

DISCLAIMER

Statement of Passing Over: This information has been supplied by the vendor or the vendor's agents and TRG Dunedin (powered by ownly Ltd licensed REAA 208) is merely passing over this information as supplied to us. We cannot guarantee its accuracy as we have not checked, audited, or reviewed the information and all intending purchasers are advised to conduct their own due diligence investigation into this information. Where you have been supplied with a Council Property File or a LIM Report, please note there may be matters relating to pre-1992 consents or permits in this file which may need further investigation in order to determine their relevance. To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.



Dunedin City Council – Land Information Memorandum

Property Address: 44 South Road Dunedin

Prepared for: Bethne Ruth Middlemiss

Prepared on: 22-Aug-2025

Property Details:

Property ID	5023422
Address	44 South Road Dunedin
Parcels	LOT 9 DEEDS 323

Disclaimer:

Issued in accordance with Section 44A of the Local Government Official Information and Meetings Act 1987

Should you require further clarification of any of the information listed in this report, please phone our Customer Services Agency on 03 477 4000.

This Land Information Memoranda (LIM) has been prepared in accordance with Sections 44A, 44B, 44C, and 44D of the Local Government Official Information and Meetings Act 1987. It contains only information obtained from the records held by the Dunedin City Council as at 22-Aug-2025

The Dunedin City Council has not carried out an inspection of the land and/or buildings for the purposes of preparing this LIM. The Dunedin City Council records may not show illegal or unauthorised buildings or works on the land. Accordingly this report may not necessarily reflect the current status of the property. Examples of situations which affect the property but are not recorded in this report include: unauthorised work not known to Council and breaches of Consents or Licences that are not the subject of a formal Requisition or Notice. The applicant is solely responsible for ensuring that the land or any building or works on the land is suitable for a particular purpose. The applicant should check the Certificate(s) of Title as this report may not include information that is registered on the Certificate(s) of title. The Certificate(s) of title may record further information or obligations relating to the land.

Further information about this property may be available from other agencies such as the Otago Regional Council, Nova Gas, Telecom New Zealand (Chorus) or Delta Utility Services Limited.

Contents

Dunedin City Council – Land Information Memorandum	1
Property Address: 44 South Road Dunedin	1
Prepared for: Bethne Ruth Middlemiss	1
Prepared on: 22-Aug-2025	1
Property Details:	1
Disclaimer:	1
s44A(2)(a) Information identifying any special feature or characteristics of the land	4
District Plan Hazard Information	4
Other Natural Hazard Information	4
Flood Hazards	4
Land Stability Hazards	4
Coastal Hazards	4
Seismic Hazards	4
Other Natural Hazards	4
Otago Regional Council Hazard Information	4
Contaminated Site, Hazardous Substances and Dangerous Goods	4
Contaminated Site Information	4
Historic Dangerous Goods Licence(s)	4
Hazardous Substances	4
s44A(2)(b) Information on private and public stormwater and sewerage drains	5
Drainage	5
Foul Sewer and Waste Water	5
Public Sewer Sheets	6
Dunedin City Council Private Drainage plans incomplete	6
s44A(2)(bb) Information Council holds regarding drinking water supply to the land	6
Water Supply	6
s44A(2)(c) Information relating to any rates owing in relation to the land	7
Rates Details	7
Rates Assessment Details	7
s44A(2)(d) Consents, Certificates, Notices, Orders or Requisitions affecting the land or any buildings on the land	7
(da) the information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004:s44A and	7
(2)(e) Information concerning any Certificate issued by a Building Certifier pursuant to the Building Act 1991 or the Building Act 2004	7
Building and Drainage Consents	7
Building and Drainage Permits	8
Building Notices	8
Resource Consents	8
Consent Notices	8
Alcohol Licensing	8
Health Licensing	8
s44A(2)(ea) Information notified under Section 124 of the Weathertight Homes Resolution Services Act 2006	8

s44A (2)(f) Information relating to the use to which the land may be put and any conditions attached to that use	9
District Plan.....	9
District Plan Map	10
s44A(2)(g) Information regarding the land which has been notified to Council by another statutory organisation.....	11
s44A(2)(h) Information regarding the land which has been notified to Council by any network utility operator pursuant to the Building Act 1991 or Building Act 2004	11
Section 44A(3) Information concerning the land as the authority considers, at its discretion, to be relevant.	11
Building Information.....	11
Minimum Floor Levels	11
Planning	11
Resource Consents within 50m of 44 South Road Dunedin.....	11
3 Waters	14
Information Regarding Watercourses	14
Transport	14
Glossary of Terms and Abbreviations.....	15
Consent, Permit, Licence & Complaint types	15
Terms used in Permits & Consents.....	15
General terms	16
Appendices	17

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

District Plan Hazard Information

Refer to District Plan for Natural Hazards Information section: s44A (2)(f) *Information relating to the use to which the land may be put and any conditions attached to that use.* Building Act 2004 Sec 73 Hazard Information

Other Natural Hazard Information

Flood Hazards

No information.

Land Stability Hazards

No information.

Coastal Hazards

No information.

Seismic Hazards

No information.

Other Natural Hazards

The following other natural hazards have been identified:

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

Otago Regional Council Hazard Information

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

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

Contaminated Site, Hazardous Substances and Dangerous Goods

Contaminated Site Information

No information.

Historic Dangerous Goods Licence(s)

No information.

Hazardous Substances

No information.

WARNING – Change in legislation and management of hazardous substances

On 1 April 2004, all Dunedin City Council Dangerous Goods Licences expired. From this date they became the responsibility of the Environmental Protection Authority (EPA) under the Hazardous Substances and New Organisms Act 1996.

All new licences for hazardous substances were issued by independent Test Certifiers approved by the EPA. The Council no longer holds current information on the use of hazardous substances at these premises and hazardous substances may be present without the Council's knowledge.

The Council was advised by the EPA in 2016 that Worksafe had taken over responsibility for managing Location Test certificates under the Hazardous Substances and New Organisms Act 1996. The EPA no longer holds any information in relation to Location Test Certificates. If you have any questions, please contact Worksafe.

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

Drainage

Drainage plans on file are indicative only.

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

Foul Sewer and Waste Water

Drainage Reticulation Plans

A copy of the Dunedin City Council's drainage infrastructure in the vicinity of the subject property is attached. Public foul sewers are shown in red and stormwater sewers in green. All public drainage services are available to receive connections from the property and limited flows of stormwater may also be discharged to the street channel or an approved outfall.

Stormwater/Sewer Separation - Compliant

The Dunedin City Council requires the foul sewer and storm water being discharged from a property to be directed to the separate foul sewer and storm water networks, respectively. This property is in an area where inspections have been undertaken to ensure compliance with this requirement. This property was certified as complying with Council's requirements for storm water separation at the time of inspection on **26th October 1995**.

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

Urban Stormwater Catchment

This property is located within an urban stormwater catchment that has been modelled in a study to determine the potential effects of land use and climate change that may occur over the next 50 years. This indicates that some areas of the catchment might be subject to a potential flooding risk or surface water ponding during particular rainfall events.

These effects are outlined in the Integrated Catchment Management Plans (ICMPs) that are available on the Council website. The ICMPs show the areas in the catchment that have been modelled which might be susceptible to a higher risk of flooding. The ICMPs contain maps that indicate a potential worst case scenario for a 1 in 100 year rainfall event. However, there are a series of maps also available that show modelling results from a range of other scenarios.

While the maps have been produced to help Council manage the reticulation networks, they are not sufficiently detailed to specifically account for individual properties which may be affected by local factors not included in the models.

For further information please contact 3 Waters Services at Dunedin City Council.

Public Sewer Sheets

WARNING. Please note that public sewer reticulation sheets are scaled in either Imperial feet or Metric metres. Please check with the Duty Drainage Inspector if in doubt.

Dunedin City Council Private Drainage plans incomplete

WARNING. The Dunedin City Council's private drainage records (plans) prior to 1 January 1993 may be incomplete or not clearly recorded. Owners therefore are advised to carry out work with due care to avoid damage to any private drain not detailed because of the lack of information filed in the Council's records.

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

Water Supply

Urban water supply area – Connected

This property is connected to the Dunedin City Council's urban (on-demand) water supply. Indicative water pressures are available to view at www.dunedin.govt.nz/water-pressure, and flows available to the property can be provided on request. Any change in water use (e.g. for a new commercial activity) requires a new application to be made to the Council. It is recommended that the applicant check the property for the location and suitability of the water service.

Terms and conditions of supply

All new and existing connections to the Dunedin City Council's water supply network are subject to the terms and conditions of the Dunedin City Council Water Bylaw 2011. The bylaw is available to view at www.dunedin.govt.nz/water-bylaw.

Water pressure

Indicative network water pressure to the property is shown on maps available at www.dunedin.govt.nz/water-pressure. Specific detail is available on request.

Water reticulation maps

A copy of the water reticulation map of Dunedin City Council infrastructure in the vicinity of the subject property is attached. These show the location of the water main in the road. It may or may not show the water service to the property. It is recommended that the applicant check the property

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

Rates Details

Rates Assessment Details

Rate Account	2023422
Address	44 South Road Dunedin
Valuation Number	27060-38000

Latest Valuation Details

Capital Value	\$415,000
Land Value	\$160,000
Value of Improvements	\$255,000
Area (Hectares)	0.0448HA
Units of Use	1

Current Rates

Current Rating Year Starting	01-Jul-2025
Dunedin City Council Rates	\$3,297.56

Rates Outstanding for Year	\$2,824.52
-----------------------------------	------------

For further explanation on the rate account, or to enquire about information referred to on this page, please contact Rates Staff between 8:30am and 5:00pm weekdays at the enquiries counter on the Ground floor of the Civic Centre, 50 The Octagon, Dunedin, or by phoning 477 4000.

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

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

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

Building and Drainage Consents

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 the Building Code could not be established and therefore the Code Compliance Certificate has been refused.
	/CCC	-	
	Refused	-	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
	Lapsed	-	

NOTE: This is not a comprehensive list of all building consent statuses

[ABA-2006-312963](#) Building Consent - Bathroom Alts

Lodgement Date	02-Aug-2006
Decision	Granted
Decision Date	07-Aug-2006
Current Status	CCC Issued
Previous Number	ABA62207

(Applications before 2007)

Building and Drainage Permits

[H-1949-33237](#) AAB19490735

8044 - Demolish Old Laundry and Outside Toilet, Add New Laundry and Toilet to Dwelling, New Retaining Wall, (McFarlane). The permit was lodged on 20-Jul-1949.

[H-1950-35286](#) AAB19500568

8979 - Relocate Coal Shed, (McFarlane). The permit was lodged on 17-Jan-1950.

[H-1961-56502](#) AAB19610667

6814 - Plaster Dwelling, No Plan (McFarlane). The permit was lodged on 27-Sep-1961.

[H-1911-123322](#) AAD19111801

7646 - Drainage, (McFarlane). The permit was lodged on 01-Mar-1911.

[H-1911-123060](#) AAD19111520

8367 - Drainage, (McFarlane). The permit was lodged on 15-Jul-1911.

[H-1911-123061](#) AAD19111521

8416 - Plumbing, No Plan (McFarlane). The permit was lodged on 01-Jan-1911.

[H-1926-143127](#) AAD19261206

B8567 - Drainage, No Plan (McFarlane). The permit was lodged on 01-Jan-1926.

[H-1929-146799](#) AAD19291014

C2876 - Plumbing, No Plan (McFarlane). The permit was lodged on 01-Jan-1929.

[H-1949-165997](#) AAD19491173

E6256 - Plumbing and Drainage, (McFarlane). The permit was lodged on 25-Jul-1949.

Building Notices

No Building Notices

Resource Consents

There are no resource consents for this property.

Consent Notices

There are no Consent Notices recorded for this property. It is recommended that the applicant check the Record of Title for any notices or covenants that may affect the property.

Alcohol Licensing

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

Health Licensing

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

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

No information.

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

District Plan

Dunedin currently has two district plans, and as at 19th August 2024, the partially operative Dunedin City Second Generation District Plan (“The 2GP”) almost completely superceded 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

Zoning

This property is zoned as follows in the District Plan.

Zone

RESIDENTIAL 1

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

Road Hierarchy

The roads listed below adjoining this property are classified as either Collector, District Regional or National Roads in the District Plan Roding Hierarchy. All other roads adjoining this property but not listed here are classified as Local Roads. Refer to Section 20 of the District Plan for more information.

Type

COLLECTOR South Rd

SECOND GENERATION PLAN INFORMATION

Zoning

- General Residential 1 (refer Section 15, Residential)

Scheduled Items

- Designations (adjoining)
 - Plan ID: D455
 - Authority: NZ Transport Agency
 - Purpose: SH 1 - Motorway (from Andersons Bay Road to Sydney Street) - Motorway Purposes (SH 1)

Overlay Zones

- Nil

Mapped Areas

- Road Classification Hierarchy (main roads within 30m of site)
 - Eglinton Rd is a Collector road
 - South Rd is a Collector road

[Please note that some of the items above may only extend over part of the property. If there are multiple designations over the property, these may overlap.]

District Plan Map

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

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

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

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

No information.

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

No information.

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

Building Information

Drainage

Form 5 (building consent) copy

This property contains building consent application/s where a copy of the building consent (Form 5) is not able to be provided.

This may be due to the age of the consent and/or processes that were in place at the time.

Minimum Floor Levels

Clause E1.3.2 of the New Zealand Building Code requires that surface water, resulting from an event having a 2% probability of occurring annually, shall not enter buildings. This requirement applies to Housing, Communal Housing, Communal Residential and Communal non-residential buildings. For guidance when establishing minimum floor levels please refer to : <https://www.dunedin.govt.nz/services/building-services/minimum-floor-levels> and for links to specific areas:

<https://www.dunedin.govt.nz/services/building-services/minimum-floor-levels/mfl-guidance>

For further explanation on the current status of any consent, or to enquire about information referred to on this page, please contact Building Control Staff between 8:30am and 5:00pm weekdays at the enquiries counter on the Ground floor of the Civic Centre, 50 The Octagon, Dunedin, or by phoning 477 4000.

Planning

Resource Consents within 50m of 44 South Road Dunedin

2244 R Caversham Bypass Motorway Dunedin

RMA-1996-359930 Resource Management Act (Historical Data) ELECTION SIGNS (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 15/08/1996.

5023410 36 South Road Dunedin

RMA-1992-355295 Resource Management Act (Historical Data) HOME INDUSTRY - HAIRDRESSING SALON Ownr:MALIU / App: MALIU 36 SOUTH ROAD DN (Non-Notified - Non Complying). The outcome was Granted on 02/10/1994.

5023412 10 Eglinton Road Dunedin

LUC-2014-151 Land Use Consent construct a deck. The outcome was Granted on 08/05/2014.

5023416 19 Eglinton Road Dunedin

RMA-1994-356755 Resource Management Act (Historical Data) Add Deck to Dwelling, (R O'Connell) 19 Eglinton Road (Non-Notified - Non Complying). The outcome was Granted on 19/04/1994.

5023420 11 Eglinton Road Dunedin

[RMA-2000-363719](#) Resource Management Act (Historical Data) TO ERECT A NEW GARAGE REPLACING THE EXISTING GARAGE AT THE SUBJECT PROPERTY (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 08/02/2000.

[RMA-1993-356068](#) Resource Management Act (Historical Data) ADD CONSERVATORY TO EXISTING DWG Ownr:GRAEME HUNT / App: GRAEME HUNT 11 EGLINTON ROAD (Non-Notified - Non Complying). The outcome was Granted on 10/06/1993.

[RMA-1986-351971](#) Resource Management Act (Historical Data) DWG ADDN Ownr:HUNT (Non-Notified - Non Complying). The outcome was Granted on 05/09/1986.

5023421 42 South Road Dunedin

[LUC-2017-612](#) Land Use Consent land use consent for the demolition of all the existing accessory buildings at the rear of the existing dwelling and erection of a replacement accessory building, and associated earthworks. The outcome was Granted on 19/12/2017.

5023492 21 Eglinton Road Dunedin

[RMA-2004-367738](#) Resource Management Act (Historical Data) 4 RESIDENTIAL LOTS (1 < 500M2) NOW 2 LOT subdn of Lot 61 DP 224 (OT14A/170) -see 20051099 (Non-Notified - Non Complying). The outcome was Granted on 13/05/2004.

[RMA-2005-369685](#) Resource Management Act (Historical Data) CHANGE OF CONDITION - RMA 20040312 (Non-Notified - Unrestricted Discretionary). The outcome was s127 Upheld on 22/12/2005.

5114457 5 Walter Street Dunedin

[LUC-2008-424](#) Land Use Consent Land Use consent resulting from a three-lot residential subdivision. The outcome was Granted on 04/08/2008.

[SUB-2008-110](#) Subdivision Consent Three Lot Residential 1 subdivision. The outcome was Granted on 04/08/2008.

5118783 62 South Road Dunedin

[SUB-2012-95](#) Subdivision Consent boundary adjustment. The outcome was Granted on 12/12/2012.

[LUC-2012-376](#) Land Use Consent Consequential landuse - continuation of existing non-compliance for car parking and vehicle access and technical. The outcome was Granted on 17/09/2012.

[SUB-2012-69](#) Subdivision Consent subdivision creating 2 lots. The outcome was Granted on 17/09/2012.

5119481 60 South Road Dunedin

[LUC-2012-512](#) Land Use Consent consequential land use for boundary adjustment. The outcome was Granted on 12/12/2012.

[SUB-2012-95](#) Subdivision Consent boundary adjustment. The outcome was Granted on 12/12/2012.

5119482 62 South Road Dunedin

[SUB-2012-95](#) Subdivision Consent boundary adjustment. The outcome was Granted on 12/12/2012.

[LUC-2012-376](#) Land Use Consent Consequential land use - continuation of existing non-compliance for car parking and vehicle access and technical. The outcome was Granted on 17/09/2012.

[SUB-2012-69](#) Subdivision Consent subdivision creating 2 lots. The outcome was Granted on 17/09/2012.

The information provided with this LIM on District Plan requirements and resource consents has been verified by City Planning in relation to the subject property only. All information included in relation to other land surrounding the site is indicative.

Accuracy of Boundaries

Knowing the true location of the property boundaries on the ground is important in determining what can be carried out on the land under the District Plan and in determining whether the current activity complies with the District Plan or any resource consent. Please note that the Council's aerial photographs may not accurately depict the extent of the property.

The Record of Title for the site should be checked in the first instance. A surveyor may need to be consulted to establish the true location of the title boundaries on the ground.

Access to Site

The legality of any access to the site is important in determining what can be carried out on the land under the District Plan and in determining whether the current activity complies with the District Plan or any resource consent. It is recommended that the Record of Title and/or a lawyer be consulted regarding the legality of any legal and/or physical access to the site (and the maintenance thereof).

Heritage New Zealand Pouhere Taonga Act 2014

The Heritage New Zealand Pouhere Taonga Act 2014 applies in addition to any protection provided to a building or site by the District Plan. The Heritage New Zealand Pouhere Taonga Act 2014 makes it unlawful for any person to destroy, or modify the whole or any part of an archaeological site, whether or not the land on which the site is located is designated, or a resource or building consent has been issued, without the prior authority of Heritage New Zealand. The Heritage New Zealand Pouhere Taonga Act 2014 defines an archaeological site as a place associated with pre-1900 activity, where there may be evidence relating to the history of New Zealand. Pre-1900 buildings are considered archaeological sites under the Heritage New Zealand Pouhere Taonga Act 2014 and are also often associated with subsurface archaeological remains that provide evidence of pre-existing use of the site. Council records may not necessarily identify the precise date upon which an existing building was constructed. Contact the Dunedin office of Heritage New Zealand for further information: infodeepsouth@heritage.org.nz; 03 477 9871.

Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011

The Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011 came into force on 1 January 2012. The National Environmental Standard applies to any piece of land on which an activity or industry described in the current edition of the Hazardous Activities and Industries List (HAIL) is being undertaken, has been undertaken or is more likely than not to have been undertaken. (The current edition of the HAIL is available on the Ministry for the Environment website at www.mfe.govt.nz.) Activities on HAIL sites may need to comply with permitted activity conditions specified in the National Environmental Standard and/or might require resource consent. (The Otago Regional Council should also be consulted for any rules in might have in regards to the use or development of contaminated sites.)

If a person wishes to establish whether a piece of land has had hazardous activities or industries conducted on it, and thus whether activities on that land are controlled by the National Environmental Standard, then the person must pay for a review of the information about the land held by the Council, or pay for a suitably qualified and experienced practitioner to undertake a preliminary site inspection. Formal confirmation from the Council that resource consent is not required under the National Environmental Standard can only be given through a certificate of compliance application.

If you would like a copy of any Resource Consent decision or advice on the current status and relevance of any planning matter referred to in the LIM, enquiries may be made at the Planning Enquiries desk on the Ground Floor of the Civic Centre, 50 The Octagon, or by phoning 477 4000 and asking for the Duty Planner. Planners are available at the Planning Enquiries desk to answer your enquiries between 8:30am and 5:00pm weekdays.

3 Waters

Information Regarding Watercourses

The controlling authority for all water and waterbodies in Dunedin City is the Otago Regional Council. The Regional Plan: Water addresses water take and use, diversions, damming, discharges and bed alteration under the Resource Management Act 1991. They are also responsible for the Flood Protection Management Bylaw 2012.

The controlling authority for watercourses in relation to stormwater drainage, and removal of obstructions in accordance with Local Government Act 1974 is the Dunedin City Council. The Council also issues building and resource consents for certain works around watercourses.

Not all watercourses within Dunedin City are recorded or known to the Council, therefore it is recommended that the applicant inspect the property for watercourses.

For further information on watercourses it is recommended the applicant read the Watercourse Information Sheet. A copy of this document is available on request or for download from the Dunedin City Council website www.dunedin.govt.nz.

Transport

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

Vehicle crossing - no vehicle access

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

Private stormwater lateral.

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

For further explanations on property owner obligations in regard to local road encroachments, vehicle entrances, vegetation management or retaining structures please refer to the Dunedin City Council website at <http://www.dunedin.govt.nz/services/roads-and-footpaths> or contact Transport on 477 4000.

For properties abutting the state highway, Waka Kotahi NZ Transport Agency is the Road Controlling Authority.

Glossary of Terms and Abbreviations

The following are abbreviations and terms that may appear as a part of a LIM.

Consent, Permit, Licence & Complaint types

AAB	DCC Building permit
AAD	DCC Drainage permit
AAG	Green Island drainage permit
AAH	Hyde permit
AAK	St Kilda permit
AAM	Mosgiel permit
AAP	Port Chalmers permit
AAS	Silverpeaks permit
AAT	Maniototo permit
ABA	Application Building Act 1991
AMD	Amendment to a Building Consent
BC	Building Consent
BCC	Building Compliance Certificate - Sale and Supply of Alcohol Act
BCM	Building Complaint
CER	Certifier
COA	Certificate of Acceptance
DGL	Dangerous Goods Licensing
ENV	Health complaint
HTH	Health licence
LIQ	Alcohol licence
NTF	Notice to Fix
NTR	Notice to Rectify
PIM	Project Information Memorandum
POL	Planning Other Legislation
RMA	Resource Management Act - Resource consent
RMC	Resource consent complaint
WOF	Building Warrant of Fitness

Terms used in Permits & Consents

ALT	Alteration
ADD	Addition
BD D/C	Board drain in common
BLD	Building
BLDNG	Building
BT	Boundary trap
B/T	Boiler tube
CCC	Code Compliance Certificate
DAP	Drainage from adjacent property
DGE	Drainage
DIC	Drain in common
DR	Drainage
DWG	Dwelling
FS	Foul sewer

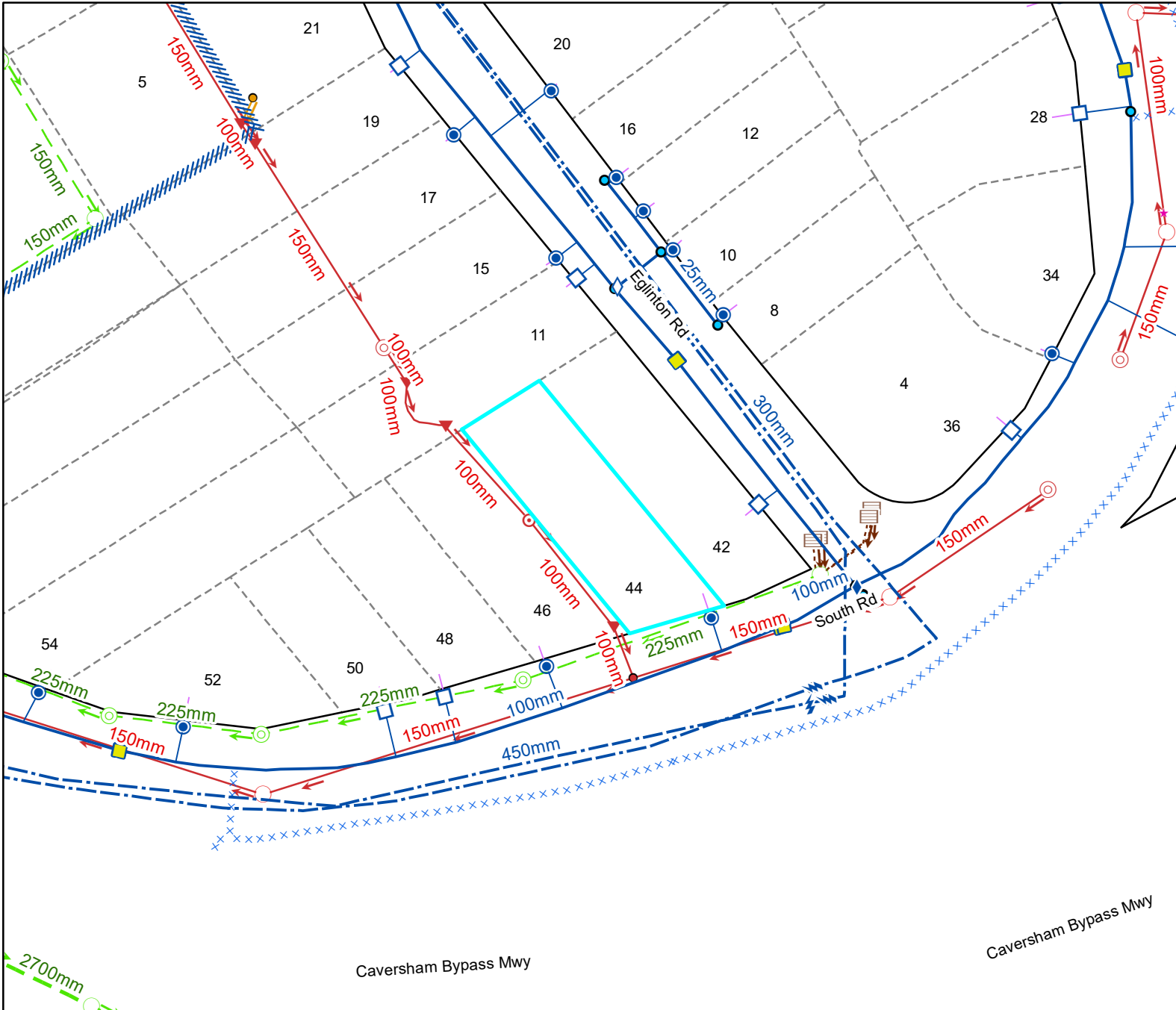
HEA	Heater
ICC	Interim Code Compliance
MH	Manhole
PL	Plumbing
PLB	Plumbing
PTE	Private
SIS	Sewer in section
WC	Water course
WT	Water table
SW	Stormwater

General terms

RDMS Records and Document Management System

Appendices





Legend

Water Supply

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

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

Foul Sewerage

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

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

Stormwater

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

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

General

	DCC Water & Waste Structure		Parcel
	Railway Centreline		Hydro
			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.

Scale at A4:
1:750
15/08/2025
8:02:12 PM

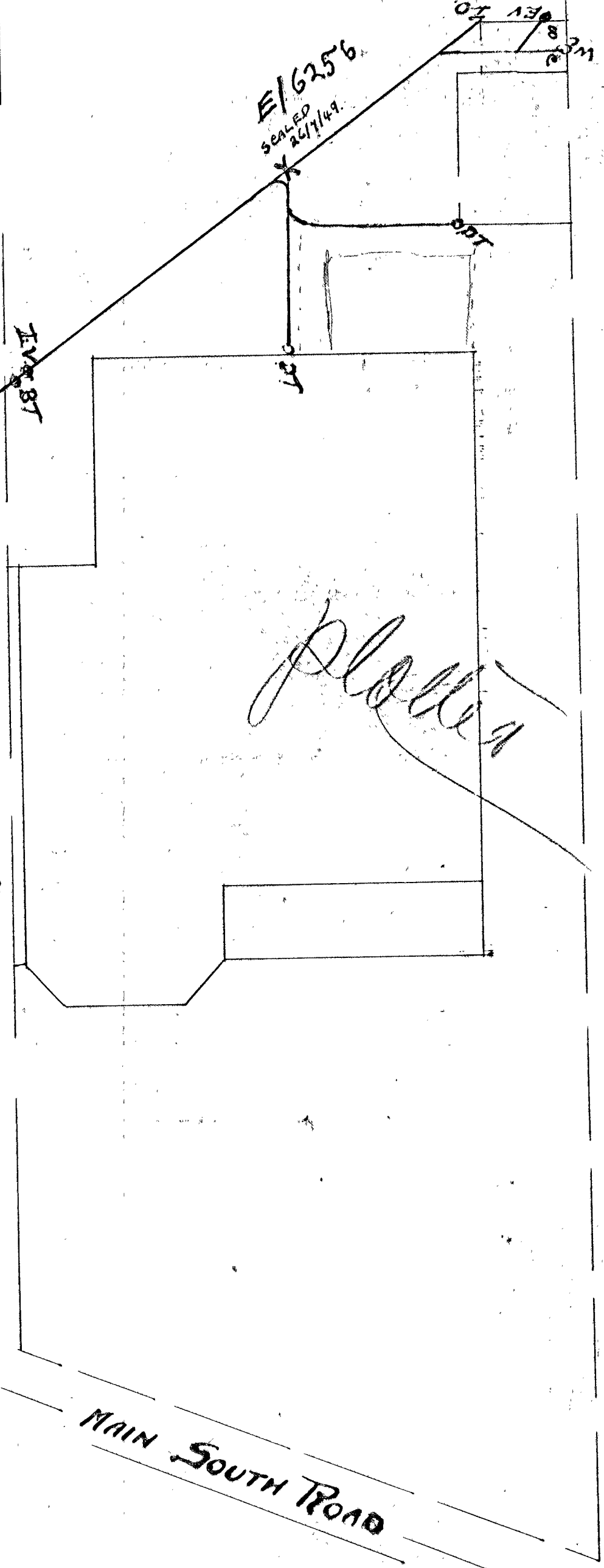


PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES
This map is for illustration purposes only and is not accurate to surveying, engineering or orthographic standards. Every effort has been made to ensure correctness and timeliness of the information presented.

2019-2019 Urban. Copyright DCC/Aerial Surveys Ltd. Rural, ORC/Aerial Surveys Ltd. CC BY 4.0 NZ
2013 Urban and rural photography Jan/Feb 2013. Copyright DCC. CC BY 3.0 NZ.
2006/2007 Urban photography March 2007, copyright NZAM. Rural photography March 2006, copyright T erralink International Ltd.

DRAINAGE FOR No 12 Cottage Main South Road Mornington FOR Mrs J McFARLANE

- LEGEND
- Existing Drains
 - New Foul Drains
 - New Sewerage Drains



Drawn in Command of C. A. 28.

Scale 8 feet One inch.

89 88

Cancelled
H/c. to serve this property



120 ft.
W. Farlane
Cr. sec. 14
Block 7 J.D.

AT
014
0

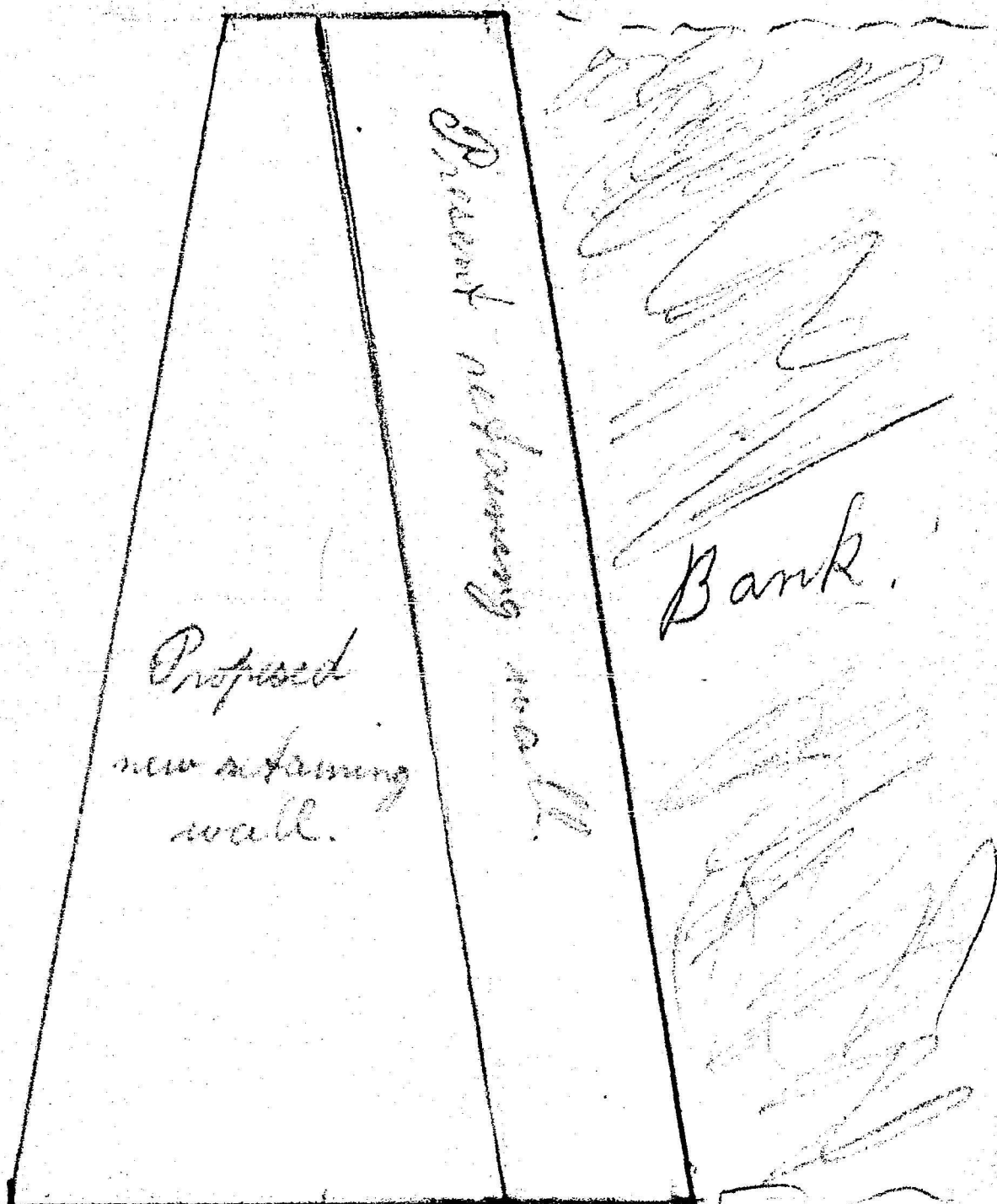
Main Gate

amended.
New retaining wall 23 ft long.

Scale 1 in to 1 foot.

End view of wall

Mrs. M. L. M'Farlane
44 Main St. Road.
Carisbrook.

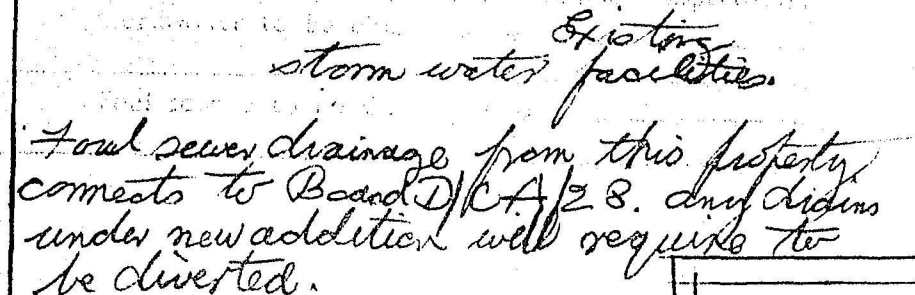


804-1
Amended plan
received 19/8/49

+ Laboratory

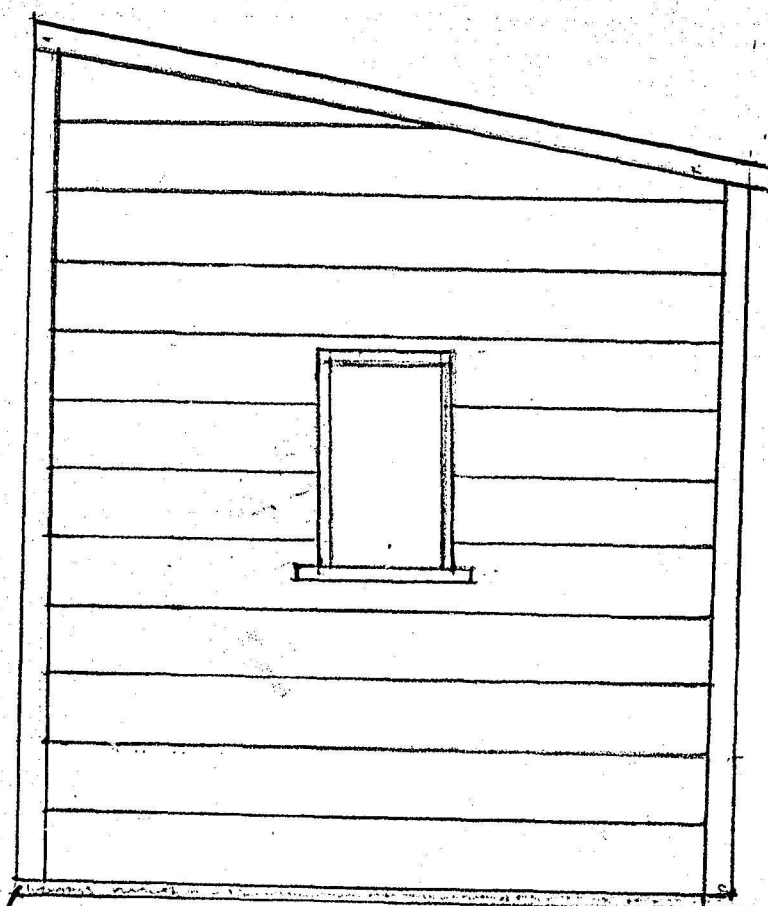
APPROVED
SUBJECT TO CONDITIONS AS SET
OUT IN CONSENT NO. 4496
JF Peck
DISTRICT NO. 10 CONTROLLE
Date 6/17/89

Herbert Hoover
7/23



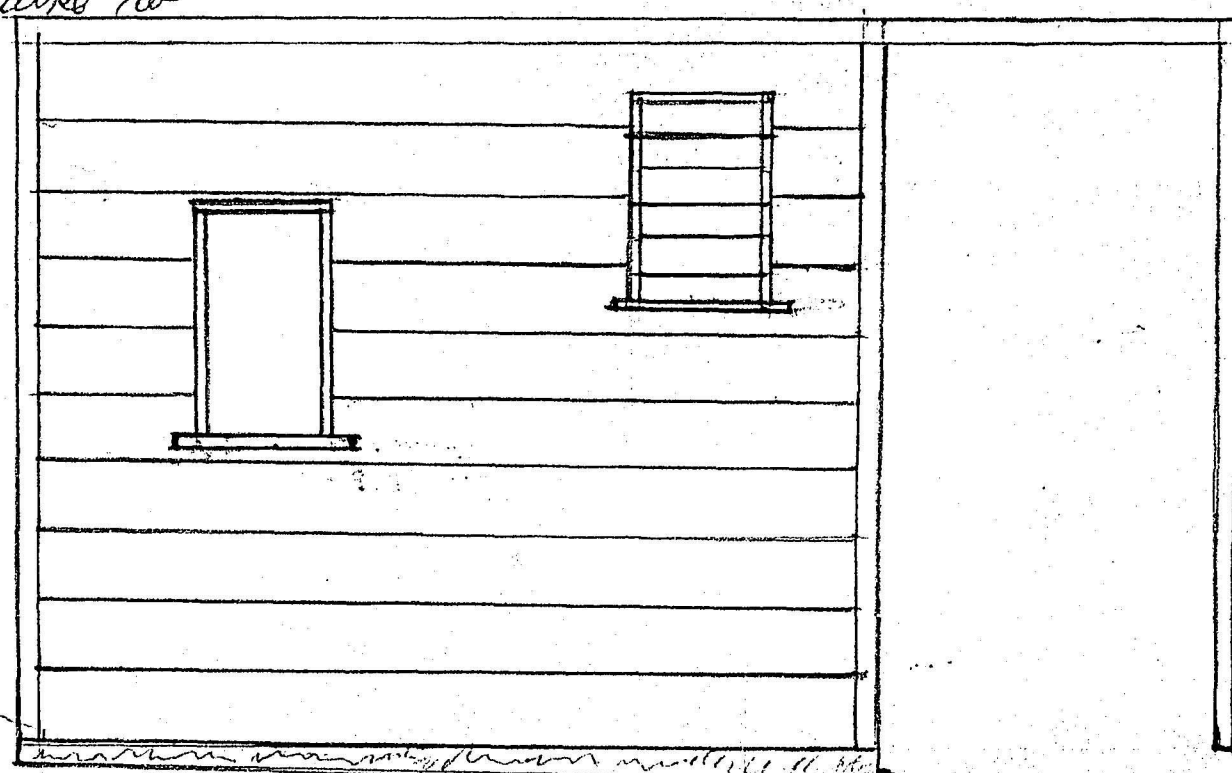
UNION DRAINAGE SEWERAGE BOARD


13/4/49
W. D. Henderson



✓ Scale $\frac{1}{2}$ to 1 foot.
Concrete 2m high 4m thick foundation.

Side view of Washhouse & Lavatory



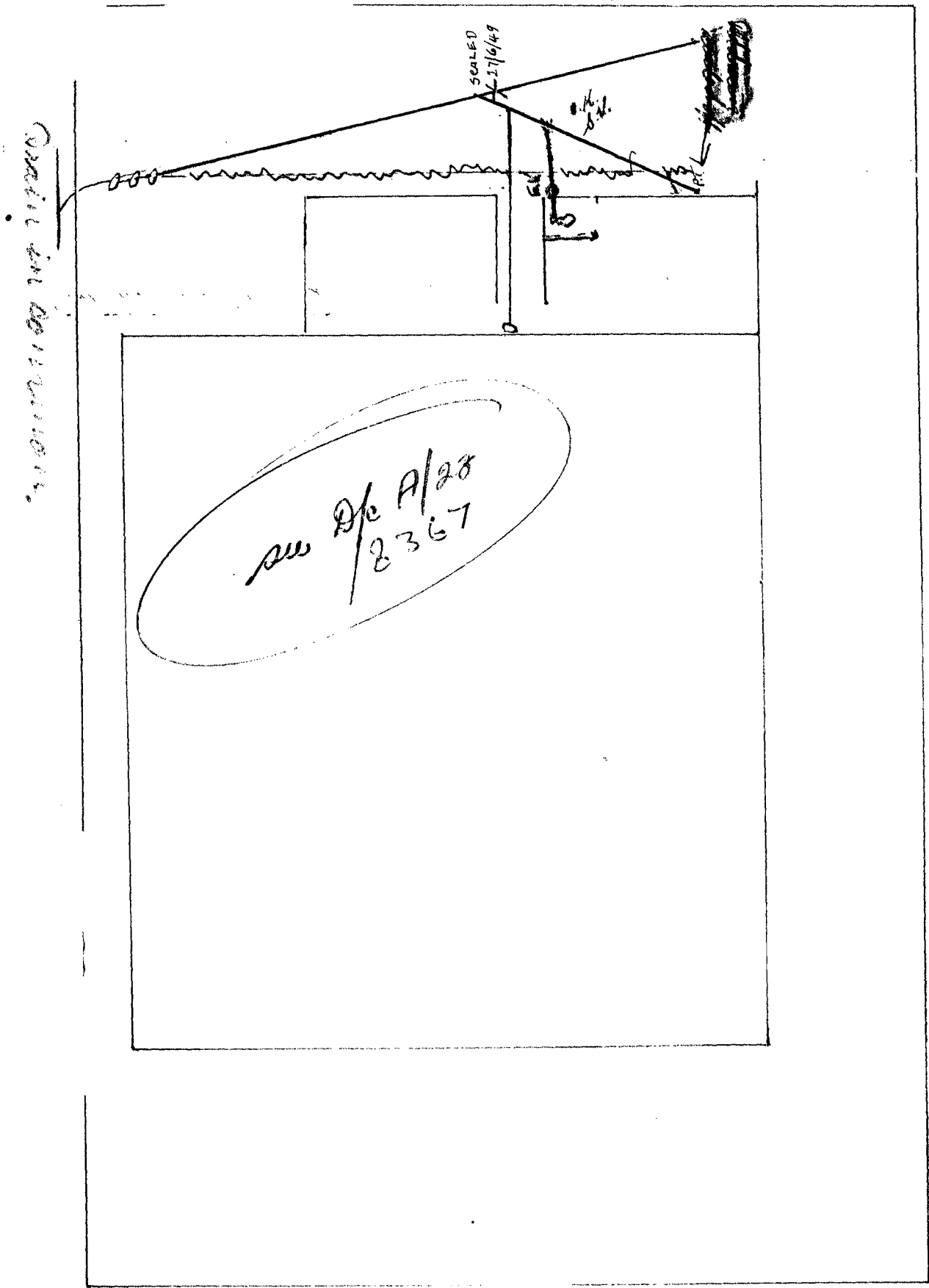
Scale $\frac{1}{2}$ to 1 foot.  Concrete foundation

8024

House Connection Plan

APPLICATION NO. *E/6256*
DATE *25/1/49*
SCALE $\frac{1}{8}$ in. to a foot

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



Owner *W. Barclay* Block *7. Town Dist.*
Street *414 Main South Rd* Section _____
Locality _____ Allotment *Lot 9 Plan 323*
Signature of Drainer *L. W. Prender*

44 Main St. Rd.

R. K. McFARLANE

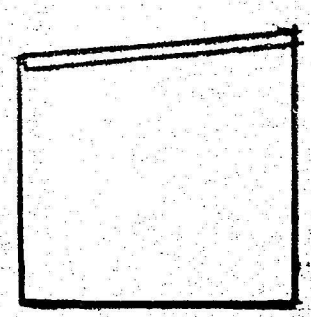
Scale 1/8 to 1 foot.

concrete retaining wall.

HOUSE

coal shed
to be removed
from retaining wall.

PROPOSED
COAL
SHED.



SIDE ELEVATION
OF SHED

8979

Mr. D. McFarlane

CODE COMPLIANCE CERTIFICATE

Section 95, Building Act 2004

ISSUED BY:



DUNEDIN CITY COUNCIL

Telephone No:	477-4000	CCC No:	ABA 62207	Reference No:	5023422
---------------	----------	---------	-----------	---------------	---------

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

APPLICANT	PROJECT
Owner: MIDDLEMISS, ERIC JOHN C/O BRIAN FOLEY P O BOX 7002 DUNEDIN 9030	All <input checked="" type="checkbox"/>
	Stage Noof an intendedstages
	New Building <input type="checkbox"/>
	Alteration <input checked="" type="checkbox"/>
PROJECT LOCATION	Intended Use(s) in detail: BATHROOM ALTS
Street Address: 44 SOUTH ROAD, DUNEDIN 9001	Intended Life:
LEGAL DESCRIPTION	Indefinite, not less than 50 years <input checked="" type="checkbox"/>
Building Name: Property Number: 5023422 Valuation Roll No: 27060 38000 Building Use: Year Constructed: Legal Description: LOT 9 DEEDS 323	Specified as years
	Demolition <input type="checkbox"/>

The building consent authority named above is satisfied, on reasonable grounds, that:

- (a) The building work complies with the Building Consent, and
- (b) The specified systems in the building are capable of performing to the performance standards set out in the Building Consent.



Compliance Schedule attached.

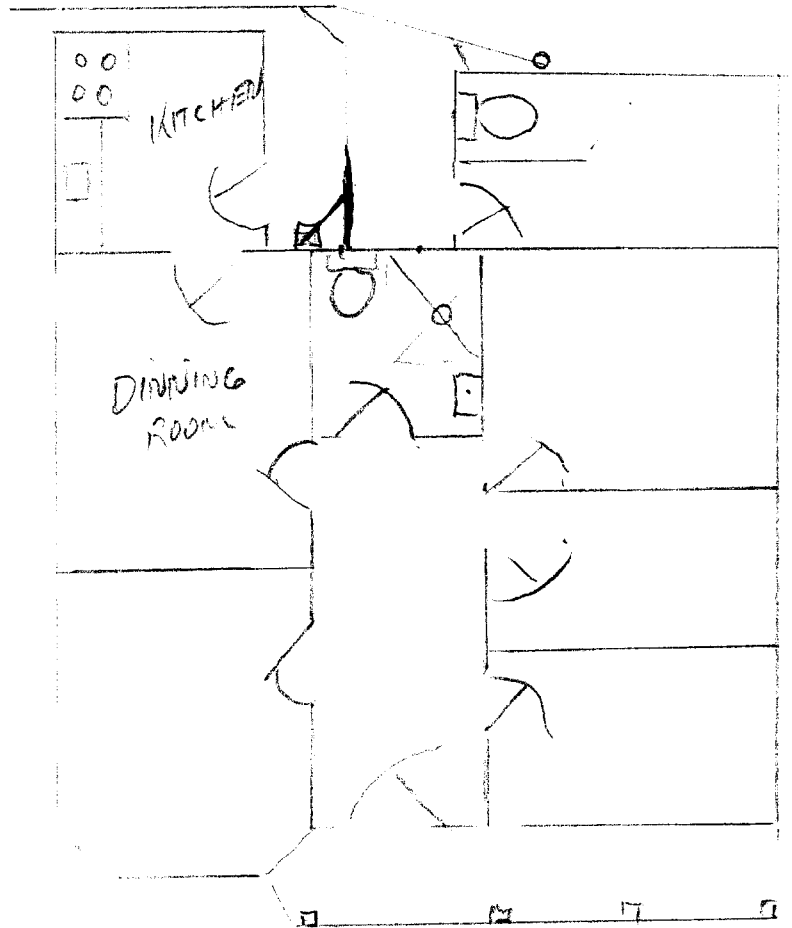
The Council charges payable on the uplifting of this code compliance, in accordance with the attached details are: \$
Receipt No:

Signed for and on behalf of the Council

Name:.....

Position: AUTHORISED OFFICER

Date: 06/09/2006



Glazing
Shall comply with NZS
4223.1999 parts 1 to 3

DUNEDIN CITY COUNCIL
APPROVED BUILDING CONSENT DOCUMENT

62207

VENTILATION NZBC G4
PROVIDE VENTILATION TO OPEN
AIR OR MECHANICAL.

DOMESTIC SMOKE ALARM
Smoke alarms complying with
the NZBC clause F7 are
required in this building.

Plumbing and Drainage
To comply with approved
documents: E1/AS1, G12/AS1
G13/AS1&2

Plans shall be submitted to the Council for approval.
With the plans, the applicant must submit a copy of the
Building Code of New Zealand, 1992, and the relevant
provisions of the Resource Management Act 1991.
The Council may require the applicant to provide additional
information on request.

Building
Name *Phon* Date
Address Date *4/8/06*
Date