

ONE AGENCY

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Dunedin City Council – Land Information Memorandum

Property Address: 15 Rutherford Street Dunedin

Prepared for: Joan Elsie Sutherland

Prepared on: 09-Sep-2025

Property Details:

| | |
|--------------------|------------------------------|
| Property ID | 5035908 |
| Address | 15 Rutherford Street Dunedin |
| Parcels | PT LOT 1 DP 96 |

Disclaimer:

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 Sections 44A, 44B, 44C, and 44D 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 09-Sep-2025

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 Certificate(s) of Title as this report may not include information that is registered on the Certificate(s) of title. The Certificate(s) 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.

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s44A(2)(a) Information identifying any special feature or characteristics of the land

District Plan Hazard Information

Refer to District Plan for Natural Hazards Information section: s44A (2)(f) *Information relating to the use to which the land may be put and any conditions attached to that use.*

Other Natural Hazard Information

Flood Hazards

No information.

Land Stability Hazards

The following land stability hazards have been identified:

Alluvial Fans - Active - Floodwater

The property is located within an area with active floodwater alluvial fans. Active fans are those on which flooding, deposition and/or erosion are possible within the next 500 years. This information has been sourced from **Opus International Consultants (2009): Otago alluvial fans project regional review**. Further information, including a copy of the report is available from <https://www.orc.govt.nz/media/2968/otago-alluvials-project-regional-review-executive-summary.pdf>
<https://www.orc.govt.nz/media/2969/otago-alluvials-project-regional-review-council-committee-report.pdf>

Coastal Hazards

The following coastal hazards have been identified:

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/

Seismic Hazards

No information.

Other Natural Hazards

The following other natural hazards have been identified:

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>

Otago Regional Council Hazard Information

The Regional Council is required to provide information that it holds on Natural Hazards:

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

Contaminated Site, Hazardous Substances and Dangerous Goods

Contaminated Site Information

No information.

Historic Dangerous Goods Licence(s)

No information.

Hazardous Substances

No information.

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 hold any information in relation to Location Test Certificates. If you have any questions, please contact Worksafe.

s44A(2)(b) Information on private and public stormwater and sewerage drains

Drainage

Drainage plans on file are indicative only.

Obtaining your own independent review may be required before commencing drainage works.

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 **29th 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.

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.

s44A(2)(bb) Information Council holds regarding drinking water supply to the land

Water Supply

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

s44A(2)(c) Information relating to any rates owing in relation to the land

Rates Details

Rates Assessment Details

| | |
|---------------------------------|------------------------------|
| Rate Account | 2035908 |
| Address | 15 Rutherford Street Dunedin |
| Valuation Number | 27360-25500 |
| Latest Valuation Details | |
| Capital Value | \$400,000 |
| Land Value | \$180,000 |
| Value of Improvements | \$220,000 |
| Area (Hectares) | 0.0304HA |
| Units of Use | 1 |

Current Rates

| | |
|------------------------------|-------------|
| Current Rating Year Starting | 01-Jul-2025 |
| Dunedin City Council Rates | \$3,251.40 |

| | |
|-----------------------------------|-------------------|
| Rates Outstanding for Year | \$2,660.48 |
|-----------------------------------|-------------------|

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.

s44A(2)(d) Consents, Certificates, Notices, Orders or Requisitions affecting the land or any buildings on the land

(da) the information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004:s44A and

(2)(e) Information concerning any Certificate issued by a Building Certifier pursuant to the Building Act 1991 or the Building Act 2004

Building and Drainage Consents

There are no records of any Building Consents for this property.

Building and Drainage Permits

[H-1930-15295](#) AAB19300653

2365 - Erect Dwelling, (Love Construction). The permit was lodged on 01-Mar-1930.

[H-1940-23244](#) AAB19400658

8986 - Add Sunporch, (Jackson). The permit was lodged on 19-Feb-1940.

[H-1915-130393](#) AAD19150178

A8000 - Plumbing and Private Drain in Common between 11 and 15 Rutherford Street, (White). The permit was lodged on 01-Mar-1915.

[H-1915-130394](#) AAD19150179

A9191 - Drain Extension and Stormwater, No Plan. The permit was lodged on 17-Aug-1915.

[H-1930-147122](#) AAD19300134

C4333 - Plumbing and Drainage, (Love Construction). The permit was lodged on 26-Feb-1930.

[H-1940-156523](#) AAD19400093

D5748 - Alter Plumbing and Extend Drainage, (Jackson). The permit was lodged on 13-Feb-1940.

[H-1973-201039](#) AAD19730238

J2859 - Alter Plumbing and Drainage, (Harwood). The permit was lodged on 06-Nov-1973.

Building Notices

No Building Notices

Resource Consents

There are no resource consents for this property.

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.

Alcohol Licensing

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

Health Licensing

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

s44A(2)(ea) Information notified under Section 124 of the Weathertight Homes Resolution Services Act 2006

No information.

s44A (2)(f) Information relating to the use to which the land may be put and any conditions attached to that use

District Plan

The information on district plan requirements is correct at the date this LIM is issued. Note that the Dunedin City Second Generation District Plan ("The 2GP") is subject to change at any time. To check whether any changes have occurred since the date this LIM was issued, consult the information and relevant planning maps in 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.

SECOND GENERATION DISTRICT PLAN INFORMATION

Zoning

- General Residential 2 (refer Section 15, Residential)

Scheduled Items

- Nil

Overlay Zones

- Nil

Mapped Areas

- Caversham Mapped Area

District Plan Map

The District Plan map is available [online here](#). Instructions on how to use the map are [available here](#).

You can also access the District Plan map and instructions by visiting the Dunedin City Council 2GP Website at:

<https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan>

s44A(2)(g) Information regarding the land which has been notified to Council by another statutory organisation

No information.

s44A(2)(h) Information regarding the land which has been notified to Council by any network utility operator pursuant to the Building Act 1991 or Building Act 2004

No information.

Section 44A(3) Information concerning the land as the authority considers, at its discretion, to be relevant.

Building Information

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>

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.

Planning

Resource Consents within 50m of 15 Rutherford Street Dunedin

[5035852 7 Pencarrow Street Dunedin](#)

[RMA-1994-356724](#) Resource Management Act (Historical Data) ERECT EXTENSION ONTO SIDE OF EXISTING HOUSE Ownr: G & C FLANNERY / App: G & C FLANNERY 7 PENCARROW ST (Non-Notified - Non Complying). The outcome was Granted on 26/04/1994.

[5035856 285 South Road Dunedin](#)

[RMA-1965-353778](#) Resource Management Act (Historical Data) CLOTHING FACTORY / App: YEL SPORTSWEAR LTD (Notified - Non Complying). The outcome was Granted on 30/03/1965.

5035857 287 South Road Dunedin

[RMA-1965-353778](#) Resource Management Act (Historical Data) CLOTHING FACTORY / App: YEL SPORTSWEAR LTD (Notified - Non Complying). The outcome was Granted on 30/03/1965.

5035859 287C South Road Dunedin

[RMA-1965-353778](#) Resource Management Act (Historical Data) CLOTHING FACTORY / App: YEL SPORTSWEAR LTD (Notified - Non Complying). The outcome was Granted on 30/03/1965.

5035860 289 South Road Dunedin

[RMA-2005-369562](#) Resource Management Act (Historical Data) alter Mitchells Tavern (Non-Notified - Restricted Discretionary). This consent has since Lapsed.

[RMA-2001-364965](#) Resource Management Act (Historical Data) ERECT SIGNS THAT EXCEED MAXIMUM SIZE (Non-Notified - Restricted Discretionary). The outcome was Granted on 27/03/2002.

[RMA-1996-359724](#) Resource Management Act (Historical Data) Planning Certificate for the Sale of Liquor (Non-Notified COC). The outcome was Granted on 05/06/1996.

[RMA-1998-362296](#) Resource Management Act (Historical Data) TEMPORARY ELECTION SIGNS ON SEVEN PRIVATE PROPERTIES (Non-Notified - Non Complying). The outcome was Granted on 14/09/1998.

[RMA-1998-362249](#) Resource Management Act (Historical Data) LAND USE COMPLIANCE CERTIFICATE UNDER S. 31 (1)(E) OF THE SALE OF LIQUOR ACT 1989. (Other). The outcome was Granted on 04/09/1998.

[RMA-1996-359866](#) Resource Management Act (Historical Data) SIGN APPLICATION DBTR - MILLER STUDIOS LIMITED (Non-Notified - Non Complying). The outcome was Granted on 19/08/1996.

[RMA-1965-353778](#) Resource Management Act (Historical Data) CLOTHING FACTORY / App: YEL SPORTSWEAR LTD (Notified - Non Complying). The outcome was Granted on 30/03/1965.

[POL-2001-349942](#) Planning Other Legislation LIQUOR LICENCE FOR MITCHELLS (Other). The outcome was Granted on 10/07/2001.

[POL-2003-350138](#) Planning Other Legislation PLANNING CERTIFICATE FOR A LIQUOR LICENCE (Other). The outcome was Granted on 25/06/2003.

[POL-2002-350015](#) Planning Other Legislation LIQUOR LICENSE. The outcome was Granted on 05/04/2002.

5035863 18A Rutherford Street Dunedin

[RMA-1996-359600](#) Resource Management Act (Historical Data) cross lease plan update (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 29/05/1996.

[RMA-1993-356178](#) Resource Management Act (Historical Data) ER CONSERVATORY AT FRONT OF FLAT Ownr: MRS E OLSEN / App: NU LOOK WINDOWS 16 WILKIE RD DUNEDIN (Non-Notified - Non Complying). The outcome was Granted on 03/09/1993.

5035914 265 South Road Dunedin

[RMA-1998-361891](#) Resource Management Act (Historical Data) SUBDIVISION INTO TWO LOTS Hazards Comments: (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 28/05/1998.

5035915 263 South Road Dunedin

[POL-2013-53](#) Planning Other Legislation certificate for the purpose of the Sale of Liquor Act 1989. The outcome was Granted on 07/10/2013.

[RMA-1998-361891](#) Resource Management Act (Historical Data) SUBDIVISION INTO TWO LOTS Hazards Comments: (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 28/05/1998.

[RMA-1997-361612](#) Resource Management Act (Historical Data) ERECT POLE SIGN DBTR MILLER STUDIOS LIMITED Hazards Comments: (Non-Notified - Non Complying). The outcome was Granted on 29/01/1998.

[RMA-1991-353173](#) Resource Management Act (Historical Data) SKY SIGN + 3 VARIOUS Ownr:SHUM / App: NZ LOTTERI (Non-Notified - Non Complying). The outcome was Declined on 17/06/1995.

[RMA-1991-353224](#) Resource Management Act (Historical Data) ER LOTTO SIGN ABOVE VARANDAH Ownr:SHUM / App: NZ LOTT.CO (Non-Notified - Non Complying). The outcome was Declined on 08/08/1991.

[RMA-1965-353765](#) Resource Management Act (Historical Data) STORAGE BUILDING / App: NICOL BDRS LTD (Notified - Non Complying). The outcome was Granted on 02/03/1965.

[RMA-1962-353623](#) Resource Management Act (Historical Data) ERECT STORAGE BUILDING / App: HAYNES PICTURE MLDGS W E BULLMAN (Notified - Non Complying). The outcome was Granted on 06/06/1962.

[RMA-1995-353016](#) Resource Management Act (Historical Data) DISPENSATION (Non-Notified - Non Complying).

[5035917 6 David Street Dunedin](#)

[RMA-1965-353765](#) Resource Management Act (Historical Data) STORAGE BUILDING / App: NICOL BDRS LTD (Notified - Non Complying). The outcome was Granted on 02/03/1965.

[RMA-1962-353623](#) Resource Management Act (Historical Data) ERECT STORAGE BUILDING / App: HAYNES PICTURE MLDGS W E BULLMAN (Notified - Non Complying). The outcome was Granted on 06/06/1962.

[5035921 26 David Street Dunedin](#)

[RMA-2001-365307](#) Resource Management Act (Historical Data) TECHNICAL NON-COMPLIANCE ARISING FROM CROSS LEASE SUBDIVISION (Non-Notified - Non Complying). The outcome was Granted on 19/12/2001.

[RMA-2001-365306](#) Resource Management Act (Historical Data) AMEND BOUNDARIES OF EXISTING CROSS LEASE OF FLAT A (Non-Notified - Restricted Discretionary). The outcome was Granted on 19/12/2001.

[5038894 3 David Street Dunedin](#)

[RMA-1998-361740](#) Resource Management Act (Historical Data) CERTIFICATE OF COMPLIANCE - S.139 (Other). The outcome was Granted on 04/02/1998.

[RMA-1994-356885](#) Resource Management Act (Historical Data) CONVERT EXISTING LOADING DOCK INTO SHOP Ownr:B L CLARKE / App: B L CLARKE 3 DAVID ST (Non-Notified - Non Complying). The outcome was Granted on 12/07/1994.

[5069497 267 South Road Dunedin](#)

[POL-2003-350190](#) Planning Other Legislation PLANNING CERTIFICATE FOR LIQUOR STORE (Other). The outcome was Granted on 31/10/2003.

[5113858 22 Rutherford Street Dunedin](#)

[LUC-2007-757](#) Land Use Consent Technical non-compliance associated with subdivision of the site. The outcome was Granted on 25/01/2008.

[SUB-2007-271](#) Subdivision Consent 2-lot Residential 2 subdivision involving 2 existing dwellings. The outcome was Granted on 25/01/2008.

[RMA-1982-354214](#) Resource Management Act (Historical Data) CONVERT DWG TO VETERINARY CLINIC Ownr:DOBBINSON & ORS / App: S S A DOBBINSON 597 ANDERSONS BAY RD (Notified - Non Complying). The outcome was Granted on 15/11/1982.

[5113859 20 Rutherford Street Dunedin](#)

[LUC-2007-757](#) Land Use Consent Technical non-compliance associated with subdivision of the site. The outcome was Granted on 25/01/2008.

[SUB-2007-271](#) Subdivision Consent 2-lot Residential 2 subdivision involving 2 existing dwellings. The outcome was Granted on 25/01/2008.

[RMA-1982-354214](#) Resource Management Act (Historical Data) CONVERT DWG TO VETERINARY CLINIC
Ownr: DOBBINSON & ORS / App: S S A DOBBINSON 597 ANDERSONS BAY RD (Notified - Non Complying). The outcome was Granted on 15/11/1982.

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.

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.

3 Waters

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.

Transport

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

Vehicle crossing - no vehicle access

This property appears to have no vehicle access, pedestrian access only.

Private stormwater lateral.

Private stormwater laterals collect stormwater from private properties guttering and runs under the footpath to the kerb and channel on the roadside. The stormwater laterals are private pipes and are the responsibility of the landowner who they service, the repair and maintenance of these pipe's rests solely with the property owner. As the landowner you must maintain your stormwater lateral to ensure that it doesn't become a safety hazard for pedestrians or other road users.

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.

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 and Supply of Alcohol Act |
| BCM | Building Complaint |
| CER | Certifier |
| COA | Certificate of Acceptance |
| DGL | Dangerous Goods Licensing |
| ENV | Health complaint |
| HTH | Health licence |
| LIQ | Alcohol 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

Appendices



Photographic Map

Scale at A4:

1:750

3/09/2025
8:02:47 PM



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.

2018-2019 Urban, Copyright DCC/Aerial Surveys
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2006, copyright T erralink International Ltd.

DUNEDIN DRAINAGE AND SEWERAGE BOARD

HOUSE CONNECTION PLAN.

APPLICATION No. A/8000

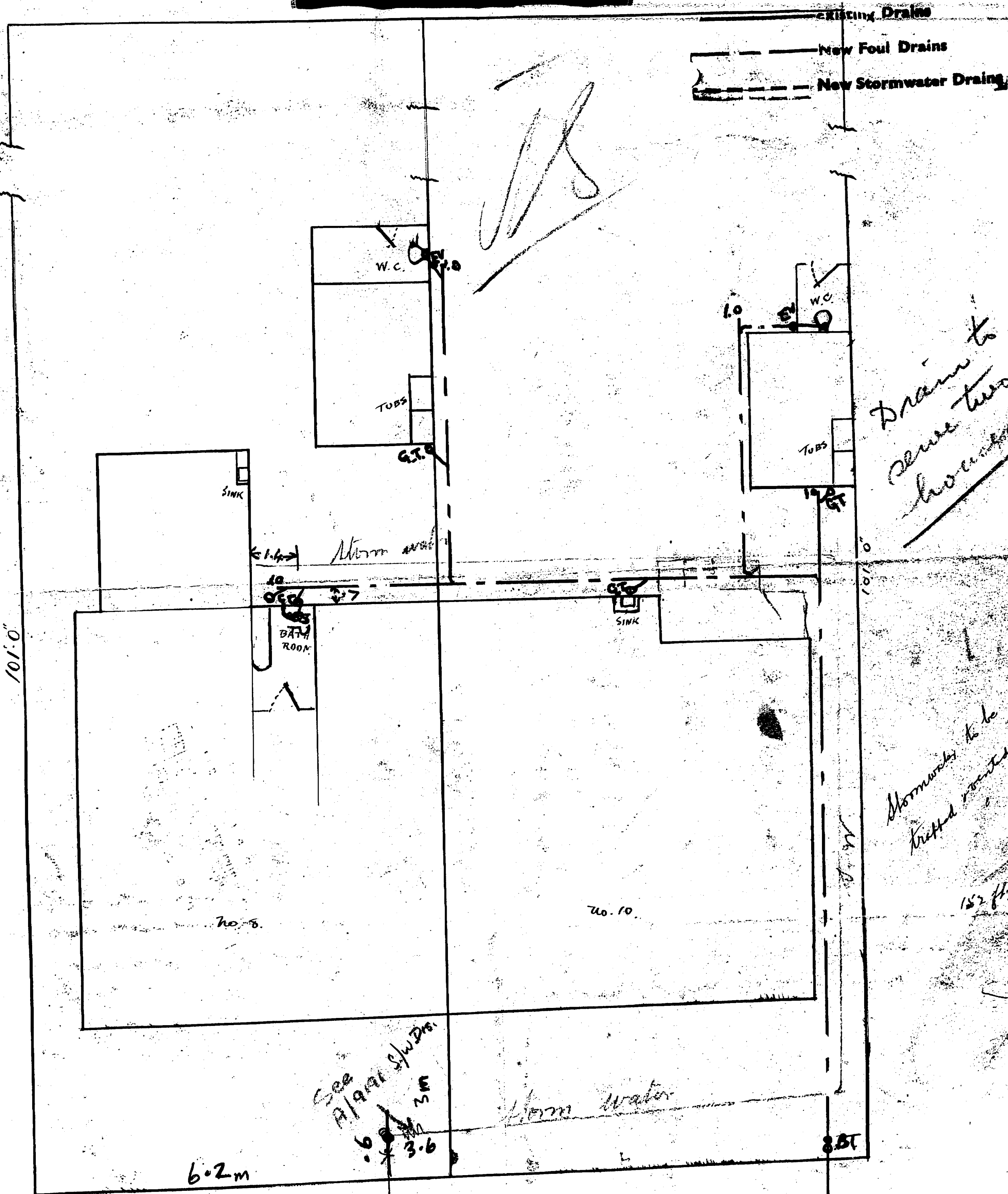
DATE 1/3/15

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

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



LFG-ND



DRAIN CLEANED
15-7-88

Rutherford Street

Owner Henry White

Street 8 + 10 Rutherford

Locality Claverham

Block St Andrews

Section 1

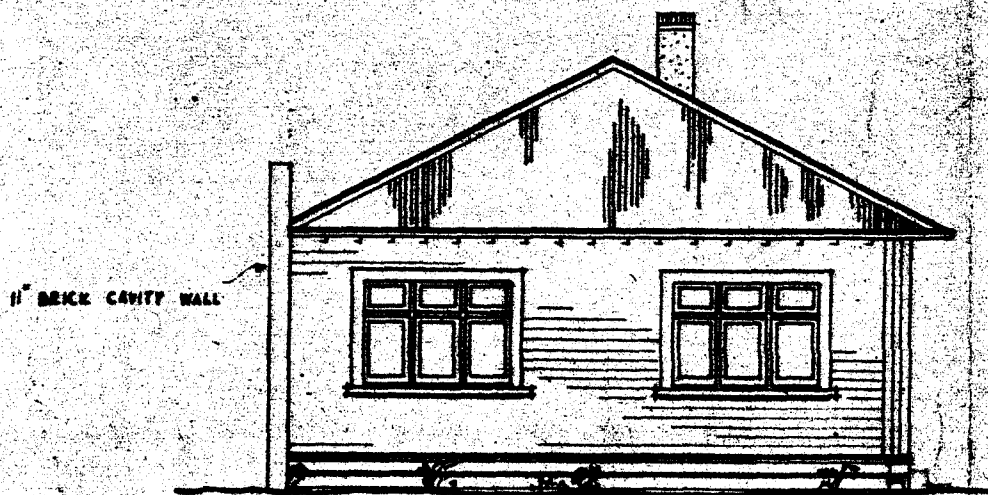
Allotment

Signature of Drainer Gas. Colbert

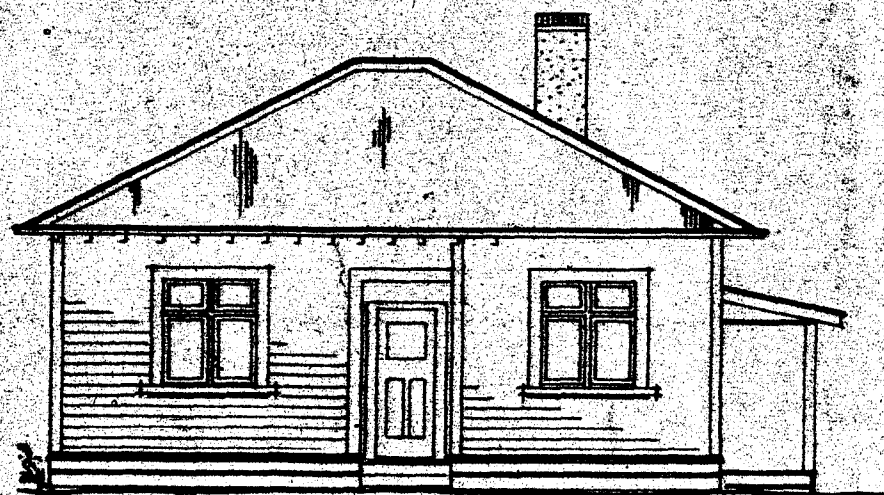
Binding margin to be 1

DUNEDIN CITY COUNCIL

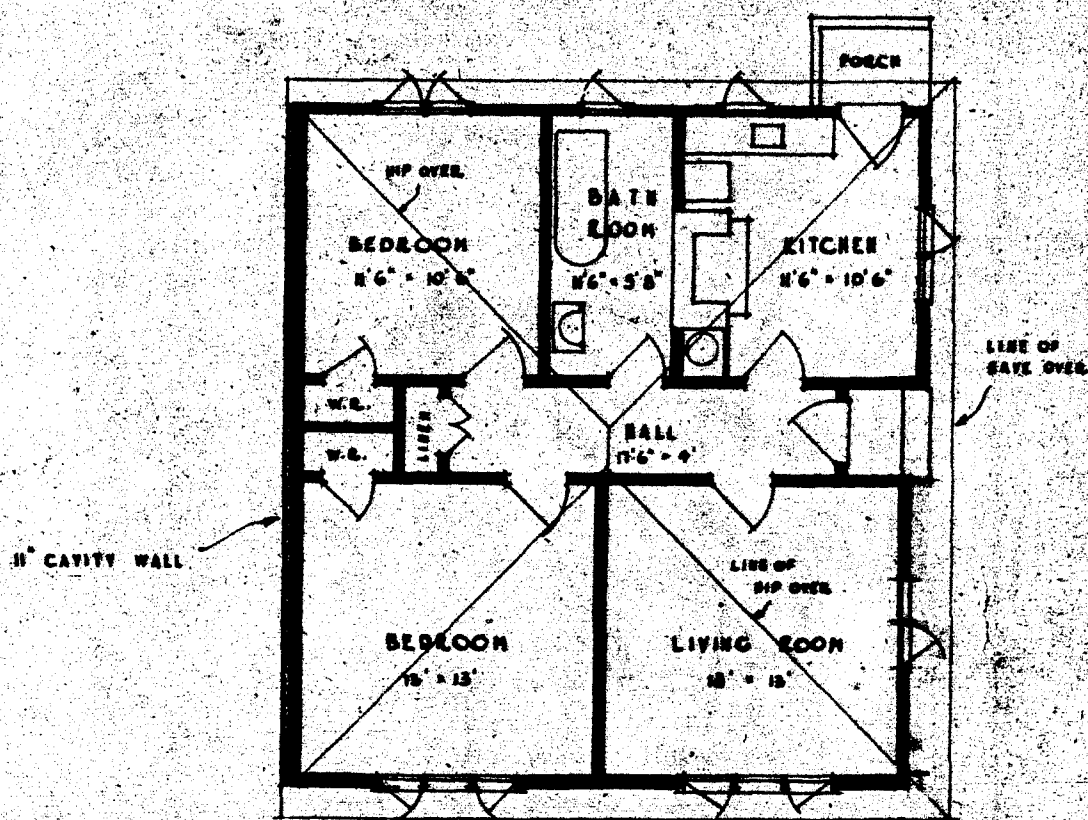
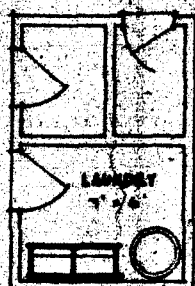




FRONT ELEVATION



SIDE ELEVATION



FLOOR PLAN

SCALE:—
 $\frac{1}{8}$ INCH = 1 FOOT

RESIDENCE OF 4 ROOMS
 ETC.

IN RUTHERFORD ST CAVERSHAM

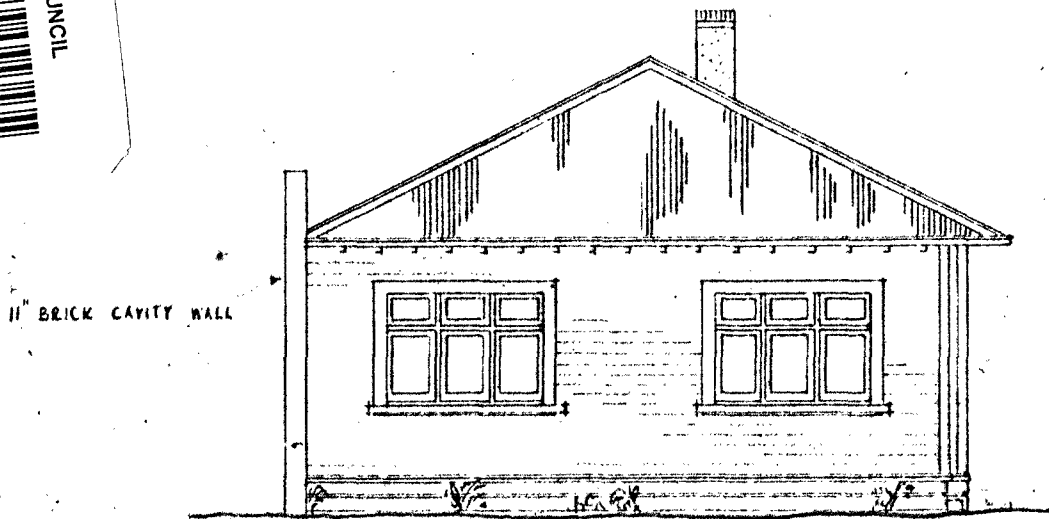
THE LOVE CONSTRUCTION Co., Ltd.
 BUILDING CONTRACTORS
 & STRUCTURAL ENGINEERS.

C.P.S.

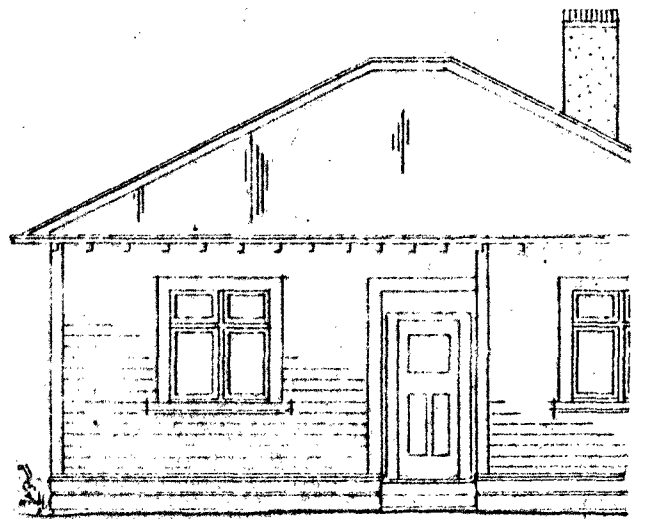
20 JAN 1931

DUNEDIN - N.Z.

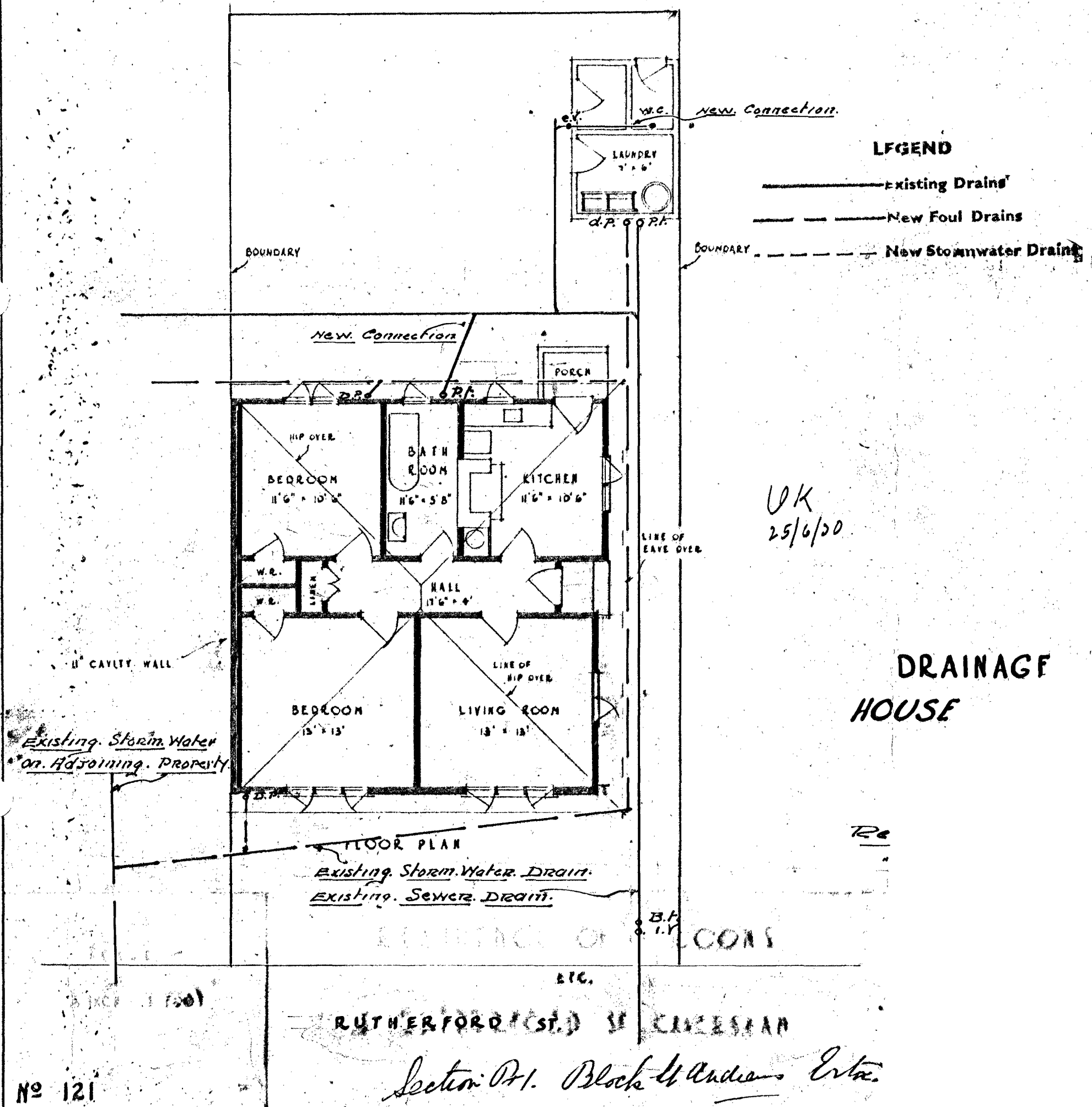
D/4333



FRONT ELEVATION



SIDE ELEVATION

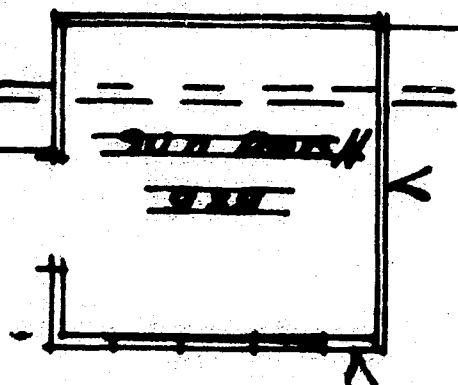


ROTHERFORD SC

PLUMBING DRAINAGE
SEWERAGE

19/4/40
J. J. J. J.
Application of 5/48 for Drains
and Plumbing alterations
J. J.

drain connected



SUN PORCH for
Mr. JACKSON.

Part 1. At the house

about 5 ft

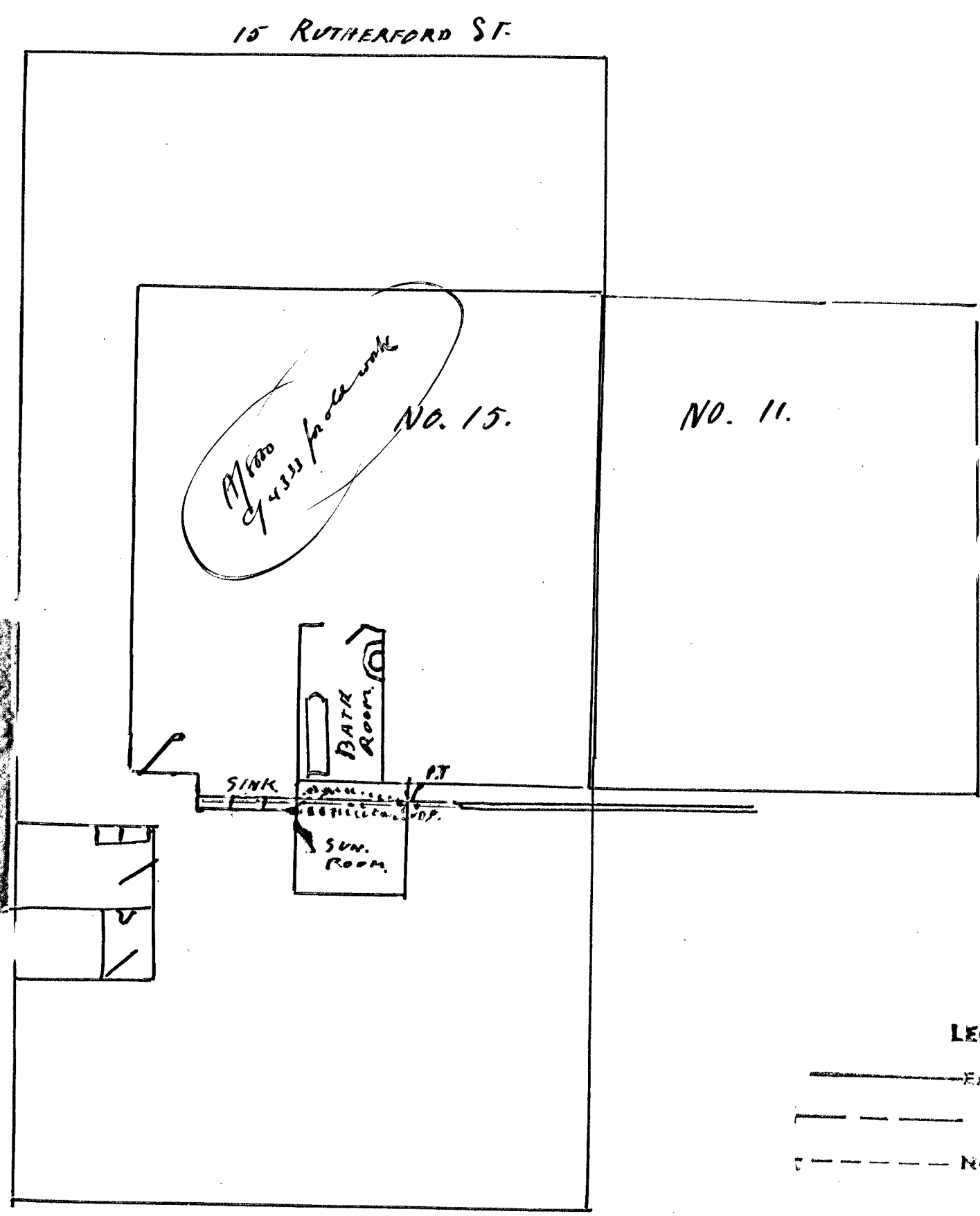
8986

A/8000
C/4333

DUNEDIN DRAINAGE AND SEWERAGE BOARD
HOUSE CONNECTION PLAN.

APPLICATION NO. **D/5748**
DATE 18/2/10
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



LEGEND

- Existing Drains
- Foul Drains
- New Stormwater Drains

Owner Mr. Jackson Block St Andrews Egh
Street 15 Rutherford St. Section _____
Locality Caversham Allotment 241 Plan 96
Signature of Drainer August Ferguson

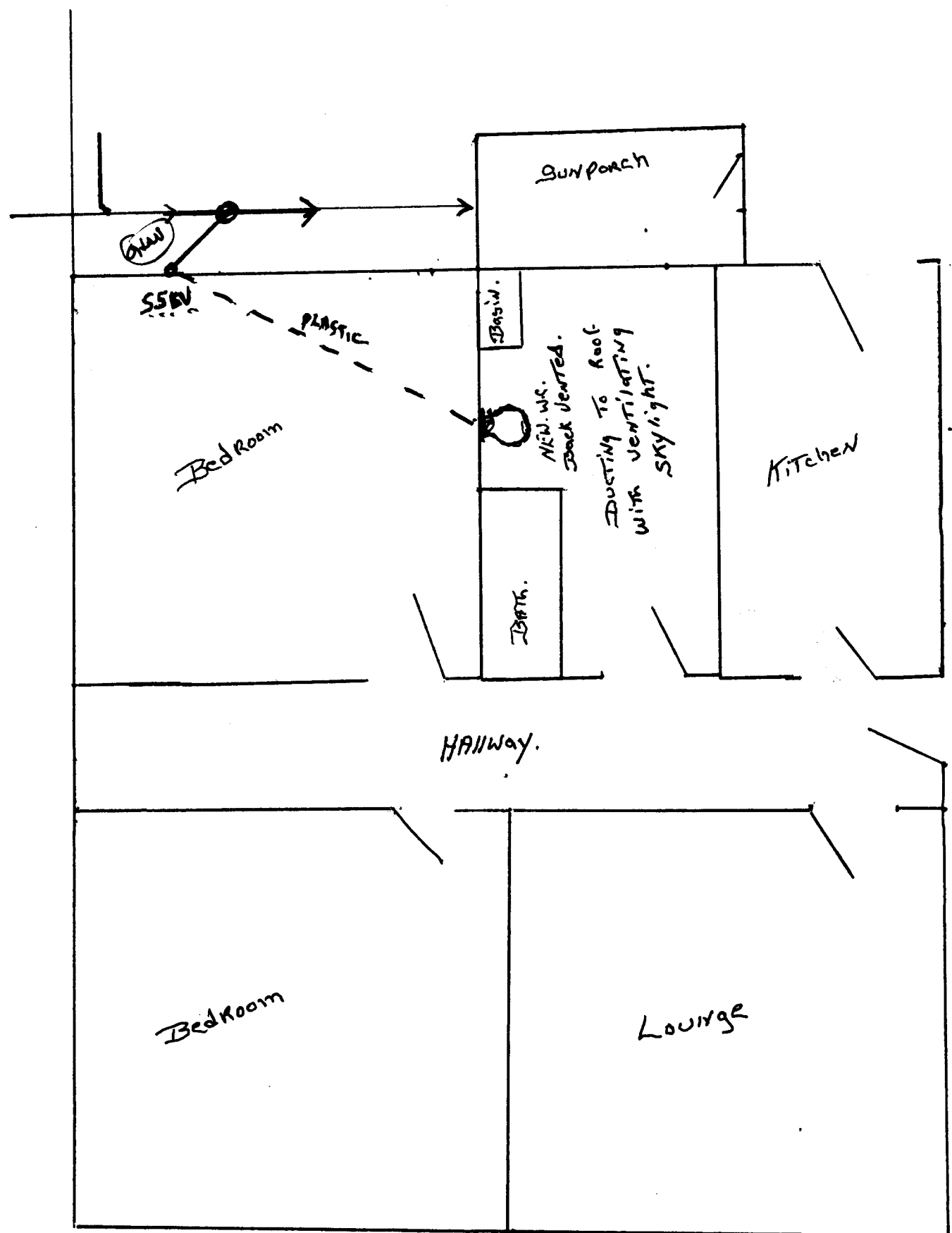
DUNEDIN DRAINAGE AND SEWERAGE BOARD

House Connection Plan

APPLICATION No. J/2859 S.Y.
DATE 6th November 1973

SCALE (^{TO BE} _{SHOWN}) 1/4" = 10 feet.

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



LEGEND

_____ Existing Drains
_____ New Foul Drains
_____ New Stormwater Drains

Binding Margin to be left Blank

Signature of Drainer D. G. Sharp

Rutherford ST.

Owner Mrs M HARWOOD **Street & Locality** 15 RUTHERFORD ST. CAVERSHAM.
Block _____ **Section** _____ **Allotment** _____