

NIDD
Realty Limited MREINZ



PROPERTY INFORMATION PACK

SAINT KILDA

27 Jackson Street

nidd.co.nz

PRESENTED BY
Kirsty Coulter

NIDD
Realty Limited MREINZ



SAINT KILDA 27 Jackson Street



ASKING PRICE

Visit nidd.co.nz for detail

LAND AREA

373 m² more or less

BUILDING AREA

Approximately 80 m²

OUTGOINGS

Council Rates \$1,870.10 pa

C.V.

\$360,000

LEGAL DESCRIPTION

OT198/184 Allotment 11 Block XXII DP 1259



Kirsty Coulter

Property Consultant

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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 **OT198/184**
Land Registration District **Otago**
Date Issued 17 August 1922

Prior References

OT112/21

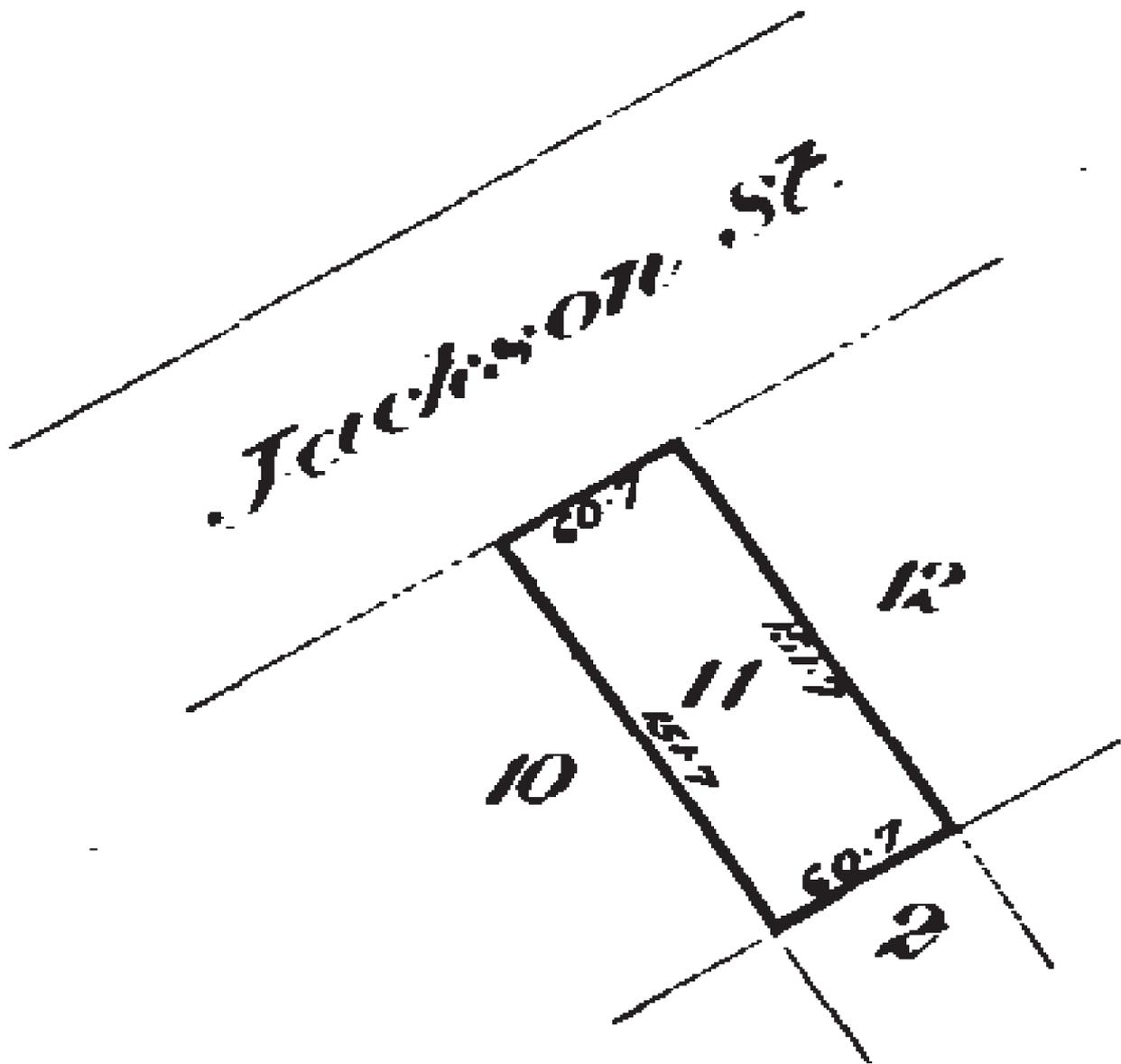
Estate Fee Simple
Area 373 square metres more or less
Legal Description Allotment 11 Block XXII Deposited Plan
1259

Registered Owners

Robert Bruce Haywood and Sheryl May Haywood

Interests

11451167.3 Mortgage to ANZ Bank New Zealand Limited - 5.6.2019 at 3:55 pm





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

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

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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.

Scale at A3:
1:250
12/05/2020
10:23:52 AM



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	5060508
Print Date	12/05/2020 10:29 AM
Address	27 Jackson Street Dunedin
Property Type	Situation
Property Name	
Legal Description	LOT 11 BLK XXII DEEDS 52

BUILDING PERMITS/CONSENTS

Pre-1992 Historical Records (No CCC Required)

Drainage Permit

Details

AAD19151000 A8158 - Plumbing and Drainage, (Harley)

Number	Type	Status	Started
H-1915-131155 (AAD19151000)	Drainage Permit	Historical Record	16/03/1915

Details

AAD19300469 C4461 - Basin Waste, No Plan (Eaton)

Number	Type	Status	Started
H-1930-147440 (AAD19300469)	Drainage Permit	Historical Record	02/04/1930

AAK

Details

AAK19670090 108177 - Erect Glasshouse, No Plan (Groom)

Number	Type	Status	Started
H-1967-247045 (AAK19670090)	AAK	Historical Record	04/05/1967

Details

AAK19770195 78590 - Erect Garage, (Hollick)

Number	Type	Status	Started

H-1977-248592
(AAK19770195)

AAK

Historical Record

14/06/1977

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

DUNEDIN DRAINAGE AND SEWERAGE BOARD

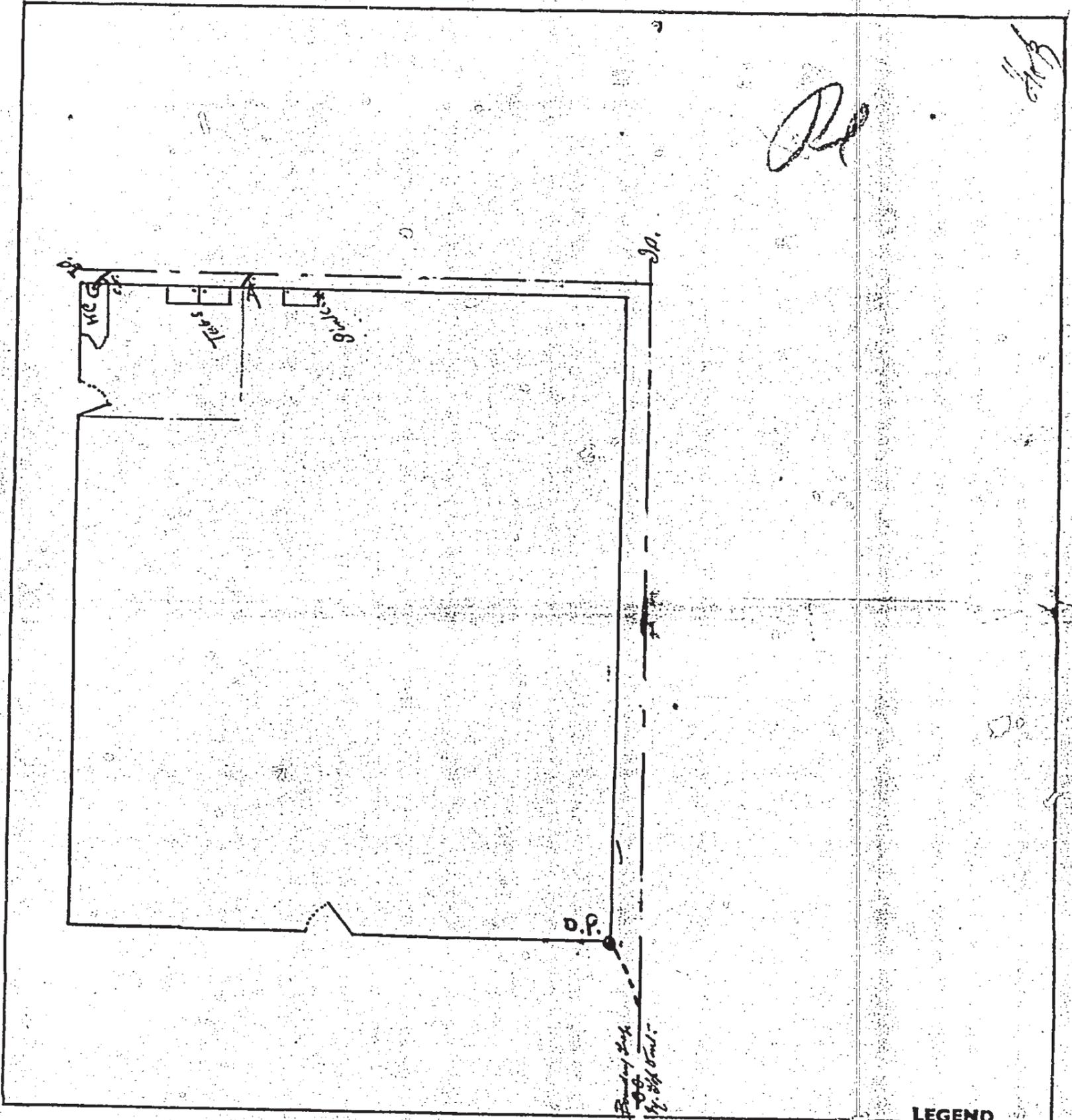
HOUSE CONNECTION PLAN.

APPLICATION No. A/ 8158

DATE 16/2/15

SCALE: 1/4 in. to a Foot.

NEW SEWAGE DRAINS: RED
STORM WATER: DOTTED BLACK
OLD DRAINS: FULL BLACK



LEGEND

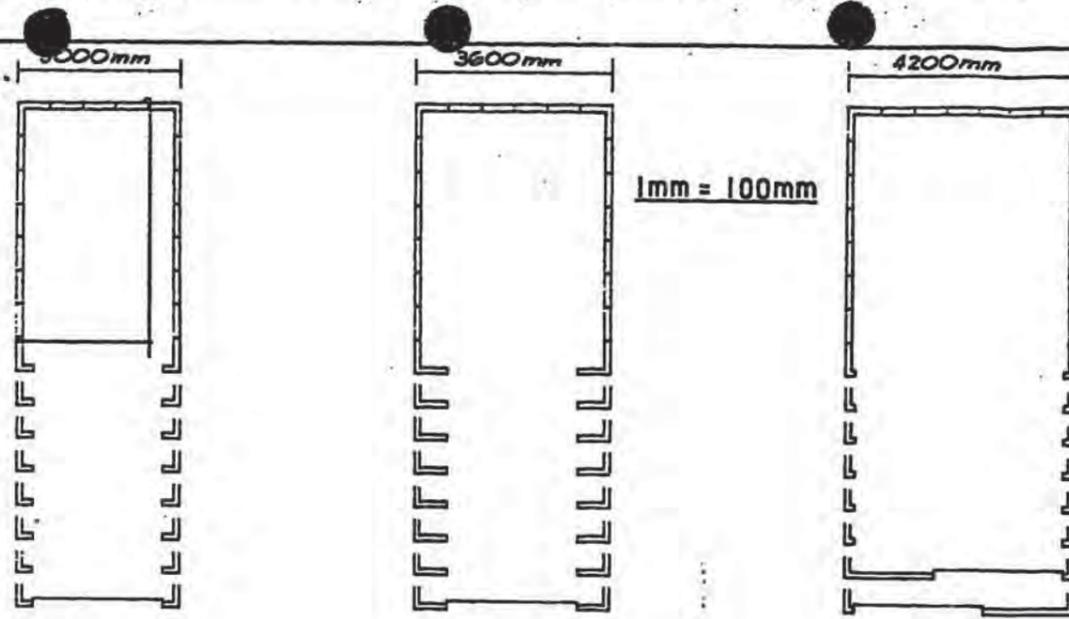
- Existing Drains
- - - New Foul Drains
- · · New Stormwater Drain

D. B. Sewer

Owner Mrs H. Harley
 Street 27 Jackson
 Locality St Kilda

Block 22 St Kilda
 Section _____
 Allotment 10 + 11

Signature of Drainer H. Ross



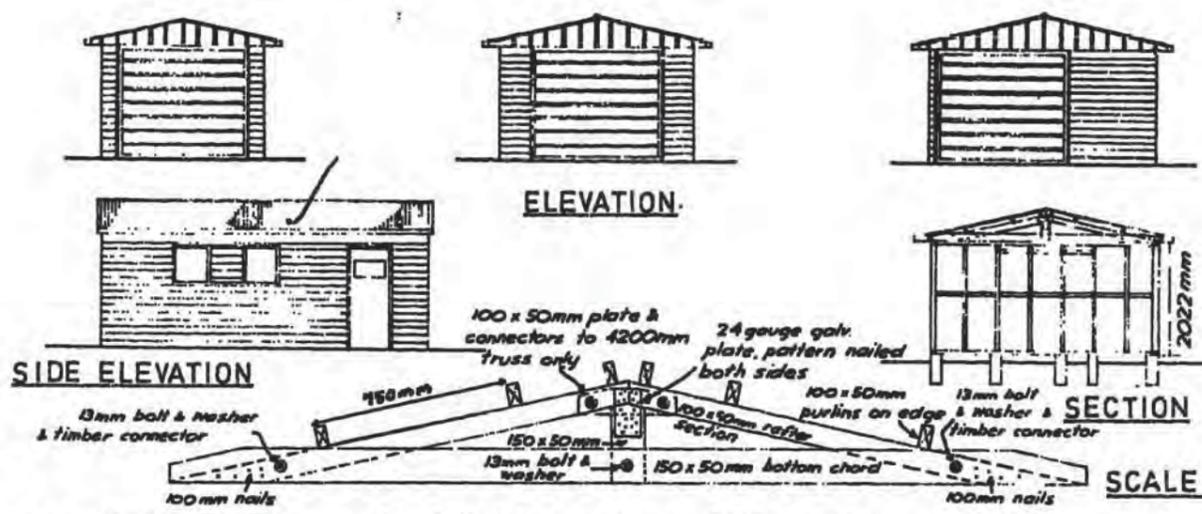
SKYLINE GARAGES
 manufactured by Skyline Buildings Ltd
 64 A Wall's Rd, Penrose, Auckland. Ph 598 821

DUNEDIN DRAINAGE & SEWERAGE BOARD

A separate application to the Drainage Board for a permit for plumbing and/or drainage work is required. Such work to be executed by a Regd. Plumber or Licensed Drainer, respectively and shall comply fully with the Board's By-laws and the D. & S. Act, 1959.

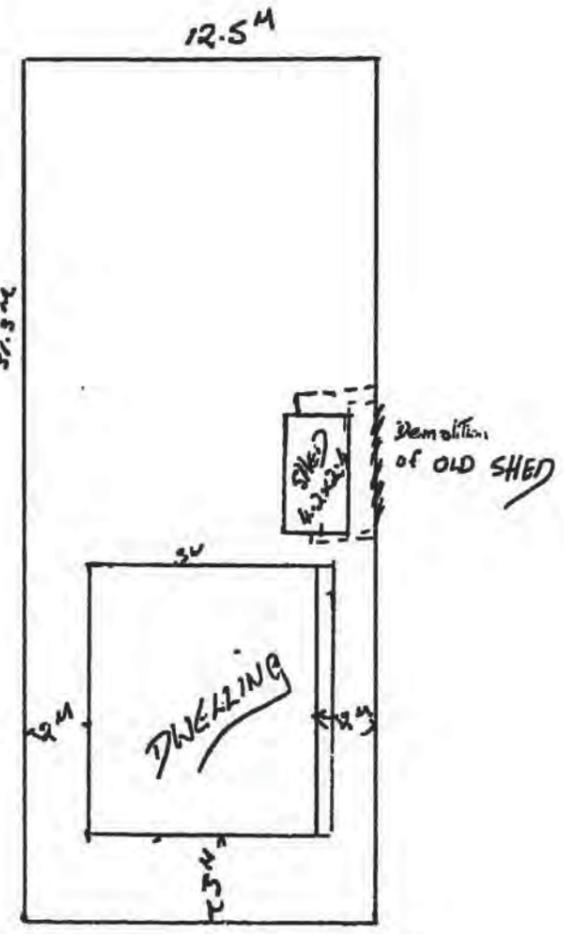
Stormwater to be discharged to EXISTING
STORMWATER FACILITIES

A. Hollings
 14/6/77



Truss as used for 4200mm span placed directly over stud at 2400mm & 1800mm c/s to suit length of building
 Truss as used for 3600mm span scaled down from above with same size members.
 Truss as used for 3000mm span scaled down from above with same size members except 100 x 50mm bottom chord

SPECIFICATIONS: Foundations: ~~200 x 150mm concrete piles at 1200mm and 600mm centres under studs,~~
 or continuous concrete dwarf walls on complete floors.
 Dampcourse: 2 ply d.p.c. under all plates.
 Framing: All timber is borax treated machine gauged radiata.
 All framing is housed i.e. studs checked into plates & nogs checked into studs.
 Studs at 600mm centres } Building up to 18m² - 75 x 50mm
 Top and bottom plates and nogs } Building over 18m² - 100 x 50mm
 Wall braces: 75 x 50mm cut-in on edge
 Door beams: minimum 150 x 50mm with minimum of 13mm check in at each end.
 Roof trusses & purlins as per detail drawing placed over studs at 1800mm & 2400mm to suit
 Dragon ties: 50 x 50mm at 45° over top plates to each corner.
 Roofing: 26 g. galv. corr. iron single sheets Ridging: 26 g. galv. lead edged. Downpipes: 75 x 50mm galv. iron
 Walls: 26 g. galv. metal weatherboards. Spouting: 24g. galv. iron gutters fixed ea. side.
 Doors: 24 g & 26g. metal doors on overhead gear or galv. roller doors.



GARAGE, SHED at 27 Jackson St. for Mr. D. Hollick.
 ST KILDA.

SITE PLAN 1mm = 200mm