DUNEDIN CITY COUNCIL | kaunihera a-rohe o Ōtepoti

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Prepared on: 19-May-2026 1
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s44A(2)(a) Information identifying any special feature or characteristics of the land

District Plan Hazard Information

Refer to District Plan for Natural Hazards Information *section: s44A (2)(f) Information relating to the use to which the land may be put and any conditions attached to that use*.

Other Natural Hazard Information

Flood Hazards

No information.

Land Stability Hazards

EXPANSIVE SOILS

Expansive Clays Area 2H

Description: Expansive clays occur in this area. If expansive clay is present on the site, then foundations must be specifically designed to accommodate shrink/swell movement. The areas were captured from Soil map of Waikouaiti County, Otago, New Zealand / soil survey by I. B. Campbell ; F. J. Tindall, chief cartographer ; drawn by Margaret P. Francis. Date: 1971 , New Zealand Soil Bureau map ; 76. Department of Scientific and Industrial Research. The captured areas only limited to the Excerpt published.

Reference Number: 10108

Coastal Hazards

No information.

Seismic Hazards

FAULT

Silver Stream - Merton

Description: This report presents a general outline of the locations and character of active geological faults and folds in the Clutha and Dunedin City districts. The work described in this report is based on a desktop review of information from regional-scale geological mapping and from more detailed published or open-file geological studies relevant to understanding active faults in the two districts. This project involved the compilation of a Geographic Information System (GIS) dataset that gives the locations of active faults and folds delineated in the two districts. The interpretations and geographic positionings of the faults and folds were aided, where available, by topographic information from airborne LiDAR scans (laser radar) and from satellite, aerial or ground-based photographic archives.

Barrell, D.J.A. (2021). *General distribution and characteristics of active faults and folds in the Clutha and Dunedin City districts, Otago.* GNS Science.
https://www.orc.govt.nz/media/10002/active-faults-folds-in-the-clutha-and-dunedin-city-districts-otago-2021.pdf
Commissioned by: Otago Regional Council
Purpose: To describe the general distribution and characteristics of active faults and folds in the Clutha and Dunedin City districts of Otago, to assist with the identification and assessment of earthquake hazard for land-use planning purposes.
Scope of report: The Clutha District and Dunedin City District areas of Otago Region

Reference Number: 12094

Other Natural Hazards

No information.

Otago Regional Council Hazard Information

The Regional Council is required to provide information that it holds on Natural Hazards:
https://www.orc.govt.nz/managing-our-environment/natural-hazards/otago-natural-hazards-database

Contaminated Site, Hazardous Substances and Dangerous Goods

Contaminated Site Information

No information.

Historic Dangerous Goods Licence(s)

No information.

Hazardous Substances

No information.

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.

s44A(2)(b) Information on private and public stormwater and sewerage drains

Drainage

Drainage plans on file are indicative only.
Obtaining your own independent review may be required before commencing drainage works.

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 show 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.

Hawkesbury Village
All wastewater infrastructure within Hawkesbury Village is privately owned and maintained. Wastewater from this property likely discharges to the private Hawkesbury Wastewater Treatment Plant. There is no drainage charge levied by the Dunedin City Council to this property but there may be a wastewater charge levied by the Hawkesbury Village Management Board of Directors. It is recommended that the applicant check the property for the specific connection information, as the Council has no record of wastewater service to individual properties.

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.

s44A(2)(bb) Information Council holds regarding drinking water supply to the land

Water Supply

Hawkesbury Village water supply
The water supply for this property is fed from the Dunedin City Council water trunk line in McGraths Road into the metered private Hawkesbury water network. All water infrastructure within Hawkesbury Village is privately owned and maintained. Whilst no water charges are levied by Council to this property directly, there may be a water charge to the property from the Hawkesbury Village Management Board of Directors. It is recommended that the applicant check the property for the water connection as the Council has no record of the water service to individual properties.

s44A(2)(c) Information relating to any rates owing in relation to the land

Rates Details

Rates Assessment Details

Rate Account	2101873
Address	6 Martin Close Waikouaiti
Valuation Number	26520-02450-F
Latest Valuation Details	
Capital Value	$385,000
Land Value	$105,000
Value of Improvements	$280,000
Area (Hectares)	
Units of Use	1

Current Rates

Current Rating Year Starting	01-Jul-2025
Dunedin City Council Rates	$1,772.13
Rates Outstanding for Year	$205.59

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.

s44A(2)(d) Consents, Certificates, Notices, Orders or Requisitions affecting the land or any buildings on the land

(da) the information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004:s44A and

(2)(e) Information concerning any Certificate issued by a Building Certifier pursuant to the Building Act 1991 or the Building Act 2004

Building and Drainage Consents

The following consents are recorded for this property:

Status Key:			
	BC	-	Building Consent Issued
	CCC	-	Code Compliance Certificate Issued
	Archived /CCC Refused	-	In accordance with section 93(2)(b) of the Building Act, the consent was reviewed for code compliance after two years. Compliance with the Building Code could not be established and therefore the Code Compliance Certificate has been refused.
	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-1995-329618 Building Consent - Alter Villa F to Create 6 Units, Plumbing & Drainage

Lodgement Date	16-Jan-1995
Decision	Granted
Decision Date	03-Apr-1995
Current Status	**Archived**
Previous Number *(Applications before 2007)*	ABA950091

ABA-1995-333177 Building Consent - Add to Garage

Lodgement Date	09-Nov-1995
Decision	Granted
Decision Date	09-Nov-1995
Current Status	**CCC Issued**
Previous Number *(Applications before 2007)*	ABA954644

ABA-2015-591 Building Consent - Install Woodsman ECR Novo Freestanding Heater and Flue in Dwelling

Lodgement Date	17-Apr-2015
Decision	Granted
Decision Date	21-Apr-2015
Current Status	**CCC Issued**
Previous Number *(Applications before 2007)*	

Building and Drainage Permits

H-1968-230568 AAS1968 - No Permit Number - Upgrade of Cherry Farm Hospital, (Otago Hospital Board). The permit was lodged on 23-May-1968.

Building Notices

Notice To Fix

The following is a list of Notices To Fix for this property.

Notice Number	NTF-2022-27
Status	Resolved
Description	Non-compliance with Schedule 1, Building Regulations 1992, Clause E1.3.3(a) - Drainage systems for the disposal of surface water shall be constructed to convey water to an appropriate outfall. The roof stormwater downpipe is being discharged through a gully trap into the foul drain.

Resource Consents

The following Resource Consent(s) are recorded for this property:

RMA-1994-356548 - Resource Management Act (Historical Data)

Description	Subdivision of Hawksbury Village (OT14C/39, OT16D/662, Pt OT16C/1091 & 16C/359) into 68 lots Owner: Karitane Estate Limited
Lodgement Date	04-Aug-1994
Decision	Granted
Decision Date	06-Oct-1994
Current Status	**Consent Issued**

RMA-1995-357186 - Resource Management Act (Historical Data)

Description	UNIT TITLE SUBDIVISION FOR 6 UNITS ON LOT 52
Lodgement Date	06-Mar-1995
Decision	Granted
Decision Date	06-Mar-1995
Current Status	**Consent Issued**

RMA-1996-360014 - Resource Management Act (Historical Data)

Description	DELETION OF RIGHT-OF-WAY
Lodgement Date	20-Aug-1996
Decision	Granted
Decision Date	05-Sep-1996
Current Status	**Consent Issued**

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.

Alcohol Licensing

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

Health Licensing

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

s44A(2)(ea) Information notified under Section 124 of the Weathertight Homes Resolution Services Act 2006

No information.

s44A (2)(f) Information relating to the use to which the land may be put and any conditions attached to that use

District Plan

The information on district plan requirements is correct at the date this LIM is issued. Note that the Dunedin City Second Generation District Plan ("The 2GP") is subject to change at any time. To check whether any changes have occurred since the date this LIM was issued, consult the information and relevant planning maps in 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.

SECOND GENERATION DISTRICT PLAN INFORMATION

Zoning

- Township and Settlement (refer Section 15, Residential)

Scheduled Items

- Nil

Overlay Zones

- Nil

Mapped Areas

- No DCC Reticulated Wastewater Mapped Area
- Wahi Tupuna
  - Name: Purakaunui to Hikaroroa to Huriawa
  - ID: 14

[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.]

District Plan Map

The District Plan map is available online here. Instructions on how to use the map are available here.

You can also access the District Plan map and instructions by visiting the Dunedin City Council 2GP Website at:
https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan

s44A(2)(g) Information regarding the land which has been notified to Council by another statutory organisation

No information.

s44A(2)(h) Information regarding the land which has been notified to Council by any network utility operator pursuant to the Building Act 1991 or Building Act 2004

No information.

Section 44A(3) Information concerning the land as the authority considers, at its discretion, to be relevant.

Building Information

Drainage

No Code Compliance Certificate copy

This property contains building consent application/s where a copy of the code compliance certificate (Form 7) 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.

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.

Hawksbury Village Steam Ducts
Properties within Hawksbury Village may contain underground concrete ducts, chambers or other structures that form a reticulated steam system that is no longer in use. The design of buildings over or within 1.0m of these structures will require engineering input. These structures are not owned by Hawksbury Village Management Limited. They can be demolished or removed; however, they may contain asbestos pipe insulation.
The handling of asbestos containing materials is covered by the Health and Safety at Work (Asbestos) Regulations 2016. These regulations require the licensing of asbestos removalists and asbestos assessors. Refer to the WorkSafe New Zealand website.
https://worksafe.govt.nz/topic-and-industry/asbestos/working-with-asbestos/
Please be warned that other services such as electricity or water may have been routed through sections of steam duct. Care should be taken if ducts are to be demolished or removed.
Any private property services plans enclosed have been provided to Council by a previous owner/agent. Their accuracy has not been verified.

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

For further explanation on the current status of any building consent, or to enquire about information referred to in this section, please contact Building Services 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.

Planning

Resource Consents within 50m of 6 Martin Close Waikouaiti

RESOURCE CONSENTS WITHIN 50 METRES OF 6 MARTIN CLOSE WAIKOUAITI

5044800 25 McGrath Road Waikouaiti
LUC-2017-145/A Land Use Consent s127 variation of change of conditions for LUC-2017-145. The outcome was s127 Upheld on 19/06/2019.
SUB-2016-111/A Subdivision Consent s127 variation of change of conditions for SUB-2016-111 subdivision consent creating two new lots. The outcome was s127 Upheld on 19/06/2019.
LUC-2017-145 Land Use Consent land use consent for the construction of a residential dwelling within the defined building platform with side yard breaches. The outcome was Granted on 04/04/2017.
SUB-2016-111 Subdivision Consent subdivision consent creating two new lots. The outcome was Granted on 04/04/2017.
LUC-2001-365251/A Land Use Consent Section 125 extension of time. The outcome was Granted on 04/02/2009.
RMA-2001-365251 Resource Management Act (Historical Data) TO CARRY OUT AN INDUSTRIAL ACTIVITY IN THE RURAL ZONE (Non-Notified - Non Complying). The outcome was Granted on 03/12/2001.
RMA-1992-355483 Resource Management Act (Historical Data) SUBDIVISION INVOLVING CT'S 5C/975, 266/156, 9C/437 Ownr:VJ & LA FUEHRER / App: VJ & LA FUEHRER PAT PITTS BOX 1083 (Non-Notified - Non Complying). The outcome was Granted on 05/02/1993.

5102465 1 Martin Close Waikouaiti
RMA-1994-356548 Resource Management Act (Historical Data) Subdivision of Hawksbury Village (OT14C/39, OT16D/662, Pt OT16C/1091 & 16C/359) into 68 lots Owner: Karitane Estate Limited (Non-Notified - Non Complying). The outcome was Granted on 06/10/1994.
RMA-1995-357186 Resource Management Act (Historical Data) UNIT TITLE SUBDIVISION FOR 6 UNITS ON LOT 52 (Non-Notified - Non Complying). The outcome was Granted on 06/03/1995.
RMA-1996-360014 Resource Management Act (Historical Data) DELETION OF RIGHT-OF-WAY (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 05/09/1996.

5102466 2 Martin Close Waikouaiti
RMA-1994-356548 Resource Management Act (Historical Data) Subdivision of Hawksbury Village (OT14C/39, OT16D/662, Pt OT16C/1091 & 16C/359) into 68 lots Owner: Karitane Estate Limited (Non-Notified - Non Complying). The outcome was Granted on 06/10/1994.
RMA-1995-357186 Resource Management Act (Historical Data) UNIT TITLE SUBDIVISION FOR 6 UNITS ON LOT 52 (Non-Notified - Non Complying). The outcome was Granted on 06/03/1995.
RMA-1996-360014 Resource Management Act (Historical Data) DELETION OF RIGHT-OF-WAY (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 05/09/1996.

5102467 3 Martin Close Waikouaiti
RMA-1994-356548 Resource Management Act (Historical Data) Subdivision of Hawksbury Village (OT14C/39, OT16D/662, Pt OT16C/1091 & 16C/359) into 68 lots Owner: Karitane Estate Limited (Non-Notified - Non Complying). The outcome was Granted on 06/10/1994.
RMA-1995-357186 Resource Management Act (Historical Data) UNIT TITLE SUBDIVISION FOR 6 UNITS ON LOT 52 (Non-Notified - Non Complying). The outcome was Granted on 06/03/1995.
RMA-1996-360014 Resource Management Act (Historical Data) DELETION OF RIGHT-OF-WAY (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 05/09/1996.

5102468 4 Martin Close Waikouaiti
RMA-1994-356548 Resource Management Act (Historical Data) Subdivision of Hawksbury Village (OT14C/39, OT16D/662, Pt OT16C/1091 & 16C/359) into 68 lots Owner: Karitane Estate Limited (Non-Notified - Non Complying). The outcome was Granted on 06/10/1994.
RMA-1995-357186 Resource Management Act (Historical Data) UNIT TITLE SUBDIVISION FOR 6 UNITS ON LOT 52 (Non-Notified - Non Complying). The outcome was Granted on 06/03/1995.
RMA-1996-360014 Resource Management Act (Historical Data) DELETION OF RIGHT-OF-WAY (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 05/09/1996.

5102469 5 Martin Close Waikouaiti
RMA-1994-356548 Resource Management Act (Historical Data) Subdivision of Hawksbury Village (OT14C/39, OT16D/662, Pt OT16C/1091 & 16C/359) into 68 lots Owner: Karitane Estate Limited (Non-Notified - Non Complying). The outcome was Granted on 06/10/1994.
RMA-1995-357186 Resource Management Act (Historical Data) UNIT TITLE SUBDIVISION FOR 6 UNITS ON LOT 52 (Non-Notified - Non Complying). The outcome was Granted on 06/03/1995.
RMA-1996-360014 Resource Management Act (Historical Data) DELETION OF RIGHT-OF-WAY (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 05/09/1996.

5102471 46A Truby King Drive Waikouaiti
RMA-1993-356283 Resource Management Act (Historical Data) CONVERT VILLA G INTO 8 SELF-CONTAINED UNITS Ownr:KARITANE ESTATES / App: MR J CHILDS PO BOX 5463 AUCKLAND (Non-Notified - Non Complying). The outcome was Granted on 27/10/1993.

RMA-1994-356548 Resource Management Act (Historical Data) Subdivision of Hawksbury Village (OT14C/39, OT16D/662, Pt OT16C/1091 & 16C/359) into 68 lots Owner: Karitane Estate Limited (Non-Notified - Non Complying). The outcome was Granted on 06/10/1994.
RMA-1995-357187 Resource Management Act (Historical Data) UNIT TITLE SUBDIVISION FOR 8 UNITS ON LOT 53 (Non-Notified - Non Complying). The outcome was Granted on 06/03/1995.
RMA-1996-360014 Resource Management Act (Historical Data) DELETION OF RIGHT-OF-WAY (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 05/09/1996.

5102476 46B Truby King Drive Waikouaiti
RMA-1993-356283 Resource Management Act (Historical Data) CONVERT VILLA G INTO 8 SELF-CONTAINED UNITS Ownr:KARITANE ESTATES / App: MR J CHILDS PO BOX 5463 AUCKLAND (Non-Notified - Non Complying). The outcome was Granted on 27/10/1993.
RMA-1994-356548 Resource Management Act (Historical Data) Subdivision of Hawksbury Village (OT14C/39, OT16D/662, Pt OT16C/1091 & 16C/359) into 68 lots Owner: Karitane Estate Limited (Non-Notified - Non Complying). The outcome was Granted on 06/10/1994.
RMA-1995-357187 Resource Management Act (Historical Data) UNIT TITLE SUBDIVISION FOR 8 UNITS ON LOT 53 (Non-Notified - Non Complying). The outcome was Granted on 06/03/1995.
RMA-1996-360014 Resource Management Act (Historical Data) DELETION OF RIGHT-OF-WAY (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 05/09/1996.

5102478 46C Truby King Drive Waikouaiti
RMA-1993-356283 Resource Management Act (Historical Data) CONVERT VILLA G INTO 8 SELF-CONTAINED UNITS Ownr:KARITANE ESTATES / App: MR J CHILDS PO BOX 5463 AUCKLAND (Non-Notified - Non Complying). The outcome was Granted on 27/10/1993.
RMA-1994-356548 Resource Management Act (Historical Data) Subdivision of Hawksbury Village (OT14C/39, OT16D/662, Pt OT16C/1091 & 16C/359) into 68 lots Owner: Karitane Estate Limited (Non-Notified - Non Complying). The outcome was Granted on 06/10/1994.
RMA-1995-357187 Resource Management Act (Historical Data) UNIT TITLE SUBDIVISION FOR 8 UNITS ON LOT 53 (Non-Notified - Non Complying). The outcome was Granted on 06/03/1995.
RMA-1996-360014 Resource Management Act (Historical Data) DELETION OF RIGHT-OF-WAY (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 05/09/1996.

5102480 46D Truby King Drive Waikouaiti
RMA-1993-356283 Resource Management Act (Historical Data) CONVERT VILLA G INTO 8 SELF-CONTAINED UNITS Ownr:KARITANE ESTATES / App: MR J CHILDS PO BOX 5463 AUCKLAND (Non-Notified - Non Complying). The outcome was Granted on 27/10/1993.
RMA-1994-356548 Resource Management Act (Historical Data) Subdivision of Hawksbury Village (OT14C/39, OT16D/662, Pt OT16C/1091 & 16C/359) into 68 lots Owner: Karitane Estate Limited (Non-Notified - Non Complying). The outcome was Granted on 06/10/1994.
RMA-1995-357187 Resource Management Act (Historical Data) UNIT TITLE SUBDIVISION FOR 8 UNITS ON LOT 53 (Non-Notified - Non Complying). The outcome was Granted on 06/03/1995.
RMA-1996-360014 Resource Management Act (Historical Data) DELETION OF RIGHT-OF-WAY (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 05/09/1996.

5102481 46E Truby King Drive Waikouaiti
RMA-1993-356283 Resource Management Act (Historical Data) CONVERT VILLA G INTO 8 SELF-CONTAINED UNITS Ownr:KARITANE ESTATES / App: MR J CHILDS PO BOX 5463 AUCKLAND (Non-Notified - Non Complying). The outcome was Granted on 27/10/1993.

RMA-1994-356548 Resource Management Act (Historical Data) Subdivision of Hawksbury Village (OT14C/39, OT16D/662, Pt OT16C/1091 & 16C/359) into 68 lots Owner: Karitane Estate Limited (Non-Notified - Non Complying). The outcome was Granted on 06/10/1994.
RMA-1995-357187 Resource Management Act (Historical Data) UNIT TITLE SUBDIVISION FOR 8 UNITS ON LOT 53 (Non-Notified - Non Complying). The outcome was Granted on 06/03/1995.
RMA-1996-360014 Resource Management Act (Historical Data) DELETION OF RIGHT-OF-WAY (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 05/09/1996.

5102482 46F Truby King Drive Waikouaiti
RMA-1993-356283 Resource Management Act (Historical Data) CONVERT VILLA G INTO 8 SELF-CONTAINED UNITS Ownr:KARITANE ESTATES / App: MR J CHILDS PO BOX 5463 AUCKLAND (Non-Notified - Non Complying). The outcome was Granted on 27/10/1993.
RMA-1994-356548 Resource Management Act (Historical Data) Subdivision of Hawksbury Village (OT14C/39, OT16D/662, Pt OT16C/1091 & 16C/359) into 68 lots Owner: Karitane Estate Limited (Non-Notified - Non Complying). The outcome was Granted on 06/10/1994.
RMA-1995-357187 Resource Management Act (Historical Data) UNIT TITLE SUBDIVISION FOR 8 UNITS ON LOT 53 (Non-Notified - Non Complying). The outcome was Granted on 06/03/1995.
RMA-1996-360014 Resource Management Act (Historical Data) DELETION OF RIGHT-OF-WAY (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 05/09/1996.

5102483 46G Truby King Drive Waikouaiti
RMA-1993-356283 Resource Management Act (Historical Data) CONVERT VILLA G INTO 8 SELF-CONTAINED UNITS Ownr:KARITANE ESTATES / App: MR J CHILDS PO BOX 5463 AUCKLAND (Non-Notified - Non Complying). The outcome was Granted on 27/10/1993.
RMA-1994-356548 Resource Management Act (Historical Data) Subdivision of Hawksbury Village (OT14C/39, OT16D/662, Pt OT16C/1091 & 16C/359) into 68 lots Owner: Karitane Estate Limited (Non-Notified - Non Complying). The outcome was Granted on 06/10/1994.
RMA-1995-357187 Resource Management Act (Historical Data) UNIT TITLE SUBDIVISION FOR 8 UNITS ON LOT 53 (Non-Notified - Non Complying). The outcome was Granted on 06/03/1995.
RMA-1996-360014 Resource Management Act (Historical Data) DELETION OF RIGHT-OF-WAY (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 05/09/1996.

5102484 46H Truby King Drive Waikouaiti
RMA-1993-356283 Resource Management Act (Historical Data) CONVERT VILLA G INTO 8 SELF-CONTAINED UNITS Ownr:KARITANE ESTATES / App: MR J CHILDS PO BOX 5463 AUCKLAND (Non-Notified - Non Complying). The outcome was Granted on 27/10/1993.
RMA-1994-356548 Resource Management Act (Historical Data) Subdivision of Hawksbury Village (OT14C/39, OT16D/662, Pt OT16C/1091 & 16C/359) into 68 lots Owner: Karitane Estate Limited (Non-Notified - Non Complying). The outcome was Granted on 06/10/1994.
RMA-1995-357187 Resource Management Act (Historical Data) UNIT TITLE SUBDIVISION FOR 8 UNITS ON LOT 53 (Non-Notified - Non Complying). The outcome was Granted on 06/03/1995.
RMA-1996-360014 Resource Management Act (Historical Data) DELETION OF RIGHT-OF-WAY (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 05/09/1996.

5102540 14 Johnny Jones Drive Waikouaiti
SUB-2008-164 Subdivision Consent Three-lot residential 6 zone subdivision including creation of easements over Lot 51 DP 24963. This consent has since Lapsed.
RMA-1996-360251 Resource Management Act (Historical Data) ERECT RESIDENTIAL DWELLINGS ON EACH OF 44 NEW ALLOTMENTS (Non-Notified - Non Complying). The outcome was Granted on 16/01/1997.

RMA-1996-360250 Resource Management Act (Historical Data) SUBDIVISION OF FOUR SITES TO CREATE 45 NEW ALLOTMENTS (WITH 44 LOTS BEING FOR RESIDENTIAL PURPOSES) (Non-Notified - Non Complying). The outcome was Granted on 16/01/1997.
RMA-1999-363075 Resource Management Act (Historical Data) CHANGE OF CONSENT CONDITION OF RMA961142 (Other). The outcome was Declined on 26/07/1999.
RMA-1994-356548 Resource Management Act (Historical Data) Subdivision of Hawksbury Village (OT14C/39, OT16D/662, Pt OT16C/1091 & 16C/359) into 68 lots Owner: Karitane Estate Limited (Non-Notified - Non Complying). The outcome was Granted on 06/10/1994.

5102598 50 Truby King Drive Waikouaiti
BACT-2019-47 Boundary Activity Notice boundary activity consent to construct accessory building. The outcome was Issued on 03/07/2019.
LUC-2019-104 Land Use Consent land use consent for the operation of a commercial storage activity within 20 existing garages. The outcome was Granted on 07/05/2019.
RMA-1994-356548 Resource Management Act (Historical Data) Subdivision of Hawksbury Village (OT14C/39, OT16D/662, Pt OT16C/1091 & 16C/359) into 68 lots Owner: Karitane Estate Limited (Non-Notified - Non Complying). The outcome was Granted on 06/10/1994.

5106451 70 Truby King Drive Waikouaiti
RMA-1994-356548 Resource Management Act (Historical Data) Subdivision of Hawksbury Village (OT14C/39, OT16D/662, Pt OT16C/1091 & 16C/359) into 68 lots Owner: Karitane Estate Limited (Non-Notified - Non Complying). The outcome was Granted on 06/10/1994.

5110066 25 McGrath Road Waikouaiti
LUC-2017-145/A Land Use Consent s127 variation of change of conditions for LUC-2017-145. The outcome was s127 Upheld on 19/06/2019.
SUB-2016-111/A Subdivision Consent s127 variation of change of conditions for SUB-2016-111 subdivision consent creating two new lots. The outcome was s127 Upheld on 19/06/2019.
LUC-2017-145 Land Use Consent land use consent for the construction of a residential dwelling within the defined building platform with side yard breaches. The outcome was Granted on 04/04/2017.
SUB-2016-111 Subdivision Consent subdivision consent creating two new lots. The outcome was Granted on 04/04/2017.

5113028 7 Johnny Jones Drive Waikouaiti
RMA-2006-370693 Resource Management Act (Historical Data) SUBDIVISION OF LOT 54 DP 24963 INTO 4 LOTS. The outcome was Granted on 04/12/2006.
RMA-1996-360251 Resource Management Act (Historical Data) ERECT RESIDENTIAL DWELLINGS ON EACH OF 44 NEW ALLOTMENTS (Non-Notified - Non Complying). The outcome was Granted on 16/01/1997.
RMA-1996-360250 Resource Management Act (Historical Data) SUBDIVISION OF FOUR SITES TO CREATE 45 NEW ALLOTMENTS (WITH 44 LOTS BEING FOR RESIDENTIAL PURPOSES) (Non-Notified - Non Complying). The outcome was Granted on 16/01/1997.
RMA-1999-363075 Resource Management Act (Historical Data) CHANGE OF CONSENT CONDITION OF RMA961142 (Other). The outcome was Declined on 26/07/1999.
RMA-1994-356548 Resource Management Act (Historical Data) Subdivision of Hawksbury Village (OT14C/39, OT16D/662, Pt OT16C/1091 & 16C/359) into 68 lots Owner: Karitane Estate Limited (Non-Notified - Non Complying). The outcome was Granted on 06/10/1994.
RMA-1996-360386 Resource Management Act (Historical Data) ERECT DWELLING (Non-Notified - Non Complying). The outcome was Granted on 16/01/1997.

5113029 5 Johnny Jones Drive Waikouaiti
S243-2014-3 s243 Cancellation of Easement cancellation of easement. The outcome was Granted on 28/02/2014.
RMA-2006-370693 Resource Management Act (Historical Data) SUBDIVISION OF LOT 54 DP 24963 INTO 4 LOTS. The outcome was Granted on 04/12/2006.
RMA-1996-360251 Resource Management Act (Historical Data) ERECT RESIDENTIAL DWELLINGS ON EACH OF 44 NEW ALLOTMENTS (Non-Notified - Non Complying). The outcome was Granted on 16/01/1997.
RMA-1996-360250 Resource Management Act (Historical Data) SUBDIVISION OF FOUR SITES TO CREATE 45 NEW ALLOTMENTS (WITH 44 LOTS BEING FOR RESIDENTIAL PURPOSES) (Non-Notified - Non Complying). The outcome was Granted on 16/01/1997.
RMA-1999-363075 Resource Management Act (Historical Data) CHANGE OF CONSENT CONDITION OF RMA961142 (Other). The outcome was Declined on 26/07/1999.
RMA-1994-356548 Resource Management Act (Historical Data) Subdivision of Hawksbury Village (OT14C/39, OT16D/662, Pt OT16C/1091 & 16C/359) into 68 lots Owner: Karitane Estate Limited (Non-Notified - Non Complying). The outcome was Granted on 06/10/1994.

5113030 1 Johnny Jones Drive Waikouaiti
RMA-2006-370693 Resource Management Act (Historical Data) SUBDIVISION OF LOT 54 DP 24963 INTO 4 LOTS. The outcome was Granted on 04/12/2006.
RMA-1996-360251 Resource Management Act (Historical Data) ERECT RESIDENTIAL DWELLINGS ON EACH OF 44 NEW ALLOTMENTS (Non-Notified - Non Complying). The outcome was Granted on 16/01/1997.
RMA-1996-360250 Resource Management Act (Historical Data) SUBDIVISION OF FOUR SITES TO CREATE 45 NEW ALLOTMENTS (WITH 44 LOTS BEING FOR RESIDENTIAL PURPOSES) (Non-Notified - Non Complying). The outcome was Granted on 16/01/1997.
RMA-1999-363075 Resource Management Act (Historical Data) CHANGE OF CONSENT CONDITION OF RMA961142 (Other). The outcome was Declined on 26/07/1999.
RMA-1994-356548 Resource Management Act (Historical Data) Subdivision of Hawksbury Village (OT14C/39, OT16D/662, Pt OT16C/1091 & 16C/359) into 68 lots Owner: Karitane Estate Limited (Non-Notified - Non Complying). The outcome was Granted on 06/10/1994.

5113031 38 Truby King Drive Waikouaiti
LUC-2013-229 Land Use Consent construct two domestic storage sheds. The outcome was Granted on 17/07/2013.
SUB-2008-164 Subdivision Consent Three-lot residential 6 zone subdivision including creation of easements over Lot 51 DP 24963. This consent has since Lapsed.
RMA-2006-370693 Resource Management Act (Historical Data) SUBDIVISION OF LOT 54 DP 24963 INTO 4 LOTS. The outcome was Granted on 04/12/2006.
RMA-1996-360251 Resource Management Act (Historical Data) ERECT RESIDENTIAL DWELLINGS ON EACH OF 44 NEW ALLOTMENTS (Non-Notified - Non Complying). The outcome was Granted on 16/01/1997.
RMA-1996-360250 Resource Management Act (Historical Data) SUBDIVISION OF FOUR SITES TO CREATE 45 NEW ALLOTMENTS (WITH 44 LOTS BEING FOR RESIDENTIAL PURPOSES) (Non-Notified - Non Complying). The outcome was Granted on 16/01/1997.
RMA-1999-363075 Resource Management Act (Historical Data) CHANGE OF CONSENT CONDITION OF RMA961142 (Other). The outcome was Declined on 26/07/1999.
RMA-1994-356548 Resource Management Act (Historical Data) Subdivision of Hawksbury Village (OT14C/39, OT16D/662, Pt OT16C/1091 & 16C/359) into 68 lots Owner: Karitane Estate Limited (Non-Notified - Non Complying). The outcome was Granted on 06/10/1994.

5125073 25 McGrath Road Waikouaiti
LUC-2017-145/A Land Use Consent s127 variation of change of conditions for LUC-2017-145. The outcome was s127 Upheld on 19/06/2019.
SUB-2016-111/A Subdivision Consent s127 variation of change of conditions for SUB-2016-111 subdivision consent creating two new lots. The outcome was s127 Upheld on 19/06/2019.
LUC-2017-145 Land Use Consent land use consent for the construction of a residential dwelling within the defined building platform with side yard breaches. The outcome was Granted on 04/04/2017.
SUB-2016-111 Subdivision Consent subdivision consent creating two new lots. The outcome was Granted on 04/04/2017.
LUC-2001-365251/A Land Use Consent Section 125 extension of time. The outcome was Granted on 04/02/2009.
RMA-2001-365251 Resource Management Act (Historical Data) TO CARRY OUT AN INDUSTRIAL ACTIVITY IN THE RURAL ZONE (Non-Notified - Non Complying). The outcome was Granted on 03/12/2001.
RMA-1992-355483 Resource Management Act (Historical Data) SUBDIVISION INVOLVING CT'S 5C/975, 266/156, 9C/437 Ownr:VJ & LA FUEHRER / App: VJ & LA FUEHRER PAT PITTS BOX 1083 (Non-Notified - Non Complying). The outcome was Granted on 05/02/1993.

5130965 41 Truby King Drive Waikouaiti
SUB-2019-90 Subdivision Consent stage 1. The outcome was Staged Subdivision on 12/09/2019.
SUB-2019-90 Subdivision Consent staged subdivision creating 15 residential lots and a balance land title. The outcome was Granted on 12/09/2019.
S226-2014-4 S226 Application s226 application. The outcome was Granted on 10/06/2014.
SUB-2011-77 Subdivision Consent subdivision creating 2 lots. The outcome was Granted on 27/07/2011.
RMA-2005-369420 Resource Management Act (Historical Data) Subdivide two sites (CT OT18D/130 & OT18D/359) into 11 lots with four of the lots amalgamated as one site (Non-Notified - Restricted Discretionary). The outcome was Granted on 23/12/2005.
RMA-2007-371049 Resource Management Act (Historical Data) RESERVES CONTRIBUTION VARIATION OF RMA20050823. The outcome was s127 Upheld on 30/01/2007.
RMA-1997-361155 Resource Management Act (Historical Data) Boundary adjustment subdivision of Lots 56,59 & 62 RMA 94237 creating Lot 1 & Lot 59 DP 26720 (Lot 1 amalgamated with Lot 61 DP 24881) (Non-Notified - Non Complying). The outcome was Granted on 01/09/1997.
RMA-1994-356548 Resource Management Act (Historical Data) Subdivision of Hawksbury Village (OT14C/39, OT16D/662, Pt OT16C/1091 & 16C/359) into 68 lots Owner: Karitane Estate Limited (Non-Notified - Non Complying). The outcome was Granted on 06/10/1994.

5130966 43 Truby King Drive Waikouaiti
SUB-2019-90 Subdivision Consent stage 1. The outcome was Staged Subdivision on 12/09/2019.
SUB-2019-90 Subdivision Consent staged subdivision creating 15 residential lots and a balance land title. The outcome was Granted on 12/09/2019.
S226-2014-4 S226 Application s226 application. The outcome was Granted on 10/06/2014.
SUB-2011-77 Subdivision Consent subdivision creating 2 lots. The outcome was Granted on 27/07/2011.
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5130967 45 Truby King Drive Waikouaiti
SUB-2019-90 Subdivision Consent stage 1. The outcome was Staged Subdivision on 12/09/2019.
SUB-2019-90 Subdivision Consent staged subdivision creating 15 residential lots and a balance land title. The outcome was Granted on 12/09/2019.
S226-2014-4 S226 Application s226 application. The outcome was Granted on 10/06/2014.
SUB-2011-77 Subdivision Consent subdivision creating 2 lots. The outcome was Granted on 27/07/2011.
RMA-2005-369420 Resource Management Act (Historical Data) Subdivide two sites (CT OT18D/130 & OT18D/359) into 11 lots with four of the lots amalgamated as one site (Non-Notified - Restricted Discretionary). The outcome was Granted on 23/12/2005.
RMA-2007-371049 Resource Management Act (Historical Data) RESERVES CONTRIBUTION VARIATION OF RMA20050823. The outcome was s127 Upheld on 30/01/2007.
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RMA-1994-356548 Resource Management Act (Historical Data) Subdivision of Hawksbury Village (OT14C/39, OT16D/662, Pt OT16C/1091 & 16C/359) into 68 lots Owner: Karitane Estate Limited (Non-Notified - Non Complying). The outcome was Granted on 06/10/1994.

Other Planning Comments

Consent Notices
The record of title for this property has a consent notice recorded against the supplementary record sheet of this unit title:

- CONO 889162

A copy of the consent notice is attached to this LIM. The condition(s) in the consent notice must be complied with on an ongoing basis.

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

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

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

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

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

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

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.

3 Waters

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.

Transport

DCC Transport has carried out a desktop inspection of this property and found the following:

Private Road/Street/Close/Drive

This properties vehicle access is via a private road Martin Close and Truby King Drive, DCC Transport does not own or maintain this private road/street/close/drive. It is advised if there isn't already one in place that a formal agreement be drawn up between the owners/users of all private accesses in order to clarify their maintenance responsibilities.

Encroachment on road reserve – privately owned vegetation/trees

On the property's frontage McGarth Road there are various privately owned plantings that appear to be located on road reserve. These may remain at the pleasure of Council. Council accepts this situation but accepts no liability. Maintenance is the responsibility of the property owner. The Council may require this to be addressed in the future.

Private stormwater lateral.

Private stormwater laterals collect stormwater from private properties guttering and runs under the footpath to the kerb and channel on the roadside. The stormwater laterals are private pipes and are the responsibility of the landowner who they service, the repair and maintenance of these pipe's rests solely with the property owner. As the landowner you must maintain your stormwater lateral to ensure that it doesn't become a safety hazard for pedestrians or other road users.

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.

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 and Supply of Alcohol Act
BCM	Building Complaint
CER	Certifier
COA	Certificate of Acceptance
DGL	Dangerous Goods Licensing
ENV	Health complaint
HTH	Health licence
LIQ	Alcohol 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

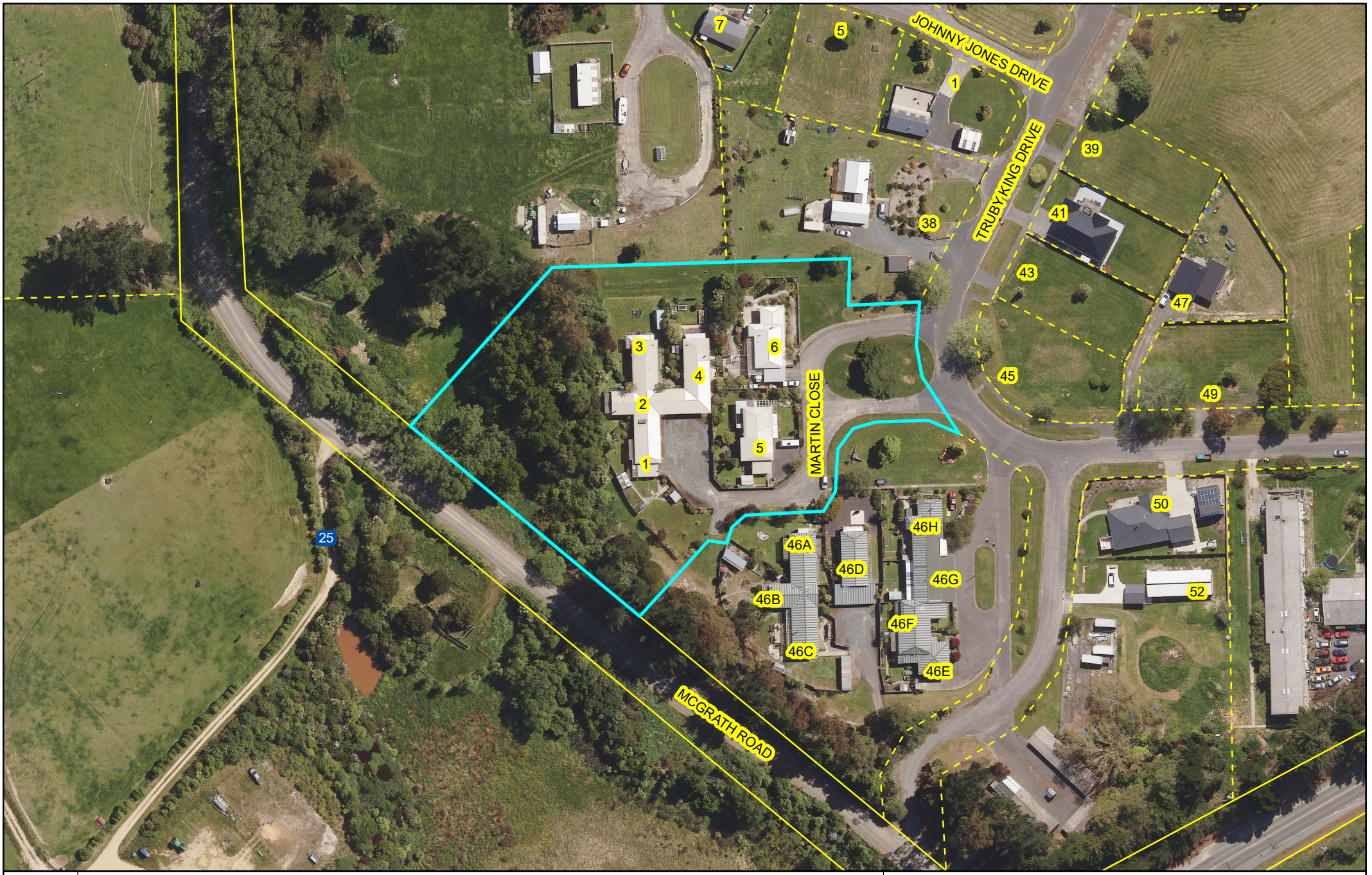
ALT	Alteration
ADD	Addition
BD D/C	Board drain in common
BLD	Building
BLDNG	Building
BT	Boundary trap
B/T	Boiler tube
CCC	Code Compliance Certificate
DAP	Drainage from adjacent property
DGE	Drainage
DIC	Drain in common
DR	Drainage
DWG	Dwelling
FS	Foul sewer
HEA	Heater
ICC	Interim Code Compliance

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

Appendices



Photographic Map

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PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARES
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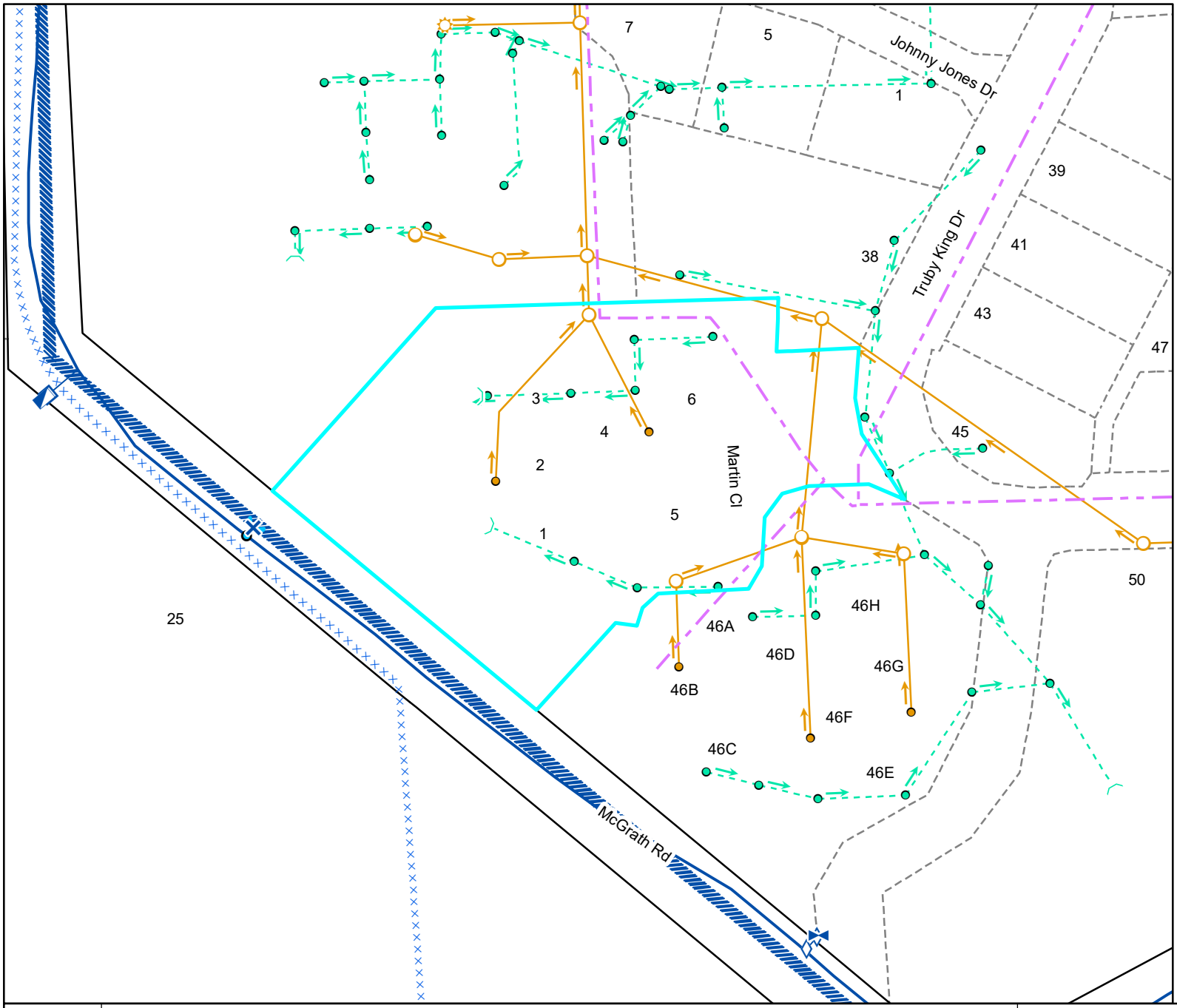

Legend

Water Supply

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

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

Foul Sewerage

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

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

Stormwater

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

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

General

- DCC Water & Waste Structure
- Railway Centreline

Cadastral

- Parcel
- Hydro
- Strata
- Road/Rail
- Motorway Parcels
- 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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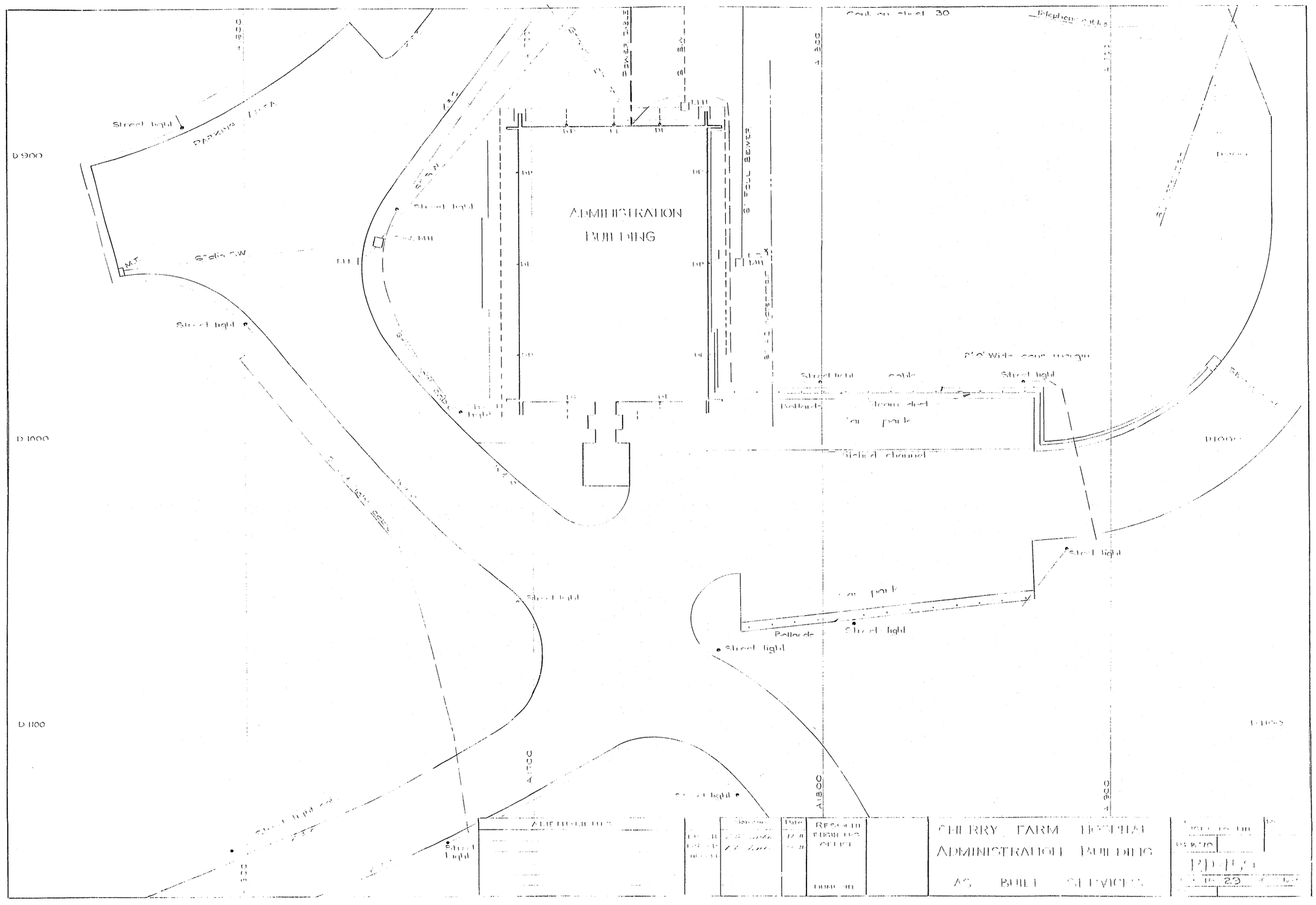
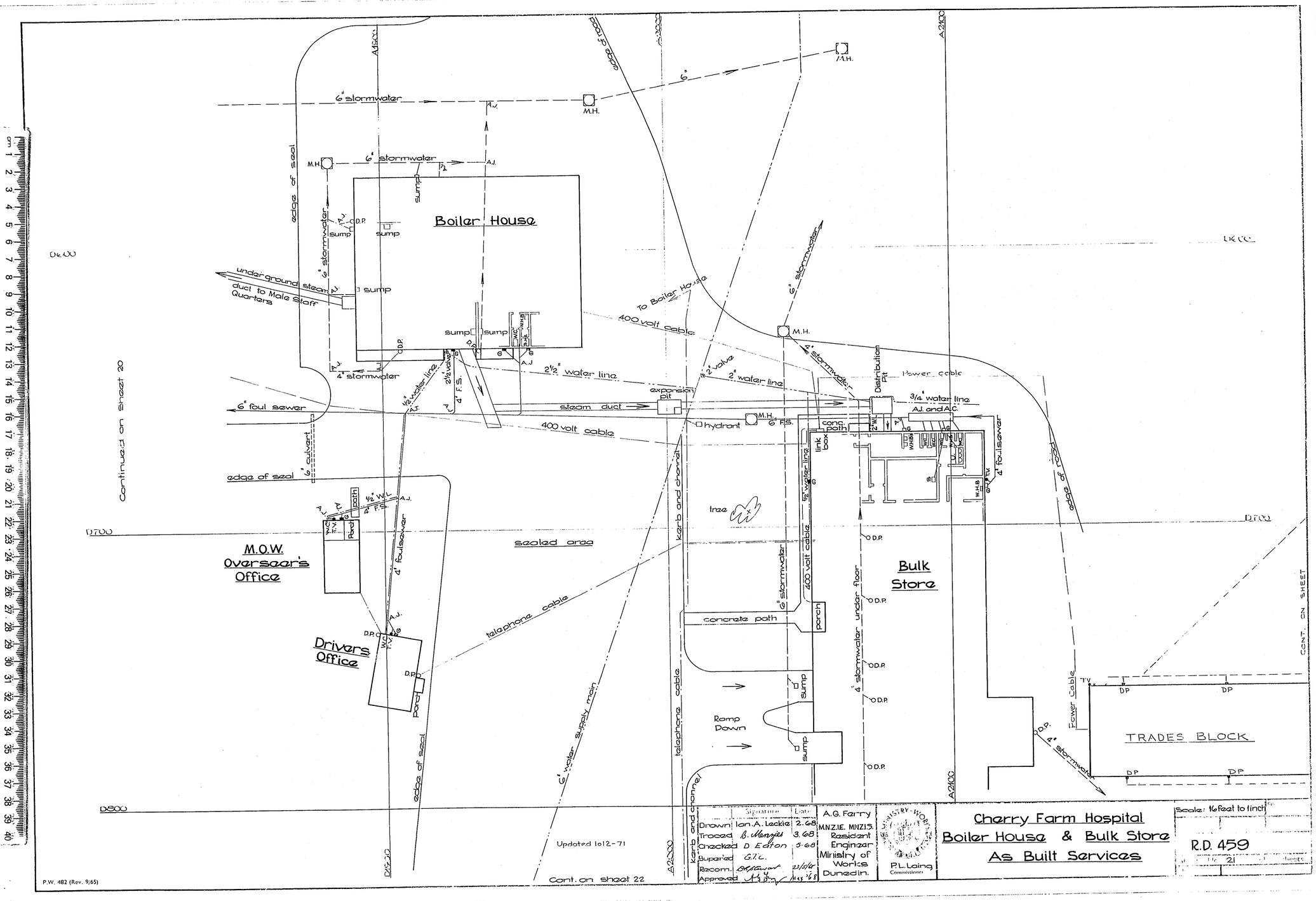

ADMINISTRATION BUILDING
Street light
Bollards
Telephone cables
Grass
CHERRY FARM HOSPITAL
ADMINISTRATION BUILDING
AS BUILT SERVICES



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Traced	B. Menzies	3.68
Checked	D Eaton	3.68
Superd	G.T.C.	
Recom.		21/5/68
Approved		24/5/68

A.G. Farry
M.N.Z.I.E. M.N.Z.I.S.
Resident Engineer
Ministry of Works
Dunedin.

P.L. Laing
Commissioner

Cherry Farm Hospital
Boiler House & Bulk Store
As Built Services

Scale: 16 feet to inch

R.D. 459

Sheet 21 of Sheets

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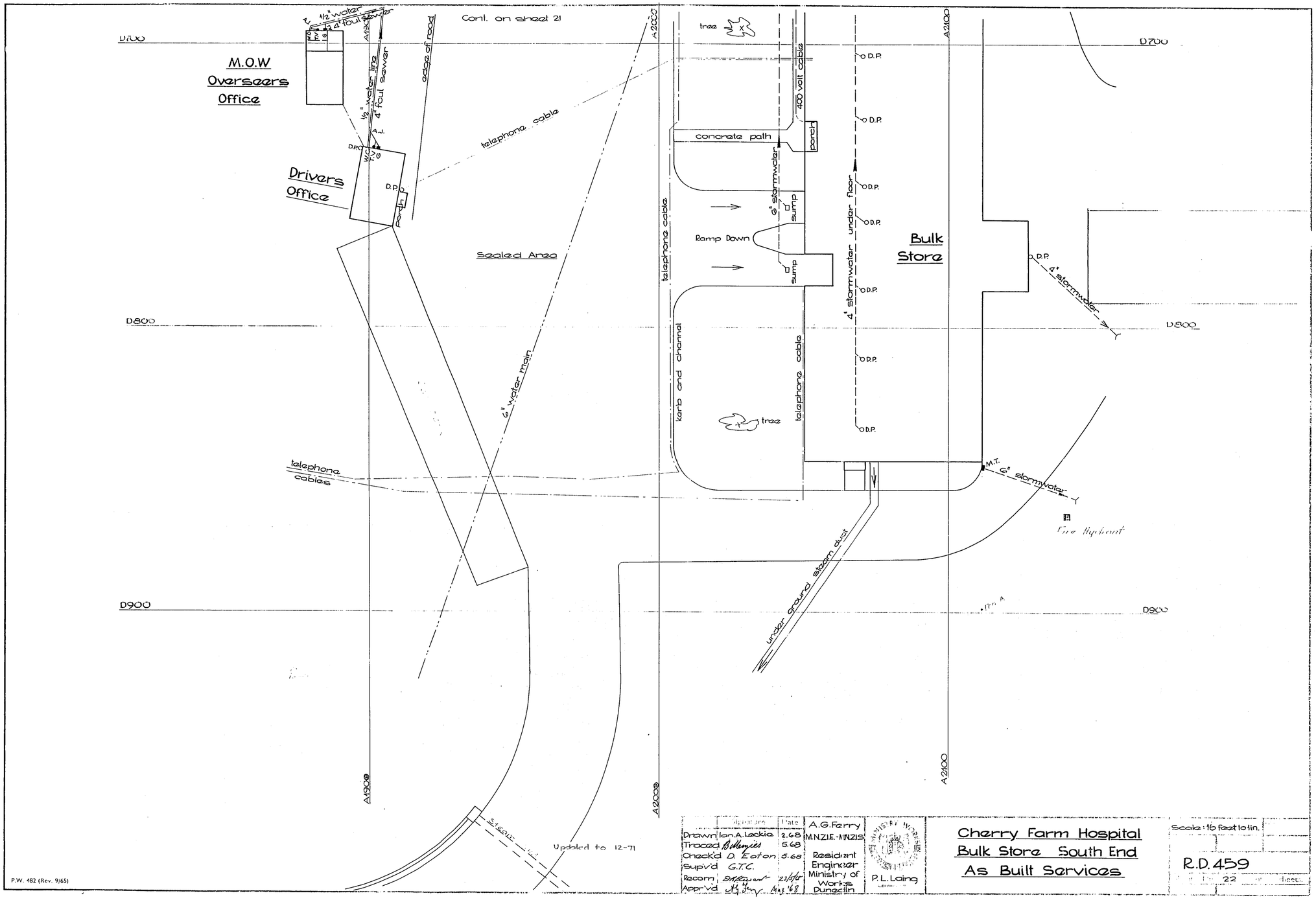


	signature	Date
Drawn	Ian A. Lockie	2.68
Traced	Bilkington	5.68
Check'd	D. Eaton	5.68
Sup'v'd	G.T.C.	
Recom	[illegible]	23/5/68
Appr'v'd	[illegible]	May '68

A.G. Ferry
M.N.Z.I.E. - M.N.Z.I.S.
Resident Engineer
Ministry of Works
Dunedin

P. L. Laing

Cherry Farm Hospital
Bulk Store South End
As Built Services

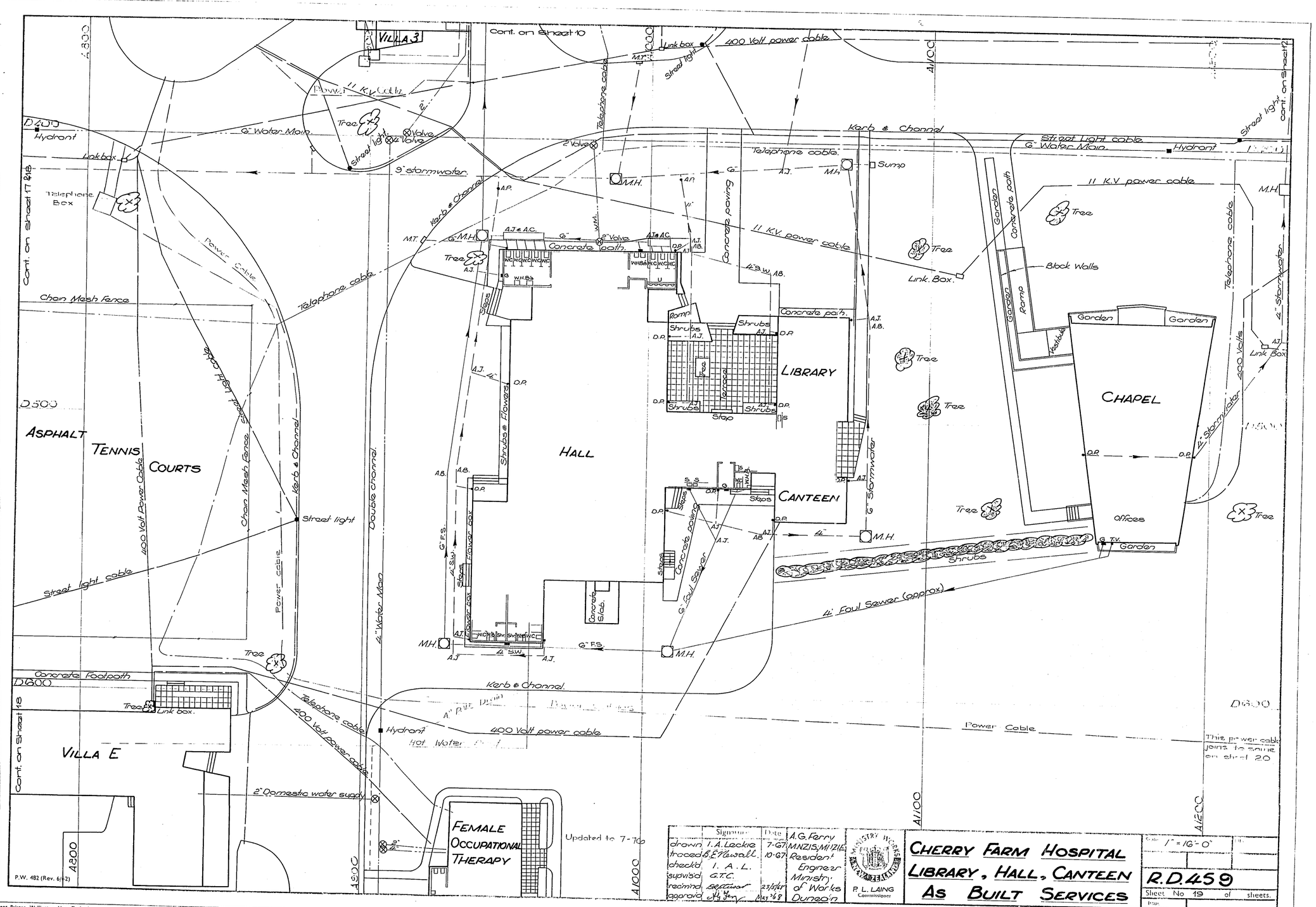
Scale: 16 feet to 1 in.

R.D. 459

22 sheet

P.W. 482 (Rev. 9/65)

Issued by Government Printer, Wellington, New Zealand



	Signature	Date		
drawn	I. A. Lackie	7-67	A.G. Ferry M.N.Z.I.S, M.I.Z.I.E. Resident Engineer Ministry of Works Dunedin	P. L. LAING Commissioner
traced	E. T. Hewall	10-67		
checkd	I. A. L.			
supvisd	G.T.C.			
recmnd	[illegible]	23/5/68		
approvd	[illegible]	May '68		

CHERRY FARM HOSPITAL
LIBRARY, HALL, CANTEEN
AS BUILT SERVICES

Scale 1" = 16'-0"

R.D.459

Sheet No 19 of sheets.

Prep.

P.W. 482 (Rev. 6/62)

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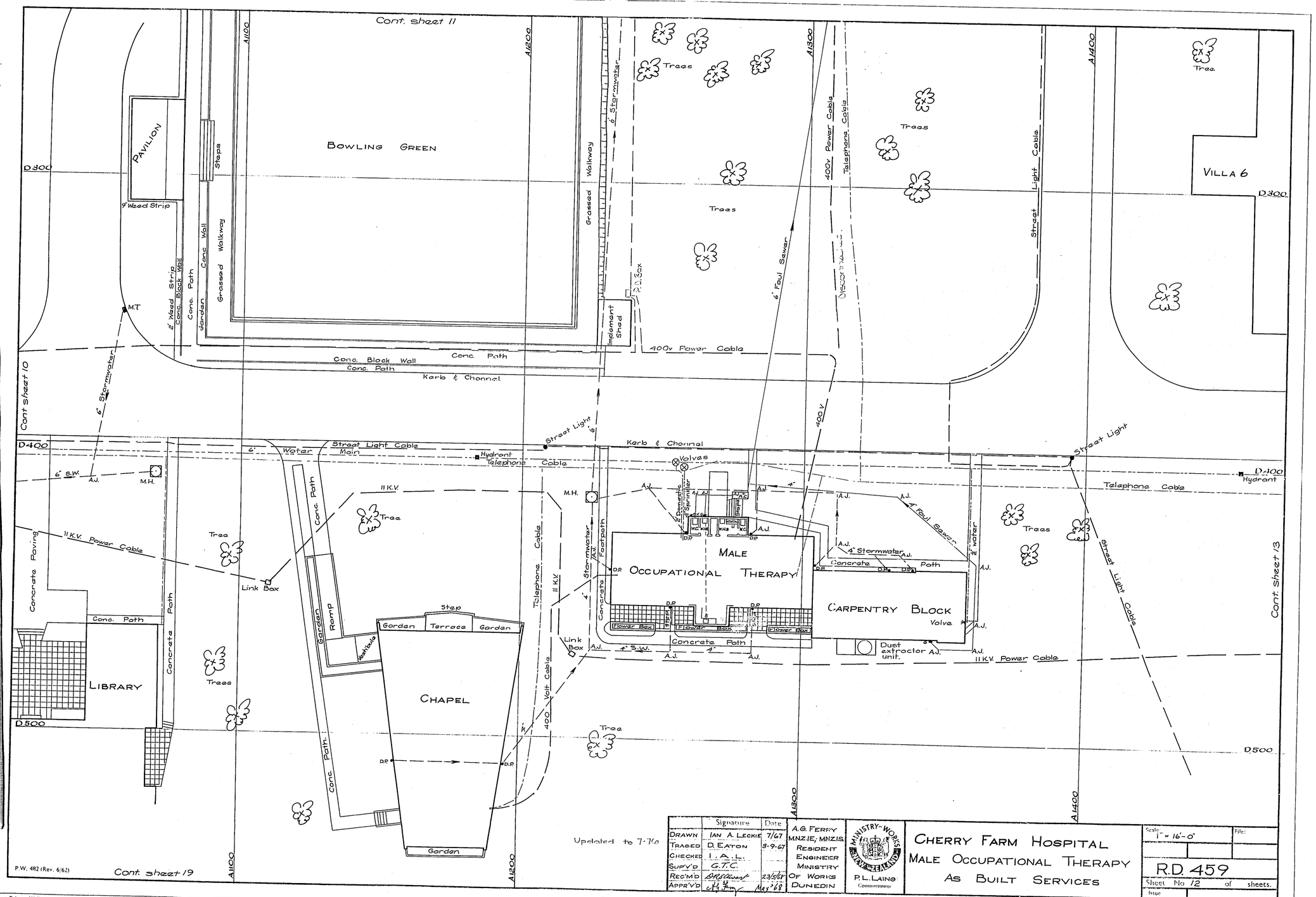

Updated to 7·70

	Signature	Date
DRAWN	IAN A. LECKIE	7/67
TRACED	D. EATON	9-9-67
CHECKED	I. A. L.	
SUP'V'D	G.T.C.	
REC'M'D	[illegible]	23/5/68
APPR'V'D	[illegible]	Aug '68

A.G. FERRY
M.N.Z.I.E., M.N.Z.I.S.
RESIDENT ENGINEER
MINISTRY OF WORKS
DUNEDIN

MINISTRY OF WORKS NEW ZEALAND
P.L. LAINE
Commissioner

CHERRY FARM HOSPITAL
MALE OCCUPATIONAL THERAPY
AS BUILT SERVICES

Scale: 1" = 16'-0"
File:
R.D. 459
Sheet No 12 of sheets.
Issue

P.W. 482 (Rev. 6/62)

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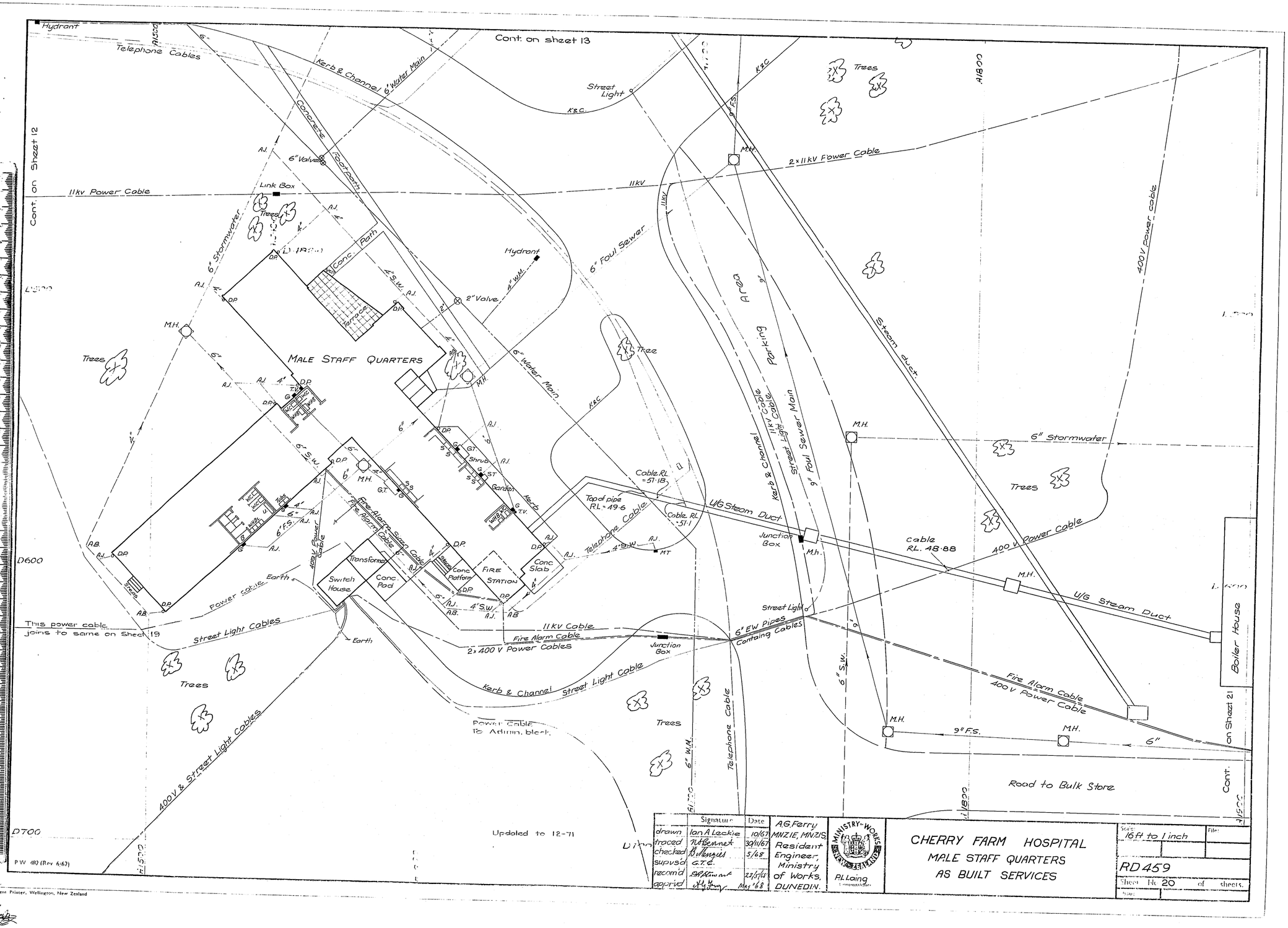


	Signature	Date
drawn	Ian A Lockie	10/67
traced	N.T. Bennett	30/11/67
checked	B. Mungall	5/68
supvsd	G.T.C.	
recom'd	S.A. Kawana	27/5/68
apprvd	N.J. Yuen	May '68

A.G. Ferry MNZIE, MNZIS Resident Engineer, Ministry of Works, DUNEDIN.

MINISTRY OF WORKS NEW ZEALAND

P.L. Laing

CHERRY FARM HOSPITAL
MALE STAFF QUARTERS
AS BUILT SERVICES

Scale: 16 ft to 1 inch

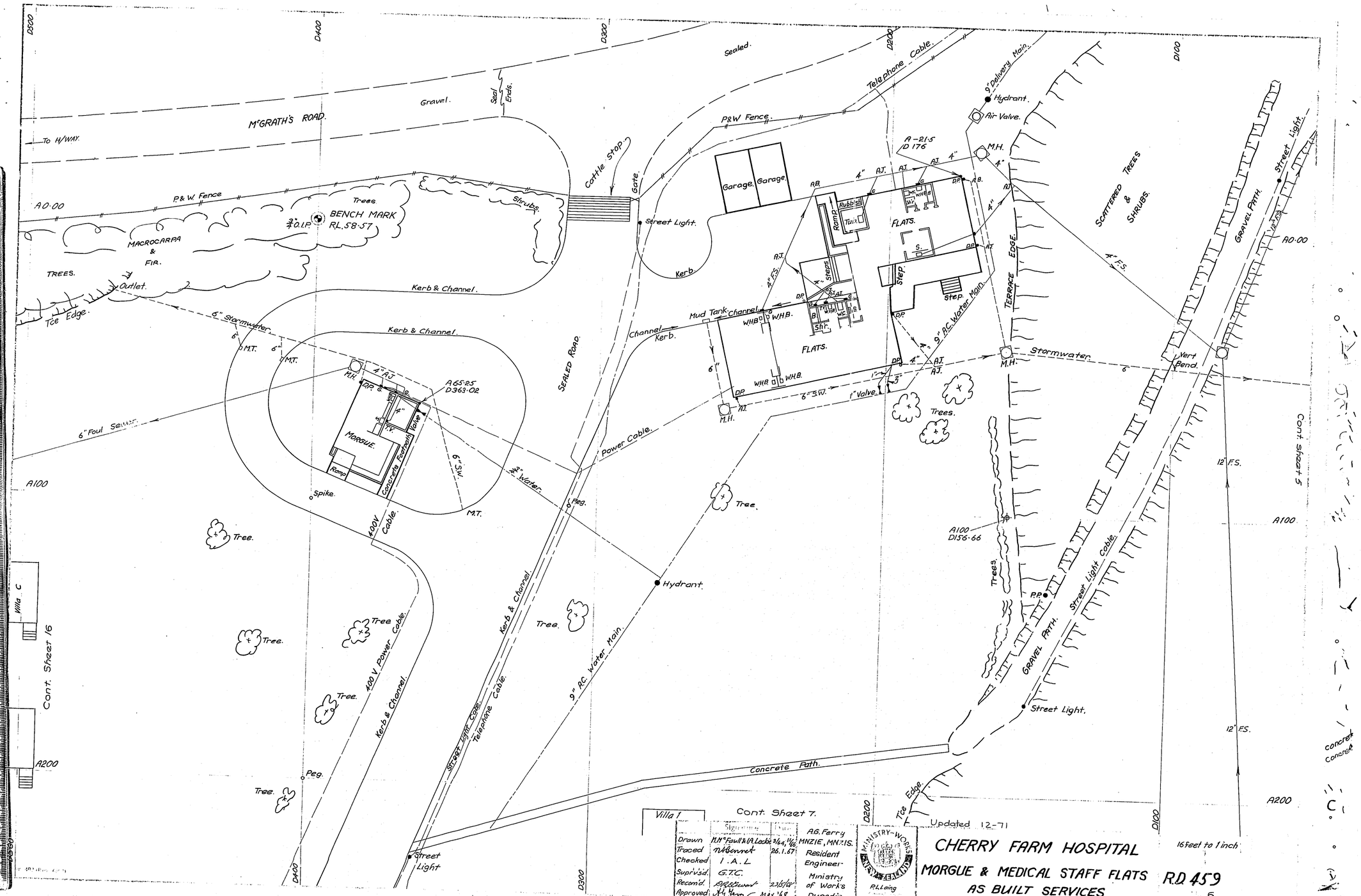
File:

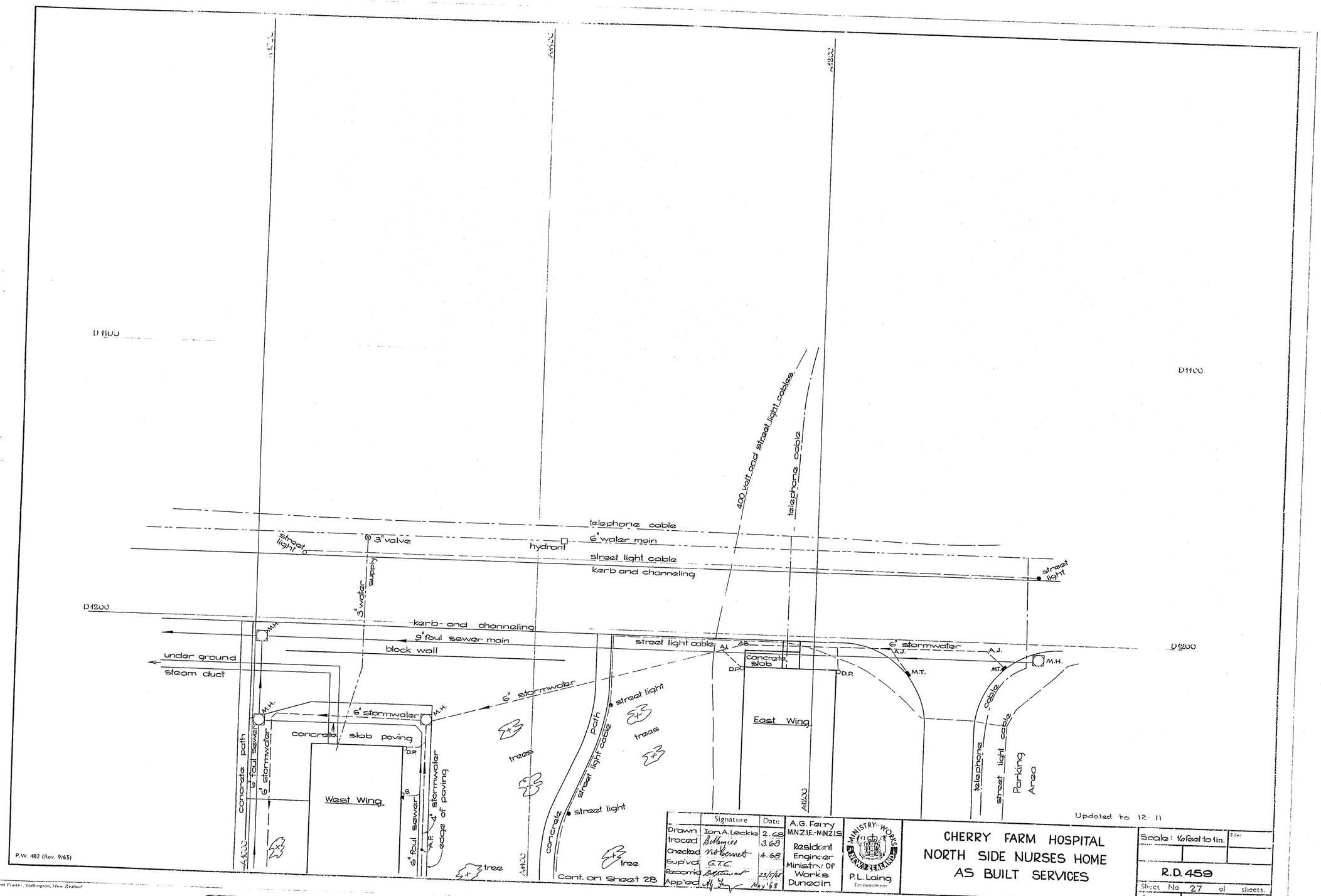
RD 459

Sheet No 20 of sheets.

Issue:

Government Printer, Wellington, New Zealand


McGRATH'S ROAD.
To H/WAY.
Gravel.
Seal Edge.
Sealed.
Telephone Cable.
9" Delivery Main.
Hydrant.
Air Valve.
P&W Fence.
Cattle Stop.
Gate.
Street Light.
Kerb.
Garage.
Garage.
A-21·5
D 176
M.H.
Rubbish
Ramp
Tub
FLATS.
Steps
Step.
Step.
Shr.
Mud Tank
Channel
Kerb.
W.H.B.
6" Stormwater
M.T.
Kerb & Channel.
A 65·25
D 363·02
MORGUE.
Ramp
Concrete Footpath
Valve
6" Foul Sewer.
A100
Spike.
Tree.
400V Cable.
Power Cable.
Peg.
SEALED ROAD.
Hydrant.
Kerb & Channel.
9" A.C. Water Main.
Stormwater
Vert Pend.
TERRACE EDGE.
SCATTERED TREES & SHRUBS.
GRAVEL PATH.
Street Light.
A0·00
A100
D156·66
Trees.
P.P.
Street Light Cable.
Telephone Cable.
Concrete Path.
Tie Edge.
12" F.S.
Cont. sheet 5
Cont. Sheet 16
Villa C
A200
Villa I
Cont. Sheet 7.
Updated 12-71
16 feet to 1 inch
Drawn H.M. Faulk & A. Leslie 3/4/68
Traced N. Bennet 26.1.67
Checked I.A.L
Supr'vsd. G.T.C.
Recom'd. 23/5/68
Approved May '68
A.G. Ferry
MNZIE, MNZIS.
Resident Engineer
Ministry of Works
Dunedin.
MINISTRY OF WORKS
P.L. Laing
CHERRY FARM HOSPITAL
MORGUE & MEDICAL STAFF FLATS
AS BUILT SERVICES
R.D. 459
6
AS



	Signature	Date
Drawn	Ian A. Leckie	2.68
traced		3.68
Checked		4.68
Sup'vd	G.T.C.	
Recom'd		23/5/68
App'ed		May 1968

A.G. Farry
M.N.Z.I.E.-M.N.Z.I.S.
Resident Engineer
Ministry of Works
Dunedin

MINISTRY OF WORKS
P.L. Laing
Commissioner

CHERRY FARM HOSPITAL
NORTH SIDE NURSES HOME
AS BUILT SERVICES

Scale: 16 feet to 1 in.

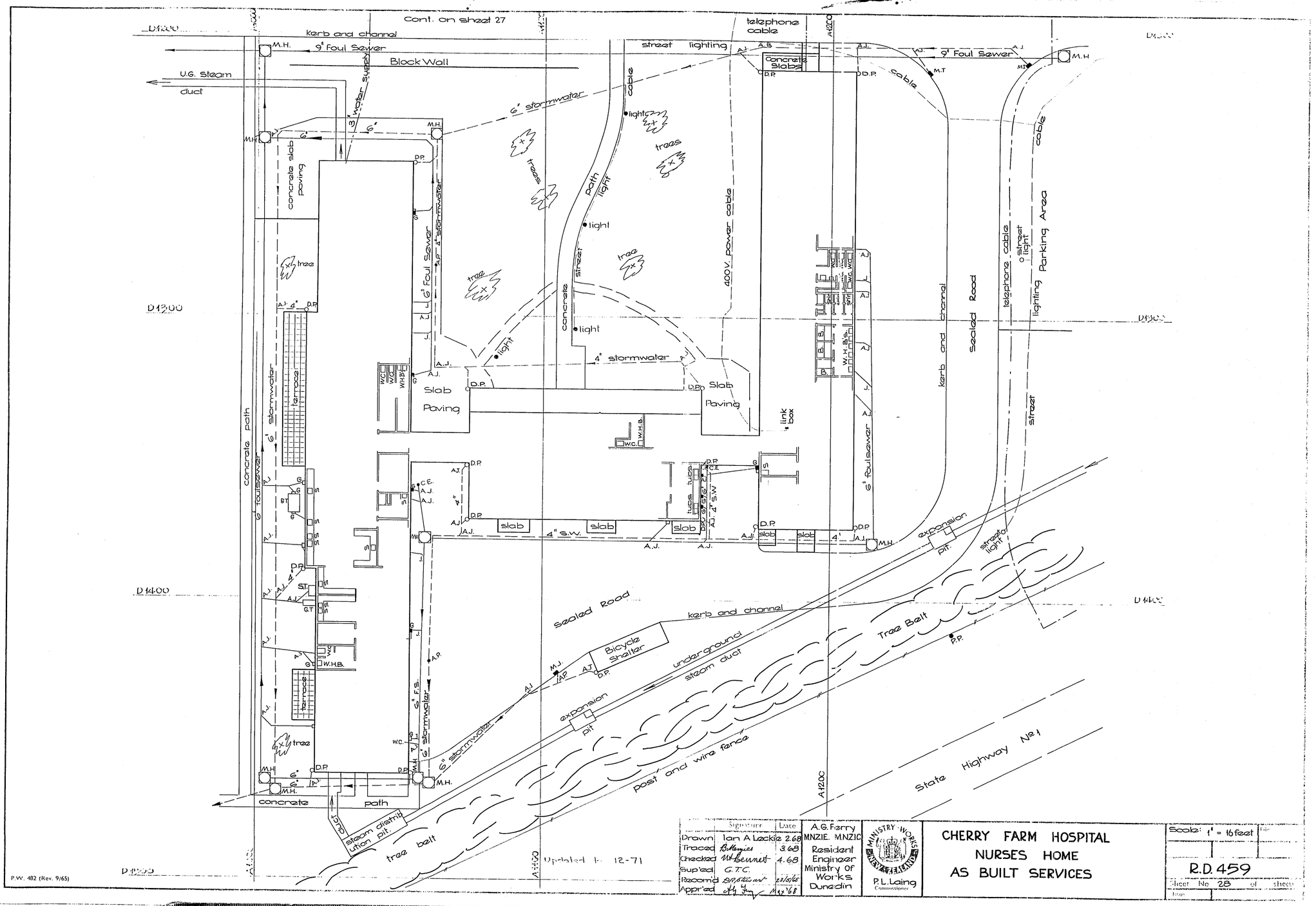
File:

R.D. 459

Sheet No 27 of sheets.

Date

Govt. Printer, Wellington, New Zealand



	Signature	Date
Drawn	Ian A Leckie	2.68
Traced	Bellanjies	3.68
Checked	W Bennett	4.68
Sup'ed	G.T.C.	
Recom'd	B Patterson	23/5/68
Appr'ed	[illegible]	May '68

A.G. Farry
MNZIE. MNZIC
Resident Engineer
Ministry of Works
Dunedin

MINISTRY OF WORKS
P.L. Laing
Commissioner

CHERRY FARM HOSPITAL NURSES HOME AS BUILT SERVICES

Scale: 1" = 16 feet

R.D. 459

Sheet No 28 of sheets

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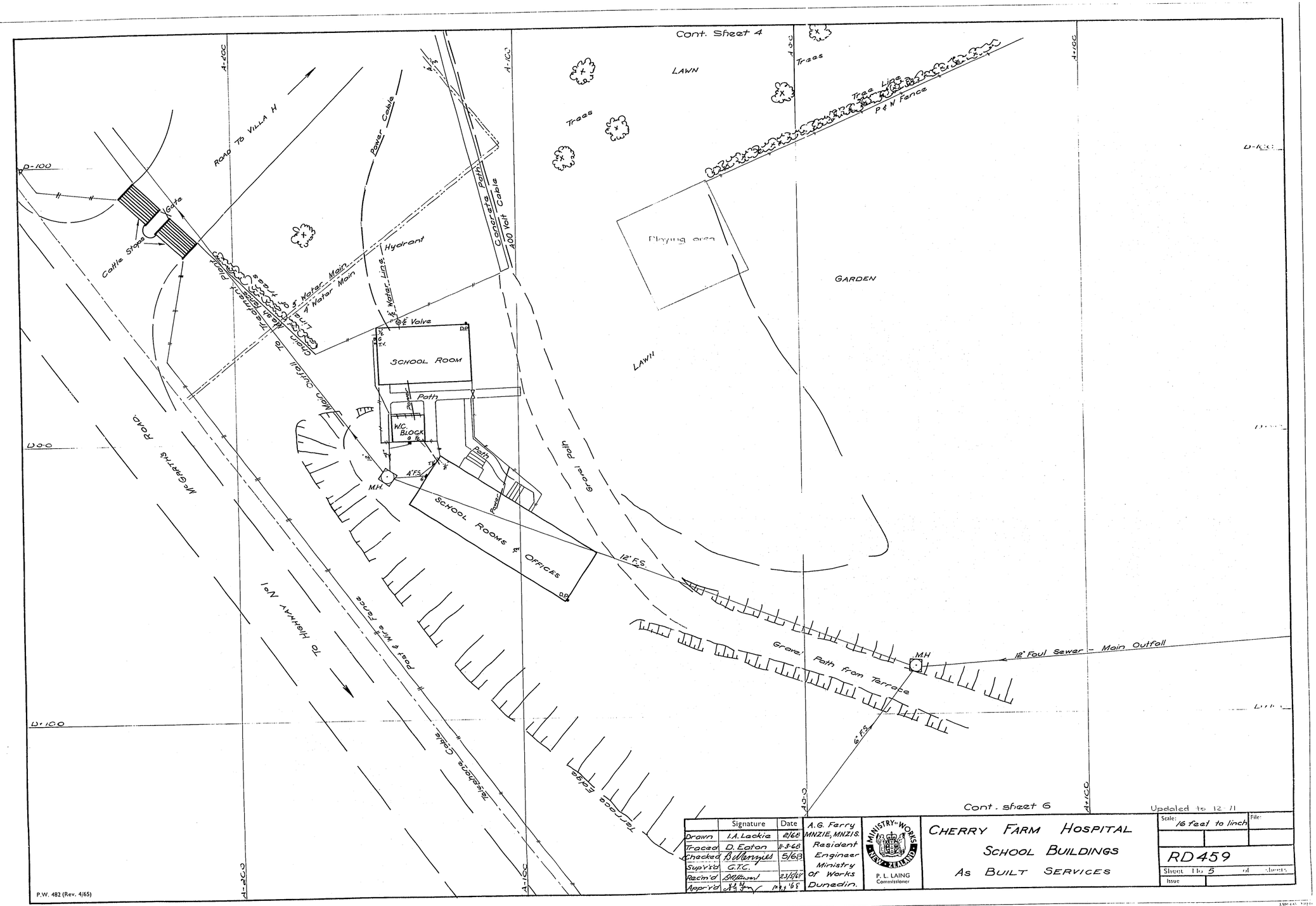

	Signature	Date
Drawn	I.A. Lackie	2/68
Traced	D. Eaton	11-3-68
Checked	B. Mangles	5/68
Sup'r'd	G.T.C.	
Recm'd	D.R. Stewart	23/5/68
App'r'd	J.H. Jones	10/7/68

A. G. Farry
MNZIE, MNZIS.
Resident Engineer
Ministry of Works
Dunedin.

MINISTRY OF WORKS NEW ZEALAND
P. L. LAING
Commissioner

CHERRY FARM HOSPITAL
SCHOOL BUILDINGS
AS BUILT SERVICES

Scale: 16 feet to inch
File:
RD 459
Sheet No 5 of sheets
Issue

P.W. 482 (Rev. 4/65)

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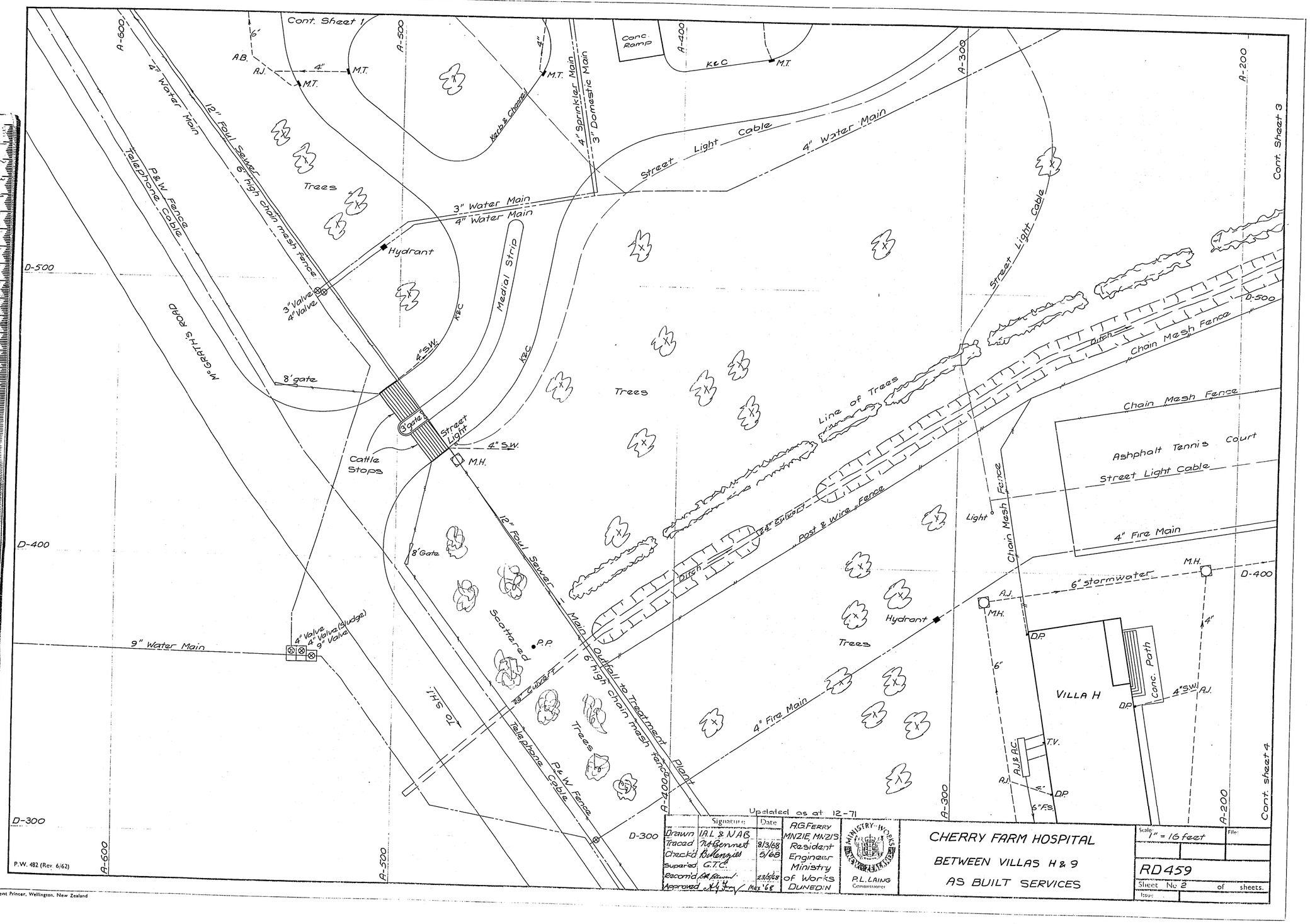


Updated as at 12-71

	Signature	Date
Drawn	I.A.L. & N.A.B.	
Traced	N.Bennet	8/3/68
Check'd	R.Ellenguss	5/68
Superv'd	G.T.C.	
Recom'd	G.H. Paul	23/5/68
Approved	H.J.T.	Mar '68

R.G. FERRY
MNZIE, MNZIS
Resident Engineer
Ministry of Works
DUNEDIN

MINISTRY OF WORKS

P.L. LAING
Commissioner

CHERRY FARM HOSPITAL

BETWEEN VILLAS H & 9

AS BUILT SERVICES

Scale: 1" = 16 feet

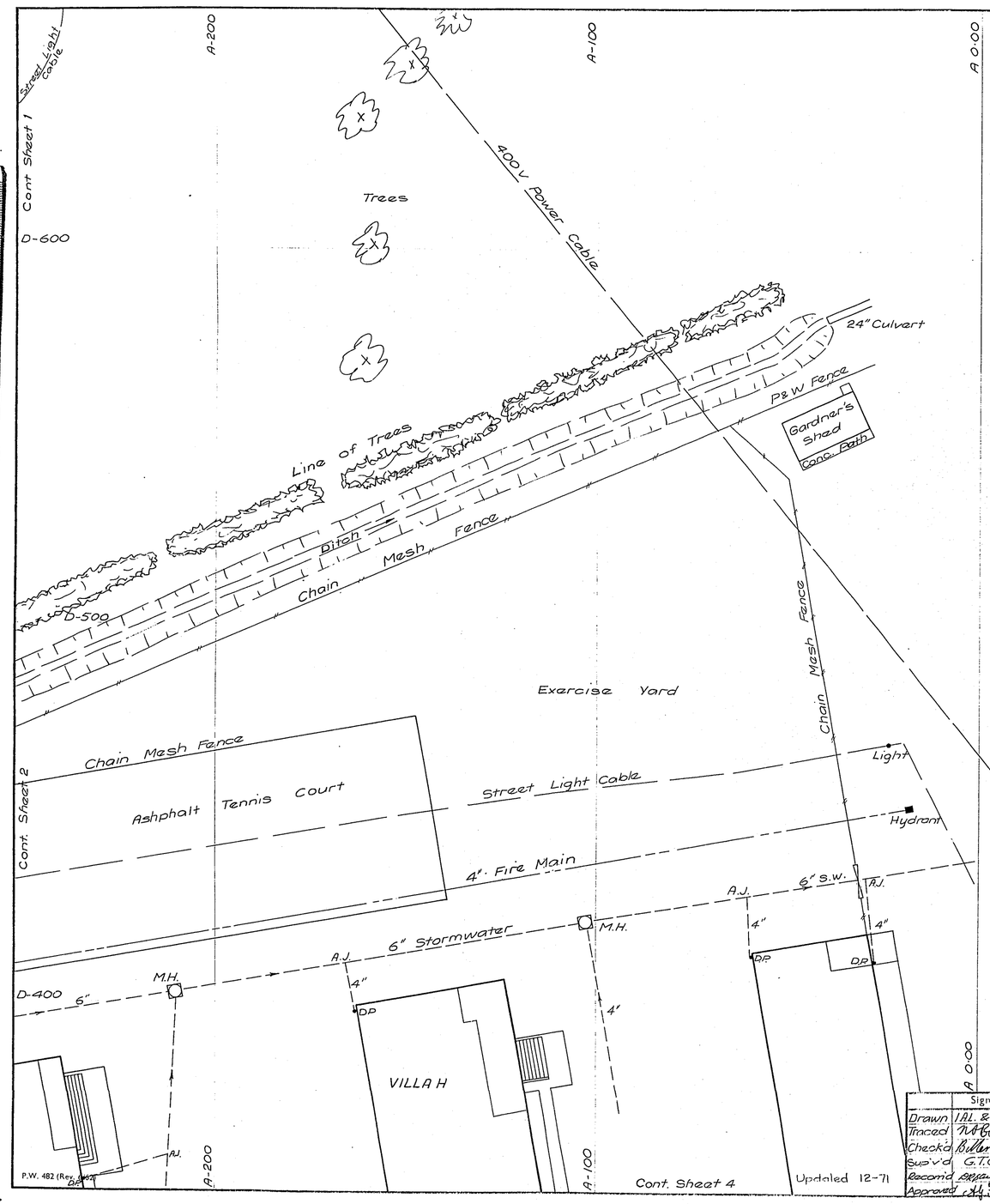
File:

RD459

Sheet No 2 of sheets.

Issue:

Wellington, Government Printer, Wellington, New Zealand



	Signature	Date
Drawn	I.A.L. & N.A.B.	
Traced	N.A.Bonnet	8/3/68
Checked	B.Lanyon	5/68
Sup'v'd	G.T.C.	
Recom'd	[illegible]	23/5/68
Approved	[illegible]	May '68

A.G. FERRY
MNZIE, MIIZIS
Resident
Engineer
Ministry
of Works
DUNEDIN.

MINISTRY OF WORKS NEW ZEALAND
P.L.LAING
Commissioner

CHERRY FARM HOSPITAL
BETWEEN VILLAS H & 9
AS BUILT SERVICES

Scale: 1" = 16 feet

File:

RD459

Sheet No 3 of sheets.

Issue

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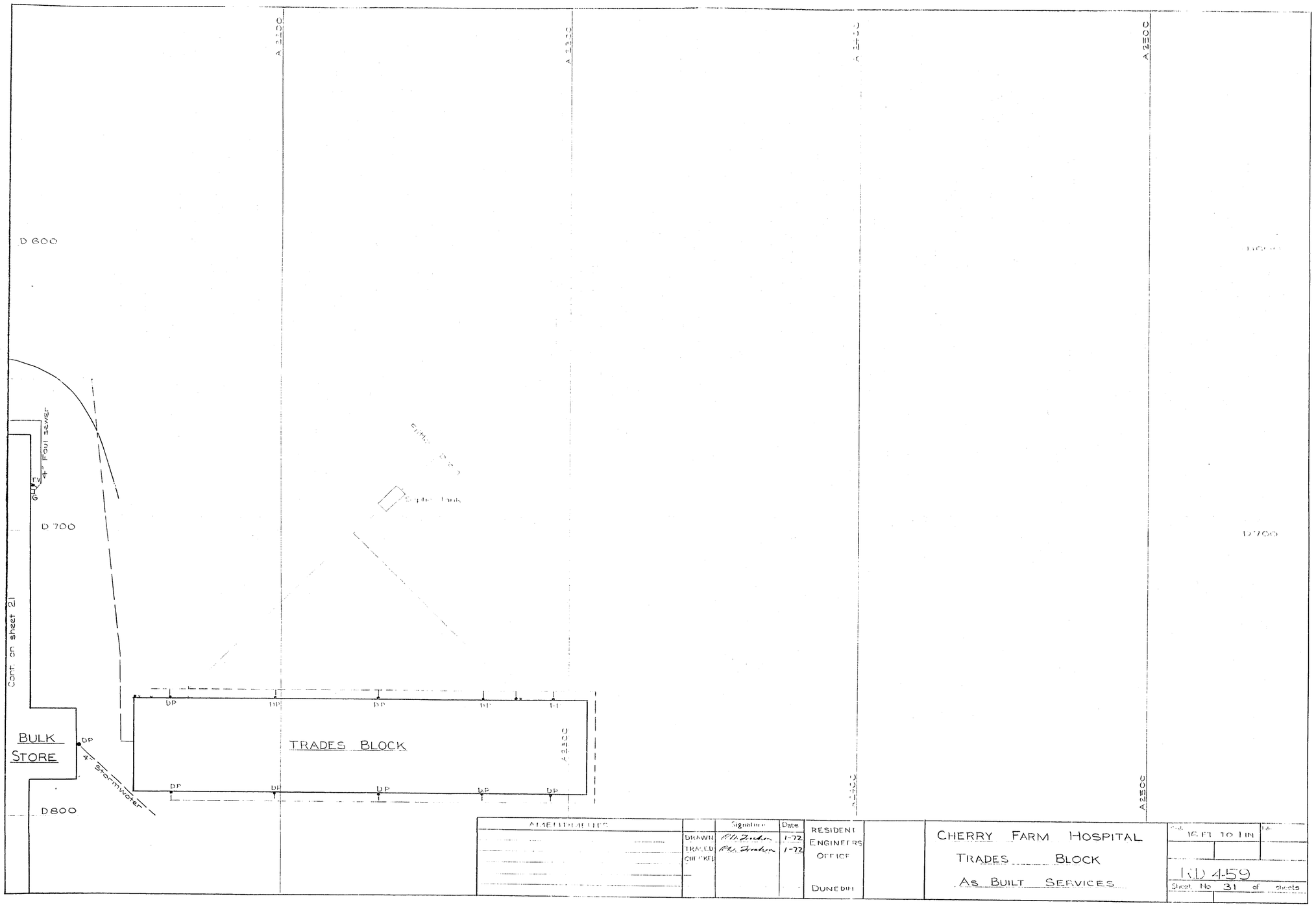
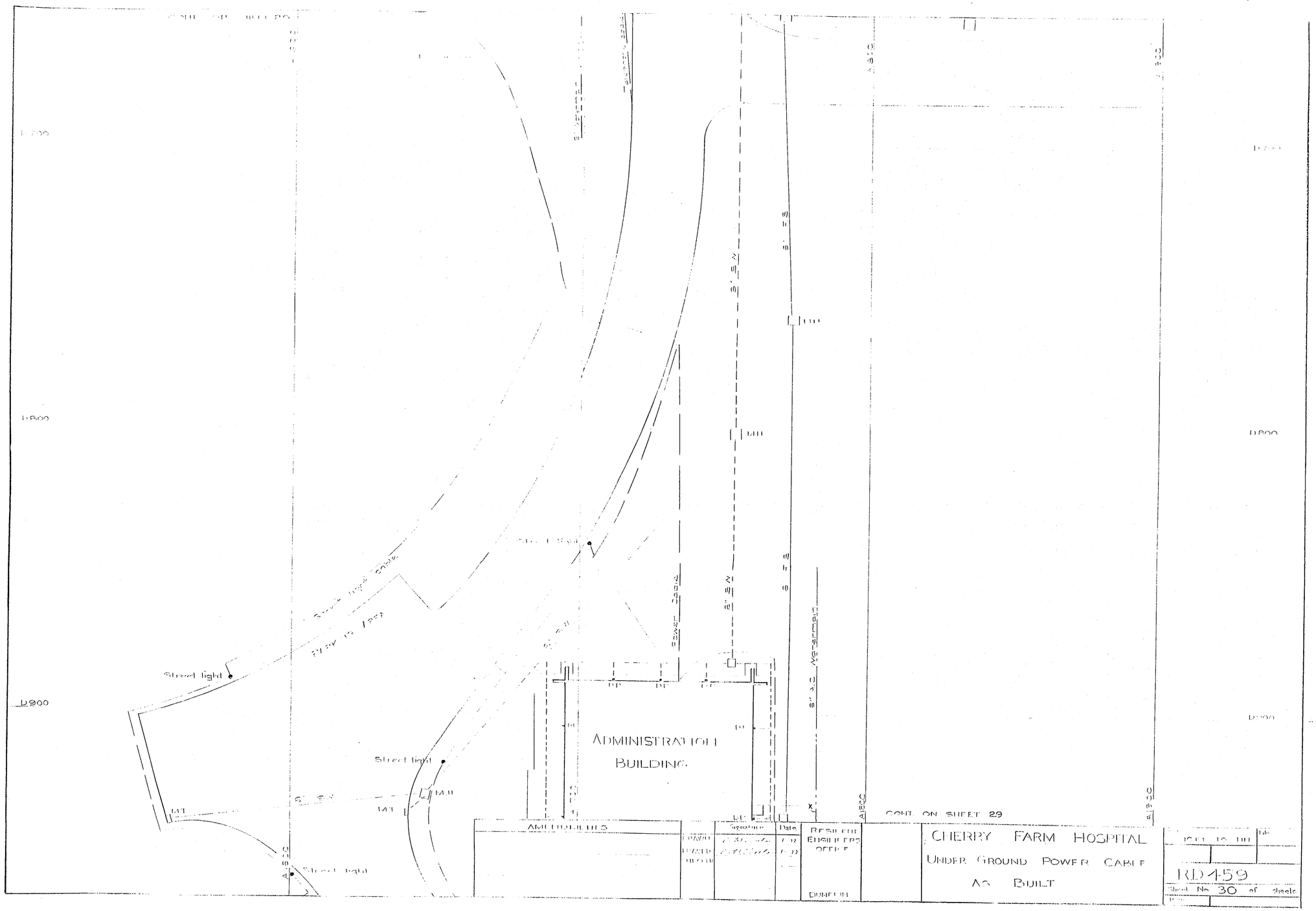
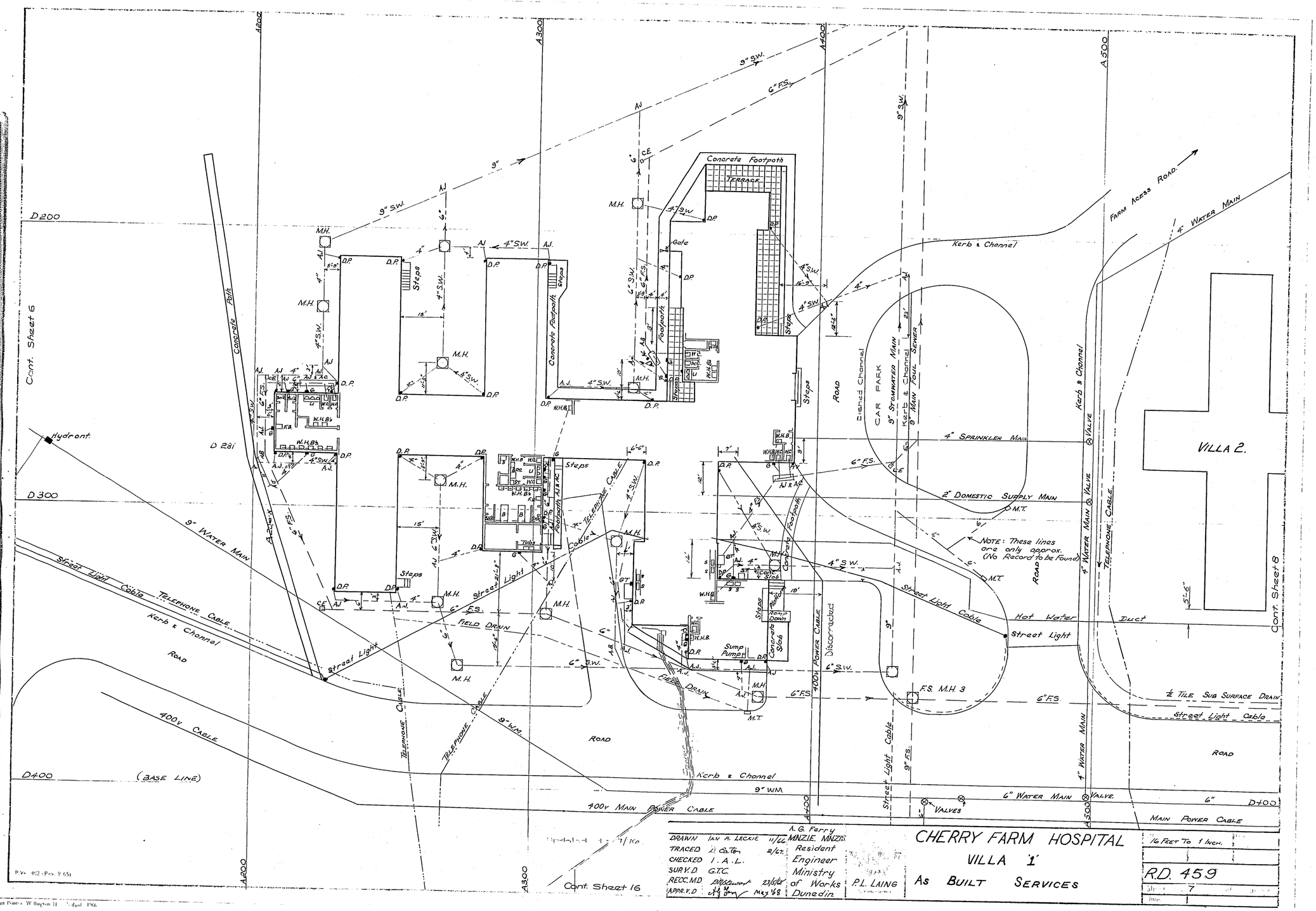
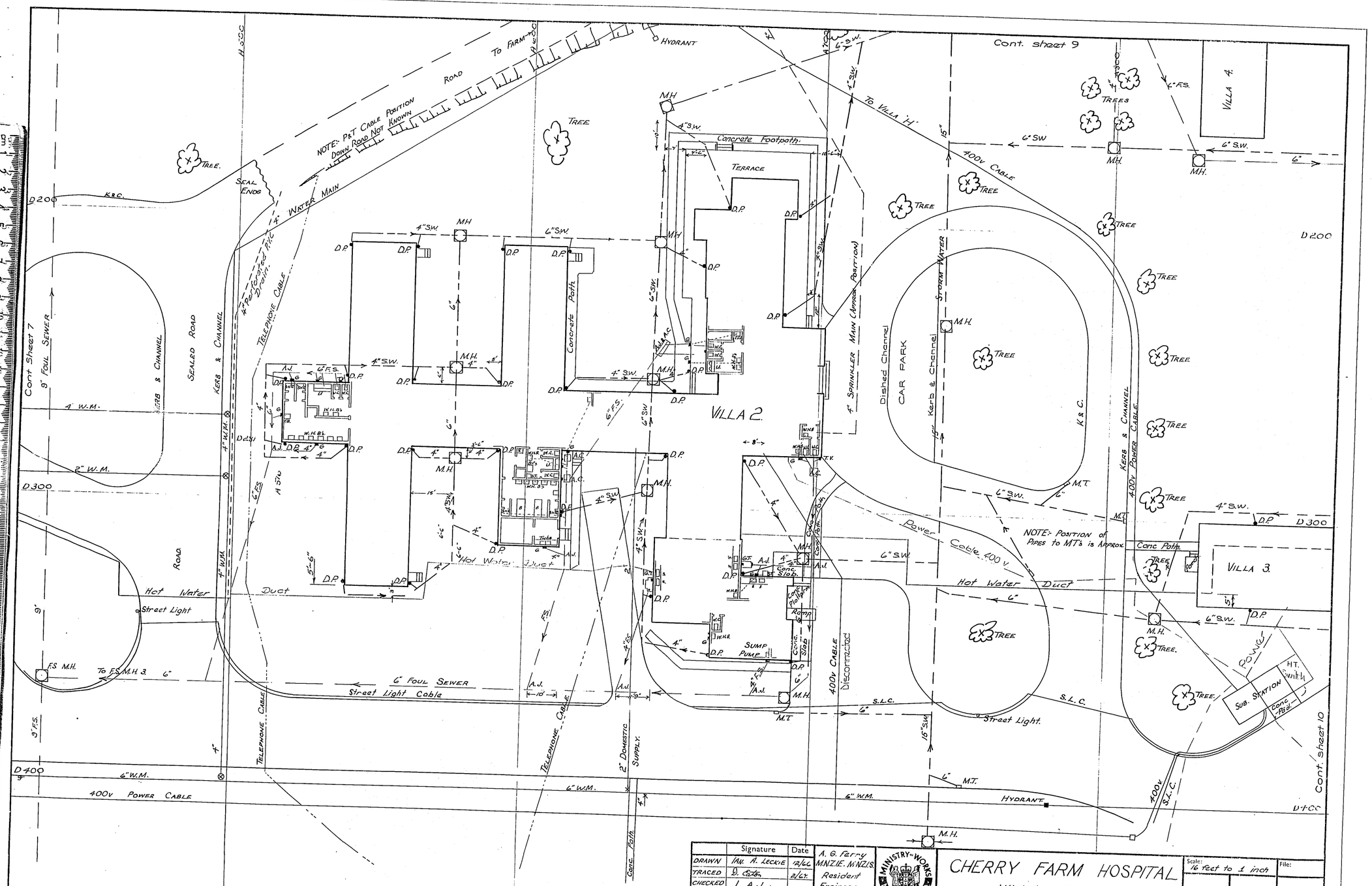


AMENDMENTS		Signature	Date	RESIDENT ENGINEERS OFFICE DUNEDIN		CHERRY FARM HOSPITAL TRADES BLOCK AS BUILT SERVICES	Scale 16 FT TO 1 IN	No.
	DRAWN	R.D. Jackson	1-72				RD 459	
	TRACED	R.D. Jackson	1-72				Sheet No 31 of sheets	
	CHECKED							

MADE IN NEW ZEALAND
LAUHUS


Street light
Street light
Street light
Street light
ADMINISTRATION
BUILDING
CONT. ON SHEET 29
ARCHITECTS
RESIDENT
ENGINEERS
OFFICE
DUNEDIN
CHERRY FARM HOSPITAL
UNDER GROUND POWER CABLE
AS BUILT
RD 459
Sheet No 30 of sheets


Cont. Sheet 6
Cont. Sheet 8
Cont. Sheet 16
D200
D300
D400
(BASE LINE)
A200
A300
A400
A500
Hydrant
D 281
9" Water Main
Street Light Cable
Telephone Cable
Kerb & Channel
Road
400v Cable
400v Main Power Cable
Concrete Path
Concrete Footpath
Terrace
Steps
Footpath
Gate
Field Drain
Street Light
Sump Pump
Concrete Slab
Disconnected
400v Power Cable
Dished Channel
Car Park
9" Stormwater Main
Kerb & Channel
9" Main Foul Sewer
4" Sprinkler Main
2" Domestic Supply Main
Note: These lines are only approx. (No Record to be Found)
Farm Access Road
4" Water Main
Valve
Hot Water Duct
½ Tile Sub Surface Drain
6" Water Main
Valves
Villa 2.
F.S. M.H. 3
Main Power Cable
DRAWN I.A.V. A. LECKIE 11/66
TRACED 2/67
CHECKED I. A. L.
SURVYD G.T.C.
RECC.MD
APPR.V.D
A. G. Ferry
MNZIE. MNZIE
Resident Engineer
Ministry of Works
Dunedin
P.L. LAING
CHERRY FARM HOSPITAL
VILLA 1
As Built Services
16 Feet To 1 Inch.
R.D. 459
7



	Signature	Date
DRAWN	Ian A. Leckie	12/66
TRACED	D. Eaton	2/67
CHECKED	I. A. L.	
SUP. V. D.	G.T.C.	
RECC. M.D.	A.H. Russell	23/5/68
APPR. V.D.	J.H. Jones	May '68

A. G. Farry
M.N.Z.I.E. M.N.Z.I.S.
Resident Engineer
Ministry of Works
Dunedin.

MINISTRY OF WORKS NEW ZEALAND
P.L. Laing
Commissioner

CHERRY FARM HOSPITAL
VILLA 2
As Built Services.

Scale: 16 feet to 1 inch
File:
RD 459
Sheet No 8 of sheets.
Issue

P.W. 482 (Rev. 6/62)

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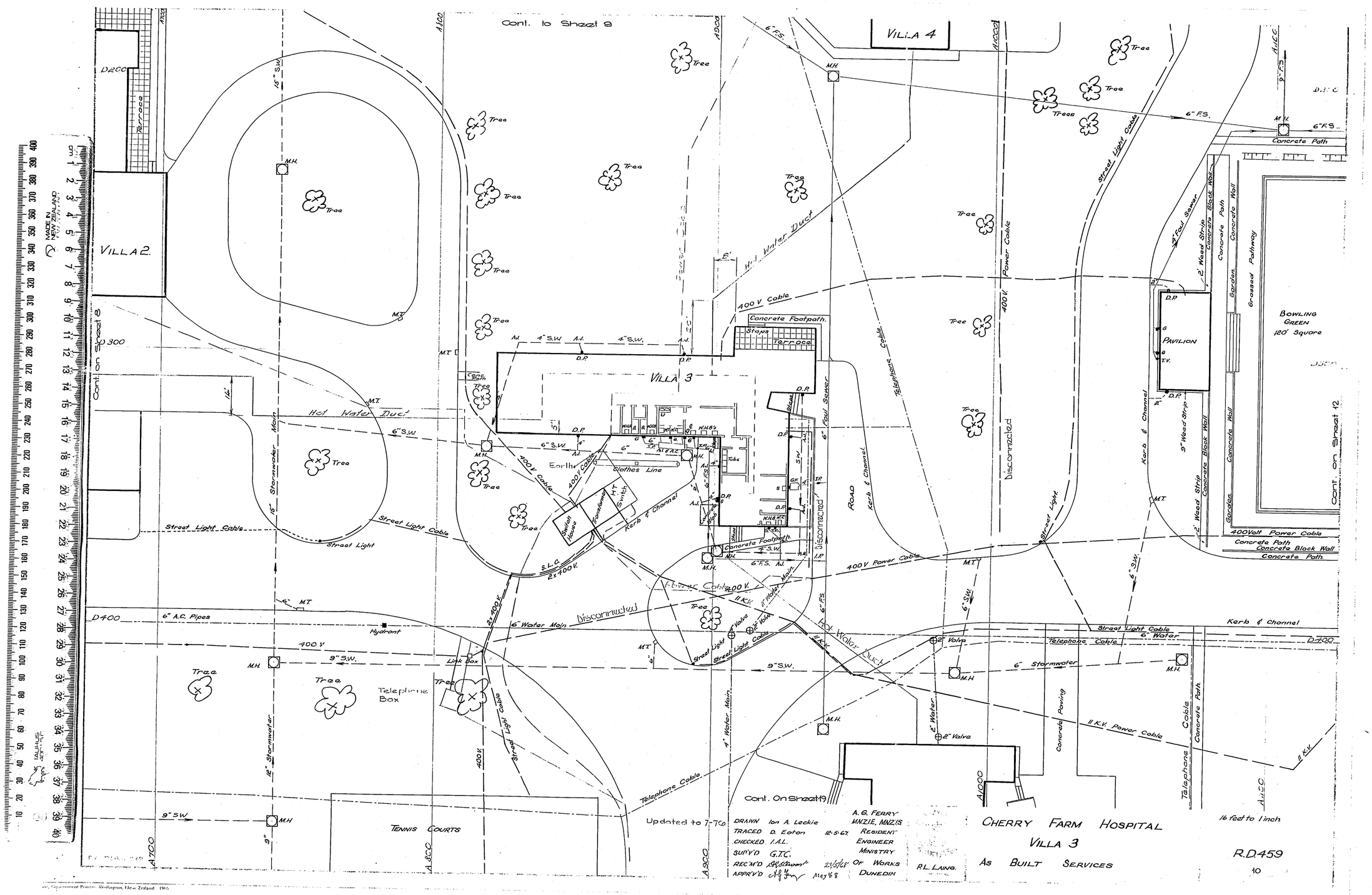
Cont. to Sheet 9
VILLA 4
VILLA 2.
VILLA 3
Cont. on Sheet 8
Cont. on Sheet 12
Cont. On Sheet 19
Hot Water Duct
400 V Cable
Concrete Footpath.
Stairs
Terrace
Earth
Clothes Line
Transformer
M.T. Switch
Switch House
Kerb & Channel
Street Light Cable
Street Light
Stormwater Main
Foul Sewer
Telephone Cable
Power Cable
Road
Disconnected
Street Light Cable
4" Foul Sewer
2' Weed Strip
Concrete Block Wall
Concrete Path
Garden
Grassed Pathway
Pavilion
Bowling Green
120' Square
9" Weed Strip
2' Weed Strip
400Volt Power Cable
Concrete Block Wall
Concrete Path
400 V. Power Cable
6" A.C. Pipes
Hydrant
6" Water Main
Link Box
Telephone Box
Tennis Courts
4" Water Main
Hot Water Duct
2" Valve
6" Stormwater
Concrete Paving
11 K.V. Power Cable
Telephone Cable
Tree
M.H.
M.T.
D.P.
P.P.
A.J.
I.P.
6" F.S.
9" F.S.
A.U.C.
D.200
D.300
D.400
A.100
A.200
A.300
A.400
A.500
A.600
A.700
A.800
A.900
A.1000
A.1100
A.1200
A.1300
A.1400
A.1500
A.1600
A.1700
A.1800
A.1900
A.2000
A.2100
A.2200
A.2300
A.2400
A.2500
A.2600
A.2700
A.2800
A.2900
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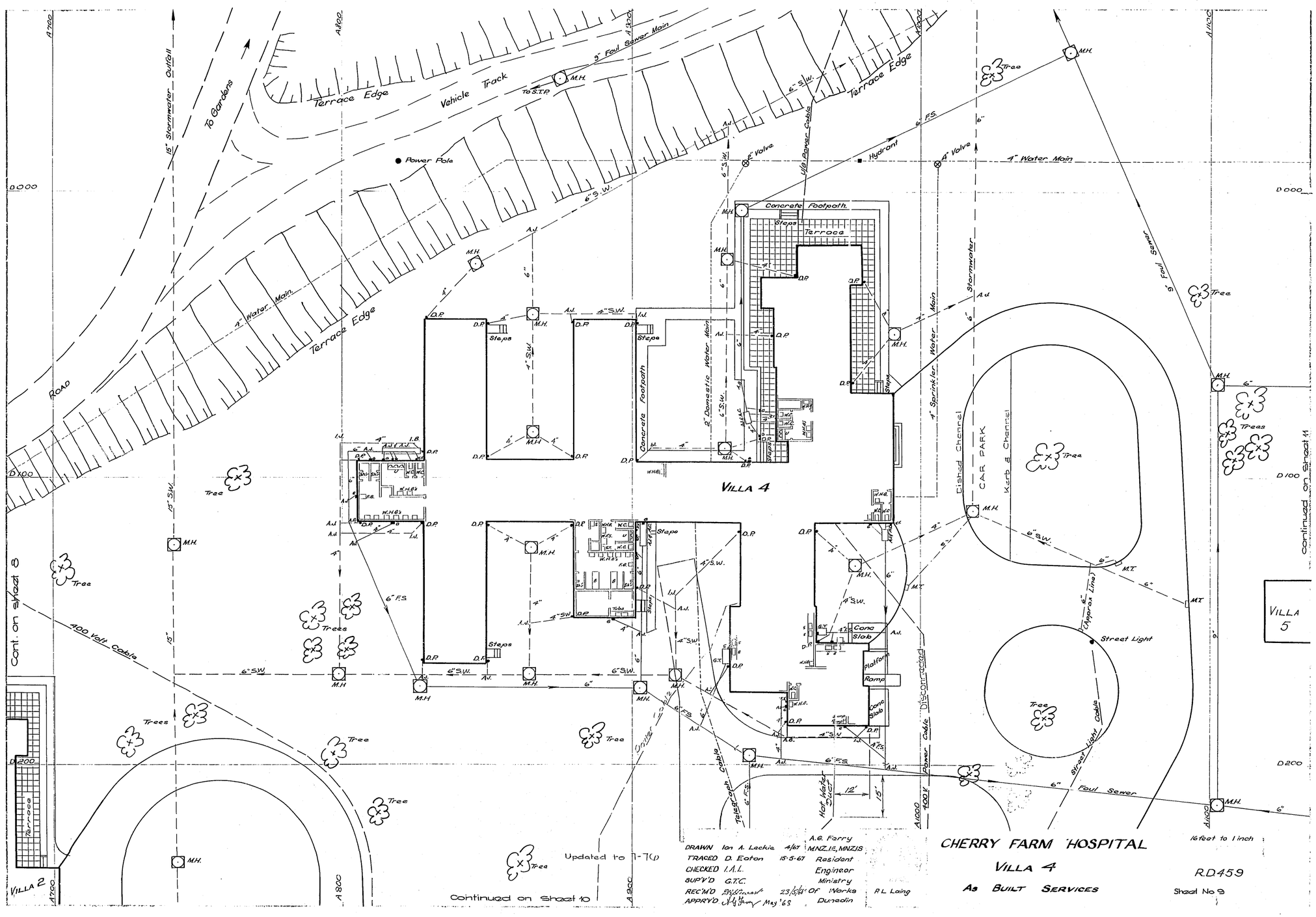
A.4000



DRAWN	Ian A. Lackie	4/67	A.G. Farry M.NZ.IE, MNZIS
TRACED	D. Eaton	15-5-67	Resident Engineer
CHECKED	I.A.L.		Ministry
SUP'V'D	G.T.C.		Of Works
REC'M'D	[illegible]	23/5/67	Dunedin
APPR'V'D	[illegible]	May '68	P.L. Laing

CHERRY FARM HOSPITAL

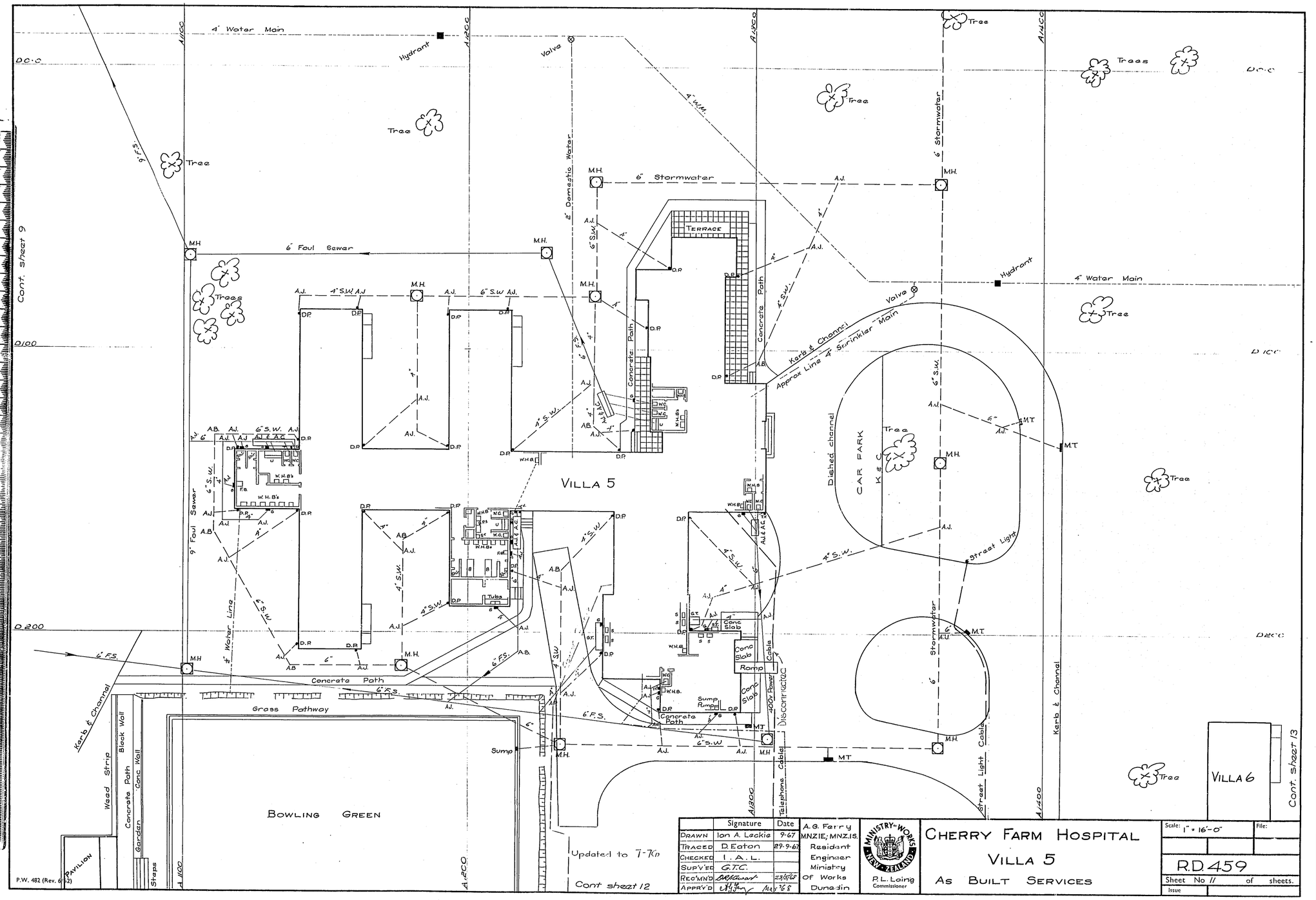
VILLA 4

As Built Services

16 feet to 1 inch

R.D459

Sheet No 9



	Signature	Date
DRAWN	Ian A. Lackie	9-67
TRACED	D. Eaton	29-9-67
CHECKED	I. A. L.	
SUP'V'ED	G.T.C.	
REC'MN'D	[illegible]	23/5/68
APPR'V'D	[illegible]	May 68

A.G. Farry
MNZIE; MNZ.IS.
Resident
Engineer
Ministry
Of Works
Dunedin

MINISTRY OF WORKS NEW ZEALAND

P.L. Loing
Commissioner

CHERRY FARM HOSPITAL
VILLA 5
As Built Services

Scale: 1" = 16'-0"

File:

R.D 459

Sheet No 11 of sheets.

Issue

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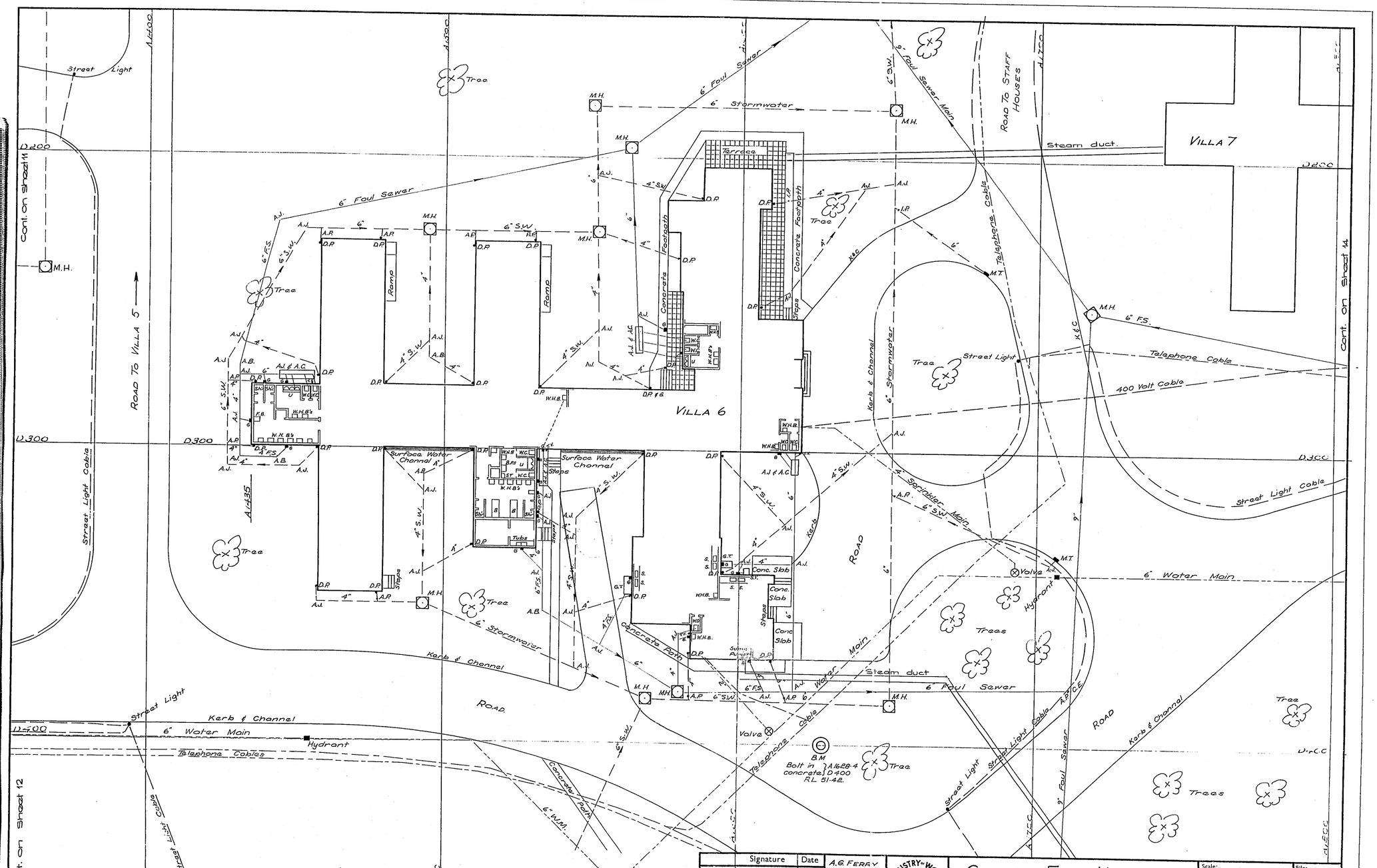

	Signature	Date
DRAWN	IAN A. LECKIE	9-67
TRACED	D. Eaton	21-9-67
CHECKED	I. A. L	
SUP'V'D	G.T.C.	
RECC'M'D	[illegible]	23/5/68
APPR'V'D	[illegible]	May '68

A.G. FERRY
M.N.Z.I.E; M.N.Z.I.S
RESIDENT ENGINEER
MINISTRY OF WORKS:
Dunedin

MINISTRY OF WORKS NEW ZEALAND
P.L. LAING
Commissioner

CHERRY FARM HOSPITAL
VILLA 6
AS BUILT SERVICES

Scale: 1" = 16'-0"
File:
RD459
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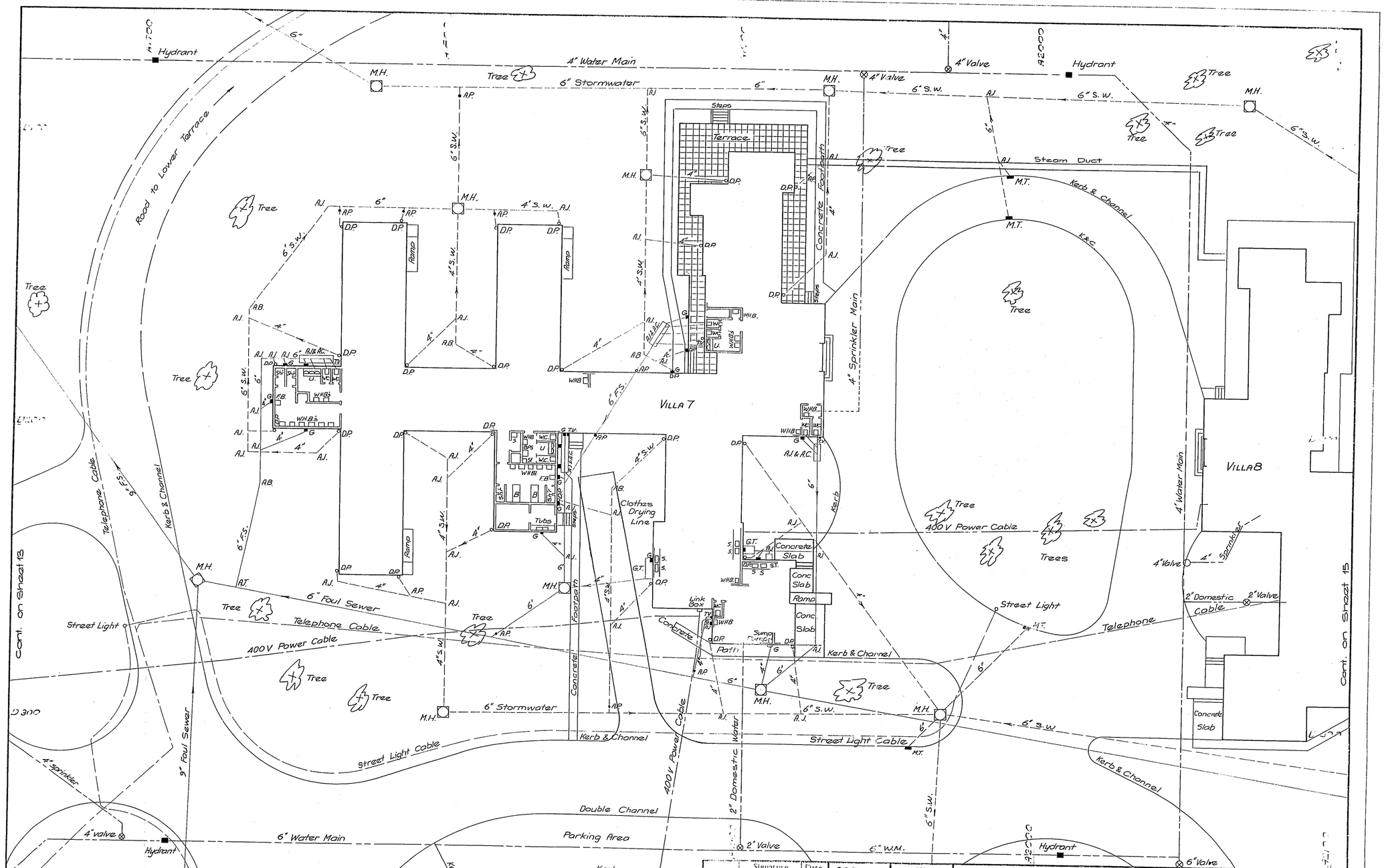

	Signature	Date
drawn	Ian A Leckie	10/67
traced	M Bennett	22/1/67
checked	I.A.L.	
sup'vsd	G.T.C.	
recom'd	A.B. Ferry	23/5/68
apprv'd	[illegible]	May '68

A.B. Ferry
MNZIE, MNZIS
Resident Engineer
Ministry of Works
DUNEDIN

MINISTRY OF WORKS NEW ZEALAND
P.L. Laing
Commissioner

CHERRY FARM HOSPITAL
VILLA 7
AS BUILT SERVICES

Scale: 16 feet to 1 inch
File:
RD459
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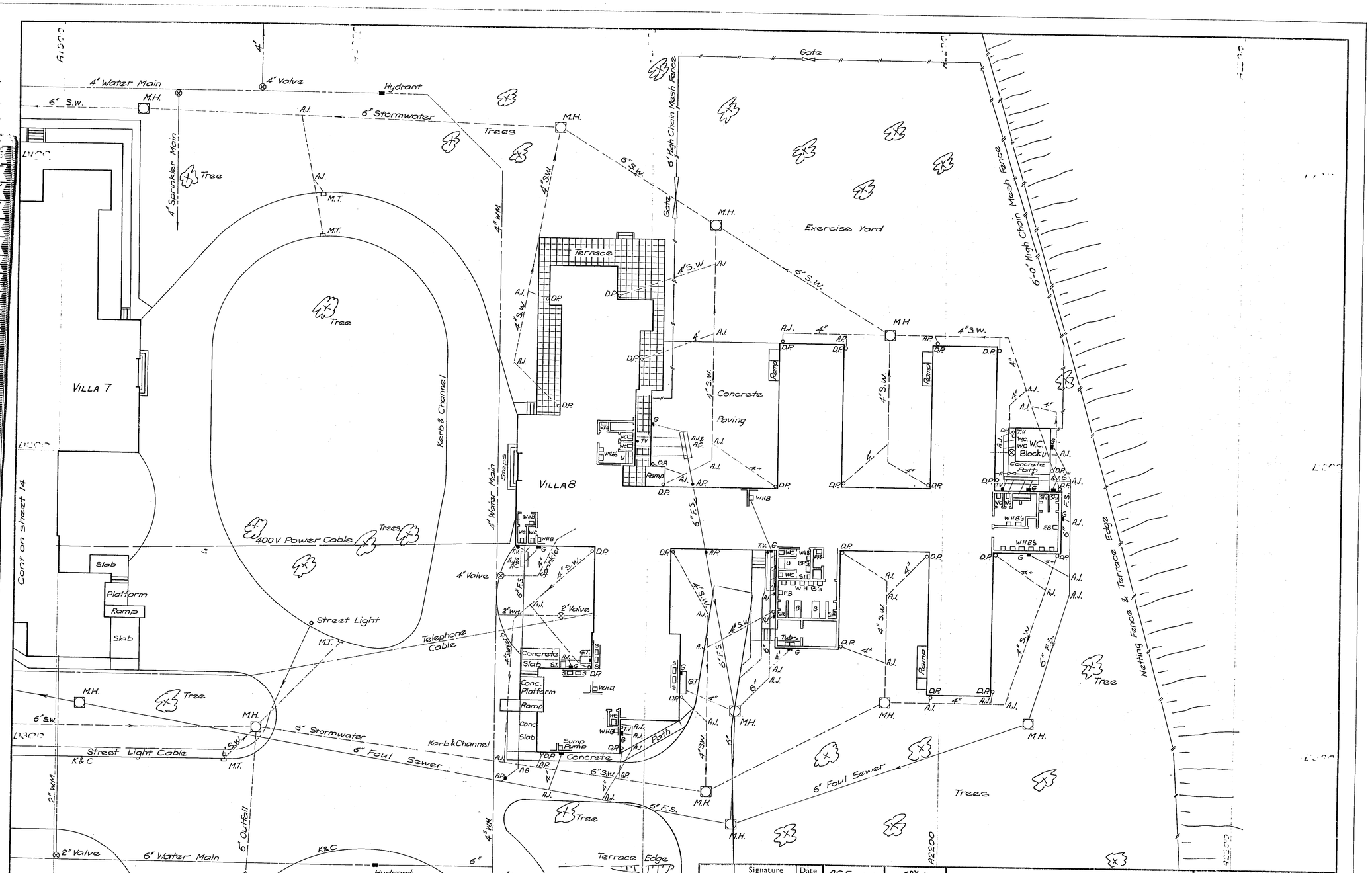

	Signature	Date
drawn	Ian A Leckie	11/67
traced	N A Bennett	29/1/68
checked	I.A.L.	
supervd	G.T.C.	
recomd	[illegible]	23/5/68
approvd	[illegible]	May '68

A.G.Ferry
MNZIE, MNZIS
Resident Engineer,
Ministry of Works,
DUNEDIN

MINISTRY OF WORKS NEW ZEALAND

P.L.Laine
Commissioner

CHERRY FARM HOSPITAL
VILLA 8
AS BUILT SERVICES

Scale: 16 feet to 1 inch

File:

RD 459

Sheet No 15 of sheets.

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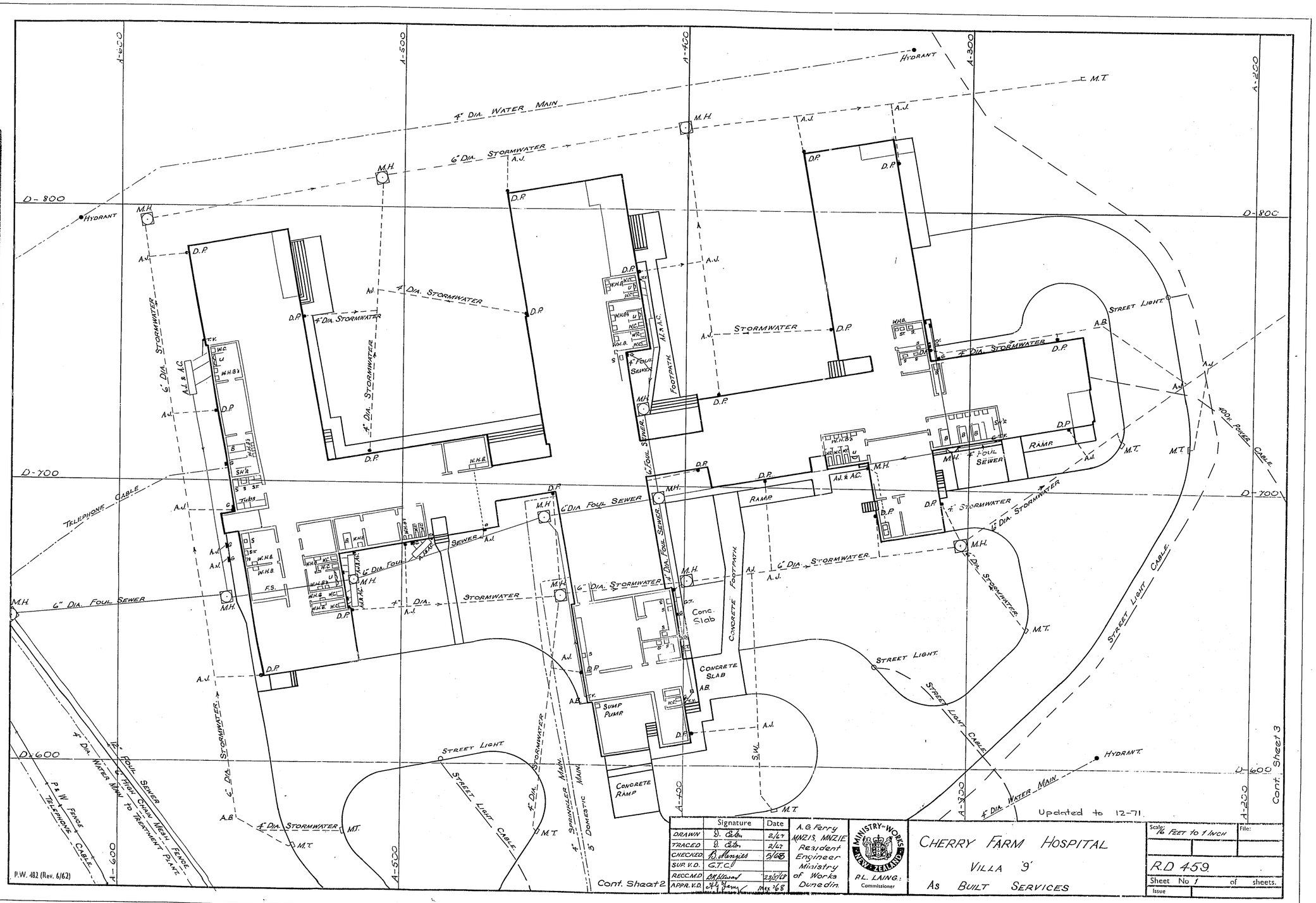


	Signature	Date
DRAWN	D. Cates	2/67
TRACED	D. Cates	2/67
CHECKED	B. Menzies	5/68
SUP. V.D.	G.T.C.	
REC.M.D	D.K. Wood	23/5/68
APPR. V.D.	[illegible]	MAY 68

A.G. Ferry
MINZIS, MINZIE
Resident Engineer
Ministry of Works
Dunedin.

MINISTRY OF WORKS NEW ZEALAND
P.L. LAING.
Commissioner

CHERRY FARM HOSPITAL

VILLA 9

As BUILT SERVICES

Scale: 16 FEET to 1 INCH

File:

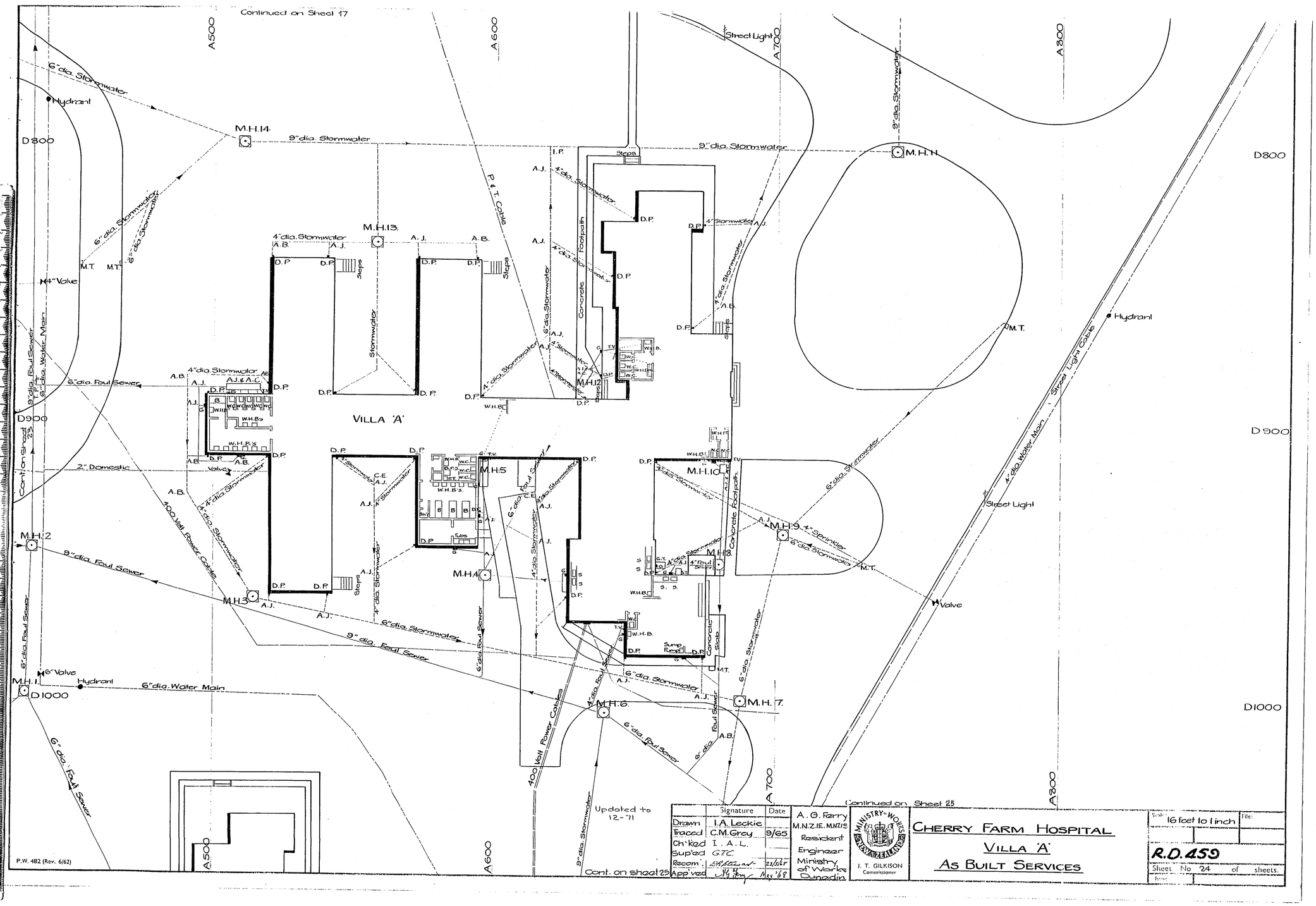
R.D 459

Sheet No 1 of sheets.

Issue

P.W. 482 (Rev. 6/62)

R. E. Owen, Government Printer, Wellington, New Zealand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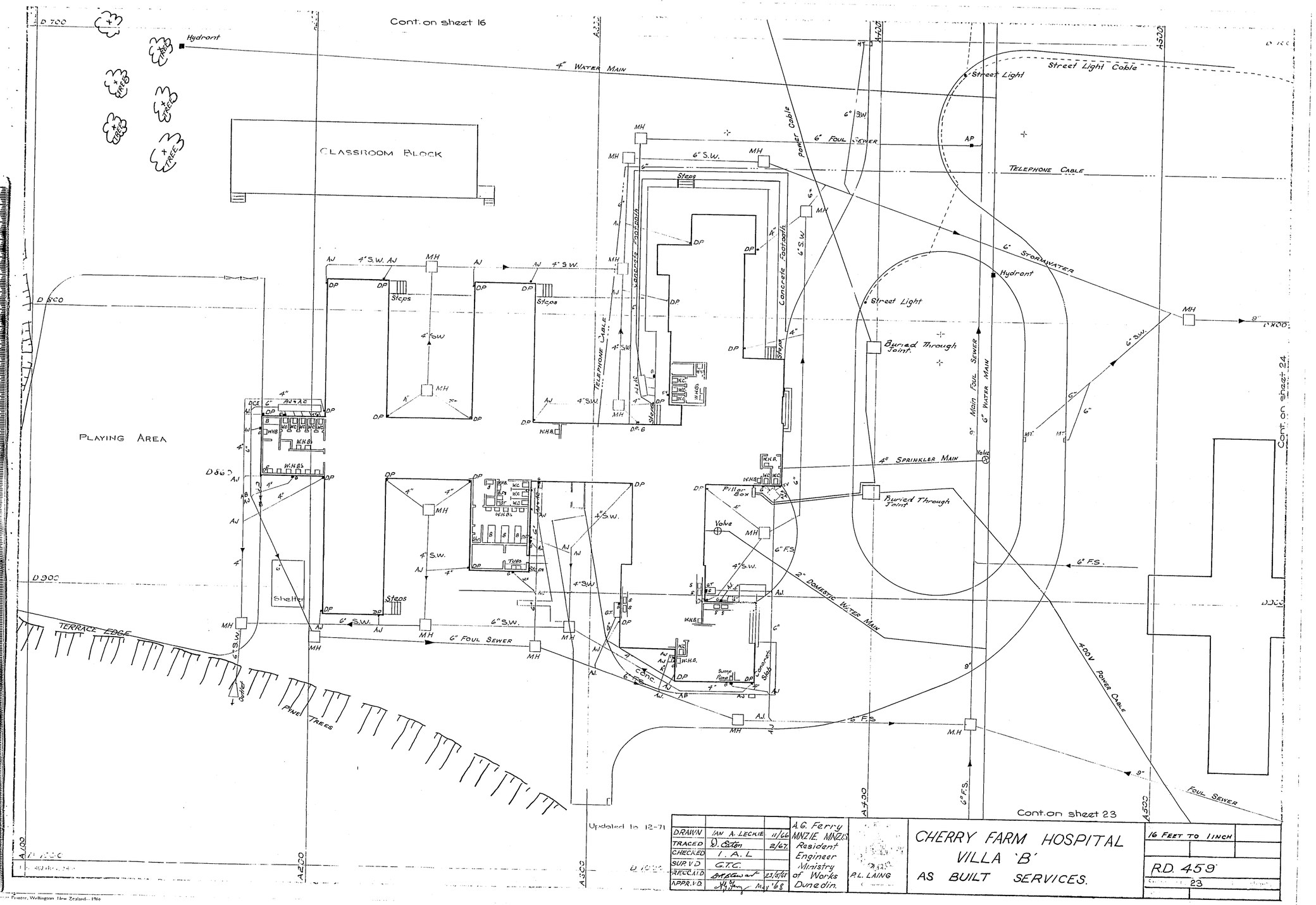
A500
A600
A700
A800
D800
D900
D1000
6" dia. Stormwater
Hydrant
M.H.14
9" dia. Stormwater
M.H.11
Street Light
M.H.13
4" dia. Stormwater
Steps
Stormwater
P.&T. Cable
Concrete Footpath
M.H.12
VILLA 'A'
4" Value
M.T.
6" dia. Foul Sewer
9" dia. Foul Sewer
6" dia. Water Main
2" Domestic Valve
400 Volt Power Cable
M.H.5
M.H.10
M.H.9
4" Sprinkler
M.H.4
M.H.3
M.H.2
M.H.1
6" Valve
M.H.6
M.H.7
Concrete Slab
Sump Recess
Valve
Updated to 12-71
Cont. on sheet 25
Continued on Sheet 25
P.W. 482 (Rev. 6/62)
Signature Date
Drawn I.A. Leckie
Traced C.M. Grey 9/65
Ch'ked I. A. L.
Sup'ed G.T.C.
Recom'd
Appr'ved
A. G. Parry
M.N.Z.I.E. M.N.Z.I.S
Resident Engineer
Ministry of Works
Dunedin
MINISTRY OF WORKS
J. T. GILKISON
Commissioner
CHERRY FARM HOSPITAL
VILLA 'A'
AS BUILT SERVICES
Scale 16 feet to 1 inch
File:
R.D. 459
Sheet No 24 of sheets.
Issue



DRAWN	IAN A. LECKIE	11/66	A.G. Ferry	
TRACED	D. Eaton	2/67	MNZIE MINZIES	
CHECKED	I. A. L		Resident	
SUP.V.D	G.T.C.		Engineer	
RECD.AID		23/5/68	Ministry	
APPR.V.D		May '68	of Works	
			Dunedin.	

P.L. LAING

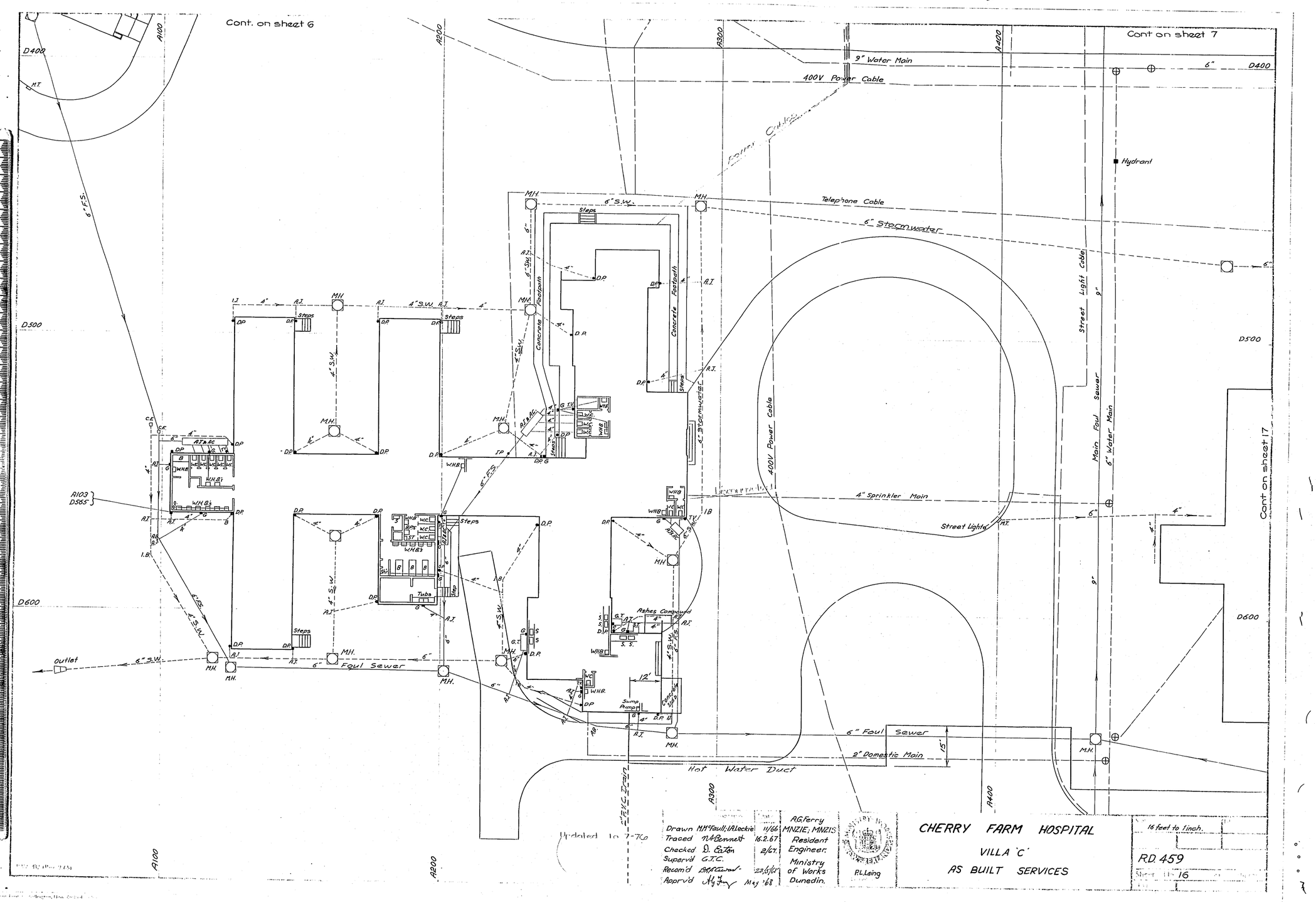
CHERRY FARM HOSPITAL
VILLA 'B'
AS BUILT SERVICES.

16 FEET TO 1 INCH

R.D. 459

23

Government Printer, Wellington New Zealand—1966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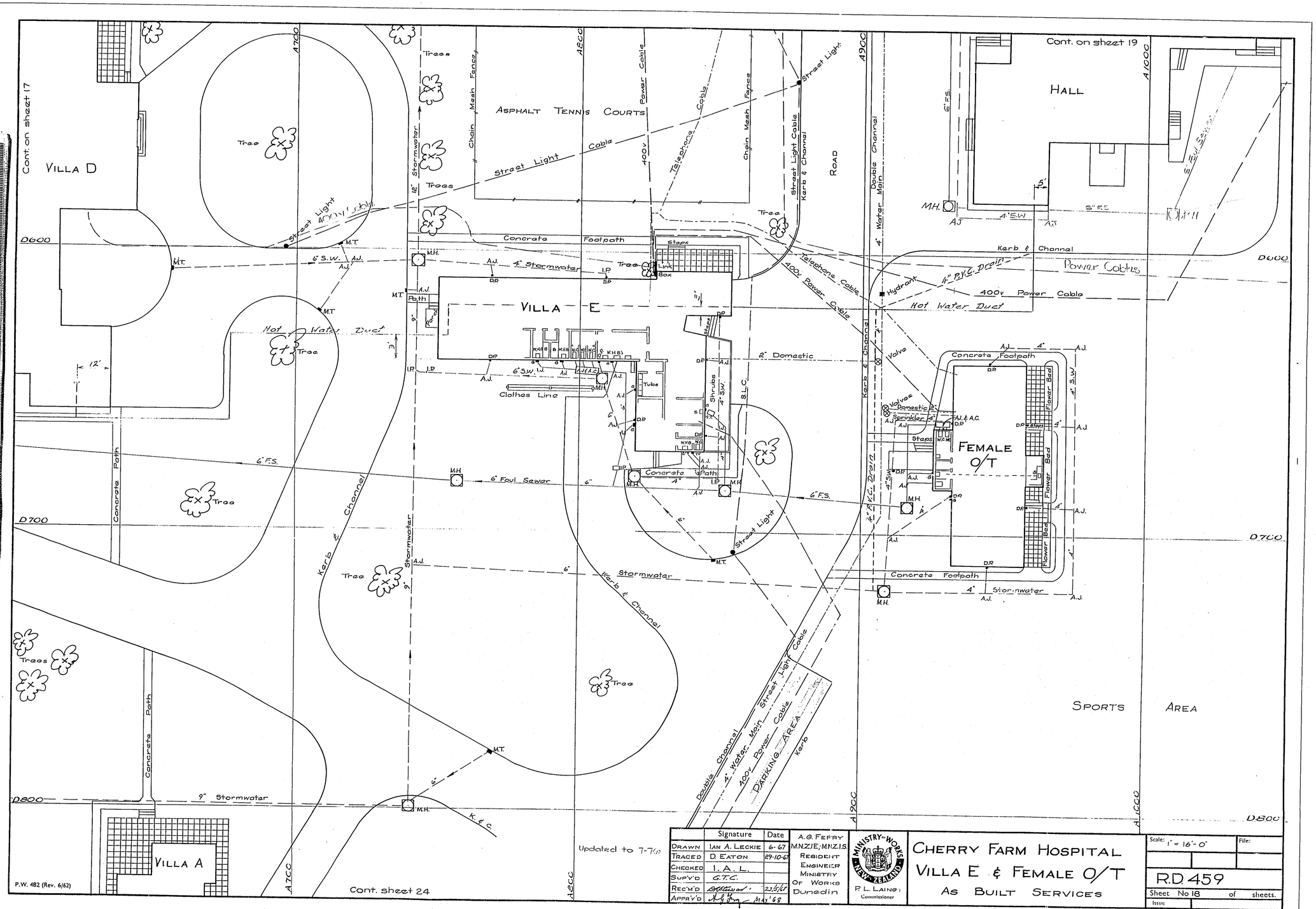
Cont on sheet 7
Cont on sheet 17
9" Water Main
400V Power Cable
Telephone Cable
6" Stormwater
Hydrant
Street Light Cable
Main Foul Sewer
6" Water Main
4" Sprinkler Main
Street Lights
Concrete Footpath
Steps
Ashes Compound
Tubs
Sump Pump
Outlet
Foul Sewer
6" Foul Sewer
2" Domestic Main
Hot Water Duct
4" Stormwater
A103
D585
D400
D500
D600
A100
A200
A300
A400
Drawn M.H. Faull; W. Lockie 11/66
Traced N.A. Bennett 16.2.67
Checked D. Eaton 2/67
Superv'd G.T.C.
Recom'd
Approv'd May '68
A.G. Ferry
MNZIE; MNZIS
Resident Engineer.
Ministry of Works
Dunedin.
P.L. Laing
CHERRY FARM HOSPITAL
VILLA 'C'
AS BUILT SERVICES
16 feet to 1 inch.
R.D. 459
Sheet 16



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Drawn	Ian A. Leckie	6-67
Traced	D. Eaton	29-10-67
Checked	I. A. L.	
Sup'v'd	G.T.C.	
Rec'm'd	[illegible]	23/5/67
App'r'd	[illegible]	May '68

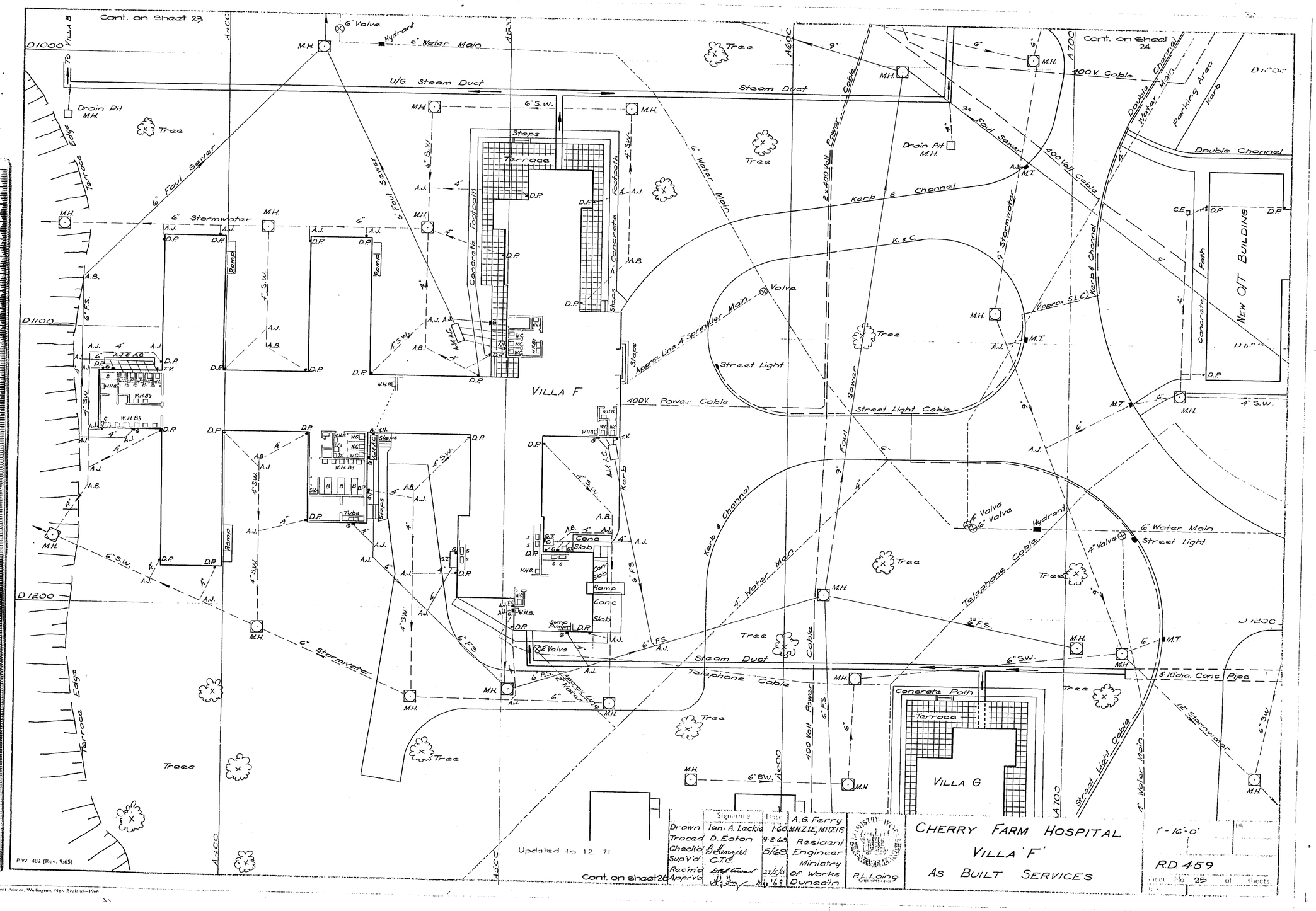
A. G. Feffry
M.N.Z.I.E., M.N.Z.I.S.
Resident Engineer
Ministry of Works
Dunedin

Ministry of Works New Zealand
P. L. Laing
Commissioner

Cherry Farm Hospital
Villa E & Female O/T
As Built Services

Scale: 1" = 16'-0"
File:
R.D. 459
Sheet No 18 of sheets.
Issue

Owen, Government Printer, Wellington, New Zealand.



	Signature	Date	
Drawn	Ian. A. Lackie	1.68	A.G. Ferry
Traced	D. Eaton	9.2.68	MNZIE, MIIZIS
Checked	Bellengies	5/68	Resiaant
Sup'v'd	G.T.C.		Engineer
Rec'm'd		23/5/68	Ministry
Appr'd		May '68	of Works
			Dunedin

P.L. Long

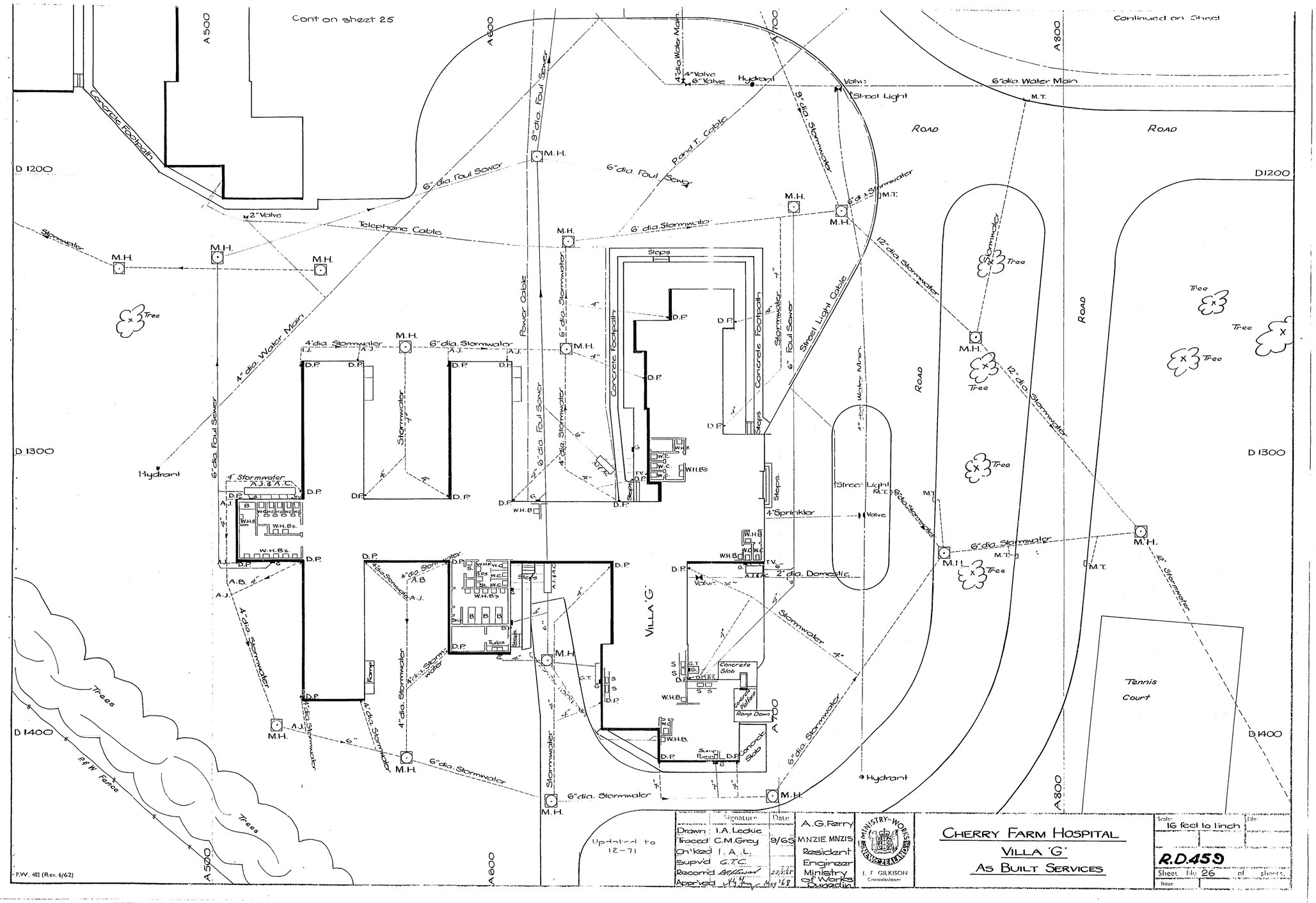
CHERRY FARM HOSPITAL
VILLA 'F'
AS BUILT SERVICES

1" = 16'-0"

R.D. 459

Sheet No 25 of sheets.

Govt. Government Printer, Wellington, New Zealand—1966

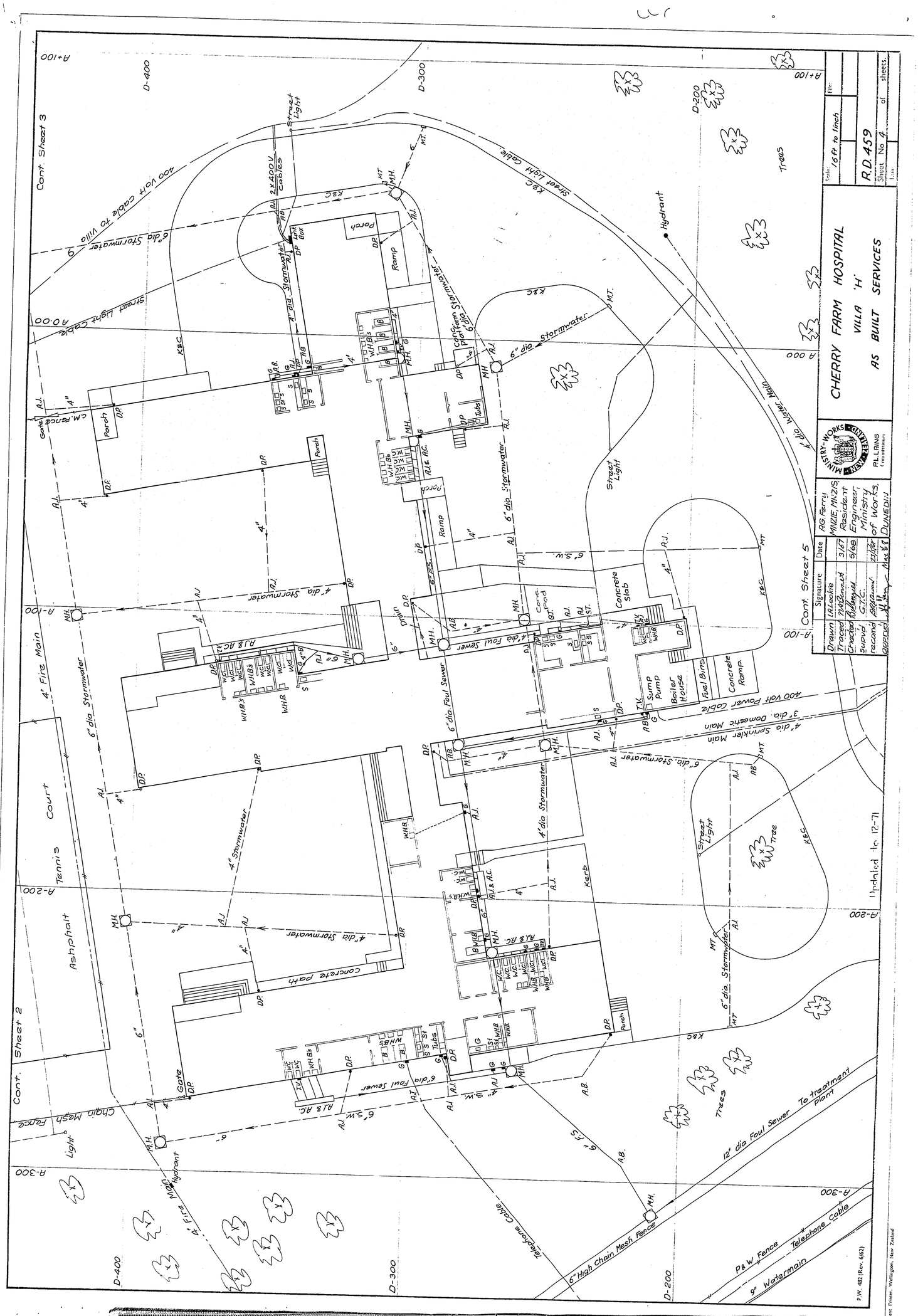


	Signature	Date		
Drawn	I.A. Leckie		A.G. Ferry	
Traced	C.M. Grey	9/65	MNZIE MNZIS	
Ch'ked	I.A.L.		Resident	
Supv'd	G.T.C.		Engineer	
Recom'd		22/7/68	Ministry of Works	
Approved		May '68	Director	

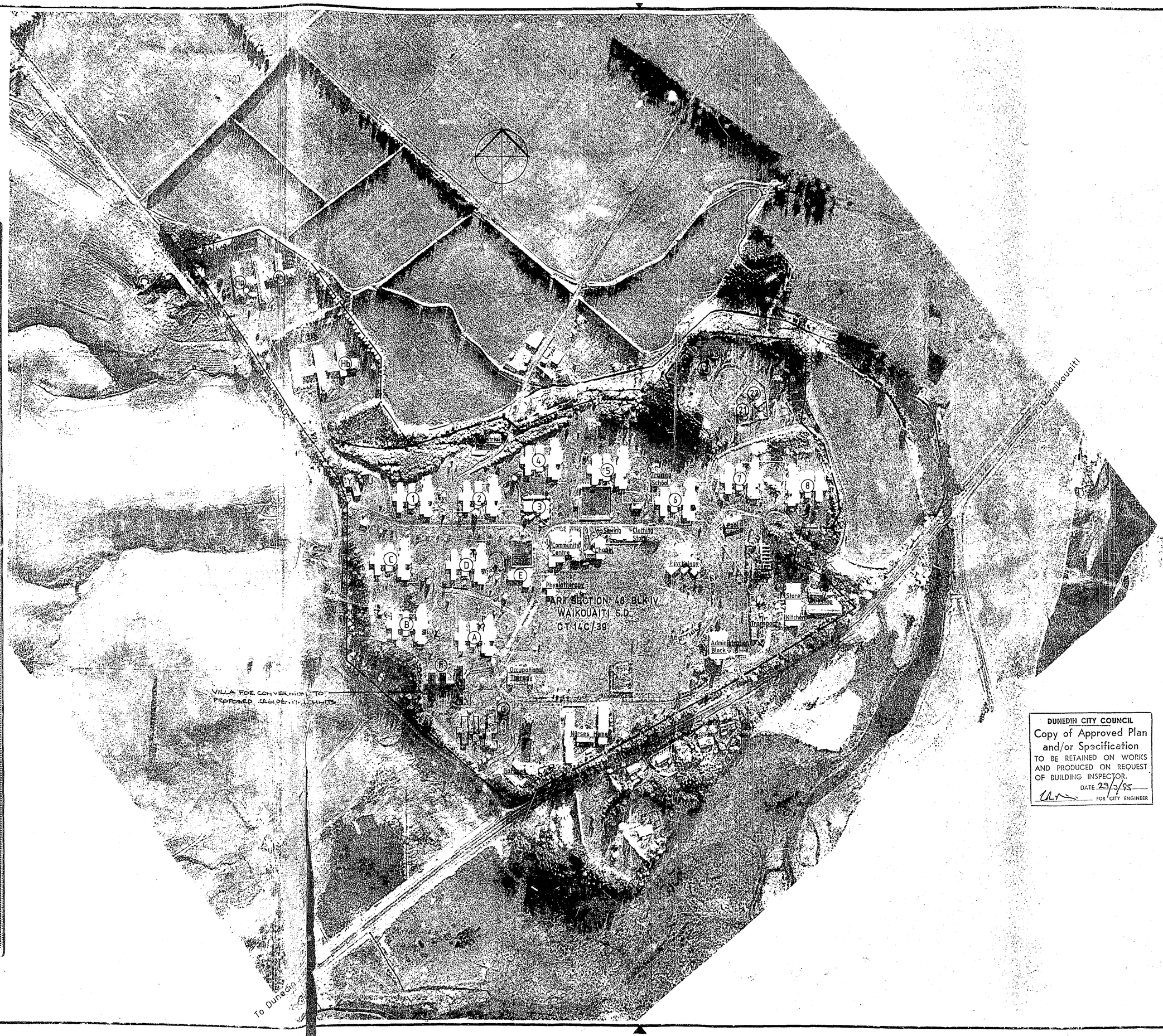
MINISTRY OF WORKS NEW ZEALAND
J. F. GILKISON
Commissioner

CHERRY FARM HOSPITAL
VILLA 'G'
AS BUILT SERVICES

Scale: 16 feet to 1 inch
Title:
R.D.459
Sheet No. 26 of sheets.
Issue



Wellington, Government Printer, Wellington, New Zealand



DUNEDIN CITY COUNCIL
Copy of Approved Plan and/or Specification
TO BE RETAINED ON WORKS AND PRODUCED ON REQUEST OF BUILDING INSPECTOR.
DATE 29/3/95
FOR CITY ENGINEER

WOODLAND

F.B.	Initials	Date		Initials	Date
SURV.			TR.		
DGN			CH.		
DR.	JEH	12/94	APP.		

CLIENT: KARITANE ESTATES LTD

JOB NAME: HAWKSBURY VILLAGE

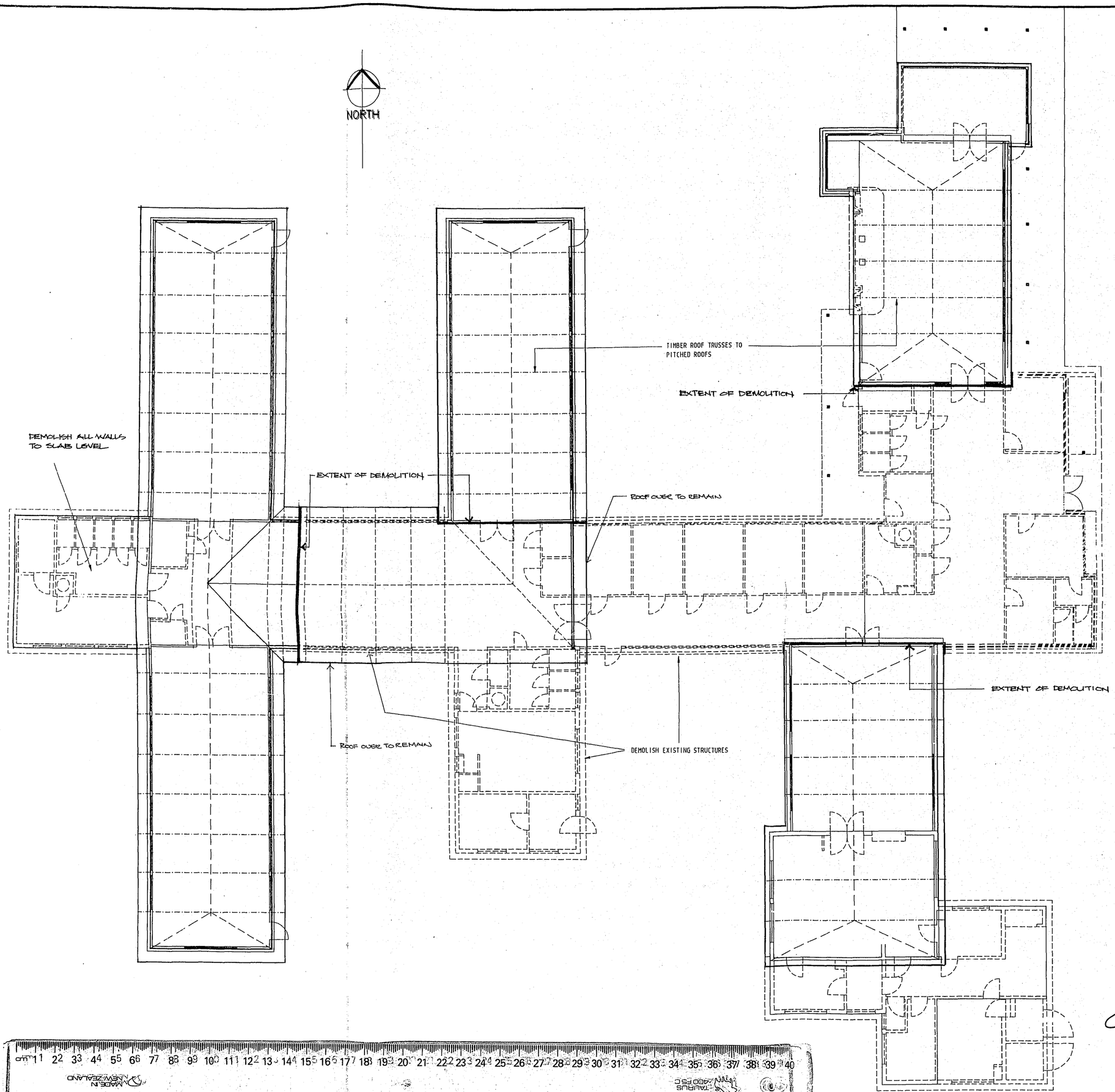
TITLE: SITE PLAN

SCALES 1 : 2500

95/0091

NOTES

1. ALL AREAS INDICATED TO BE DEMOLISHED ARE TO INCLUDE ALL ROOF, WALLS, FLOORS & FOUNDATIONS.
2. ALL SERVICES ARE TO BE BLOCKED OFF BELOW GROUND.



WOODLAND

F.B.	Initials	Date		Initials	Date
SURV.			TR.		
DES.			CH.		
DR.	JBH	12/94	APP.		

KARITANE ESTATES LTD

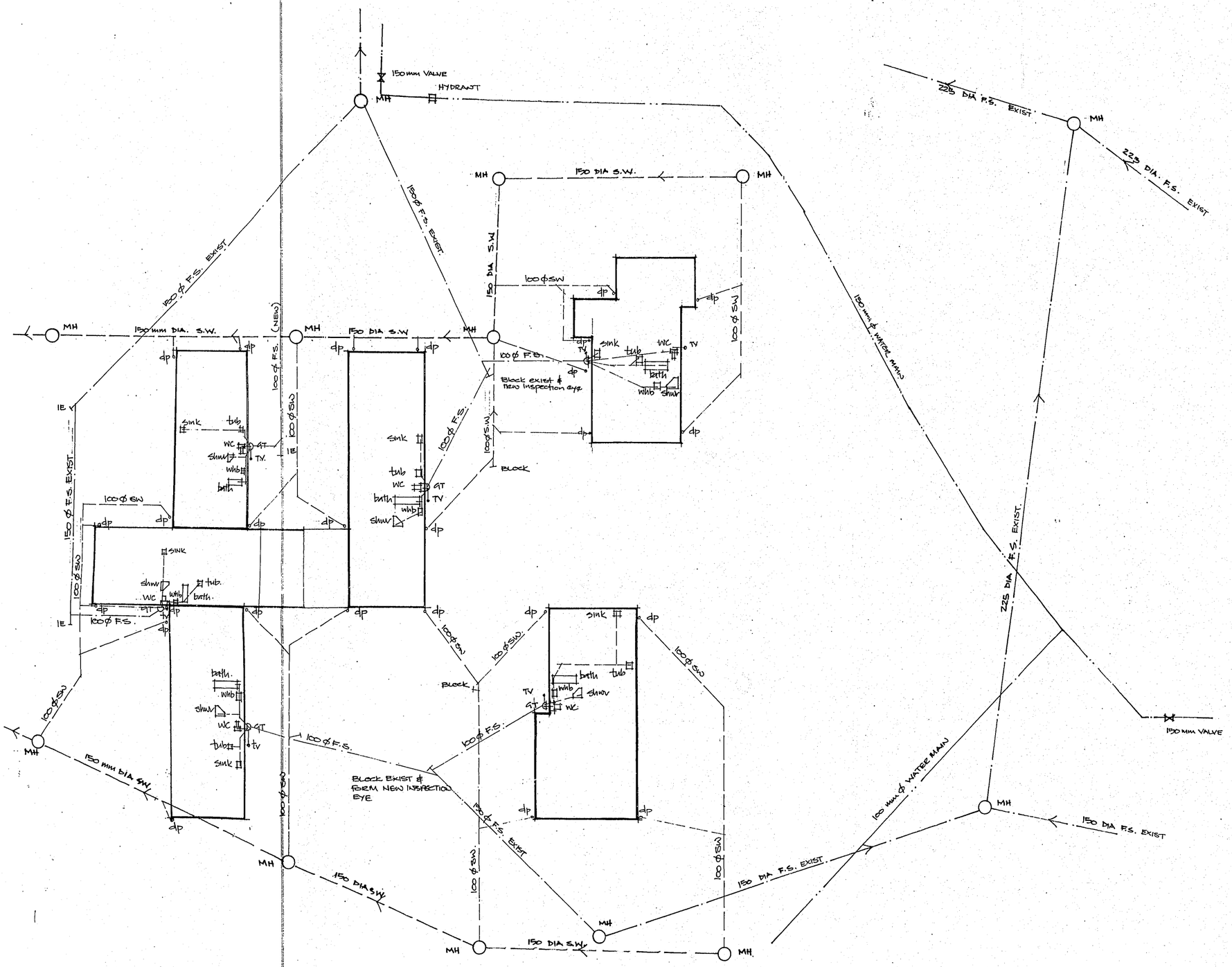
HAWKSBURY VILLAGE

DEMOLITION PLAN
VILLA F

SCALES: 1 : 100

9401 / 2

95/91



NOTES
1. ALL NEW DRAINAGE PIPE TO BE UPVC IN SIZES INDICATED
2. ALL PLUMBING & DRAINAGE SHALL COMPLY WITH THE RELEVANT SECTIONS OF THE NEW ZEALAND BUILDING CODE
3. ALL DISUSED FOUL SEWER AND STORMWATER CONNECTIONS, SHALL BE BLOCKED OFF
4 DOWNPIPE CONNECTIONS SHALL BE REUSED WHERE POSIBLE
5 EXIST FOUL SEWER AND STORMWATER PIPE SHALL BE REUSED WHERE POSIBLE

95/91

WOODLAND

F.B	Initials	Date		Initials	Date
SURV.			TR.		
DGN.			CH		
DR.	JBH	12/94	APP.		

CLIENT: KARITANE ESTATES LTD

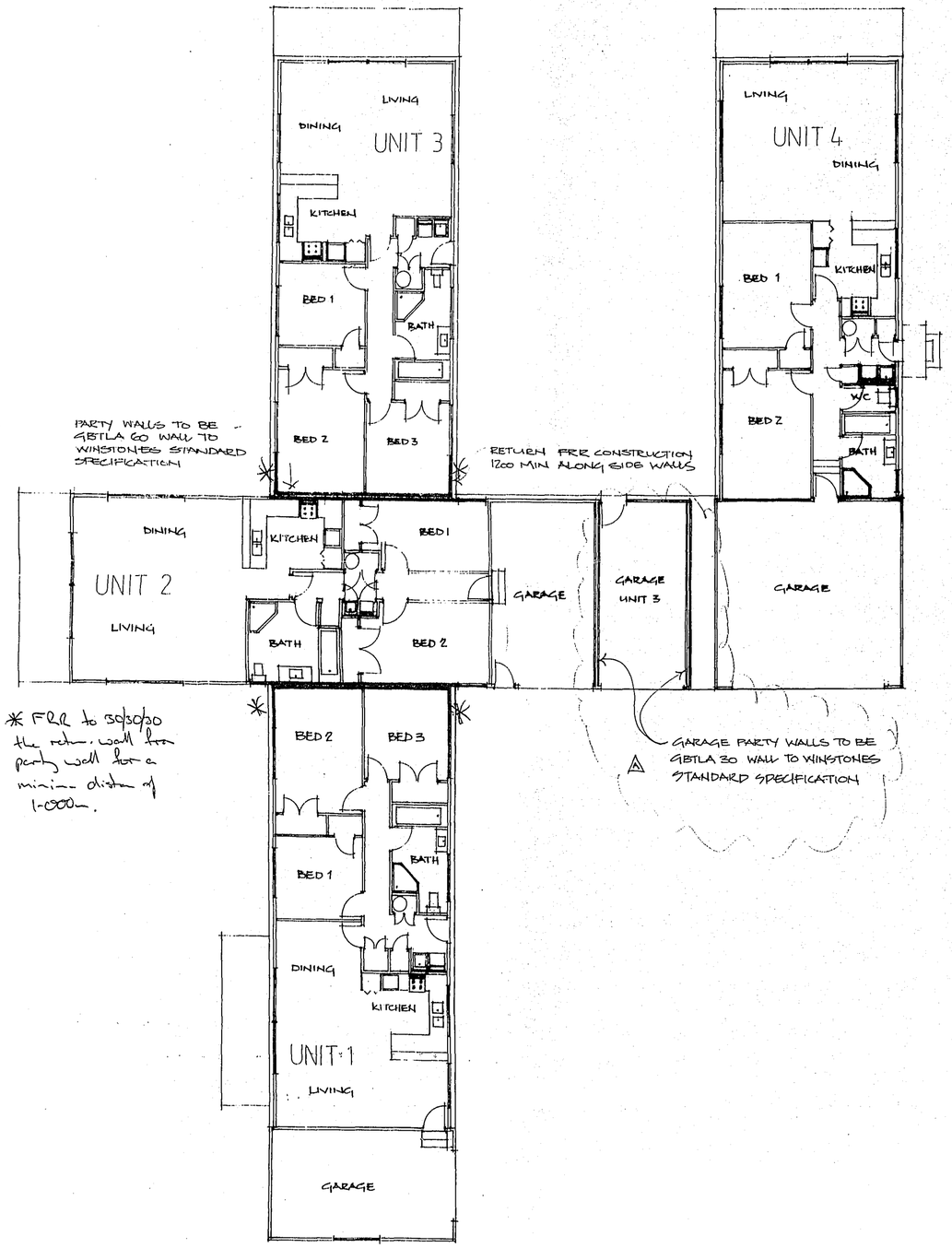
JOB NAME: HAWKSBURY VILLAGE

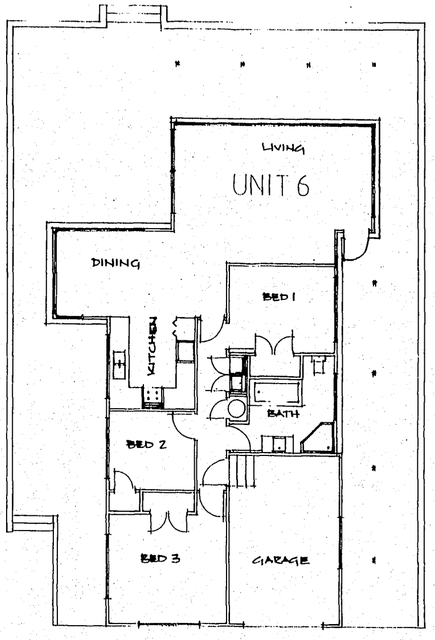
TITLE: VILLA F DRAINAGE PLAN

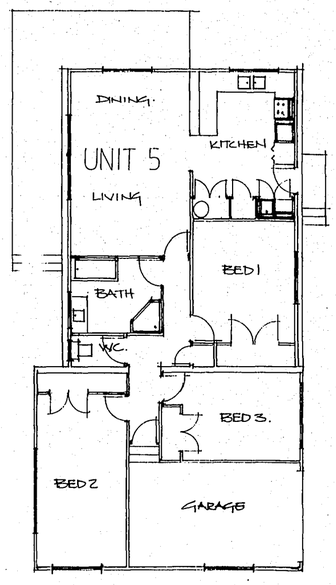
SCALES: NTS.

9401 / 10

ORIGINAL SIZE mm 0 10 30 50 100 150 200 300







95/91

Amended Plan and/or Specification Received
By 24/3/95
Date

WOODLAND

REV. A FRR WALLS TO UNIT 3 GARAGE

DGN			
DR	JRH	12/94	

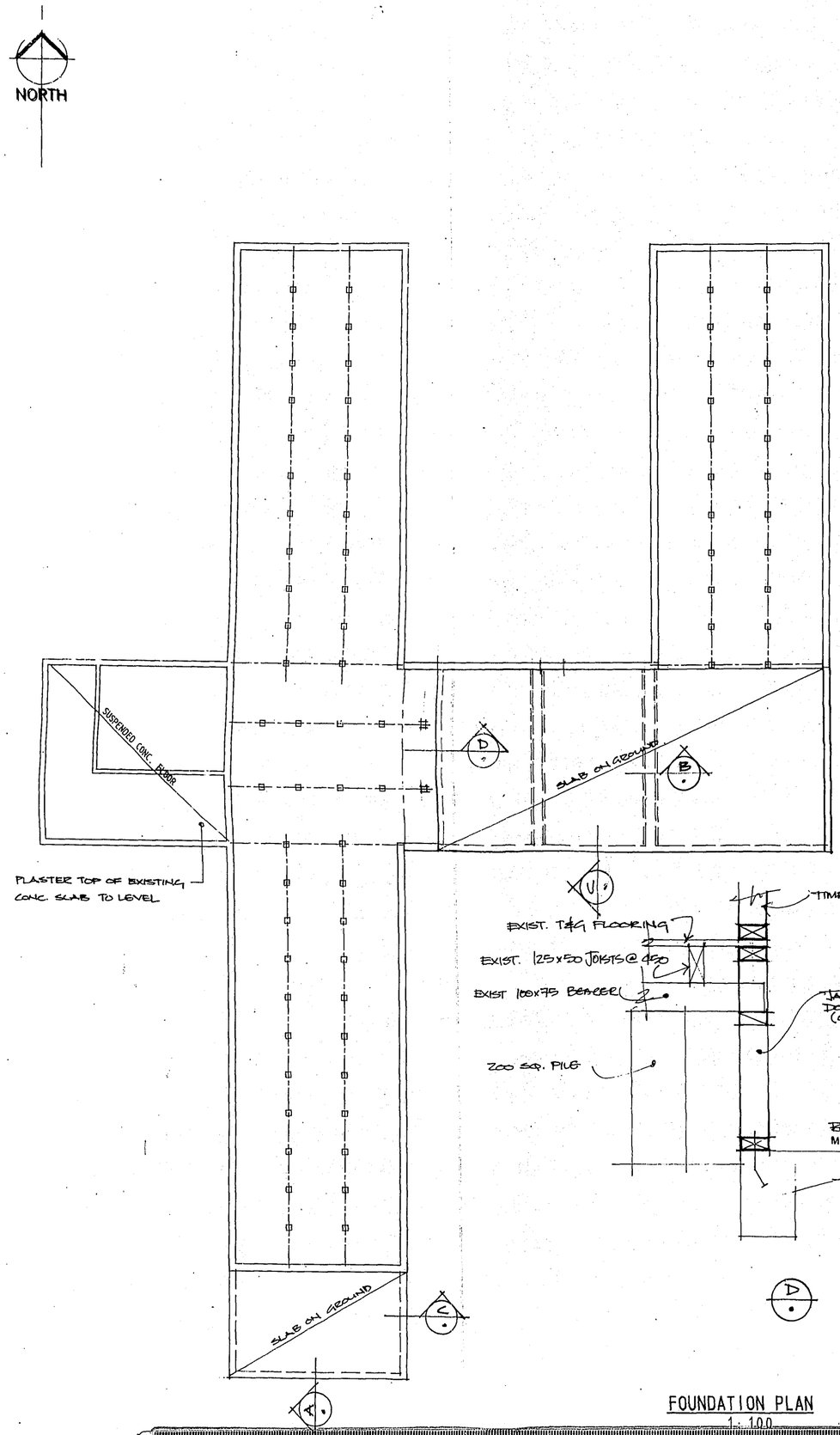
CLIENT: KARITANE ESTATES LTD

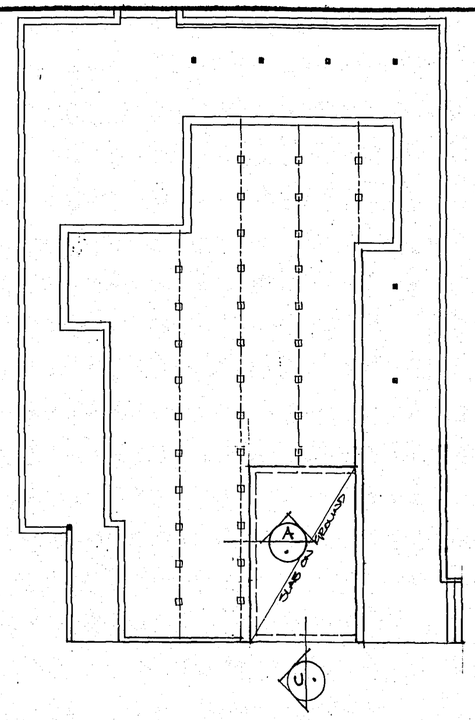
JOB NAME: HAWKSBURY VILLAGE

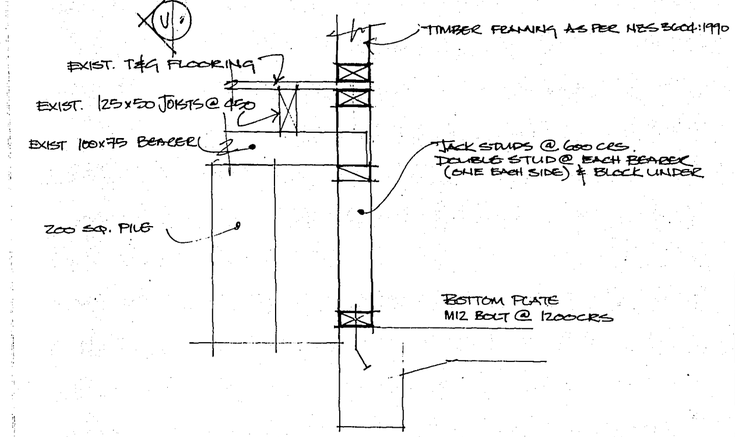
TITLE: FLOOR PLANS

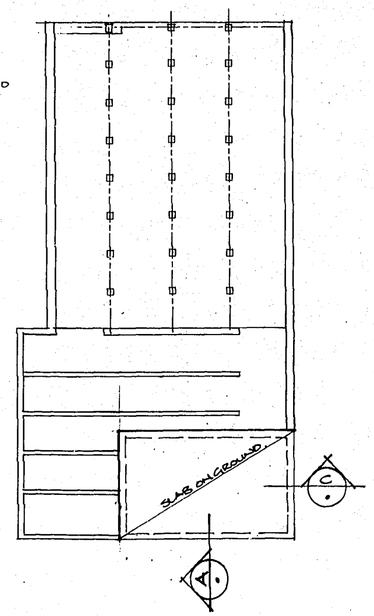
SCALES 1:100

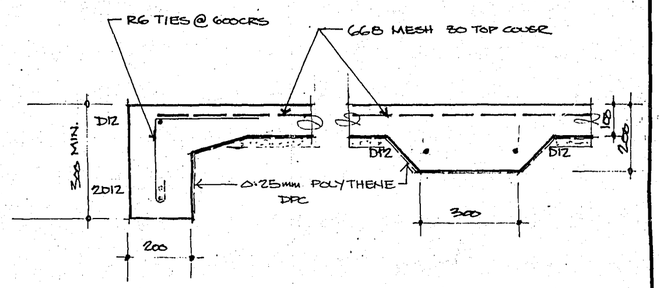
9401 / 4 A

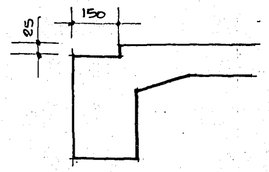












C

WOODLAND

F.B.	Initials	Date		Initials	Date
SURV.			TR.	AutoCAD11	10/93
DES.			CH.		
DR.	JBH	12/94	APP.		

KARITANE ESTATES LTD

HAWKSBURY VILLAGE

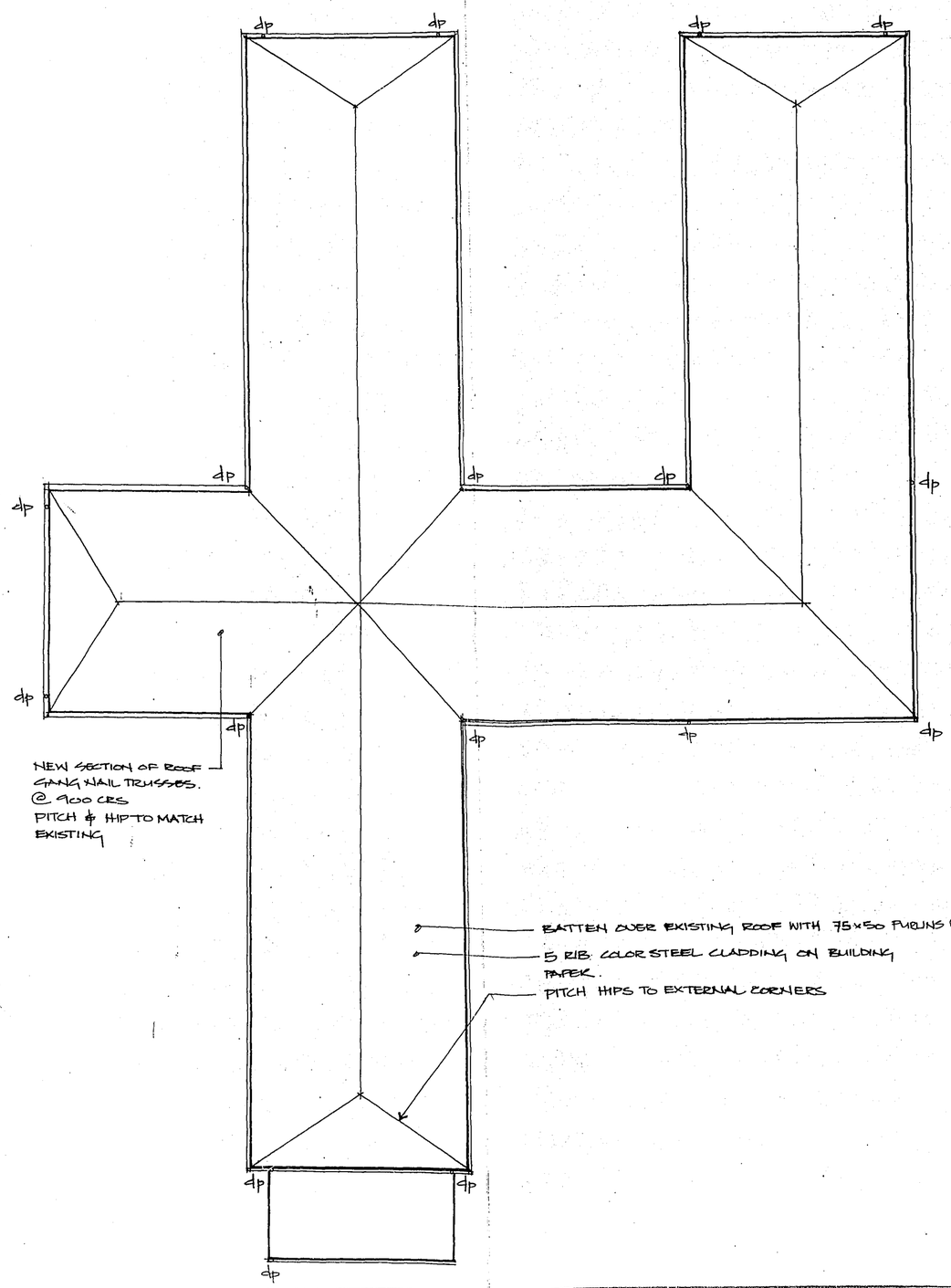
FOUNDATION PLAN

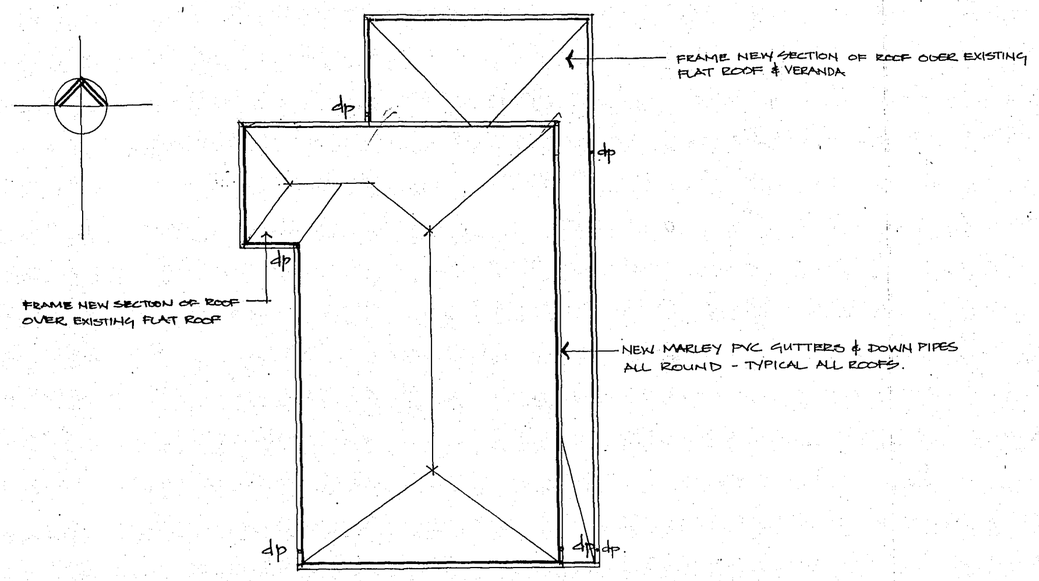
SCALES: 1 : 100

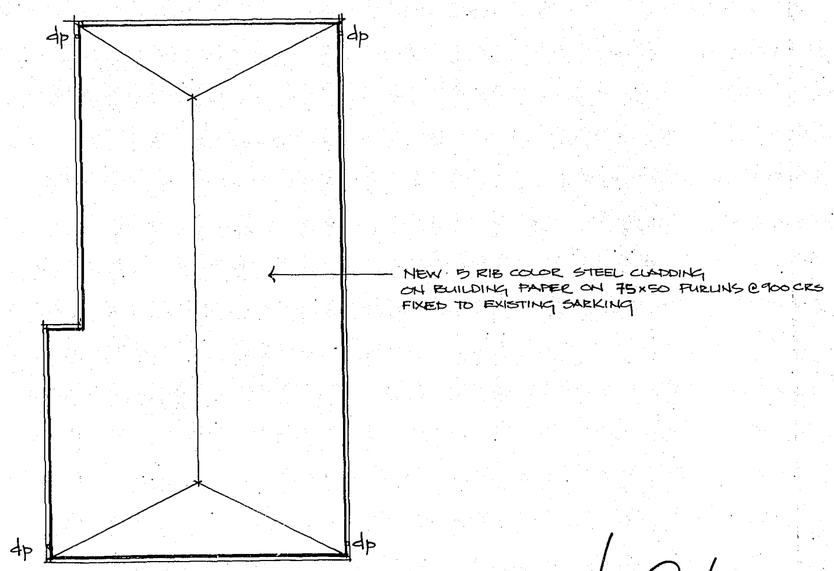
9401 / 3

95/91

FOUNDATION PLAN
1 : 100







95/91

WOODLAND

F.B.	Initials	Date		Initials	Date
SURV.			TR.		
DGN.			CH.		
DR.	JBW	12/93	APP.		

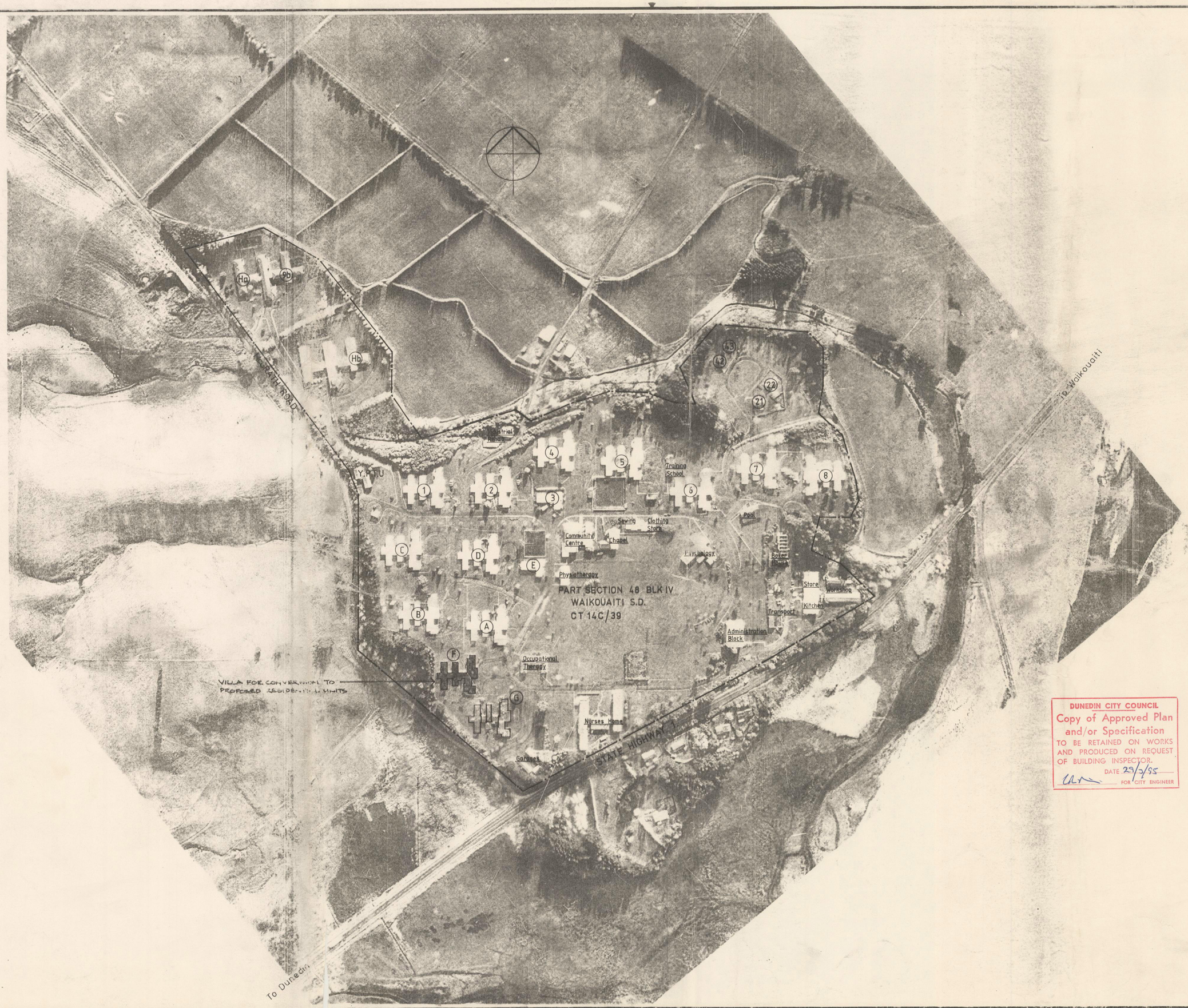
CLIENT: KARITANE ESTATES LTD

JOB NAME: HAWKSBURY VILLAGE

TITLE: ROOF PLAN

SCALES: 1:100

9401 / 5



DUNEDIN CITY COUNCIL
Copy of Approved Plan and/or Specification
TO BE RETAINED ON WORKS AND PRODUCED ON REQUEST OF BUILDING INSPECTOR.
DATE 29/2/95
FOR CITY ENGINEER

WOODLAND

F.B					
	Initials	Date		Initials	Date
SURV.			TR.		
DGN			CH		
DR.	JEH	12/94	APP		

CLIENT: KARITANE ESTATES LTD

JOB NAME: HAWKSBURY VILLAGE

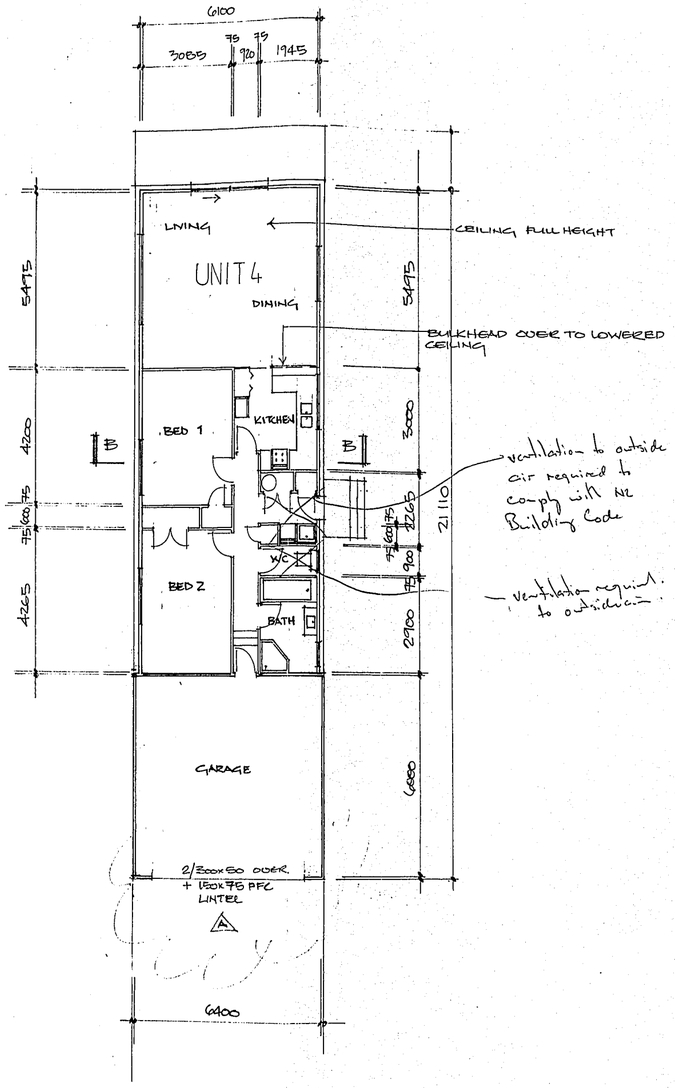
TITLE: SITE PLAN

SCALES 1 : 2500

94017 1 9

95/0091

ORIGINAL SIZE mm 0 10 30 50 100 150 200 300



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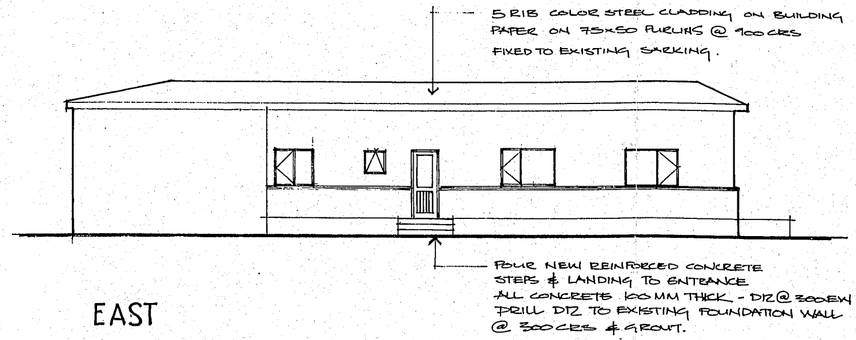

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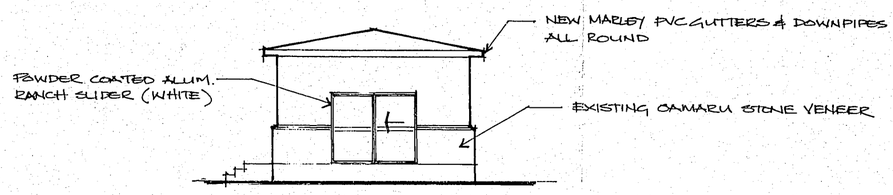

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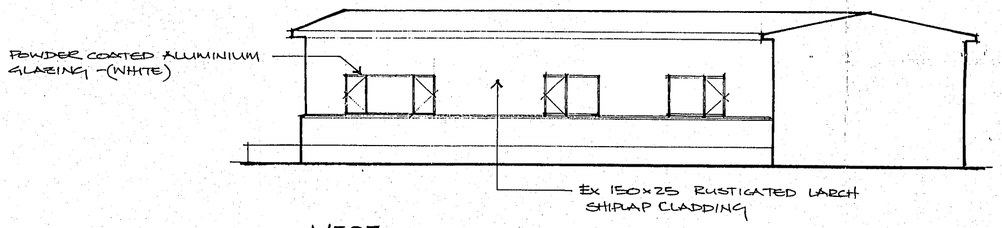

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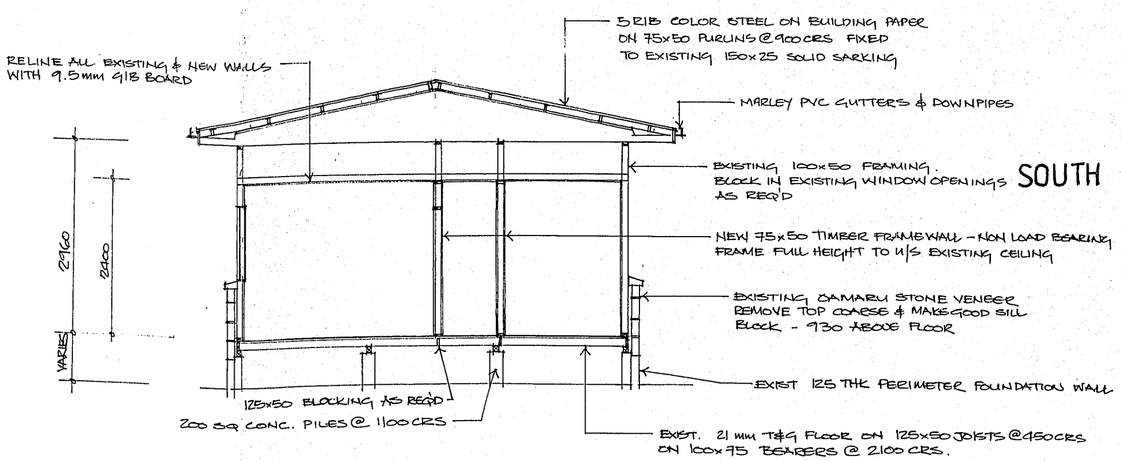

SECTION B
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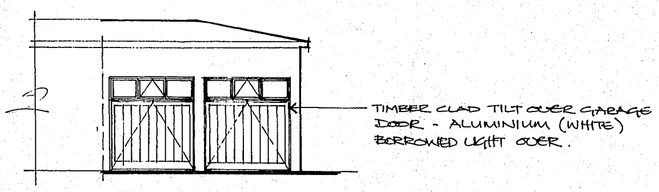


SOUTH

95/91

Amended Plan and/or Specification Received
By ...
Date 25/3/95

WOODLAND

REV A 150x75 PFC GARAGE LINTEL

F.B

	Initials	Date		Initials	Date
SURV.			TR.		
DGN			CH.		
DR	JBH	12/94	APP.		

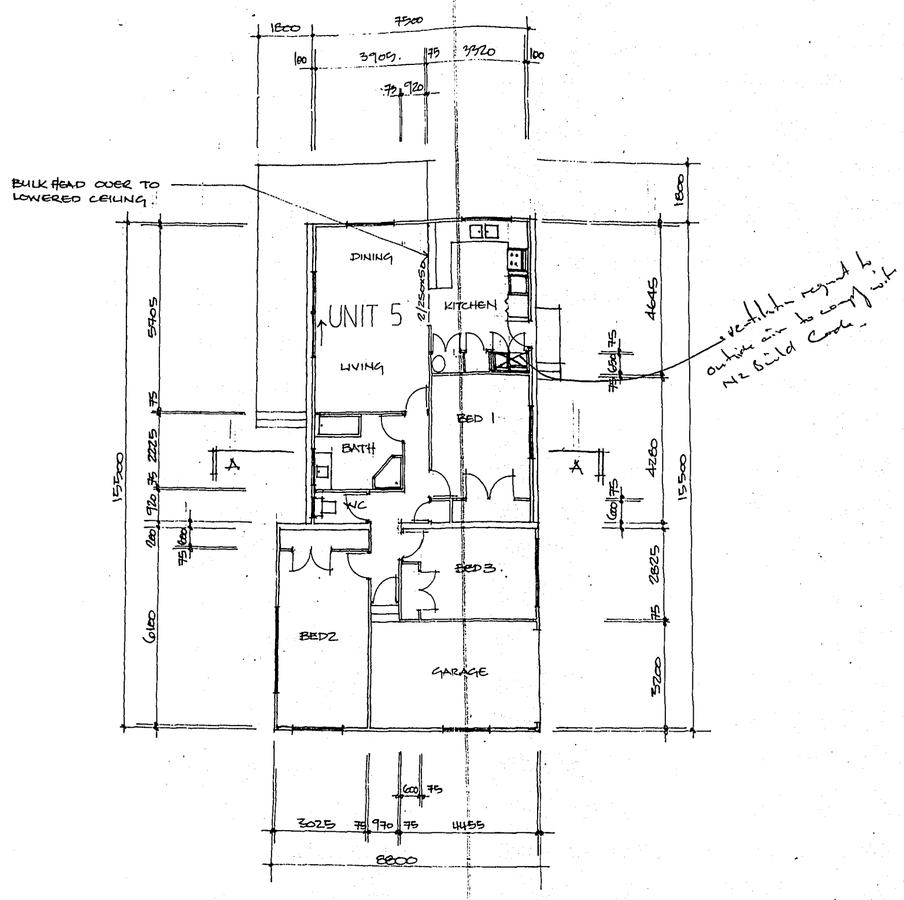
CLIENT: KARITANE ESTATES LTD

JOB NAME: HAWKSBURY VILLAGE

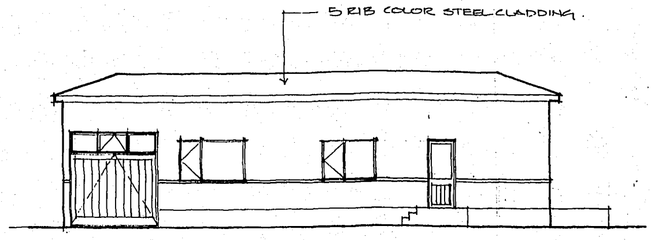
TITLE: VILLA F UNIT 4 PLAN & ELEVATIONS

SCALES: 1:100 1:50

9401 / 7 A



PLAN



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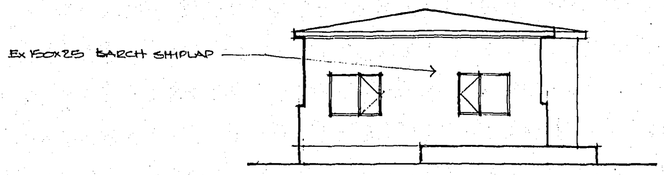

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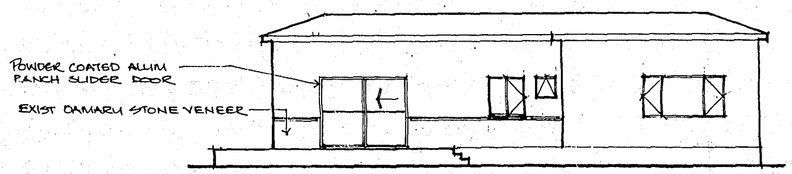

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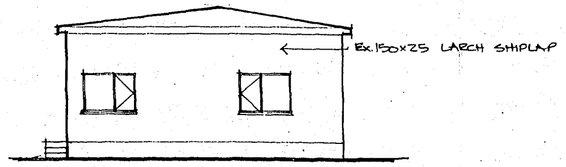

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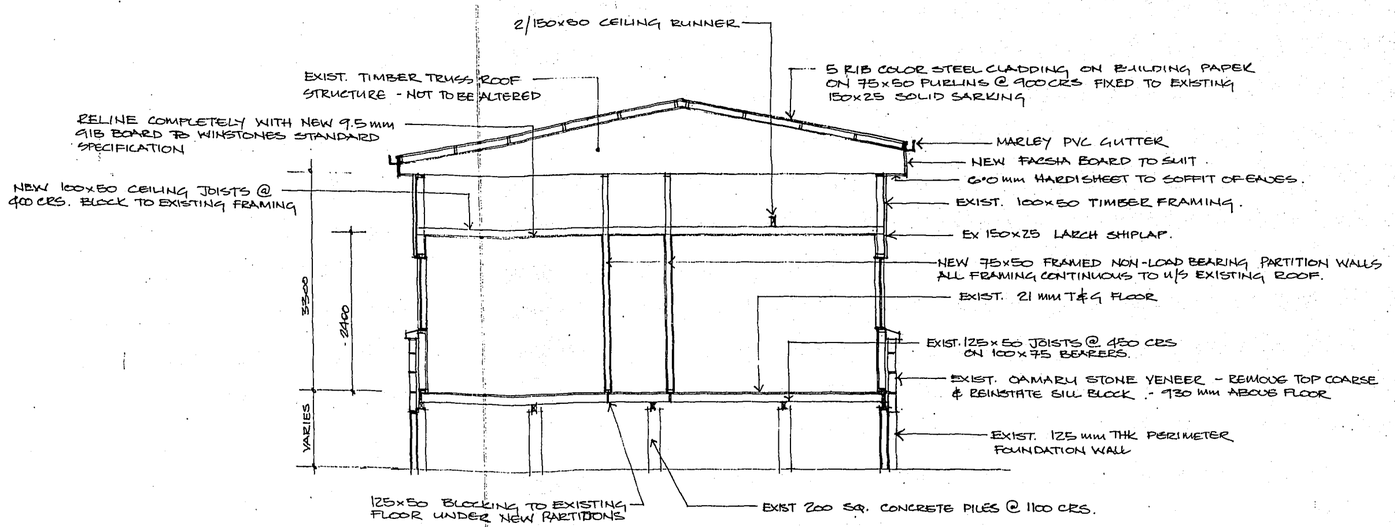


SECTION A

1:50

WOODLAND

F.B.	Initials	Date		Initials	Date
SURV.			TR.		
DGN.			CH		
DR.	JBH	12/94	APP.		

CLIENT: KARITANE ESTATES LTD

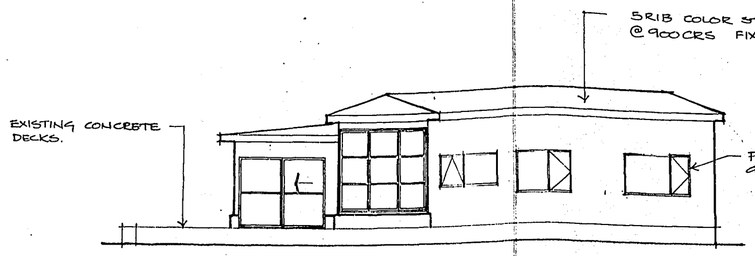
JOB NAME: HAWKSBURY VILLAGE

TITLE: UNIT 5 PLAN & ELEVATIONS

SCALES: 1:100 1:50

9401 /8

95/91



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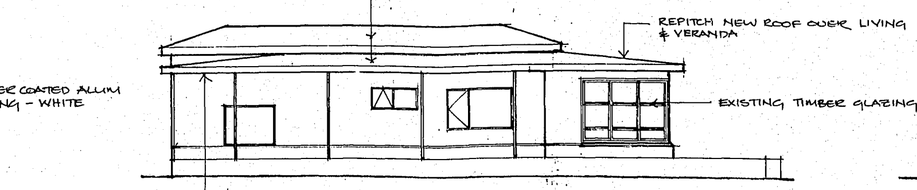

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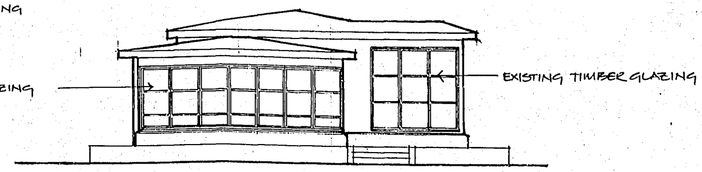

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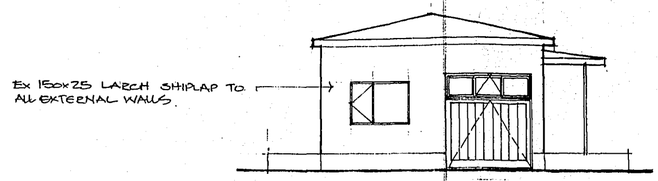
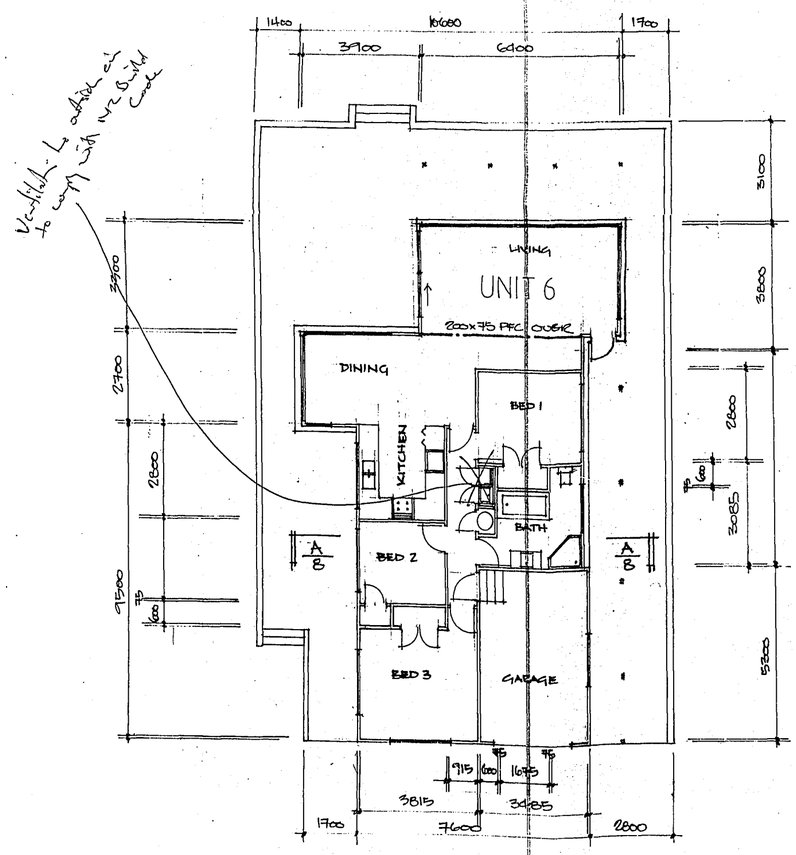


SOUTH

glazing to comply with NZS 4223 pts 1, 2, & 3



PLAN

95/91

WOODLAND

F.B.	Initials	Date		Initials	Date
SURV			TR.		
DGN			CH		
DR.	JBH	12/94	APP		

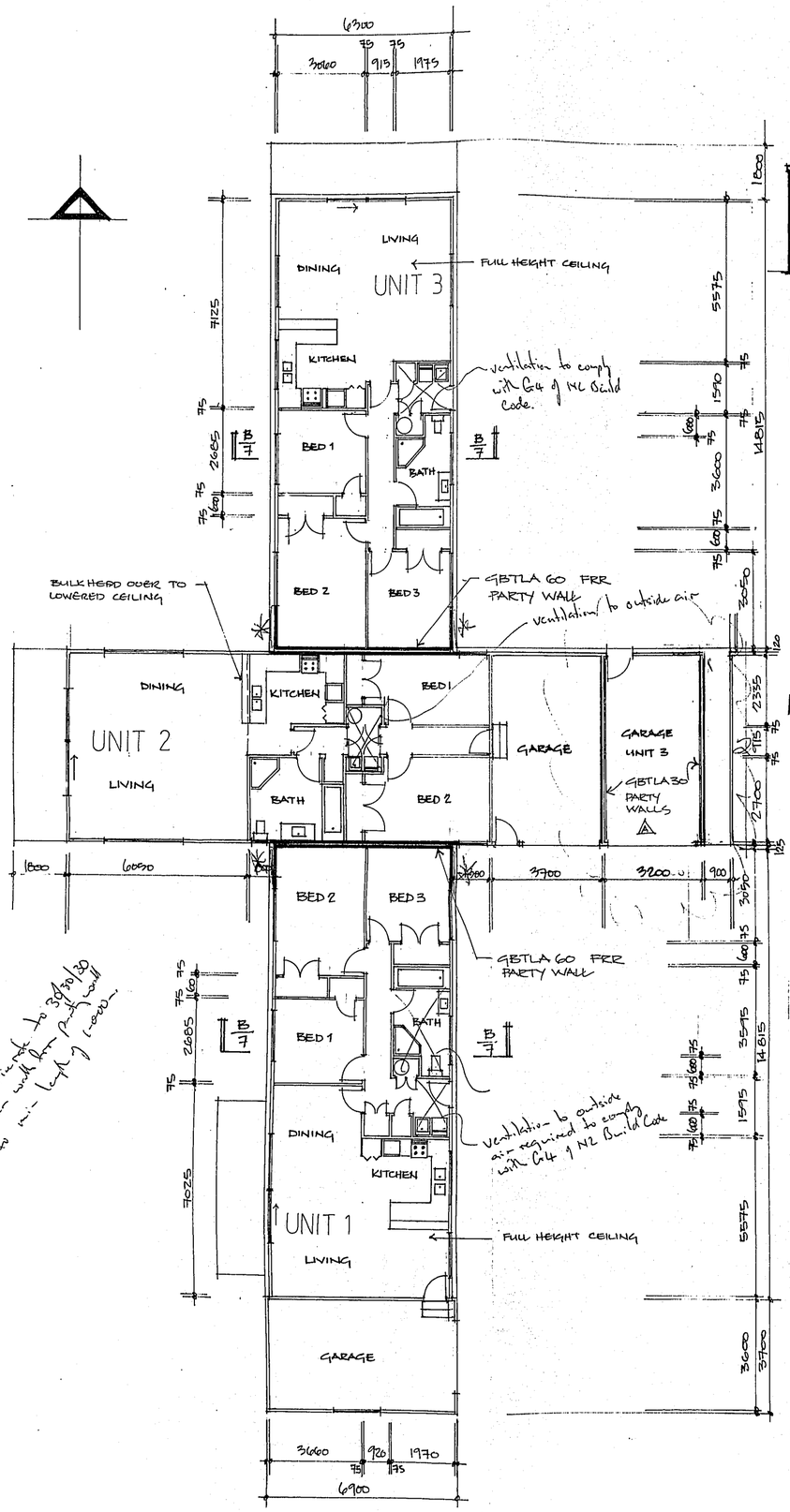
CLIENT: KARITANE ESTATES LTD.

JOB NAME: HAWKSBURY VILLAGE

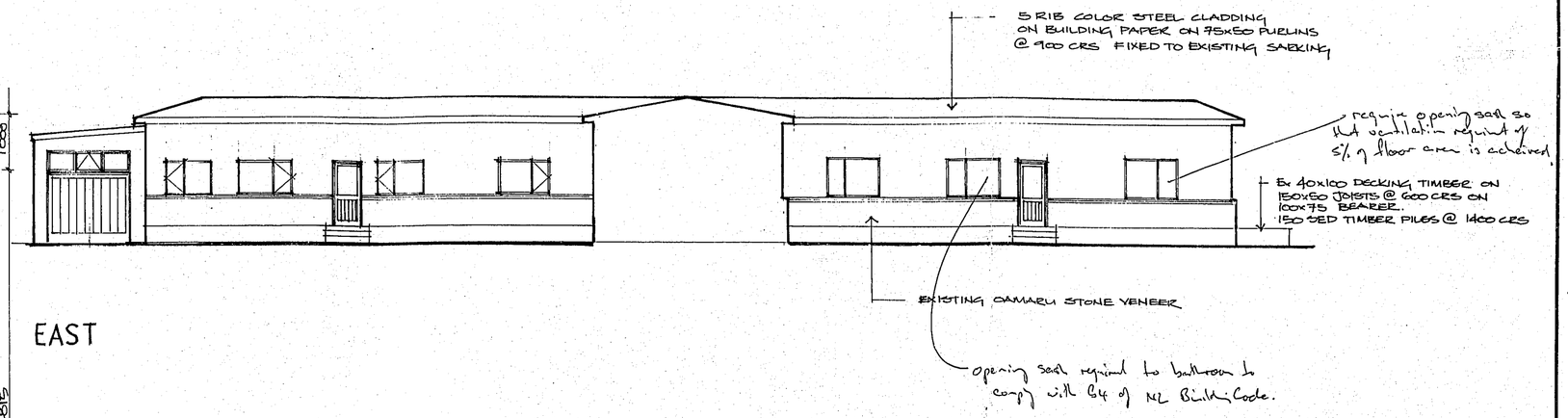
TITLE: UNIT 6 PLAN & ELEVATIONS

SCALES 1:100

9401 / 9



PLAN



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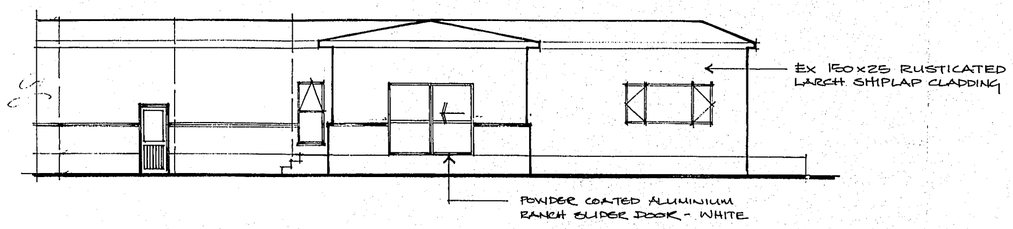

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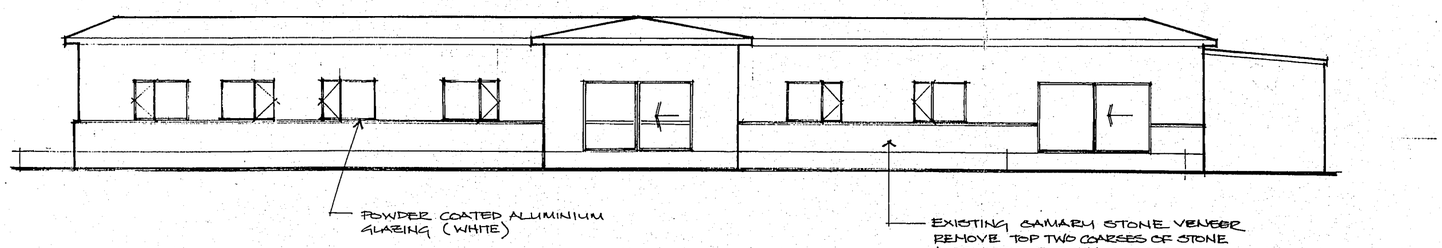

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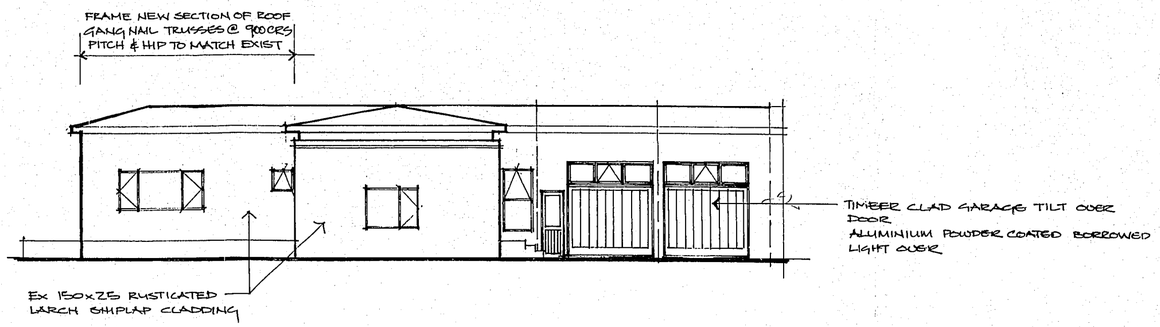


SOUTH

95/91

Amended Plan and/or Specification Received
By.
Date 28/3/95

REV A FRR ADDED TO UNIT 3 GARAGE.

F.B.					
	Initials	Date		Initials	Date
SURV.			TR.		
DGN.			CH.		
DR.	JBH	12/94	APP.		

CLIENT: KARITANE ESTATES LTD

JOB NAME: HAWKSBURY VILLAGE

TITLE: VILLA F UNITS 1 2 & 3 PLAN & ELEVATIONS

SCALES: 1:100

9401/6 A

BUILDING CONSENT

Section 35, 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	Consent No:	ABA 954644	Reference No:	5102233

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

APPLICANT

Name: MACDONNELL, EILEEN

Mailing Address:
R D 1, WAIKOUAITI

PROJECT LOCATION

Street Address:

1861/6 WAIKOUAITI-WAITATI ROAD, MERTON, WAIKO

LEGAL DESCRIPTION

Property Number: 5102233

Valuation Roll No: 26520 02400

Legal Description:
PT SECS 19 48 PT DP 5596 & PT DP 5778 BL

PROJECT

All ☑

Stage No ..... of an intended .....stages

New Building ☐

Alteration ☑

Intended Use(s) in detail:

ADD TO GARAGE

Intended Life:

Indefinite, not less than 50 years ☑

Specified as 0 years

Demolition ☐

Estimated Value: $4950

COUNCIL CHARGES

The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are:

Total: $

ALL FEES ARE GST INCLUSIVE

Signed for and on behalf of the Council:

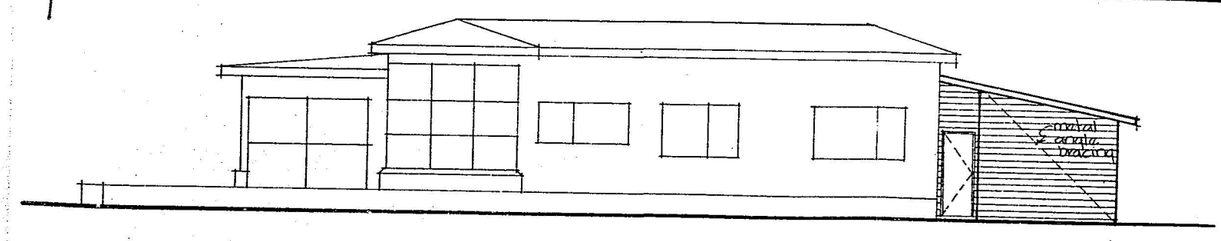
Name:.....

Position: AUTHORISED OFFICER

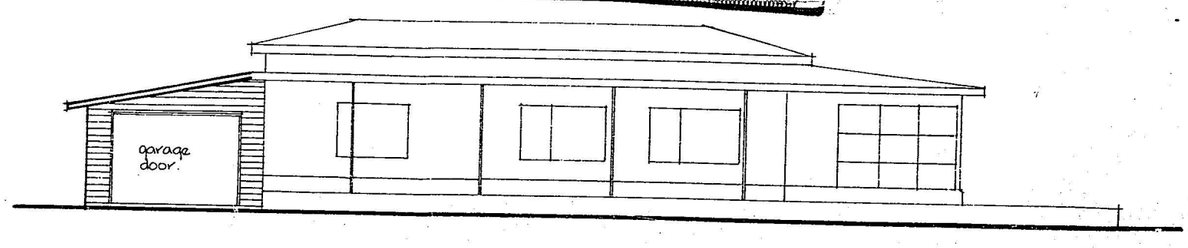
Date: 14/11/1995

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

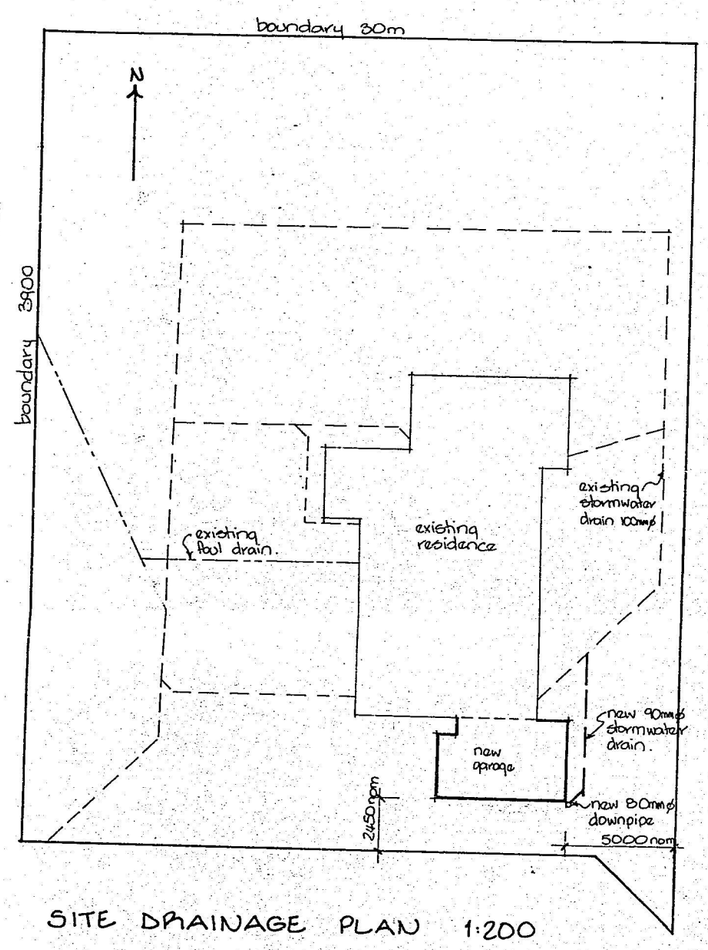
This building consent is issued subject to the conditions specified in the attached ..... pages headed "Conditions of Building Consent No....."



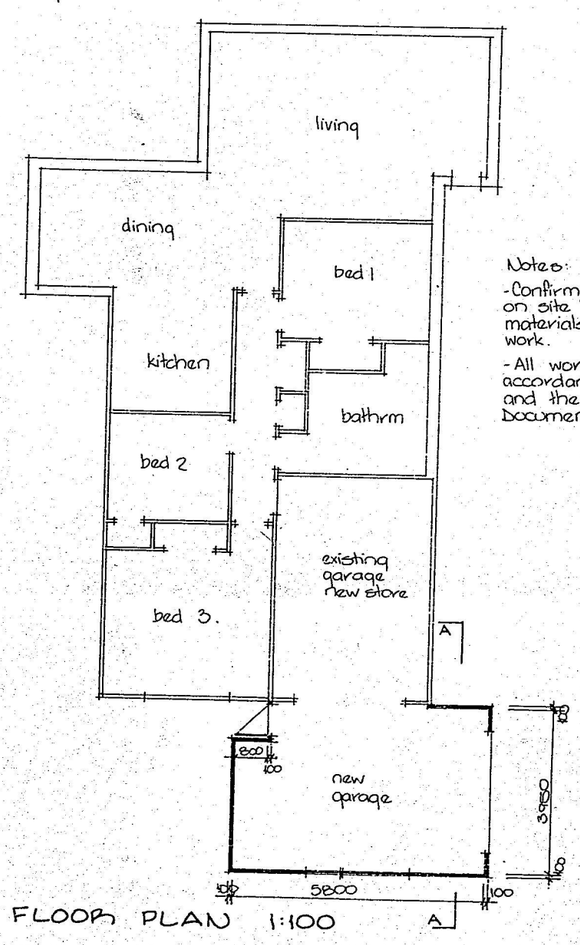
WEST ELEVATION 1:100



EAST ELEVATION 1:100

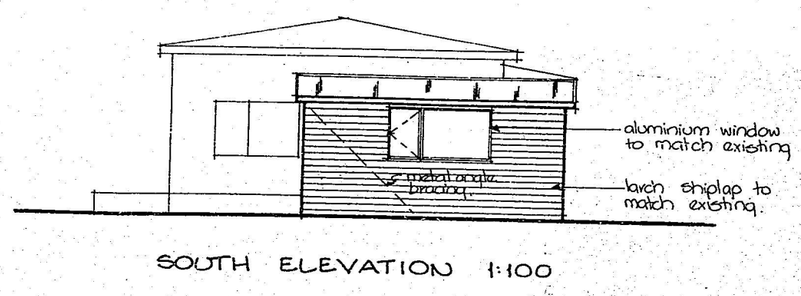


SITE DRAINAGE PLAN 1:200

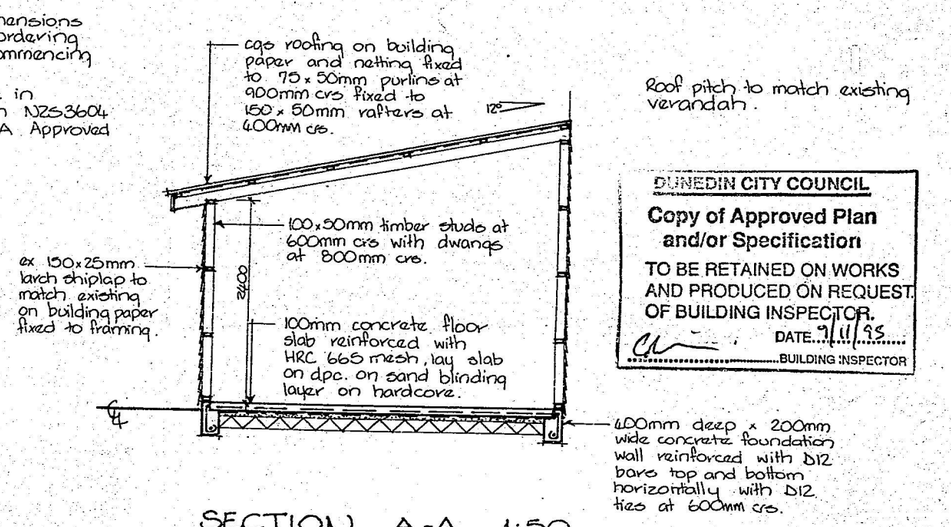


FLOOR PLAN 1:100

Notes:
- Confirm all dimensions on site before ordering materials or commencing work.
- All work to be in accordance with NZS3604 and the NZBIA Approved Documents.



SOUTH ELEVATION 1:100



SECTION A-A 1:50

DUNEDIN CITY COUNCIL
Copy of Approved Plan and/or Specification
TO BE RETAINED ON WORKS AND PRODUCED ON REQUEST OF BUILDING INSPECTOR.
DATE 7/11/95
BUILDING INSPECTOR

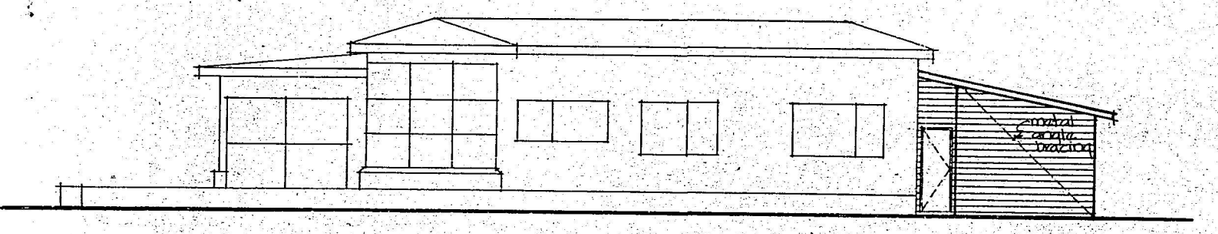
DUNEDIN CITY COUNCIL
Pursuant to the provisions of the District Scheme, these plans and specifications are approved, provided that no change shall be made to the details shown hereon, and contained in the specification attached hereto, and subject to
written approval obtained from adjoining property owner.
Zone Hawksbury Zone Subzone 2 (Residential/Cre)
Signed
Dated 8/11/95

1861/6 Waikouaiti–Waitati Road, Merton. Property I.D. 5102233

NEW GARAGE FOR THE EXISTING RESIDENCE AT 6 ELMTREE PLACE, HAWKSBURY VILLAGE.

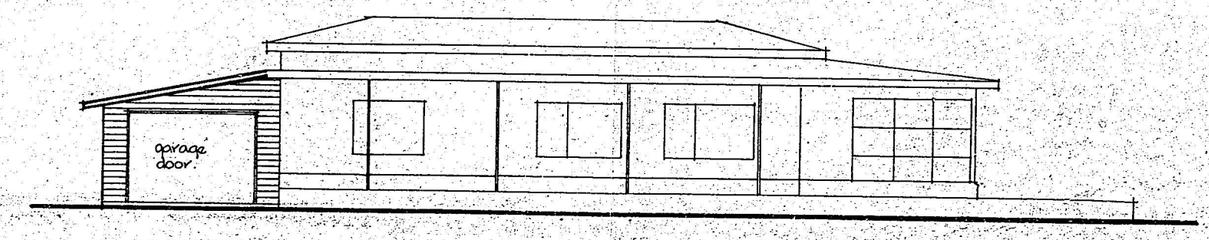
Drawn: S. Thomson
Job No. 9541
September 1995

95/4644

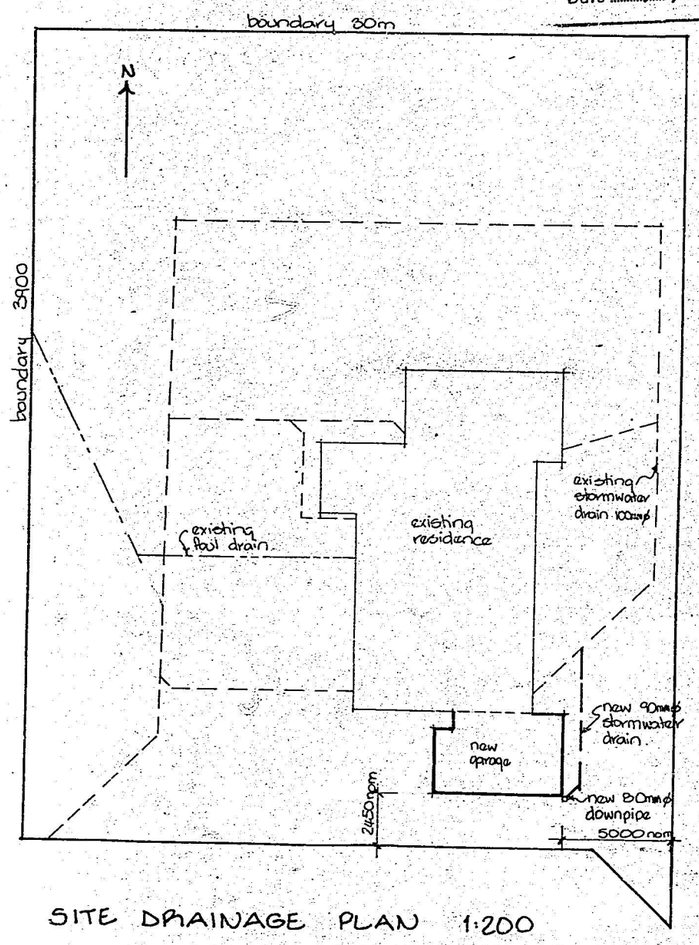


WEST ELEVATION 1:100

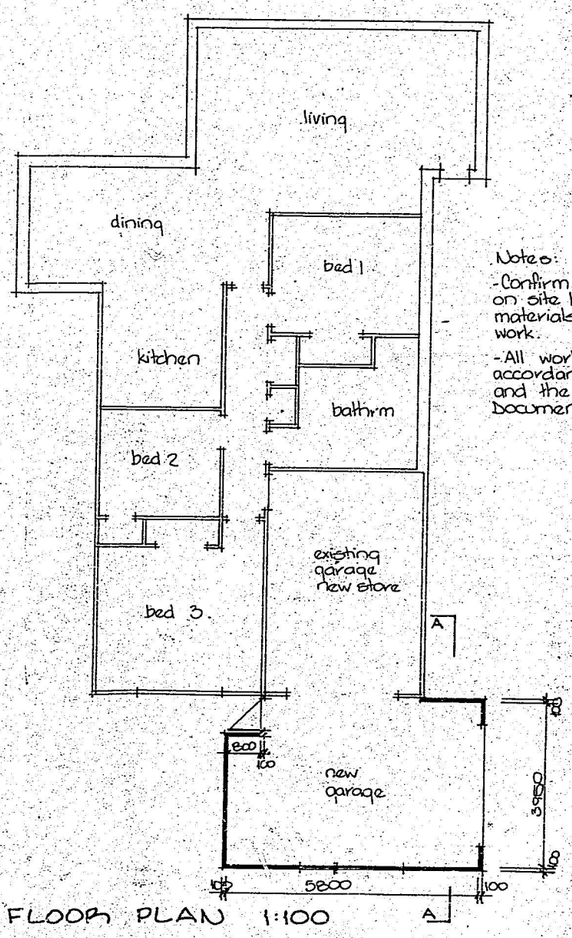
Amended Plan and/or Specification Received
by
Date 25/10/95



EAST ELEVATION 1:100

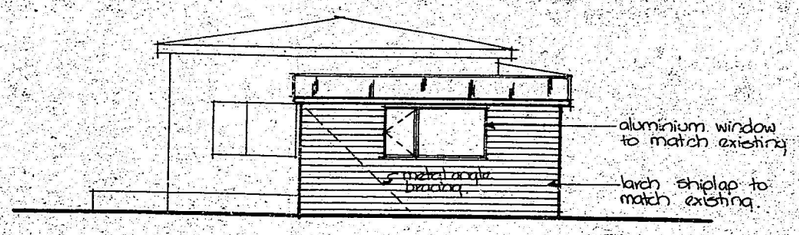


SITE DRAINAGE PLAN 1:200

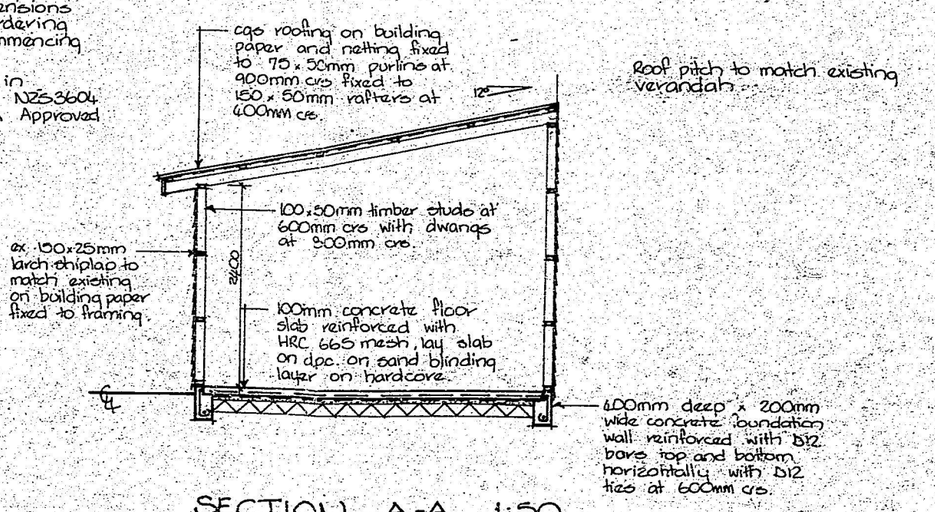


FLOOR PLAN 1:100

Notes:
- Confirm all dimensions on site before ordering materials or commencing work.
- All work to be in accordance with NZS3604 and the NZBIA Approved Documents.



SOUTH ELEVATION 1:100



SECTION A-A 1:50

M Richardson Unit 5
Per Kartar Estate

NEW GARAGE FOR THE EXISTING RESIDENCE AT 6 ELMTREE PLACE, HAWKSBURY VILLAGE.

Drawn: S. Thomson
Job No. 9541
September 1995

DUNEDIN CITY COUNCIL | kaunihera a-rohe o Ōtepoti

Code Compliance Certificate Form 7

Section 95, Building Act 2004

S J Adams
6 Martin Close
RD 1
Waikouaiti 9471

The building

Street address of building: 6 Martin Close Waikouaiti

Legal description of land where building is located: UNIT 6 DP 24746 on LOT 52 DP 24597

Building Name: n/a

Location of building within site/block number: n/a

Level/unit Number: n/a

Current, lawfully established, use: Housing

Number of occupants: 2 **Year first constructed:** 1995

The owner

Name of owner: S J Adams

Contact person: S J Adams

Mailing address: 6 Martin Close, RD 1, Waikouaiti 9471

Street address/registered office:

Mobile: 021 203 9850 **Landline:**

Email address:

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

Building work

Building Consent Number:
ABA-2015-591 - Install Woodsman ECR Novo Freestanding Heater and Flue in Dwelling

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

This Certificate is issued subject to the conditions specified:
The Building Consent is subject to a modification to the Building Code to the effect that, Clause B2.3.1 applies from 14 May 2015 instead of from time of issue of the Code Compliance Certificate.

Team Leader Inspections
On behalf of Dunedin City Council Date: 10 December 2021

IMPORTANT INFORMATION
For freestanding heating appliance inspections, the ceiling plate shall be detached and safe access provided to the ceiling space.

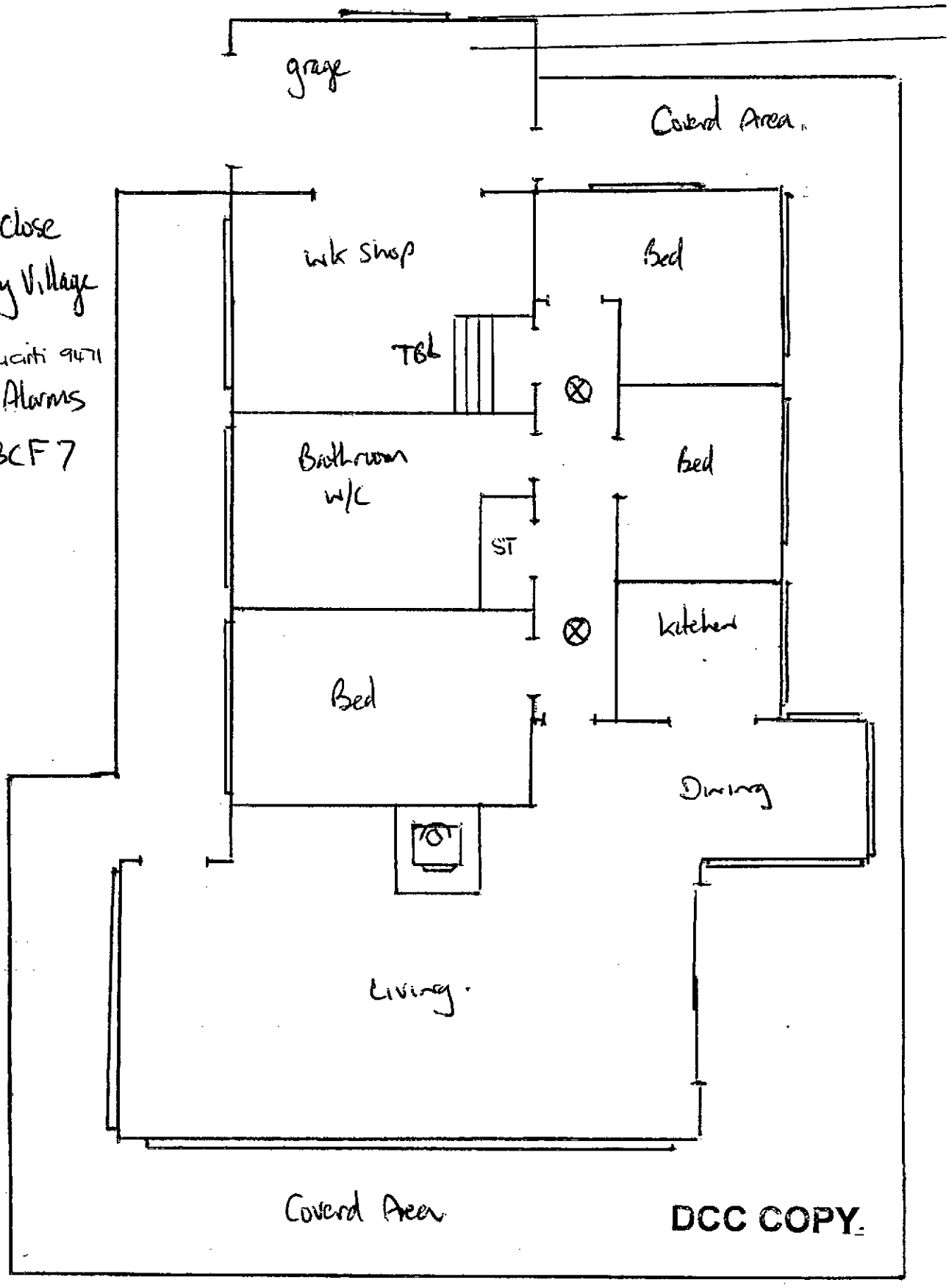
If a wetback system is installed, safe access must be provided to the hot water cylinder and tempering device.

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 RDC — Date 20-04-15
Health — Date
NOTE

6 Martins Close
Hawkesbury Village
Karitane
Waikouaiti 9471

⊗ Smoke Alarms as Per NZBCF 7



DCC COPY.

DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENTS
2015-591

25/26/2

DUNEDIN CITY COUNCIL

50 THE OCTAGON. BOX 5045. DUNEDIN. NEW ZEALAND TELEPHONE (03) 477-4000 FACSIMILE (03) 474-3594

10 October 1994

Paterson Pitts Partners Ltd
Box 1083
DUNEDIN

Dear Sir/Madam

RESOURCE CONSENT A94237

Thank you for your letter dated 18 July 1994 submitting a Resource Consent Application for subdivision at Hawksbury Estate.

This has now been considered and approved subject to the conditions contained in the attached schedule.

A copy of the approved plan is enclosed.

Yours faithfully

Doug Jackson
COMMITTEE SECRETARY

Encl

SCHEDULE FOR REPORT A94237

Resource Consent (Land Use Consent and Subdivision Consent) is granted in respect to the part Sections 21 and 48 Block IV Waikouaiti District, being the land held in CT 14C/39 as follows:

i) Land Use consent in respect to a discretionary activity involving a reduction in the required yards to Lots 9, 14, 17, 18, 19, 20, 22, 23, 37, 38 and 55 on the scheme plan of subdivision, to the extent that the buildings existing as at 29 September 1994 do not have the required yard to existing or new boundaries. This consent is given without conditions.

The reason for the consent is that it is not practical to require compliance in respect to the existing buildings on the above lots.

and

ii) That in terms of Section 321(2)(c) of the Local Government Act 1974, the Committee is satisfied that the proposed private roads and rights of ways will provide adequate access, and accordingly Section 321(1) of the Local Government Act 1974 shall not apply.

and

iii) Subdivision consent in respect to a controlled activity involving private rather than public roads for the reason that the proposal meets the District Plan provisions and suitable conditions of consent can be imposed to mitigate any adverse effects on the environment.

Pursuant to Sections 108 and 220 of the Resource Management Act 1991, the subdivision consent is subject to the following conditions:

1. The consent holder may in accordance with Section 127 (1) of the Resource Management Act 1991, apply to the Dunedin City Council for the change or cancellation of any conditions of this consent;

   a) with a period of three months from the date of this consent;

   or

   b) at anytime on the grounds that a change of circumstances has caused the condition or conditions to become inappropriate or unnecessary.

2. Lot 63 shall vest as a legal road.

3. The easements noted on pages 14 and 15 of the application are approved and shall be duly granted or reserved.

4. An easement in gross shall be granted or reserved in favour of the Dunedin City Council over Lots 64, 65, 66 and all the rights of ways noted on the plan of subdivision.

5. Works at the entrance from State Highway 1 shall be in accord with the agreement reached with Transit NZ.

6. The plan of subdivision shall be amended to increase the entrance strips to Lot 59 to the satisfaction of Council in respect to visual and physical access.

7. The registration of a consent notice on the titles of Lots 34 and 59 indicating that they are to be transferred to and held by Karitane Management Limited for the use and enjoyment of all lots in the subdivision.

8. The registration of a consent notice on all titles in the subdivision indicating that all owners are to comply with the requirements of the Deed of Covenant required by Condition 10.

9. In terms of Section 348 of the Local Government Act 1974, Lot 64, Lot 65 and Lot 66 are approved as private roads subject to compliance with the minimum road reserve of 16 metres. No additional formation is required but the subdivider shall maintain the private road in good repair and free of defects. The pavement repairs/resurfacing required on Lots 64, 65 and 66, as detailed in DWK's report dated 18 April 1994, (included in submission), shall be undertaken within a two year period from the date of consent being given. These works shall also include any necessary repair works which have resulted from on site construction activities or pavement failures which have occurred since April 1994.

10. That Karitane Estates or its successor take over full responsibility for all services associated with this subdivision via a Deed of Covenant formulated to the satisfaction of Council's Group Manager of Planning and Development. (See Appendix 1 for the suggested format.)

11. Prior to Council providing certification under Section 224 of the Resource Management Act 1991, the Subdivider shall have formed the rights of ways to the standard detailed in the District Plan. All construction works shall be in accordance with plans approved by the Council's Roading Manager and shall be certified by a suitably qualified and experience person.

12. Prior to Council providing certification under Section 224 of the Resource Management Act 1991, the Subdivider shall have paid Council $5,000 plus

GST, being half of the estimated cost of sealing McGrath Road from State Highway 1 to private road No 6.

13. Prior to Council providing certification under Section 224 of the Resource Management Act 1991, the Subdivider shall

    1. Provide a foul lateral to each residential lot.

    2. Provide a stormwater connection to an approved out fall to each residential lot.

    3. Provide a reticulation plan showing all main drains and laterals.

    4. Carry out absorption tests on the proposed on site land disposal area to confirm the required disposal area.

    5. Forward a copy of the proposed drainage right for the land disposal area to the Reticulation Engineer for approval.

    6. The approved effluent disposal easement be duly granted or reserved.

14. Prior to Council providing certification under Section 224 of the Resource Management Act 1991, the Subdivider shall provide 'As built' plans of the water reticulation showing hydrants, valves, pipe sizes and property connections to the satisfaction of the Water Manager.

15. Prior to Council providing certification under Section 224 of the Resource Management Act 1991, the Subdivider shall provide additional information on the following:

    the structural form of the intended landscaping
    the tree/shrub/plant varieties to be used
    existing trees that shall be retained on the site

    all to the satisfaction of Council in respect to an integrated landscape treatment.

16. That this consent shall not expire until December 2001 and it may be given effect to in stages during that period.

APPENDIX 1

Water Department and Drainage Department requirements in relation to the Deed of Covenant.

(As provided for in respect to subdivision to the east of State Highway 1. Roading requirements need to be added.)

a) That Karitane Estates Limited establish a management company to supply water and sewerage reticulation services to all residents and occupants of the Hawksbury Estate. This management company shall enter into a binding transferable agreement with the Dunedin City Council to provide a water service and a sewerage service to all residents and occupants of the Hawksbury Estate.

The conditions of supply of water and sewerage services form the management company to consumers of the estate shall be in compliance with the relevant sections of the Dunedin City Council Water Department terms and conditions of supply and any conditions imposed by the Drainage Department.

b) That the Dunedin City Council Water Department supply bulk water to the Hawksbury Estate through a single metered point of supply in McGrath Road (this shall be the existing point of supply).

c) That the water be charged at the rate per cubic metre applying for water supply to the Karitane Merton water scheme or such other rate as may be negotiated between the management company and the Water Department or as approved or otherwise set by the Dunedin City Council from time to time.

d) That the management company enter into a Deed of Covenant with the owners of each subdivided section and each unit title controlling company set up within any future subdivision undertaking to provide a water service and a sewerage service to each independent dwelling unit generally in compliance with the Dunedin City Council Water Department terms and conditions of supply and the Drainage Department conditions of supply of service.

That a consent notice in accordance with Section 221 of the Resource Management Act 1991 be registered on all subdivided sections and unit titles within the subdivision requiring the owners to comply with the conditions of the Deed of Covenant with the management company relating to the provision of water and sewerage services to all independent dwelling units and commercial, industrial, recreational, or other buildings with the Hawksbury Estate.

f) That the binding transferable agreement between the management company and the Dunedin City Council specifically require the company to maintain water and sewerage services to all independent dwelling units and commercial, industrial, recreational, or other buildings within the Hawksbury Estate in perpetuity. However renegotiation of the agreement could be undertaken with the consent of both parties provided all properties within the estate were included within any new arrangement.

g) That the Deed of Covenant between the management company and the owners of the subdivided allotments within the subdivision require that each independent dwelling unit or other building remain connected to the water and sewerage sources in perpetuity.

h) That the bindings transferable agreement between the management company and the Dunedin City Council and the Deed of Covenant between the management company and the owner of each independent subdivided section and unit titles and any other documentation required to set up a clear and workable means of administering the provision of first class water and sewerage reticulation service to the Hawksbury Estate be subject to checking by the Councils solicitors and that all costs be borne by the developer.

i) That that management company undertake to provide a water service to the property boundary of each consumer within the estate and to maintain fire fighting service within the estate generally complying with the New Zealand Fire Service Code of Practice 1992.

Albert Alloo & Sons
Solicitors

Capitol Building, 67 Princes Street
P.O. Box 292, Dunedin, New Zealand
Telephone (03) 477-3940
Facsimile (03) 474-1249
A.N.Z. Bank No. 01 0907 0044423-12

APA/SEP

9 August 1995

District Land Registrar
John Wickliffe House
Private Bag
DUNEDIN

CONO 889162 Consent unc
Cpy – 01/01, Pgs – 004, 19/12/02, 10:54
DocID 110410561

Dear Sir

Re: Karitane Estate Limited

Certificates of Title Registers 16C/344 and 16C/345 are to be included for registration and we have amended the Consent Notice.

Yours faithfully
Albert Alloo & Sons

Per: Albert P Alloo
(letters2\Karitane.F)

Partners: Peter B. Alloo MA LL.M.
Albert P. Alloo LL.B.
Consultant: A. Lawrence Alloo
Associate: Howard T. Alloo LL.B.
Accountant: Ivan D. Roxburgh B.Com. A.C.A.

Albert Alloo & Sons
Solicitors

Capitol Building, 67 Princes Street
P.O. Box 292, Dunedin, New Zealand
Telephone (03) 477-3940
Facsimile (03) 474-1249
A.N.Z. Bank No. 01 0907 0044423-12

APA/SEP

31 July 1995

The Registrar
Land Registry Office
DUNEDIN

Dear Sir

Re: Karitane Estate Limited to Brocket

Please note that Messrs Aspinall Joel Radford & Bowler will be effecting joint registration and the Consent Notice that will also be registered against their Certificate of Title Register 16C/352.

Yours faithfully
Albert Alloo & Sons

Per: Albert P. Alloo
Partner

Partners: Peter B. Alloo MA LL.M. Albert P. Alloo LL.B.
Consultant: A. Lawrence Alloo
Associate : Howard T. Alloo LL.B.
Accountant: Ivan D. Roxburgh B.Com. A.C.A.

/15,20

IN THE MATTER of Lots 8, 24 - 34 inclusive 52, 53 and 64 being subdivision of Part Section 48 Block IV Waikouaiti Survey District containing 8.1481 hectares (All Certificate of Title 14C/39)

AND

IN THE MATTER of Subdivision Consent pursuant to Sections 105, 220 and 221 of the Resource Management Act 1991

Pursuant to Section 221 of the Resource Management Act 1991 the Dunedin City Council by resolution passed under Delegated Authority on the 7th day of October 1994 imposed the following condition on the Subdivision Consent for Lots 8, 24 - 34 inclusive 52, 53 and *15,20 64 being subdivision of Part Section 48 Block IV Waikouaiti Survey District containing ~~8.1481~~ 8.2656 hectares (All Certificate of Title 14C/39)

Lot 34 only

Lot 34 is to be transferred to and held by Karitane Management Limited for the use and enjoyment of all lots in the subdivision of CT 14C/39.

All Lots

All owners are to comply with the requirements of the Deed of Covenant agreed to between the Dunedin City Council and Karitane Estate Limited.

DATED at Dunedin this 13th day of July 1995

K J Laing

ADMINISTRATION MANAGER
DUNEDIN CITY COUNCIL
(PRINCIPAL ADMINISTRATION OFFICER
FOR THE DUNEDIN CITY COUNCIL)

IN THE MATTER of Lots 8, 24 - 34 inclusive 52, 53 and 64 being subdivision of Part Section 48 Block IV Waikouaiti Survey District containing 8.1481 hectares (All Certificate of Title 14C/39)

AND

IN THE MATTER of Subdivision Consent pursuant to Sections 105, 220 and 221 of the Resource Management Act 1991

CONSENT NOTICE PURSUANT
TO RESOURCE MANAGEMENT ACT 1991

PATERSON PITTS PARTNERS LTD
REGISTERED SURVEYORS
DUNEDIN

F500000145621 9
MWP_0011244
11.22 16.AUG95 889162
PARTICULARS ENTERED IN REGISTER
LAND REGISTRY OTAGO DISTRICT LAND REGISTRAR
ASST. LAND REGISTRAR
16C/343
16C/100
16C/344
NA/482
OTAGO
NEW ZEALAND