

Dunedin City Council Land Information Memorandum

87871

**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 **22 July 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

3 Neidpath Road Dunedin

**LIM Applicant
Print Date**

Cameron James Olsen
22-Jul-2020

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 5023323
Address 3 Neidpath Road Dunedin
Parcels LOT 3 DP 184

Rubbish Day Friday

RATES DETAILS

Rate Account 2023323

Address 3 Neidpath Road Dunedin

Valuation Number 27060-30100

Latest Valuation Details

Capital Value \$490,000
Land Value \$137,000
Value of Improvements \$353,000
Area (Hectares) 0.0645HA
Units of Use 1

Current Rates

Current Rating Year Starting 01-Jul-2020
Dunedin City Council Rates \$2,845.10

Rates Outstanding for Year \$2,629.82

The following targeted rates have been added to this property's assessment:

This property has applied for a rates advance to install insulation and/or clean heat as part of a Dunedin City Council initiative. If the installation is completed the property will be subject to a ten-year targeted rate unless it is paid back early.

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 Storm Water & Foul Sewer Connections available.

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

Private Storm Water Drains servicing existing buildings

There are Private Storm Water drains servicing existing buildings on this land.

Private Stormwater Drain to Street Channel.

Private Foul Drains servicing existing buildings

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

Private Foul Drain to Private Foul Drain in Common.

Drain In Common

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

Private Foul Drain In Common with 5 and 7 Neidpath Road.

Building and Drainage Consents

The following consents are recorded for this property:

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

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

[ABA-2001-293520](#) Building Consent Only Lodgement - Alter Dwelling - Living Area, Window and Door

Lodgement Date	11-May-2001
Decision	Granted
Decision Date	14-May-2001
Current Status	CCC Issued
Previous Number	ABA11061
<i>(Applications before 2007)</i>	

[ABA-1996-335642](#) Building Consent Only Lodgement - Install Jayline Saffire Heater

Lodgement Date 29-Apr-1996
Decision Granted
Decision Date 01-May-1996
Current Status **CCC Issued**
Previous Number ABA961558
(Applications before 2007)

[ABA-1999-347620](#) Building Consent Only Lodgement - Alter Position of Fittings in Bathroom, Laundry, Shift HWC

Lodgement Date 16-Aug-1999
Decision Granted
Decision Date 18-Aug-1999
Current Status **CCC Issued**
Previous Number ABA992258
(Applications before 2007)

[ABA-2017-1801](#) Building Consent Only Lodgement - Install Firebird Enviromax Diesel Boiler

Lodgement Date 05-Sep-2017
Decision Granted
Decision Date 11-Sep-2017
Current Status **CCC Issued**
Previous Number
(Applications before 2007)

Building and Drainage Permits

Building Permits were issued prior to the introduction of the Building Act 1992. Code Compliance Certificates were not required or issued for permits.

[H-1964-61523](#) AAB19640557 11307 - Erect Garage, (Aughterlong). The permit was lodged on 25-Mar-1964.

[H-1975-80077](#) AAB19750608 1612 - Erect Glasshouse, (Aughterlony). The permit was lodged on 18-Aug-1975.

[H-1912-124007](#) AAD19120777 A1974 - 3 Neidpath Foul Drain in Common with 5 and 7 Neidpath Road, (Various). The permit was lodged on 06-Dec-1912.

[H-1913-126378](#) AAD19130809 A2135 - 3 to Connect to Drain in Common with 5 & 7 Neidpath Road, (Various). The permit was lodged on 08-Jan-1913.

[H-1982-214847](#) AAD19820559 K4276 - Replace Toilet, No Plan, (Barnes). The permit was lodged on 06-Jul-1982.

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 it might have in regards to the use or development of contaminated sites.)

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

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 Lmax 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

- Scheduled Trees within 30m of site
 - Plan ID: T405
 - Common Name: Norfolk pine

Overlay Zones

- Nil

Mapped Areas

- Nil

Resource Consents

There are no resource consents for this property.

RESOURCE CONSENTS WITHIN 50 METRES OF 3 NEIDPATH ROAD DUNEDIN**143 R Belleknowes Terrace Dunedin**

[RMA-1996-359966](#) Resource Management Act (Historical Data) LEGALISATION OF ROW OVER PART OF TOWN BELT (Other). The outcome was Granted on 30/08/1996.

554 R Eglinton Road Dunedin

[RMA-2001-365203](#) Resource Management Act (Historical Data) TO ERECT A TELECOMMUNICATIONS BOX GREATER THAN .3m2 (Non-Notified - Restricted Discretionary). The outcome was Granted on 15/11/2001.

[RMA-1997-361178](#) Resource Management Act (Historical Data) INSTALL EXELOO CHEQUE Hazards Comments: (Non-Notified - Non Complying). The outcome was Granted on 31/07/1997.

[RMA-1996-360054](#) Resource Management Act (Historical Data) ERECTION OF GENERAL ELECTION SIGNS DBTR - NEIL BENSON (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 23/09/1996.

829 R High Street Dunedin

[OUT-2016-4](#) Outline Plan outline plan for separated cycle lanes. The outcome was Issued on 01/02/2017.

[LUC-2012-295](#) Land Use Consent establish 3 roadside telecommunication cabinets. The outcome was Granted on 23/07/2012.

[RMA-2005-368657](#) Resource Management Act (Historical Data) NEW BUS SHELTER (Non-Notified - Non Complying). The outcome was Granted on 08/02/2005.

[RMA-2003-366348](#) Resource Management Act (Historical Data) CERTIFICATE OF COMPLIANCE FOR INSTALLATION, OPERATION AND MAINTENANCE OF TELECOMMUNICATION CABINET (Other). The outcome was Granted on 25/02/2003.

[RMA-1997-361145](#) Resource Management Act (Historical Data) ERECT 4 POSTER BOLLARDS & 1 POSTER BOARD FEE WAIVERED BY HELEN WALKER Hazards Comments: (Non-Notified - Non Complying). The outcome was Granted on 04/08/1997.

[1093](#) R Maori Road Dunedin

[LUC-2020-226](#) Land Use Consent land use consent for the construction of a replacement retaining wall within the dripline of a scheduled tree, T726. The outcome was Granted on 08/06/2020.

[RMA-1996-360455](#) Resource Management Act (Historical Data) NON-PROFIT MAKING ORGANISATION SELLING CHRISTMAS TREES DBTR - DOWNIE STEWART FOUNDATION (Non-Notified - Non Complying). The outcome was Granted on 11/12/1996.

[1167](#) R Meadow Street Dunedin

[RMA-1963-353688](#) Resource Management Act (Historical Data) ADDITIONS TO COMMUNITY CENTRE / App: MORNINGTON COMM CNTR J E MCCONNACHIE (Notified - Non Complying). The outcome was Granted on 30/07/1963.

[1454](#) R Queens Drive Dunedin

[LUC-2018-14](#) Land Use Consent land use consent for the maintenance and road widening for the purpose of establishing paving. The outcome was Granted on 14/02/2018.

[LUC-2015-465](#) Land Use Consent Establish urban nature information signs around Dunedin City. The outcome was Granted on 12/02/2016.

[RMA-2002-365688](#) Resource Management Act (Historical Data) CONSTRUCT & MAINTAIN BUS SHELTERS ON ROAD RESERVE VARIOUS LOCATIONS AROUND DUNEDIN (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 06/06/2002.

[1669](#) R Stafford Street Dunedin

[LUC-2017-383](#) Land Use Consent land use consent for the installaion of street furniture within a townscape precinct on the site at the Various Locations including Road Reserve of Stafford Street, Crawford Street, Lower Stuart Street and retrospective consent for the cycle stand located outside Toitu and within road reserve at Queens Gardens. The outcome was Granted on 31/08/2017.

[RMA-1998-361900](#) Resource Management Act (Historical Data) ERECT PHOTOGRAPHS AT VARIOUS SITES FOR DUNEDINBURGH EXHIBITION (Non-Notified - Non Complying). The outcome was Granted on 11/11/1998.

[RMA-1986-351912](#) Resource Management Act (Historical Data) ADDN TO FOODBARN Ownr:BALLINS (Non-Notified - Non Complying). The outcome was Granted on 12/06/1986.

[RMA-1995-350693](#) Resource Management Act (Historical Data) Right Of Way / App: M.D. Body PO Box 235 (Non-Notified - Non Complying).

[5023086](#) 117 Eglinton Road Dunedin

[RMA-2003-366911](#) Resource Management Act (Historical Data) Alter existing dwelling (Non-Notified - Restricted Discretionary). The outcome was Granted on 22/08/2003.

[5023087](#) 115 Eglinton Road Dunedin

[LUC-2020-87](#) Land Use Consent work within drip of significant tree T405 Araucaria heterophylla (Norfolk Pine). The outcome was Granted on 01/07/2020.

[5023092](#) 16 Neidpath Road Dunedin

[LUC-2020-115](#) Land Use Consent land use consent to maintain significant tree T828. The outcome was Granted on 17/03/2020.

[LUC-2020-89](#) Land Use Consent land use consent for work within dripline of a significant tree T828 Fagus sylvatica 'Riversii' (Copper Beech). The outcome was Granted on 13/03/2020.

[5023300](#) 11 Neidpath Road Dunedin

[LUC-2017-183](#) Land Use Consent retrospective land use consent to establish five residential units on the site which breach the bulk and location provisions and authorise the existing vehicle access arrangements. The outcome was Granted on 15/05/2017.

[RMA-1974-353446](#) Resource Management Act (Historical Data) CONVERT GAMES ROOM TO FLAT(4 EXIST FLTS) Ownr:MAN / App: H & E MAN BOX 292 ALBERT ALLOO (Notified - Non Complying).

[5023315](#) 19 Cochrane Street Dunedin

[RMA-2004-367542](#) Resource Management Act (Historical Data) GARDEN SHED WITHIN REQUIRED YARD AND THROUGH THE HEIGHT PLANE ENVELOPE. (Non-Notified - Restricted Discretionary). The outcome was Granted on 10/03/2004.

[5023322](#) 5 Neidpath Road Dunedin

[RMA-2003-366724](#) Resource Management Act (Historical Data) ERECT A DECK ATTACHED TO EXISTING BUILDING (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/07/2003.

[5023324](#) 112 Eglinton Road Dunedin

[RMA-1995-352173](#) Resource Management Act (Historical Data) ERECT GARAGE Ownr:HAYWARD (Non-Notified - Non Complying). The outcome was Granted on 15/10/1987.

[5023329](#) 105 Eglinton Road Dunedin

[RMA-2006-370063](#) Resource Management Act (Historical Data) PANDECT PLATFORM WHEELCHAIR LIFT (Non-Notified - Restricted Discretionary). The outcome was Granted on 06/04/2006.

[5044165](#) 40 Eglinton Road Dunedin

[LUC-2014-98](#) Land Use Consent establish facilities and operate Petanque Club activity. The outcome was Granted on 12/06/2014.

[RMA-2000-364180](#) Resource Management Act (Historical Data) TO REMOVE THE TREE ON THE SUBJECT SITE (Non-Notified - Restricted Discretionary). The outcome was Granted on 20/07/2000.

[RMA-1965-353779](#) Resource Management Act (Historical Data) ADDITIONS TO PAVILION / App: ZINGARI-RICHMOND (Notified - Non Complying). The outcome was Granted on 04/05/1965.

[5102850](#) 1 Lawson Street Dunedin

[LUC-2007-27/A](#) Land Use Consent s127 change or cancellation of conditions. The outcome was s127 Upheld on 02/04/2007.

[LUC-2007-27](#) Land Use Consent MUSIC EVENT IN THE KENSINGTON OVAL 24 MARCH 2007. The outcome was Granted on 22/02/2007.

[5103242](#) 799 Princes Street Dunedin

[LUC-2007-27/A](#) Land Use Consent s127 change or cancellation of conditions. The outcome was s127 Upheld on 02/04/2007.

[LUC-2007-27](#) Land Use Consent MUSIC EVENT IN THE KENSINGTON OVAL 24 MARCH 2007. The outcome was Granted on 22/02/2007.

[RMA-2001-365049](#) Resource Management Act (Historical Data) CERTIFICATE OF COMPLIANCE - PROPOSED CABLE (Other). The outcome was Granted on 11/09/2001.

[5103265](#) 11 Meadow Street Dunedin

[LUC-2007-27/A](#) Land Use Consent s127 change or cancellation of conditions. The outcome was s127 Upheld on 02/04/2007.

[LUC-2007-27](#) Land Use Consent MUSIC EVENT IN THE KENSINGTON OVAL 24 MARCH 2007. The outcome was Granted on 22/02/2007.

[5105752](#) 160 Eglinton Road Dunedin

[LUC-2007-27/A](#) Land Use Consent s127 change or cancellation of conditions. The outcome was s127 Upheld on 02/04/2007.

[LUC-2007-27](#) Land Use Consent MUSIC EVENT IN THE KENSINGTON OVAL 24 MARCH 2007. The outcome was Granted on 22/02/2007.

[5111430](#) 160 Eglinton Road Dunedin

[LUC-2017-129/A](#) Land Use Consent s357 objection to fees for LUC-2017-129, land use consent for the establishment of an interim building for cable car display. The outcome was S357 Upheld on 03/07/2020.

[LUC-2017-129](#) Land Use Consent land use consent for the establishment of an interim building for cable car display. The outcome was Granted on 18/09/2017.

[LUC-2015-465](#) Land Use Consent Establish urban nature information signs around Dunedin City. The outcome was Granted on 12/02/2016.

[LUC-2014-98](#) Land Use Consent establish facilities and operate Petanque Club activity. The outcome was Granted on 12/06/2014.

[LUC-2010-3](#) Land Use Consent install play equipment on an existing playground.. The outcome was Granted on 05/02/2010.

[RMA-2005-369744](#) Resource Management Act (Historical Data) ERECT BUS SHELTER (Non-Notified - Non Complying). The outcome was Granted on 24/01/2006.

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

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

Attached is a copy of Dunedin City Council's drainage reticulation record in the vicinity of the subject property. 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.

Stormwater/Sewer Separation – Non-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 **not complying** with Council's requirements for storm water separation at the time of inspection on **7th March 1995**.

At the time of inspection, the following non-compliances were noted:

"Stormwater all blocked."

No comment has been made or supplied to council to suggest this has been rectified; however the work may have been completed since this inspection was undertaken more than 20 years ago.

Urban Stormwater Catchment

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

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

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

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

Drainage Reticulation Plans

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

Information Regarding Watercourses

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

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

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

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

APPENDIX

Glossary of terms and abbreviations

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

Consent, Permit, Licence & Complaint types

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

Terms used in Permits & Consents

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

General terms

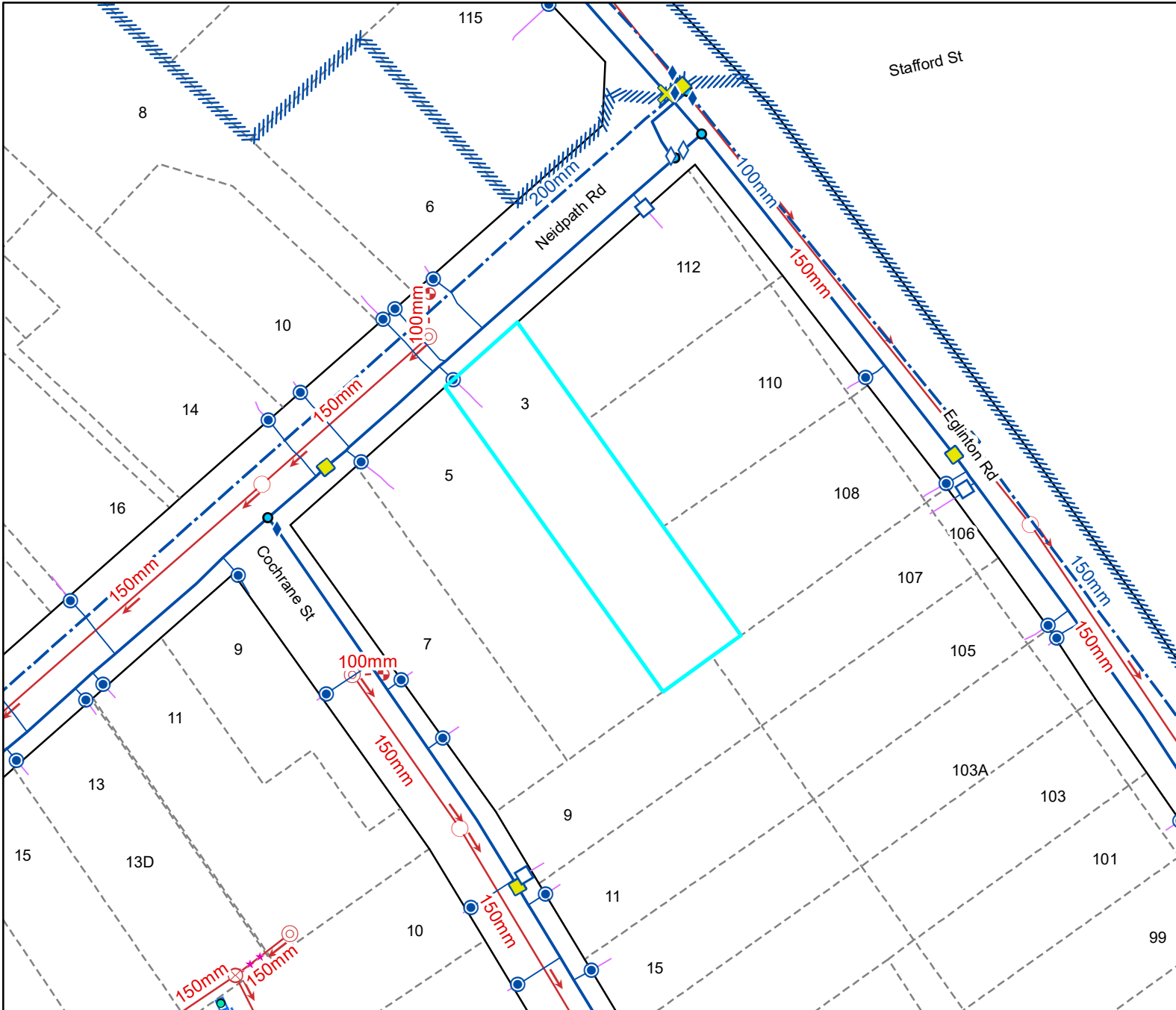
- RDMS Records and Document Management System



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)





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 Taiieri 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
- prominency boundary

Townscape

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

Pedestrian Frontage

- Identified Pedestrian Crossing
- Verandah Required

Areas of Significant Conservation Value boundary

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

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.

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 961558	Reference No:	5023323
---------------	----------	---------	------------	---------------	---------

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

PROJECT	PROJECT LOCATION
All <input checked="" type="checkbox"/>	Name: WILLIAMS, RAYMOND GRANT
Stage No of an intended stages	Street Address: 3 NEIDPATH ROAD
New Building <input type="checkbox"/>	Mailing Address: 3 NEIDPATH ROAD, DUNEDIN
Alteration <input checked="" type="checkbox"/>	
Intended Use(s) in detail:	LEGAL DESCRIPTION
HEATER	Property Number: 2023323
Intended Life:	Valuation Roll No: 27060 30100
Indefinite, not less than 50 years <input type="checkbox"/>	Legal Description:
Specified as 5 years	LOT 3 DP 184
Demolition <input type="checkbox"/>	

This is:

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

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

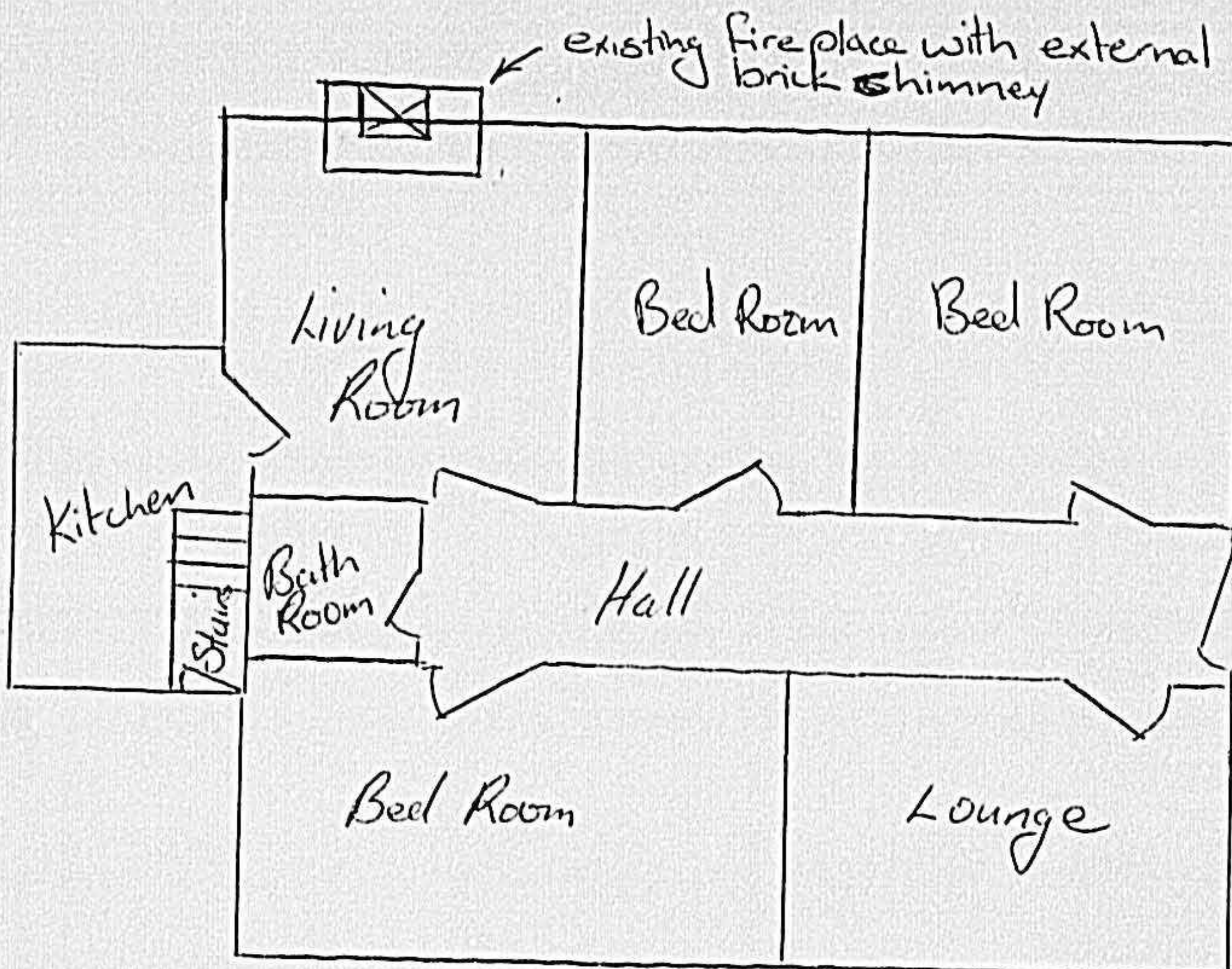
Signed for and on behalf of the Council:

Name:

Position: AUTHORISED OFFICER

Date: 17/06/1996

3 NEIDPATH RD



- Plans for installation of heating appliance into existing fireplace in living room.
Appliance: Jayline Softfire
(no wet back system connected)

DUNEDIN CITY COUNCIL
Copy of Approved Plan
and/or Specification
TO BE RETAINED ON WORKS
AND PRODUCED ON REQUEST
OF BUILDING INSPECTOR.
DATE 1-5-96
FOR CITY ENGINEER

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

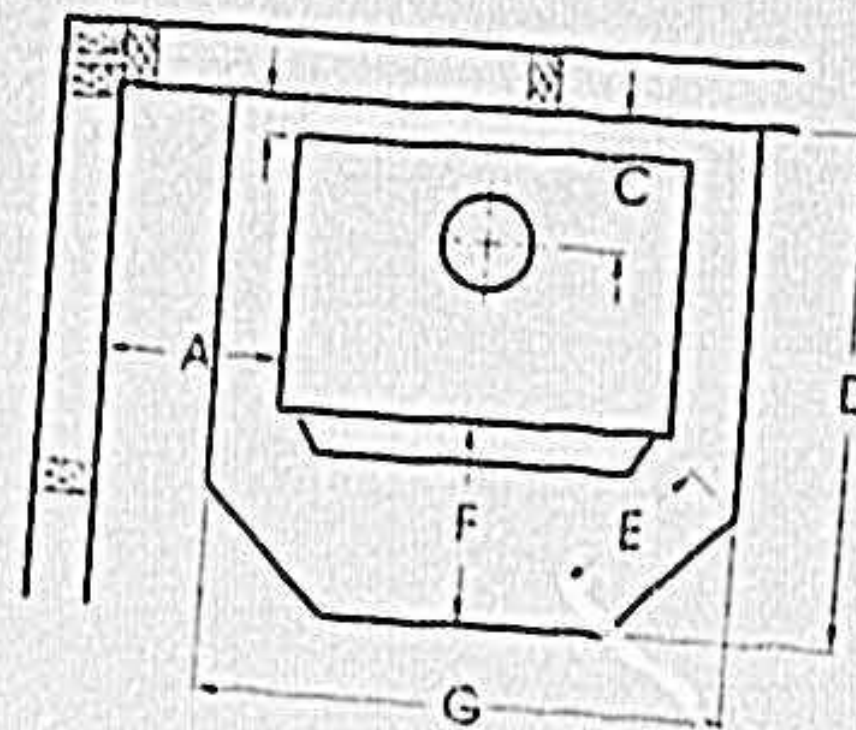
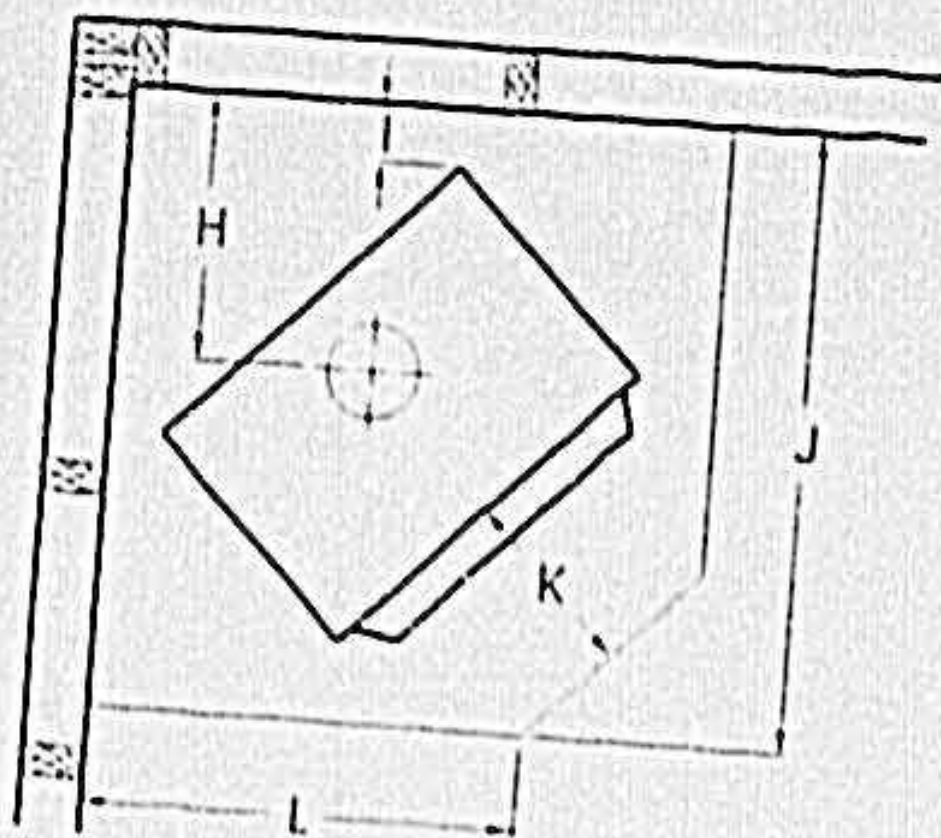
96/1558

JAYLINE

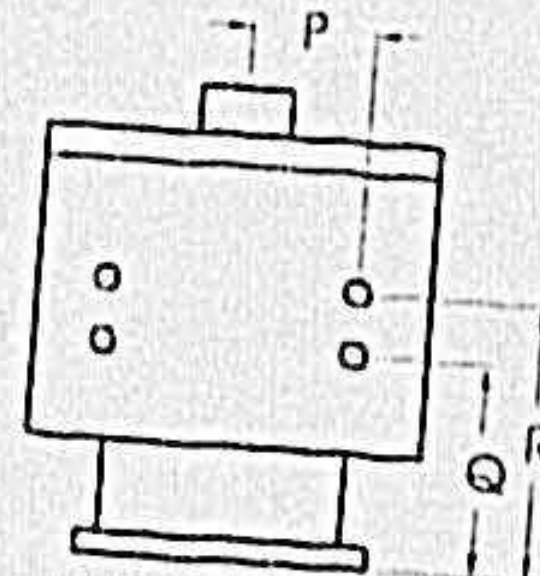
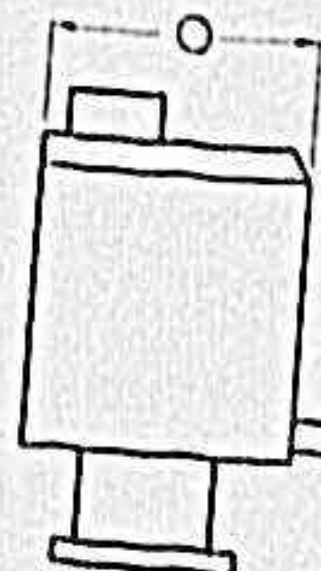
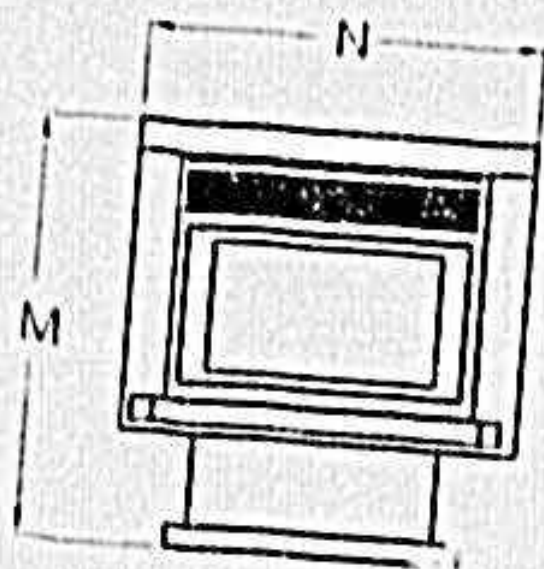
FREE STANDING SPECIFICATIONS
PAGE 1 OF 2

SAFFIRE

MODEL: SAFFIRE FS04



All Dimensions in Millimetres



Saffire Specifications

	A	B	C	D	E	F	G	H	I	J	K	L
New Zealand with Fluo Screen 1200	260	60	205	700	280	200	850	290	5	860	200	410
New Zealand without Fluo Screen	260	300	445	940	280	200	850	415	150	985	200	530
Australia with Fluo Screen 900	240	55	200	800	280	300	860	290	5	860	300	550

Measurements	M	N	O	P	Q	R
	665	535	430	150	290	390

Estimated Peak Output (KW)	Normal Output (KW)	Max Log Length	Water Heating Option	Estimated Burn Time on low (HRS)	Insulation Hearth	Ash Hearth
15	12	350	✓	8-10	✓	✓

TESTED AND APPROVED TO THE FOLLOWING STANDARDS

1125 7401: 1985 - AS2918: 1987

1125 7403: 1993 - AS4013 (with water booster)

JAYLINE HEATING RESERVE THE RIGHT TO CHANGE SPECIFICATIONS OR DESIGNS WITHOUT PRIOR NOTICE

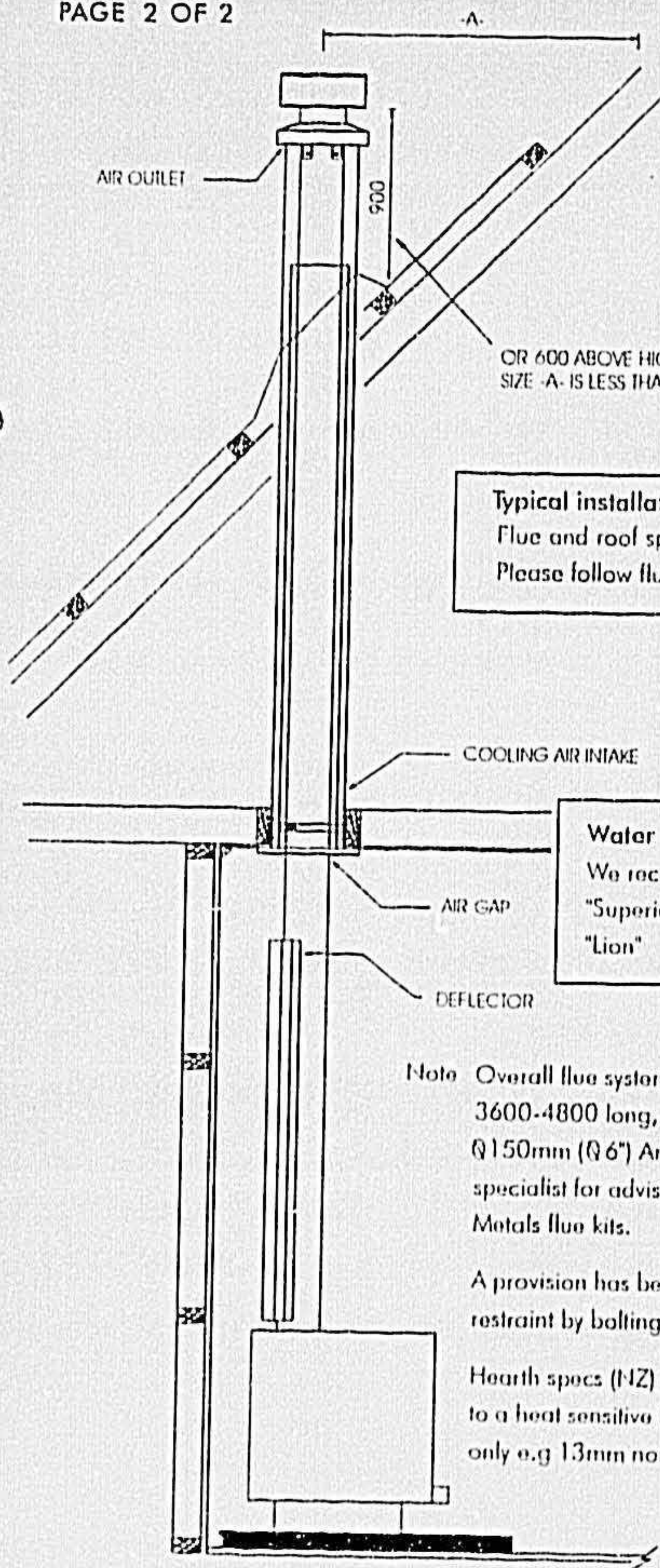
JAYLINE

FREE STANDING SPECIFICATIONS

PAGE 2 OF 2

SAFFIRE

MODEL: SAFFIRE FS0



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

DATE 15-96
FOR CITY ENGINEER

Typical installation shown complies with AS2918 and NZS7421
Flue and roof specifications are recommendations only.
Please follow flue kit manufacturers installation instructions.

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

Water Boosters

We recommend the use of the
"Superior" 2.2 Kw Booster C-506 (Tested with fire)
"Lion" 2.8 Kw Booster W17

Note Overall flue system length for optimum performance should be between 3600-4800 long, vertical and have no bends. Flue pipes should be Q150mm (Q6") Any departure from these specs please contact your he specialist for advise. New Zealand Jayline recommends using Triumph Metals flue kits.

A provision has been made at the rear of the pedestal for seismic restraint by bolting through the two holes provided

Hearth specs (NZ) minimum Ash Hearth only e.g ceramic tiles glued to a heat sensitive floor. Hearth specs (Australia) minimum Ash Hearth only e.g 13mm non combustable fire board.

JAYLINE HEATING RESERVE THE RIGHT TO CHANGE SPECIFICATIONS OR DESIGNS WITHOUT PRIOR NOTICE

AFFIRE

AFFIRE FSO

COUNCIL

proved Plan

cification

ON WORKS

ON REQUEST

PECTOR.

5-76

OR CITY ENGINEER

and NZS7421

ly.

ctions.

IONS:-
ATED

HEALTH
EON

d with fire)

ould be between

es should be

contact your ho

using Triumph

r sismic

c tiles glued

m Ash Hearth

RIOR NOTICE

THE 5 YEAR JAYLINE GUARANTEE

When you buy a Jayline Woodfire, you're getting a quality appliance that's designed to give many years of reliable service. Rigorous testing is performed on all Jayline Woodfires in independent laboratories and domestic situations. Full compliance with international safety, performance and emission regulations is of paramount importance. For this reason you are offered a comprehensive 5 Year Jayline Guarantee.

GENERAL INFORMATION

Recommended fuel: wood or wood and coal mix 50/50 (check with your dealer regarding local by-laws). Heating output burn times will vary depending on fuel size, type and moisture content. The Jayline Woodstove range has been tested to comply with NZS7421, NZS7403 and AS2918, AS4013. All Jayline Woodstoves are supplied with installation and operation instructions.

Jayline Heating Ltd reserves the right to change specifications or design of its product without prior notice.

JAYLINE TRADITIONAL CAST IRON WOOD FIRES

THE TROJAN

Solid traditional styling that fits easily into either modern or older style homes. Easy clean satin black fascia and gold plated door, with optional water heater and air booster fan for larger areas.

THE GRIFFIN

Unique traditional styling that looks great in any home. The Jayline Griffin is an extremely versatile fire with an easy to use cooktop and optional water heating system. A choice of gold plated or satin black doors to suit your style.



STANDING SPECIFICATIONS (MM)		HZ CLEARANCES (BLUE SCREEN 700)												AUST CLEARANCES (BLUE SCREEN 800)												MEASUREMENTS											
		A	B	C	D	E	F	G	H	I	J	K	L	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R						
	SAFFIRE	240	60	205	700	200	200	850	290	5	840	200	415	240	55	270	800	260	300	840	210	5	840	300	510	645	535	430	150	210	240						
	GRIFFIN	250	75	220	745	225	200	840	345	125	1090	200	485	325	200	325	890	275	200	840	310	150	1090	260	500	600	470	470	117	240	240						
	CLASSIC	250	120	240	855	450	310	1125	415	45	1000	310	485	220	120	240	850	440	300	1250	145	75	910	210	455	680	445	430	200	325	425						
	SPITFIRE	340	120	240	750	410	230	850	325	10	900	200	445	320	120	260	850	440	300	850	325	10	850	300	510	675	615	440	200	320	420						
	UKAL	250	120	290	1050	240	375	850	410	100	1080	310	745	250	120	270	1010	240	300	850	345	75	1000	300	740	780	640	640	200	335	435						
		ESTIMATED PEAK OUTPUT (KW)		NORMAL OUTPUT (KW)		MAX LOG LENGTH		WATER HEATING OPTION		ESTIMATED BURN TIME ON LOW (HRS)		INSULATION HEARTH		ASH HEARTH																							
	SAFFIRE	15		12		350		✓		8-10		✓		✓																							
	GRIFFIN	15		12		350		✓		8-10		✓		✓																							
	CLASSIC	17		14		425		✓		8-10		✓		✓																							
	SPITFIRE	21		18		475		✓		8-10		✓		✓																							
	UKAL	24		21		500		✓		10-12		✓		✓																							
BUILT SPECIFICATIONS (MM)		MEASUREMENTS																																			
		A	B	C	D	E	F	G																													
	CLASSIC	110	585	460	850	65	590	670																													
	TROJAN	110	585	490	890	70	590	660																													
	SPITFIRE	110	585	430	910	85	615	705																													
		ESTIMATED PEAK OUTPUT (KW)		NORMAL OUTPUT (KW)		MAX LOG LENGTH		WATER HEATING OPTION		EST. BURN TIME ON LOW (HRS)																											
	CLASSIC	17		14		425		✓		8-10																											
	TROJAN	17		14		425		✓		8-10																											
	SPITFIRE	21		18		475		✓		8-10																											

our approved Jayline Stockist is:

JAYLINE
WOODSTOVES

Jayline Heating Ltd
PO Box 20070, Glen Eden,
Auckland, New Zealand

Warm like no other fire.

We would like to thank the following businesses for providing assistance with photography
Nelson Tile and Slate Centre for ceramic tiles, Balavia Traders Nelson for antiques and artifacts,
Copperfields Nelson for china and glassware



CODE COMPLIANCE CERTIFICATE

Section 43(3), Building Act 1991

ISSUED BY:



Telephone No:	477-4000	CCC No:	ABA 992258	Reference No:	5023323
---------------	----------	---------	------------	---------------	---------

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

PROJECT LOCATION	PROJECT
Name and Mailing Address: WILLIAMS, RAYMOND GRANT 3 NEIDPATH ROAD DUNEDIN 9001	All <input checked="" type="checkbox"/> Stage Noof an intendedstages New Building <input type="checkbox"/> Alteration <input checked="" type="checkbox"/> Intended Use(s) in detail: PLUMBING ALTS Intended Life: Indefinite, not less than 50 years <input checked="" type="checkbox"/> Specified as years Demolition <input type="checkbox"/>
LEGAL DESCRIPTION	
Property Number: 5023323 Valuation Roll No: 27060 30100 Street Address: 3 NEIDPATH ROAD, DUNEDIN 9001 Legal Description: LOT 3 DP 184	

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:

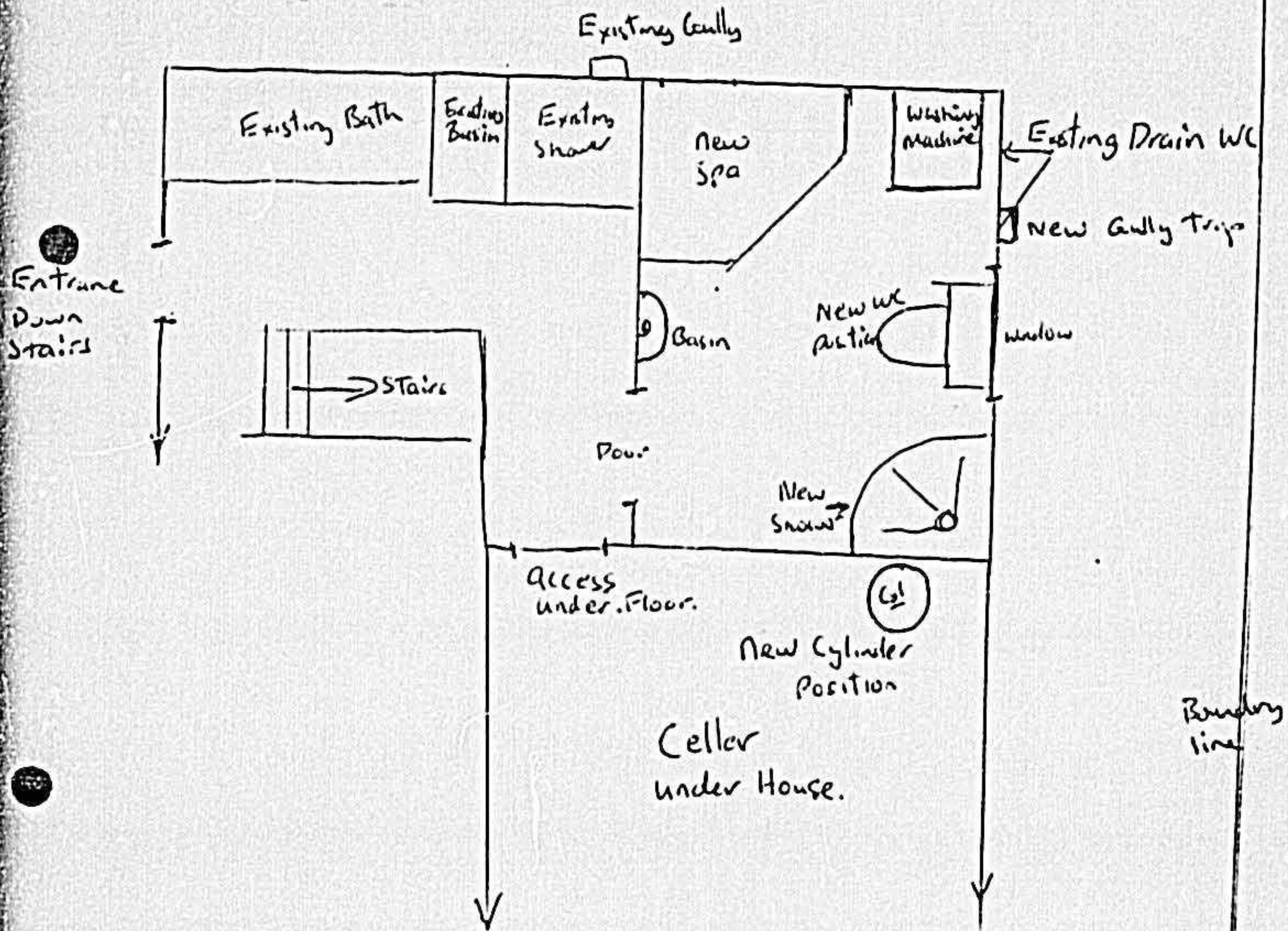
Name:.....

Position: AUTHORISED OFFICER

Date: 30/05/2000

50 The Octagon, P.O. Box 5045, Dunedin 9031, New Zealand
Telephone (03) 477 4000 - Facsimile (03) 474 3594 - www.CityofDunedin.com

Back Section



99-2258

3 Naidpath St

To Naidpath St.

G Williams
3 Naidpath St

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
Drainage
Health

Date
Date
Date

17/3/95

NOTE

CODE COMPLIANCE CERTIFICATE

Section 43(3), Building Act 1991

ISSUED BY:



Telephone No:

477-4000

CCC No:

ABA 11061

Reference No:

5023323

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

PROJECT LOCATION	PROJECT
Name and Mailing Address: WILLIAMS, RAYMOND GRANT 3 NEIDPATH ROAD DUNEDIN 9001	All <input checked="" type="checkbox"/> Stage No of an intended stages New Building <input type="checkbox"/> Alteration <input checked="" type="checkbox"/> Intended Use(s) in detail: ALT DWG LIVING AREA WINDOW & DOOR Intended Life: Indefinite, not less than 50 years <input checked="" type="checkbox"/> Specified as years Demolition <input type="checkbox"/>
LEGAL DESCRIPTION Property Number: 5023323 Valuation Roll No: 27060 30100 Street Address: 3 NEIDPATH ROAD, DUNEDIN 9001 Legal Description: LOT 3 DP 184	

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:

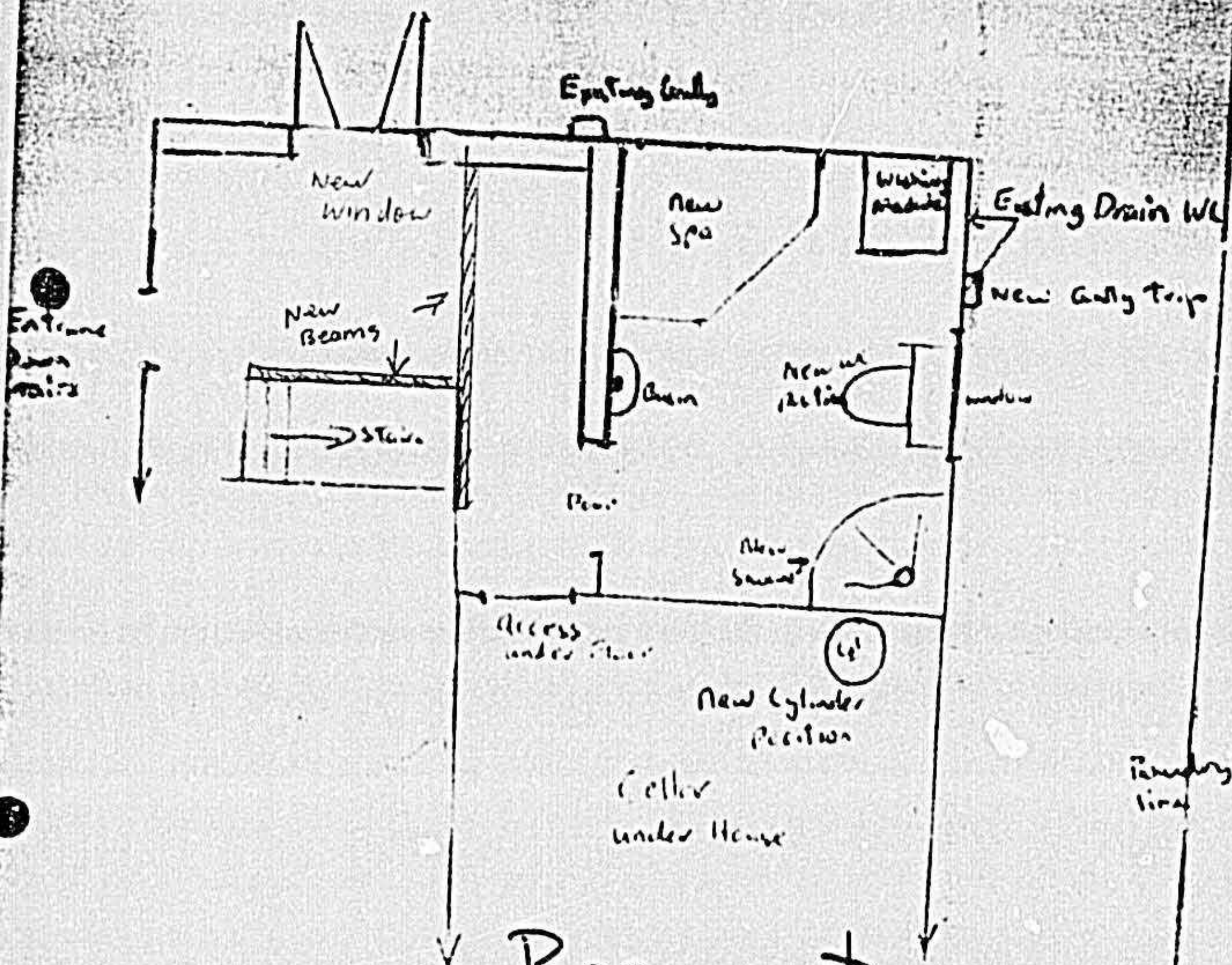
Name:

Position: AUTHORISED OFFICER

Date: 05/09/2001

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

Basement Section



Basement

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

3 Nieldpath St

Building
Image
Health

W. Kelly

Date
Date 11/05/01
Date

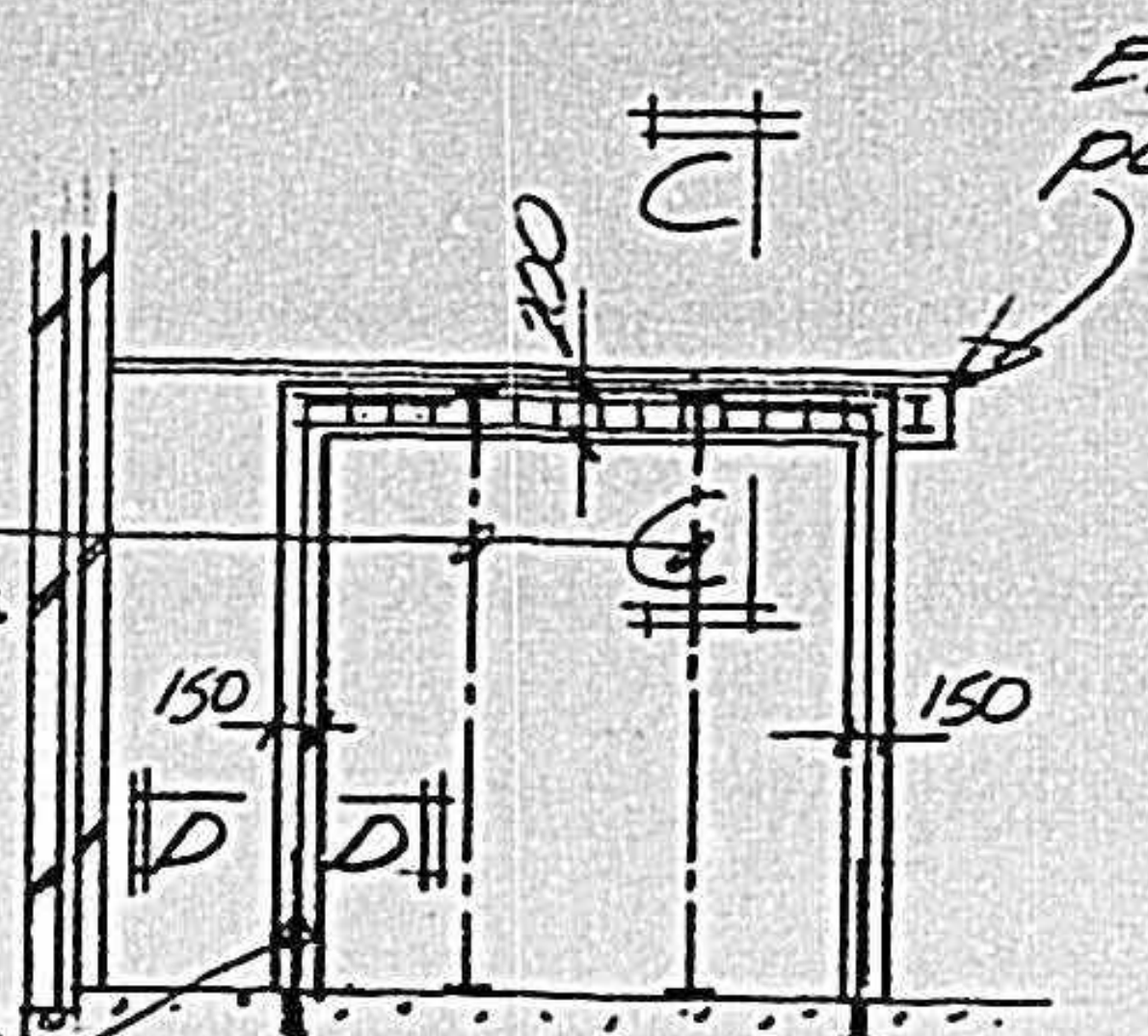
NOTE

11061

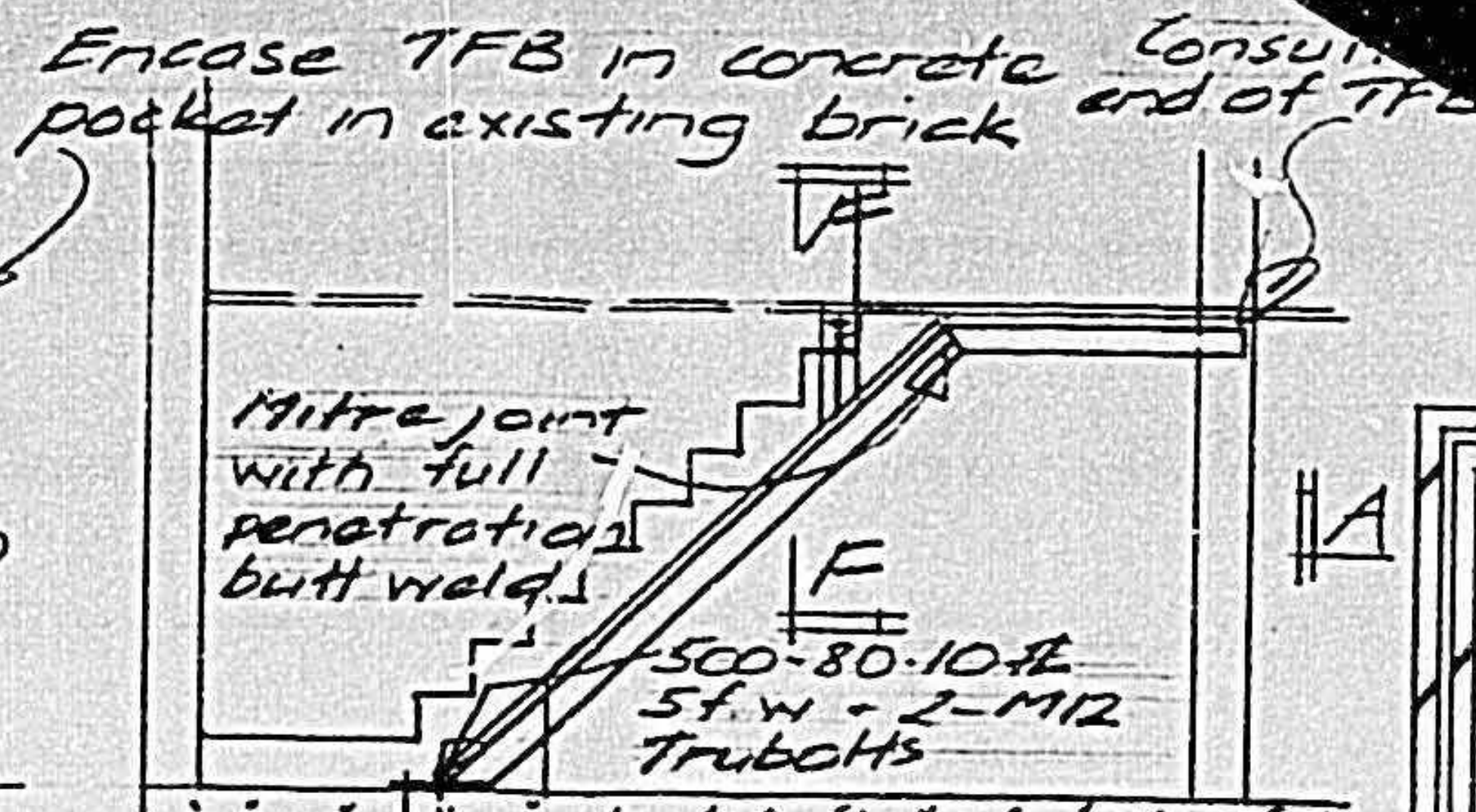
G. Williams
3 Nieldpath St

Scaffold tubes with 150x150x6 RZ endplates for support of brick until new concrete frame is poured & cured.

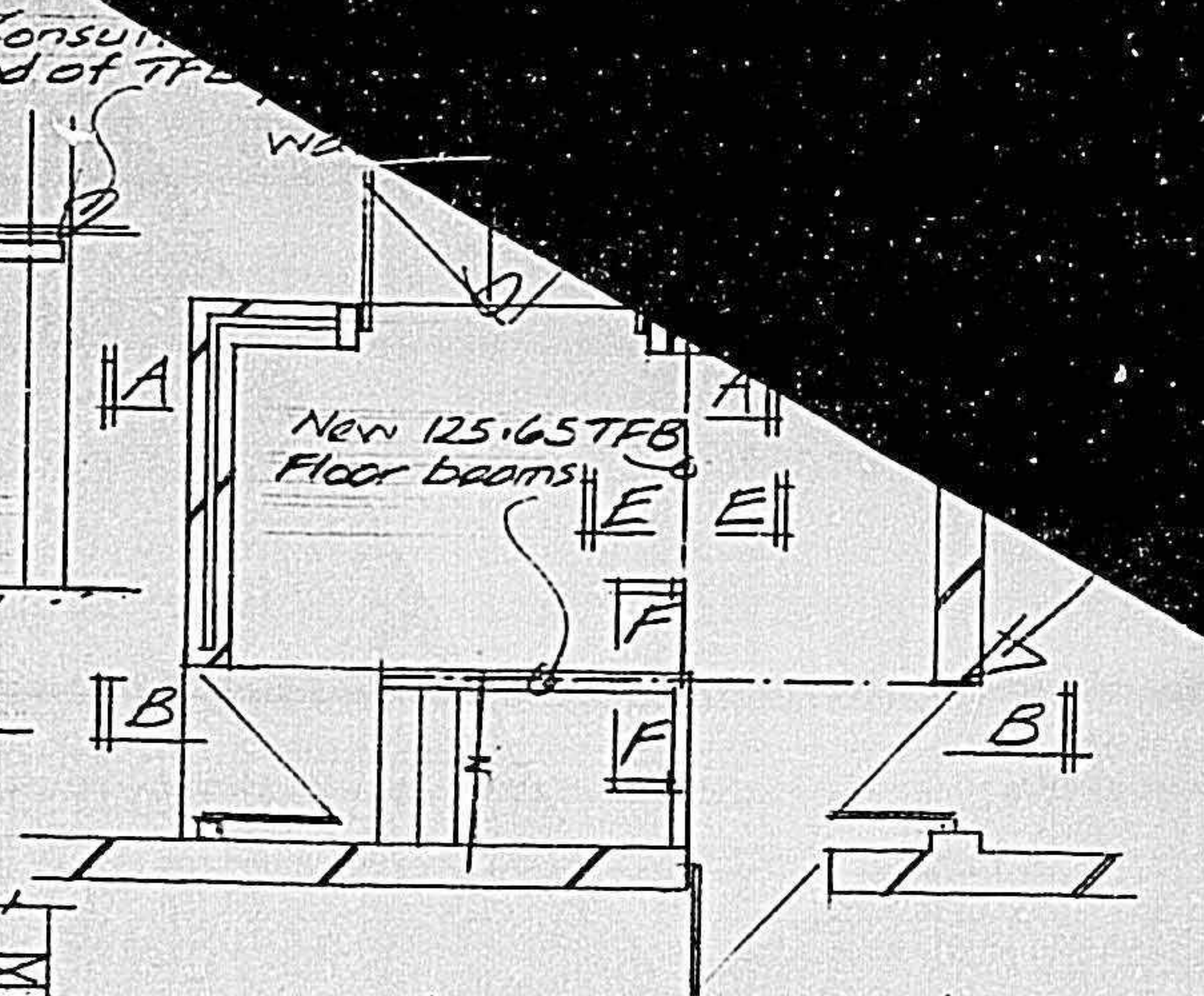
550 long D12 starters Ramset Charnset 150 into foundation



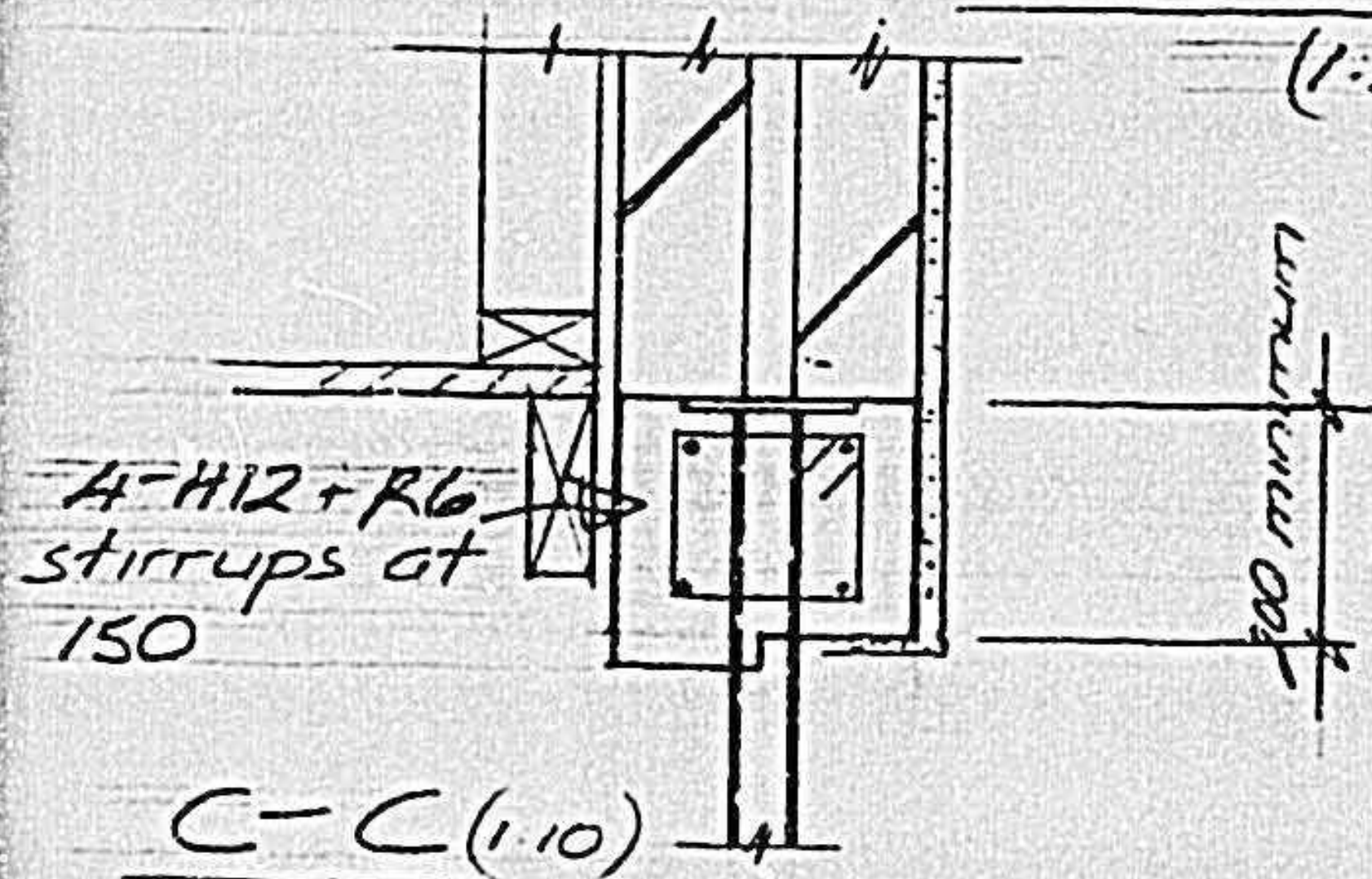
Elevation A-A
(1:50)



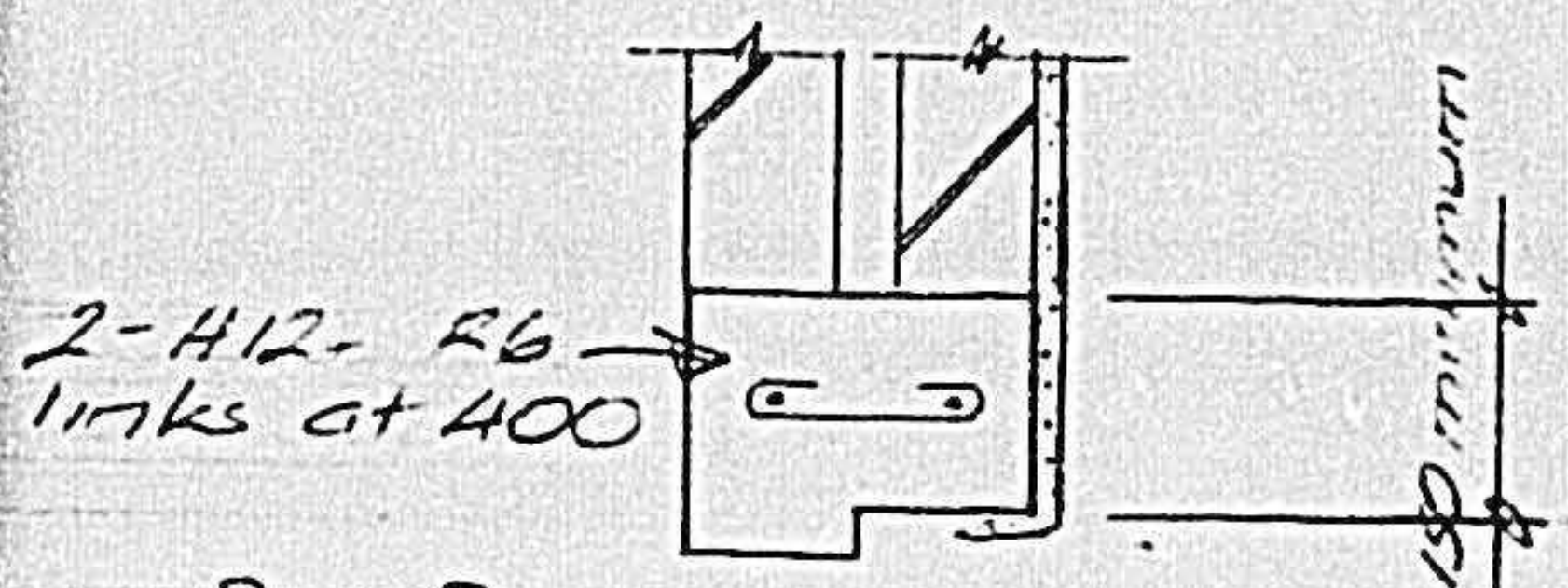
Elevation B-B
(1:50)



Part Basement Plan (1:50)



C-C (1:10)



D-D (1:10)

100x50 fixed to TFB with M12 bolts at 800
Fix joists to 100x50 with Joist Hangers

E-E (1:10)

Fix wall framing to TFB with M12 bolts at 800

Remove TFB bottom flange - seat top flange on 100x50 studs each side of web. Fix with 1-M12 bolt.

F-F (1:10)

Concrete Construction shall comply with NZS 3109 1997
Concrete Strength 17.5 MPa at 28 days

DUNEDIN CITY COUNCIL
Plans and Specifications Approved in accordance with The New Zealand Building Code and Approved Documents. To be retained on works and produced on request
Building Date
Drainage Date 11/05/01
Health Date
NOTE

11061

HANLON & PARTNERS
CONSULTING STRUCTURAL & FIRE ENGINEERS
210 HIGH STREET, DUNEDIN
Telephone (03) 477 1476 Fax (03) 479 2357 Email hanlon@hpa.co.nz

3 Naidpath Rd. Dunedin.
Basement Alterations for G Williams

DATE 30-4-01	SCALE As shown	SHEET NO. 1
ISSUED	30 APR 2001	Revision

Scaffold tubes with 50-150-6 RZ endplates for support of brick until new concrete frame is poured & cured.

550 long D12 starters Ranset Chanset 150 into foundation

Elevation A-A
(1:50)

Elevation B-B
(1:50)

Encase TFB in concrete pocket in existing brick Consult Engineer on site for support of this
New opening in brick wall for French Doors

Mitre joint with full penetration butt weld

500-80-10 RZ
5 F.W. - 2-M12
Trubolts

New 125-65 TFB
Floor beams

Part Basement Plan (1:50)

4-H12 + R6
stirrups at 150

C-C (1:10)

100-50 fixed to TFB
with M12 bolts at 800
Fix joists to 100-50
with Joist Hangers

E-E (1:10)

Fix wall framing to
TFB with M12 bolts
at 800

Remove TFB bottom
flange - seat top flange
on 100-50 studs each
side of web Fix with
1-M12 bolt

2-H12 - R6
links at 400

D-D
(1:10)

F-F (1:10)

Concrete Construction shall comply with NZS 3109 1997
Concrete Strength 17.5 MPa at 28 days

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

Building Date
Drainage Date 11/05/01
Health Date

NOTE

11061

HANLON & PARTNERS
CONSULTING STRUCTURAL & FIRE ENGINEERS
218 HIGH STREET, DUNEDIN
Telephone (03) 477 7476 Fax (03) 478 2597 Email hanlon@hpa.co.nz

3 Neidpath Rd - Dunedin
Basement Alterations for G Williams

DESIGN (checked by)	SCALE As shown	SHEET NO.
DATE 30-4-01	JOB NO. 7721	1
ISSUED	30 APR 2001	Revision



DUNEDIN CITY
COUNCIL

Kaunihera-a-rohe o Otepoti

50 The Octagon, PO Box 5045, Moray Place
Dunedin 9058, New Zealand
Telephone: 03 477 4000, Fax: 03 474 3488
Email: dcc@dcc.govt.nz
www.dunedin.govt.nz

Code Compliance Certificate Form 7

Section 95, Building Act 2004

C J Olsen and N J Woods
3 Neidpath Road
Dunedin 9011

The building

Street address of building: 3 Neidpath Road Dunedin

Legal description of land where building is located: LOT 3 DP 184

Building Name: N/A

Location of building within site/block number:

Level/unit Number:

Current, lawfully established, use: Housing

Number of occupants: 6

Year first constructed:

The owner

Name of owner: C J Olsen and N J Woods

Contact person: C J Olsen and N J Woods

Mailing address: 3 Neidpath Road, Dunedin 9011

Street address/registered office:

Mobile: 021 292 2790

Landline: 03 477 3888

Email address: camerono@logicgroup.co.nz

First point of contact for communications with the building consent authority: As above

Building work

Building Consent Number: ABA-2017-1801 - Install Firebird Enviromax Diesel Boiler

This CCC also applies to the following amended consents: N/A

Issued by: Dunedin City Council

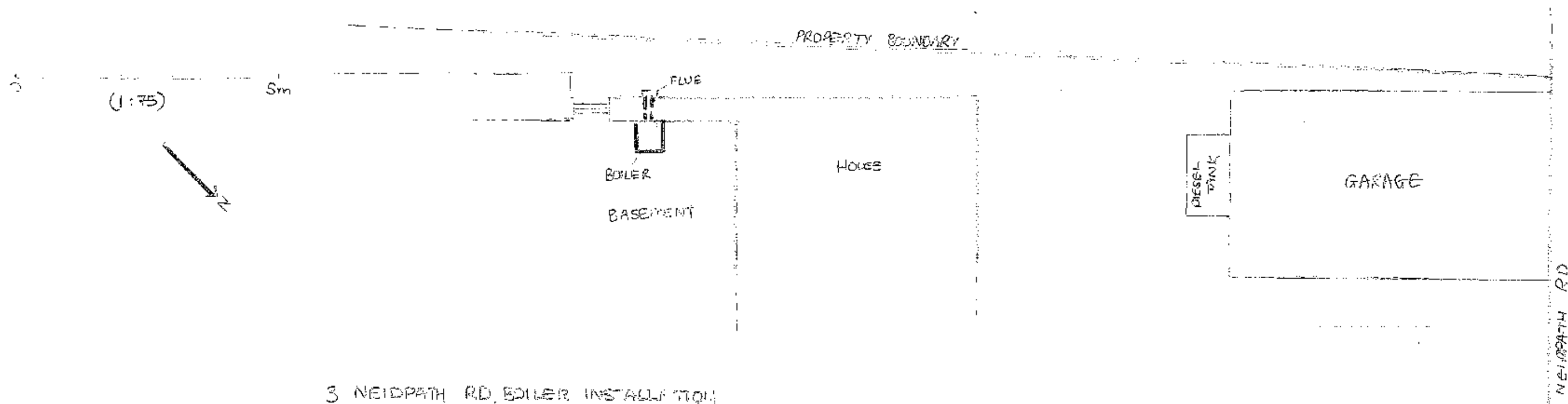
Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that-

- (a) The building work complies with the building consent

Team Leader Inspections
On behalf of Dunedin City Council

Date: 8 October 2017



DUNEDIN CITY COUNCIL
Plans and Specifications approved in accordance
with the NZ Building Code. To be retained on
works and produced on request.

Date: 09/09/2017 Plumbing: rcurrie

Smoke Alarms F7/AS1

To be located on escape routes, on every level & either in every sleeping space or within 3m of the bedrooms.

newpath Road.

1974

L & N

Mr. Farguherson's House

A/2135

B/9749

S & N

Mr. Kilroy's

2376

A/2376

E & N

Mr. Scrymgeour's

A/2135

Cochrane St

1/11

Existing Drains
New Foul Drains
New Stormwater Drains

L.G.M.O.

planned

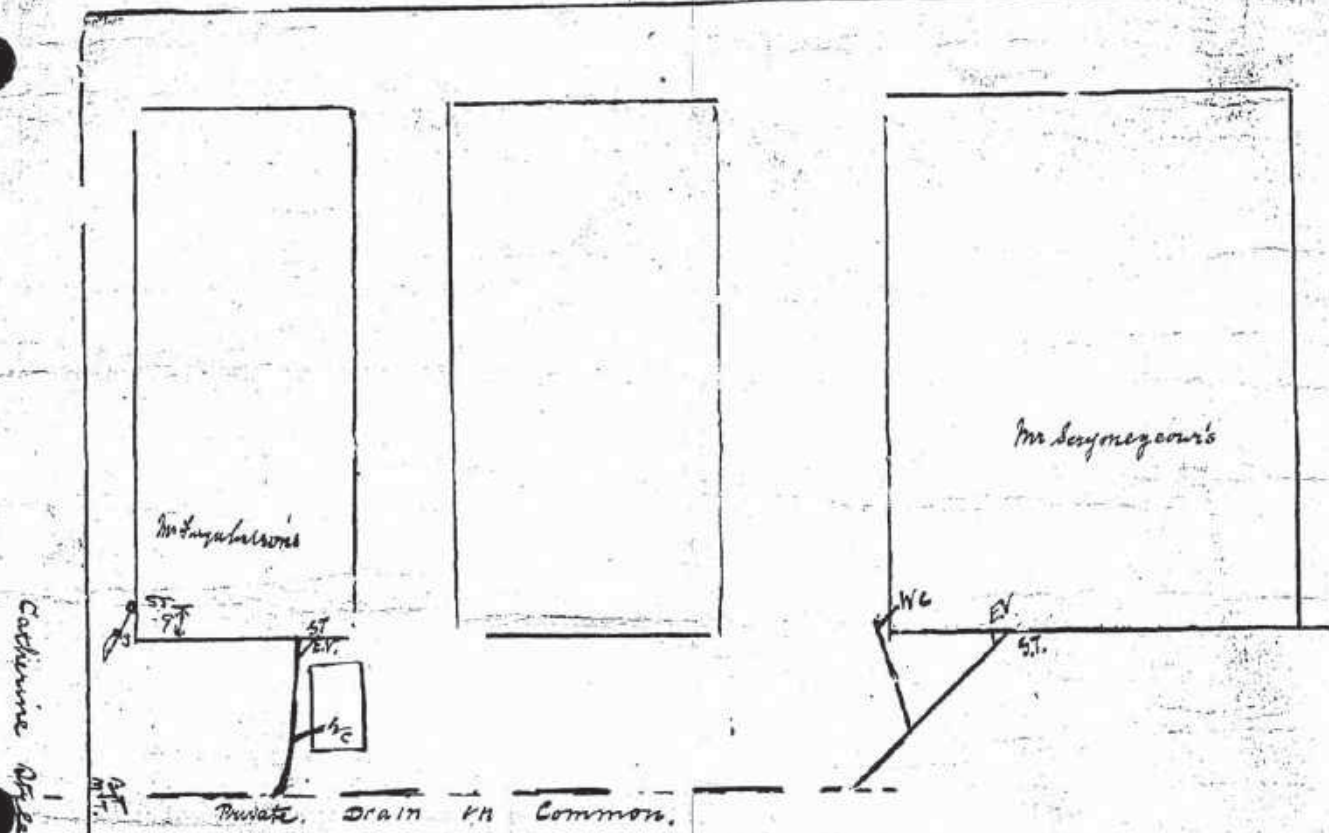
Red cut-off
New cut-off
New cut-off

Drain in common to take
Mr. Farguherson's Mr. Kilroy's Mr. Scrymgeour's
property Sections 1, 2, 3. ~~1/11~~ Eglinton
situated Catharine & newpath Road.
Morningside.

A/1974

Headpath Road.

A/2135



not II
July 1915
A/15

LEGEND

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

Mr Farguherson, Mr Seymour's
property. Catherine + Headpath Rd.
Block (Eglinton)
Sections 1 + 3.

B. Eglinton

S. 1 + 3



INSERT CARBON PAPER

DUNEDIN CITY CORPORATION

CITY ENGINEER'S OFFICE

the Street boundary the approved level with respect to street for —

Pedestrian Entrance

Vehicular Entrance

Garage

Wall

Fence

is level to back of plot

Arrangements made for Crossing area 9-10-10 (see) 24/3/64

for City Engineer Date 24/3/64

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

DUNEDIN DRAINAGE & SEWERAGE BOARD

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

Stormwater to be discharged to Street Channel

Foul sewage to be discharged to

18/3/64

A. E. Rouse

SITE PLAN

BOUNDARY

BOUNDARY

COPY OF APPROVED PLAN

OR SPECIFICATION

TO BE RETAINED ON WORKS
A. U PRODUCED ON REQUEST
OF BUILDING INSPECTOR.

DATE 25-3-64

CITY ENGINEER

PROPOSED VIBRAPAC BLOCK GARAGE

To be erected for C. H. AUGHTERADNY

at

3. NEIDPATH. ROAD
MORNINGTON. DN.

Garage A

Roof: PITCHED

Contractor

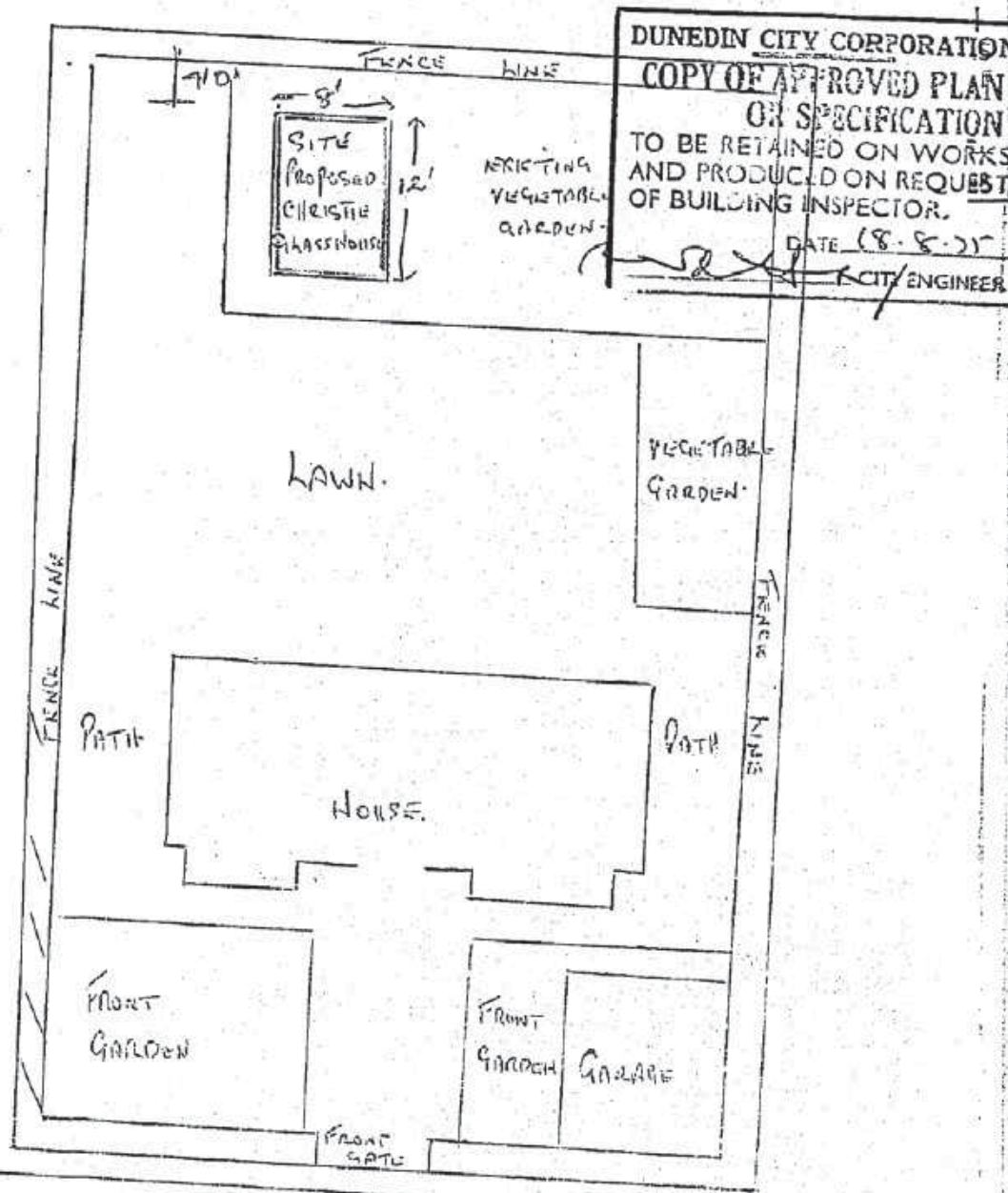
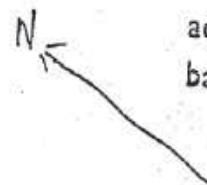
VIBRAPAC (OTAGO) LTD.

11307

A05
GAR.

FRONTAGE

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



NEEDHAM RD

3. NEEDHAM ROAD. Geo. Hunterdon
 Application for Permit for Christie Glasshouse 12' x 8' 1612

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

7/8/75
 R.1 Signed R.1 for City Planning Officer

DUNEDIN DRAINAGE & SEWERAGE BOARD

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

Stormwater to be discharged to Stormwater Drain
 Foul sewage to be discharged to Stormwater Drain
 Trade Waste Stormwater Drain

15/8/75
G. G. Brown