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Dunedin City Council Land Information Memorandum

97283

**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 **21 May 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

41 Young Street Dunedin

LIM Applicant
Print Date

[REDACTED]
21-May-2024

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PROPERTY DETAILS

Property ID 5059926
Address 41 Young Street Dunedin
Parcels LOT 10 BLK XXXVIII DEEDS 52

Rubbish Day Wednesday

RATES DETAILS

Rate Account 2059926
Address 41 Young Street Dunedin
Valuation Number 27510-11200
Latest Valuation Details
Capital Value \$385,000
Land Value \$270,000
Value of Improvements \$115,000
Area (Hectares) 0.0372HA
Units of Use 1
Current Rates
Current Rating Year Starting 01-Jul-2023
Dunedin City Council Rates \$2,405.51
Rates Outstanding for Year \$203.11

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

Private Stormwater Drains servicing existing buildings

There are Private Stormwater drains servicing existing buildings on this land.

Council Stormwater & Foul Sewer Connections available.

There is Council Stormwater outfalls and Foul Sewer Connections adjacent to this land, to which buildings within this land may connect. A plan of these is attached.

Private Foul Drains servicing existing buildings

There are Private Foul drains servicing existing buildings on this land.

Drainage plan indicate Private Foul Drain connects to Foul Drain connects to Council Foul Sewer Street.

A Seepage Incident has been lodged on this property

Status: A Seepage Incident has been lodged on this property, Site Visit Complete, Contact Building Compliance Team for further details

Contacted owner of 41 Young street, explained concern

Date of Investigation: 22-Sep-2021

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
	/CCC	-	was reviewed for code compliance after two years. Compliance with
	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-1995-329939](#) Building Consent - Internal Alter/Heater

Lodgement Date 17-Feb-1995

Decision Granted

Decision Date 20-Feb-1995

Current Status **CCC Issued**

Previous Number ABA950413

(Applications before 2007)

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-1913-125964](#) AAD19130342

A4369 - Drain new work (Robinson). The permit was lodged on 10-Oct-1913.

[H-1913-125965](#) AAD19130343

A-4457 - Plumbing new work-4886, No Plan. The permit was lodged on 23-Oct-1913.

[H-1922-137304](#) AAD19220123

B-2026 - Plumbing repairs, No Plan (Perry). The permit was lodged on 08-Aug-1922.

[H-1921-136441](#) AAD19210088

B705 - Plumbing and Drainage (Perry). The permit was lodged on 12-Aug-1921.

[H-1943-159084](#) AAD19430100

D-9136 - Plumbing, No Plan (Frail). The permit was lodged on 16-Aug-1943.

[H-1970-196025](#) AAD19700402

H7334 - Alter Plumbing (Stevenson). The permit was lodged on 06-May-1970.

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

Assessment of Options for Protecting Harbourside and South City from Direct Impacts of Sea Level Rise

This property is within the study area considered by a report commissioned by the Dunedin City Council entitled 'Assessment of Options for Protecting Harbourside and South City from Direct Impacts of Sea Level Rise'. The report is available on the Council's website at <http://www.dunedin.govt.nz/climatechange> or by contacting Customer Services Agency on 03 477 4000.

The property is identified within the report "Coastal Otago flood event 3 June 2015" which describes that flood event and the potential for future flooding, ponding or inundation. Although the report is known to the Dunedin City Council the council has 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 read the report here <https://www.orc.govt.nz/media/1662/coastal-otago-flood-event-3-june-2015.pdf>

The property is identified within the report "The Natural Hazards of South Dunedin" which may describe special features or characteristics of the land concerned, including but not limited to potential erosion, avulsion, falling debris, subsidence, slippage, alluvion or inundation. Although the report is known to the Dunedin City Council the council has 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 read the report here <https://www.orc.govt.nz/media/2217/the-natural-hazards-of-south-dunedin-report-july-2016.pdf>

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/

Minimum Floor Levels - South Dunedin

Dunedin City Council has commissioned a report 'Methodology for Determining Minimum Floor Levels 2011' (MWH 2011) and the Council is undertaking further work to enable appropriate minimum floor levels to be determined in different parts of Dunedin.

Local adjustment factors have been applied to the methodology described in the report and have identified that land in South Dunedin below 102.85m Otago Metric Datum may be subject to increasing risk over the next 50 years as a result of increasing hazards resulting from elevated sea-level rise associated with climate change.

All or part of the land (subject to this LIM) has been identified as being below 102.85m Otago Metric Datum.

The land in this area is afforded some degree of protection to coastal hazards, therefore minimum floor levels for new, or extensions to, residential or communal buildings will continue to be based on the Acceptable Solution E1/AS1 using a level that is 150mm above the crown of road.

This area has been identified as lying within a zone susceptible to amplified shaking in an earthquake and potential liquefaction during a severe earthquake event. The Dunedin City Council may require a site-specific design unless site investigation confirms this requirement is not necessary.

The general vicinity of this property is identified as a 'liquefaction awareness area'. It is classified as liquefaction-susceptibility Domain C. This means that the ground is predominantly underlain by poorly consolidated marine or estuarine sediments with a shallow groundwater table. There is considered to be a moderate to high likelihood of liquefaction-susceptible materials being present in some parts of the areas classified as Domain C. Put another way, there is a low to moderate likelihood that there are no liquefaction-susceptible materials present in some parts of the areas mapped as Domain C.

'Liquefaction awareness areas' do not represent specific hazard zones, but rather highlight areas where there may potentially be a liquefaction hazard that may need further evaluation, in regard to existing or future infrastructure or development. This information has been sourced from ***GNS Science Consultancy Report 2014/068: Assessment of Liquefaction hazards in the Dunedin City district***. Further information, including a copy of the report is available from Dunedin City Council.

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 ; 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 it 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 an Operative Dunedin City District Plan, and the Proposed Second Generation Dunedin City District Plan (2GP). Accordingly, both of these plans may affect the development potential of this site and surrounding properties.

As a general principle, rules in the 2GP must be considered along with the rules of the Operative District Plan 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 2GP was publicly notified on Saturday 26 September 2015. The submission period closed on Tuesday 24 November 2015. Decisions on the 2GP were released on Wednesday 7 November 2018. The appeal period closed on Wednesday 19 December 2018. The schedule of appeals can be viewed at <https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan/appeals-received-on-the-2gp>.

You are advised to refer to our website to determine which rules in the 2GP have legal effect or are fully operative, and to determine which rules in the Operative District Plan are now inoperative.

The 2GP is subject to change at any time. Variation 2 (Additional Housing Capacity) to the 2GP was notified on Wednesday 3 February 2021. No rule changes proposed in Variation 2 had legal effect from the date of notification. Rules that did not have submissions in opposition to them are deemed operative.

Please refer to our website for more information on Variation 2 at <https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan/plan-change-dis-2021-1-variation-2>

Further rules will come into legal effect and/or become fully operative at the release of decisions and the resolution of appeals.

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

Zoning

This property is zoned as follows in the District Plan.

Zone

RESIDENTIAL 2

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 Lmax 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 2 (refer Section 15, Residential)

Scheduled Items

- Nil

Overlay Zones

- Hazard 3 (coastal) Overlay Zone

Mapped Areas

- South Dunedin Mapped Area

Resource Consents

There are no resource consents for this property.

RESOURCE CONSENTS WITHIN 50 METRES OF 41 YOUNG STREET DUNEDIN

5059928 37A Young Street Dunedin

[RMA-1996-359718](#) Resource Management Act (Historical Data) ERECT DWG DBTR - NEVILLE LANE (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 28/06/1996.

5059929 37 Young Street Dunedin

[LUC-2023-202](#) Land Use Consent Maintenance on scheduled tree - T1202 Ngaio. The outcome was Granted on 29/06/2023.

[LUC-2023-88](#) Land Use Consent removal of scheduled tree - T1205 - Ngaio. The outcome was Granted on 12/04/2023.

[LUC-2019-7](#) Land Use Consent emergency maintenance on a significant tree. The outcome was Granted on 18/01/2019.

[LUC-2016-9](#) Land Use Consent tree maintenance or emergency works on a significant tree Ngaio T1205. The outcome was Granted on 22/01/2016.

[LUC-2015-413](#) Land Use Consent tree maintenance on significant trees T1202, T1203, T1204 & T1205. The outcome was Granted on 24/09/2015.

[LUC-2010-144](#) Land Use Consent Tree maintenance or emergency works on a significant tree - Ngaio T1202, T1203, T1204 & T1205. The outcome was Granted on 31/03/2010.

[RMA-2005-369782](#) Resource Management Act (Historical Data) Work on significant tree - Ngaio (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 21/04/2005.

[5059931](#) 44 Calder Street St Kilda

[RMA-1999-363084](#) Resource Management Act (Historical Data) ERECTION OF TEMPORARY ELECTION SIGNS (16 SITES ON PRIVATE PROPERTY) (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 28/06/1999.

[5059940](#) 47 Young Street Dunedin

[RMA-1997-361629](#) Resource Management Act (Historical Data) HEALTH CLINIC/HEALTH CARE FACILITY CHQ CONSTATTINE PLANNERS Hazards Comments: (Non-Notified - Non Complying). The outcome was Granted on 12/01/1997.

[RMA-1992-355282](#) Resource Management Act (Historical Data) EST HONOEPATHY CLINIC Ownr:DN HOMEOPATHY / App: B WARD C/- 6 HANOVER ST (Non-Notified - Non Complying). The outcome was Granted on 24/08/1992.

[5113573](#) 16 Churchill Street Dunedin

[LUC-2007-517](#) Land Use Consent land use arising from subdivision for bulk and location breach of dwelling on Lot 3 SUB-2007-183. The outcome was Granted on 12/10/2007.

[SUB-2007-183](#) Subdivision Consent subdivision creating three residential lots from two existing titles. The outcome was Granted on 12/10/2007.

[LUC-2007-127](#) Land Use Consent construction of three units. The outcome was Granted on 24/05/2007.

[5113574](#) 14 Churchill Street Dunedin

[LUC-2007-517](#) Land Use Consent land use arising from subdivision for bulk and location breach of dwelling on Lot 3 SUB-2007-183. The outcome was Granted on 12/10/2007.

[SUB-2007-183](#) Subdivision Consent subdivision creating three residential lots from two existing titles. The outcome was Granted on 12/10/2007.

[LUC-2007-127](#) Land Use Consent construction of three units. The outcome was Granted on 24/05/2007.

[5113575](#) 34 Calder Street St Kilda

[LUC-2007-517](#) Land Use Consent land use arising from subdivision for bulk and location breach of dwelling on Lot 3 SUB-2007-183. The outcome was Granted on 12/10/2007.

[SUB-2007-183](#) Subdivision Consent subdivision creating three residential lots from two existing titles. The outcome was Granted on 12/10/2007.

[LUC-2007-127](#) Land Use Consent construction of three units. The outcome was Granted on 24/05/2007.

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

No Transport information was found for this property

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, 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

FOUL SEWER AND WASTE WATER

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.

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 **7th June 2001**.

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

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.

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

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

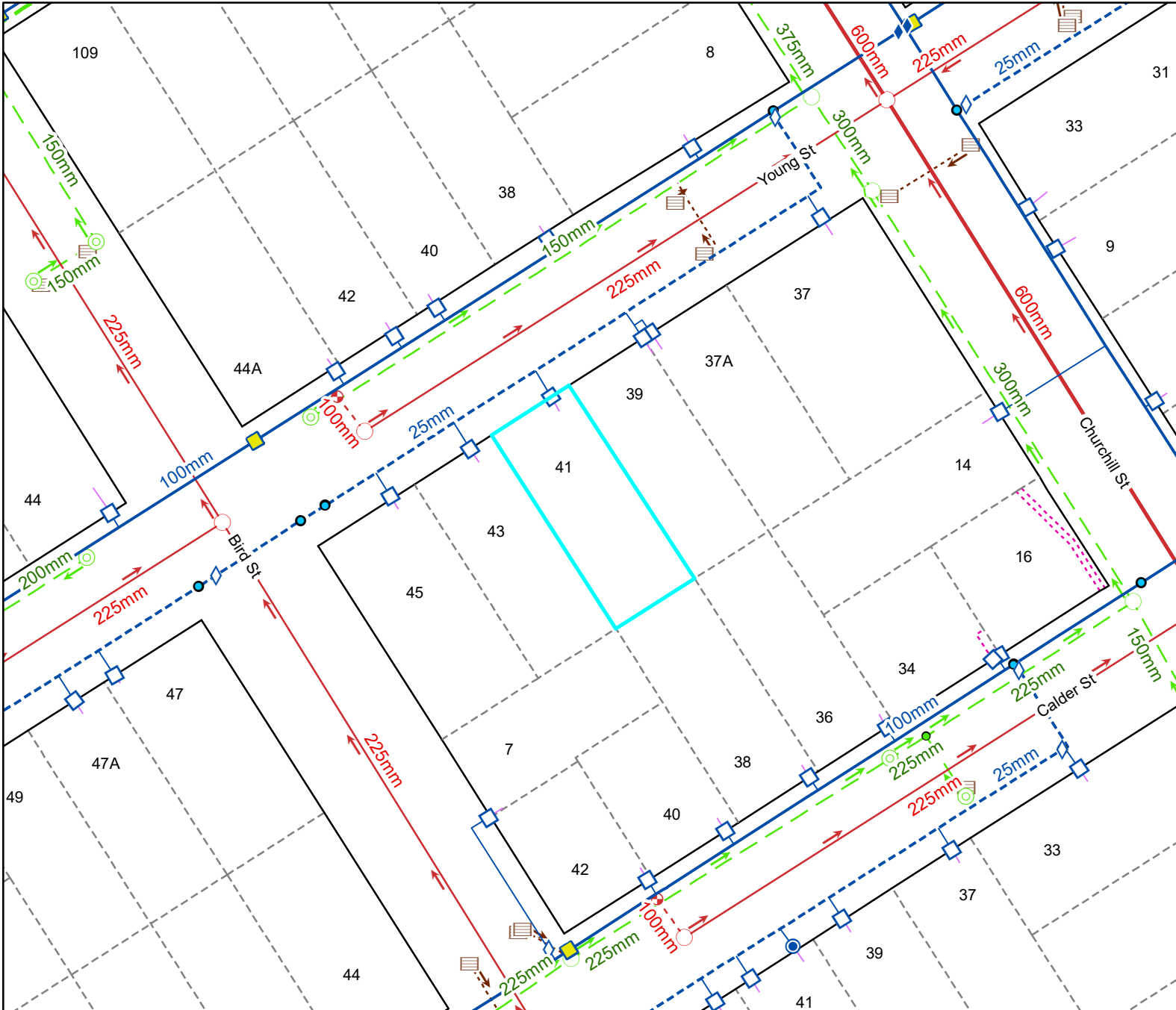
Terms used in Permits & Consents

- 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

Water Supply

	Manifold Box		Water Non-Return Valve
	Water Meter		Water Pump Station
	Toby		Water Bore
	Meter without manifold box		Water Treatment Plant
	Retic Flow Meter		Water Storage Tank
	Combination Meter		Supply Main
	Manifold Box With Restrictor		Trunk Main
	Water Valve - Zone		Disused
	Non Return Valve		Reticulation
	Water Valve - Gate		Rider
	Water Valve - Sluice		Scour
	Water Hydrant		Water Service Lateral
	Water Backflow Preventor - RPZ		Water Fire Service Lateral
			Water Critical Service Lateral
			Water Zone Boundary
			Water Reservoir
			Redundant Water Main

NOTE: Private water services have the same symbols as those above, however they are coloured pink.

Foul Sewerage

	Standard Manhole		Pump Station
	Valve Chamber (pressurised)		Treatment Plant
	Boundary Kit		Vent
	Non-Return Valve		Foul Sewer Node
	Pump Station Domestic		Foul Drains in Common (public)
	Drop Manhole		Sewer
	Inspection Manhole		Trunk Sewer
	Inspection Opening		Vent Line
	Lamphole		Rising Main
	Outlet		Redundant Foul Sewer Pipe

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

Stormwater

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

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

General

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

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



Council Water & Drainage Services

Information shown is the best available at the time of publishing. The accuracy and completeness of This information is variable. Private assets are typically not mapped. Recent changes may not be reflected. Verify on site before commencing work. For all enquiries phone 03 477 4000.

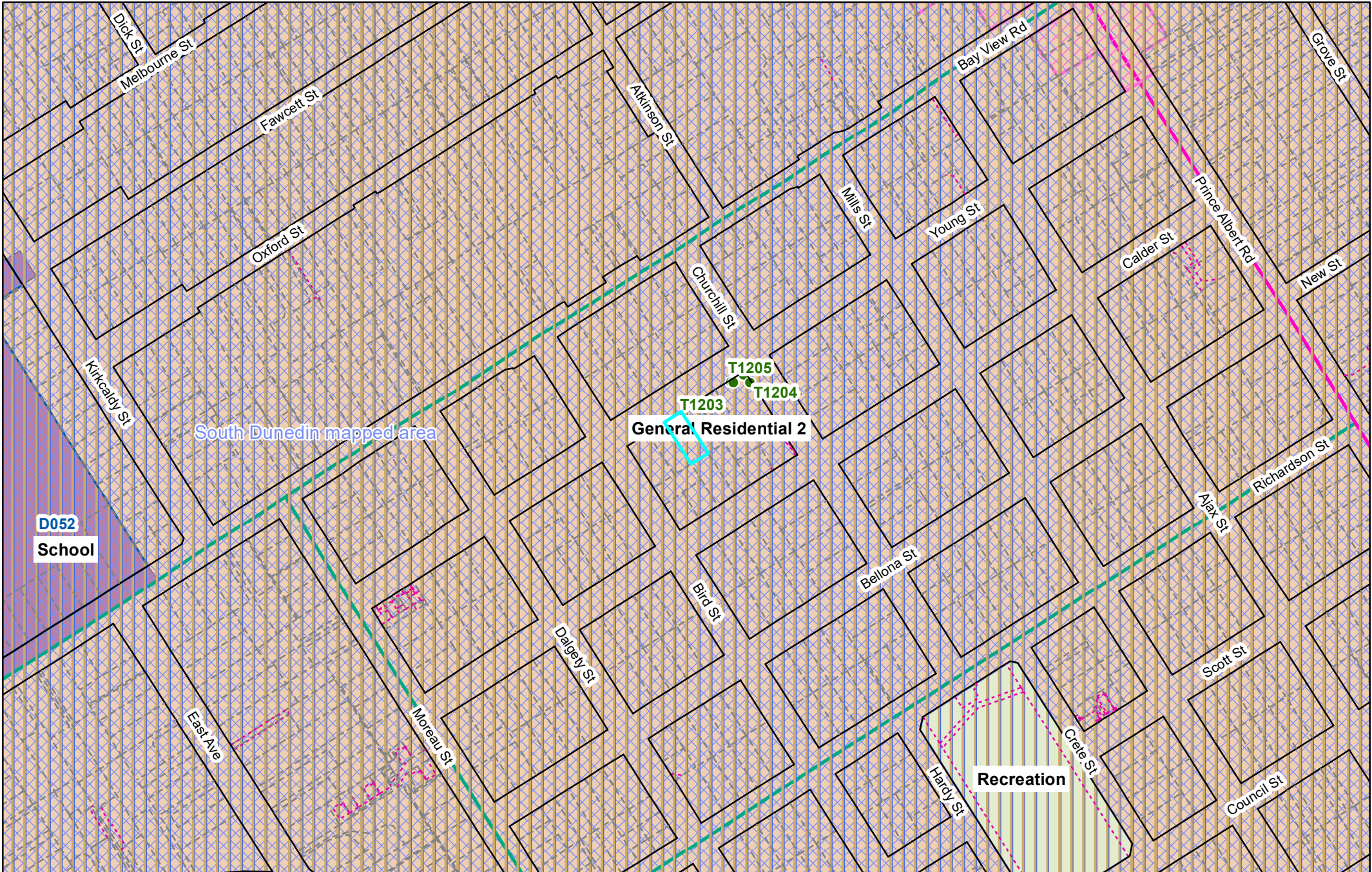
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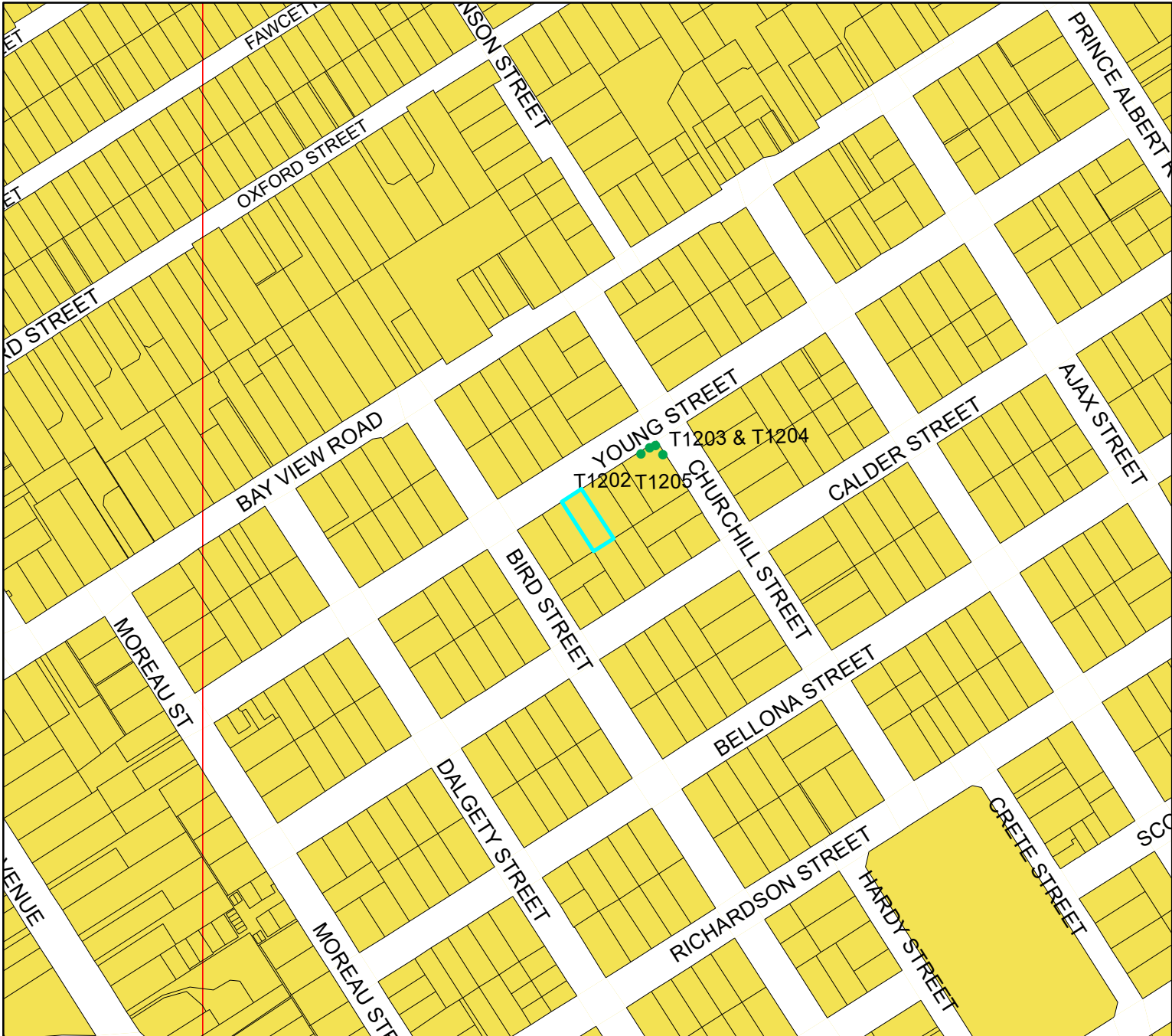
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PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES
This map is for illustration purposes only and is not accurate to surveying, engineering or orthophotographic standards. Every effort has been made to ensure correctness and timeliness of the information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

2018-2019 Urban. Copyright DCC/Aerial Surveys Ltd. Rural, ORC/Aerial Surveys Ltd. CC BY 4.0 NZ
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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.

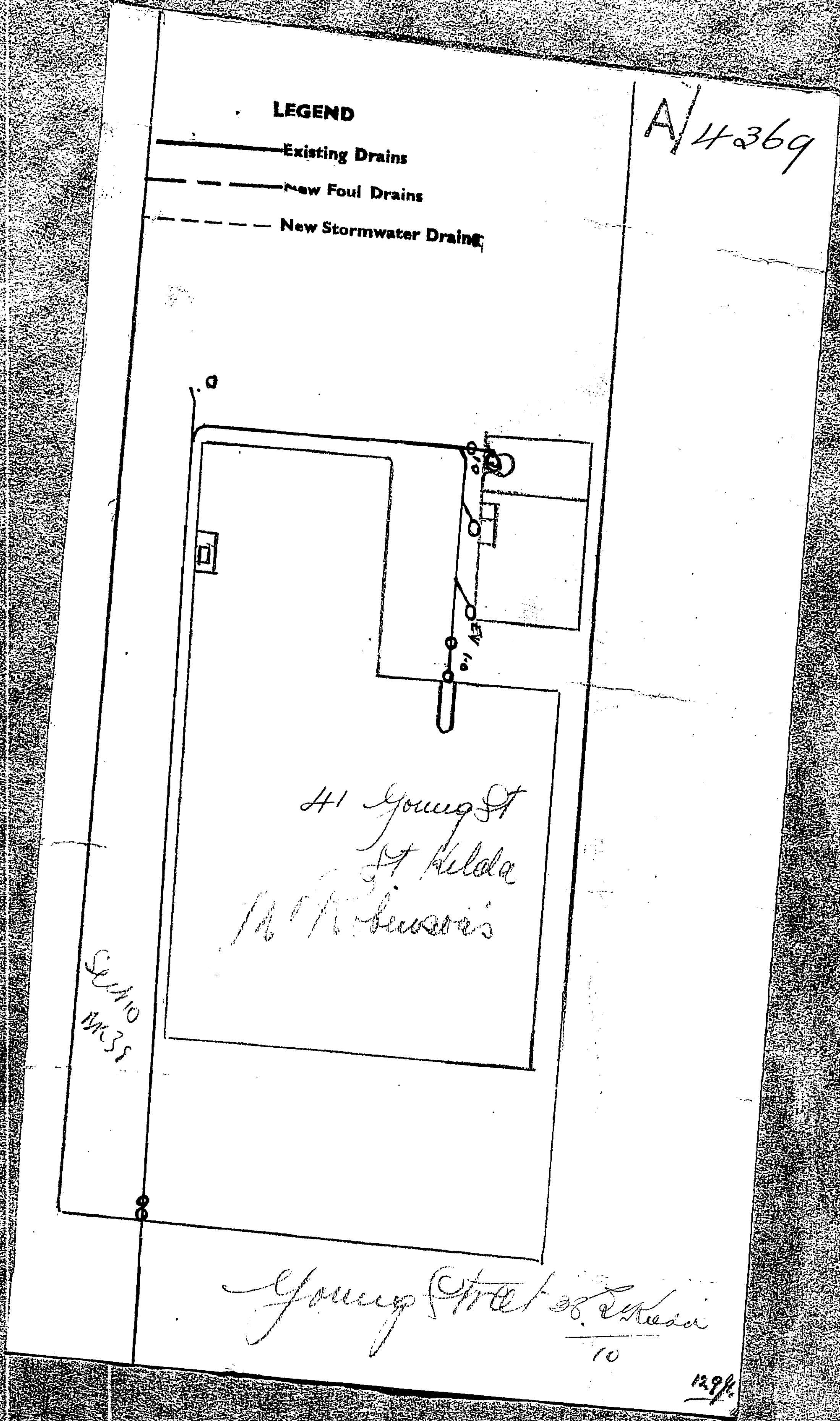
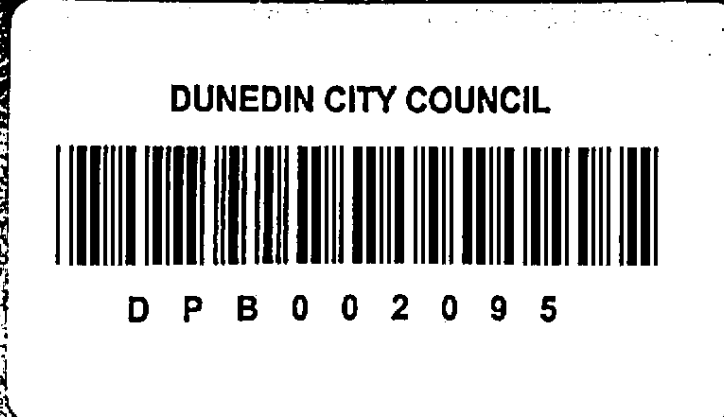
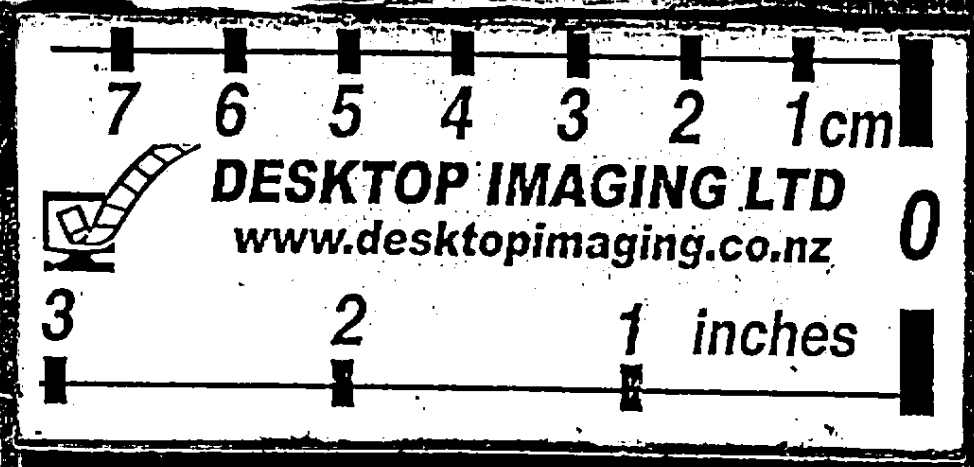


Operative District Plan Map

Scale at A4:
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PARCEL LINES CAN VARY FROM
LEGAL PARCEL BOUNDARIES
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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. B 705

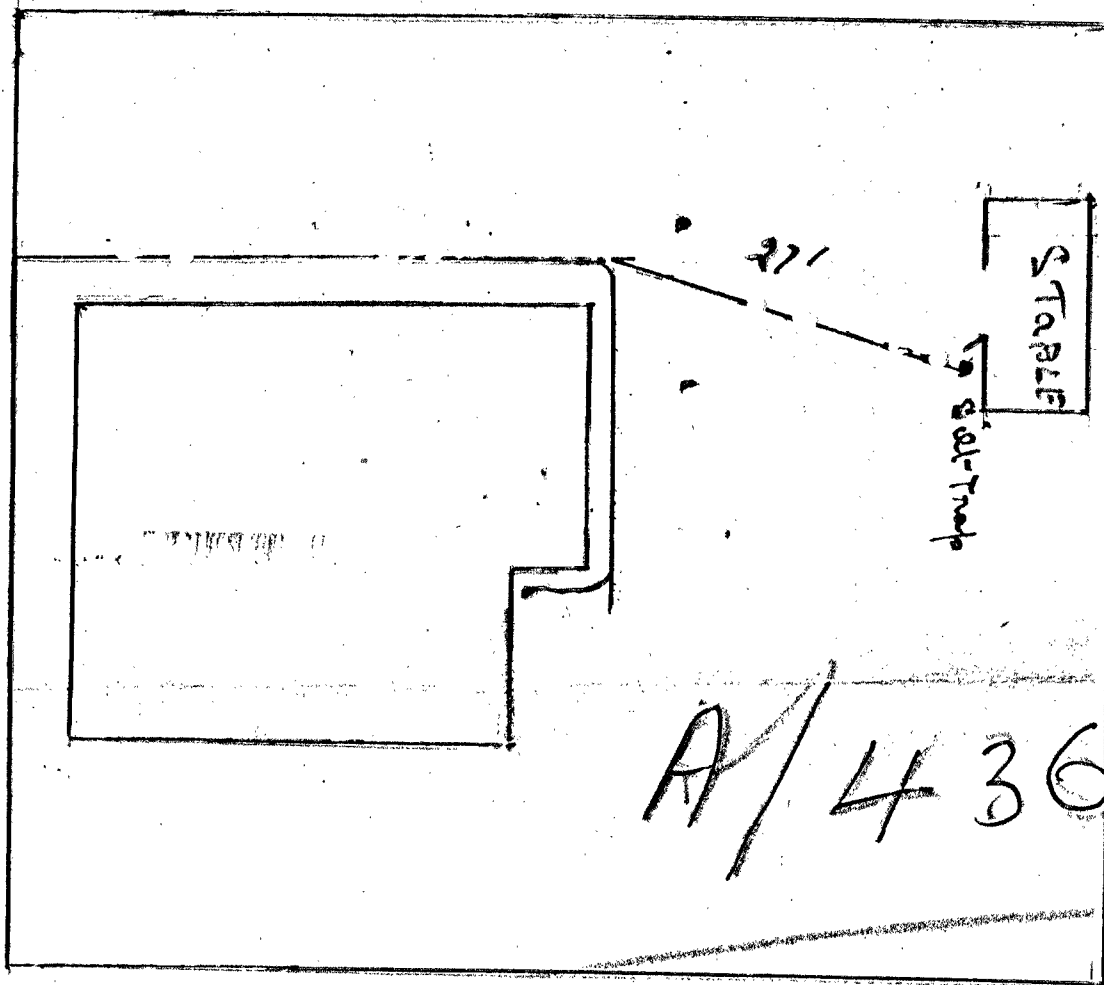
DATE 12/8/21

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

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

Binding Margin to be left blank

YOUNG ST.



LEGEND

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

Owner G. H. Perry
Street 41 Young St
Locality St Kilda

Block _____
Section _____
Allotment _____

Signature of Drainer J. Hall Sans

DUNEDIN CITY COUNCIL



DPB 002619

DUNEDIN DRAINAGE AND SEWERAGE BOARD
House Connection Plan

SCALE (TO BE SHOWN) _____

NEW SEWERAGE DRAINS: RED

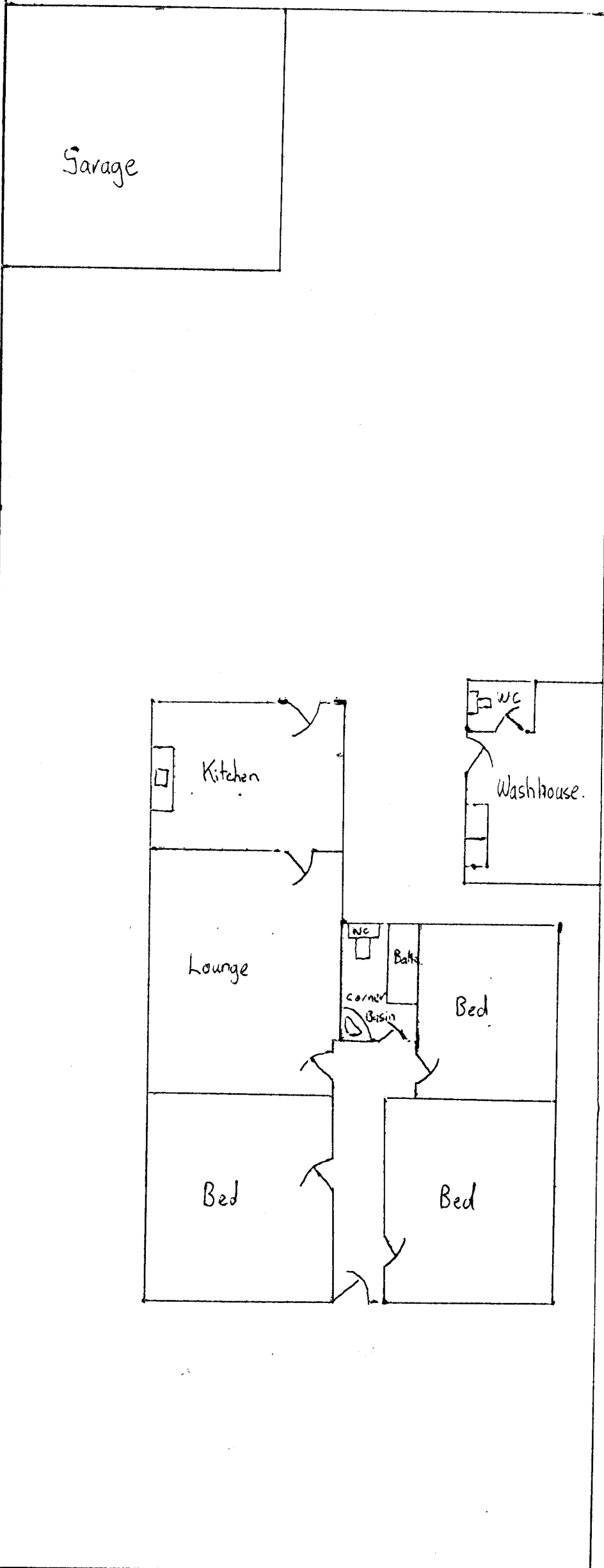
: OLD DRAINS: FULL BLACK

: STORMWATER: DOTTED BLACK

APPLICATION No. **H7334**
DATE 6th May 1970 S.Y.

Binding Margin to be left Blank

Signature of Drainer _____



LEGEND

- Existing Drains
- New Foul Drains
- New Stormwater Drains

Owner Mr. J. Stevenson

Street & Locality 41 Young Str

Block 38 St. Helens Section 10

D.P. 52 Allotment _____

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 950413	Reference No:	5059926
---------------	----------	---------	------------	---------------	---------

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

PROJECT LOCATION	PROJECT
Name and Mailing Address: HARVEY, JUDITH ANNE 41 YOUNG STREET ST KILDA DUNEDIN 9001	All <input checked="" type="checkbox"/> Stage Noof an intendedstages New Building <input type="checkbox"/> Alteration <input checked="" type="checkbox"/> Intended Use(s) in detail: INTERNAL ALTER./HEATER Intended Life: Indefinite, not less than 50 years <input type="checkbox"/> Specified as5..... years Demolition <input type="checkbox"/>
LEGAL DESCRIPTION	
Property Number: 2059926 Valuation Roll No: 27510 11200 Street Address: 41 YOUNG STREET, ST KILDA, DUNEDIN 9001 Legal Description: LOT 10 BLK 38 DEEDS PLAN 52	

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: 24/06/1997

BUILDING CONSENT No.:

95/0413

Project Information Memorandum No.:**ISSUED BY**

Section 35, Building Act 1991

DUNEDIN CITY COUNCIL

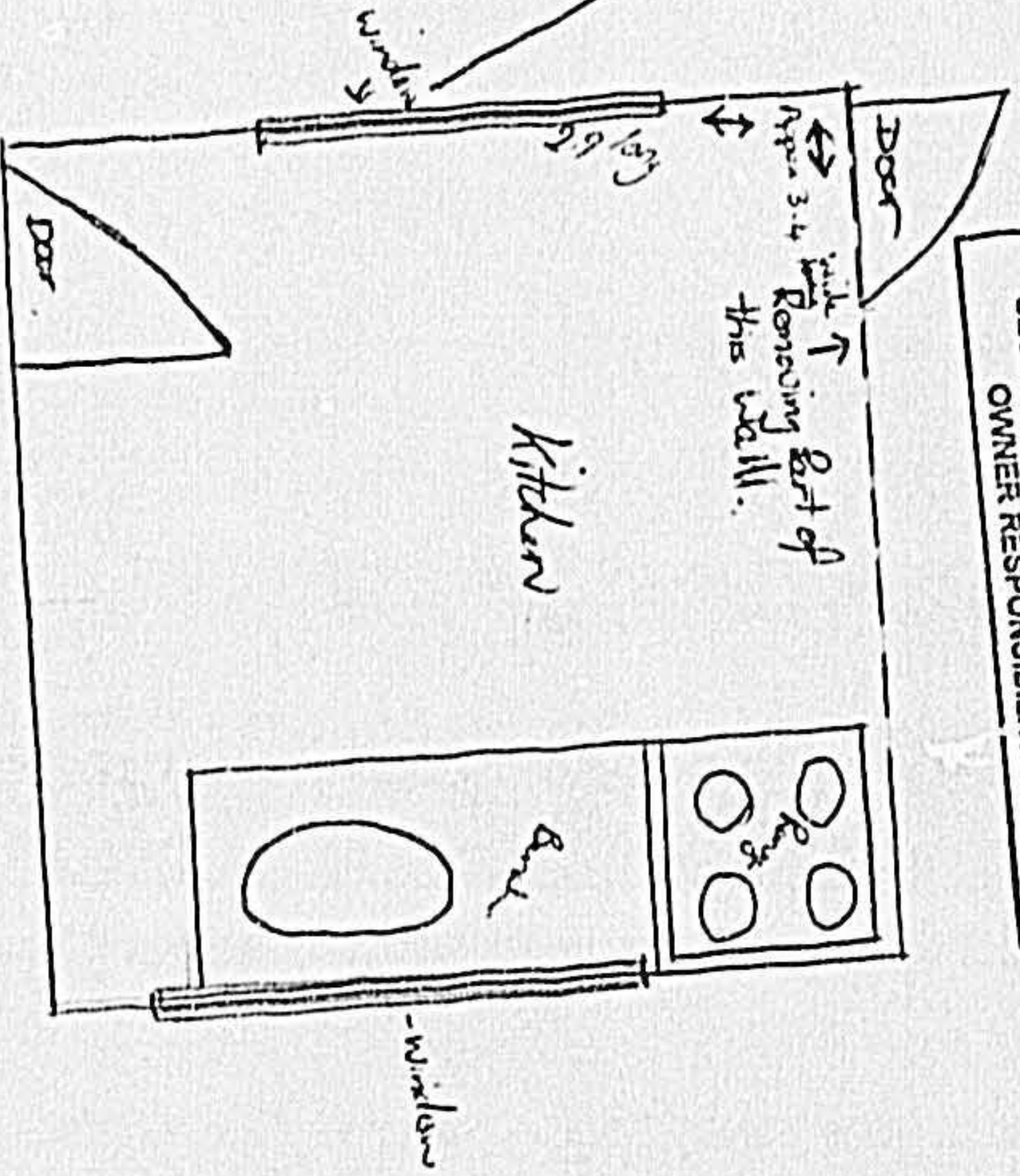
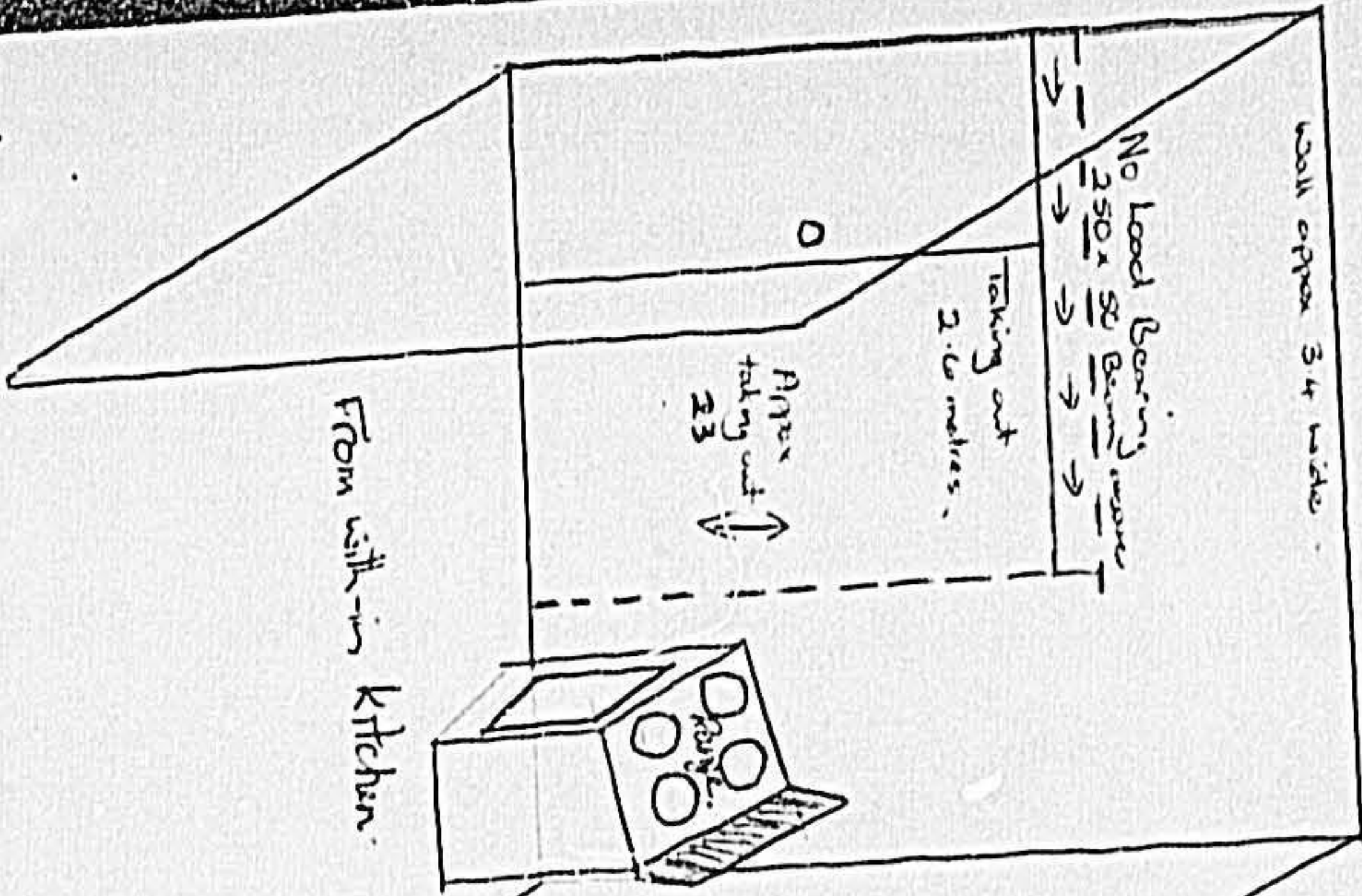
(Insert a cross in each applicable box. Attach relevant documents)

APPLICANT		PROJECT	
Name: J A HARVEY Mailing Address: 41 YOUNG STREET DUNEDIN		All <input type="checkbox"/> Stage No. X of an intended stages of: New Building <input type="checkbox"/> Alteration <input type="checkbox"/> Intended Use(s) (in detail): HOUSING ALTERATION INTERNAL ALTER./HEATER Intended Life: Indefinite, but not less than 50 years <input type="checkbox"/> Specified as 5 years Demolition <input type="checkbox"/> Estimated Value: \$ 1,500.00	
PROJECT LOCATION			
Street Address: 41 YOUNG ST DUNEDIN			
LEGAL DESCRIPTION			
Property Number: 5059926 Valuation Roll Number: 2751011200 Lot: 10 DP: 52 Section: Block: 38 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		Signed for and on behalf of the Council: Name: <u>[Signature]</u> Position: _____ Date: <u>21.10.1995</u>	

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. /"

At Young St
St Kilda ON.



ENVIRONMENTAL HEALTH CONDITIONS:
SOLID FUEL BURNER TO BE OPERATED
IN A NUISANCE FREE MANNER
PLEASE CONTACT ENVIRONMENTAL HEALTH
SECTION Ph. 477-4000 FOR ADVICE ON
OWNER RESPONSIBILITIES

DUNEDIN CITY COUNCIL
Copy of Approved Plan
and/or Specification
TO BE RETAINED ON WORKS
AND PRODUCED ON REQUEST
OF BUILDING INSPECTOR.
DATE 20-2-95
FOR CITY ENGINEER

95/04B

Classed as a Spanish Bungalow.
 Flat Roof.



ENVIRONMENTAL HEALTH CO. CITATIONS:-
 SOLID FUEL BURNER TO BE OPERATED
 IN A MANNER
 AS TO PREVENT ENVIRONMENTAL HEALTH
 HAZARDS
 CONTACT ENVIRONMENTAL HEALTH
 OFFICE ON

B

Investigation: Drainage / Seepage

Customer Copy

Investigation reference	INV210932725
Investigation Date	2021-09-22T08:17:33.7430452+12:00
Source Property Address	41 Young Street Dunedin
Inspector	Shayne Rolfe

INVESTIGATION DETAILS

Affected Properties

Property ID	5059927
Property Address	39 Young Street Dunedin

SITE INVESTIGATION NOTES

Followup Investigation	No
Investigation Type	Town Supply / Stormwater
Identification of Issue	<ul style="list-style-type: none">• Neighbouring Stormwater Infiltration
Method of Confirmation	<ul style="list-style-type: none">• Visual observation• Drain Dye

Source Property

Property ID	5059926
Property Address	41 Young Street Dunedin

Is Property for Sale	No
Engage Third Party	No
Is Owner Home	No
Visit Neighbouring Properties	No
Notify Owner	No
Investigation Findings	Completed dye test of drain through down pipe from rear wash house. Dye came up through grass in rear yard adjacent the downpipe, water flowed along side of the path and into the rear yard of 39 young st.

DOCUMENTATION RECEIVED ONSITE - N/A

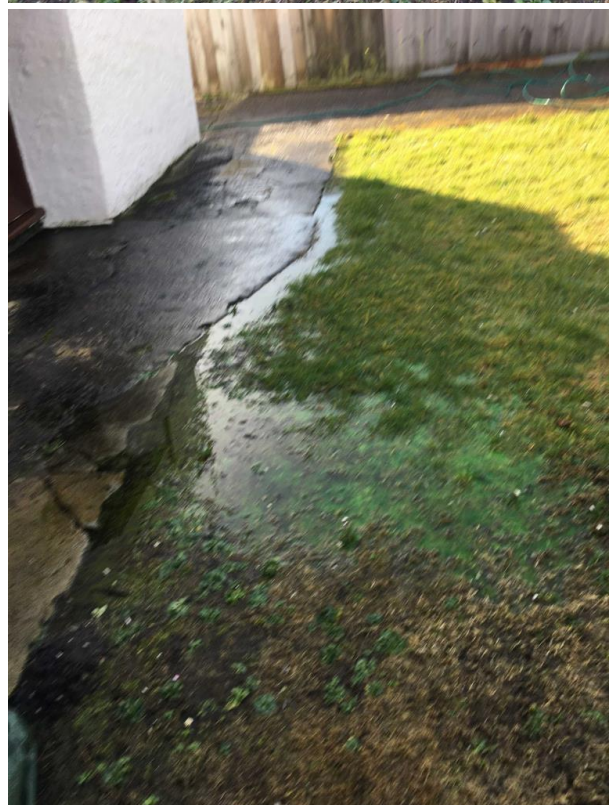
ON SITE DISCUSSIONS

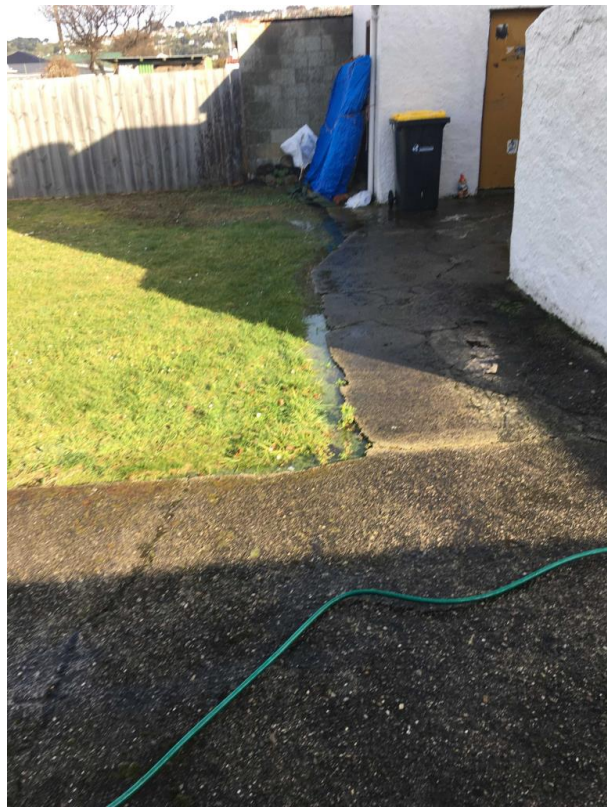
Photos

Dye from DP



Water flowing towards 39 Young





INSPECTOR DETAILS

Investigation Date	05/08/2021
Compliance Officer	Shayne Rolfe
Compliance Officer Under Supervision	No
Additional compliance officer attended?	No

INVESTIGATION OUTCOME

Outcome of Investigation	Incomplete - Unable to complete and close out issue. Remedial work required to rectify.
Remedial Actions	Advised owner / occupier to contact contractors to clear drains.

Investigation: Drainage / Seepage

Customer Copy

Investigation reference	INV210933283
SEEP Number	610783
Investigation Date	2021-10-15T08:40:33.3193661+13:00
Source Property Address	41 Young Street Dunedin
Inspector	Shayne Rolfe

INVESTIGATION DETAILS

Affected Properties

Property ID	5059927
Property Address	39 Young Street Dunedin

SITE INVESTIGATION NOTES

Followup Investigation	Yes
Remedial Work Status	<ul style="list-style-type: none">Remedial work completed to satisfactory standard
Source Property	
Property ID	5059926
Property Address	41 Young Street Dunedin
Is Property for Sale	No
Engage Third Party	No
Is Owner Home	No
Visit Neighbouring Properties	No
Notify Owner	No
Investigation Findings	Downpipe installed and connected to stormwater

DOCUMENTATION RECEIVED ONSITE - N/A

ON SITE DISCUSSIONS

On site Discussions	No
---------------------	----

INSPECTOR DETAILS

Investigation Date	23/09/2021
Compliance Officer	Shayne Rolfe
Compliance Officer Under Supervision	No
Additional compliance officer attended?	No

INVESTIGATION OUTCOME

Outcome of Investigation	Investigation Complete
Investigation Complete	Satisfied on reasonable grounds complaint has been resolved and is no longer is a nuisance

Investigation: Drainage / Seepage

Customer Copy

Investigation reference	INV240445040
SEEP Number	730036
Investigation Date	2024-04-23T11:50:17.4181919+12:00
Source Property Address	40 Young Street Dunedin
Source Property Address	41 Young Street Dunedin
Inspector	Shayne Rolfe

INVESTIGATION DETAILS

Affected Properties

Property ID	5059927
Property Address	39 Young Street Dunedin

SITE INVESTIGATION NOTES

Followup Investigation	No
Investigation Type	Town Supply / Stormwater
Identification of Issue	<ul style="list-style-type: none">Neighbouring Stormwater Infiltration
Method of Confirmation	<ul style="list-style-type: none">Other

Source Property

Property ID	5059815
Property Address	40 Young Street Dunedin
Property ID	5059926
Property Address	41 Young Street Dunedin

Is Property for Sale	Yes
Contact Agent	Giselle Somerton at Harcourts has been contacted via email
Engage Third Party	No
Is Owner Home	No
Visit Neighbouring Properties	Yes
Comments	
Is the owner home	No
Notify Owner	No
Investigation Findings	Unable to test at this time

DOCUMENTATION RECEIVED ONSITE - N/A

ON SITE DISCUSSIONS

On site Discussions

No

INSPECTOR DETAILS

Investigation Date

23/04/2024

Compliance Officer

Shayne Rolfe

INVESTIGATION OUTCOME

Outcome of Investigation

Incomplete - Further investigation required to ascertain issue.

Further Investigation Comments

unable to test at this time

Assign to 3 Waters

No

Investigation: Drainage / Seepage

Customer Copy

Investigation reference	INV240448874
SEEP Number	730036
Investigation Date	2024-05-09T11:48:50.5578297+12:00
Source Property Address	41 Young Street Dunedin
Inspector	Shayne Rolfe

INVESTIGATION DETAILS

Affected Properties

Property ID	5059927
Property Address	39 Young Street Dunedin

SITE INVESTIGATION NOTES

Followup Investigation	No
Investigation Type	Town Supply / Stormwater
Identification of Issue	<ul style="list-style-type: none">Unknown Water Source
Method of Confirmation	<ul style="list-style-type: none">Drain Dye
Source Property	
Property ID	5059926
Property Address	41 Young Street Dunedin
Is Property for Sale	Yes
Contact Agent	Agent contacted during previous site investigation
Engage Third Party	No
Is Owner Home	Yes
Show owner warrant notes	Met with owner at number 39 to confirm investigation is taking place. Owner is blind
Visit Neighbouring Properties	Yes
Comments	
Is the owner home	No
Notify Owner	No
Investigation Findings	Following dye test no dye presented and have confirmed with owner

DOCUMENTATION RECEIVED ONSITE - N/A

ON SITE DISCUSSIONS

On site Discussions

No

Photos

Sump in ground next to slab no outlet



Rear garage slab



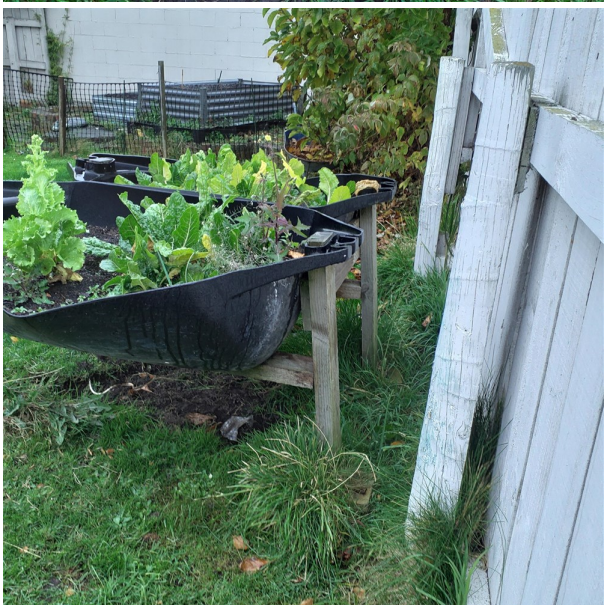
Dye test of garage slab



39 no dye presented



Photos



INSPECTOR DETAILS

Investigation Date
Compliance Officer

08/05/2024
Shayne Rolfe

INVESTIGATION OUTCOME

Outcome of Investigation
Investigation Complete

Investigation Complete
Satisfied on reasonable grounds complaint has been resolved and is no longer is a nuisance