

ONE AGENCY

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Please be aware that this LIM report is from **19 December 2024** and there may be some differences between this report and a current LIM report.

# Dunedin City Council Land Information Memorandum

99170

**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 **19 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

30A Gamma Street Dunedin

**LIM Applicant  
Print Date**

Shelley Leigh McConaughy  
19-Dec-2024

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## PROPERTY DETAILS

<b>Property ID</b>	5102253
<b>Address</b>	30A Gamma Street Dunedin
<b>Parcels</b>	UNIT 2 DP 24537 on LOT 1 DP 24322

<b>Rubbish Day</b>	Tuesday
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## RATES DETAILS

<b>Rate Account</b>	2101683
Address	30A Gamma Street Dunedin
Valuation Number	26970-65100-B
<b>Latest Valuation Details</b>	
Capital Value	\$910,000
Land Value	\$395,000
Value of Improvements	\$515,000
Area (Hectares)	
Units of Use	1
<b>Current Rates</b>	
Current Rating Year Starting	01-Jul-2024
Dunedin City Council Rates	\$4,402.07
<b>Rates Outstanding for Year</b>	\$3,411.62

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

Drainage plans on file are indicative only.

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

### 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 was reviewed for code compliance after two years. Compliance with /CCC
	Refused	-	the Building Code could not be established and therefore the Code Compliance Certificate has been 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-1995-330116](#) Building Consent - ABA950590

0590 - Erect Dwelling (Collins)

Lodgement Date	28-Feb-1995
Decision	Granted
Decision Date	11-Apr-1995
Current Status	<b>CCC Issued</b>
Previous Number	ABA950590
<i>(Applications before 2007)</i>	

#### [ABA-1997-339958](#) Building Consent - Alter Dwg/Plb & Drge

Lodgement Date	14-May-1997
Decision	Granted
Decision Date	15-May-1997
Current Status	<b>CCC Issued</b>
Previous Number	ABA971521
<i>(Applications before 2007)</i>	

[ABA-1998-343860](#) Building Consent - Install Heater - Matai IMF

Lodgement Date	24-Jun-1998
Decision	Granted
Decision Date	24-Jun-1998
Current Status	<b>CCC Issued</b>
Previous Number	ABA981834
<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-1916-133013](#) AAD19160871

A10196 - Plumbing and Drainage (Guymer). The permit was lodged on 16-Feb-1916.

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

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

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 hold 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](mailto: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](http://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 19<sup>th</sup> August 2024, the partially operative Dunedin City Second Generation District Plan ("The 2GP") almost completely superseded 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

### District Plan Information for 30A Gamma Street Dunedin (5102253)

#### Zoning

This property is zoned as follows in the District Plan.

<i>Zone</i>	<i>Subzone</i>	<i>Name</i>
RESIDENTIAL	R1	Dunedin

#### 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<sub>max</sub> 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

## SECOND GENERATION PLAN INFORMATION

#### Zoning

- General Residential 1 (refer Section 15, Residential)

#### Scheduled Items

- Nil

#### Overlay Zones

- Nil



## Mapped Areas

- Nil

## Resource Consents

The following Resource Consents are recorded for this property.

<a href="#">RMA-1994-358103</a>	Resource Management Act (Historical Data)
Description	Subdivision Ownr: COLLINS J.K. / App: B. Weedon PO Box 1083
Lodgement Date	16-Mar-1994
Decision	Granted
Decision Date	28-Apr-1994
Current Status	<b>Consent Issued</b>

<a href="#">RMA-1994-358246</a>	Resource Management Act (Historical Data)
Description	Unit Title Plan Ownr: COLLINS G / App: D.N. McKinnon PO Box 1083
Lodgement Date	28-Oct-1994
Decision	Granted
Decision Date	15-Nov-1994
Current Status	<b>Consent Issued</b>
Consent Stages	
Type	s224 Certificate
Issued Date	22 December 1994
Further Details	

<a href="#">RMA-1994-356458</a>	Resource Management Act (Historical Data)
Description	Ownr: JK COLLINS / App: JK COLLINS
Lodgement Date	16-Mar-1994
Decision	Granted
Decision Date	28-Apr-1994
Current Status	<b>Consent Lapsed</b>

<a href="#">RMA-1994-356603</a>	Resource Management Act (Historical Data)
Description	Ownr: GEOFF COLLINS
Lodgement Date	28-Oct-1994
Decision	Granted
Decision Date	15-Nov-1994
Current Status	<b>Consent Issued</b>
Consent Stages	
Type	s224 Certificate
Issued Date	22 December 1994
Further Details	

<a href="#"><u>RMA-1995-357343</u></a>	Resource Management Act (Historical Data)
Description	ER RETAIN.WALL Ownr: J K COLLINS
Lodgement Date	28-Feb-1995
Decision	Granted
Decision Date	02-May-1995
Current Status	<b>Consent Issued</b>

## **RESOURCE CONSENTS WITHIN 50 METRES OF 30A GAMMA STREET DUNEDIN**

### **[5019661](#) 38 Gamma Street Dunedin**

[LUC-2017-606](#) Land Use Consent land use consent for the construction of extensions to an existing dwelling that breach the bulk and location requirements of the district plan. The outcome was Granted on 15/12/2017.

### **[5019664](#) 36 Gamma Street Dunedin**

[LUC-2013-8](#) Land Use Consent additions and alterations including construction of deck. The outcome was Granted on 29/01/2013.

### **[5019665](#) 36A Gamma Street Dunedin**

[RMA-1988-352237](#) Resource Management Act (Historical Data) ERECT CARPORT  
Ownr: EATON (Non-Notified - Non Complying). The outcome was Granted on 26/02/1988.

### **[5019670](#) 26 Gamma Street Dunedin**

[RMA-2003-367275](#) Resource Management Act (Historical Data) ERECT DECK (Non-Notified - Restricted Discretionary). The outcome was Granted on 27/11/2003.

### **[5019672](#) 26A Gamma Street Dunedin**

[RMA-1990-350814](#) Resource Management Act (Historical Data) Right Of Way over Lot 2 DP 16688 in favour of Lot 1 DP 19105 Ownr: HAANAN (Non-Notified - Non Complying). The outcome was Granted on 06/12/1990.

### **[5019673](#) 24A Gamma Street Dunedin**

[RMA-1990-350814](#) Resource Management Act (Historical Data) Right Of Way over Lot 2 DP 16688 in favour of Lot 1 DP 19105 Ownr: HAANAN (Non-Notified - Non Complying). The outcome was Granted on 06/12/1990.

### **[5019702](#) 32 Northview Crescent Dunedin**

[RMA-1993-355917](#) Resource Management Act (Historical Data) REFUND SENT TO APPLICANT / App: LAND T MOIR (Non-Notified - Non Complying). The outcome was Withdrawn on 09/01/1993.

### **[RMA-1986-351839](#) Resource Management Act (Historical Data) ERECT SHED**

Ownr: PELOW (Non-Notified - Non Complying). The outcome was Granted on 28/02/1986.

### **[5019768](#) 21 Gamma Street Dunedin**

[RMA-2001-364777](#) Resource Management Act (Historical Data) ADDING TO EXISTING RESIDENTIAL DWELLING FOR SHED (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 15/05/2001.

### **[5019769](#) 23 Gamma Street Dunedin**

[RMA-1995-352999](#) Resource Management Act (Historical Data) DISPENSATION 1570 ADDITION TO DWELLING (Non-Notified - Non Complying). The outcome was Granted on 17/12/1990.

### **[5019773](#) 31 Gamma Street Dunedin**

[LUC-2014-25](#) Land Use Consent establish an accessory building. The outcome was Granted on 12/02/2014.

### **[5102252](#) 30 Gamma Street Dunedin**

[BACT-2018-15](#) Boundary Activity Notice retrospective deemed permitted boundary activity consent for a staircase in a side boundary. The outcome was Issued on 30/04/2018.

[RMA-1994-358103](#) Resource Management Act (Historical Data) Subdivision Ownr: COLLINS J.K. / App: B. Weedon PO Box 1083 (Non-Notified - Non Complying). The outcome was Granted on 28/04/1994.

[RMA-1994-356458](#) Resource Management Act (Historical Data) Ownr: JK COLLINS / App: JK COLLINS (Non-Notified - Non Complying). This consent has since Lapsed.

[RMA-1994-358246](#) Resource Management Act (Historical Data) Unit Title Plan Ownr: COLLINS G / App: D.N. McKinnon PO Box 1083 (Non-Notified - Non Complying). The outcome was Granted on 15/11/1994.

[RMA-1996-360359](#) Resource Management Act (Historical Data) ADD TO DWG - DECK (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 12/12/1996.

[RMA-1994-356603](#) Resource Management Act (Historical Data) Ownr: GEOFF COLLINS (Non-Notified - Non Complying). The outcome was Granted on 15/11/1994.

**[5122639](#) 34 Gamma Street Dunedin**

[LUC-2022-443](#) Land Use Consent The retaining walls breaching maximum change in ground level and setback from boundaries and structures and a fence breaching maximum height. The outcome was Granted on 10/11/2022.

[LUC-2016-65](#) Land Use Consent land use consent activity being a breach of the minimum distance required between a residential unit and a vehicle access serving one or more other residential units, in respect of the existing dwellings on Lots 1 and 2 created by subdivision consent SUB-2016-10. The outcome was Granted on 17/03/2016.

[SUB-2016-10](#) Subdivision Consent subdivision creating 4 lots. The outcome was Granted on 17/03/2016.

**[5122640](#) 34A Gamma Street Dunedin**

[LUC-2018-515](#) Land Use Consent land use consent to undertake earthworks and erect retaining structures for a residential dwelling on the site. The outcome was Granted on 11/10/2018.

[SUB-2016-10](#) Subdivision Consent subdivision creating 4 lots. The outcome was Granted on 17/03/2016.

**[5122641](#) 32 Gamma Street Dunedin**

[LUC-2022-443](#) Land Use Consent The retaining walls breaching maximum change in ground level and setback from boundaries and structures and a fence breaching maximum height. The outcome was Granted on 10/11/2022.

[S243-2018-4](#) s243 Cancellation of Easement s243 to cancel drainage easements that were originally compulsory. The outcome was Granted on 12/12/2018.

[LUC-2016-65](#) Land Use Consent land use consent activity being a breach of the minimum distance required between a residential unit and a vehicle access serving one or more other residential units, in respect of the existing dwellings on Lots 1 and 2 created by subdivision consent SUB-2016-10. The outcome was Granted on 17/03/2016.

[SUB-2016-10](#) Subdivision Consent subdivision creating 4 lots. The outcome was Granted on 17/03/2016.

**[5122642](#) 32A Gamma Street Dunedin**

[S243-2018-4](#) s243 Cancellation of Easement s243 to cancel drainage easements that were originally compulsory. The outcome was Granted on 12/12/2018.

[LUC-2018-515](#) Land Use Consent land use consent to undertake earthworks and erect retaining structures for a residential dwelling on the site. The outcome was Granted on 11/10/2018.

[SUB-2016-10](#) Subdivision Consent subdivision creating 4 lots. The outcome was Granted on 17/03/2016.

**[5125928](#) 46 Gamma Street Dunedin**

[SUB-2017-80](#) Subdivision Consent subdivision into three sites. The outcome was Granted on 22/09/2017.

**[5125929](#) 46A Gamma Street Dunedin**

[LUC-2018-52](#) Land Use Consent land use consent to establish a dwelling. The outcome was Granted on 01/03/2018.

[SUB-2017-80](#) Subdivision Consent subdivision into three sites. The outcome was Granted on 22/09/2017.

[SUB-2014-39](#) Subdivision Consent subdivision creating 2 lots. The outcome was Granted on 10/06/2014.

[RMA-2000-363921](#) Resource Management Act (Historical Data) TO ESTABLISH A NUT TREE ORCHARD ON THE SUBJECT PROPERTY (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 01/05/2000.

**[5125931](#) 50 Gamma Street Dunedin**

[SUB-2017-80](#) Subdivision Consent subdivision into three sites. The outcome was Granted on 22/09/2017.

[SUB-2014-39](#) Subdivision Consent subdivision creating 2 lots. The outcome was Granted on 10/06/2014.

[RMA-2000-363921](#) Resource Management Act (Historical Data) TO ESTABLISH A NUT TREE ORCHARD ON THE SUBJECT PROPERTY (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 01/05/2000.

**[5130008](#) 32A Gamma Street Dunedin**

[S243-2018-4](#) s243 Cancellation of Easement s243 to cancel drainage easements that were originally compulsory. The outcome was Granted on 12/12/2018.

[LUC-2018-515](#) Land Use Consent land use consent to undertake earthworks and erect retaining structures for a residential dwelling on the site. The outcome was Granted on 11/10/2018.

[SUB-2016-10](#) Subdivision Consent subdivision creating 4 lots. The outcome was Granted on 17/03/2016.

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](http://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](http://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](http://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 **29<sup>th</sup> September 1998**.

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

#### **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](http://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

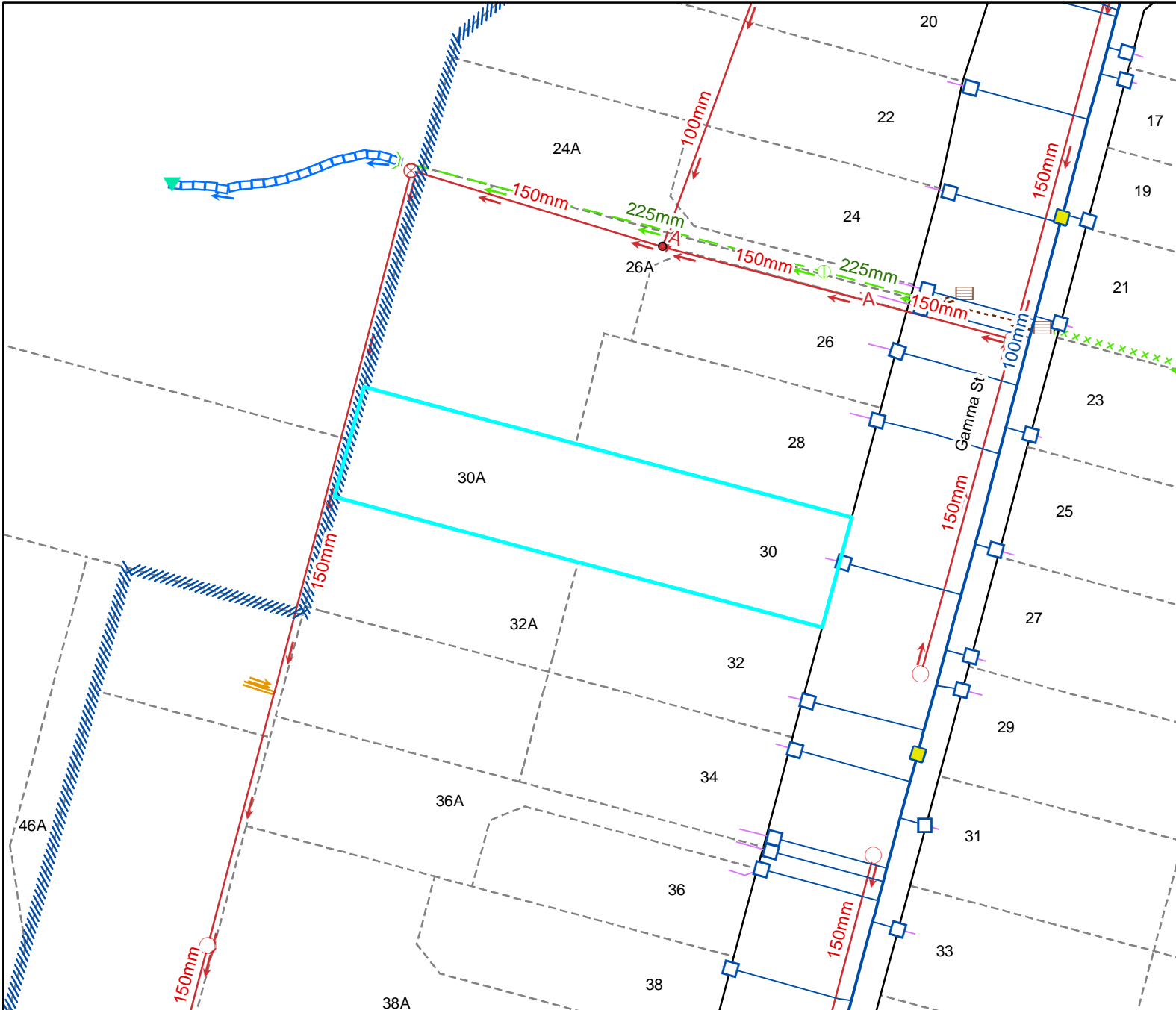
#### General terms

- RDMS Records and Document Management System



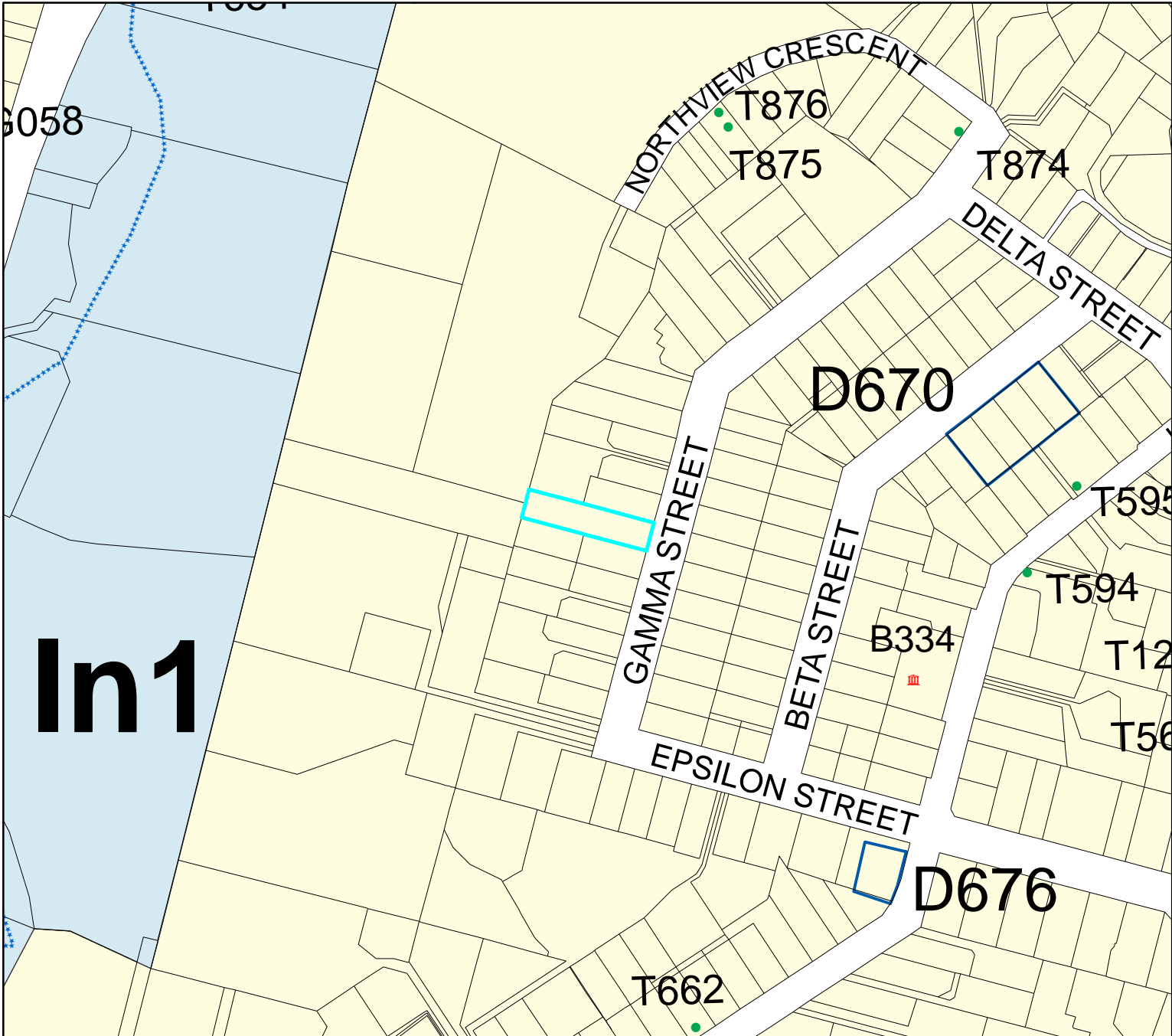












**Legend**

- 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 Taiari 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**
- Air Noise Boundary
  - Airport Outer Control Boundary
  - Outer Port Control Boundary
  - Port Noise Boundary

**Esplanade Requirement**

- Esplanade Reserve Required
- Esplanade Strip Required

**Landscape Management Boundary**

- outside boundary
- boundary between areas
- prominency 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**

Scale at A4:  
1:3,000  
12/12/2024  
8:14:11 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.

# DUNEDIN DRAINAGE AND SEWERAGE BOARD

## HOUSE CONNECTION PLAN.

APPLICATION No. a 10196

DATE 7/2/16

SCALE:  $\frac{1}{2}$  in. to a Foot.

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

### LEGEND

— Existing Drains  
- - - New Foul Drains  
- - - New Stormwater Drains



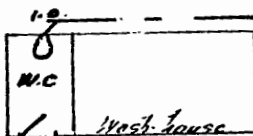
B.T.

*Separate systems.*

*note: Permit: approved  
"Existing drains to be  
used if found in  
accordance with by  
law"*

S.W. TO Ground

*Existing drain  
previously traced  
by D.D.S. Board.*



*see*

*JB  
28/3/16  
see A/5266.  
JB  
30/3/16*

Owner A. Guiguer

Street 30 Gamma St.

Locality Roslyn

Block 4

Section 11

Allotment

Signature of Drainer W. McKeay



# CODE COMPLIANCE CERTIFICATE

Section 43(3), Building Act 1991

ISSUED BY:



DUNEDIN CITY COUNCIL

50 THE OCTAGON, BOX 5045, DUNEDIN, NEW ZEALAND. TELEPHONE: (03) 477-4000. FACSIMILE: (03) 474-3594

Telephone No:	474-3525	CCC No:	ABA 950590	Reference No:	5102253
---------------	----------	---------	------------	---------------	---------

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

PROJECT	PROJECT LOCATION
<p>All <input checked="" type="checkbox"/></p> <p>Stage No ..... of an intended ..... stages</p> <p>New Building <input checked="" type="checkbox"/></p> <p>Alteration <input type="checkbox"/></p> <p>Intended Use(s) in detail:</p> <p>ERECT DWG/HEATER P/D</p> <p>Intended Life:</p> <p>Indefinite, not less than 50 years <input checked="" type="checkbox"/></p> <p>Specified as <u>5</u> years <u>Header.</u></p> <p>Demolition <input type="checkbox"/></p>	<p>Name: COLLINS, JEFFREY KEITH</p> <p>Street Address: 30A GAMMA STREET</p> <p>Mailing Address: 30 GAMMA ST, DUNEDIN</p>
	<b>LEGAL DESCRIPTION</b>
	<p>Property Number: 2101683</p> <p>Valuation Roll No: 26970 65100 B</p> <p>Legal Description:</p>

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: [Signature]

Position: AUTHORISED OFFICER

Date: 18/04/1996



**BUILDING CONSENT No.:**

95/0590

Project Information Memorandum No.:

ISSUED BY

Section 35, Building Act 1991

DUNEDIN CITY COUNCIL

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

**APPLICANT**

Name:

J K COLLINS

Mailing Address:

30 GAMMA ST  
DUNEDIN**PROJECT LOCATION**

Street Address:

30A GAMMA ST  
DUNEDIN**LEGAL DESCRIPTION**

Property Number: -

Valuation Roll Number: -

Lot: 11

DP: 290

Section:

Block: 4

Survey District:

**COUNCIL CHARGES**

The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are:

Total:

\$ 0.00

ALL FEES ARE G.S.T. INCLUSIVE

**PROJECT**All ☐

Stage No. X of an intended stages

New Building ☐Alteration ☐

Intended Use(s) (in detail):

HOUSING NEW/RELOCATED  
ERECT DWG/HEATER P/D

Intended Life:

Indefinite, but not less than 50 years ☒

Specified as years

Demolition ☐

Estimated Value: \$ 150,000.00

Signed for and on behalf of the Council:

Name: 

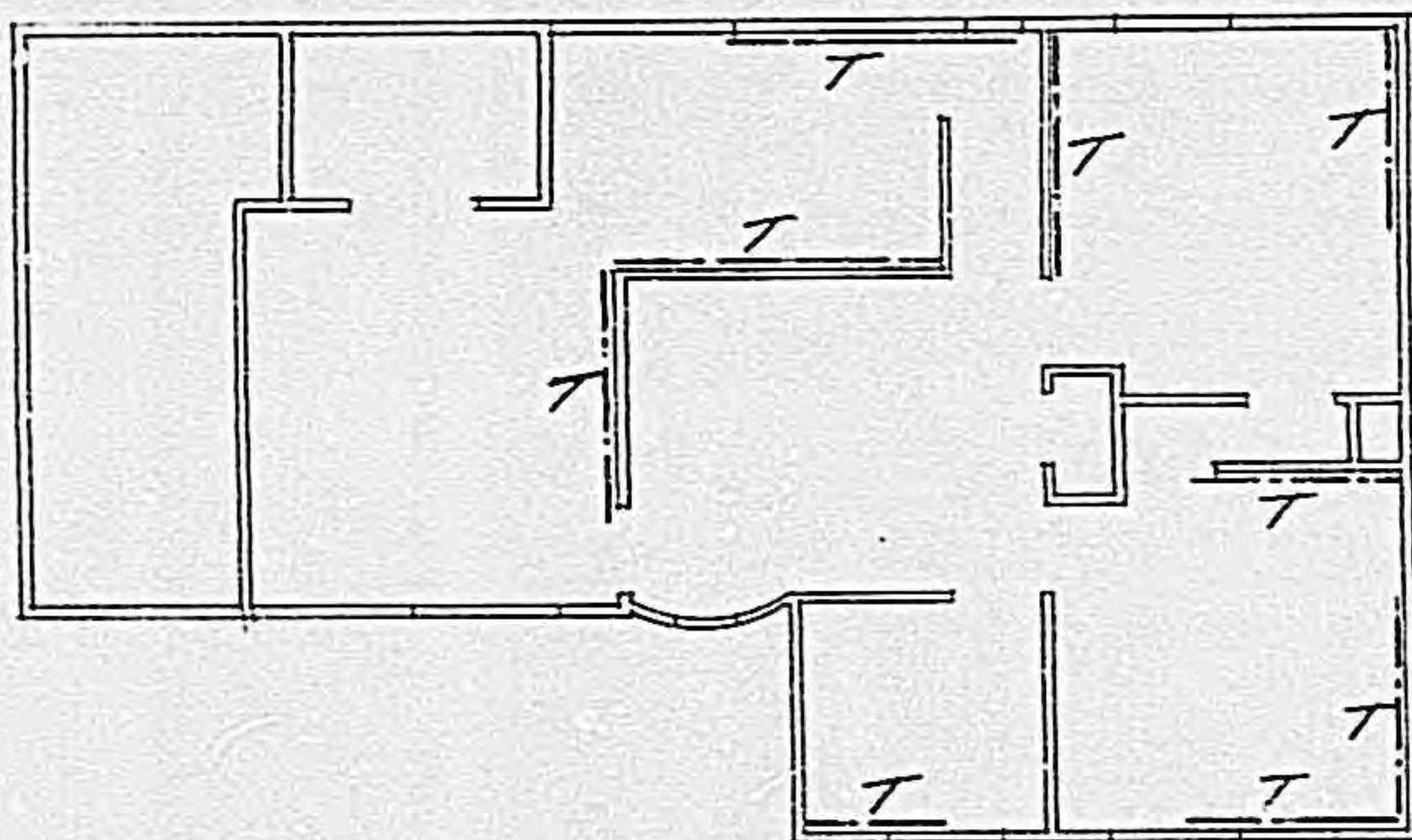
Position:

Date: 11.10.95

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. /".

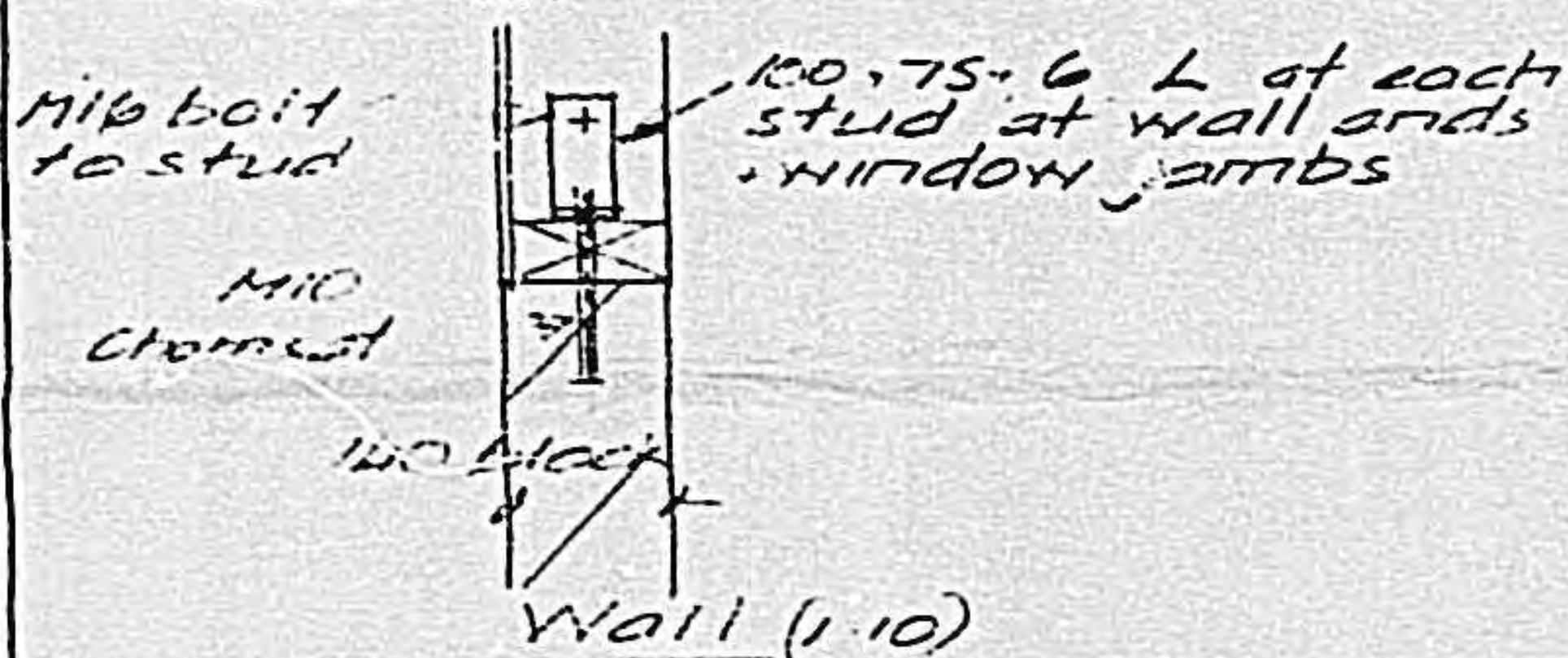




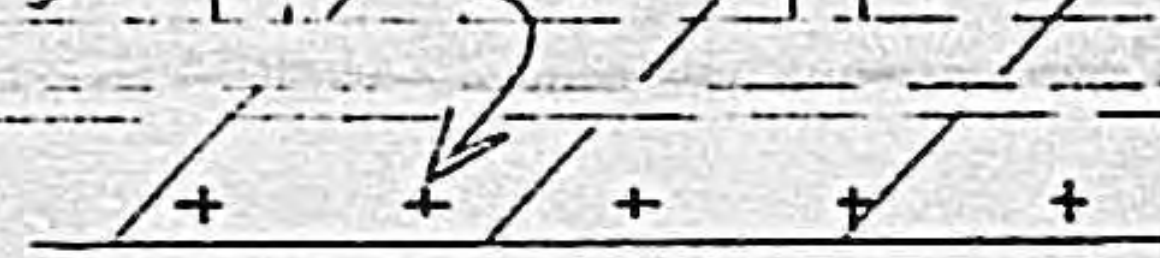
Upper Floor (1:100)

Wall Bracing

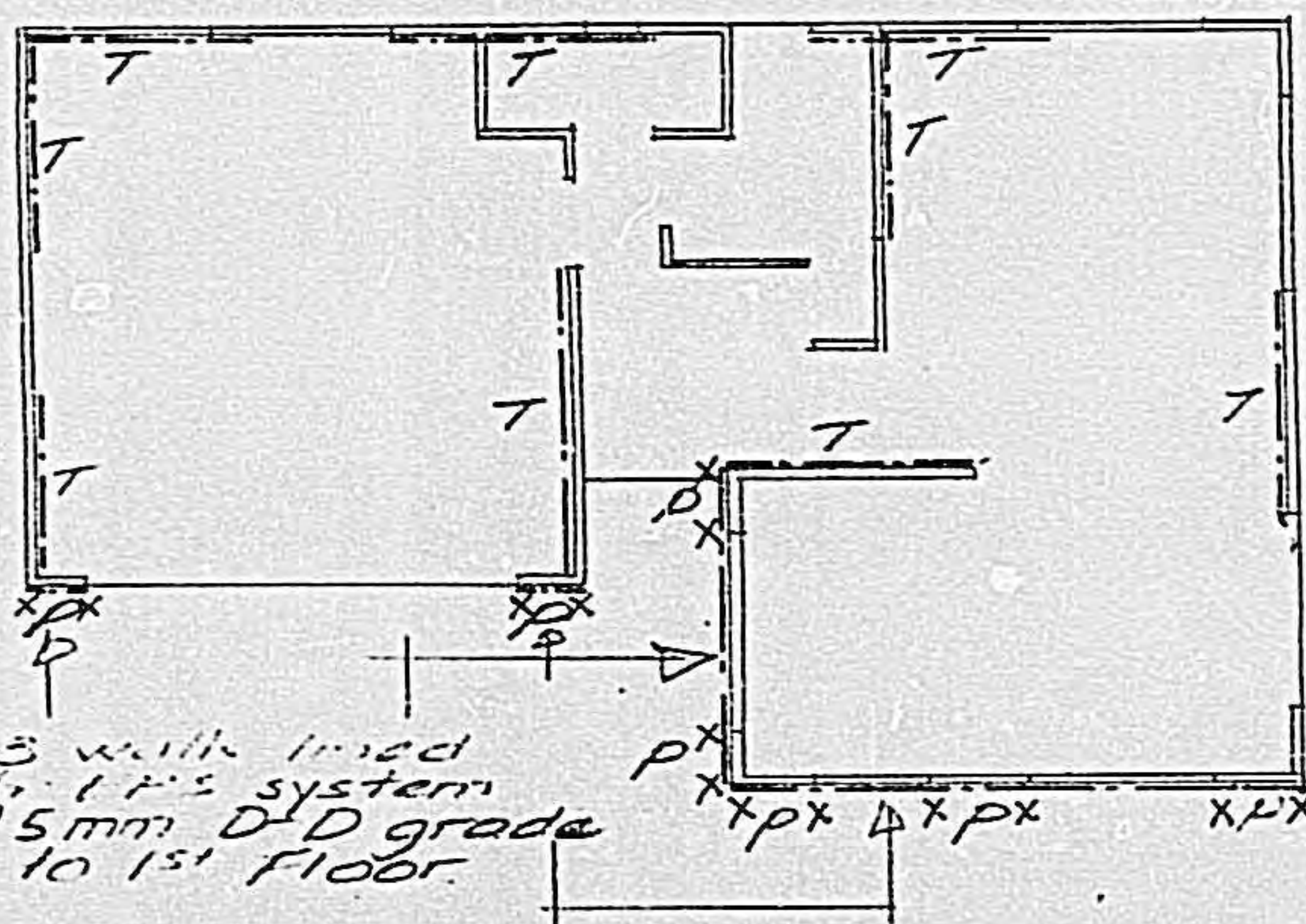
T denotes Fryda Tee Brace beneath gip board lining  
P denotes 75mm D-D ply beneath EPS external lining  
X denotes specific fixing of wall framing to floor or wall  
ie either



Connect Ply to boundary joists with 60-28 FH galv nails at 150 centres



To Timber Floor (1:10)



Thess 3 with lined beneath EPS system with 75mm D-D grade ply up to 1st Floor

Ground Floor (1:100)

Read in conjunction with Philip Gilchrist's Drawings.

This Drawing is Copyright and may not be reproduced in part or in full without the permission of the Engineers. Job No: 4557

**J.R.G. HANLON & PARTNERS**

CONSULTING STRUCTURAL ENGINEERS

219 HIGH STREET  
DUNEDIN

PHONE (03) 477 7475  
FAX (03) 478 2597

Collins House

Garnett St Dunedin.



0650/51

6000

3.490

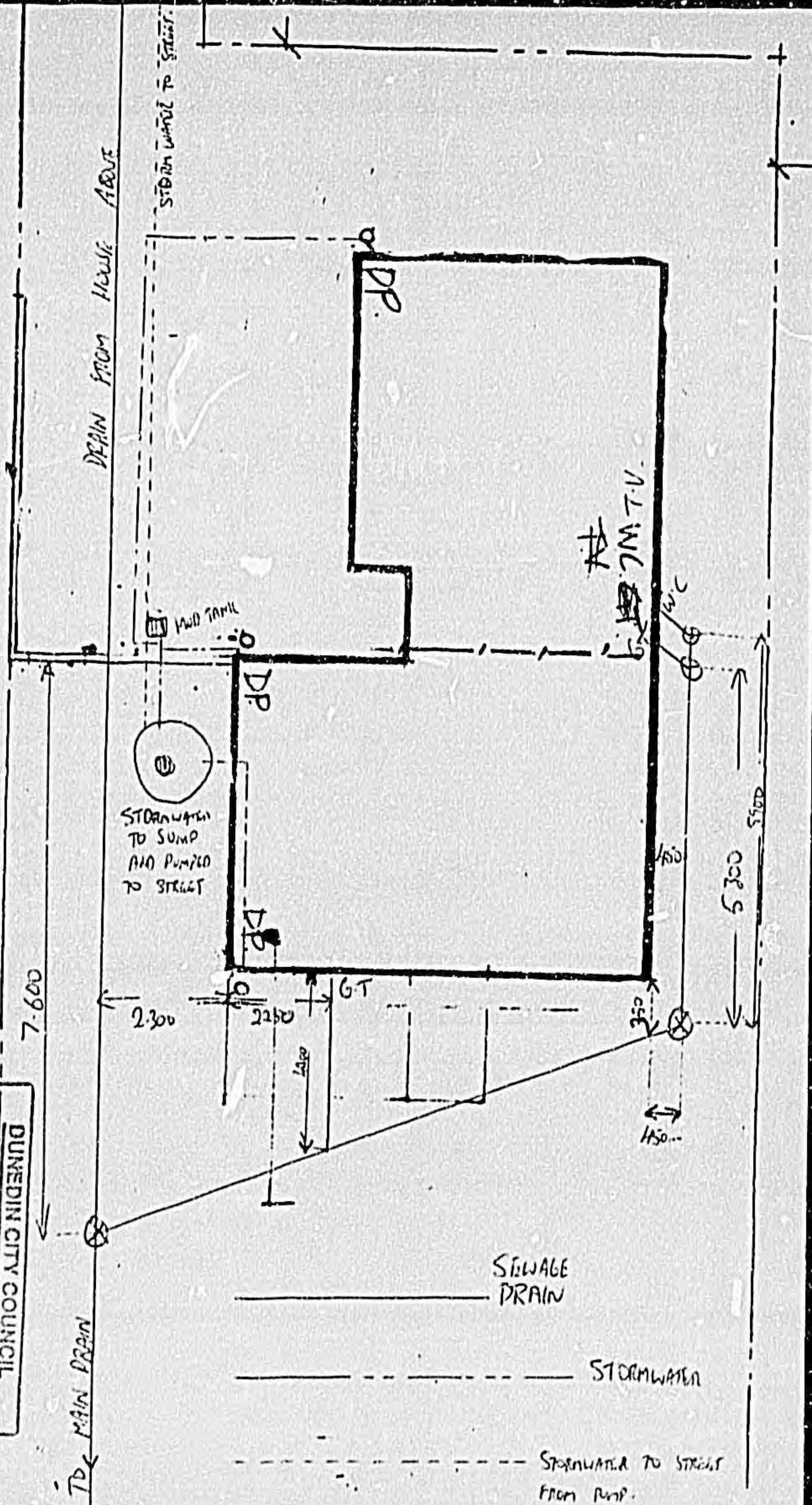
**DUNEDIN CITY COUNCIL**

**Copy of Approved Plan  
and/or Specification**

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

DATE 2/27/85

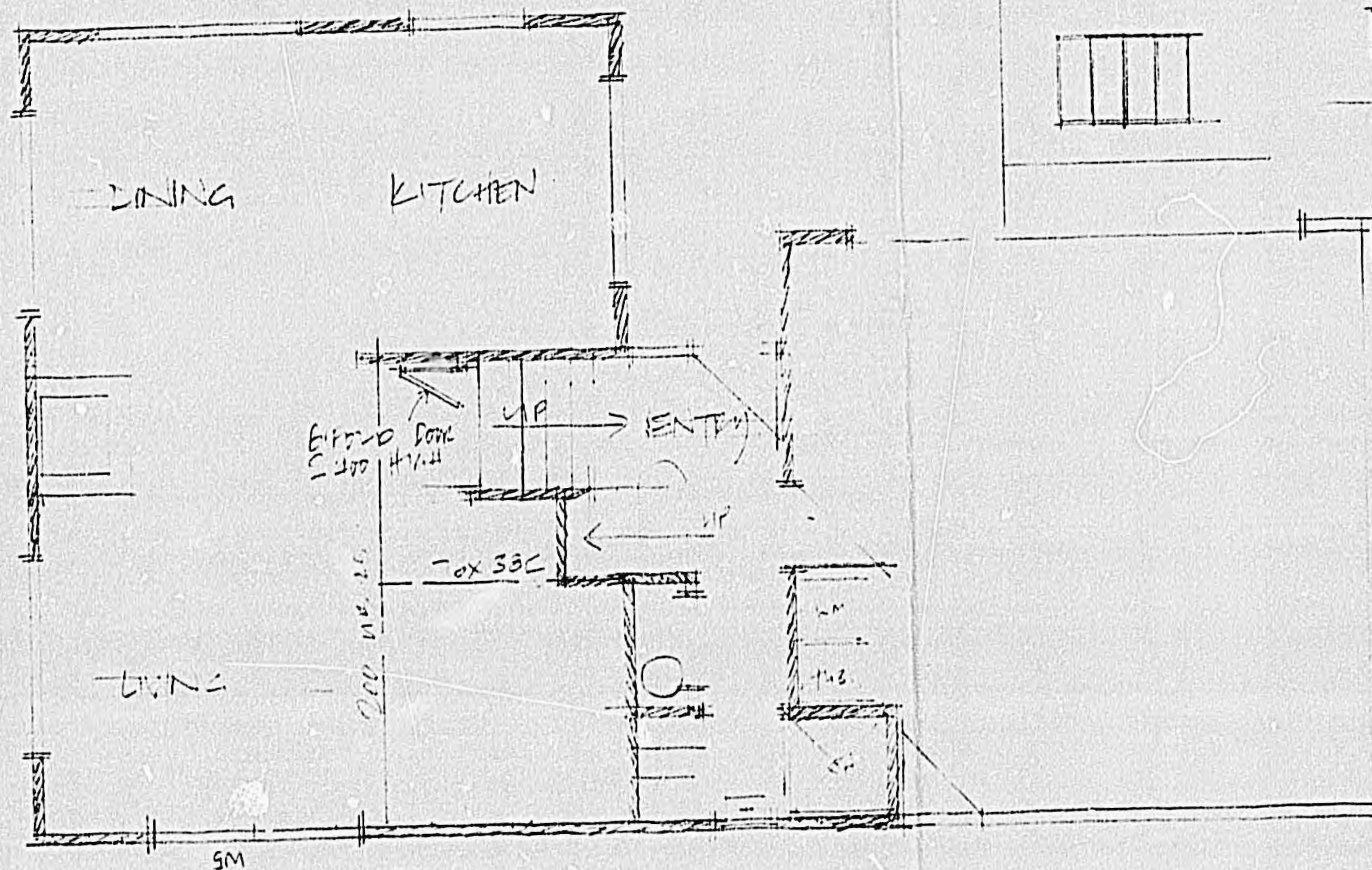
三





Amended Plan and/or  
Specification Received  
by *[Signature]*  
Date 21-07-95

RODS TO HOLD  
HAND RAIL  
2 SLAM FIXINGS  
EACH SIDE  
BOX 3 x 100 LONG  
PLAT EXT. TO  
SUIT 400  
PLATE &  
CHISEL  
INTO PLATE



DUNEDIN CITY COUNCIL  
Plans and Specifications  
Approved in accordance with  
The New Zealand Building Code  
and Approved Documentation  
Issued by a Councilman  
Signed *[Signature]* Date 21/7/95

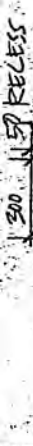
DUNEDIN CITY COUNCIL  
Copy of Approved Plan  
and/or Specification  
TO BE RETAINED ON WORKS  
AND PRODUCED ON REQUEST  
OF BUILDING INSPECTOR.  
DATE 23/7/95  
Signed *[Signature]* BUILDING INSPECTOR

COLLINS HOUSE REvised FLOOR PLAN

JEFF K. (OWNER) 30 GAMMA ST.

95/0590.  
95/0590











# CODE COMPLIANCE CERTIFICATE

Section 43(3), Building Act 1991

ISSUED BY:



DUNEDIN CITY COUNCIL

50 THE OCTAGON BOX 5045. DUNEDIN, NEW ZEALAND TELEPHONE (03) 477-4000 FACSIMILE (03) 474-3594

Telephone No:	477-4000	CCC No:	ABA 971521	Reference No:	5102253
---------------	----------	---------	------------	---------------	---------

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

PROJECT LOCATION	PROJECT
Name and Mailing Address:  HETHERINGTON, MICHAEL WALTER 30A GAMMA STREET DUNEDIN 9001	All <input checked="" type="checkbox"/> Stage No ..... of an intended ..... stages  New Building <input type="checkbox"/> Alteration <input checked="" type="checkbox"/>  Intended Use(s) in detail: ALTER DWG/PLB & DRGE  Intended Life:  Indefinite, not less than 50 years <input checked="" type="checkbox"/> Specified as ..... years  Demolition <input type="checkbox"/>
LEGAL DESCRIPTION	
Property Number: 2101683 Valuation Roll No: 26970 65100 B  Street Address: 30A GAMMA STREET, DUNEDIN 9001  Legal Description:  UNIT 2 AU2B DP 24537 ON LOT 1 DP 24322	

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: 16/12/1997



# BUILDING CONSENT

Section 35, Building Act 1991

ISSUED BY:




DUNEDIN CITY COUNCIL

50 THE OCTAGON, BOX 5045, DUNEDIN, NEW ZEALAND TELEPHONE (03) 477 4000 FACSIMILE (03) 474 3594

Telephone No:	477-4000	Consent No:	ABA 971521	Reference No:	5102253
---------------	----------	-------------	------------	---------------	---------

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

APPLICANT	PROJECT
Name: HETHERINGTON, MICHAEL WALTER	All <input checked="" type="checkbox"/>
Mailing Address: 30A GAMMA STREET, DUNEDIN 9001	Stage No ..... of an intended .....stages
<b>PROJECT LOCATION</b>	New Building <input type="checkbox"/>
Street Address: 30A GAMMA STREET, DUNEDIN 9001	Alteration <input checked="" type="checkbox"/>
<b>LEGAL DESCRIPTION</b>	Intended Use(s) in detail: ALTER DWG/PLB & DRGE
Property Number: 5102253	Intended Life:
Valuation Roll No: 26970 65100 B	Indefinite, not less than 50 years <input checked="" type="checkbox"/>
Legal Description: UNIT 2 AU2B DP 24537 ON LOT 1 DP 24322	Specified as ..... years
	Demolition <input type="checkbox"/>
	Estimated Value: \$3900
<b>COUNCIL CHARGES</b>	Signed for and on behalf of the Council:
The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are:	Name: 
Total: \$	Position: AUTHORISED OFFICER
ALL FEES ARE GST INCLUSIVE	Date: 17/05/1997

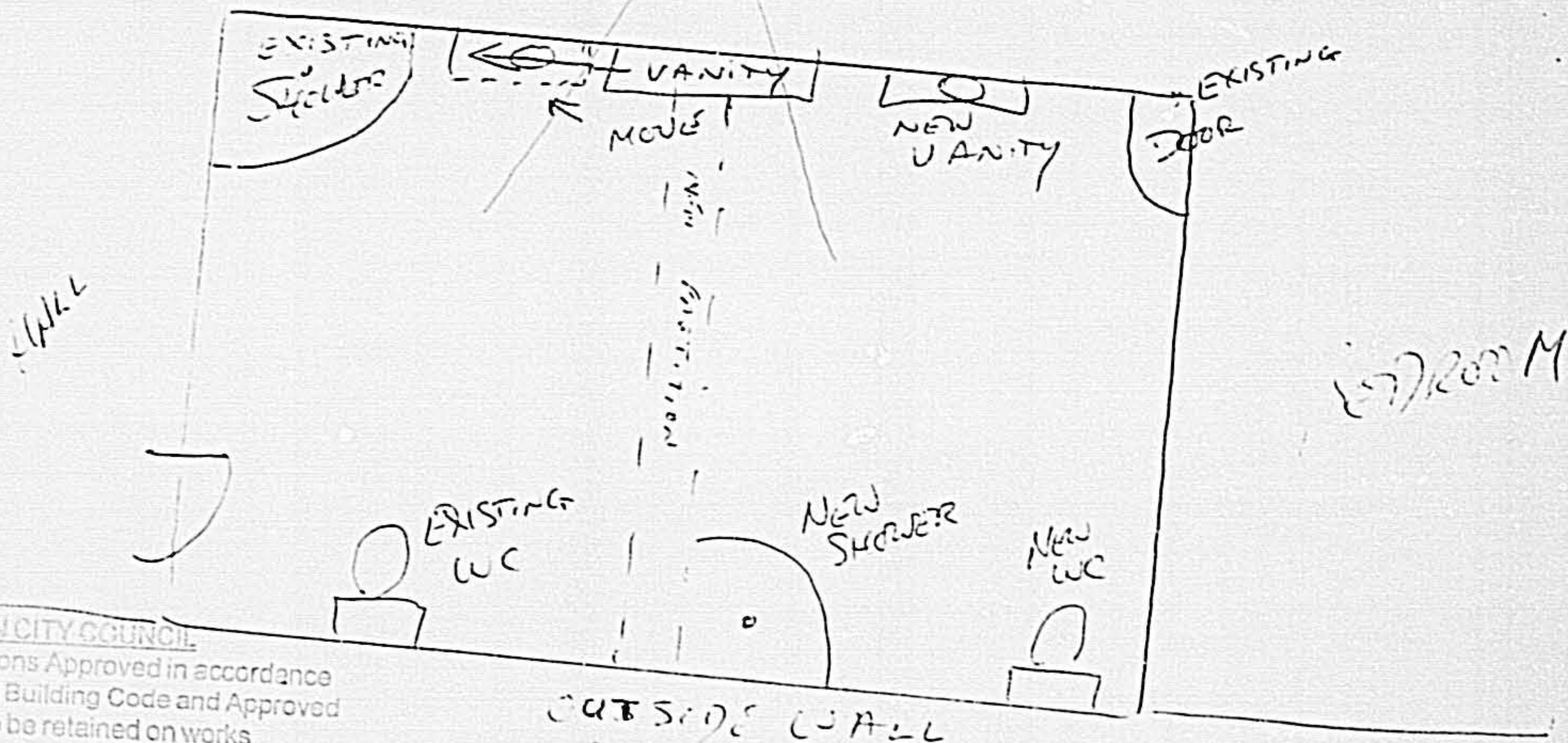
This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

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



**VENTILATION NZBC G4**  
 PROVIDE VENTILATION TO OPEN  
 AIR OR MECHANICAL

Ventilation



DUNEDIN CITY COUNCIL

Plans and Specifications Approved in accordance  
 with The New Zealand Building Code and Approved  
 Documents. To be retained on works  
 and produced on request

Building *Thompson* Date 15-5-97  
 Drainage *TH* Date 15-5-97  
 Health Date

NOTE  
 As Built Drainage plan to be  
 supplied at time of inspection

30A GAMMA STREET

30.A Gamma St. (DN)

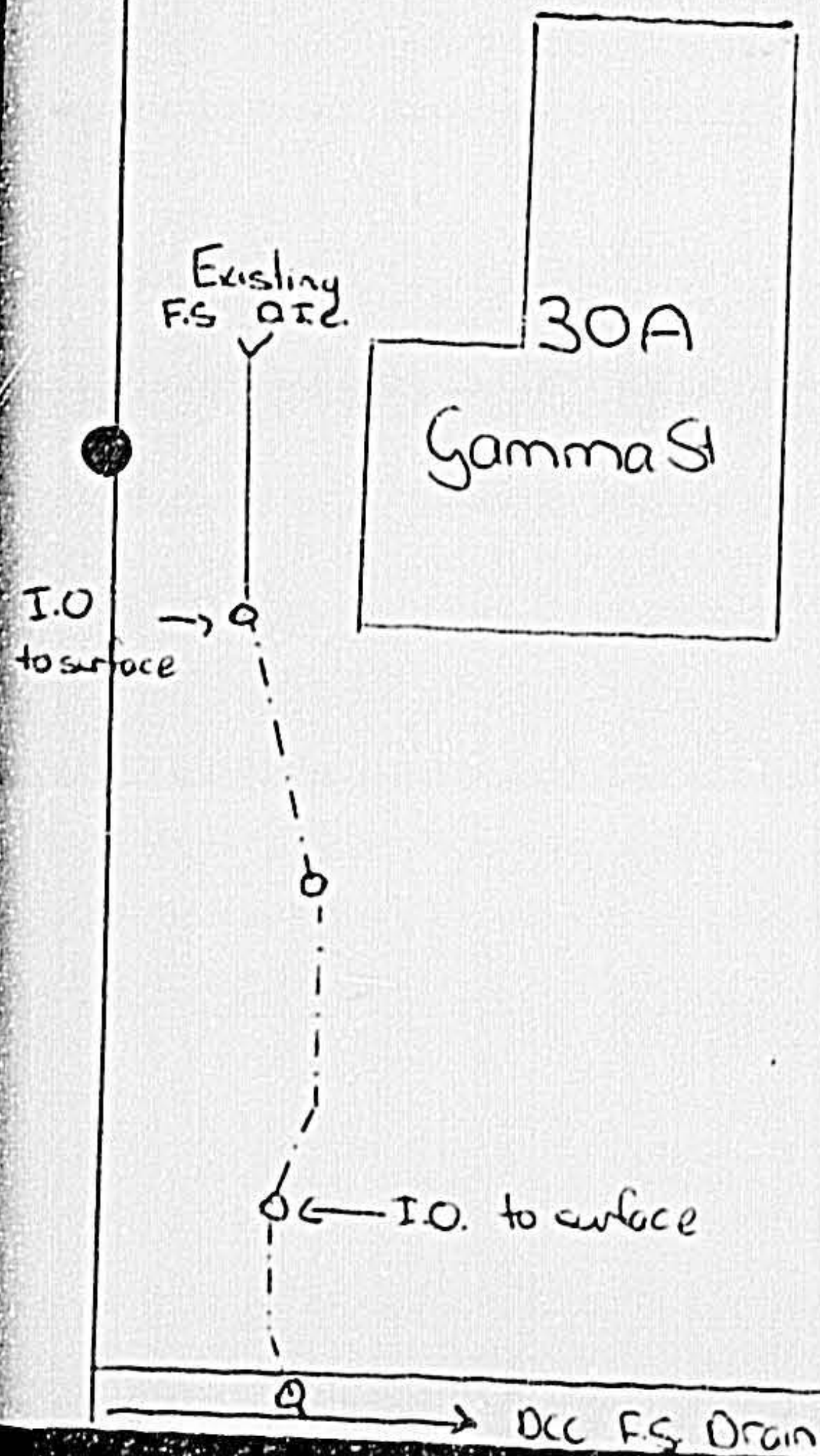
Partitioning to comply  
 with NZS 3604:1990

97/1521 ✓



Gamma St

Consent No  
97/1521





# CODE COMPLIANCE CERTIFICATE

Section 43(3), Building Act 1991

ISSUED BY:



DUNEDIN CITY COUNCIL

50 THE OCTAGON, P.O. BOX 5045, DUNEDIN 9031, NEW ZEALAND. TELEPHONE: (03) 477-4000. FACSIMILE: (03) 474-3594

Telephone No:	477-4000	CCC No:	ABA 981834	Reference No:	5102253
---------------	----------	---------	------------	---------------	---------

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

PROJECT LOCATION	PROJECT
Name and Mailing Address:  HETHERINGTON, MICHAEL WALTER 30A GAMMA STREET DUNEDIN 9001	All <input checked="" type="checkbox"/> Stage No .....of an intended .....stages  New Building <input type="checkbox"/> Alteration <input checked="" type="checkbox"/>  Intended Use(s) in detail: INSTALL HEATER - MATAI IMF  Intender's Life:  Indefinite, not less than 50 years <input type="checkbox"/> Specified as .....5..... years  Demolition <input type="checkbox"/>
LEGAL DESCRIPTION	
Property Number: 5102253 Valuation Roll No: 26970 65100 B  Street Address: 30A GAMMA STREET, DUNEDIN 9001  Legal Description:  UNIT 2 DP 24537	

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: 21/07/1998



# BUILDING CONSENT



Section 35, Building Act 1991

ISSUED BY:

DUNEDIN CITY COUNCIL

50 THE OCTAGON, P.O. BOX 5045, DUNEDIN 9031, NEW ZEALAND. TELEPHONE: (03) 477-4000. FACSIMILE: (03) 474-3594

Telephone No:	477-4000	Consent No:	ABA 981834	Reference No:	5102253
---------------	----------	-------------	------------	---------------	---------

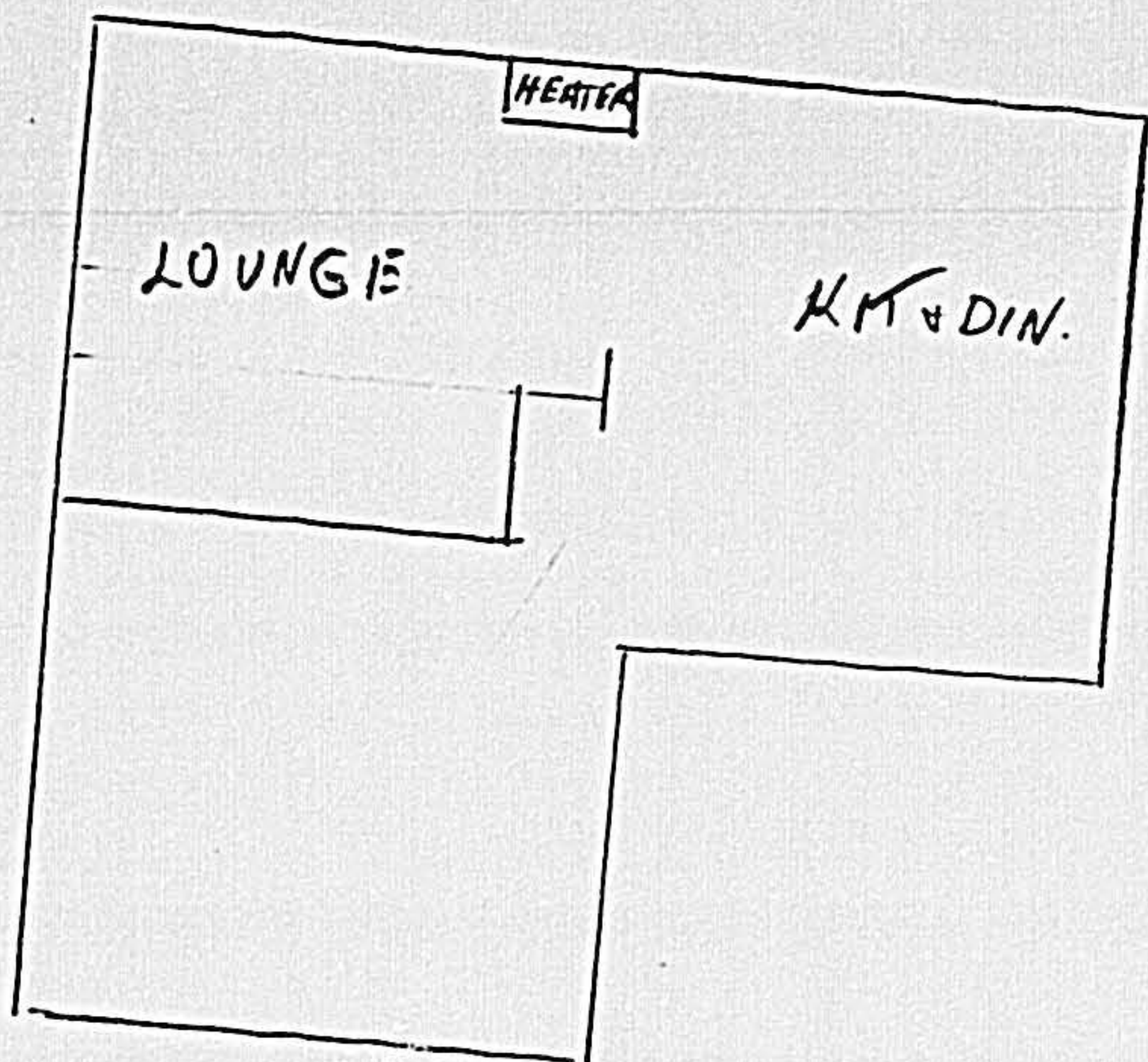
(Insert a cross in each applicable box. Attach relevant documents).

APPLICANT	PROJECT
Name: HETHERINGTON, MICHAEL WALTER Mailing Address: 30A GAMMA STREET, DUNEDIN 9001	All <input checked="" type="checkbox"/> Stage No ..... of an intended .....stages New Building <input type="checkbox"/> Alteration <input checked="" type="checkbox"/> Intended Use(s) in detail: INSTALL HEATER - MATAI IMF Intended Life: indefinite, not less than 50 years <input type="checkbox"/> Specified as 5 years <input type="checkbox"/> Demolition <input type="checkbox"/> Estimated Value: \$3000
PROJECT LOCATION	
Street Address: 30A GAMMA STREET, DUNEDIN 9001	
LEGAL DESCRIPTION	
Property Number: 5102253 Valuation Roll No: 26970 65100 B Legal Description: UNIT 2 DP 24537	
COUNCIL CHARGES	Signed for and on behalf of the Council: Name: <i>J. Hetherington</i> Position: AUTHORISED OFFICER Date: 24/06/1998
The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are:  Total: \$  ALL FEES ARE GST INCLUSIVE	

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....."



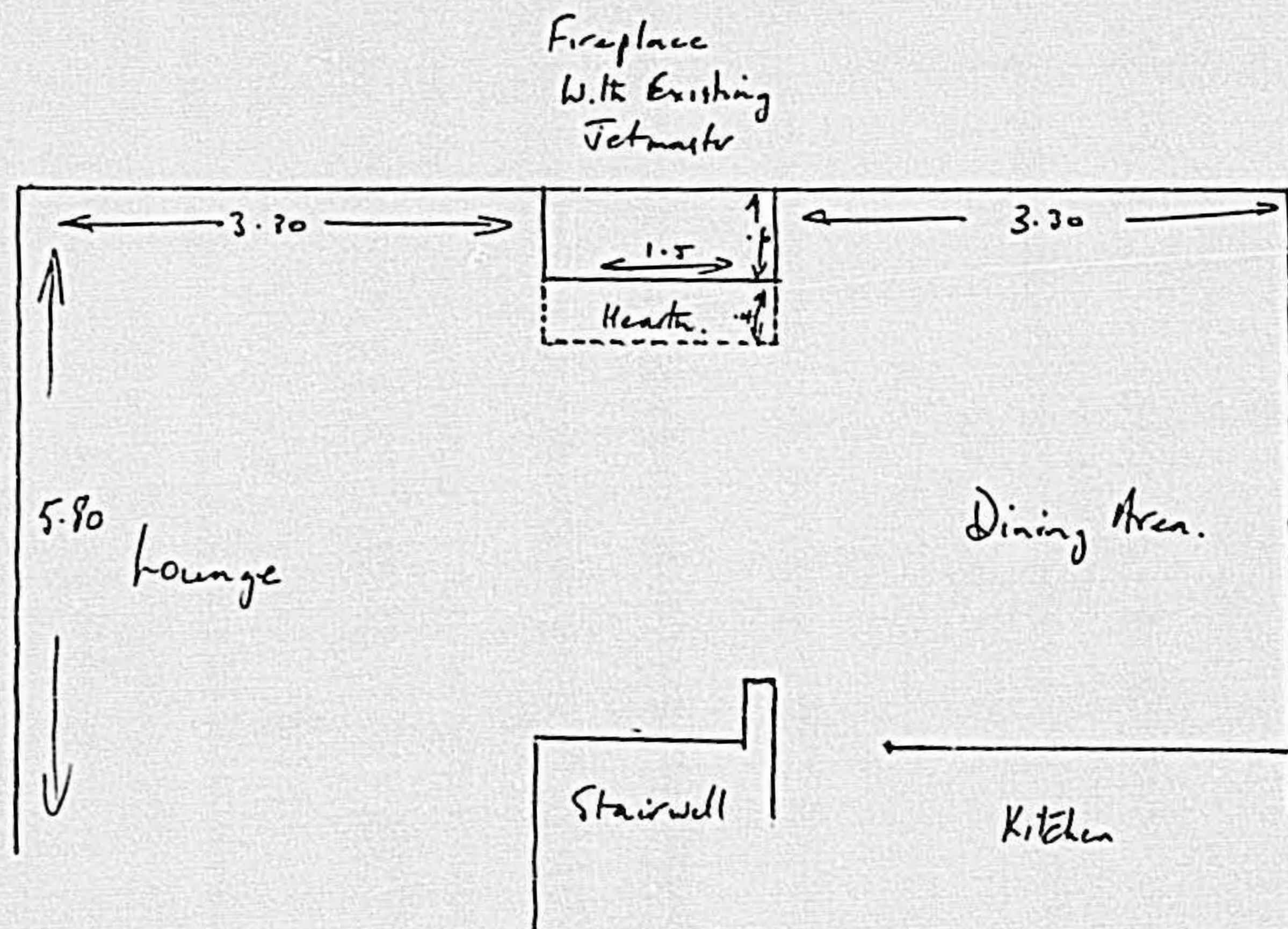


DRIVEWAY.

98-1834

30-A Gamma St., Dunedin. ✓





Scale 2cm = 1 metre.

98-1834

Gamma St

MW & G.M. HETHERINGTON - 30A GAMMA ST.