

From: DCC Property Search

Sent: Monday, 23 January 2017 1:21 p.m.

To: [REDACTED]

Cc: Arlene Goss

Subject: Official information request - LIM 286347 request for [REDACTED]
[REDACTED]

Hi Taehyung Lee

In regards to your request for further information regarding a LIM report received for [REDACTED], I can answer some of your queries from the Building Services department, but other parts of your request need to be referred to the Departments concerned, I've included email addresses for you to contact these departments directly:

1. "There are some issues that need clarification by the council, please could you provide the following information? LIM 1. Drainage/Stormwater information On page 3 that there was an issue with natural water seepage at the property recorded in 1997."

This is in relation to a seepage complaint, the area was checked and dye tested, found to be natural water seepage, nothing council can enforce.

2. "Page 12 also notes a stormwater downpipe was found in 1993 to not comply with council requirements. Could you please confirm if this now complies as it is unknown from the report? Any further information about the above issues would be appreciated. Page 12 also notes that the property is located within an urban stormwater catchment area that may be subject to a potential flooding risk or surface water ponding during particular rainfall events. What are the actions or plans council is taking regarding this?

This is part of Waste Water's conditions, so will need to be clarified by them, contact Chelsea.McGaw@dcc.govt.nz .

3. "Permits/Consents The permits/consents that have been issued all appear to have met with the legal requirements of the time except for ABA-1992-317105. A building consent was issued relating to drainage alteration in 1992, however no code of compliance certificate has issued. Could you please check and follow up this issue? "

This was a 1992 Permit, as this was issued prior to the Building Act 1992 – Code Compliance Certificates were not required or issued for permits.

4. "We would like to view and compare the Council records -especially any house plans on the council file- with the actual building and activities on site to identify any illegal or unauthorised building works or activities to be aware if any, of what buildings or other activities have actually taken place on the property, before we purchase the property. Please could you

provide the most updated records including plans, as we do not have this with the LIM"

All building and drainage plans were provided with the LIM, as the applicant had the LIM sent to them via email, the building plans were sent separately via Fast post on the 16/1/2017 so should have been received by now.

5. "Road entrance crossing The entrance road crossing for the property is non-compliant. Council has accepted this situation but accepts no liability. To meet council standards the driveway would have to be sealed or hard surfaced for the first 5 meters within the property (page 11). Could you please confirm true?"

Network Development and Operations, Transport department – this will need to be clarified by them, contact Timothy.Pleace@dcc.govt.nz

4. "Future development Could you please confirm is there are any restrictions to further development of the building and property?"
City Planning may be able to answer this question regarding any possible developments or restrictions in regards to the Resource Act contact planning@dcc.govt.nz. As we are unaware of what potential building projects the applicant may undertake, we can only make as assessment on building plans at the time they are provided.

Regards

Wendy Barratt
Administration Officer, Regulatory Services
Dunedin City Council