

NOTES:
Hot water system to be a 260L capacity mains pressure, stainless steel electric hot water cylinder. Allow to connect to off peak metered electricity.

All joinery to be positioned as per bracing plan. Refer to Engineers drawings for bracing lengths.

Stud height - 2,420mm
Height to underside of truss - 2,455mm above FFL
Unless otherwise noted - Refer to sections.

All dimensions to framing only.

Antislip floor coverings on all access routes (both exterior and interior), to comply with NZBC D1/A51 Table 2 accept surface areas inside entries as dry areas.

SCHEDULE OF FRAMING TIMBERS - GRADING & TREATMENT

Wall framing	
- Exterior Walls & Lintels	SG8, H1.2, Pinus Radiata
- Interior Walls (Loadbearing)	SG8, H1.2, Pinus Radiata
- Interior Walls (Non-Loadbearing)	SG8, H1.2, Pinus Radiata
- Cavity Battens	SG8, H3.1, Pinus Radiata
Roof framing	
- Roof trusses	SG8, H1.2, Pinus Radiata
- Purlins	SG8, H1.2, Pinus Radiata
Windows	
- Framing & reveals	SG8, H3.1, Pinus Radiata

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AMENDMENTS:

REV	DATE	DESCRIPTION
1	30.03.23	BC DRAFT ISSUE 75%
2	13.04.23	BC DRAFT ISSUE
A	27.04.23	BC ISSUE

NOTES:
Do not scale from this drawing.

FLOOR PLAN LEGEND:

- (FXX) Finish - Refer to Product and Materials Schedule
- Wall type - Refer to drawing A-510
- (WXX) Window number - Refer to drawing A-801
- (DXX) Door number - Refer to drawing A-801
- ⊕₈₀ SMOKE DETECTOR

PRELIMINARY
NOT FOR CONSTRUCTION

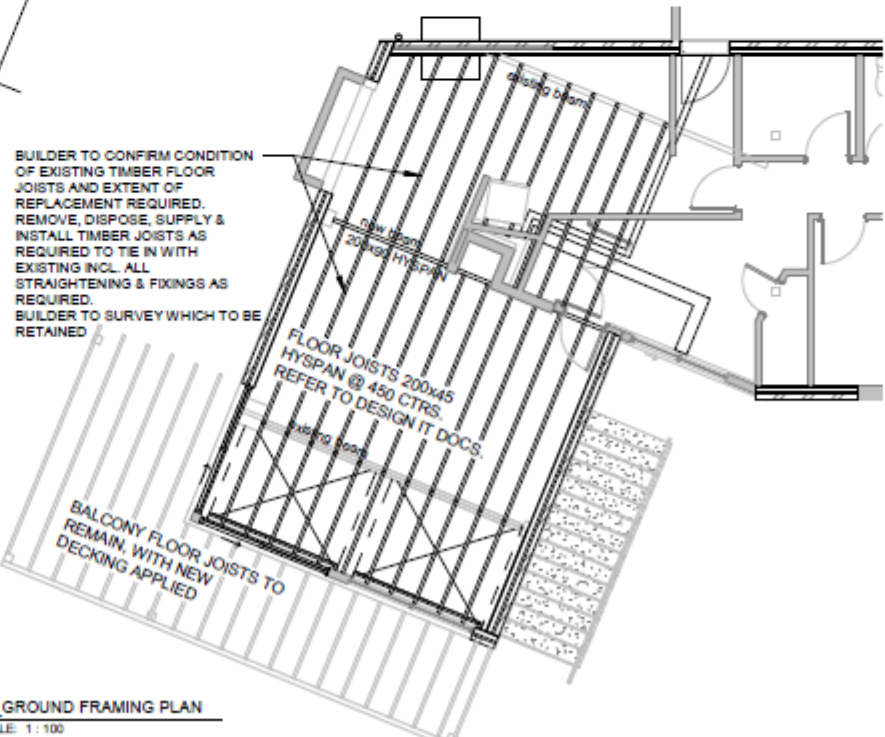
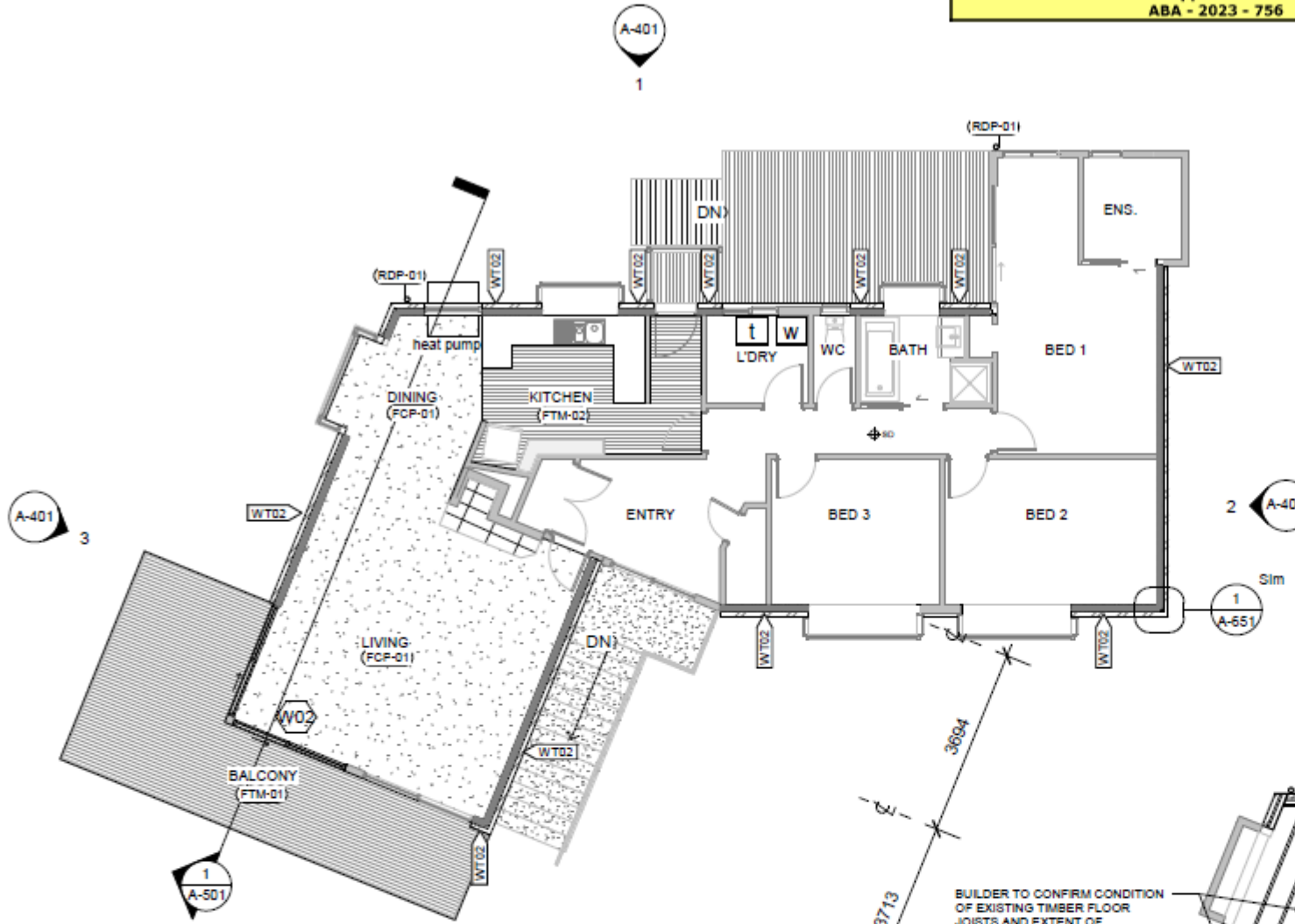
PROJECT:
Project Name
11 DANUBE ST., VAUXHALL,
DUNEDIN 9013

CLIENT:
LACHLAN CAMERON

DRAWING:
GROUND FLOOR PLAN

DATE:	27.04.23	JOB NO.:	24310
DRAWN:	Author	CHECKED:	Checker
SCALE:	As indicated @ A3		

REVISION: **A-202** **ISSUE:** **A**



1 01_GROUND LEVEL
SCALE: 1:100

- EXTERNAL FINISHES LEGEND:**
- (RDP-01) DOWNPIPE - 80mm PVC PAINTED
 - (WBL-01) 90MM CONCRETE BLOCKWORK VENEER PAINT FINISH
 - (FCF-01) 100% WOOL CARPET WITH UNDERLAY
 - (FTM-01) 90x19mm KWILA HARDWOOD DECKING
 - (FTM-02) ENGINEERED TIMBER FLOORING AS SELECTED
 - (VCR-01) CEMENT PLASTER 12MM THK.
 - (EX) EXISTING CLADDING TO REMAIN
 - (RMT-EX) EXISTING ROOF TO REMAIN

DUNEDIN CITY COUNCIL
Plans and Specifications approved in accordance with the NZ Building Code.
To be retained on works and produced on request.
Date: 28/08/2023 Building: M McLay

In granting this building consent the Council is satisfied that the proposed building works comply with the Building Code. Please note, that the council has not reviewed and makes no statement as to whether any other building work (other than those for which this consent is granted) either existing or proposed, referred to or shown on the application, plan, diagram or specification, comply with the Building Code or has been legally established.

2 01_GROUND FRAMING PLAN
SCALE: 1:100

Code Compliance Certificate Form 7
Section 95, Building Act 2004

L H Cameron
11 Danube Street
Dunedin 9013

The building

Street address of building: 11 Danube Street Dunedin

Legal description of land where building is located: LOT 6 DP 10147

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: 4

Year first constructed: 1964

The owner

Name of owner: L H Cameron

Contact person: L H Cameron

Mailing address: 11 Danube Street, Dunedin 9013

Street address/registered office:

Mobile: 021 191 5097

Landline: 03 456 4054

Email address: Lachlan.cameron@police.govt.nz

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

Building work

Building Consent Number:

ABA-2024-901 Install Wagner Sparky CA Heater 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



Team Leader Inspections
On behalf of Dunedin City Council

Date: 3 October 2024

Dunedin City Council Property Report

PROPERTY DETAILS

Property Key	5031344
Print Date	10/09/2024 02:54 PM
Address	11 Danube Street Dunedin
Property Type	Situation
Property Name	
Legal Description	LOT 6 DP 10147

BUILDING PERMITS/CONSENTS

Pre-1992 Historical Records (No CCC Required)

Building Permit

Details

AAB19640927 10905 - Erect Dwelling (Smith)

Number	Type	Status	Started
H-1964-61890 (AAB19640927)	Building Permit	Historical Record	25/03/1964

Details

AAB19710807 4843 - Carport and Sundeck (McEachran)

Number	Type	Status	Started
H-1971-73370 (AAB19710807)	Building Permit	Historical Record	28/10/1971

Details

AAB19820992 2794 - Additions to Dwelling - Extend Living Area (Baird)

Number	Type	Status	Started
H-1982-91803 (AAB19820992)	Building Permit	Historical Record	15/04/1982

Details

AAB19831076 4950 - Install Heater - Warmaire Inbuilt Spaceheater (Baird)

Number	Type	Status	Started
H-1983-93685 (AAB19831076)	Building Permit	Historical Record	02/06/1983

Dunedin City Council Property Report

Drainage Permit

Details

AAD19611251 G4672 - Drainage - Lay Council Foul and Stormwater Sewers, (McLaughlan)

Number	Type	Status	Started
H-1961-183181 (AAD19611251)	Drainage Permit	Historical Record	17/07/1961

Details

AAD19642506 G8806 - Drainage New Dwelling (Smith)

Number	Type	Status	Started
H-1964-187550 (AAD19642506)	Drainage Permit	Historical Record	27/07/1964

Details

AAD19642507 G8899 - Plumbing New Dwelling (Smith)

Number	Type	Status	Started
H-1964-187551 (AAD19642507)	Drainage Permit	Historical Record	01/08/1964

Details

AAD19831244 K5376 - Extend Stormwater Drainage, No Plan (Baird)

Number	Type	Status	Started
H-1983-216825 (AAD19831244)	Drainage Permit	Historical Record	18/05/1983

Details

AAD19881773 L2556 - Repair and Replace Sections of Sewer Drain, No Plan (Soper)

Number	Type	Status	Started
H-1988-225455 (AAD19881773)	Drainage Permit	Historical Record	28/03/1988

Details

AAD19891857 L4252 - Renew Sewer Drain to Boundary Trap (Soper)

Number	Type	Status	Started
H-1989-227600 (AAD19891857)	Drainage Permit	Historical Record	08/03/1989

Details

AAD19902047 L7644 - Replace Cold Water Service, No Plan (Soper)

Number	Type	Status	Started

Dunedin City Council Property Report



H-1990-229959
(AAD19902047)

Drainage Permit

Historical Record

11/09/1990

Building Consent

Details

Remove Walls/Replace with Beams between Kitchen/Dining/Living, Remove Fire, Install Escea DL850 Gas Fire in Lounge, Extend Partial Wall to meet Existing Wall in Bathroom, Reconfigure Bathroom Layout, Remove Shower/Replace with Shower over Bath

Number	Status	Started
ABA-2021-240	Consent Lapsed	16/02/2021
PIM	BC	ICC
	09/03/2021	

Details

Amendment to ABA-2021-240 - Revise Changes to Layout of Kitchen, Dining and Living Areas, Install Wet-Area Shower in Bathroom, Change Gas Fire From Escea DL850 to Escea DL960

Number	Status	Started
ABA-2022-877	Consent Lapsed	12/05/2022
PIM	BC	ICC
	26/05/2022	

Details

Alter Dwelling - Remedial Work to Subfloor Structure, Insulation, Linings, Doors, Windows, Decking and Reclad Part Walls

Number	Status	Started
ABA-2023-756	CCC Issued	15/05/2023
PIM	BC	ICC
	05/09/2023	
		26/06/2024

Details

Install Wagner Sparky CA Heater in Dwelling

Number	Status	Started
ABA-2024-901	CCC Requested	19/06/2024
PIM	BC	ICC
	26/06/2024	

Dunedin City Council Property Report

Details

Alter Dwelling - Kitchen and Bathroom

Number		Status	Started
ABA-1995-333593 (ABA955084)		CCC Issued	06/11/1995
PIM	BC	ICC	CCC
21/11/1995	21/11/1995		20/02/1996

Details

ABA970452 0452 - Add to Dwelling (Cornelius)

Number		Status	Started
ABA-1997-338985 (ABA970452)		CCC Issued	27/02/1997
PIM	BC	ICC	CCC
06/03/1997	06/03/1997		29/08/1997

Details

Drainage Alterations - New Stormwater Drain to Existing

Number		Status	Started
ABA-1997-340789 (ABA972441)		CCC Issued	18/07/1997
PIM	BC	ICC	CCC
21/07/1997	21/07/1997		25/07/1997

Details

Add Deck and Sliding Door to Dwelling

Number		Status	Started
ABA-1998-342680 (ABA980511)		CCC Issued	02/03/1998
PIM	BC	ICC	CCC
13/03/1998	13/03/1998		20/04/1998

Details

Add to Ensuite

Number		Status	Started
ABA-2004-304707 (ABA41941)		CCC Issued	30/06/2004
PIM	BC	ICC	CCC
02/07/2004	02/07/2004		01/12/2004

BUILDING ACT - OTHER

Certificate of Acceptance

Details

Alter Bathroom to Enlarge Shower, Remove Bath, Install Vanity and Tiles

Number	Status	Started
COA-2024-42	COA Issued	01/05/2024

PROPERTY ANALYSIS

NOTE: The Property Analysis section is additional information recorded in the computer system for your property. Full details of items can be obtained by requesting a Land Information Memorandum or Land Information Report from the Council Information Management Unit.

DISCLAIMER

The information in this report is provided in accordance with Sections 216 and 217 of the Building Act 2004.
 No person should rely on this information without seeking appropriate, independent and professional advice.
 Every care has been taken to ensure that the information supplied is accurate however Council does not give any guarantees, undertakings or warranties concerning the accuracy, completeness or up-to-date nature of the information provided and disclaims all liability whatsoever for any error, inaccuracy, irrelevance or incompleteness of the information.
 The information provided does not constitute a Land Information Memorandum (LIM).

DEFINITION OF "STATUS" OF BUILDING CONSENTS

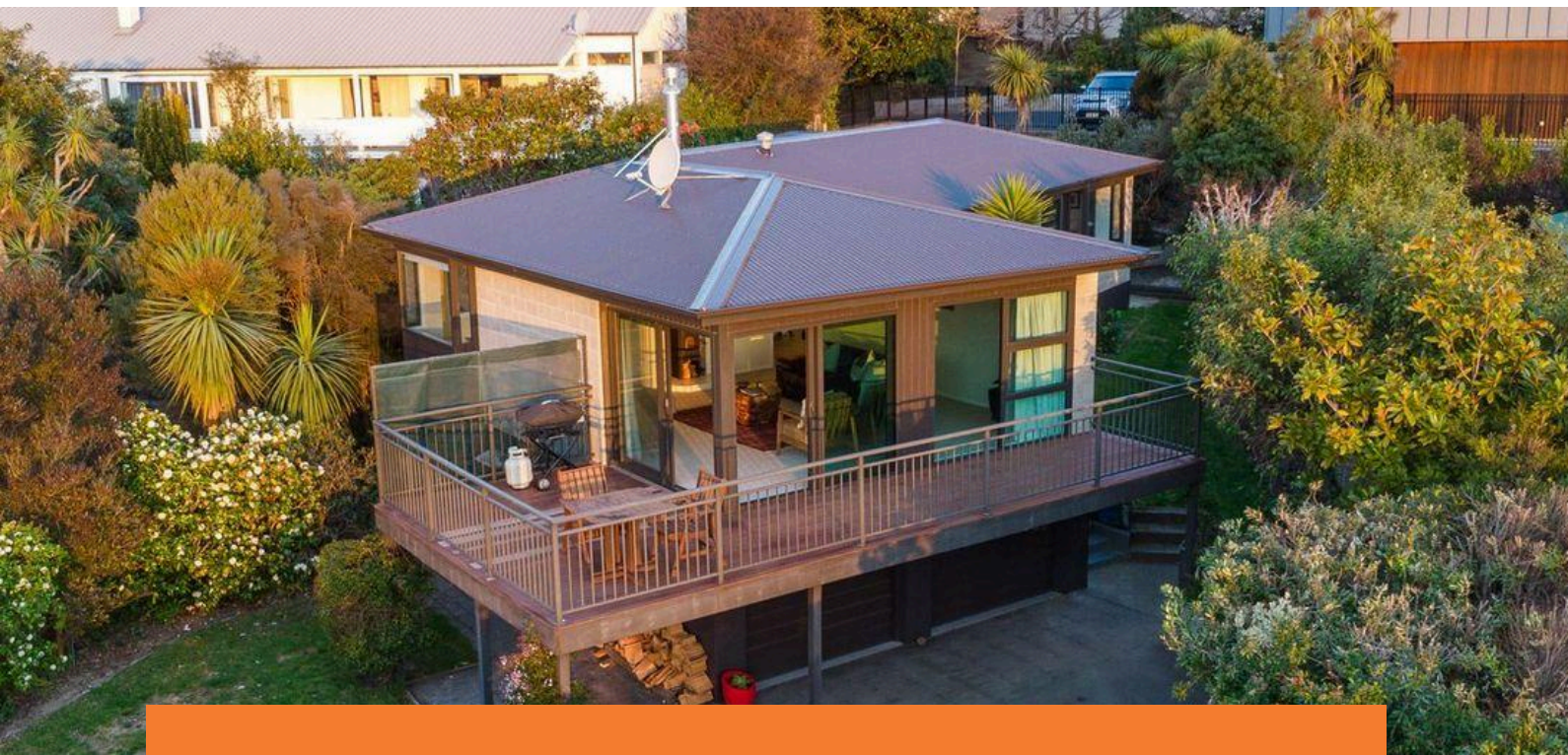
CCC REFUSED/ARCHIVED CONSENTS: In accordance with section 93(2)(b) of the Building Act, the consent was reviewed for code compliance after two years. Compliance with the Building Code could not be established and therefore the Code Compliance Certificate has been refused.

LAPSED CONSENTS: Section 52 of the Building Act 2004 requires that a building consent shall lapse and be of no further effect if work has not commenced within 12 months after the date of issue, or any further period allowed by the Building Consent Authority.

The application will be given a status of LAPSED if no extension of time to this period is applied for. This means that a new consent will be required if the work were to take place in the future.
 NOTE: This is NOT a comprehensive list of all building consent statuses.

DEFINITION OF "ABBREVIATIONS"

Pim = Project Information Memorandum
BC = Building Consent
ICC = Interim Code Compliance Certificate
CCC = Code Compliance Certificate
CER = Certifier
COA = Certificate of Acceptance
NTF = Notice to Fix
AMD = Amendment to a Building Consent



CURRENT RENTAL APPRAISAL

11 Danube Street
Vauxhall
Dunedin

To Whom It May Concern

17 September 2024

Extensively renovated three bedroom, two bathroom executive home. Two heatpumps and woodburner, double glazed,

Considering the current market conditions, we would consider the return to be \$780-\$800 per week for your home.

Should you have any further queries or wish to discuss how we can help get tenants for your property, please feel free to contact me below at any time.

prepared by

Emma Dickson

One Agency - The Property Specialists Ltd

022 474 0527

rentals@oatps.nz

For Sale

11 Danube Street, Vauxhall



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LAWRENCE
PEETERS

DUNEDIN REAL ESTATE EXPERT

For Sale

11 Danube Street, Vauxhall



Scan to view property

LAWRENCE
PEETERS

DUNEDIN REAL ESTATE EXPERT

021 992 993

lawrence.peeters@oatps.nz

lawrencepeeters.co.nz

ONEAGENCY

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