO
97/2118

Heenan Consulting Limited has been engaged by Mr. Jonathon Moore
(Design Firm) (Owner/Developer/Contractor)
 to provide Structural Engineering services in respect of the
(Extent of Engagement)

requirements of Clause(s) B1 Structure of the Building Regulations 1992 for

All Part only as specified

of the building work. The design has been prepared in accordance with B1/VM1
(verification method(s)/acceptable solution(s))

(respectively) of the approved documents issued by the Building Industry Authority and the work is described on
Heenan Consulting Limited drawings titled Proposed House Alterations
(Design Firm)

and numbered 19714/01 & 02 and the specification and other documents according to which the building is proposed to be constructed.

As an independent design profession, covered by a current policy of Professional Indemnity Insurance to a minimum value of \$200,000, I BELIEVE ON REASONABLE GROUNDS that subject to:

- (i) the site verification of the following design assumptions All construction shall comply with NZS 3604:1992
- and (ii) all proprietary products meeting the performance specification requirements, the drawings, specifications, and other documents according to which the building is proposed to be constructed comply with the relevant provisions of the building code.

[Signature] Date 20 June, 1997
(Signature suitably qualified Design Professional)

BE NZCE MIPENZ ERB/AERB Reg No. 9934
(Professional Qualification)

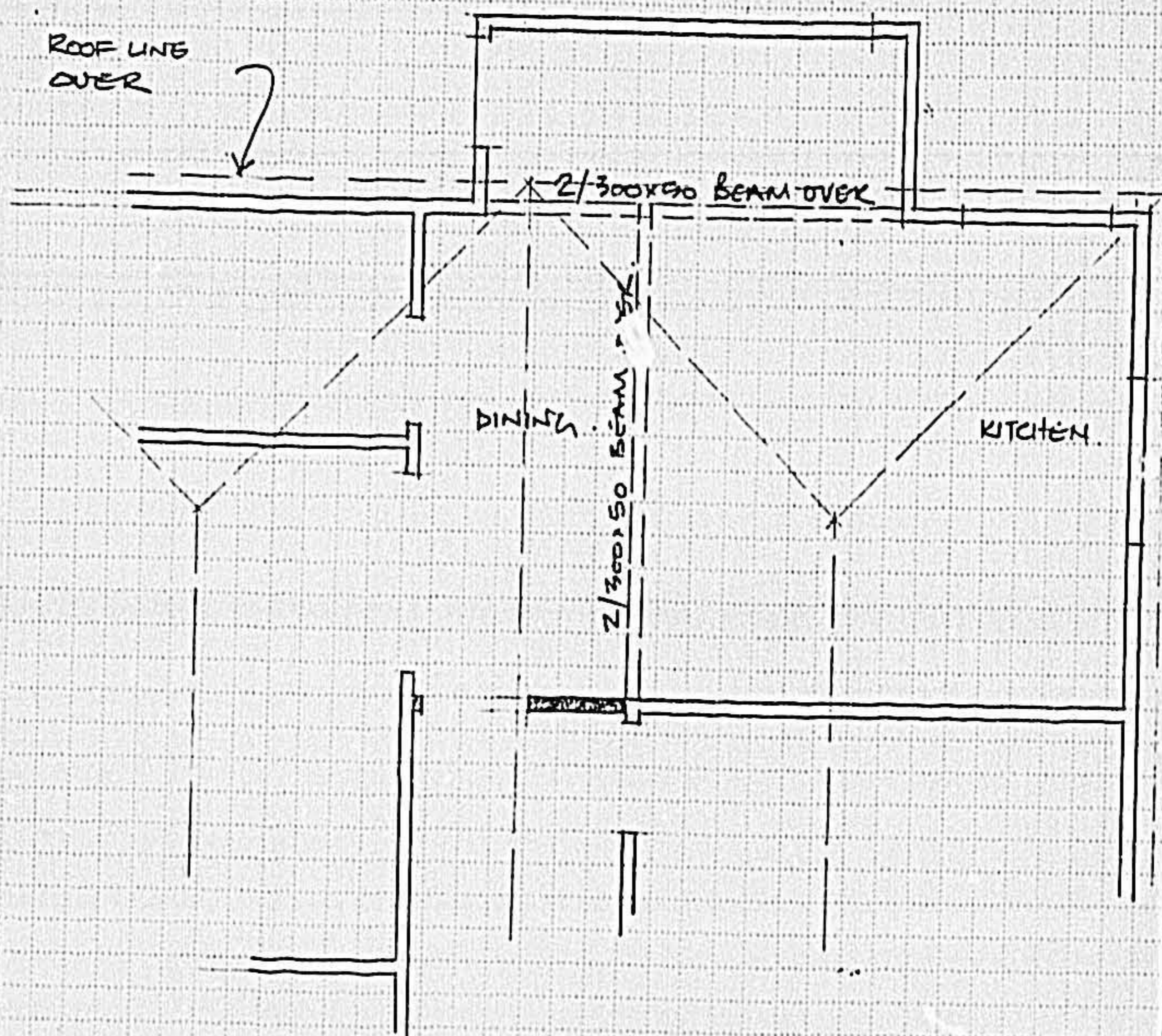
Heenan Consulting Ltd. P O Box 1020 Dunedin Member ACENZ
(Address)

IPENZ NZIA

ORIGINAL SIZE A4 DO NOT SCALE - IF IN DOUBT, ASK

97/2118 ✓

ROOF LINE
OVER



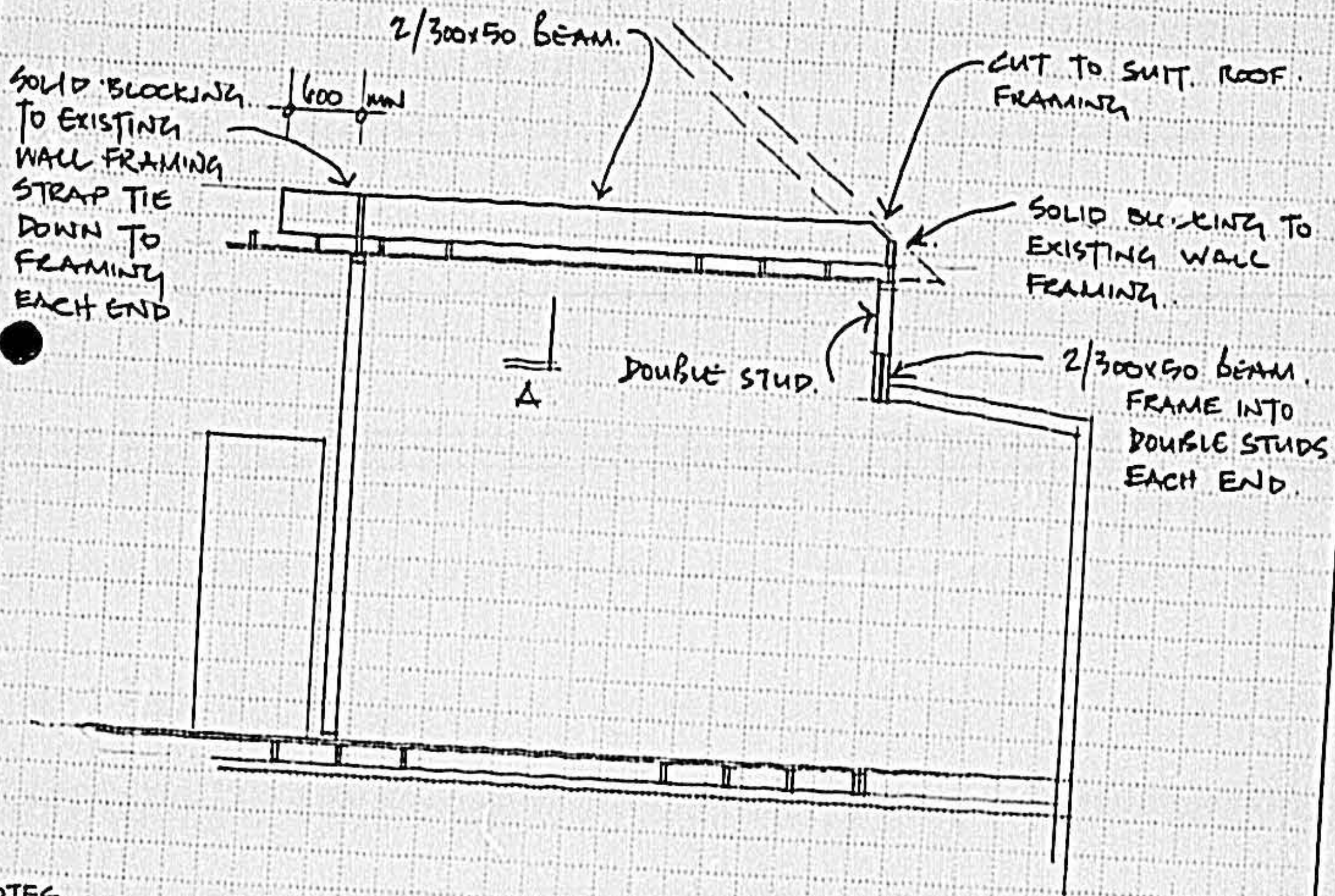
PART FLOOR PLAN

1:50

ORIGINAL SIZE AS DO NOT SCALE - IF IN DOUBT, ASK

SCALES	1:50	Mr. JONATHAN MOORE 175 GLADSTONE ROAD PALMOTUE DUNEDIN PROPOSED HOUSE ALTERATIONS.	HEENAN CONSULTING LIMITED	FOR CONSTRUCTION		
DESIGNED	JBH 17/6/97			19 JUNE 1997		
DRAWN	JBH 19/6/97			19714	01	A
CHECKED						
APPROVED						

97/2118

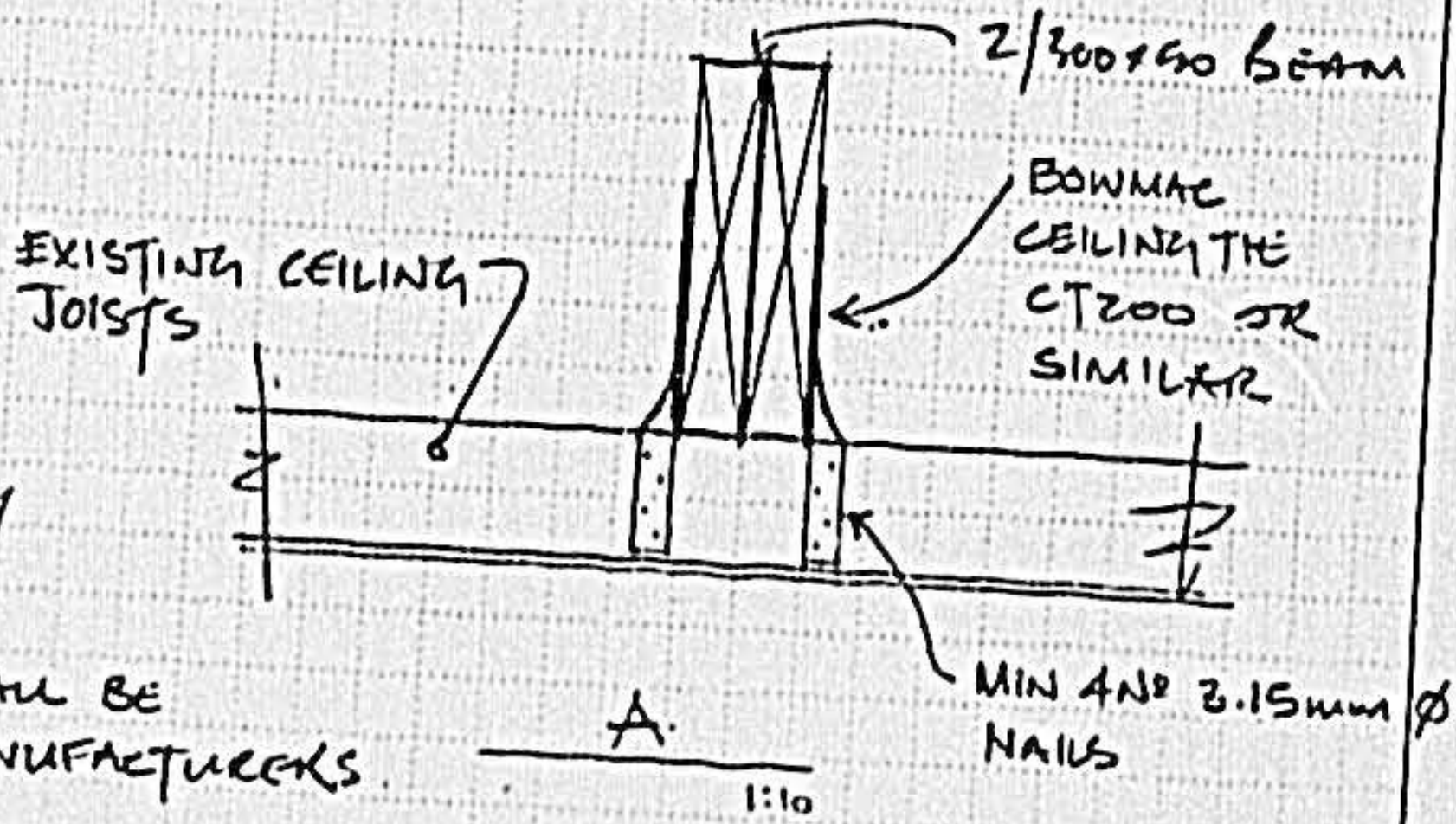


ORIGINAL SIZE AS DO NOT SCALE - IF IN DOUBT, ASK

NOTES

- INSTALL NEW BEAM & FIX ALL EXISTING CEILING JOISTS PRIOR TO REMOVING EXISTING WALL
- TIMBER TO BE N21 FRAMING GRADE
- ALL CONSTRUCTION SHALL COMPLY WITH NZS 3604: 1992
- ALL PROPRIETARY FIXINGS SHALL BE USED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION.

SECTION 1:50



SCALE	1:50	1:10
DESIGNED	JB4	19/6/99
DRAWN	JB4	19/6/99
CHECKED		
APPROVED		

MR JONATHAN MOORE
175 GLADSTONE ROAD
DALMORE DUNEDIN

PROPOSED HOUSE ALTERATIONS

HEENAN CONSULTING LIMITED

FOR CONSTRUCTION

19 JUNE 1999

19714

02

A