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Dunedin City Council – Land Information Memorandum

Property Address: 78 Dovecote Avenue Dunedin

Prepared for: M J V F Holdings Limited

Prepared on: 24-Jul-2025

Property Details:

Property ID	5037529
Address	78 Dovecote Avenue Dunedin
Parcels	LOT 145 DP 7091

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 24-Jul-2025

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

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

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

District Plan Hazard Information

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

No information.

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

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 **8th March 2000**.

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.

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	2037529
Address	78 Dovecote Avenue Dunedin
Valuation Number	27370-59300
Latest Valuation Details	
Capital Value	\$465,000
Land Value	\$250,000
Value of Improvements	\$215,000
Area (Hectares)	0.0746HA
Units of Use	1
Current Rates	
Current Rating Year Starting	01-Jul-2025
Dunedin City Council Rates	\$3,451.41
Rates Outstanding for Year	\$3,451.41

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	-	
	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-2002-296426](#) Building Consent - Alter Dwg - Bedroom - Lounge - Kitchen

Lodgement Date 17-Apr-2002
Decision Granted
Decision Date 22-Apr-2002
Current Status **CCC Issued**
Previous Number ABA20933

(Applications before 2007)

[ABA-2004-305616](#) Building Consent - Erect Garage

Lodgement Date 23-Sep-2004
Decision Granted
Decision Date 19-Oct-2004
Current Status **CCC Issued**
Previous Number ABA42863

(Applications before 2007)

Building and Drainage Permits

[H-1975-80646](#) AAB19751180

1637 - Crossing, No Plan (Bridges). The permit was lodged on 25-Aug-1975.

[H-1983-94052](#) AAB19831444

5375 - Erect Carport, (Bridges). The permit was lodged on 02-Aug-1983.

[H-1987-101636](#) AAB19871143

3660 - Heater, (Bridges). The permit was lodged on 03-Dec-1987.

[H-1948-164451](#) AAD19480786

E4724 - Plumbing New Dwelling, No Plan (New Zealand Government). The permit was lodged on 16-Jun-1948.

[H-1948-163992](#) AAD19480298

E4512 - Drainage to Drain in Common, New Dwelling, No Plan (New Zealand Government). The permit was lodged on 07-May-1948.

[H-1978-209857](#) AAD19781007

J9805 - Drainage Repairs, No Plan (Bridges). The permit was lodged on 31-Oct-1978.

[H-1950-35976](#) AAB19501261

10338 - Erect 45 Dwellings, No Plan (New Zealand Government Housing Department). The permit was lodged on 15-Dec-1950.

Building Notices

No Building Notices

Resource Consents

The following Resource Consent(s) are recorded for this property:

[RMA-2004-368366](#) - Resource Management Act (Historical Data)

Description CONSTRUCTION OF A GARAGE & DRIVEWAY
Lodgement Date 22-Oct-2004
Decision Granted
Decision Date 03-Nov-2004
Current Status **Consent Issued**

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

Restricted Water Supply Area

Some or all of this property is located within a defined Restricted Water Supply Area shown on the Planning Maps. Refer to Rule 8.7.4(ii) with regard to multi-unit residential activity on this site and to Assessment Matter 18.6.1(n) with regard to subdivision.

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 1 (refer Section 15, Residential)

Scheduled Items

- Nil

Overlay Zones

- Nil

Mapped Areas

- Nil

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 78 Dovecote Avenue Dunedin

5037533 68 Dovecote Avenue Dunedin

[LUC-2020-187/A](#) Land Use Consent S125 to extend lapse period - The establishment of a second vehicle crossing on a property with frontage of less than 18m.. The outcome was s125 Granted on 05/05/2025.

[LUC-2020-187](#) Land Use Consent land use consent for the establishment of a second vehicle crossing on a property with frontage of less than 18m. The outcome was Granted on 13/05/2020.

5138877 230 Middleton Road Dunedin

[LUC-2024-198/A](#) Land Use Consent s357 objection to fees - to carry out earthworks within the setback of network utility structures and construct a retaining wall closer than its own height to the boundary. There has been no outcome yet.

[LUC-2024-198](#) Land Use Consent to carry out earthworks within the setback of network utility structures and construct a retaining wall closer than its own height to the boundary. The outcome was Granted on 23/07/2024.

[LUC-2023-9](#) Land Use Consent to establish a driveway which is below legal requirements and an internal boundary setback breach associated with SUB-2022-181. The outcome was Granted on 13/02/2023.

[SUB-2022-181](#) Subdivision Consent a three lot freehold subdivision. The outcome was Granted on 13/02/2023.

5138878 228 Middleton Road Dunedin

[LUC-2023-9](#) Land Use Consent to establish a driveway which is below legal requirements and an internal boundary setback breach associated with SUB-2022-181. The outcome was Granted on 13/02/2023.

[SUB-2022-181](#) Subdivision Consent a three lot freehold subdivision. The outcome was Granted on 13/02/2023.

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:

Encroachment on road reserve – privately owned vegetation over footpath.

It appears that the hedge at this property's frontage is encroaching on the footpath. Private vegetation is required to be maintained so that it does not interfere with footpath users or extend over your property boundary. Council accepts this situation but accepts no liability. Maintenance is the responsibility of the property owner. The Council may require this to be addressed in the future.

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

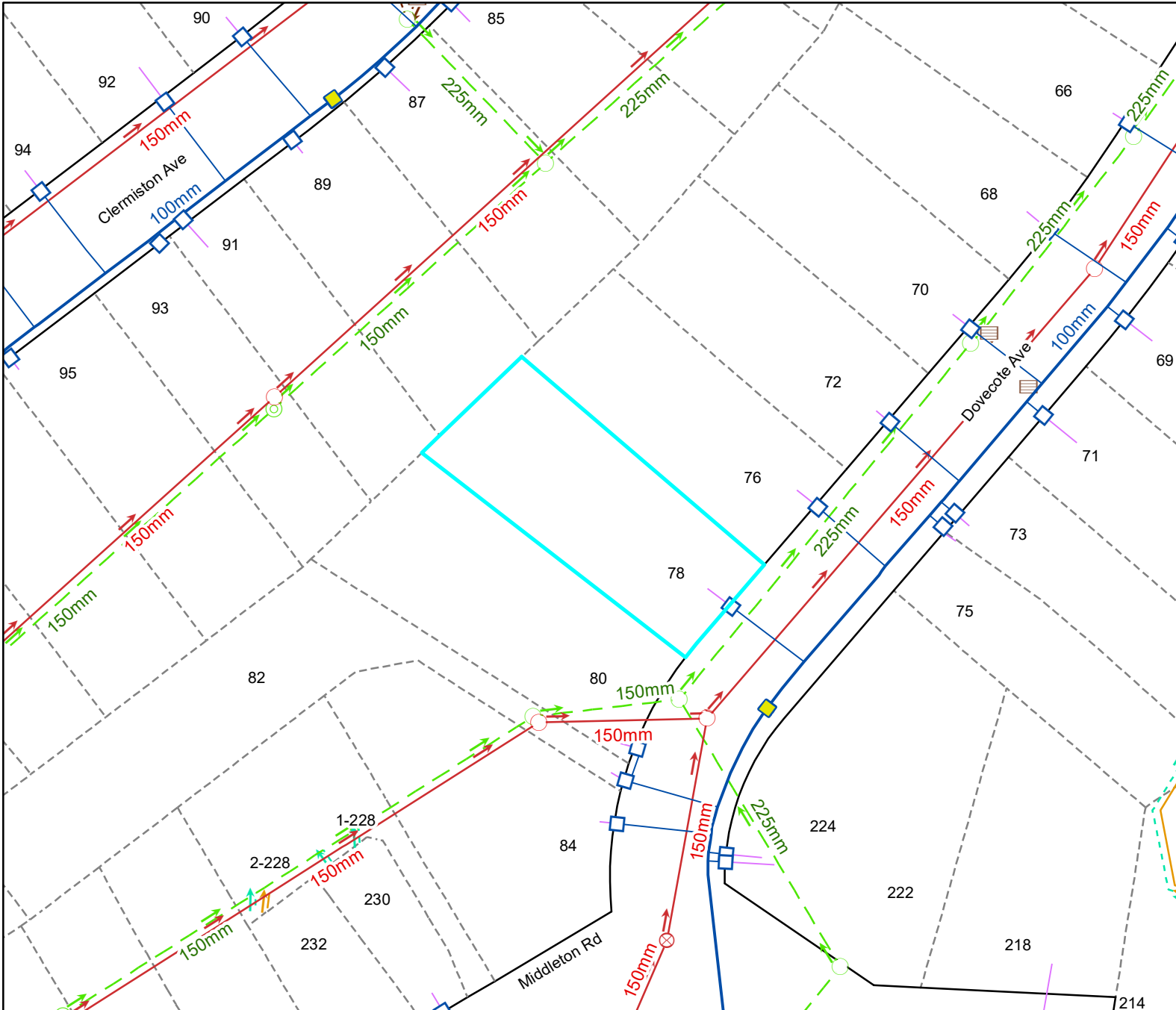
HEA	Heater
ICC	Interim Code Compliance
MH	Manhole
PL	Plumbing
PLB	Plumbing
PTE	Private
SIS	Sewer in section
WC	Water course
WT	Water table
SW	Stormwater

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		Scour
	Water Valve - Sluice		Water Service Lateral
	Water Hydrant		Water Fire Service Lateral
	Water Backflow Preventor - RPZ		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/water-services>



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.

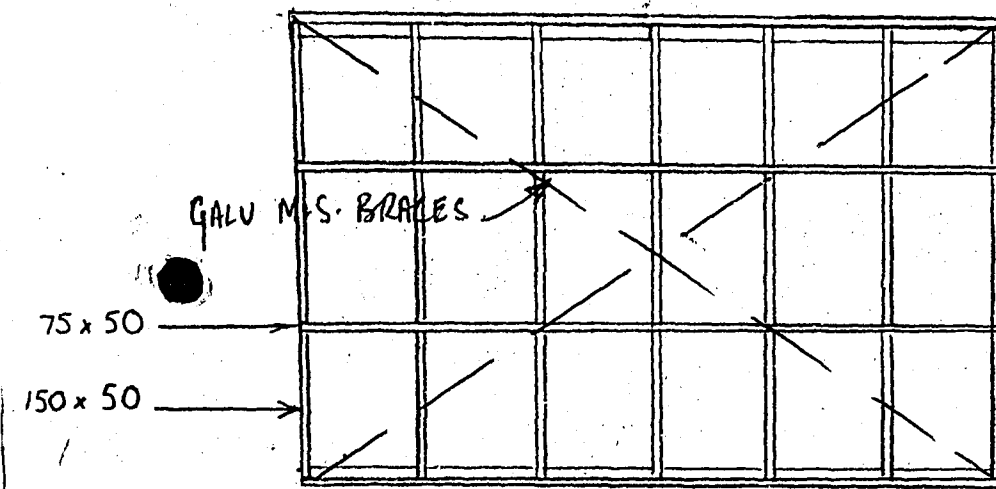
Scale at A4:
1:750

18/07/2025
8:04:30 PM

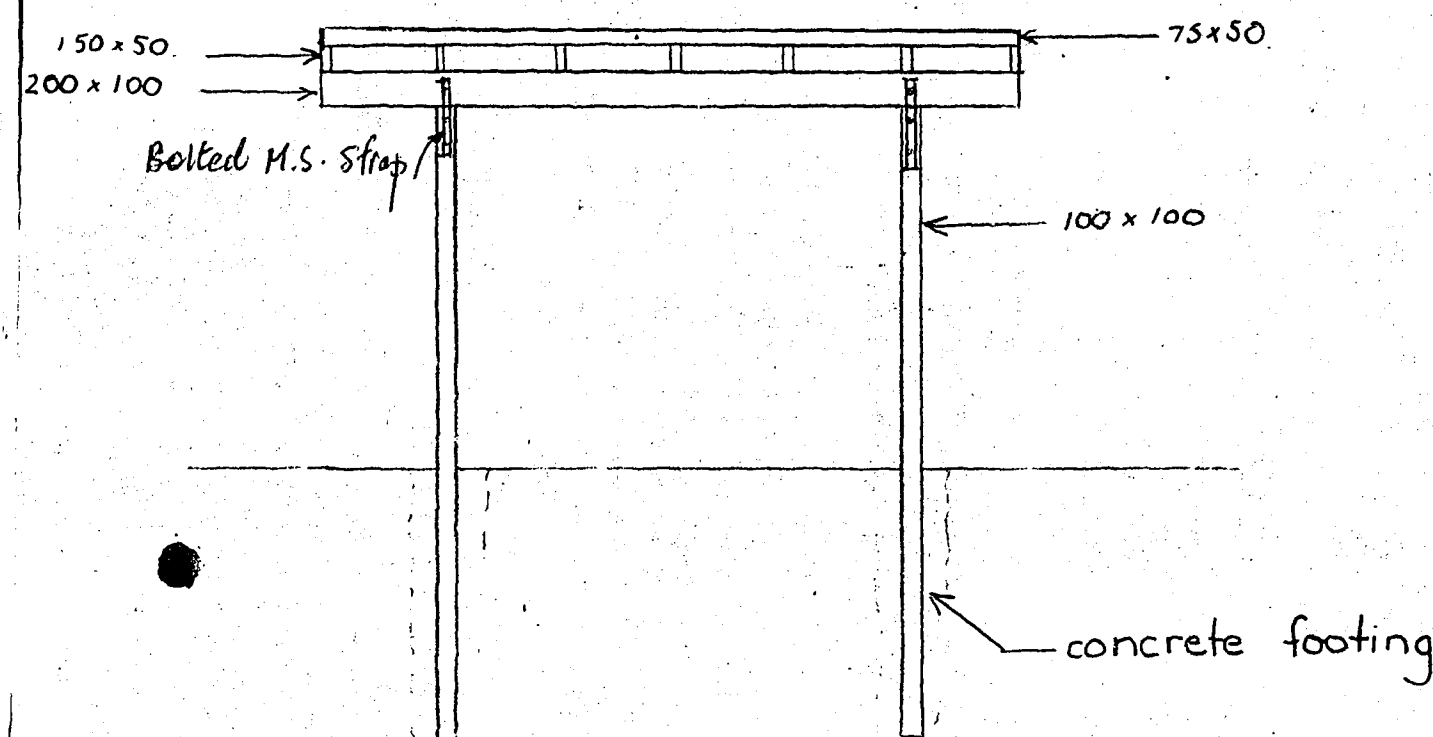


PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES
This map is for illustration purposes only and is not accurate to surveying, engineering or orthophotographic standards. Every effort has been made to ensure correctness and timeliness of the information presented.

2018-2019 Urban. Copyright DCC/Aerial Surveys 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.



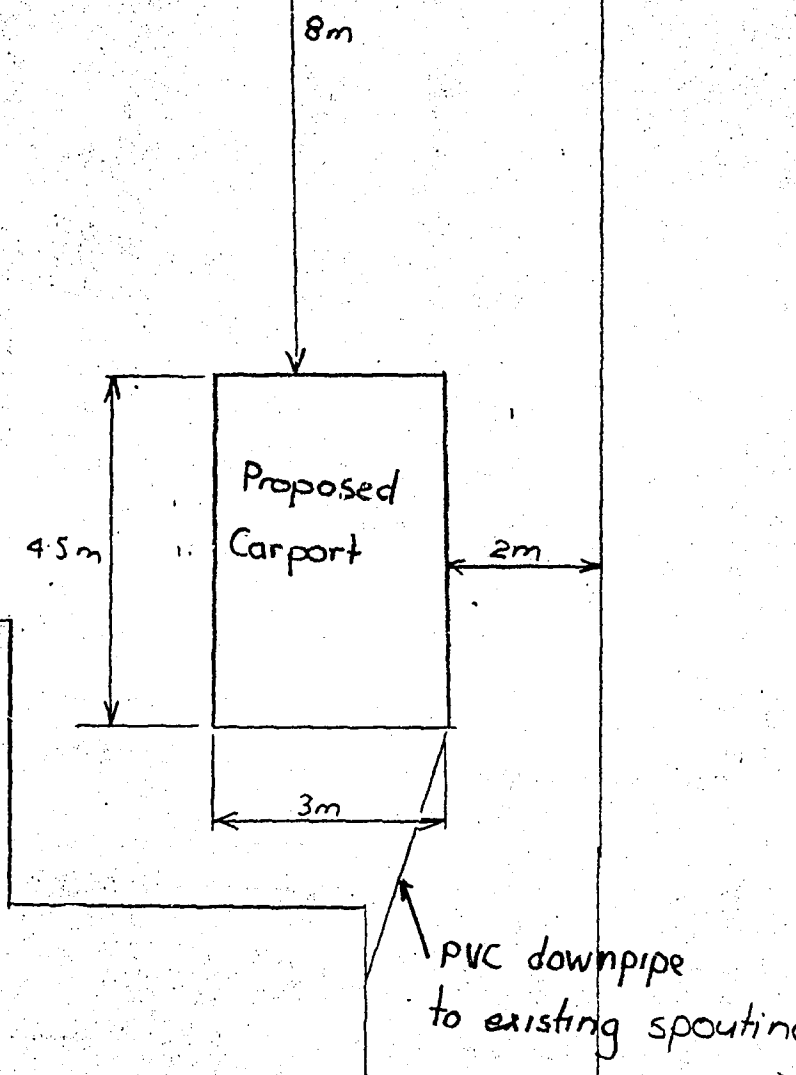
Note: All timber to be tanalised
Roofing to be galvanised iron
Spouting to be PVC returned
to existing house downpipe



This permit is issued subject to the additional conditions shown on the back hereof.

Proposed Carport for Mr R Bridges
78 Dovecote Avenue

Dovecote Ave.



Existing House

DUNEDIN CITY CORPORATION
COPY OF APPROVED PLAN
OR SPECIFICATION
TO BE RETAINED ON WORKS
AND PRODUCED ON REQUEST
OF BUILDING INSPECTOR.
DATE 2.8.83
R. A. Bridges CITY ENGINEER

Site Plan

CITY PLANNING DEPARTMENT
Pursuant to the provisions of the District Scheme, these plans and specifications are approved, provided that no change shall be made to the details shown hereon, and contained in the specification attached hereto, and subject to
22/7/83
Signed R. A. Bridges for City Planning Officer

CITY ENGINEER'S OFFICE	
Required level at Street Boundary Any entrance or fence shall be at a level of <u>Existing Back of Path</u>	
constructed to the same grade as the adjoining street.	
Vehicle Crossing Fee / Deposit <u>Exists</u>	
Special Conditions	
<u>R. A. Bridges</u> For City Engineer Date <u>28/7/83</u>	
NOTE This endorsement overrides any levels or instructions shown on the plan	

A separate application to the Drainage Board for plumbing and/or drainage work is required. Such work shall comply fully with the Plumbers, Gasfitters and Drainlayers Act 1976, Plumbers, Gasfitters and Drainlayers Regulations 1977, Drainage and Plumbing Regulations 1978, and the Board's By-laws.
Stormwater to be discharged to EXISTING STORMWATER DRAIN PLUS ANY SEWER DRAINAGE

R. A. Bridges 28-7-83

5375

Window

REMOVE CONCRETE TILE
REMOVE WOODEN SHELF, REPLACE WITH
SAW CUT TRIMMER MARK, CLEAN & CHIMNEY LINER

LOUNGE



APPROVED BY
DATE 23/1/85
3660

CODE COMPLIANCE CERTIFICATE

Section 43(3), Building Act 1991

ISSUED BY:



DUNEDIN CITY COUNCIL

Telephone No:	477-4000	CCC No:	ABA 20933	Reference No:	5037529
---------------	----------	---------	-----------	---------------	---------

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

PROJECT LOCATION	PROJECT
Name and Mailing Address: STEWART, RUTH AILSA 78 DOVECOTE AVENUE 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: ALTER DWG-BEDROOM/LOUNGE/KITCHEN Intended Life: Indefinite, not less than 50 years <input checked="" type="checkbox"/> Specified as years Demolition <input type="checkbox"/>
LEGAL DESCRIPTION	
Property Number: 5037529 Valuation Roll No: 27370 59300 Street Address: 78 DOVECOTE AVENUE, DUNEDIN 9001 Legal Description: LOT 145 DP 7091	

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:.....*mayor*.....

Position: AUTHORISED OFFICER

Date: 17/06/2002

BUILDING CONSENT

Section 35, Building Act 1991

ISSUED BY:



Telephone No:	477-4000	Consent No:	ABA 20933	Reference No:	5037529
---------------	----------	-------------	-----------	---------------	---------

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

APPLICANT	PROJECT
Name: STEWART, RUTH AILSA 78 DOVECOTE AVENUE DUNEDIN 9001	All <input checked="" type="checkbox"/> Stage No of an intendedstages New Building <input type="checkbox"/> Alteration <input checked="" type="checkbox"/> Intended Use(s) in detail: ALTER DWG-BEDROOM/LOUNGE/KITCHEN Intended Life: Indefinite, not less than 50 years <input checked="" type="checkbox"/> Specified as years Demolition <input type="checkbox"/> Estimated Value: \$4500
PROJECT LOCATION	
Street Address: 78 DOVECOTE AVENUE, DUNEDIN 9001	
LEGAL DESCRIPTION	
Property Number: 5037529 Valuation Roll No: 27370 59300 Legal Description: LOT 145 DP 7091	
COUNCIL CHARGES	Signed for and on behalf of the Council: Name:..... Position: AUTHORISED OFFICER Date: 22/04/2002
The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are: Total: \$ ALL FEES ARE GST INCLUSIVE	

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

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

Existing Floor Plan
78 Dovecote Ave
Dunedin.

cladding: weather board.
roof: tiles

DUNEDIN CITY COUNCIL
Plans and Specifications Approved in accordance
with The New Zealand Building Code and Approved
Documents. To be retained on works
and produced on request
Building *Patchy* Date *18/4/02*
Drainage Date
Health Date

NOTE

Not affected
no alterations

Chimney left
Standing - closed
off & capped

* All bedroom & hall storage
opens to same.

* All
alterations
in this
area.

Load bearing
walls

new line

- Demolish

- new

Scale 1:50

100 x 50
Dragon Tie

2.45

Sunroom

3.4

Kent Tile
fire

Existing Lounge
5.4

New bedroom
2.9

3.4

7

cupboard
open
Fireplace
cupboard

cupboard
storage
cupboard

new lounge.
5.4

existing window
2.0

Existing Bedroom
2.9

2 300x50 beam
if supporting roof

Kitchen

2.4

2 250x50 beam
if supporting roof

100x50
Dragon Tie

Bedroom

Bedroom

Porch

Hall

Bathroom

wc

Laundry

Porch

Hall

Delete (7/6/02 RWA)
Not proceed with
replacements
roadside down

CODE COMPLIANCE CERTIFICATE

Section 95, Building Act 2004

ISSUED BY:



Telephone No:	477-4000	CCC No:	ABA 42863	Reference No:	5037529
---------------	----------	---------	-----------	---------------	---------

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

APPLICANT	PROJECT
Owner: STEVENSON, ANDREW PETER 78 DOVECOTE AVENUE DUNEDIN 9001	All <input checked="" type="checkbox"/> Stage Noof an intendedstages New Building <input checked="" type="checkbox"/> Alteration <input type="checkbox"/> Intended Use(s) in detail: ERECT GARAGE Intended Life: Indefinite, not less than 50 years <input checked="" type="checkbox"/> Specified as years Demolition <input type="checkbox"/>
PROJECT LOCATION Street Address: 78 DOVECOTE AVENUE, DUNEDIN 9001	
LEGAL DESCRIPTION Building Name: Property Number: 5037529 Valuation Roll No: 27370 59300 Building Use: Year Constructed: Legal Description: LOT 145 DP 7091	

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

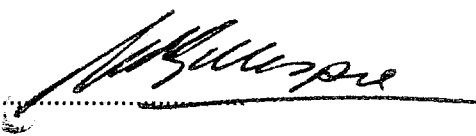
- (a) The building work complies with the Building Consent, and
- (b) The specified systems in the building are capable of performing to the performance standards set out in the Building Consent.

☐

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

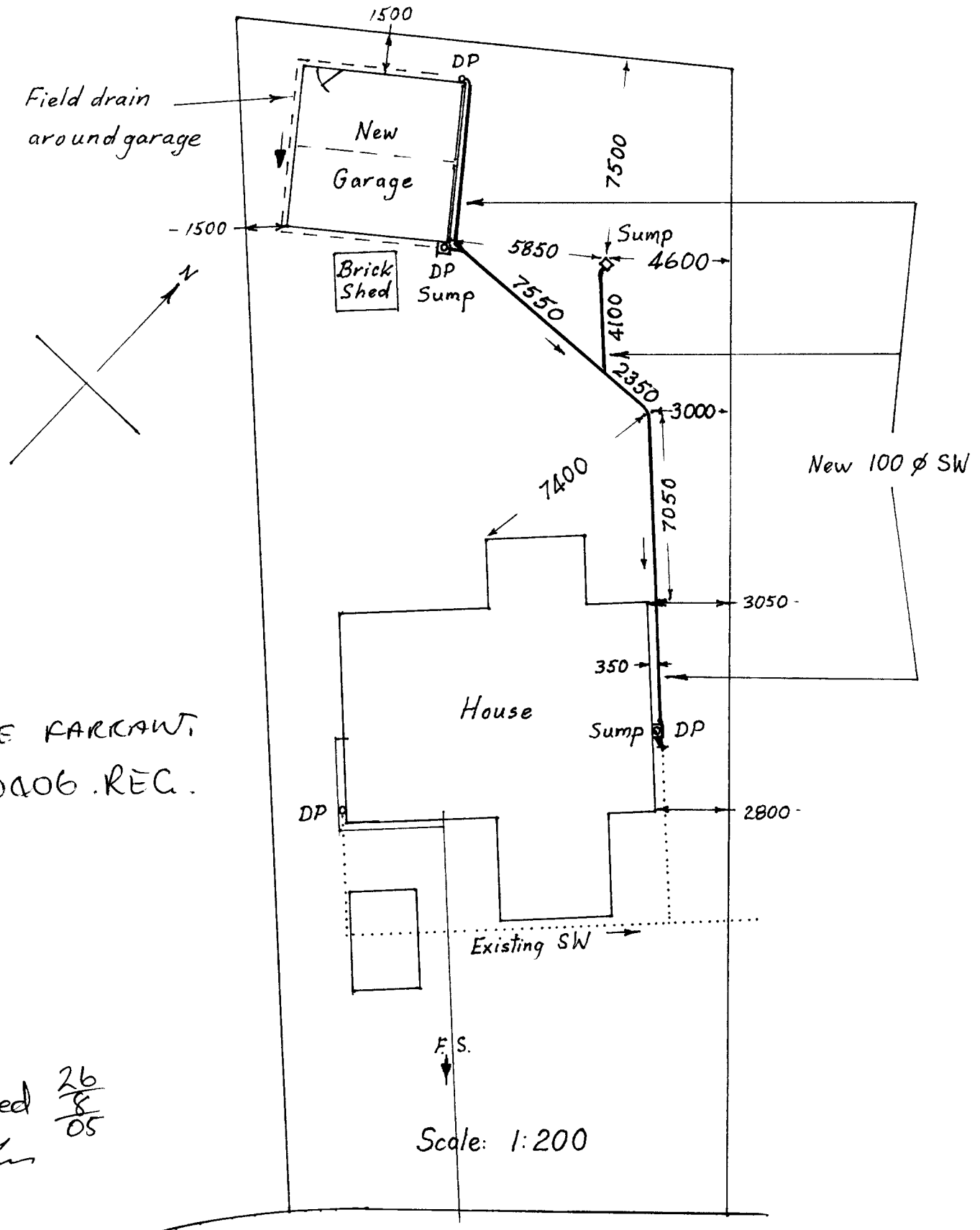
Date: 30/08/2005

AS-BUILT STORMWATER DRAINAGE PLAN - August 2005

78 DOVECOTE AVENUE

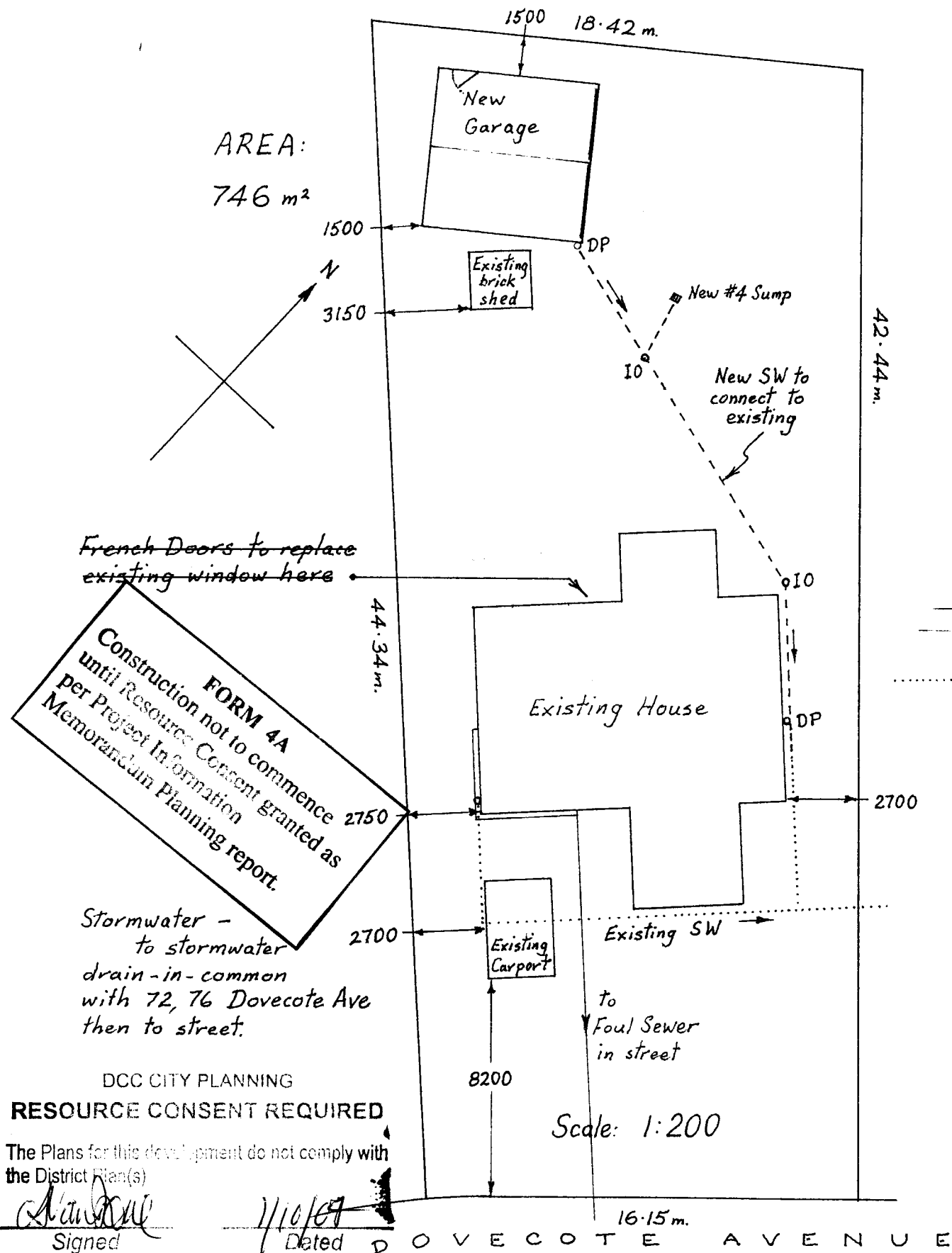
BUILDING CONSENT N° 42863

LOT 145, DP 7091, OTAGO Land Regn. Dist. - Prop. N° 5037529 - Valn Roll N° 27370 59300



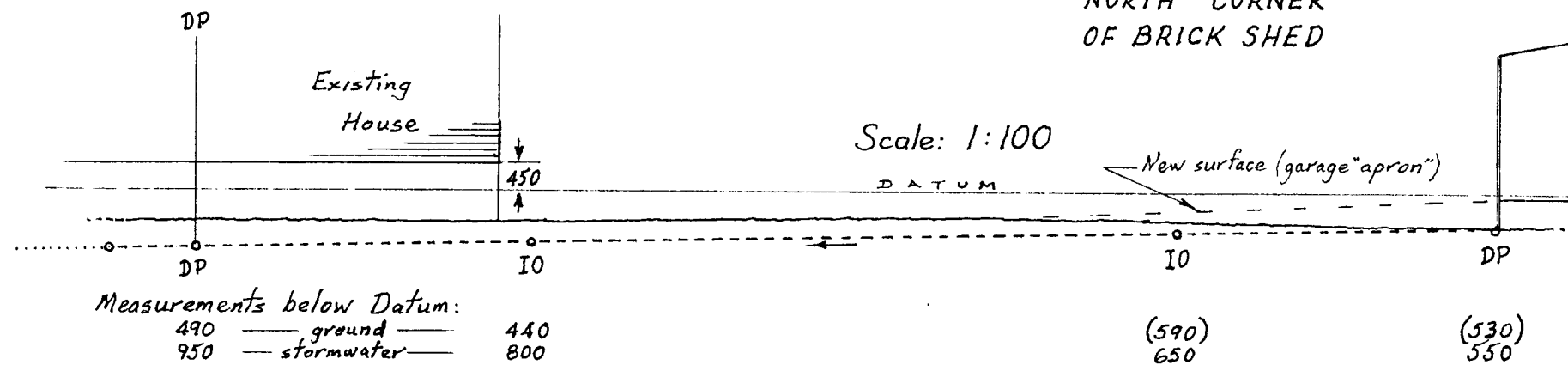
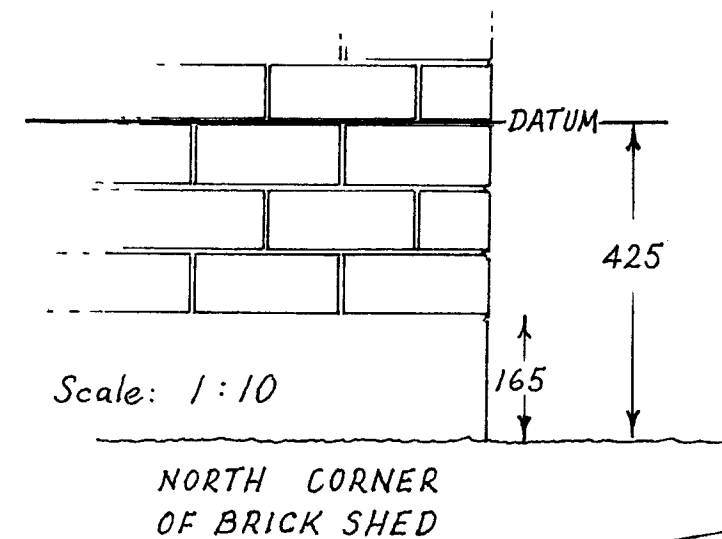
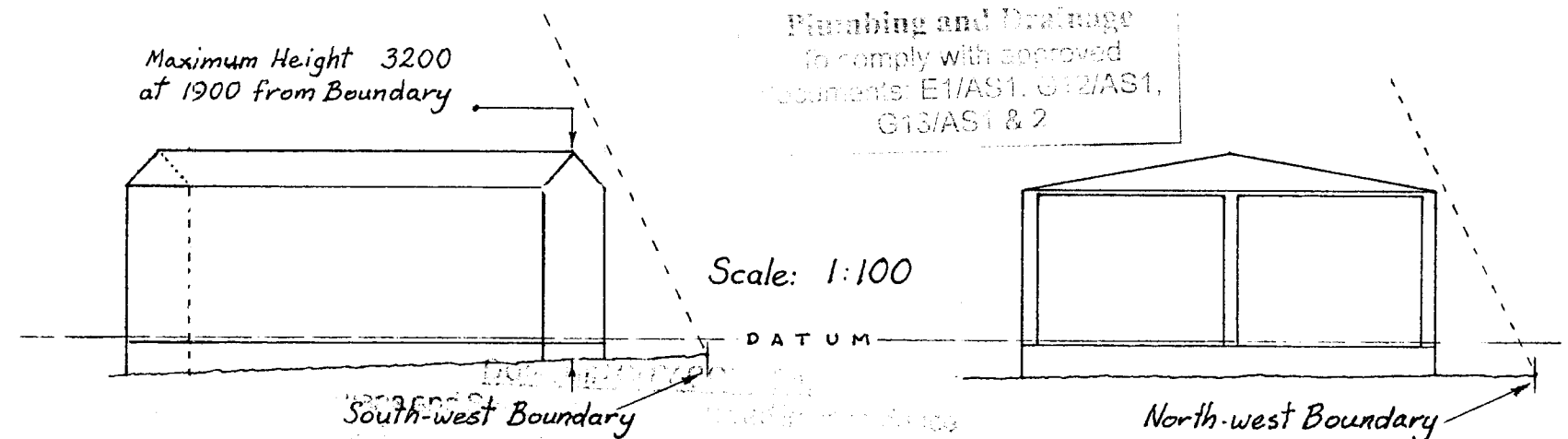
42863

SHEET 1 OF 2

AREA:
746 m²Processed as an
"ALTERNATIVE SOLUTION"
N.Z.B.C.

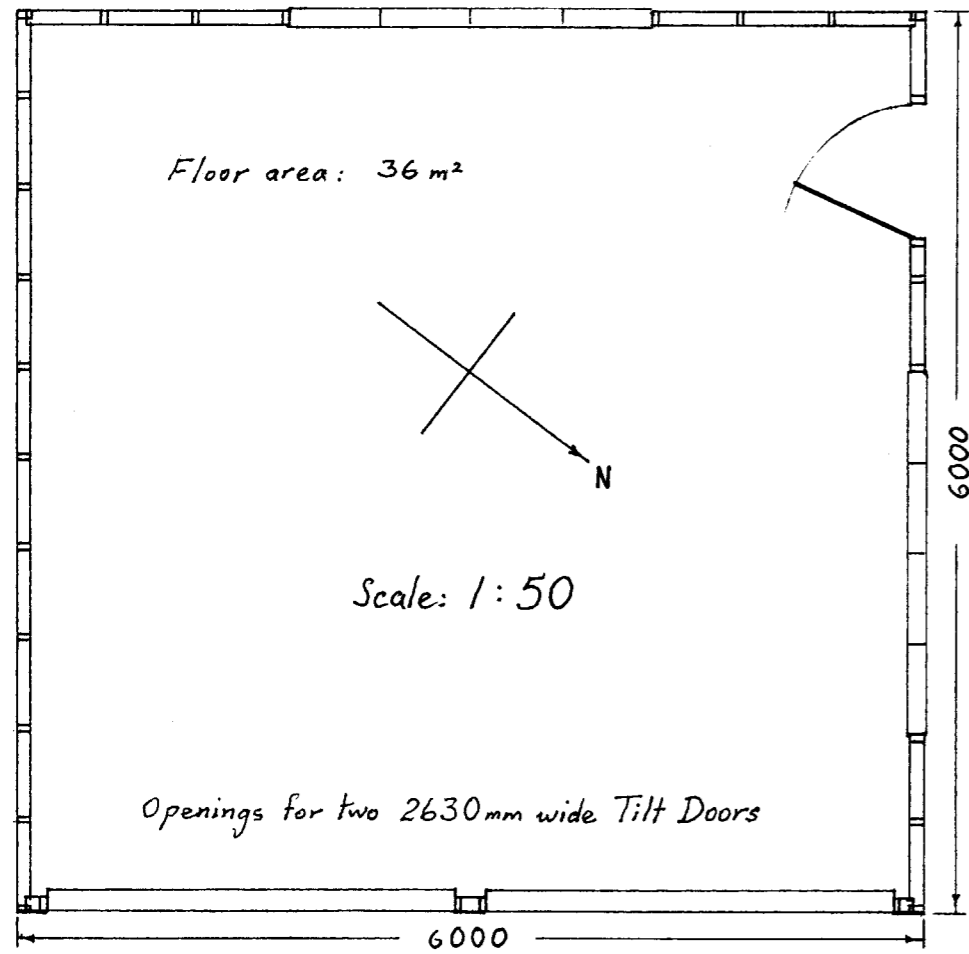
DATUM is the horizontal plane between the third and fourth course of bricks on shed - also 450 mm below bottom weatherboard on house.

FINISHED FLOOR LEVEL of proposed garage to be between 100 and 200 mm below datum.

Maximum Height 3200
at 1900 from BoundaryCUSTOMERS
COPY

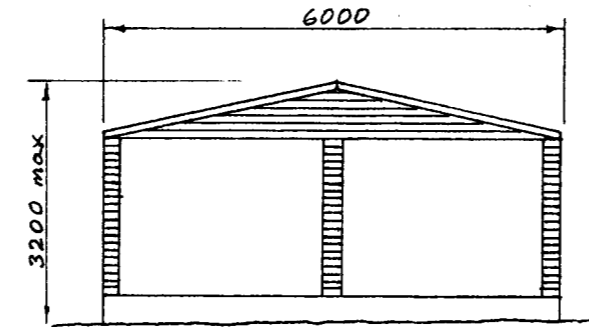
PROPOSED NEW CONSTRUCTION OF SKYLINE 6.0m x 6.0m KITSET GARAGE AND INSTALLATION OF FRENCH DOORS AT PROPERTY OF A.P. STEVENSON, 78 DOVECOTE AVENUE, DUNEDIN

Legal Description: LOT 145, DP 7091, OTAGO Land Registration District. Property No. 5037529. Valuation Roll No. 27370 59300.

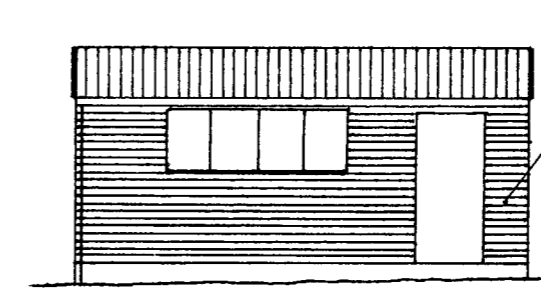


Elevations: (Scale 1:100)

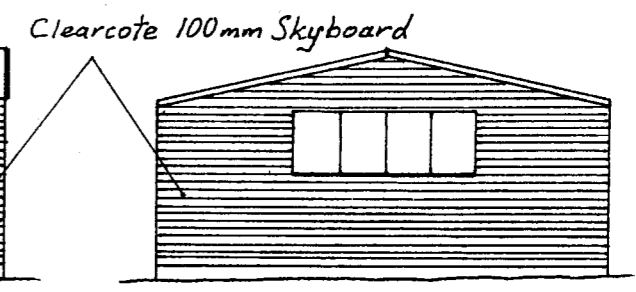
— South-East Elevation is plain wall



North-East

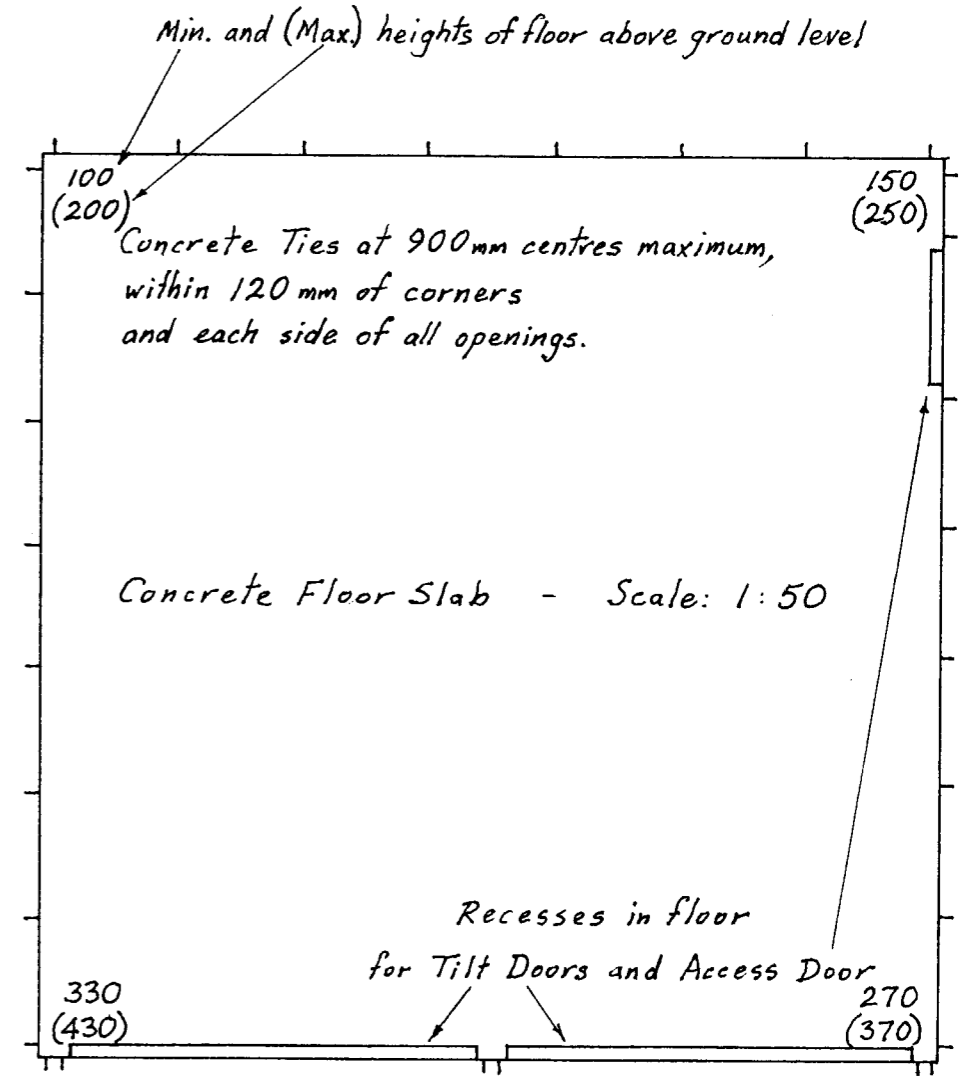
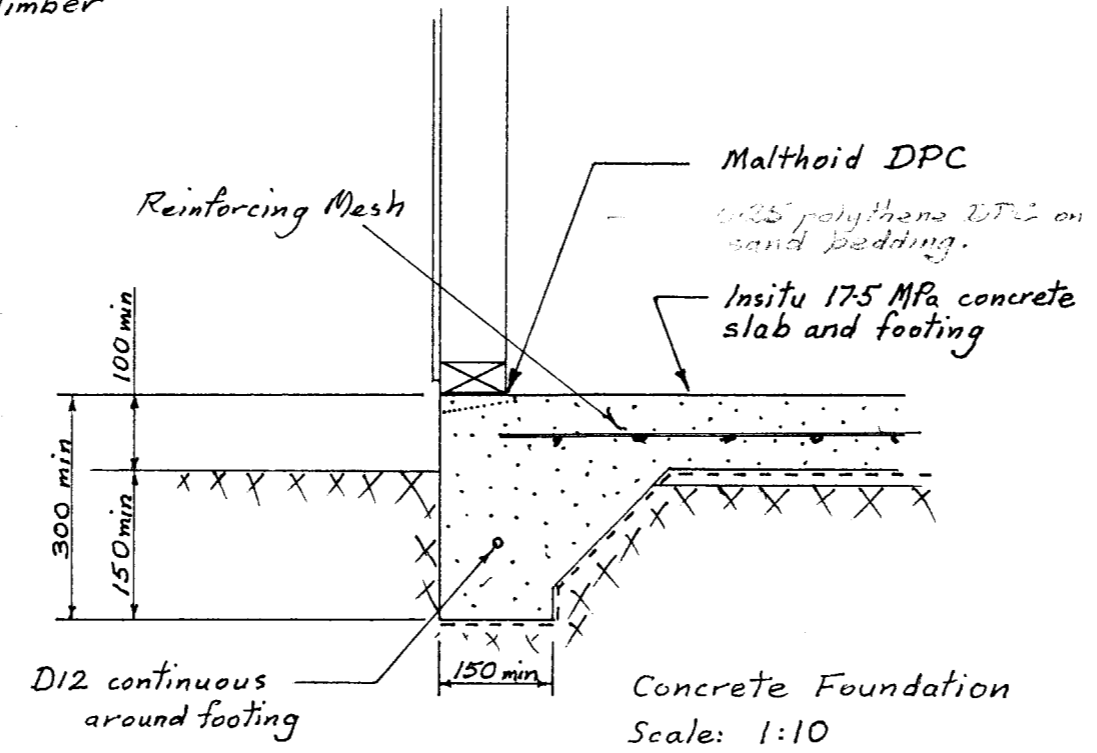


North-West



South-West

Frame is 90x45mm kiln dried stress graded timber
 Wall studs at 600mm centres maximum
 Roof purlins at 1000mm centres maximum
 Cladding is "Clearcote" 100mm Skyboard



Reference: RMA20040957/5037529/244528
Enquiries to: Sean Bellamy
Direct Phone: 474 3516

3 November 2004

Andrew Stevenson
78 Dovecote Avenue
DUNEDIN

Dear Andrew

**RESOURCE CONSENT APPLICATION: RMA 2004-0957
78 DOVECOTE AVENUE
DUNEDIN**

Your application for resource consent to construct a double garage at 78 Dovecote Avenue, Dunedin, was processed on a non-notified basis in accordance with sections 93 and 94 of the Resource Management Act 1991. The application was considered under delegated authority by Council's Senior Planner – Consents on 3 November 2004.

I advise that the Council has **granted** consent (with conditions) to the application. The full text of this decision commences on page 3. In accordance with this decision, the consent must be given effect to within five years.

DESCRIPTION OF ACTIVITY

Resource consent is sought to construct a double garage at the rear of the existing residential unit on the property at 78 Dovecote Avenue, Dunedin. The proposed garage measures 6.0m by 6.0m, covering an area of 36m². The proposed garage is 3.2m high at its highest point.

The subject site is a 746m² and is legally described as Lot 145, Deposited Plan 7091 held in Certificate of Title OT15C/368.

REASONS FOR APPLICATION

The site is zoned **Residential 1** in the Dunedin City District Plan.

Accessory buildings to residential activities are considered permitted activities under Rule 8.7.1(iii) of the District Plan, subject to the conditions outlined in Rule 8.7.2. It is noted that the proposal complies with the yard requirements set out in the general residential rules under Rule 8.6.1.

The proposal fails to comply with the following rule:

- Rule 8.7.2(viii)(a) requires the proposal to comply with the performance standards in Section 20 (Transportation). Under the Transportation Section of the District Plan, Rule 20.5.6(v) requires a minimum formed width of 3.0 for residential activities in urban areas.

The proposal is therefore considered to be a **discretionary activity (restricted)** under Rule 8.7.4(i).

PLANNING ASSESSMENT

Affected Persons

The written approval of the people listed in the following table has been obtained. In accordance with section 104 of the Act, where written approval has been obtained from affected parties, the consent authority cannot have regard to the effect of the activity on that person. No persons are considered to be adversely affected for the reasons set out in the 'Effects on the

Environment' section below.

Effects on the Environment

The following assessment of effects on the environment has been carried out in accordance with section 104(1) of the Resource Management Act 1991. It addresses those assessment matters listed in section 18.6 of the District Plan considered relevant to the proposed activity, and is carried out on the basis that the environment is characterised by low density residential development. The subject site is a rectangular, flat, front site.

Any actual or potential effects on the environment of allowing this proposal to proceed will be no more than minor for the following reasons:

1. Transportation (section 8.13.7)

Council's discretion in reaching a decision on this application is limited to the width of the vehicle access. The proposal has been assessed by a Transport Engineer, Council Transportation Planning department. She notes that:

"Due to the layout of the house on the property the front corner of it restricts the width of any access to 2.7-2.8 metres. Generally, this width would be considered to narrow. However, the house is not parallel to the boundary. The width between the house and boundary widens from 2.7-2.8 metres at the front corner to 3.0 metres at the back corner. Therefore as the restricted width is only at one point we consider it acceptable for area to be used as access.

The applicant's plans do not show how the access to the garage will meet the road. From pre-application discussions it was indicated that the existing access would be used. The length of the property is only 16.15 metres so they are only allowed to have one access onto the road.

The existing access is formed to the Council's standard and the driveway to the existing carport/parking area is hard surfaced."

Transportation Planning considers the effects of the proposal will be no more than minor and requires no conditions to be placed on any resource consent issued. However, they advise that the following advice note should be attached to the resource consent:

"The length of frontage on this property is only 16.15 metres and only one vehicle access is permitted from Dovecote Avenue by the District Plan. Any new access to the new garage must utilise the sites existing vehicle access."

CONSENT DECISION

*That pursuant to Sections 34A(1) and 104C and after having regard to Section 104 of the Resource Management Act 1991, the Dunedin City Council **grants** consent to a **discretionary (restricted)** activity being a garage at 78 Dovecote Avenue, Dunedin, being the land legally described as Lot 145, DP 7091 (CT OT15C/368), subject to the following conditions imposed under section 108 of the Act:*

- (1) That the proposal shall be undertaken generally in accordance with the plans entitled "A.P. Stevenson – 78 Dovecote Avenue, Dunedin" and details submitted with the application RMA 20040957 received by Council on 21 October 2004.*

DURATION OF CONSENT

This consent shall expire after a period of 5 years from the date of this decision unless the consent has been given effect to during this time. This period may be extended on application to the Council pursuant to Section 125 of the Resource Management Act 1991.

ADVICE NOTES

- 1. In addition to the conditions of a resource consent, the Resource Management Act establishes through Section 16 and 17 a duty for all persons to avoid unreasonable noise, and to avoid, remedy or mitigate any adverse effects created from an activity they undertake. A similar responsibility exists under the Health Act 1956.*

2. *The length of frontage on this property is 16.15 metres and as a consequence, the District Plan allows for only one vehicle access from Dovecote Avenue. Any new access to the new garage must utilise the sites existing vehicle access.*

REASONS

Effects

In accordance with section 104(1)(a) of the Resource Management Act 1991, the actual and potential adverse effects associated with the proposed activity have been assessed and are outlined above. It is considered that the proposed activity will have no more than minor adverse effects on the environment.

District Plan Objectives and Policies

In accordance with section 104(1)(b) of the Resource Management Act 1991, the relevant provisions of the District Plan were taken into account in assessing the application. The proposal is considered to be consistent with the following objectives and policies of the proposed District Plan:

- **Objective 20.2.2 and Policy 20.3.5** seek to ensure safe vehicle access.

The proposed activity has also been assessed against the other relevant objectives and policies identified by section 8.13 and the 'Anticipated Environmental Results' identified by section 8.14 of the District Plan. Overall, the proposal is considered to be consistent with these provisions.

COMPLIANCE WITH CONDITIONS

It is the applicant's responsibility to comply with any conditions imposed on this resource consent prior to and during (as applicable) exercising the resource consent. Failure to comply with the conditions may result in prosecution, the penalties for which are outlined in section 339 of the Resource Management Act 1991.

BUILDING CONSENT

This is a resource consent. A building consent may be required before any work is undertaken on the site. Please check with the Building Control Office, Development Services to establish whether or not a building consent is required.

RIGHTS OF OBJECTION

In accordance with section 357 of the Resource Management Act 1991, the consent holder may object to this decision or any condition within 15 working days of the decision being received, by applying in writing to the Dunedin City Council at the following address:

The Chief Executive
Dunedin City Council
P O Box 5045
DUNEDIN

Attn: Senior Planner – Enquiries 1st Floor

Yours faithfully

Sean Bellamy
PLANNER