

Dunedin City Council Land Information Memorandum

98032

**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 **29 August 2024**

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

40 Malvern Street Dunedin

**LIM Applicant
Print Date**

Unknown Addressee
29-Aug-2024

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PROPERTY DETAILS

Property ID 5014777
Address 40 Malvern Street Dunedin
Parcels LOT 1 DP 11865

Rubbish Day Monday

RATES DETAILS

Rate Account 2014777

Address 40 Malvern Street Dunedin

Valuation Number 26850-10800

Latest Valuation Details

Capital Value \$630,000
Land Value \$395,000
Value of Improvements \$235,000
Area (Hectares) 0.0673HA
Units of Use 1

Current Rates

Current Rating Year Starting 01-Jul-2024
Dunedin City Council Rates \$3,596.51

Rates Outstanding for Year \$3,046.43

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

Form 5 (building consent) copy

This property contains building consent application/s where a copy of the building consent (Form 5) is not able to be provided.

This may be due to the age of the consent and/or processes that were in place at the time.

Seepage

A seepage incident has been lodged on this property.

Seepage Incident 58095 – 03/08/1999 - Completed

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.

Drainage plan indicates Private Foul Drain in Common with 38 and 40 Malvern Street connecting to Council Foul Sewer in 38 Malvern Street.

Council Stormwater & Foul Sewer Connections available.

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

Council Foul Sewers within land.

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

Private Stormwater Drains servicing existing buildings

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

Private Foul Drains servicing existing buildings

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

Certificate of Acceptance

The following Certificate(s) of Acceptance are recorded for this property.

[COA-2024-41](#) Certificate of Acceptance - Alter Dwelling to Enlarge Opening Between Kitchen and Dining

Lodgement Date	01-May-2024
Decision	Granted
Decision Date	17-May-2024
Current Status	COA Issued

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 the Building Code could not be established and therefore the Code Compliance Certificate has been refused.
	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-2004-305891](#) Building Consent - Part Demolish/Add 2 Storey Bedrooms /Bathroom

Lodgement Date	19-Oct-2004
Decision	Granted
Decision Date	01-Nov-2004
Current Status	CCC Issued
Previous Number	ABA43139
<i>(Applications before 2007)</i>	

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-1925-9722](#) AAB19250100

7763 - Erect shed. The permit was lodged on 21-Mar-1925.

[H-1947-29312](#) AAB19470189

4971 - Repair dwelling, No Plan (McKibbin). The permit was lodged on 23-Jul-1947.

[H-1976-81457](#) AAB19760203

2625 - Construct crossing, No Plan (Kallil). The permit was lodged on 15-Mar-1976.

[H-1947-162828](#) AAD19470373

E2801 - Refix tubs, bath, basin and sink, No Plan (McKibbin). The permit was lodged on 04-Feb-1947.

[H-1913-126425](#) AAD19130857

A4405 - Drainage, plan (Hastie). The permit was lodged on 14-Oct-1913.

Additional Building Information

[EXB-2024-20](#) Exempt building work notification - Removal of non-load bearing partition

Lodgement Date	03-May-2024
Decision	Completed
Decision Date	03-May-2024
Current Status	Completed

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

Alluvial Fans - Active - Floodwater

The property is located within an area with active floodwater alluvial fans. Active fans are those on which flooding, deposition and/or erosion are possible within the next 500 years. This information has been sourced from **Opus International Consultants (2009): Otago alluvial fans project regional review**. Further information, including a copy of the report is available from <https://www.orc.govt.nz/media/2968/otago-alluvials-project-regional-review-executive-summary.pdf>
<https://www.orc.govt.nz/media/2969/otago-alluvials-project-regional-review-council-committee-report.pdf>

Water of Leith Flood Hazard

This property has been identified as lying within an area identified in the Lindsay Creek Flood Hazard Report (Originally published January 1999, and updated in 2004). Further, the Otago Regional Council provided a report on Flood hazard of Dunedin's urban streams (June 2014) [source report](#)

This flood hazard area is derived from the Leith Stream, Lindsay Creek and their tributaries. These watercourses have been extensively modified from their natural form.

Areas located within this flood hazard area maybe subject to floodwater inundation however, historical channel works do offer varying levels of flood protection.

For further details on this hazard including the limitation and assumptions made when deriving this information please see the Otago Regional Council.

This area has been identified as lying within a zone susceptible to amplified shaking in an earthquake.

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

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

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

Otago Regional Council - Natural Hazards Database

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

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

HAZARDOUS SUBSTANCES

WARNING – Change in legislation and management of hazardous substances

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

Council has received both noise and nuisance complaints regarding this property in regards to dumped rubbish and disturbance of the neighbourhood. Rubbish management policies are required to be developed for any commercial or residential properties. Should the property be purchased for rental purposes then noise and rubbish control is considered the landlords responsibility and in the event of any such offences could be liable to a fine.

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 two district plans, and as at 19th August 2024, the partially operative Dunedin City Second Generation District Plan ("the 2GP") has almost completely superseded the 2006 version of the District Plan. The exceptions where the 2GP has not yet replaced the 2006 Plan relate to two specific provisions and several areas still subject to appeal.

As a general principle, rules in the 2GP must be considered along with the rules of the Operative District Plan 2006, 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 schedule of original appeals on the 2GP can be viewed at

<https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan/appeals-received-on-the-2gp>.

The 2GP is subject to change at any time. Variation 2 (Additional Housing Capacity) to the 2GP was notified on Wednesday 3 February 2021. The schedule of appeals on Variation 2 can be viewed at <https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan/plan-change-dis-2021-1-variation-2>

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 2006 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/35Nt dBA, 45SP dBA

Road Hierarchy

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

Type	NZTA Control
COLLECTOR	Malvern St

SECOND GENERATION PLAN INFORMATION

Zoning

- General Residential 2 (refer Section 15, Residential)

Scheduled Items

- Nil

Overlay Zones

- Hazard 2 (flood) Overlay Zone (part only)

Mapped Areas

- Road Classification Hierarchy (main roads within 30m of site)
 - Malvern St is a Collector road
- Wahi Tupuna (part only)
 - Name: Owheo
 - ID: 68

[Please note that some of the items above may only extend over part of the property. If there are multiple designations over the property, these may overlap.]

Resource Consents

There are no resource consents for this property.

RESOURCE CONSENTS WITHIN 50 METRES OF 40 MALVERN STREET DUNEDIN

5014326 15 Dunedin-Waitati Road Dunedin

LUC-2021-340 Land Use Consent consequential LUC to a 89 lot subdivision. There has been no outcome yet.

SUB-2021-128 Subdivision Consent a 2 stage subdivision into 89 new residential lots. There has been no outcome yet.

SUB-2014-55 Subdivision Consent subdivision creating 2 lots. There has been no outcome yet.

5014775 38A Malvern Street Dunedin

RMA-1995-353458 Resource Management Act (Historical Data) EST CARPARK AND RENTAL GARAGES Ownr:MRS C PARKS / App: W A & P S GIBBS 38A MALVERN STREET (Notified - Non Complying). The outcome was Declined on 12/12/1983.

5115142 39 Malvern Street Dunedin

SUB-2007-31 Subdivision Consent TWO LOT RESIDENTIAL 1 SUBDIVISION. The outcome was Granted on 28/03/2007.

5115143 39A Malvern Street Dunedin

[LUC-2007-86](#) Land Use Consent RESIDENTIAL ACTIVITY ON A NON-COMPLYING ALLOTMENT AFTER SUBDIVISION. The outcome was Granted on 28/03/2007.

[SUB-2007-31](#) Subdivision Consent TWO LOT RESIDENTIAL 1 SUBDIVISION. The outcome was Granted on 28/03/2007.

[RMA-2000-363864](#) Resource Management Act (Historical Data) TO REMOVE A TREE FROM THE SUBJECT PROPERTY (Other). The outcome was Granted on 15/03/2000.

5115886 33 Malvern Street Dunedin

[LUC-2021-505](#) Land Use Consent the site remediation involving the disturbance and removal of up to 575m3 of contaminated material and subdivision of a contaminated site under the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 and earthworks – large scale associated with site remediation.. The outcome was Granted on 30/09/2021.

[S221-2021-6](#) s221 Change or Cancellation of Consent Notice cancellation of consent notice 8470243.3 in relation to undersized lots. The outcome was Granted on 24/06/2021.

[SUB-2021-72](#) Subdivision Consent the unit title subdivision of a multi-unit residential development. The outcome was Granted on 24/06/2021.

[LUC-2020-35](#) Land Use Consent the erection of 3 buildings comprising 12 residential units. The outcome was Granted on 24/04/2020.

[S221-2019-10](#) s221 Change or Cancellation of Consent Notice s221 cancellation of Consent Notice 8470243.3 from Lot 1 DP 429031. The outcome was Granted on 07/10/2019.

[LUC-2008-531](#) Land Use Consent breaches of yard and height plane rules in relation to boundary of Lots 2 and 3 of subdivision SUB-2008-152. The outcome was Granted on 30/06/2009.

[SUB-2008-152](#) Subdivision Consent Three lot subdivision incorporating three existing residential dwellings.. The outcome was Granted on 30/06/2009.

5134944 1 - 33B Malvern Street Dunedin

[S221-2021-6](#) s221 Change or Cancellation of Consent Notice cancellation of consent notice 8470243.3 in relation to undersized lots. The outcome was Granted on 24/06/2021.

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5134945 2 - 33B Malvern Street Dunedin

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5134946 3 - 33B Malvern Street Dunedin

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5134950 1 - 33C Malvern Street Dunedin

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5134951 3 - 33C Malvern Street Dunedin

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[SUB-2008-152](#) Subdivision Consent Three lot subdivision incorporating three existing residential dwellings.. The outcome was Granted on 30/06/2009.

[5134955 6 - 33C Malvern Street Dunedin](#)

[S221-2021-6](#) s221 Change or Cancellation of Consent Notice cancellation of consent notice 8470243.3 in relation to undersized lots. The outcome was Granted on 24/06/2021.

[SUB-2021-72](#) Subdivision Consent the unit title subdivision of a multi-unit residential development. The outcome was Granted on 24/06/2021.

[LUC-2020-35](#) Land Use Consent the erection of 3 buildings comprising 12 residential units. The outcome was Granted on 24/04/2020.

[S221-2019-10](#) s221 Change or Cancellation of Consent Notice s221 cancellation of Consent Notice 8470243.3 from Lot 1 DP 429031. The outcome was Granted on 07/10/2019.

[SUB-2008-152](#) Subdivision Consent Three lot subdivision incorporating three existing residential dwellings.. The outcome was Granted on 30/06/2009.

[5137546 29 Malvern Street Dunedin](#)

[SUB-2022-39](#) Subdivision Consent Stage 1. The outcome was Staged Subdivision on 07/06/2022.

[LUC-2022-217](#) Land Use Consent The contraventions of: density on Lot 1; and height in relation to boundary for the units on Lot 2 along the new boundary between Lots 1 and 2 SUB-2021-232. The outcome was Granted on 07/06/2022.

[SUB-2022-39](#) Subdivision Consent The two stage two lot fee simple subdivision and then unit title of Lot 2 SUB-2021-232. The outcome was Granted on 07/06/2022.

[LUC-2009-526](#) Land Use Consent create single 16-bedroom residential unit. This consent has since Lapsed.

[5137547 31A Malvern Street Dunedin](#)

[SUB-2022-39](#) Subdivision Consent Stage 2. The outcome was Staged Subdivision on 07/06/2022.

[SUB-2022-39](#) Subdivision Consent Stage 1. The outcome was Staged Subdivision on 07/06/2022.

[LUC-2022-217](#) Land Use Consent The contraventions of: density on Lot 1; and height in relation to boundary for the units on Lot 2 along the new boundary between Lots 1 and 2 SUB-2021-232. The outcome was Granted on 07/06/2022.

[SUB-2022-39](#) Subdivision Consent The two stage two lot fee simple subdivision and then unit title of Lot 2 SUB-2021-232. The outcome was Granted on 07/06/2022.

[LUC-2018-368](#) Land Use Consent the establishment of two-storey residential building comprising two residential units and four habitable rooms (resulting in a total of 13 habitable rooms within the site). The outcome was Granted on 27/06/2019.

[LUC-2009-526](#) Land Use Consent create single 16-bedroom residential unit. This consent has since Lapsed.

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

TRANSPORT

Transport is aware of the following information related to this property:

Vehicle access to this property appear to be over adjacent property.

Non-compliant vehicle entrance

To meet current Council standards the vehicle crossing would be required to be sealed or hard surfaced from the back edge of the path to 5m inside the property boundary.

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

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

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

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

3 WATERS

WATER

Urban water supply area – Connected

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

Terms and conditions of supply

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

Water pressure

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

Water reticulation maps

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

FOUL SEWER AND WASTE WATER**Drainage Reticulation Plans**

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

Restrictions near Council infrastructure

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

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

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

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

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

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

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

Information Regarding Watercourses

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

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

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

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

APPENDIX

Glossary of terms and abbreviations

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

Consent, Permit, Licence & Complaint types

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

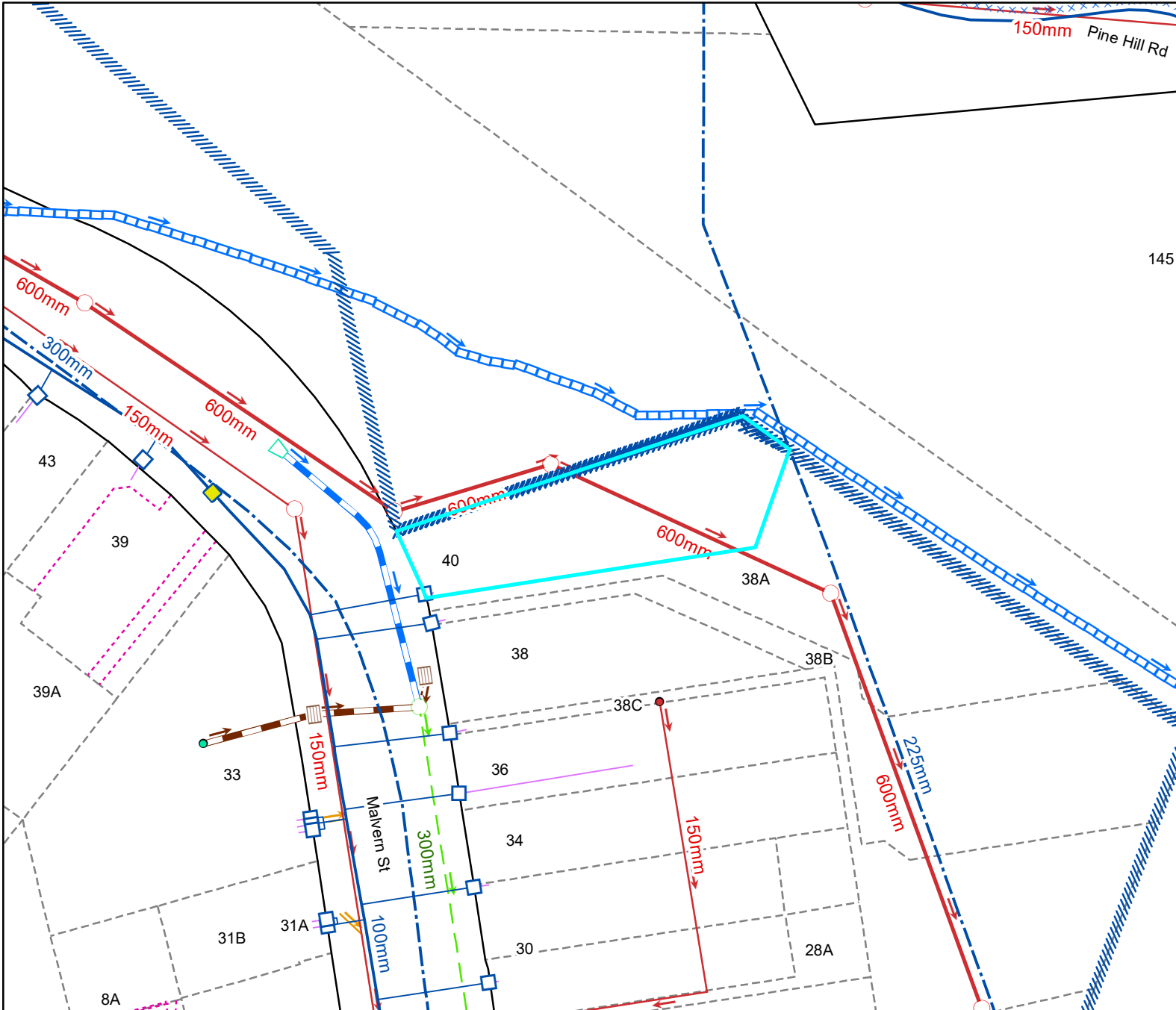
Terms used in Permits & Consents

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

General terms

- RDMS Records and Document Management System





Legend

Water Supply

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

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

Foul Sewerage

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

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

Stormwater

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

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

General

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

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



Council Water & Drainage Services

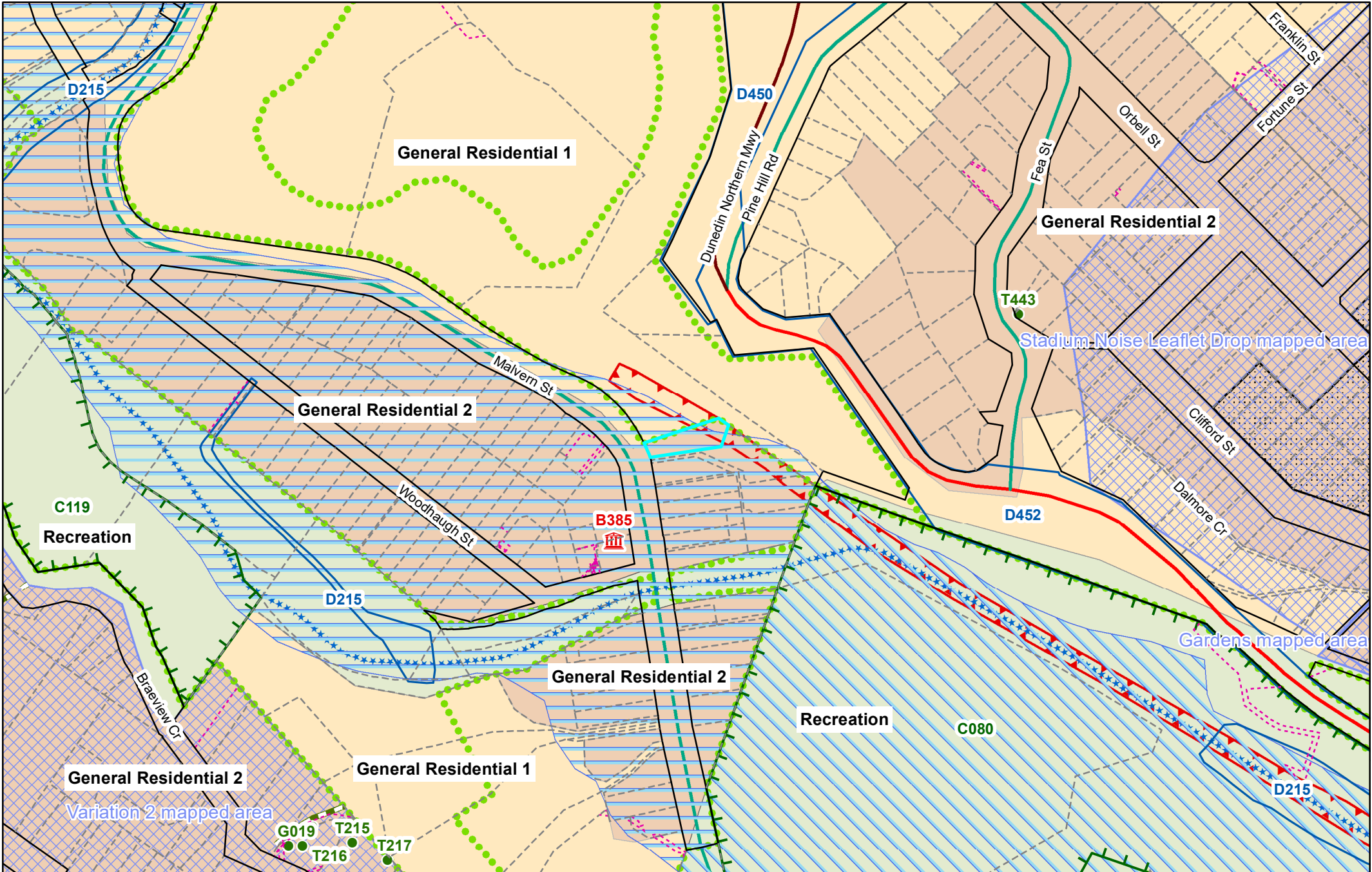
Information shown is the best available at the time of publishing. The accuracy and completeness of This information is variable. Private assets are typically not mapped. Recent changes may not be reflected. Verify on site before commencing work. For all enquiries phone 03 477 4000.

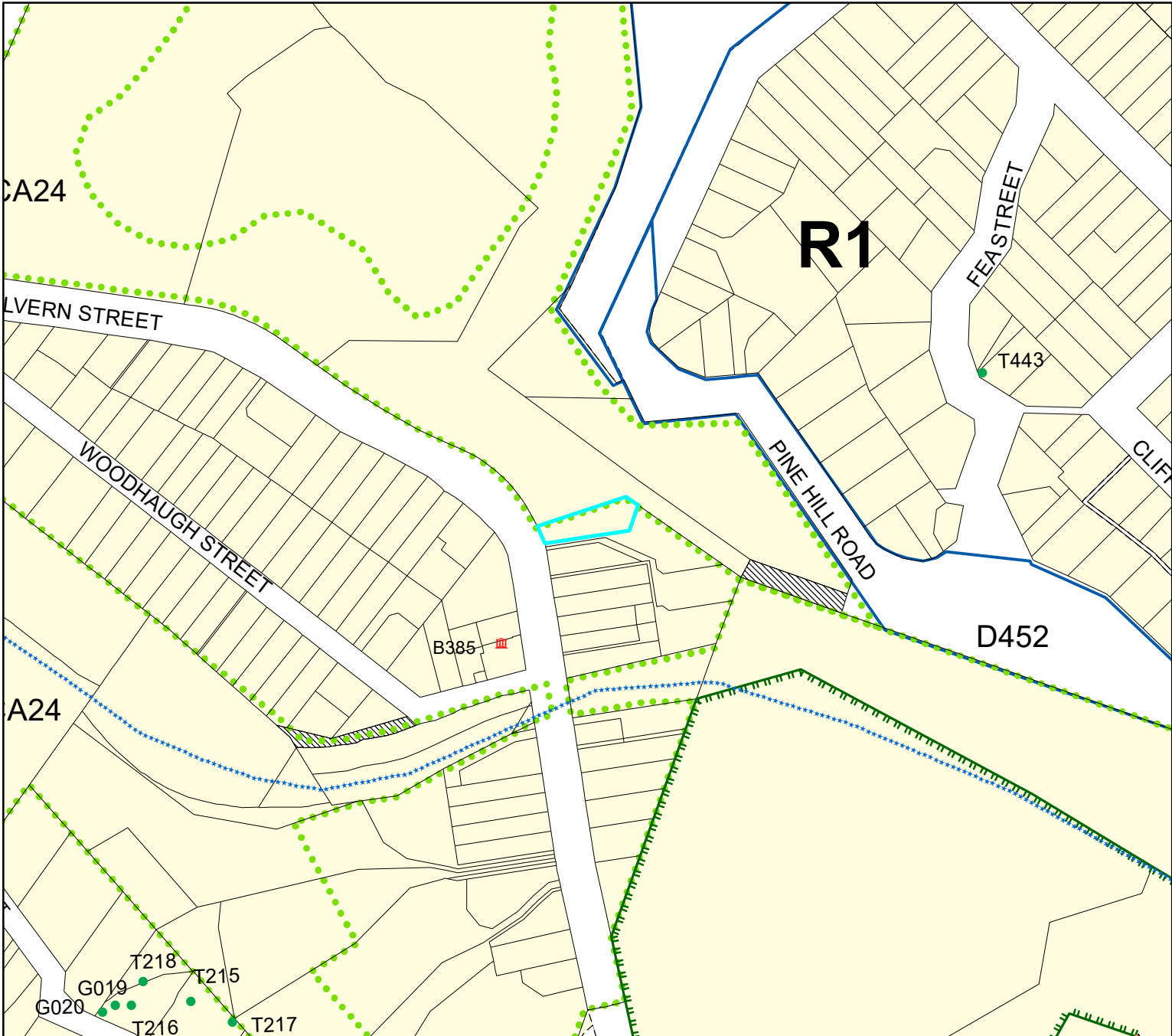
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23/08/2024
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PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES
This map is for illustration purposes only and is not accurate to surveying, engineering or orthophotographic standards. Every effort has been made to ensure correctness and timeliness of the information presented.

2019-2019 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
 - Heritage Structure
 - Heritage Facade
 - DP Archaeological Sites
 - Airport Fan Designation 274 bdy
 - Port Height Restrictions
 - DP Designations
 - Urban Landscape Conservation Area
 - DP Taiari Aerodrome
 - Restricted Water Supply Area
 - Ground Water Protection Zone A
 - Ground Water Protection Zone B
 - Public Roads not Legal
 - Unformed Legal Road
- Port & Airport Noise**
- Air Noise Boundary
 - Airport Outer Control Boundary
 - Outer Port Control Boundary
 - Port Noise Boundary
- Esplanade Requirement**
- Esplanade Reserve Required
 - Esplanade Strip Required
- Landscape Management Boundary**
- outside boundary
 - boundary between areas
 - prominency boundary
- Townscape**
- Townscape and Heritage Precinct Boundary - Internal
 - Townscape and Heritage Precinct Boundary
- Pedestrian Frontage**
- Identified Pedestrian Crossing
 - Verandah Required
- Areas of Significant Conservation Value boundary**
- ASCV Boundary
 - ASCV Boundary - Internal
 - Areas of Significant Conservation Value (Estuarine edge)
 - Areas of Significant Conservation Value (Wetland)
- Zones**
- R1 - Residential 1 Zone
 - R2 - Residential 2 Zone
 - R3 - Residential 3 Zone
 - R4 - Residential 4 Zone
 - R5 - Residential 5 Zone
 - R6 - Residential 6 Zone
 - R6A
 - Campus Zone
 - Airport Zone
 - Stadium Zone
 - CA - Central Activity Zone
 - LSR - Large Scale Retail Zone
 - LA1 - Local Activity Zone 1
 - LA2 - Local Activity Zone 2
 - In1 - Industrial 1 Zone
 - In2 or SD - Industrial 2 or Special Development Zone
 - Port 1 Zone
 - Port 2 Zone
 - RR - Rural Residential Zone
 - Rural Zone
 - H - Harbourside

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

This Planning Map is indicative.

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



Operative District Plan Map

Scale at A4:
1:3,000
23/08/2024
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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.

Leith Valley Road etc

A/4405

Boundary Line

P/2982

Right of way (Private)

A/4405

LEGEND

- Existing Drains
- New Foul Drains
- New Stormwater Drains

SINK

TUBS

WG.

SECTION OF DRAIN
RELAYED 9/3/73

Storm Water By storm
into creek DRAIN

Present Drain

104 ft 4" Sewer drain

see D/C
plan A/105

16" W. Hasties pipe

BLK Woodhaugh Sec 20-21

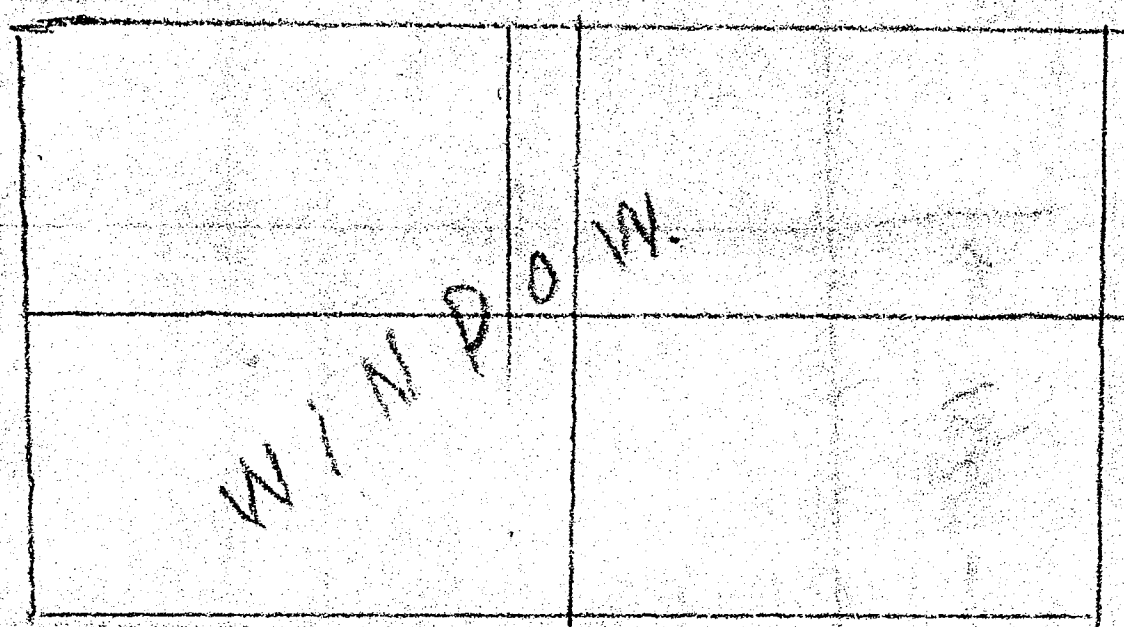
Leith Road

Woodhaugh

A/4405

9763

12 ft



DORÉ

9 ft

CODE COMPLIANCE CERTIFICATE

Section 43(3), Building Act 1991

ISSUED BY:



Telephone No:	477-4000	CCC No:	ABA 43139	Reference No:	5014777
---------------	----------	---------	-----------	---------------	---------

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

PROJECT LOCATION	PROJECT
Name and Mailing Address: PURVIS, BRUCE LESLIE P O BOX 6051 DUNEDIN 9015	All ☒ Stage No of an intended stages New Building ☐ Alteration ☒ Intended Use(s) in detail: PART DEMOLISH/ADD 2 STOREY BRMS/ BTHRM Intended Life: Indefinite, not less than 50 years ☒ Specified as years Demolition ☐
LEGAL DESCRIPTION	
Property Number: 5014777 Valuation Roll No: 26850 10800 Street Address: 40 MALVERN STREET, DUNEDIN 9001 Legal Description: LOT 1 DP 6293	

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:

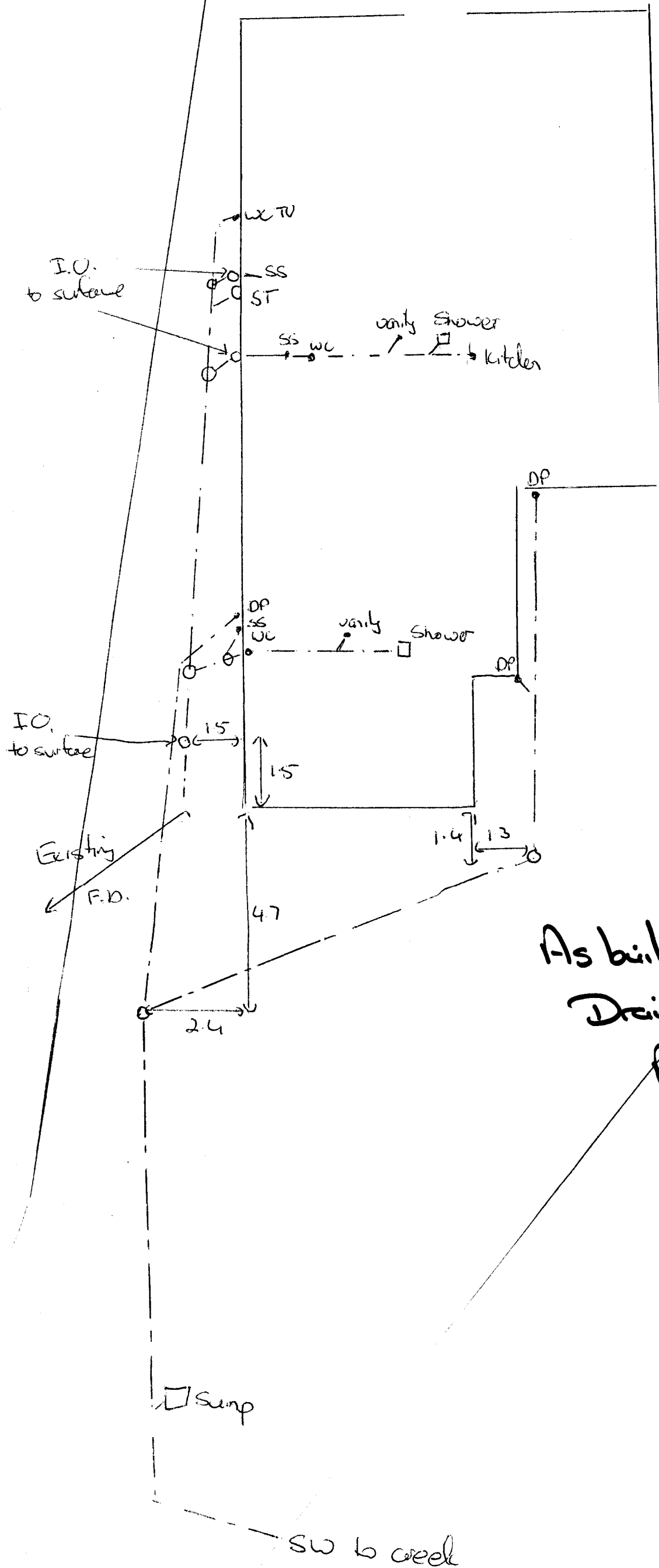
Signed for and on behalf of the Council:

Name:.....

Position: AUTHORISED OFFICER

Date: 16/02/2005

40 Malvern St.



As Built Plan

Received by: _____

Date: 9.12.04

ABA No: 43139

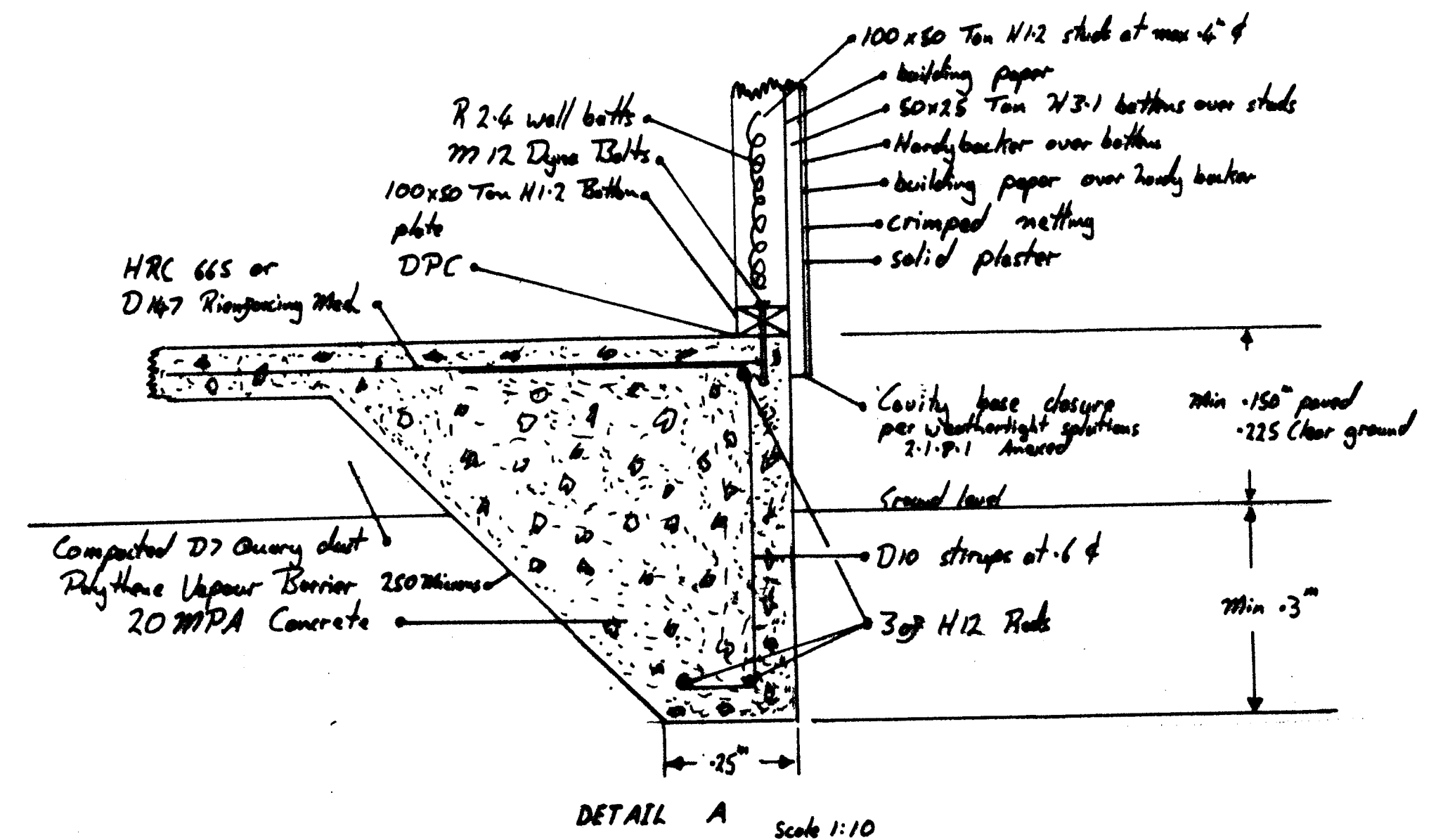
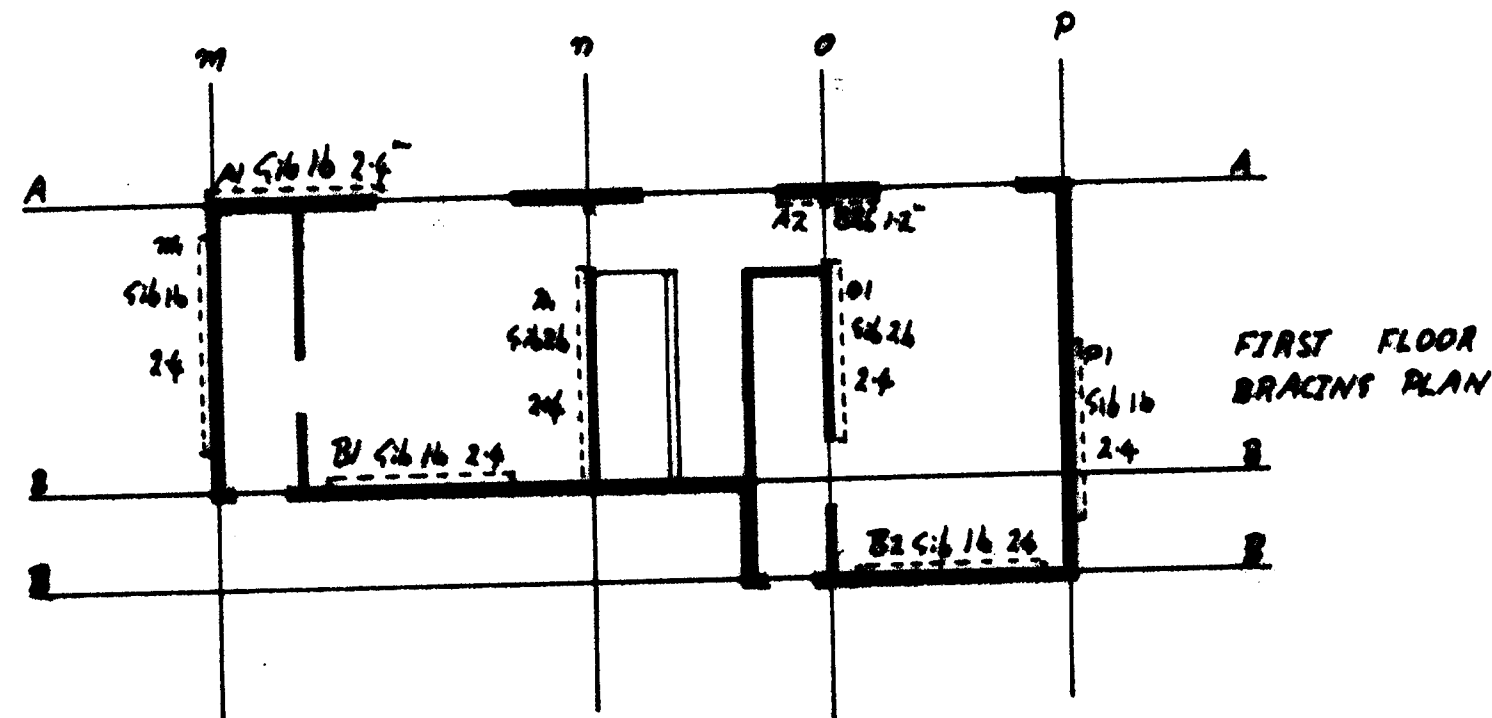
As built drainage Plan
Drainlayer Barry Wells.
ABA 43139

Site Coverage Calculations

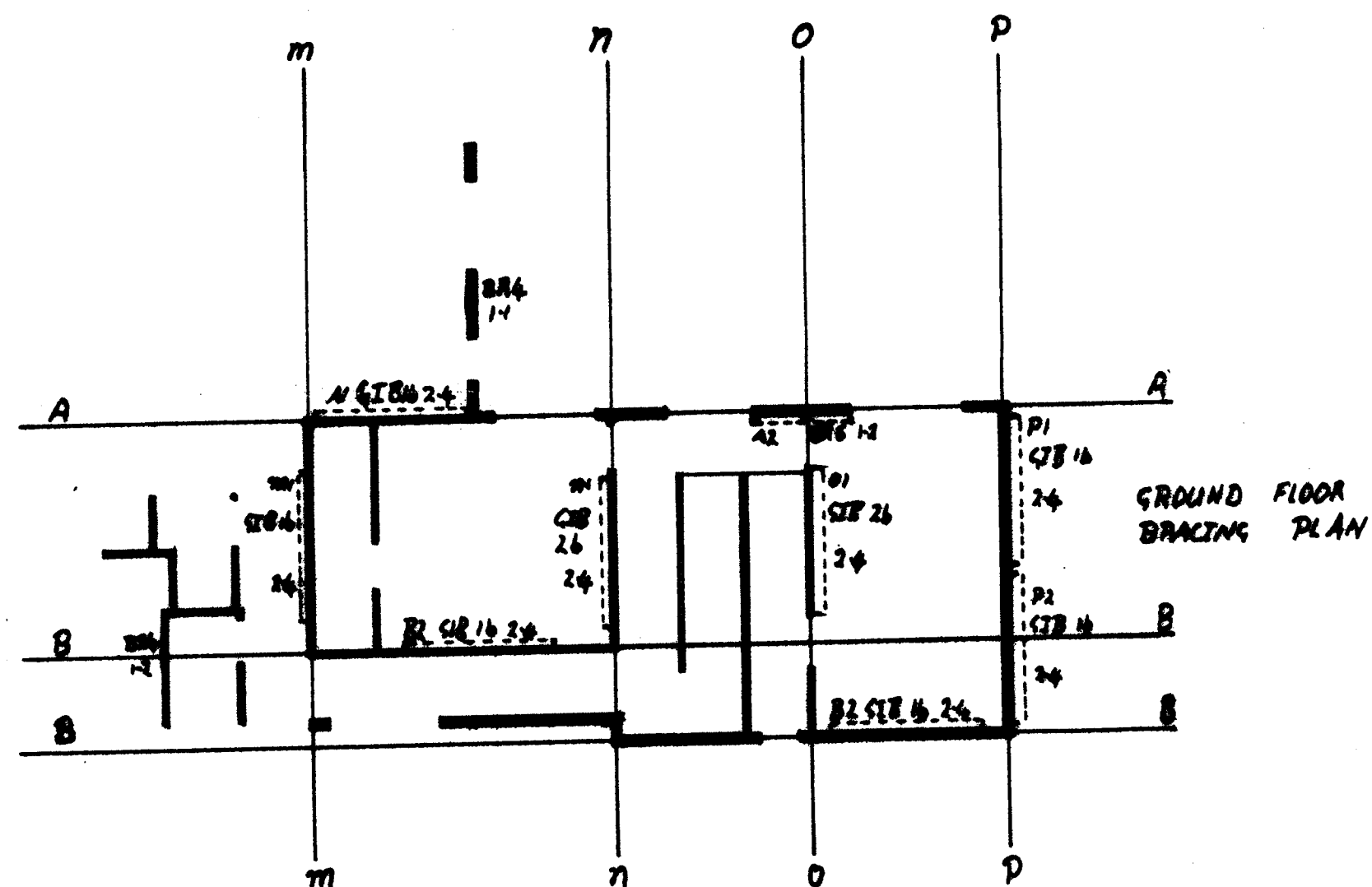
Site Area	673 sq ^m
Existing Coverage	100.73 sq ^m
Proposed Demolition	17.63 sq ^m
Proposed Additions	67.7 sq ^m
Proposed Coverage	151.02 sq ^m
% of Site Area	22%

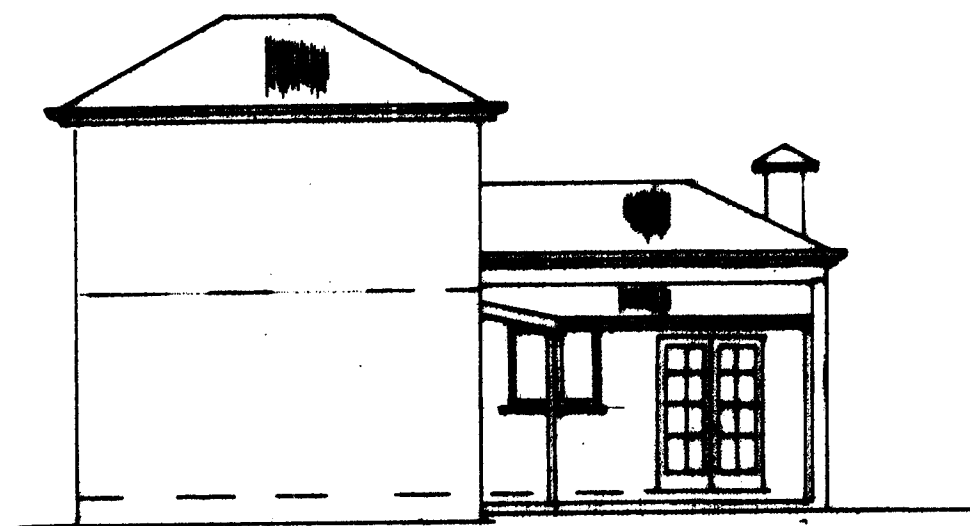
Floor Area Calculations

Ground Floor Internal	137.6 sq ^m
Veranda and Porch	13.4 sq ^m
First Floor	51.76 sq ^m
Total Floor Area	202.76 sq ^m

SPECIFICATIONS

- All work to comply with NZ standard 3604
- Concrete to be 20 MPA
- Timber sizes and treatment to be as shown
- Roof bracing to be metal strip with tensioners
- Wall bracing to be as per bracing schedule
- Windows to be second hand wooden framed
- Power supply to be from existing meter board upgraded as required
- Stairs to be 25mm MDF glued and screwed as required
- Stormwater to be to existing
- Sewer to be shortened to clear new concrete slab and as built plan to be provided
- Windows to be flashed in accordance with annexed detail (three of) being Weathertight solutions volume two stucco details 2.1.1.3, 2.1.1.2 and 2.1.1.1
- Cavity closer to be provided in accordance with annexed detail marked 2.1.8.1 of Weathertight solutions volume two stucco
- Flashing to ground floor roof to be in accordance with annexed detail marked 2.1.8.1 Weathertight solutions volume two stucco
- Firestopping where shown as per annexed detail marked detail Y

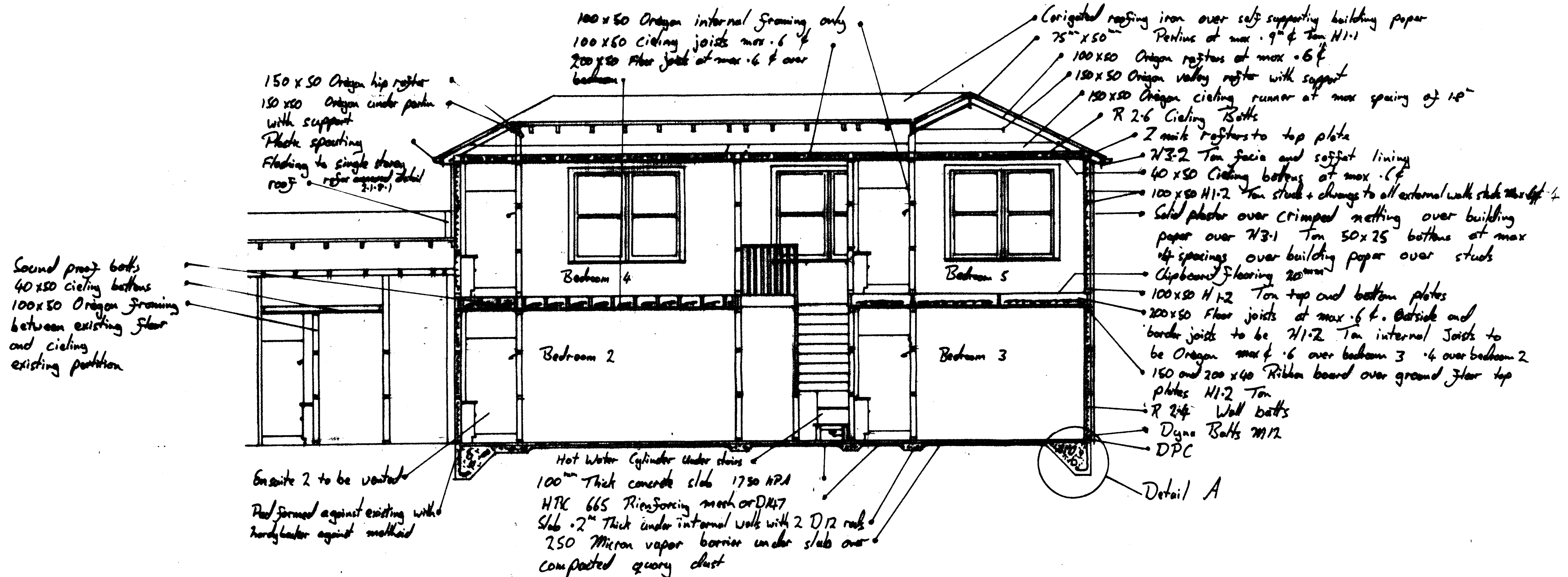




PROPOSED EAST ELEVATION
SCALE 1:100



PROPOSED NORTH ELEVATION
SCALE 1:100



PROPOSED ADDITIONS AND ALTERATIONS
AT 40 MELVERN STREET DUNEDIN

SECTIONAL ELEVATION X X
SCALE 1:50

SCALE AS SHOWN
DATE 12/10/04

Sheet No
TWO
Of Three

A simple line drawing of a single-story house. It has a chimney on the left side of the roof, a central door with a small window, and two windows on each side of the door. The drawing is minimalist, using only black lines on a white background.

A line drawing of a building with a hipped roof, a chimney, and a porch. The building has a main rectangular section with a chimney on the roof. To the left is a small porch with a window. To the right is a long, low section with a door and two windows.

————— existing walls
 = = = = = new walls proposed
 - - - - - existing walls to be demolished

The floor plan shows a central hallway with a staircase. To the left is Bedroom 4, and to the right is Bedroom 5. A landing is located at the top of the hallway. The plan includes dimensions for walls, rooms, and overall sections. The overall dimensions are 11.4m in width and 5.4m in depth.

This architectural drawing shows a two-story building with a flat roof. On the left, there is a small gabled section. The main body of the building has a flat roof with a small chimney or vent on the left side. The ground floor features a large central window with a grid pattern, flanked by two smaller square windows. The upper floor has a large window on the right side and a smaller square window on the left. The drawing is a simple line sketch with some shading to indicate depth.

[illegible]

VENTILATION NZBC G4

PROVIDE VENTILATION TO OPEN
AIR OR MECHANICAL.

Prohibiting and Drainage
To comply with approved documents E1/AS1, G12/AS1, G13/AS1 & 2

PLANNING COMMITTEE
Specifications Approved in accordance
with the New Zealand Building Code and Approved
Documents. To be retained on works
and produced on request.

Building *Riff* Date 28/10/02
Drainage *MT* Date 29-10-02
Health Date

NOTE

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

SCALE ALL 1:100
DATE 12/10/04

Sheet No
ONE
OF Three

CERTIFICATE OF ACCEPTANCE

DCCBCA-F4-09-v1.0

Section 99, Building Act 2004

COA No:	COA-2024-41	Telephone No:	03 477 4000
APPLICANT		LEGAL DESCRIPTION	
Yana Tiara Trustee Limited 40 Malvern Street Dunedin 9010		Legal Description: LOT 1 DP 11865 Location: 40 Malvern Street Dunedin Valuation Roll No: 26850-10800 Description of Work: Alter Dwelling to Enlarge Opening Between Kitchen and Dining	

The territorial authority named above is satisfied, to the best of its knowledge and belief and on reasonable grounds, that, insofar as it can ascertain, the building work described below complies with the building code:

- Smoke alarms

The territorial authority was unable to inspect the following parts of the building work and this certificate is qualified as follows:

- Beam size, grade, timber treatment and associated fixings
- Timber framing, grade, timber treatment and associated fixings
- Pile location and associated fixings

Nothing in this certificate limits the requirements that a person must not carry out building work except in accordance with a building Consent, nor does it relieve any person from the requirement to obtain a Building Consent for building work.

Signed for and on behalf of the Council:

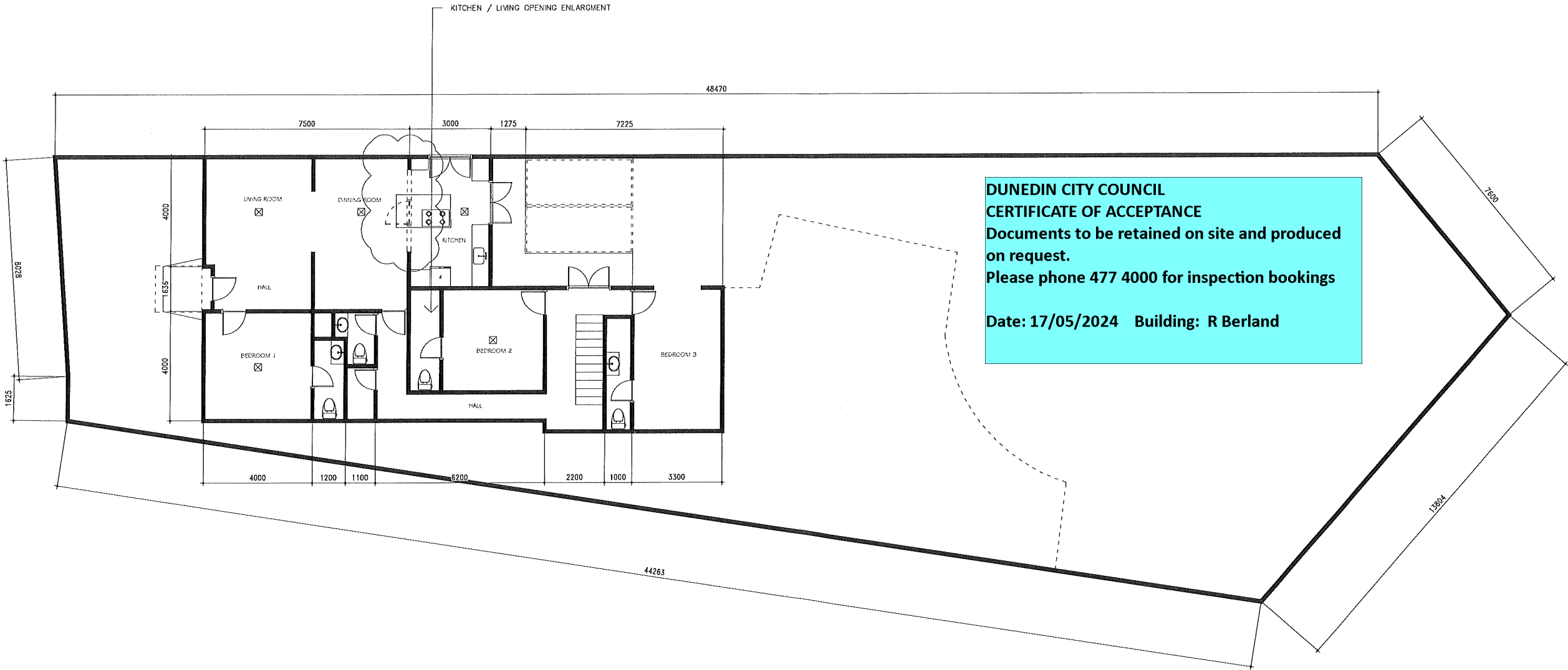


Ricky Berland
Building Officer

10 June 2024

LEGEND

☒	EXISTING SMOKE ALARM
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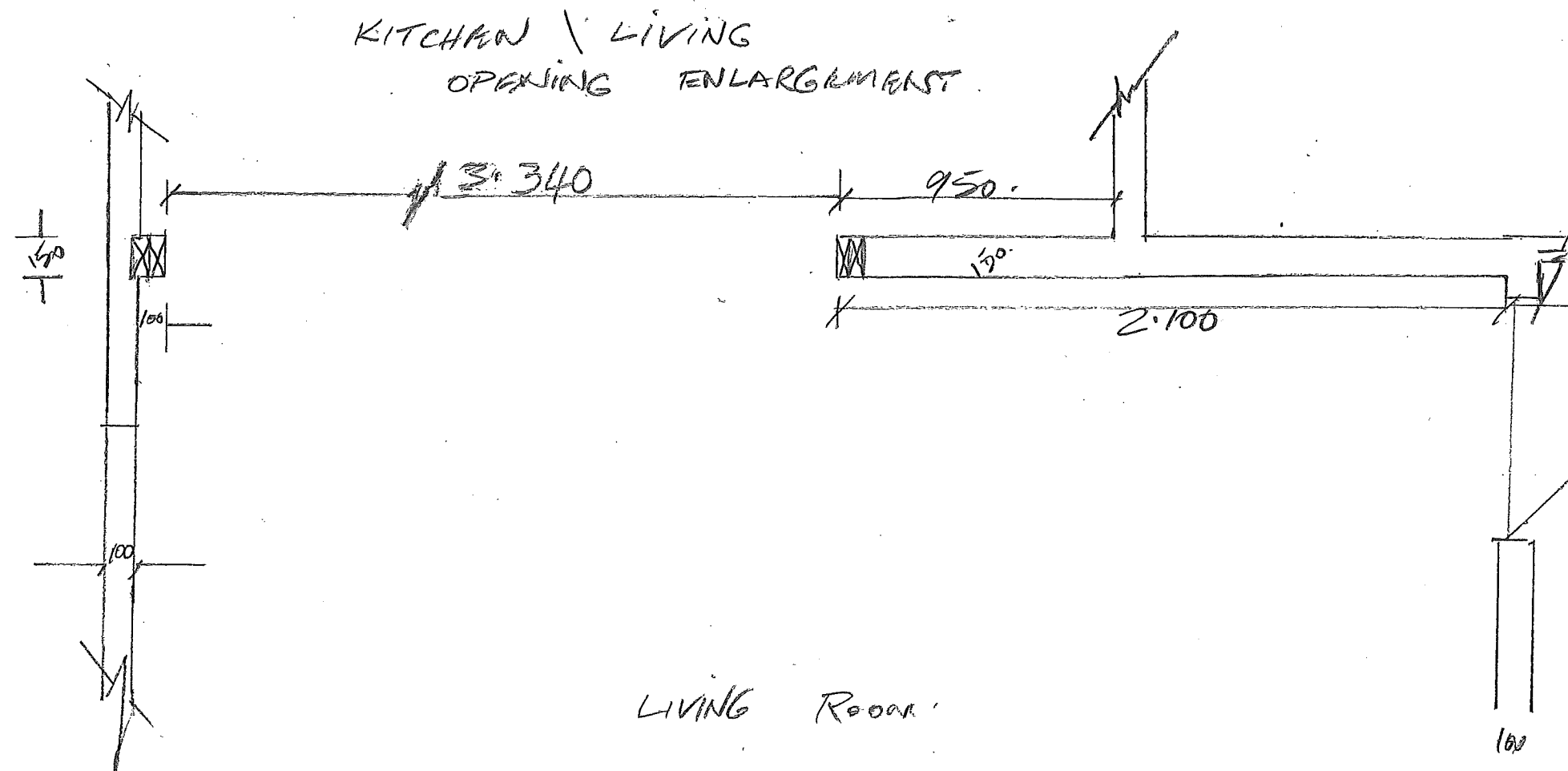
This certificate of acceptance is qualified and limited to only the parts of the building work that were capable of being inspected and as listed on the COA. In respect of the parts of the building work that were capable of being inspected the DCC is satisfied that these particular building works comply with the building code.
Please note, that the council has not reviewed, and makes no statement as to, whether any other building work (other than those for which a building consent is granted or a code compliance certificate issued) either existing or proposed, referred to or shown on the application, plan, diagram or specification, comply with the Building Code or has been legally established.

SITE AND GROUND FLOOR PLAN – NEW

SCALE 1 : 175

BUILDER : MARK THOMAS.
LBP : BP116510

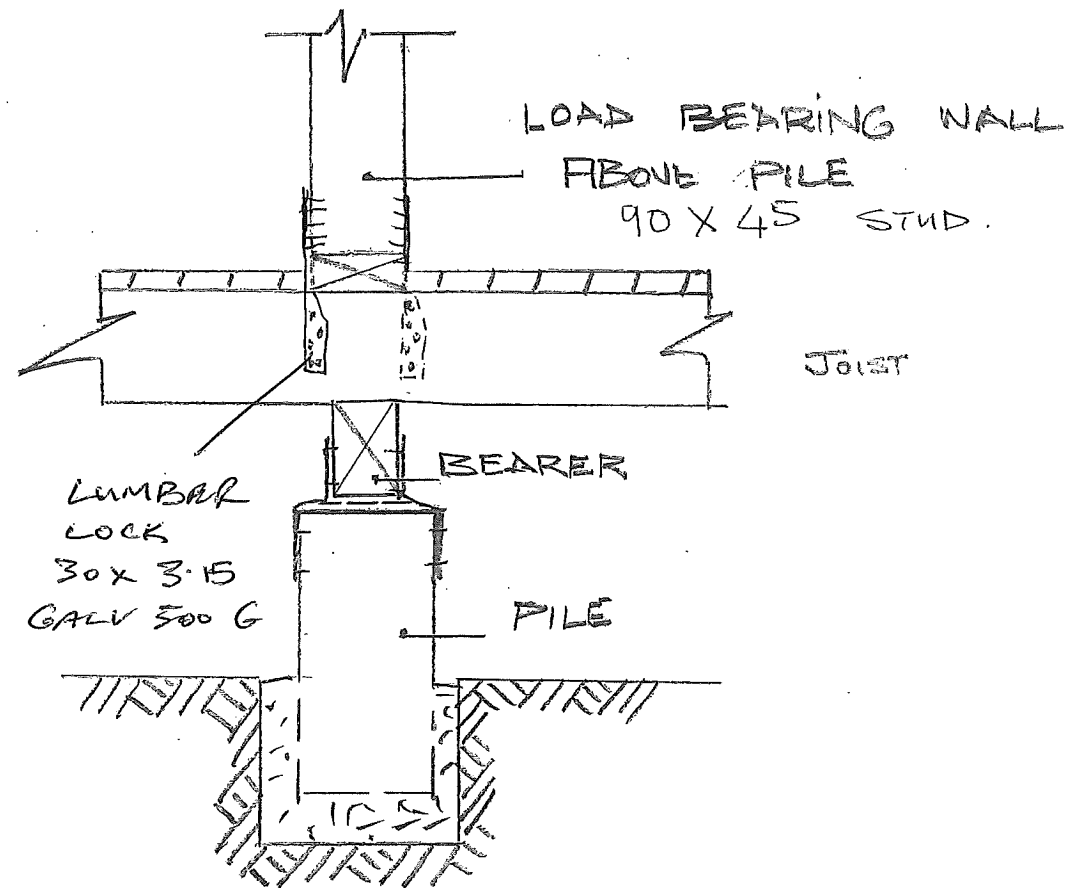
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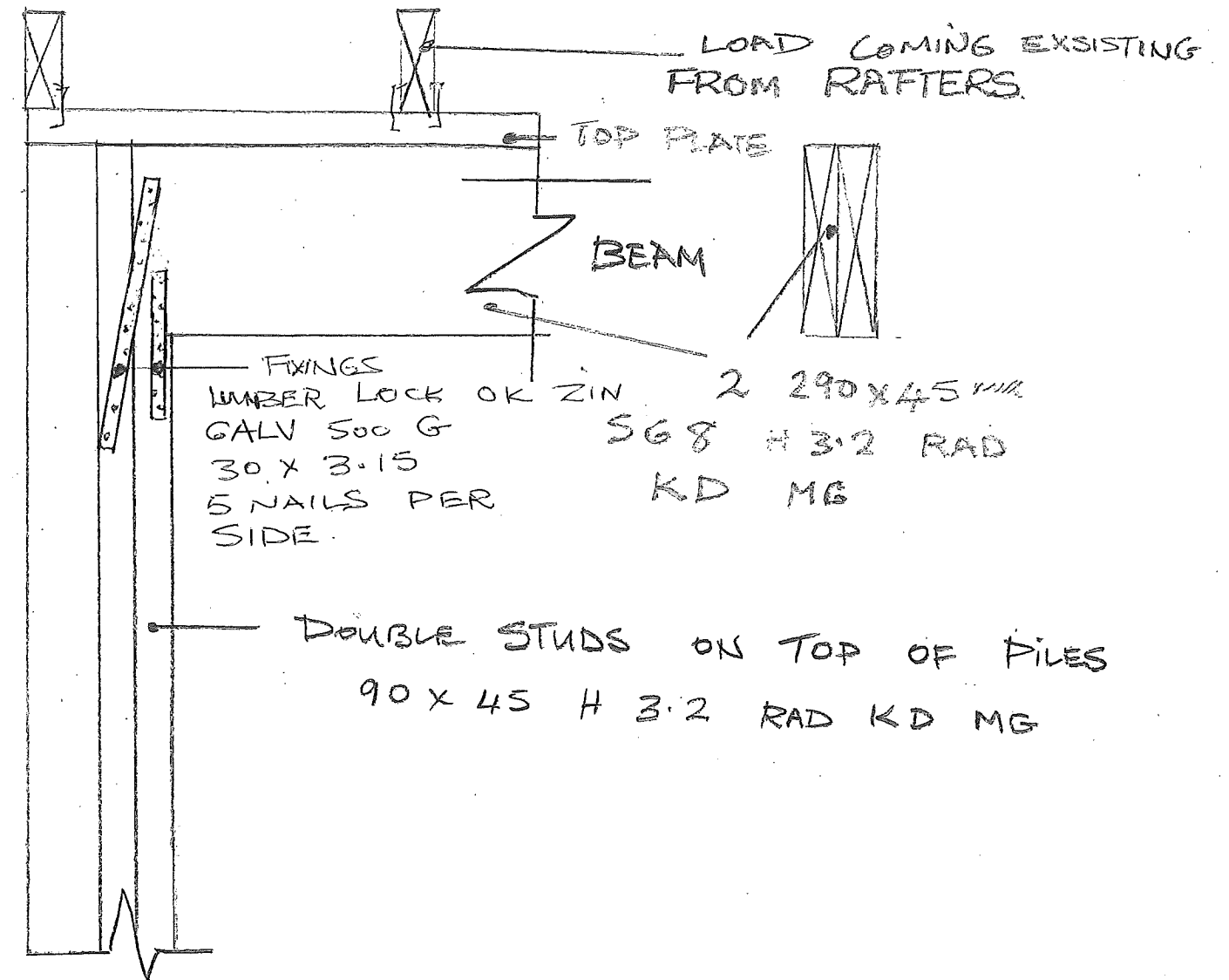
KITCHEN - LIVING ROOM OPENING ENL
FOR CERTIFICATE OF ACCEPTANCE.
40 MALVERN ST.

2

PLAN OF LOADING OVER PILES



FIXING AND TIMBER USED



FOR CERTIFICATE OF ACCEPTANCE
KITCHEN - LIVING ROOM OPENING ENL
AS BUILT DRAWINGS
40 MALVERN ST AS BUILT.