

Dunedin City Council Land Information Memorandum

99094

Issued in accordance with Section 44A of the Local Government Official Information and Meetings Act 1987

Should you require further clarification of any of the information listed in this report, please phone our Customer Services Agency on 03 477 4000.

This Land Information Memoranda (LIM) has been prepared in accordance with Section 44A of the Local Government Official Information and Meetings Act 1987. It contains only information obtained from the records held by the Dunedin City Council as at **12 December 2024**

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

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

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

PROPERTY ADDRESS

46A David Street Dunedin

**LIM Applicant
Print Date**

Phyllis Margaret Arthur
12-Dec-2024

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PROPERTY DETAILS

Property ID 5035973
Address 46A David Street Dunedin
Parcels FLAT A DP 1686 on PT LOT 76 DP 1686 1/4 SH 0.0393HA, PT LOT 77 DP 1686 1/4 SH 0.0392HA

Rubbish Day Friday

RATES DETAILS

Rate Account 2035973
Address 46A David Street Dunedin
Valuation Number 27360-30300-A

Latest Valuation Details
Capital Value \$375,000
Land Value \$180,000
Value of Improvements \$195,000
Area (Hectares) 0HA
Units of Use 1

Current Rates
Current Rating Year Starting 01-Jul-2024
Dunedin City Council Rates \$2,862.88

Rates Outstanding for Year \$1,723.08

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

BUILDING, PLUMBING AND DRAINAGE

Minimum Floor Levels

Clause E1.3.2 of the New Zealand Building Code requires that surface water, resulting from an event having a 2% probability of occurring annually, shall not enter buildings. This requirement applies to Housing, Communal Housing, Communal Residential and Communal non-residential buildings. For guidance when establishing minimum floor levels please refer to : <https://www.dunedin.govt.nz/services/building-services/minimum-floor-levels> and for links to specific areas: <https://www.dunedin.govt.nz/services/building-services/minimum-floor-levels/mfl-guidance>

Public Sewer sheets.

WARNING. Please note that public sewer reticulation sheets are scaled in either Imperial feet or Metric metres. Please check with the Duty Drainage Inspector if in doubt.

Dunedin City Council Private Drainage plans incomplete.

WARNING. The Dunedin City Council's private drainage records (plans) prior to 1 January 1993 may be incomplete or not clearly recorded. Owners therefore are advised to carry out work with due care to avoid damage to any private drain not detailed because of the lack of information filed in the Council's records.

Building and Drainage Information

There is no drainage information available for this property.

Building and Drainage Consents

The following consents are recorded for this property:

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

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

[ABA-1994-329440](#) Building Consent - Plb Alts, No Plan

Finkle,M,Mrs

46A David ST Dunedin

Lodgement Date	20-Dec-1994
Decision	Granted
Decision Date	04-Jan-1995
Current Status	CCC Issued
Previous Number	ABA945031
<i>(Applications before 2007)</i>	

[ABA-1995-329787](#) Building Consent - Add To Dwg P/D

Lodgement Date	03-Feb-1995
Decision	Granted
Decision Date	15-Feb-1995
Current Status	Archived
Previous Number	ABA950261
<i>(Applications before 2007)</i>	

Building and Drainage Permits

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

[H-1919-6562](#) AAB19191956
4444 - Erect Shed - DEMOLISHED (Thorn). The permit was lodged on 22-Aug-1919.

[H-1924-9560](#) AAB19240837
6763 - Covered Yard (Thorn). The permit was lodged on 08-Jan-1924.

[H-1974-79366](#) AAB19742022
418 - Erect Four Units (Watson). The permit was lodged on 28-Nov-1974.

[H-1913-127763](#) AAD19132326
A3068 - Drainage and Plumbing (Thorn). The permit was lodged on 01-Jan-1913.

[H-1932-149587](#) AAD19320722
C7421 - Plumbing (Thorn)
. The permit was lodged on 01-Jan-1932.

[H-1976-207184](#) AAD19761457
J6618 - Drainage (Watson). The permit was lodged on 15-Jul-1976.

[H-1976-207185](#) AAD19761458
J6676 - Plumbing, No Plan (Watson). The permit was lodged on 28-Jul-1976.

[H-1976-207186](#) AAD19761459
J6803 - Plumbing, No Plan (Watson). The permit was lodged on 26-Aug-1976.

[H-1976-207191](#) AAD19761484 J7311 - Stormwater Drainage, No Plan (Various). The permit was lodged on 09-Dec-1976.

[H-1911-3762](#) AAB19110300
1835 - Reinstate Workshop - DEMOLISHED (Thorn). The permit was lodged on 09-Dec-1911.

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

HAZARDS

SITE HAZARDS

Dunedin Groundwater Monitoring and Spatial Observations

The property is identified in the "Dunedin Groundwater Monitoring and Spatial Observations" report published by GNS Science 2020 (doi: 10.21420/AVAJ-EE81), which describes characteristics of groundwater (either observed or interpolated) within the land concerned.

The Institute of Geological and Nuclear Sciences Limited (GNS Science) and its funders give no warranties of any kind concerning the accuracy, completeness, timeliness or fitness for purpose of the data. GNS Science accepts no responsibility for any actions taken based on, or reliance placed on the data and GNS Science and its funders exclude to the full extent permitted by law liability for any loss, damage or expense, direct or indirect, and however caused, whether through negligence or otherwise, resulting from any person's or organisation's use of, or reliance on, the data.

Although the report is known to the Dunedin City Council, the council has also not assessed the report for correctness. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose including development.

Please refer to the report for detail http://shop.gns.cri.nz/sr_2020-11-pdf/

This area has been identified as lying within a zone susceptible to amplified shaking in an earthquake and potential liquefaction during a severe earthquake event. The Dunedin City Council may require a site-specific design unless site investigation confirms this requirement is not necessary.

The general vicinity of this property is identified as a 'liquefaction awareness area'. It is classified as liquefaction-susceptibility Domain C. This means that the ground is predominantly underlain by poorly consolidated marine or estuarine sediments with a shallow groundwater table. There is considered to be a moderate to high likelihood of liquefaction-susceptible materials being present in some parts of the areas classified as Domain C. Put another way, there is a low to moderate likelihood that there are no liquefaction-susceptible materials present in some parts of the areas mapped as Domain C. 'Liquefaction awareness areas' do not represent specific hazard zones, but rather highlight areas where there may potentially be a liquefaction hazard that may need further evaluation, in regard to existing or future infrastructure or development. This information has been sourced from **GNS Science Consultancy Report 2014/068: Assessment of Liquefaction hazards in the Dunedin City district**. Further information, including a copy of the report is available from Dunedin City Council.

This property has been identified as being affected by active faults & folds GNS April 2021 seismic - fault proximity - Kaikorai, Haz Id 12094.

Dunedin groundwater monitoring, spatial observations and forecast conditions under sea-level rise. Refer to the ORCs 'Groundwater table changes and sea level rise - South Dunedin and Harbourside' page for further information. HazID 12118
<https://arcg.is/1bLqOa>.

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

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

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

Otago Regional Council - Natural Hazards Database

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

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

HAZARDOUS SUBSTANCES

WARNING – Change in legislation and management of hazardous substances

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

Contaminated Site, Hazardous Substances and Dangerous Goods Information

No information

ENVIRONMENTAL HEALTH

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

LICENSING

Health Licensing

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

Liquor Licensing

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

CITY PLANNING

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

Accuracy of Boundaries

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

Access to Site

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

Heritage New Zealand Pouhere Taonga Act 2014

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

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

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

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

Consent Notices

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

District Plan Information

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

As a general principle, rules in the 2GP must be considered along with the rules of the Operative District Plan 2006, until such time as the rules of the 2GP become operative, or are treated as operative.

The policies and objectives of both plans should also be considered.

The schedule of original appeals on the 2GP can be viewed at <https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan/appeals-received-on-the-2gp>.

The schedule of appeals on Variation 2 can be viewed at <https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan/plan-change-dis-2021-1-variation-2>

The 2GP is subject to change at any time. Plan Change 1 (Minor Improvements) to the 2GP was notified on Wednesday 20 November 2024. Rules that protect areas of significant indigenous vegetation or habitats of indigenous fauna, and that protect historic heritage, have immediate legal effect from notification of Plan Change 1. Once the initial submission period ends on 18 December 2024, rules that do not have submissions in opposition to them will be deemed operative. Please refer to our website for more information on Plan Change 1 at <http://www.dunedin.govt.nz/2gp-plan-change-1>.

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

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

OPERATIVE DISTRICT PLAN INFORMATION

Zoning

This property is zoned as follows in the District Plan.

Zone

RESIDENTIAL 2

Noise

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

Noise Zone

50Dt/40Nt dBA, 45SP dBA

Road Hierarchy

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

Type

COLLECTOR Thorn St
DISTRICT David St

SECOND GENERATION PLAN INFORMATION

Zoning

- General Residential 2 (refer Section 15, Residential)

Scheduled Items

- Nil

Overlay Zones

- Nil

Mapped Areas

- Archaeological Alert Layer
- Caversham Mapped Area
- Road Classification Hierarchy (main roads within 30m of site)
 - Thorn St is a Collector road
 - David St is an Urban High Density Corridor road

Resource Consents

There are no resource consents for this property.

RESOURCE CONSENTS WITHIN 50 METRES OF 46A DAVID STREET DUNEDIN

1769 R Thorn Street Dunedin

[RMA-1995-350690](#) Resource Management Act (Historical Data) Flats Plan / App: N.B. Pitts PO Box 1083 (Non-Notified - Non Complying).

2312 R Dunedin Southern Motorway(Sh1) Road Burnside

[LUC-2008-449/A](#) Land Use Consent variation of Condition 1 of LUC-2008-449, land use consent to install a new telecommunications facility. The outcome was s127 Upheld on 15/04/2016.

[SUB-1960-353567](#) Subdivision Consent Saddle hill proposed subdivision. The outcome was Declined on 26/08/1960.

[DIS-2011-1](#) District Plan Matters Notice of Requirement for alteration to designation - SH1 Caversham Valley safety improvements. The outcome was Granted on 20/04/2012.

[S243-2011-2](#) s243 Cancellation of Easement section 243 cancellation of easement. The outcome was Granted on 01/07/2011.

[OUT-2010-4](#) Outline Plan weigh bridge on State Highway 1. The outcome was Issued on 20/05/2010.

[SUB-2010-8](#) Subdivision Consent Subdivide Section 1 SO 335604 into two lots. The outcome was Granted on 08/03/2010.

[LUC-2008-449](#) Land Use Consent install a new telecommunications facility. The outcome was Granted on 03/02/2009.

[RMA-2004-368446](#) Resource Management Act (Historical Data) ERECT A STONE CAIRN AT THE NORTHERN & SOUTHERN MOTORWAY ENTRANCES TO THE CITY. The outcome was Granted on 09/12/2004.

[RMA-2000-364392](#) Resource Management Act (Historical Data) ALTERATION TO AN EXISTING DESIGNATION (MINOR MODIFICATIONS) D466 (Other). The outcome was Granted on 22/11/2000.

[RMA-2005-369111](#) Resource Management Act (Historical Data) SECTION 226 FOR SECTION 14 SO335604 (Other). The outcome was Declined on 17/06/2005.

[RMA-2004-368032](#) Resource Management Act (Historical Data) SEC 226 CERTIFICATE FOR SECTION 10 S.O. 313291 (Other). The outcome was Declined on 16/02/2005.

[RMA-2004-368031](#) Resource Management Act (Historical Data) SEC 226 CERTIFICATE FOR SECTIONS 11 & 12 S.O. 313291 (Other). The outcome was Declined on 16/02/2005.

[RMA-1999-363455](#) Resource Management Act (Historical Data) OUTLINE PLAN OF WORKS FOR FAIRFIELD BYPASS MOTORWAY (Other). The outcome was Granted on 16/11/1999.

[RMA-2000-364243](#) Resource Management Act (Historical Data) AN OUTLINE PLAN APPROVAL FOR RE DESIGN OF FAIRFIELD BY-PASS (Other). The outcome was Granted on 08/09/2000.

[RMA-1992-355033](#) Resource Management Act (Historical Data) SUBDIVISION Ownr:TRANSIT NZ LTD / App: WORKS CONSULTANCY PRIVATE BAG DN (Non-Notified - Non Complying). The outcome was Granted on 21/05/1992.

[POL-2005-350358](#) Planning Other Legislation REMOVE BUILDING LINE RESTRICTION (Other). The outcome was Granted on 10/10/2005.

[5035881](#) 38 Rutherford Street Dunedin

[RMA-1985-351642](#) Resource Management Act (Historical Data) ERECT GARAGE Ownr:GRAY / App: GRAY Designer: GRAY (Non-Notified - Non Complying). The outcome was Granted on 03/05/1985.

[5035889](#) 39 Rutherford Street Dunedin

[RMA-1985-351718](#) Resource Management Act (Historical Data) ADD CARPORT Ownr:KING on-Notified - Non Complying). The outcome was Granted on 20/08/1985.

[5035957](#) 43 Thorn Street Dunedin

[RMA-1994-356931](#) Resource Management Act (Historical Data) ER SINGLE STOREYED 6 BEDROOM DWG Ownr:IHC OTAGO BRANCH / App: WORKS CONSULTANCY PRIVATE BAG DUNEDIN (Non-Notified - Non Complying). The outcome was Granted on 12/09/1994.

[5035958](#) 42A Rutherford Street Dunedin

[RMA-2004-368612](#) Resource Management Act (Historical Data) Ulmus sp and Tilia sp PDP tree nos T982 & T983 - crown raising, crown cleaning and thinning for health and safety of trees. (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 18/05/2004.

[RMA-2001-365256](#) Resource Management Act (Historical Data) TO ERECT 1200MM X 800MM SIGNS AT EACH OF THE DUNEDIN KINDERGARTEN ASSOCIATION SITES (Non-Notified - Restricted Discretionary). The outcome was Granted on 07/01/2002.

[5035965](#) 61 Rutherford Street Dunedin

[RMA-1995-353077](#) Resource Management Act (Historical Data) DISPENSATION (Non-Notified - Non Complying). The outcome was Granted on 18/04/1991.

[5035976](#) 48 David Street Dunedin

[RMA-1994-356655](#) Resource Management Act (Historical Data) ENCLOSE VERANDAH AREA AS CONSERVATORY Ownr:EW CLARK / App: EW CLARK 48D CLARK ST (Non-Notified - Non Complying). The outcome was Granted on 09/02/1994.

[5035977](#) 52 David Street Dunedin

[RMA-1968-353896](#) Resource Management Act (Historical Data) ADDITIONS TO C M CLUTTERBUCK'S GARAGE / App: R C HUTCHINSON (Notified - Non Complying). The outcome was Granted on 05/06/1968.

[RMA-1967-353874](#) Resource Management Act (Historical Data) ADDITIONAL COMMERCIAL GARAGE SPACE / App: C CLUTTERBUCK R C HUTCHINSON (Notified - Non Complying). The outcome was Granted on 26/09/1967.

[5038916](#) 59A David Street Dunedin

[RMA-1966-353820](#) Resource Management Act (Historical Data) WIRE WORK, AUTO MACHINING FACTORY / App: VENETTA PRODUCTS (Notified - Non Complying). The outcome was Granted on 10/05/1966.

[5038918](#) 55A David Street Dunedin

[RMA-1992-354967](#) Resource Management Act (Historical Data) ER 3 UNITS Ownr:PEACE / App: J PEACE 1B EVERTON STREET (Non-Notified - Non Complying). The outcome was Granted on 31/03/1992.

[5043705](#) 48 Fitzroy Street Dunedin

[LUC-2022-240](#) Land Use Consent The installation of a heatpump.. The outcome was Granted on 04/07/2022.

[LUC-2017-211](#) Land Use Consent land use consent for the addition of a new chimney to the external building envelope, and re-authorising of existing bulk and location breaches. The outcome was Granted on 23/05/2017.

5065129 45 David Street Dunedin

[RMA-1995-352793](#) Resource Management Act (Historical Data) erect second unit on corner site (Non-Notified - Non Complying). The outcome was Granted on 11/04/1990.

5065130 21 Thorn Street Dunedin

[RMA-1995-352793](#) Resource Management Act (Historical Data) erect second unit on corner site (Non-Notified - Non Complying). The outcome was Granted on 11/04/1990.

5104644 42A Rutherford Street Dunedin

[LUC-2021-92](#) Land Use Consent Tree Maintenance on T982 & T983. The outcome was Granted on 16/03/2021.

[LUC-2019-490](#) Land Use Consent land use consent for tree maintenance of emergency works on a significant tree - T980 Horse chestnut. The outcome was Granted on 01/10/2019.

[LUC-2010-586](#) Land Use Consent Tree maintenance or emergency works on a significant tree - Silver Birch etc T979, T980, T981, T982 & T983.. The outcome was Granted on 26/11/2010.

[RMA-2001-365256](#) Resource Management Act (Historical Data) TO ERECT 1200MM X 800MM SIGNS AT EACH OF THE DUNEDIN KINDERGARTEN ASSOCIATION SITES (Non-Notified - Restricted Discretionary). The outcome was Granted on 07/01/2002.

5115894 60A Fitzroy Street Dunedin

[LUC-2010-85](#) Land Use Consent Land use consent as a consequence if a six lot residential 2 subdivision. The outcome was Granted on 20/04/2010.

[SUB-2010-19](#) Subdivision Consent Six lot residential 2 subdivision. The outcome was Granted on 20/04/2010.

[SUB-2009-82](#) Subdivision Consent 2 lot subdivision/ boundary adjustment. The outcome was Granted on 29/09/2009.

5131071 35 Thorn Street Dunedin

[SUB-2019-114](#) Subdivision Consent subdivision consent for a two lot subdivision of land. The outcome was Granted on 11/10/2019.

5131072 35A Thorn Street Dunedin

[SUB-2019-114](#) Subdivision Consent subdivision consent for a two lot subdivision of land. The outcome was Granted on 11/10/2019.

5135733 34 Thorn Street Dunedin

[SUB-2021-179](#) Subdivision Consent a fee simple subdivision to create 8 resultant sites, including one parking and manoeuvring lot. The outcome was Granted on 08/09/2021.

[LUC-2021-395](#) Land Use Consent a fee simple subdivision to create 8 resultant sites, including one parking and manoeuvring lot. The outcome was Granted on 08/09/2021.

5135734 32 Thorn Street Dunedin

[SUB-2021-179](#) Subdivision Consent a fee simple subdivision to create 8 resultant sites, including one parking and manoeuvring lot. The outcome was Granted on 08/09/2021.

[LUC-2021-395](#) Land Use Consent a fee simple subdivision to create 8 resultant sites, including one parking and manoeuvring lot. The outcome was Granted on 08/09/2021.

5135735 30 Thorn Street Dunedin

[SUB-2021-179](#) Subdivision Consent a fee simple subdivision to create 8 resultant sites, including one parking and manoeuvring lot. The outcome was Granted on 08/09/2021.

[LUC-2021-395](#) Land Use Consent a fee simple subdivision to create 8 resultant sites, including one parking and manoeuvring lot. The outcome was Granted on 08/09/2021.

[POL-2020-41](#) Planning Other Legislation cancellation of a building line restriction. The outcome was Granted on 18/11/2020.

[RMA-1998-361709](#) Resource Management Act (Historical Data) ERECT TEMPORARY SIGNS AT VARIOUS ADDRESSES FOR HOUSE AND GARDEN SHOW (Non-Notified - Non Complying). The outcome was Granted on 12/02/1998.

5135736 42 David Street Dunedin

[SUB-2021-179](#) Subdivision Consent a fee simple subdivision to create 8 resultant sites, including one parking and manoeuvring lot. The outcome was Granted on 08/09/2021.

[LUC-2021-395](#) Land Use Consent a fee simple subdivision to create 8 resultant sites, including one parking and manoeuvring lot. The outcome was Granted on 08/09/2021.

[RMA-1998-361709](#) Resource Management Act (Historical Data) ERECT TEMPORARY SIGNS AT VARIOUS ADDRESSES FOR HOUSE AND GARDEN SHOW (Non-Notified - Non Complying). The outcome was Granted on 12/02/1998.

5135737 42A David Street Dunedin

[SUB-2021-179](#) Subdivision Consent a fee simple subdivision to create 8 resultant sites, including one parking and manoeuvring lot. The outcome was Granted on 08/09/2021.

[LUC-2021-395](#) Land Use Consent a fee simple subdivision to create 8 resultant sites, including one parking and manoeuvring lot. The outcome was Granted on 08/09/2021.

[RMA-1998-361709](#) Resource Management Act (Historical Data) ERECT TEMPORARY SIGNS AT VARIOUS ADDRESSES FOR HOUSE AND GARDEN SHOW (Non-Notified - Non Complying). The outcome was Granted on 12/02/1998.

5135738 44 David Street Dunedin

[SUB-2021-179](#) Subdivision Consent a fee simple subdivision to create 8 resultant sites, including one parking and manoeuvring lot. The outcome was Granted on 08/09/2021.

[LUC-2021-395](#) Land Use Consent a fee simple subdivision to create 8 resultant sites, including one parking and manoeuvring lot. The outcome was Granted on 08/09/2021.

[RMA-1998-361709](#) Resource Management Act (Historical Data) ERECT TEMPORARY SIGNS AT VARIOUS ADDRESSES FOR HOUSE AND GARDEN SHOW (Non-Notified - Non Complying). The outcome was Granted on 12/02/1998.

5135739 44A David Street Dunedin

[SUB-2021-179](#) Subdivision Consent a fee simple subdivision to create 8 resultant sites, including one parking and manoeuvring lot. The outcome was Granted on 08/09/2021.

[LUC-2021-395](#) Land Use Consent a fee simple subdivision to create 8 resultant sites, including one parking and manoeuvring lot. The outcome was Granted on 08/09/2021.

[RMA-1998-361709](#) Resource Management Act (Historical Data) ERECT TEMPORARY SIGNS AT VARIOUS ADDRESSES FOR HOUSE AND GARDEN SHOW (Non-Notified - Non Complying). The outcome was Granted on 12/02/1998.

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

TRANSPORT

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

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

It appears that the vehicle access to this property is via a shared driveway. Please consult with your Lawyer to find out if this is registered under your property title and/or there is a formal agreement in place between the owners/users of all private accesses, in order to clarify maintenance responsibilities and access permission for the owners/users.

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

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

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

3 WATERS

WATER

Urban water supply area – Connected

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

Terms and conditions of supply

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

Water pressure

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

Water reticulation maps

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

FOUL SEWER AND WASTE WATER

Drainage Reticulation Plans

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

Stormwater/Sewer Separation - Compliant

The Dunedin City Council requires the foul sewer and storm water being discharged from a property to be directed to the separate foul sewer and storm water networks, respectively. This property is in an area where inspections have been undertaken to ensure compliance with this requirement. This property was certified as complying with Council's requirements for storm water separation at the time of inspection on **27th November 2001**.

No comment is made with regard to this property's compliance with the requirement for storm water separation after the date of inspection.

Urban Stormwater Catchment

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

These effects are outlined in the Integrated Catchment Management Plans (ICMPs) that are available on the Council website. The ICMPs show the areas in the catchment that have

been modelled which might be susceptible to a higher risk of flooding. The ICMPs contain maps that indicate a potential worst case scenario for a 1 in 100 year rainfall event. However, there are a series of maps also available that show modelling results from a range of other scenarios.

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

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

Information Regarding Watercourses

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

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

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

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

APPENDIX

Glossary of terms and abbreviations

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

Consent, Permit, Licence & Complaint types

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

Terms used in Permits & Consents

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

General terms

- RDMS Records and Document Management System



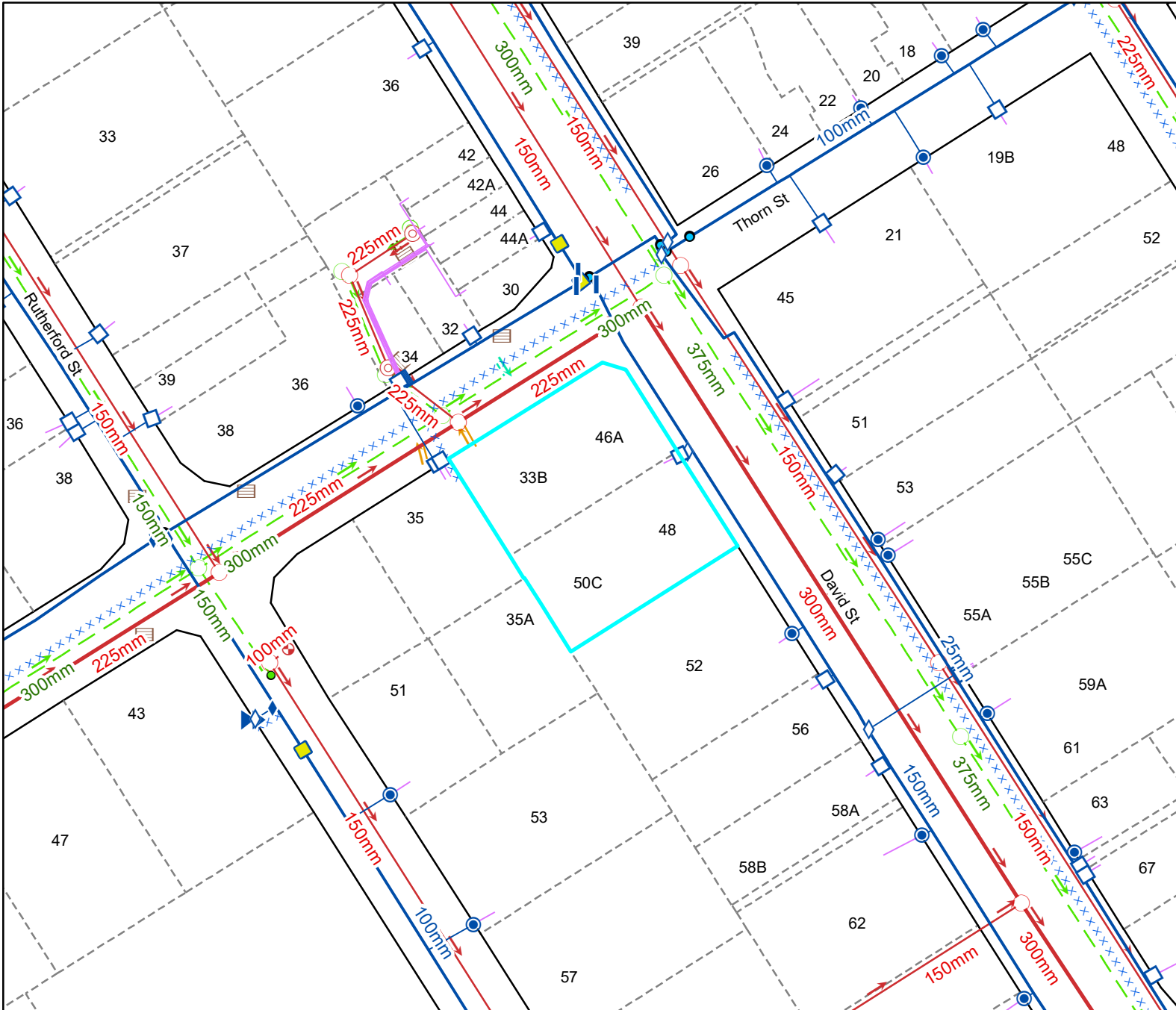
Photographic Map

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PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES
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 2006/2007 Urban photography March 2007, copyright NZAM. Rural photography March 2006, copyright Terralink International Ltd.



Legend

Water Supply

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

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

Foul Sewerage

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

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

Stormwater

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

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

General

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

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



Council Water & Drainage Services

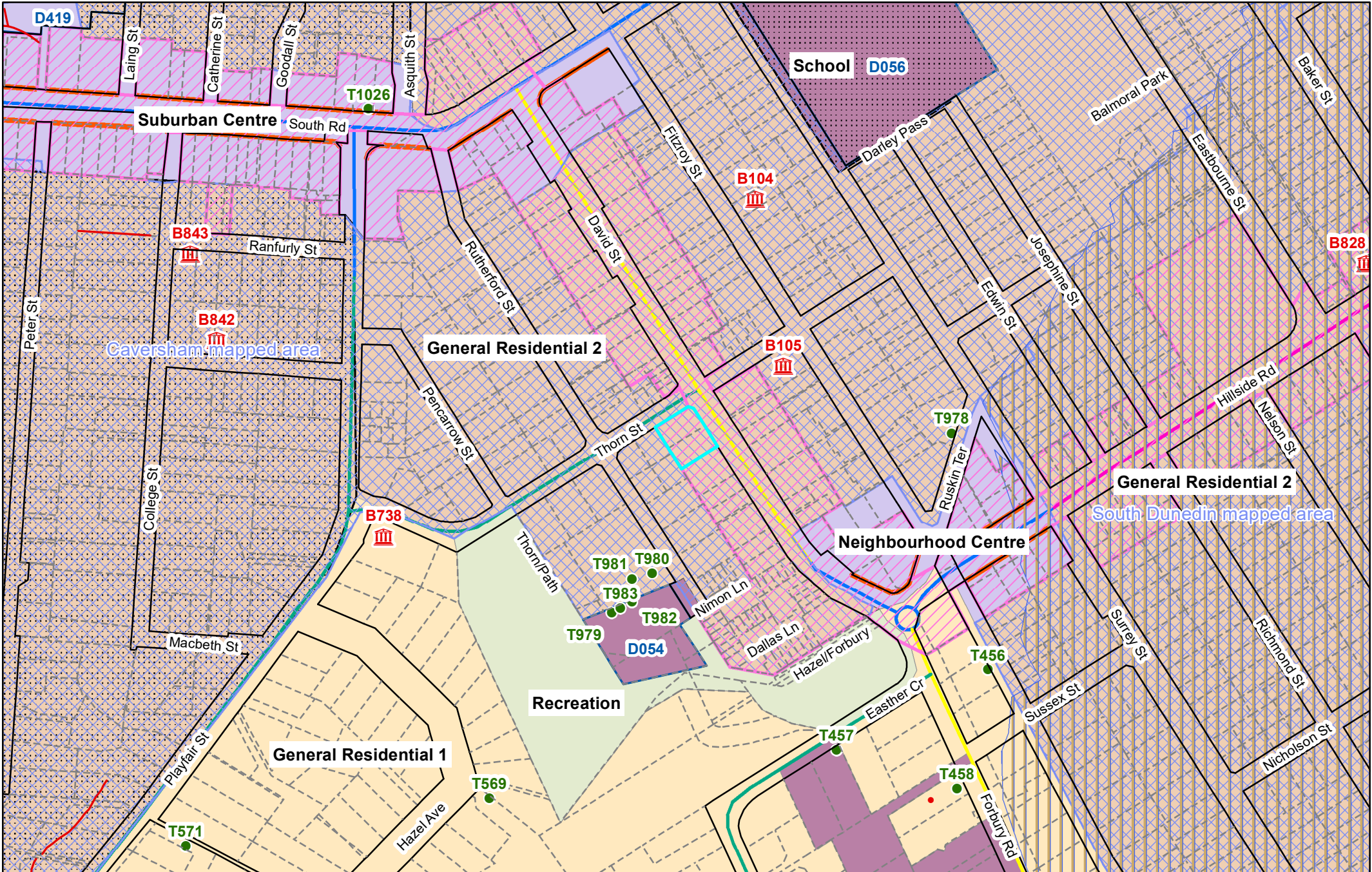
Information shown is the best available at the time of publishing. The accuracy and completeness of this information is variable. Private assets are typically not mapped. Recent changes may not be reflected. Verify on site before commencing work. For all enquiries phone 03 477 4000.

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Second Generation District Plan

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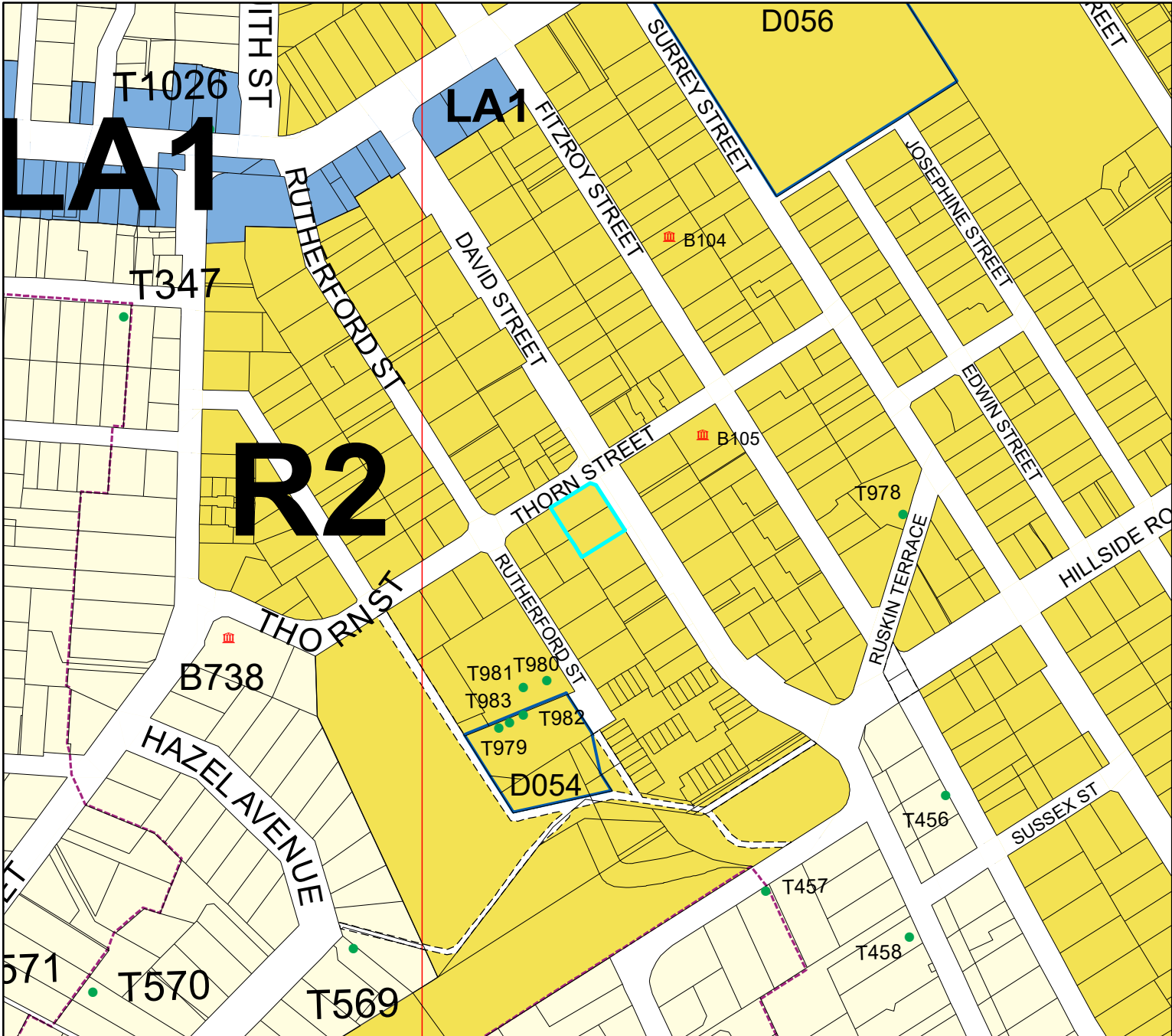
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Legend

- Significant Trees
- ◆ Transpower Structure
- Transpower Lines
- Heritage Structure
- Heritage Facade
- ✕ DP Archaeological Sites
- - - Airport Fan Designation 274 bdy
- Port Height Restrictions
- DP Designations
- Urban Landscape Conservation Area
- DP Taieri Aerodrome
- Restricted Water Supply Area
- Ground Water Protection Zone A
- Ground Water Protection Zone B
- Public Roads not Legal
- Unformed Legal Road

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

Port & Airport Noise

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

Esplanade Requirement

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

Landscape Management Boundary

- outside boundary
- boundary between areas
- prominence boundary

Townscape

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

Pedestrian Frontage

- Identified Pedestrian Crossing
- Verandah Required

Areas of Significant Conservation Value boundary

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

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

This Planning Map is indicative.

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

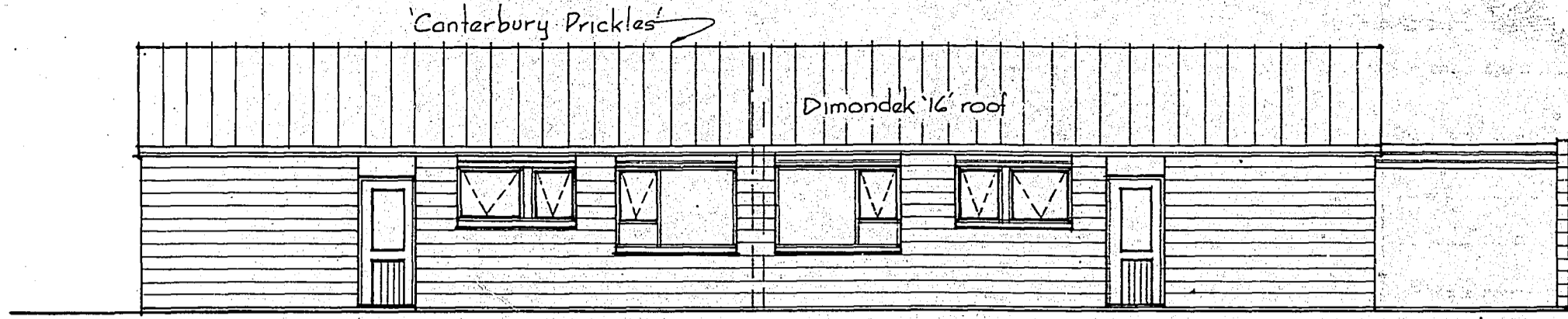


Operative District Plan Map

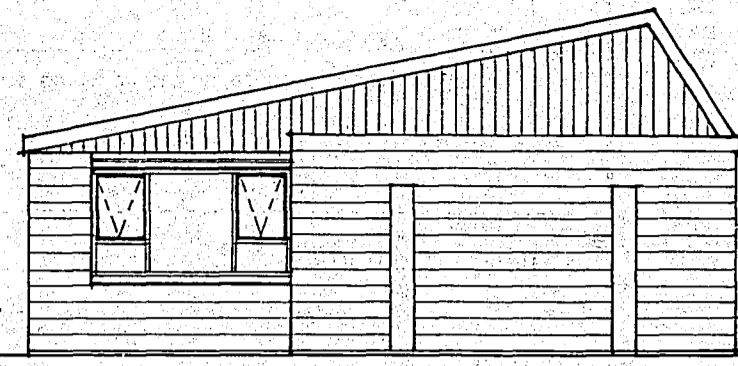
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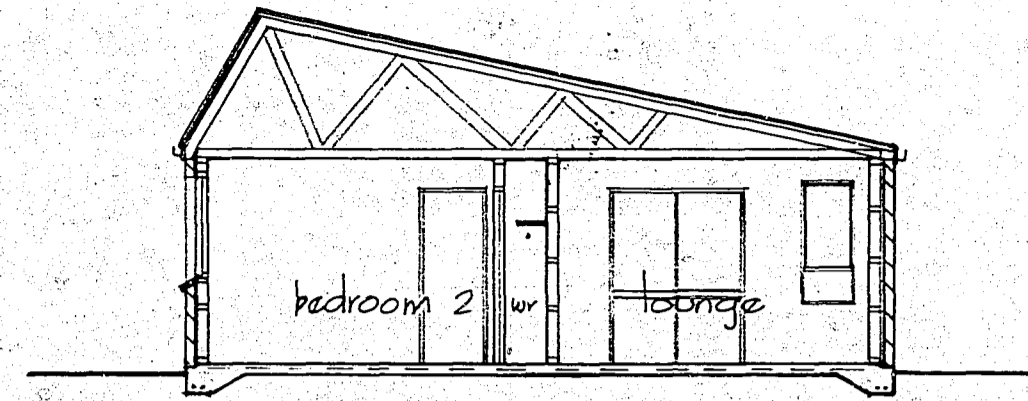
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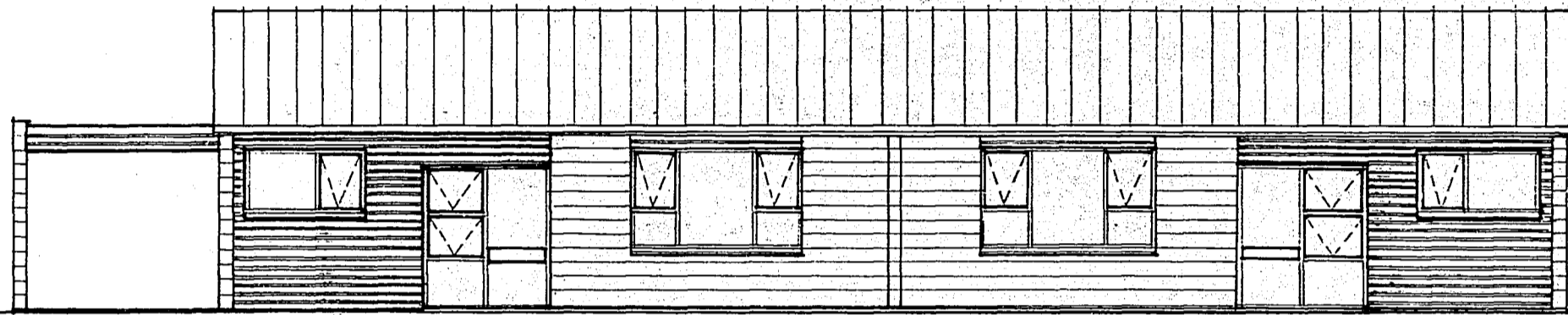
SOUTH ELEVATION



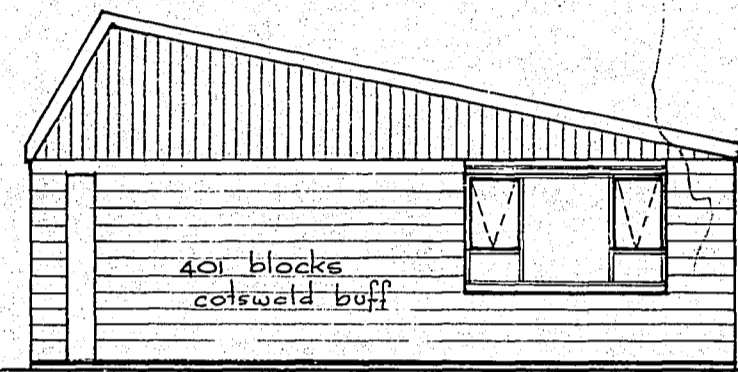
EAST ELEVATION



SECTION
through bedroom 2 - lounge
Scale 1/8" = 1' 0"



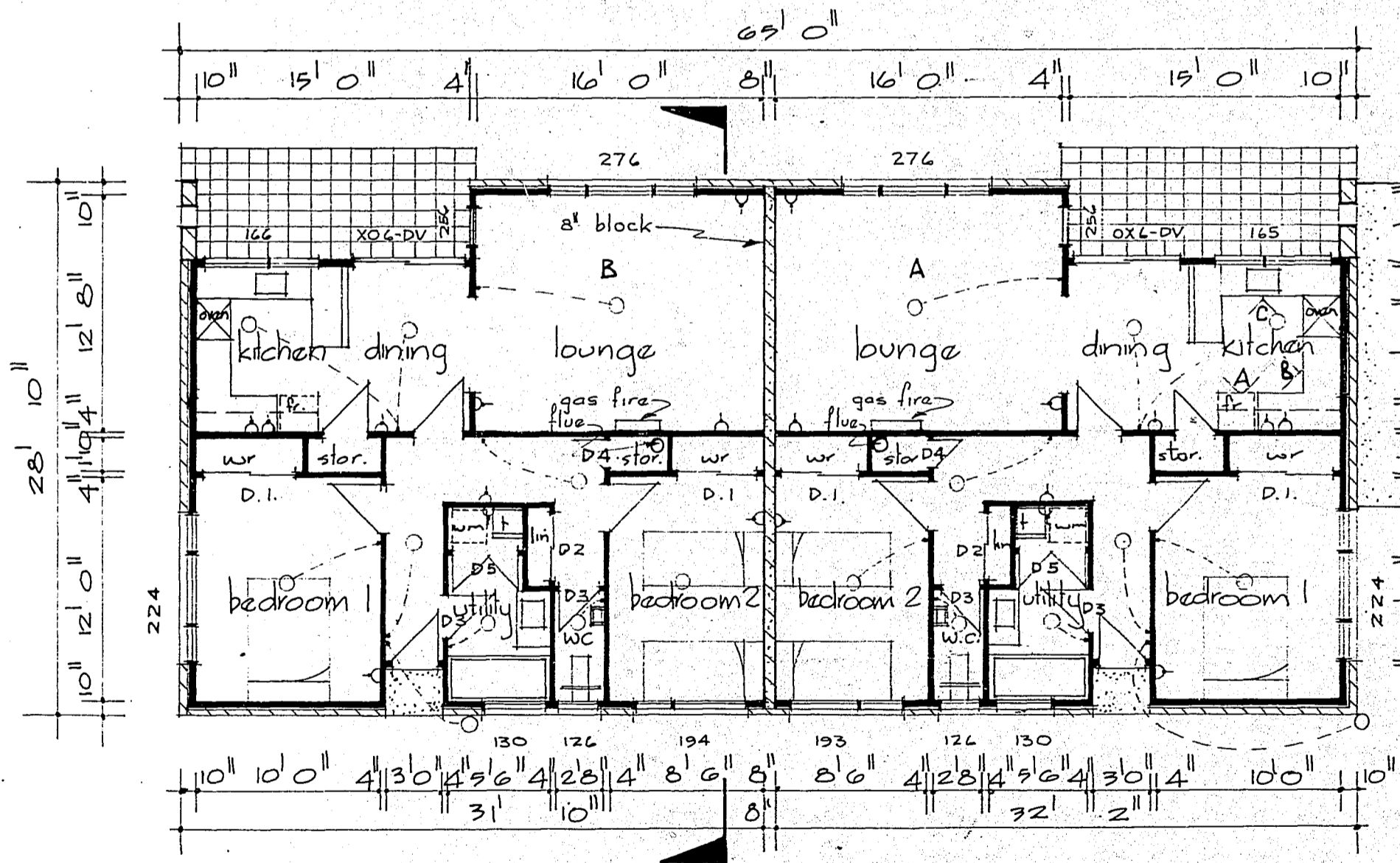
NORTH ELEVATION



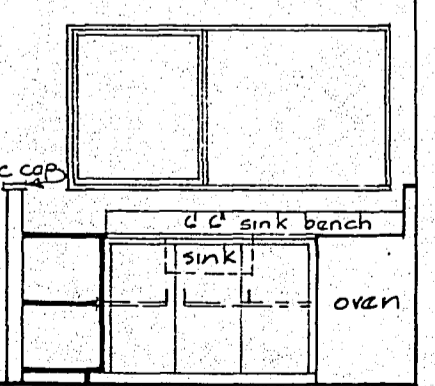
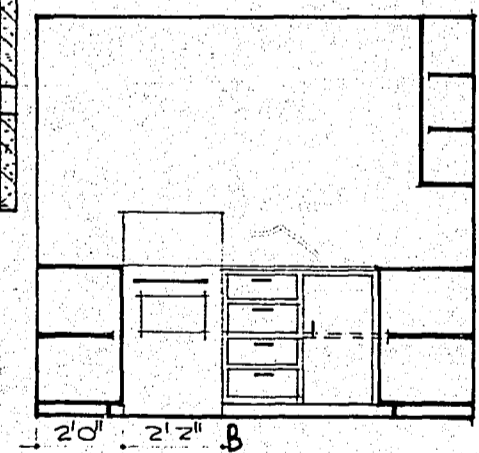
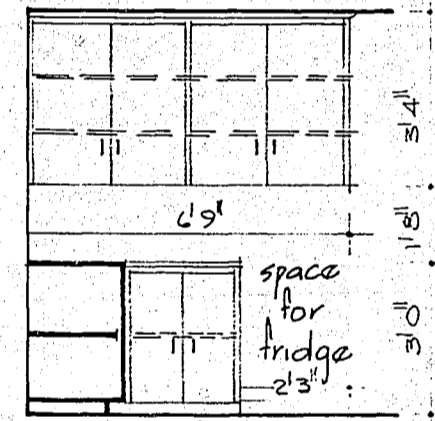
WEST ELEVATION

DUNEDIN CITY CORPORATION
COPY OF APPROVED PLAN
OR SPECIFICATION
TO BE RETAINED ON WORKS
AND PRODUCED ON REQUEST
OF BUILDING INSPECTOR.
DATE 28.11.74
CITY ENGINEER

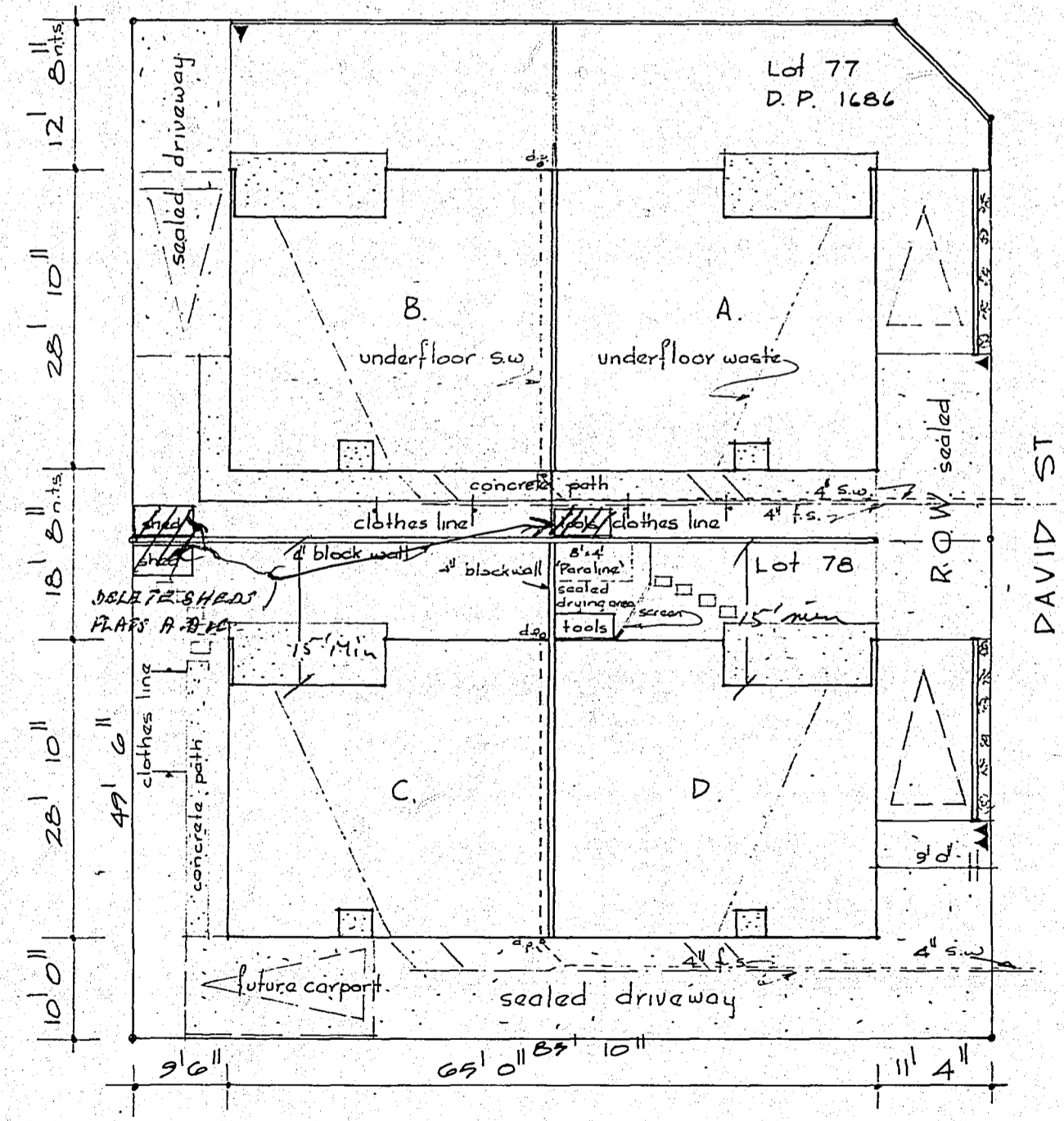
THORN ST



FLOOR PLAN
scale 1/8" = 1' 0"



KITCHEN UNITS
scale 1/4" = 1' 0"



SITE PLAN scale 1/16" = 1' 0"

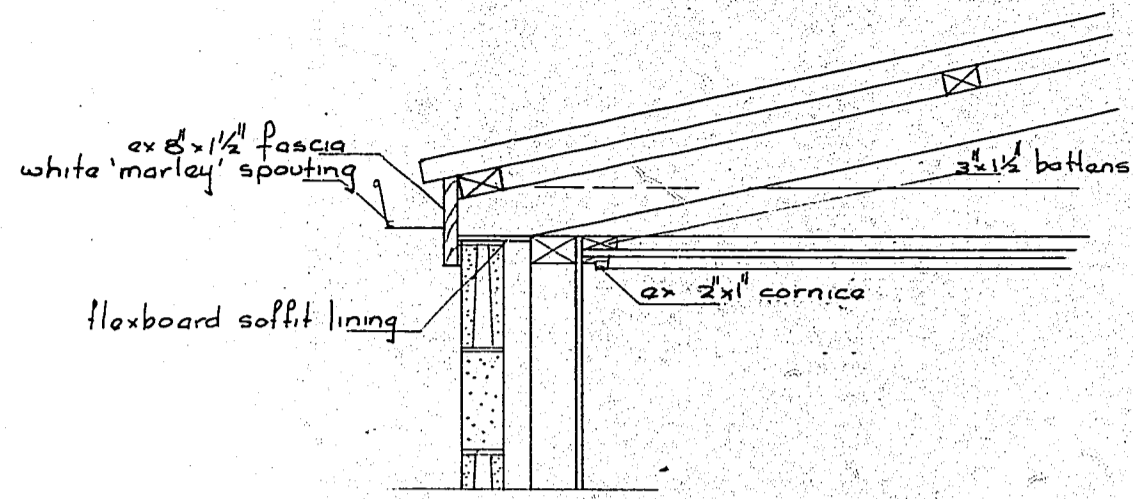
PROPOSED OWNERSHIP UNITS at cnr DAVID ST & THORN ST

418

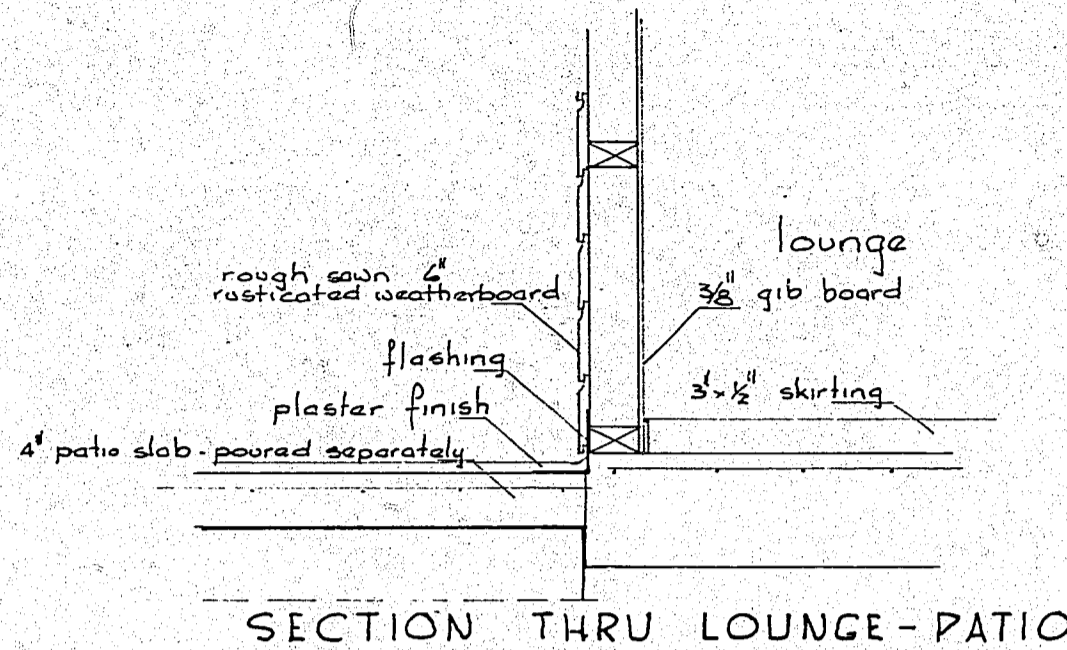
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DRAWN [Signature]
DATE June 74
SHEET NO. 1 OF 2 SHEETS

REFERENCE : General

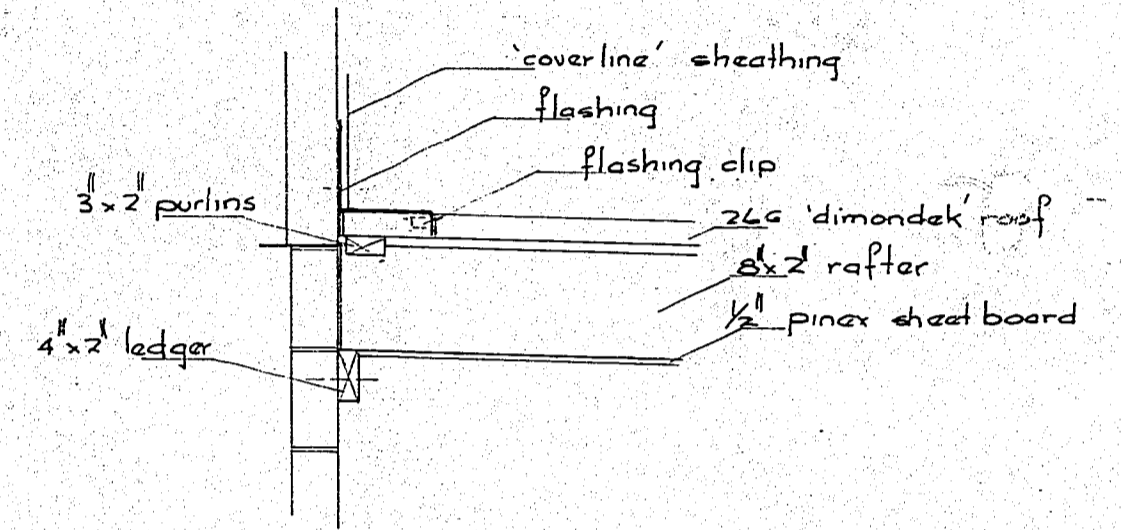
1.	combination letter and milk box	▽
2.	power outlet	▽
3.	light outlet	○
4.	light switch	⋈
5.	light switch-dimmer controlled	⋈
6.	horizontal rusticated boarding	h.b.
7.	doors - generally - 6'6" x 2'6" mahog.	
8.	doors - 6'6" x 5'0" Alvista-mahog.infill D.1.	
9.	doors - 6'6" x 4'0" Alvista-mahog.infill D.2.	
10.	doors - 6'6" x 2'2" mahogany veneer D.3.	
11.	doors - 6'6" x 1'6" mahogany veneer D.4.	
12.	doors - 6'6" x 2'0" D112 Allanson louvred D.5.	



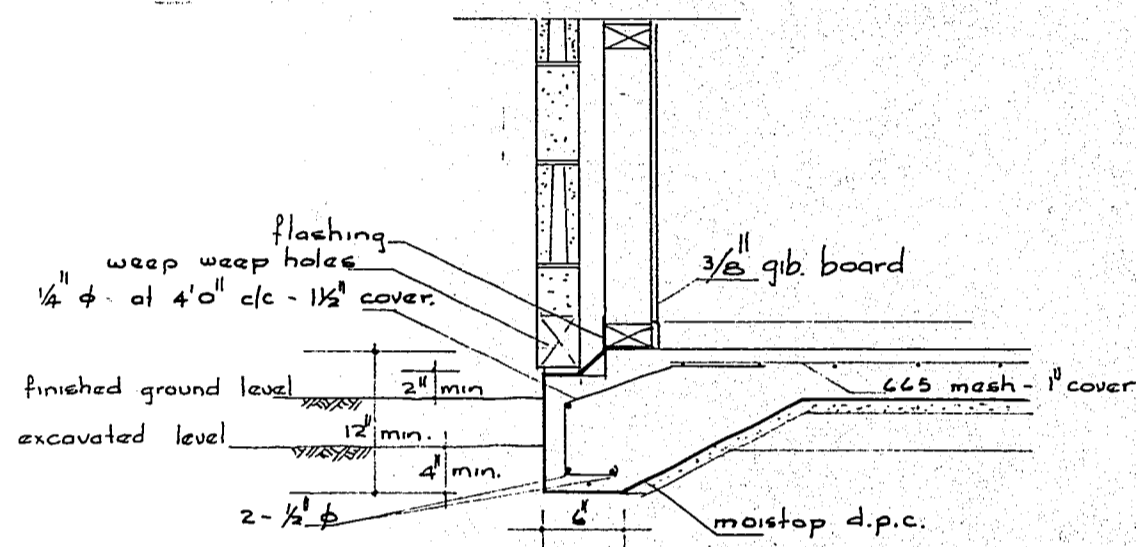
DETAIL ①



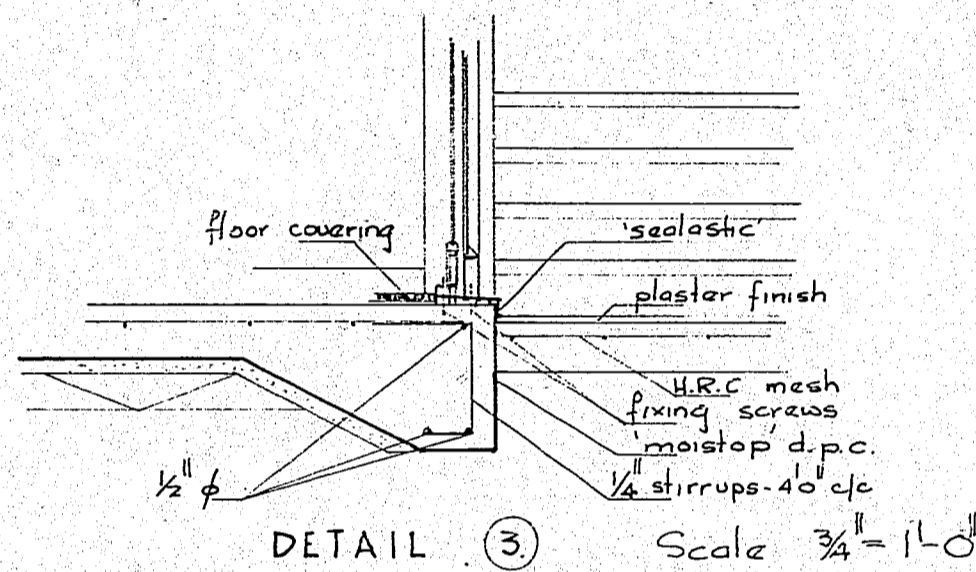
SECTION THRU LOUNGE-PATIO



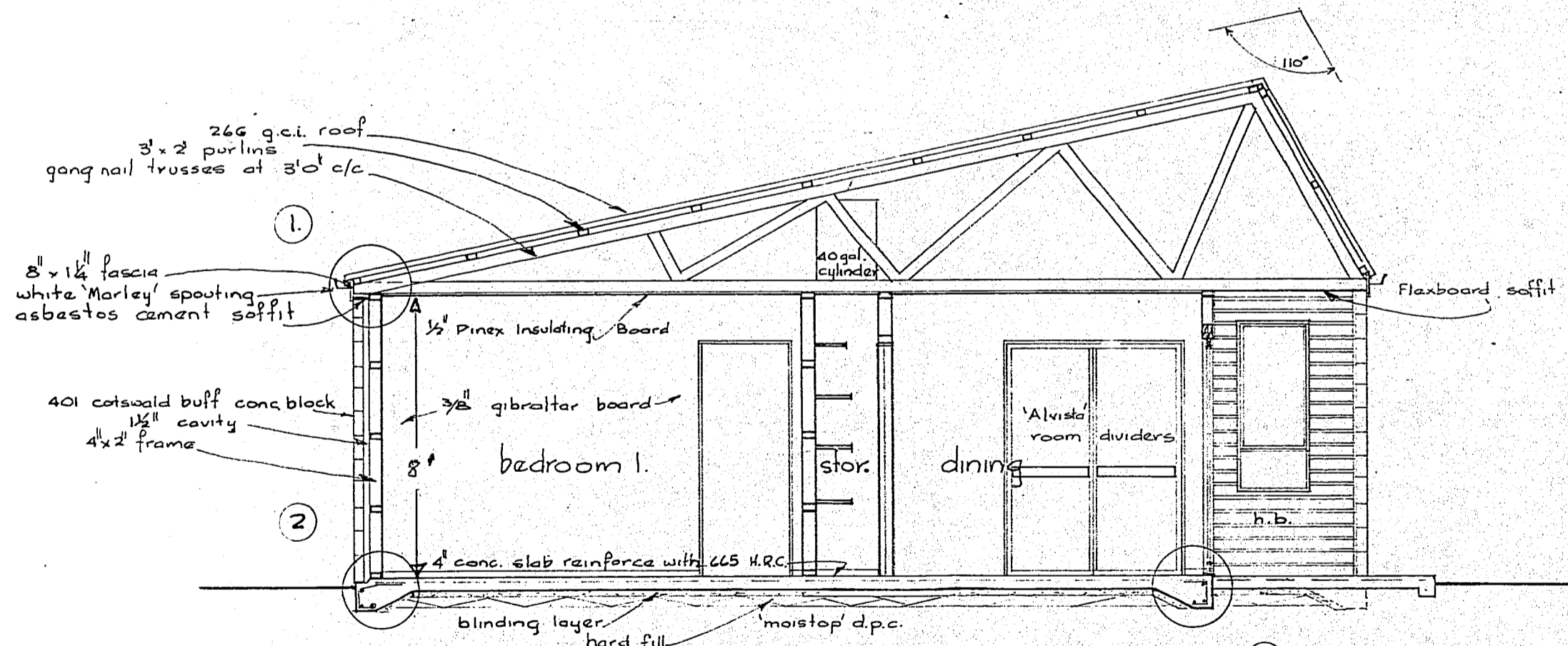
DETAIL ④ Scale 3/4" = 1'0"



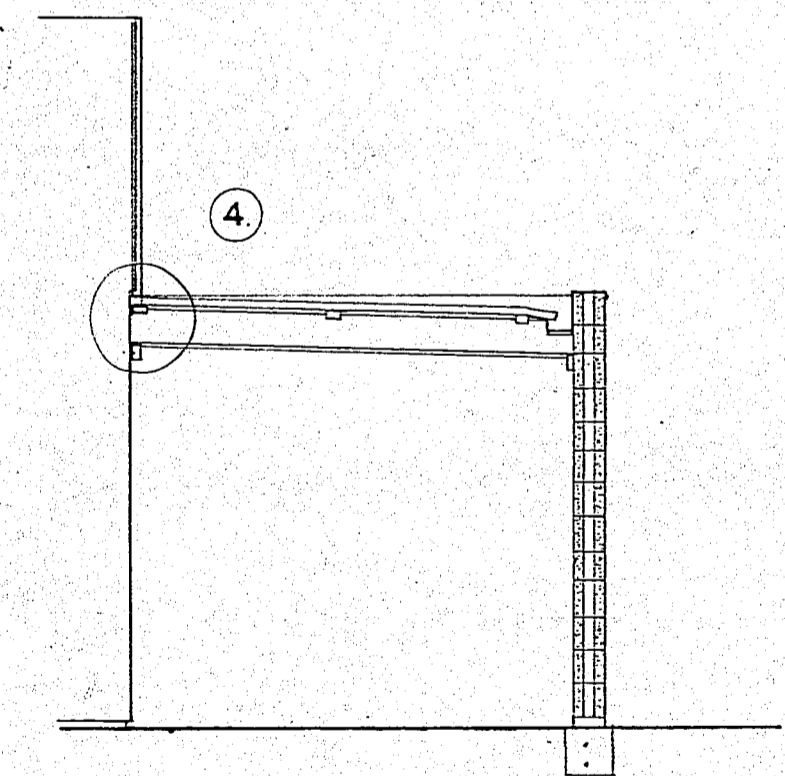
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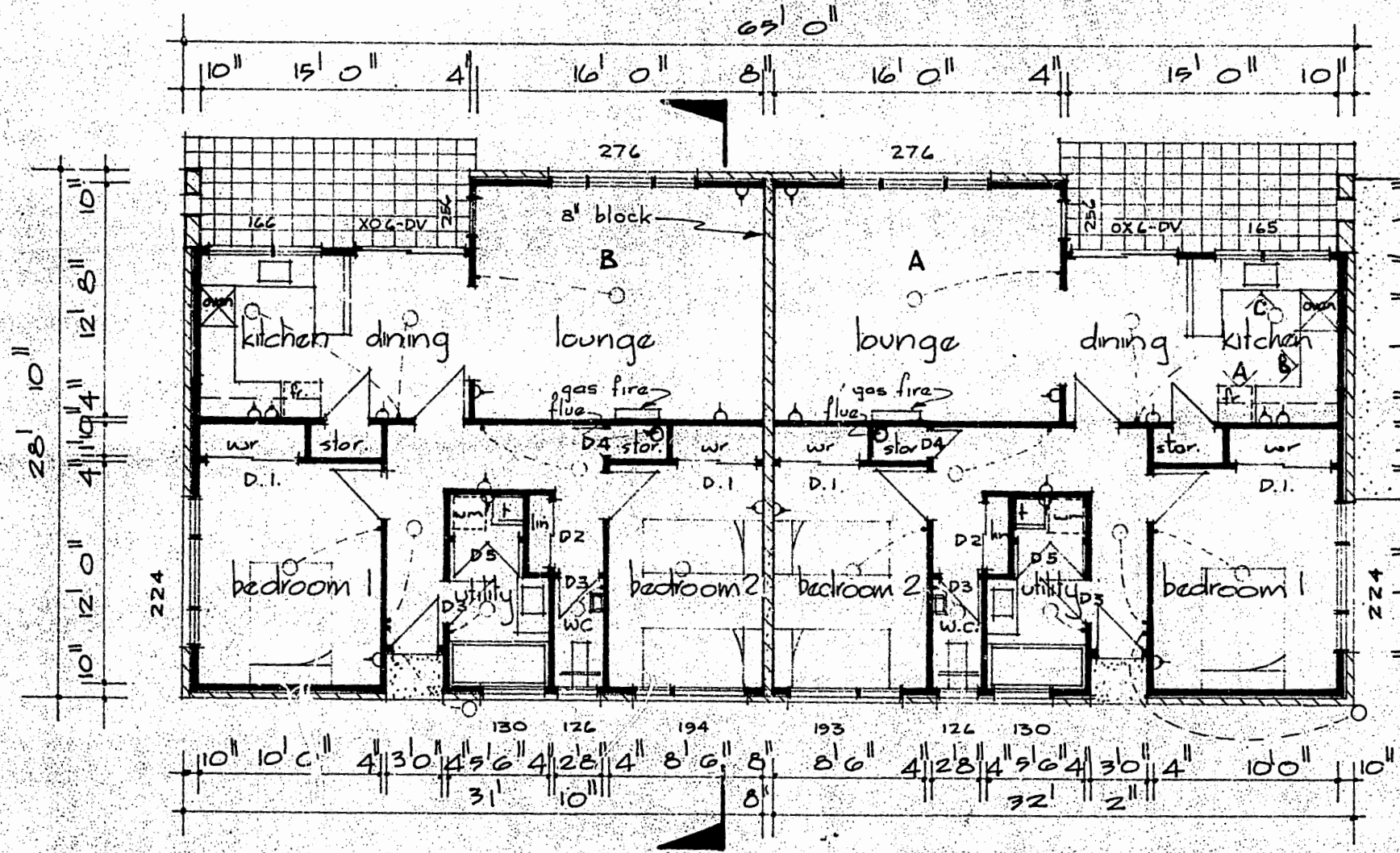
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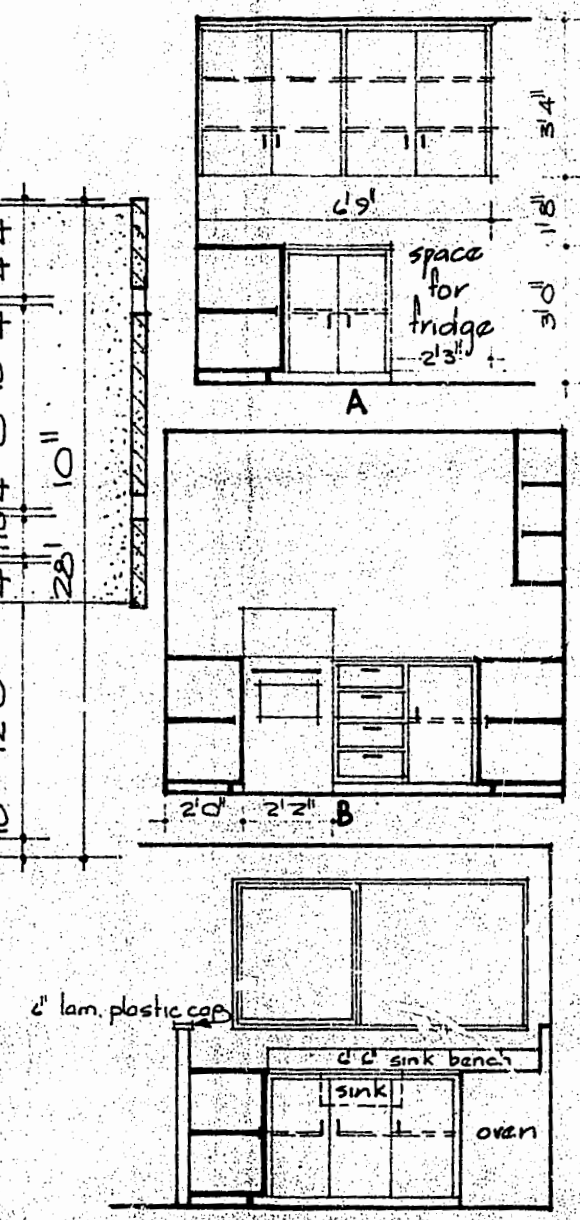
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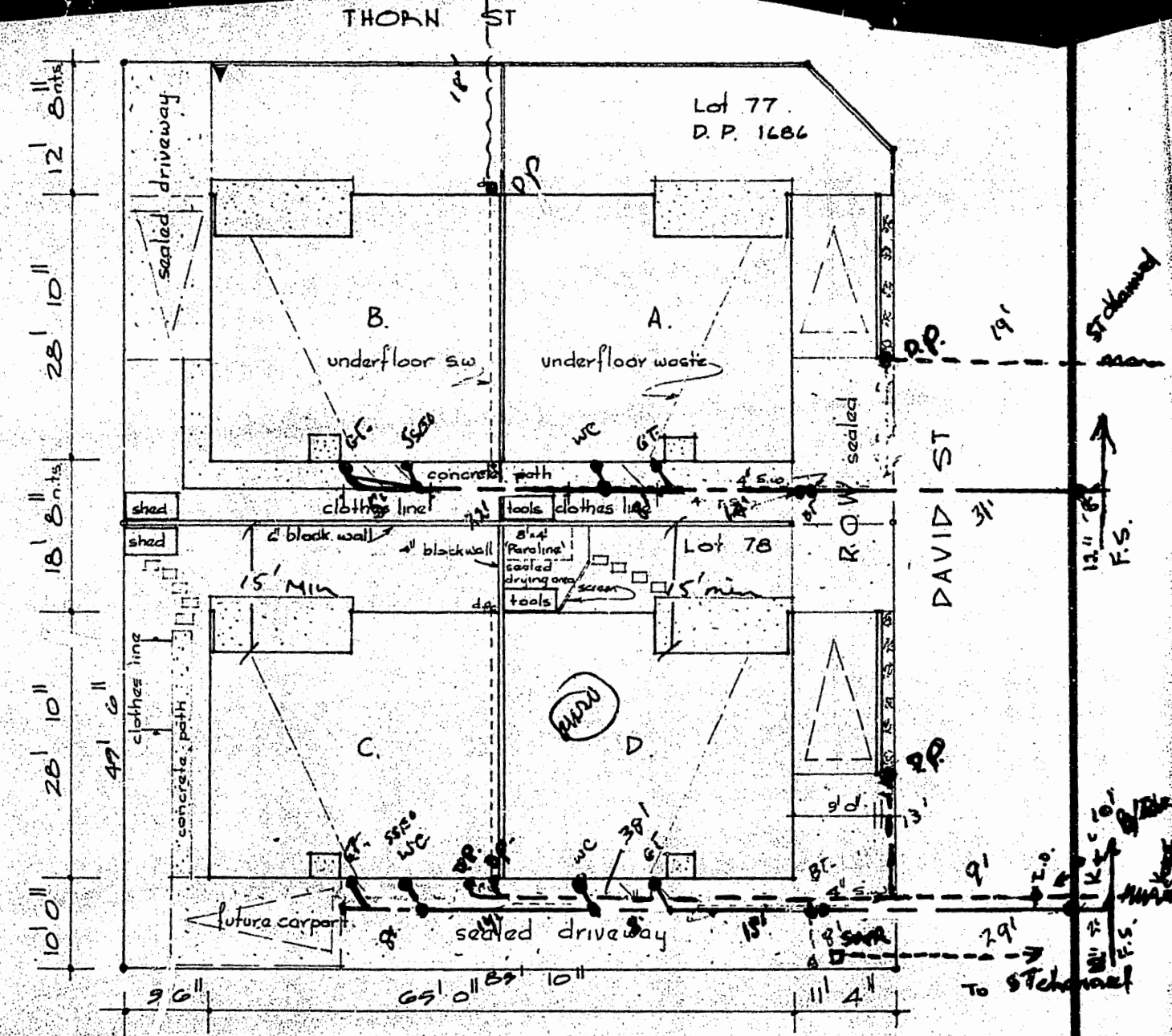
SECTION THRU CAR PORT Scale 1/4" = 1'0"



FLOOR PLAN
scale 1/8" = 1'0"



KITCHEN UNITS
scale 1/4" = 1'0"



SITE PLAN
scale 1/16" = 1'0"

PROPOSED OWNERSHIP UNITS at cnr DAVID ST & THORN ST

REF No. B105	SHEET No. 1
DESIGN [Signature]	OF 2 SHEETS
DRAWN [Signature]	
DATE June 1974	

819915

CODE COMPLIANCE CERTIFICATE

Section 43(3), Building Act 1991

ISSUED BY:




Telephone No:	477-4000	CCC No:	ABA 945031	Reference No:	5035973
---------------	----------	---------	------------	---------------	---------

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

PROJECT LOCATION	PROJECT
Name and Mailing Address: DCC CITY PROPERTY	All <input checked="" type="checkbox"/> Stage Noof an intendedstages New Building <input type="checkbox"/> Alteration <input checked="" type="checkbox"/>
LEGAL DESCRIPTION	Intended Use(s) in detail: PLB ALTS Intended Life: Indefinite, not less than 50 years <input checked="" type="checkbox"/> Specified as years Demolition <input type="checkbox"/>
Property Number: 5035973 Valuation Roll No: 27360 30300 A Street Address: 46A DAVID STREET, DUNEDIN 9001 Legal Description: FLAT A ON PT LOTS 76/77 DP 1686	

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

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

Signed for and on behalf of the Council: 
Name:.....

Position: AUTHORISED OFFICER Date: 22/06/2000

BUILDING CONSENT No.: 94/5031

Project Information Memorandum No.:

Section 35, Building Act 1991

ISSUED BY

DUNEDIN CITY COUNCIL

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

APPLICANT	PROJECT	
<p>Name: MRS M FINKLE Mailing Address: 46A DAVID ST DUNEDIN</p>	<p>All <input type="checkbox"/></p> <p>Stage No. X of an intended stages <input type="checkbox"/></p> <p>of:</p> <p>New Building <input type="checkbox"/></p> <p>Alteration <input type="checkbox"/></p>	
PROJECT LOCATION	<p>Intended Use(s) (in detail):</p> <p>PLB ALTS</p> <p>Intended Life:</p>	
<p>Street Address: 46A DAVID ST DUNEDIN</p>	<p>Indefinite, but not less than 50 years <input checked="" type="checkbox"/></p> <p>Specified as _____ years</p> <p>Demolition <input type="checkbox"/></p> <p>Estimated Value: \$ 1,500.00</p>	
LEGAL DESCRIPTION	<p>Signed for and on behalf of the Council:</p> <p>Name: <u><i>[Signature]</i></u></p> <p>Position: _____</p> <p>Date: <u>06/01/95</u></p>	
<p>Property Number: 5035973</p> <p>Valuation Roll Number: 2736030300A</p> <p>Lot: PT 76/77 DP: 1686</p> <p>Section: _____ Block: _____</p> <p>Survey District: _____</p>	<th data-bbox="183 1846 1052 1886">COUNCIL CHARGES</th> <p>The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are:</p> <p>Total: \$ 0.00</p> <p>ALL FEES ARE G.S.T. INCLUSIVE</p>	COUNCIL CHARGES

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. /".

BUILDING CONSENT No.: 95/0251

Project Information Memorandum No.:

Section 35, Building Act 1991
DUNEDIN CITY COUNCIL

ISSUED BY

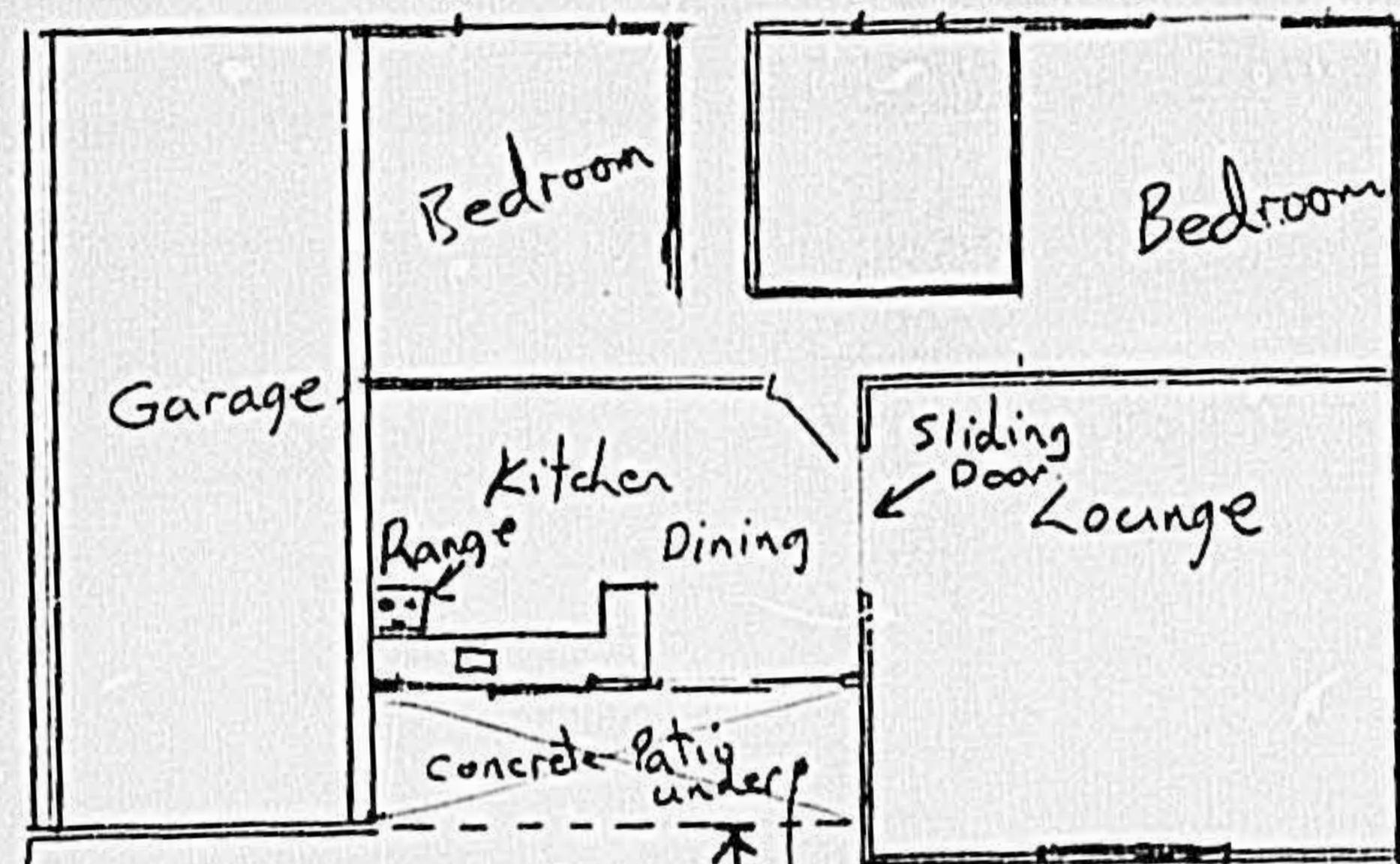
(Insert a cross in each applicable box. Attach relevant documents)

APPLICANT	PROJECT
<p>Name: M FINKLE Mailing Address: 46A DAVID ST DUNEDIN</p>	<p>All <input type="checkbox"/></p> <p>Stage No. X of an intended stages of: <input type="checkbox"/></p> <p>New Building <input type="checkbox"/></p> <p>Alteration <input type="checkbox"/></p>
<p>PROJECT LOCATION</p> <p>Street Address: 46A DAVID ST DUNEDIN</p>	<p>Intended Use(s) (in detail): HOUSING ALTERATION ADD TO DMG P/D</p> <p>Intended Life:</p>
<p>LEGAL DESCRIPTION</p> <p>Property Number: 5035973 Valuation Roll Number: 2736030300A Lot: PT 76/77 DP: 1686 Section: Block: Survey District:</p>	<p>Indefinite, but not less than 50 years <input checked="" type="checkbox"/></p> <p>Specified as years <input type="checkbox"/></p> <p>Demolition <input type="checkbox"/></p> <p>Estimated Value: \$ 2,765.00</p>
<p>COUNCIL CHARGES</p> <p>The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are:</p> <p>Total: \$ 0.00</p> <p>ALL FEES ARE G.S.T. INCLUSIVE</p>	<p>Signed for and on behalf of the Council:</p> <p>Name: <i>[Signature]</i></p> <p>Position: _____</p> <p>Date: 23.10.1995</p>

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.

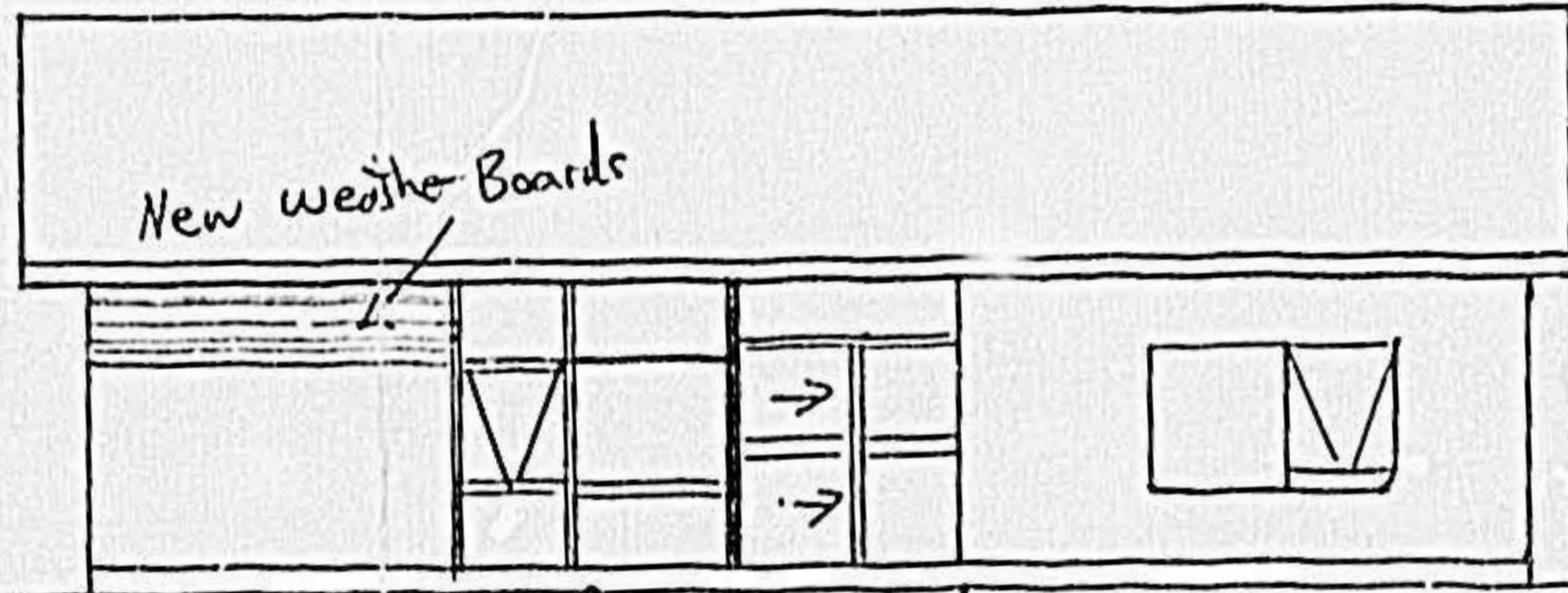
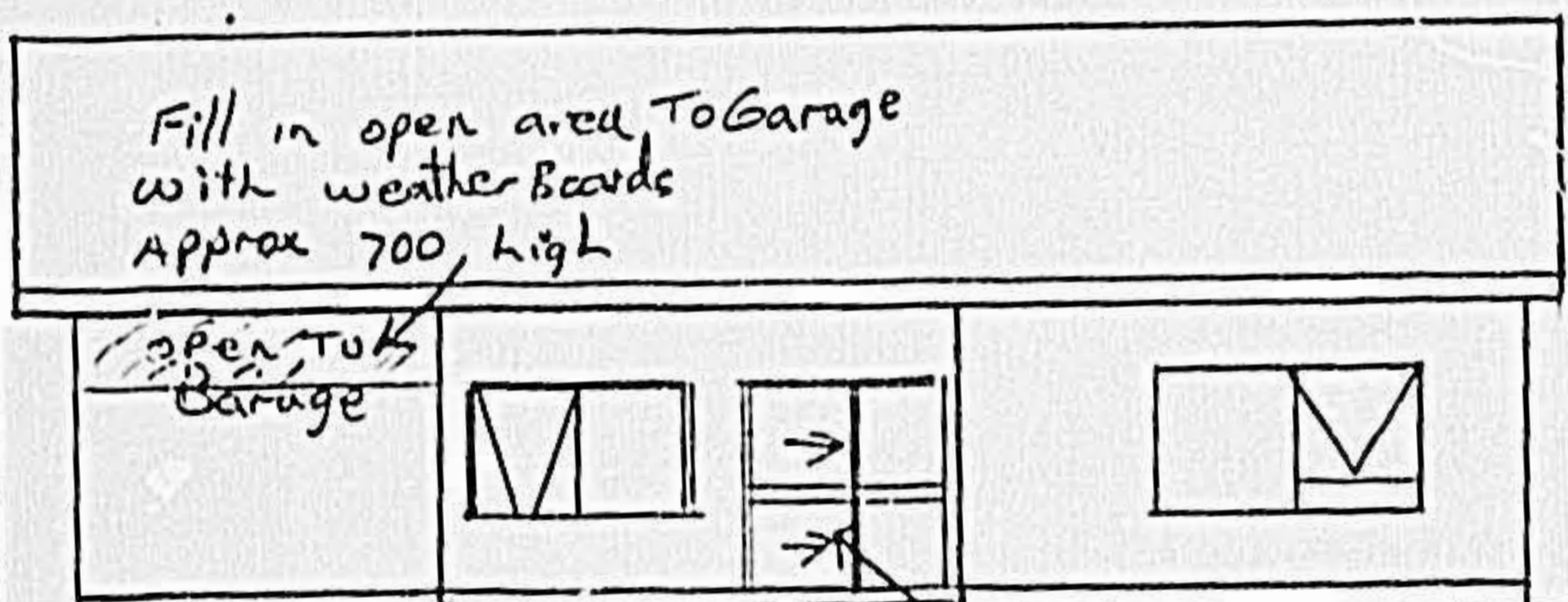
This building consent is issued subject to the conditions specified in the attached pages, headed "Conditions of Building Consent No. /".

DUNEDIN CITY COUNCIL
 Copy of Approved Plan
 and/or Specification
 TO BE RETAINED ON WORKS
 AND PRODUCED ON REQUEST
 OF BUILDING INSPECTOR.
 C.M. DATE 15/4/95
 BUILDING INSPECTOR



Line of Proposed New Conservatory under Existing Soffit Line

ensure slab complete with E2 & M2 Building Code.



Front View of New Aluminium work

Proposed conservatory To Go in This Space on Existing concrete patio

Sliding Door To be Removed for Extra Ventilation

Aluminium supplied By D. Patrick (vitalite)

DRAWN BY L. A. WALKER Builder DATE SCALE 1:100	DRAWING No Proposed New Conservatory for Mrs Finkle 46 David St.	EXCEL V. GOOD GOOD FAIR POOR	LINE QUALITY INTERPRETATION ACCURACY LAYOUT					
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95/0261

