

PROPERTY INFORMATION PACK

TAINUI
46 Magdala Street

nidd.co.nz

PRESENTED BY
Kirsty Coulter



TAINUI

46 Magdala Street



ASKING PRICE

Visit nidd.co.nz for detail

LAND AREA

491 m² more or less

BUILDING AREA

Approximately 90 m²

OUTGOINGS

Council Rates \$2,136.90 pa

C.V.

\$395,000

LEGAL DESCRIPTION

OT217/290 - Allotment 5 DP 3408



Kirsty Coulter

Property Consultant

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DIRECT 425 9943

EMAIL kirsty.coulter@nidd.co.nz

WEB nidd.co.nz

Gold Achiever

This Property Information has been supplied by the DCC. Nidd Realty cannot warrant the content or completeness of this document. We have used our best endeavours to provide complete documentation and correct information.

Potential purchasers should not be confined to the material herein and should always undertake their own due diligence on all aspects of the property.



**RECORD OF TITLE
UNDER LAND TRANSFER ACT 2017
FREEHOLD
Search Copy**




R.W. Muir
Registrar-General
of Land

Identifier OT217/290
Land Registration District Otago
Date Issued 28 September 1926

Prior References

OT209/253

Estate	Fee Simple
Area	491 square metres more or less
Legal Description	Allotment 5 Deposited Plan 3408

Registered Owners

Annette Diana Wilhelmina Oudhoff

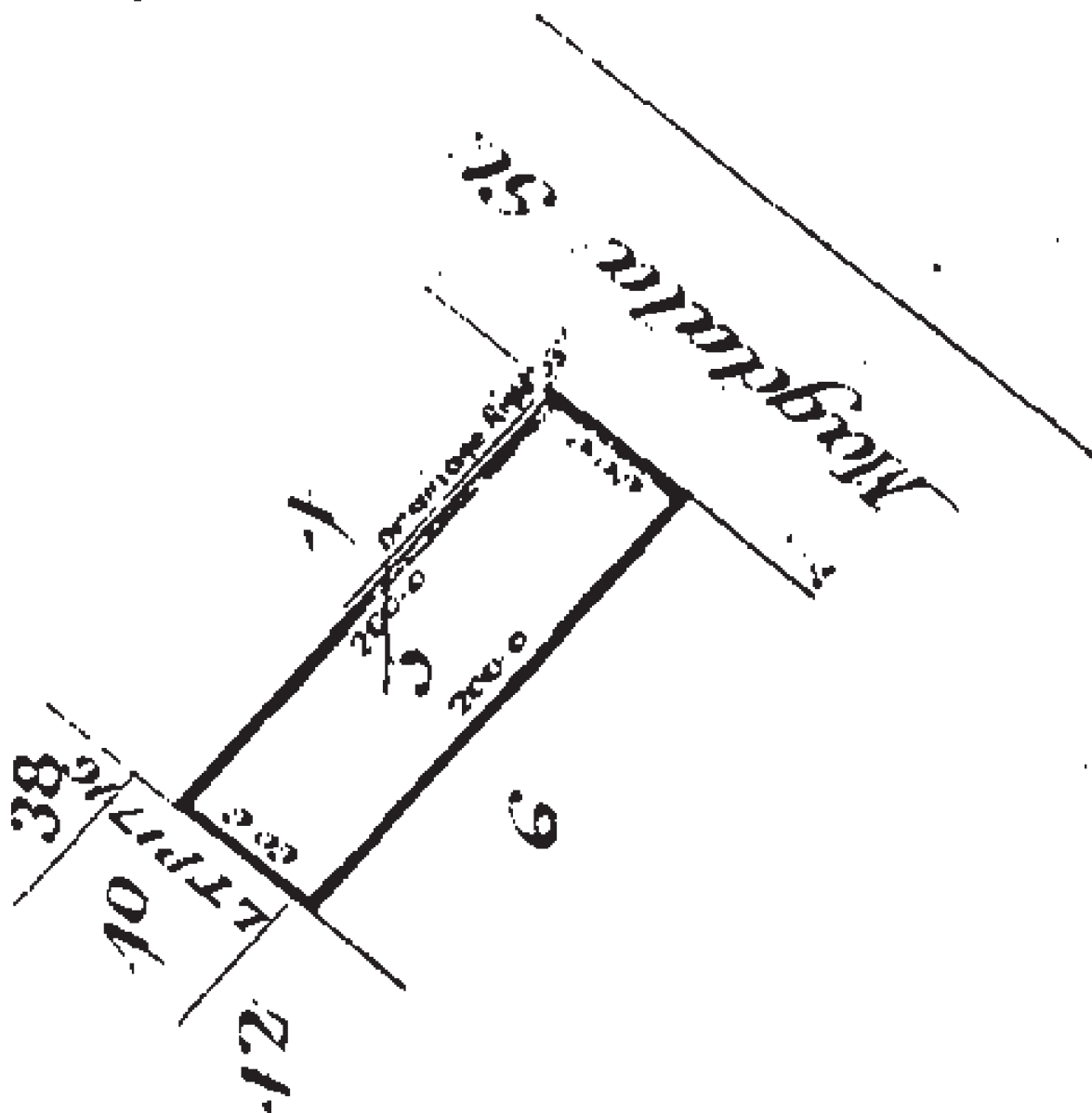
Interests

Fencing Agreement affecting part contained in Transfer 89552

Appurtenant hereto is a right to drain through Allotment 4 DP 3408 CT OT216/283 created by Transfer 93260 - 8.6.1926 at 3.00 pm

8485904.1 Mortgage to ASB Bank Limited - 7.5.2010 at 2:27 pm

U





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		Rider
	Water Valve - Sluice		Scour
	Water Hydrant		Water Service Lateral
	Water Backflow Preventor - RPZ		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		Pump Station
	Valve Chamber (pressurised)		Treatment Plant
	Boundary Kit		Vent
	Non-Return Valve		Foul Sewer Node
	Pump Station Domestic		Foul Drains in Common (public)
	Drop Manhole		Sewer
	Inspection Manhole		Trunk Sewer
	Inspection Opening		Vent Line
	Lamphole		Rising Main
	Outlet		Redundant Foul Sewer Pipe

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

Stormwater

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

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

General

	DCC Water & Waste Structure		Parcel
	Railway Centreline		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.

12/05/2020
11:01:11 AM

Scale at A3:
1:250

N

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

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PROPERTY DETAILS

Property Key	5034386
Print Date	12/05/2020 11:13 AM
Address	46 Magdala Street Dunedin
Property Type	Situation
Property Name	
Legal Description	LOT 5 DP 3408

BUILDING PERMITS/CONSENTS

Pre-1992 Historical Records (No CCC Required)

Building Permit

Details

AAB19260734 - Wooden Dwelling, No Plans or Records,

Number	Type	Status	Started
H-1926-11349 (AAB19260734)	Building Permit	Historical Record	01/01/1926

Details

AAB19261070 8876 - Erect Dwelling, (Cameron)

Number	Type	Status	Started
H-1926-11677 (AAB19261070)	Building Permit	Historical Record	24/04/1926

Details

AAB19821157 2943 - Installation of Heater, (Thompson)

Number	Type	Status	Started
H-1982-91968 (AAB19821157)	Building Permit	Historical Record	21/05/1982

Drainage Permit

Details

AAD19260336 B8534 - Plumbing and Drainage for new Dwelling, Private Drain in Common with 44 Magdala Street, (Cameron)

Number	Type	Status	Started
H-1926-142312 (AAD19260336)	Drainage Permit	Historical Record	17/05/1926

Dunedin City Council Property Report



Details

AAD19821226 K3796 - Fit Wetback, No Plan, (Thompson)

Number	Type	Status	Started
H-1982-215428 (AAD19821226)	Drainage Permit	Historical Record	02/03/1982

Details

AAD19851396 K8189 - Boiler Tubes, No Plan,

Number	Type	Status	Started
H-1985-220048 (AAD19851396)	Drainage Permit	Historical Record	21/05/1985

Building Consent

Details

Alter Dwelling /Install Metro Extreme W/B

Number		Status	Started
ABA-2000-291293 (ABA2042)		CCC Issued	03/08/2000
PIM	BC	ICC	CCC
18/08/2000	18/08/2000		08/08/2002

PROPERTY ANALYSIS

Analysis Group	Reference	Apply Date
Drain In Common	FOUL	

Details

Property note: DIC with 5034385

DC Drain In Common

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.

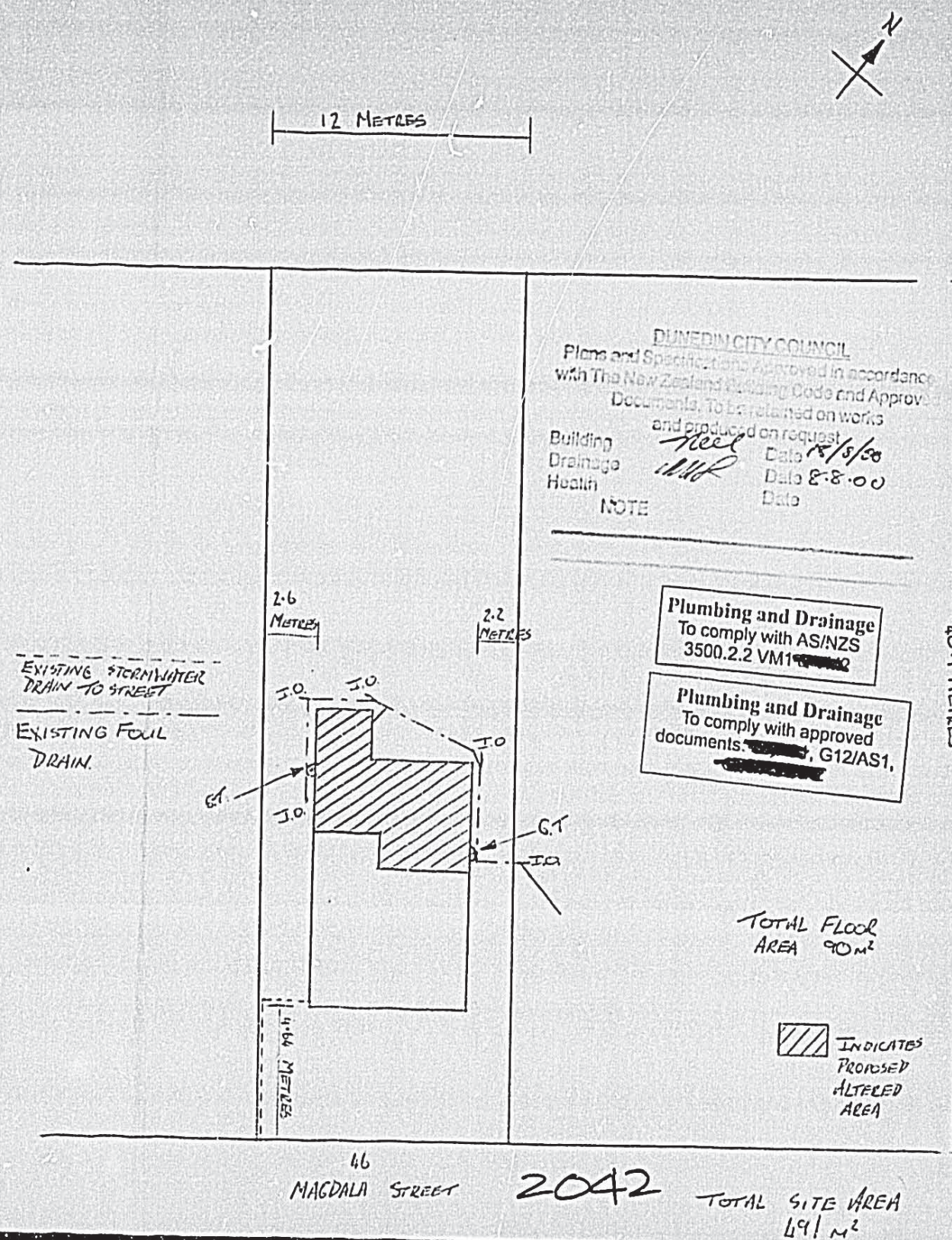
LAPSED CONSENTS: Section 52 of the Building Act 2004 requires that a building consent shall lapse and be of no further effect if work has not commenced within 12 months after the date of issue, or any further period allowed by the Building Consent Authority.

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

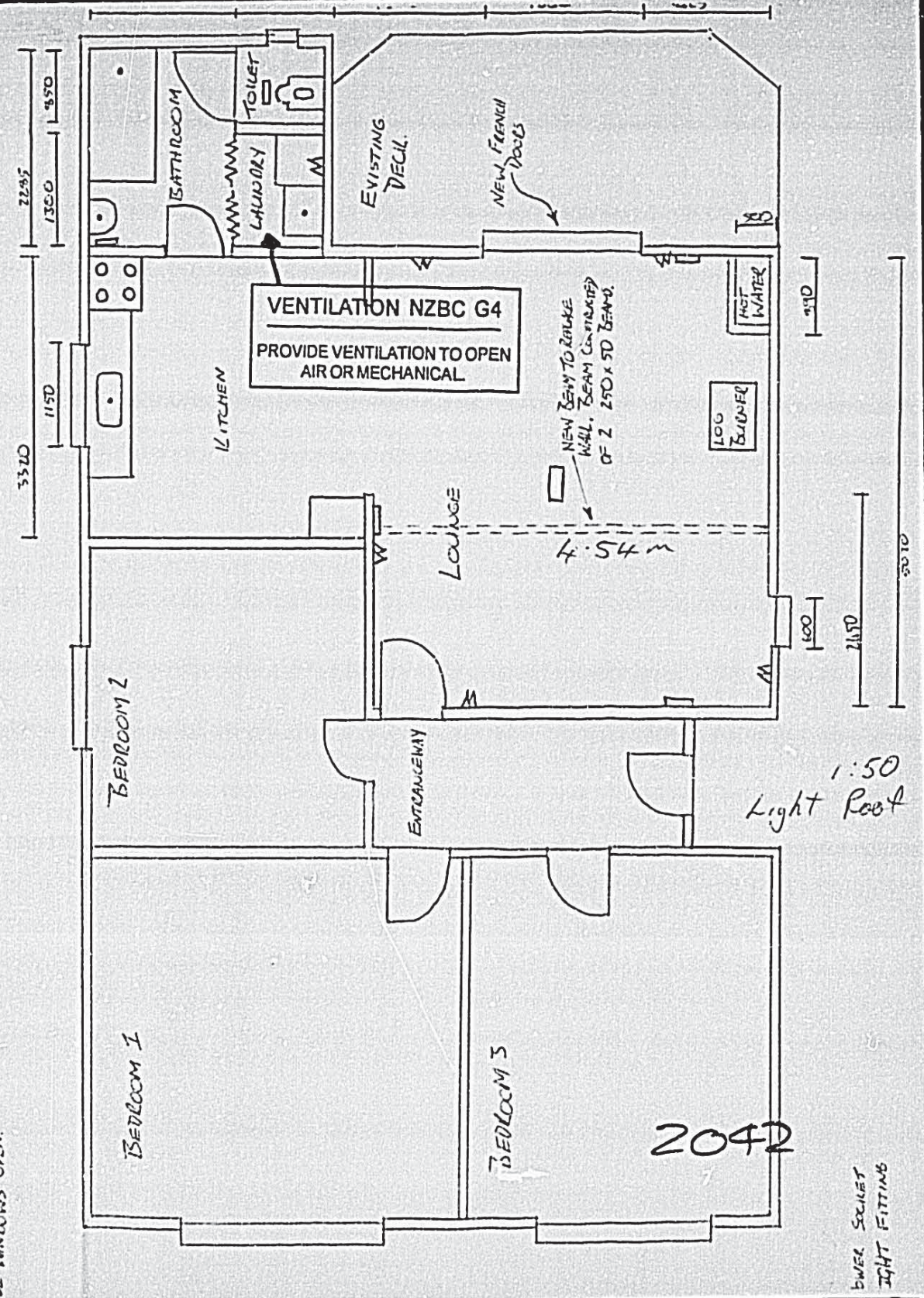


HOT WATER FIRE CHIMNEY

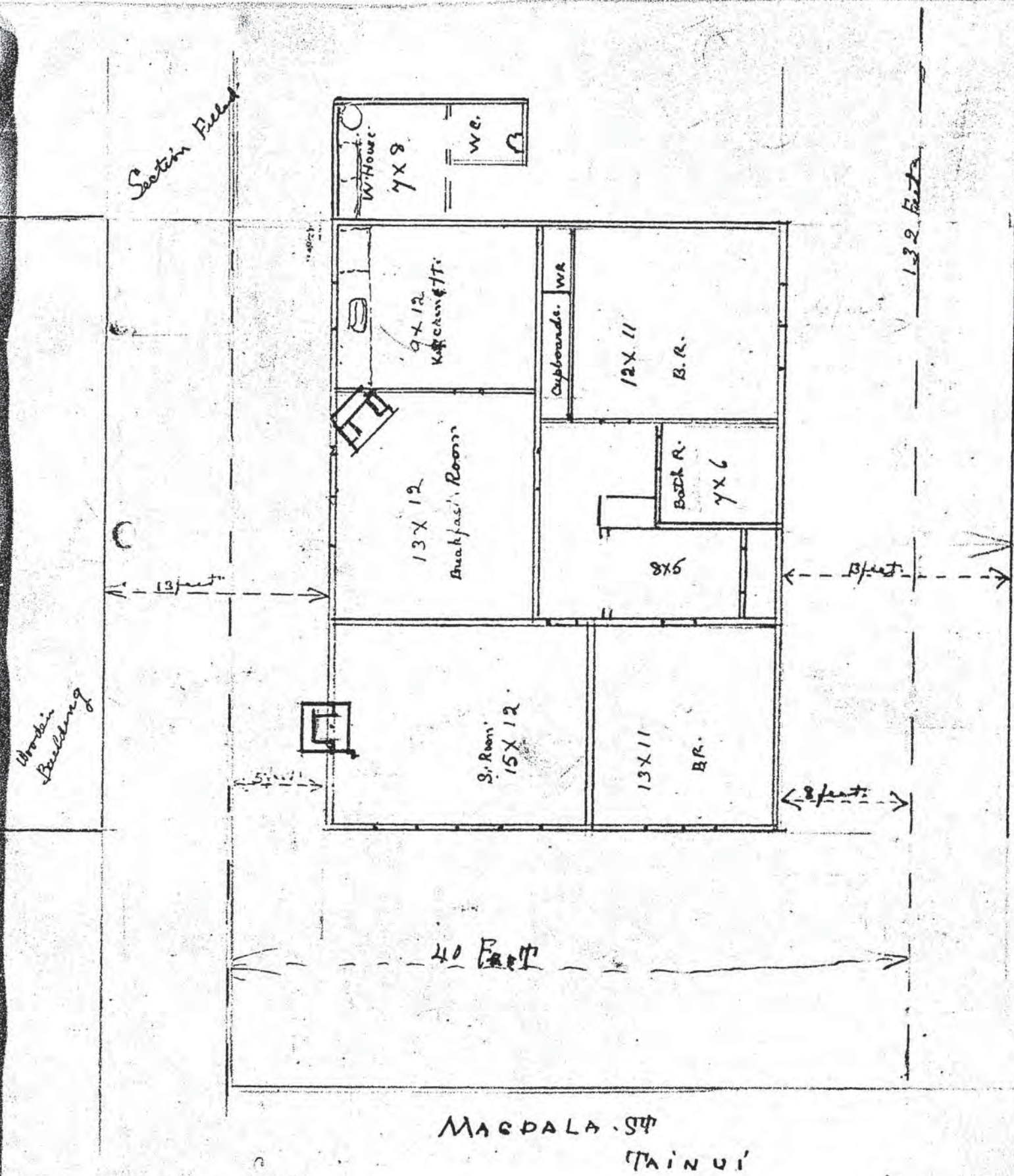
SCALE 1:50

ALL HINGED DOORS
ARE 750 MM
ALL WINDOWS OPEN.

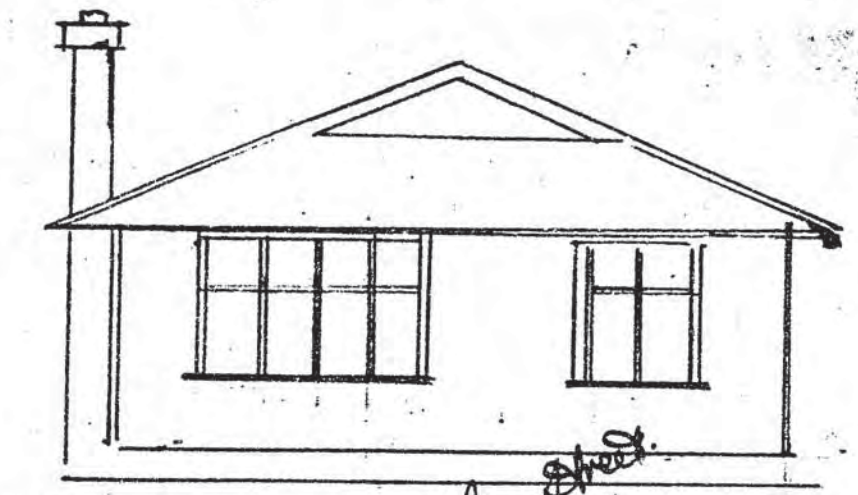
NEW PLAN



BWER SILET
ICHT FITTING



Building
Wooded
Building



Drainage to Magdala St.

24/4/26.

H. Drew.

Proposed Plan of House to be erected.
ON Section 4. BLK. 4. By F. R. Cameron.

8876

DUNEDIN DRAINAGE AND SEWERAGE BOARD

HOUSE CONNECTION PLAN.

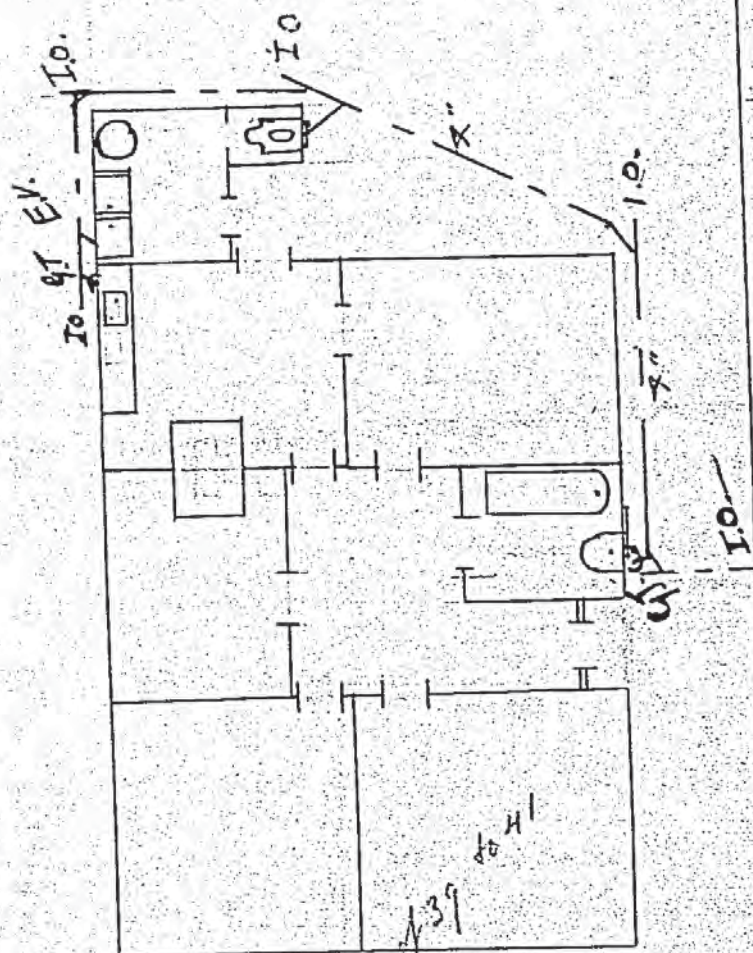
APPLICATION No. **B 8534**

DATE **19/5/26**

SCALE: $\frac{1}{8}$ in. to a Foot.

NEW SEWERAGE DRAINS: RED
STORMWATER: DOTTED BLACK
OLD DRAINS: FULL BLACK

Binding Margin to be left blank



MAGDALA Street

Owner G. Cameron
Street Magdala St
Locality Tainui

Block 4
Section 5 of 39 & 41
Allotment

Signature of Drainer L.H. Bullinger

Aspinall & Sons

B. Ledgerwood

Owner's Name

B/8227 p.p.

allot 4 of 39 & 41

LEGEND

- Existing Drains
- New Foul Drains
- New Stormwater Drains

Empress

Lounge.

MR. Thompson 46 Magdala St

20143

CITY PLANNING DEPARTMENT

Pertuant 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

23/4/82

Signed [Signature] for City Planning Officer

DUNEDIN CITY CORPORATION

COPY OF APPROVED PLAN

OR SPECIFICATION

TO BE RETAINED ON WORKS AND PRODUCED ON REQUEST OF BUILDING INSPECTOR.

DATE 23.5.82

[Signature] CITY ENGINEER