

DISCLAIMER

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Dunedin City Council – Land Information Memorandum

Property Address: 3 Tedder Street Dunedin

Prepared for: Charles Dixon Smith and Michael Louise Lowe

Prepared on: 28-Nov-2025

Property Details:

Property ID	5058784
Address	3 Tedder Street Dunedin
Parcels	LOT 1 DP 8867

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 28-Nov-2025

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

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

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

District Plan Hazard Information

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

Other Natural Hazard Information

Flood Hazards

OVERLAND FLOW PATH

Flood plus other natural hazards

Description: The property is identified within the report “The Natural Hazards of South Dunedin”, which may describe special features or characteristics of the land concerned, including but not limited to potential erosion, avulsion, falling debris, subsidence, slippage, alluvion or inundation. Although the report is known to the Dunedin City Council, the council has not assessed the report for correctness. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose including development.

Goldsmith, M., & Hornblow, S. (2016). *The natural hazards of South Dunedin*. Otago Regional Council.

<https://www.orc.govt.nz/media/2217/the-natural-hazards-of-south-dunedin-report-july-2016.pdf>

Commissioned by: Otago Regional Council

Purpose: The purpose of this report is to summarise the natural hazards that affect South Dunedin and to provide information that can be used by the Otago Regional Council, Dunedin City Council and the community to better understand the hazardscape and to inform future planning and management.

Scope of report: South Dunedin, including the low-lying coastal plain between St Clair in the south and the Dunedin harbour in the north, bounded by Caversham Valley to the west and the Otago Peninsula to the east.

Reference Number: 12075

Land Stability Hazards

No information.

Coastal Hazards

SEA LEVEL RISE

Sea Level Rise Prediction Study of Harbourside and South City

Description: The study area considered by a report commissioned by the Dunedin City Council entitled ‘Assessment of Options for Protecting Harbourside and South City from Direct Impacts of Sea Level Rise

Beca Ltd. (2014). *Assessment of options for protecting Harbourside and South City from direct impacts of sea level rise*. Beca Ltd.

https://www.dunedin.govt.nz/data/assets/pdf_file/0008/1071773/Assessment-of-Options-for-

[Protecting-Harbourside-and-South-City-from-Direct-Impacts-of-Sea-Level-Rise.pdf](#)

Commissioned by: Dunedin City Council

Purpose: The purpose of this report is to assess options for protecting the Harbourside and South City areas of Dunedin from the direct impacts of sea level rise.

Scope of report: Harbourside and South City areas of Dunedin

Reference Number: 11454

SEA LEVEL RISE

Groundwater

Description: The property is identified in the “Dunedin Groundwater Monitoring and Spatial Observations” report published by GNS Science 2020 (doi: 10.21420/AVAJ-EE81), which describes characteristics of groundwater (either observed or interpolated) within the land concerned. The Institute of Geological and Nuclear Sciences Limited (GNS Science) and its funders give no warranties of any kind concerning the accuracy, completeness, timeliness or fitness for purpose of the data. GNS Science accepts no responsibility for any actions taken based on, or reliance placed on the data and GNS Science and its funders exclude to the full extent permitted by law liability for any loss, damage or expense, direct or indirect, and however caused, whether through negligence or otherwise, resulting from any person's or organisation's use of, or reliance on, the data. Although the report is known to the Dunedin City Council, the council has also not assessed the report for correctness. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose including development.

Cox, S., Glassey, P., Ettema, M., Hornblow, S., Mager, S. & Yeo, S.. (2020). *Dunedin groundwater monitoring and spatial observations*. GNS Science.

<https://www.orc.govt.nz/media/16153/dunedin-groundwater-monitoring-spatial-observations-and-forecast-conditions-under-sea-level-rise-dec-2023.pdf>

Commissioned by: Otago Regional Council

Purpose: The purpose of this report is to investigate the groundwater responses in Dunedin under a scenario of rising sea levels

Scope of report: Coastal Dunedin, especially South Dunedin, Harbourside, and parts of the Taieri Plain.

Reference Number: 12083

SEA LEVEL RISE

Groundwater

Description: Dunedin groundwater monitoring, spatial observations and forecast conditions under sea-level rise. Refer to the ORCs 'Groundwater table changes and sea level rise - South Dunedin and Harbourside' page for further information.

Cox, S. C., Ettema, M. H. J., Chambers, L. A., Easterbrook-Clark, L. H., & Stevenson, N. I. (2023). *Dunedin groundwater monitoring, spatial observations and forecast conditions under sea level rise*. GNS Science.

<https://www.orc.govt.nz/media/16153/dunedin-groundwater-monitoring-spatial-observations-and-forecast-conditions-under-sea-level-rise-dec-2023.pdf>

[forecast-conditions-under-sea-level-rise-dec-2023.pdf](#)

Commissioned by: Otago Regional Council

Purpose: The purpose of this study is to characterise current groundwater levels across South Dunedin, establish baseline monitoring, and forecast groundwater behaviour under scenarios of future sea-level rise.

Scope of report: The geographic scope of the assessment covers the South Dunedin area, including the reclaimed flat and surrounding low-lying suburbs.

Reference Number: 12118

SEA LEVEL RISE

Sea Level Rise

Description: The report on the potential adaptation futures outlines a range of options available for managing and mitigating the risks faced by South Dunedin (as identified in the South Dunedin Risk Assessment). The report (background report and micro-business cases document together describe the key characteristics of each potential adaption future, explores the pros and cons, and provides high-level costs and visualisations of what South Dunedin could look like in 75 years' time (in 2100).

WSP. (2025). *Risk Assessment 202503 South Dunedin*. WSP.

<https://www.dunedin.govt.nz/do-it-online/pay-online/request-lim/hazard-information>

Commissioned by: Dunedin City Council

Purpose: The purpose of this report is to assess the risks associated with hazards in South Dunedin, including physical risks to infrastructure, environment, and community, to support spatial adaptation planning and inform decision-making.

Scope of report: South Dunedin

Reference Number: 12124

Seismic Hazards

INTENSIFIED SHAKING

Earthquake Likely Amplification 1:25000 Map

Description: This area has been identified as lying within a zone susceptible to amplified shaking in an earthquake and the area of likely amplification of earthquake intensity by 1 on MM Scale.

Dunedin City Lifelines Project. (1999). *Dunedin City Lifelines Project Report*. Dunedin City Lifelines Project.

<https://www.civildefence.govt.nz/assets/Uploads/documents/lifelines/dunedin-lifelines-report-1999.pdf>

Commissioned by: Dunedin City Council and Otago Regional Council

Purpose: To assess the vulnerability of Dunedin's lifeline utilities to natural hazards and to develop strategies that reduce risks and strengthen the city's resilience.

Scope of report: The Dunedin City Council area, bounded west by Flagstaff and Three Mile Hill, east by the Otago Harbour entrance, north by Waitati, and south by Brighton.

Reference Number: 10111

LIQUEFACTION

Domain C

Description: Ground predominantly underlain by poorly consolidated marine or estuarine sediments with shallow groundwater, with a moderate to high likelihood of liquefaction-susceptible materials being present

Barrell, D. J. A., Glassey, P. J., Cox, S. C., & Smith Lyttle, B. (2014). *Assessment of liquefaction hazards in the Dunedin City district*. GNS Science.

https://www.dunedin.govt.nz/_data/assets/pdf_file/0011/476084/Assessment-of-liquefaction-hazards-in-the-Dunedin-City-District.pdf

Commissioned by: Otago Regional Council

Purpose: The Otago Regional Council (ORC) contracted GNS Science to assess liquefaction hazards in the Dunedin City territorial authority area (Dunedin district), and delineate areas that may be susceptible to ground damage as a result of liquefaction, and the closely allied phenomenon of lateral spreading. This report presents the results of that assessment.

Scope of report: Dunedin City district

Reference Number: 11407

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

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

Drainage

Drainage plans on file are indicative only.
Obtaining your own independent review may be required before commencing drainage works.

Foul Sewer and Waste Water

Drainage Reticulation Plans

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

Stormwater/Sewer Separation - Compliant

The Dunedin City Council requires the foul sewer and storm water being discharged from a property to be directed to the separate foul sewer and storm water networks, respectively. This property is in an area where inspections have been undertaken to ensure compliance with this requirement. This property was certified as complying with Council's requirements for storm water separation at the time of inspection on **10 April 2002**.

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	2058784
Address	3 Tedder Street Dunedin
Valuation Number	27500-08400
Latest Valuation Details	
Capital Value	\$465,000
Land Value	\$310,000
Value of Improvements	\$155,000
Area (Hectares)	0.0429HA
Units of Use	1
Current Rates	
Current Rating Year Starting	01-Jul-2025
Dunedin City Council Rates	\$3,420.64
Rates Outstanding for Year	\$3,506.17

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-2021-1065](#) Building Consent - Install Champion Duos Plus Pellet Fire in Dwelling

Lodgement Date 24-May-2021
Decision Granted
Decision Date 26-May-2021
Current Status **CCC Issued**
Previous Number
(Applications before 2007)

Building and Drainage Permits

[H-1913-125923](#) AAD19130300

A4064 - Plumbing and Drainage, (Crabbe). The permit was lodged on 06-Sep-1913.

[H-1924-139431](#) AAD19240188

B4916 - Renew Pedestal Basin, No Plan (Horan). The permit was lodged on 10-May-1924.

[H-1975-204633](#) AAD19750301

J5619 - Stormwater Alterations for Carport, (McCaw). The permit was lodged on 13-Oct-1975.

[H-1975-248165](#) AAK19750117

66347 - Add Wash-house and Toilet to Rear of Dwelling, (McCaw). The permit was lodged on 15-Sep-1975.

[H-1977-248564](#) AAK19770166

78600 - Erect Greenhouse, (Lancaster). The permit was lodged on 01-Sep-1977.

[H-1974-247968](#) AAK19740131

No Permit Number - Erect Carport, (McCaw). The permit was lodged on 06-Nov-1974.

[H-1974-247969](#) AAK19740132

61287 - Alter Toilet, Bathroom, Laundry and Kitchen, (McCaw). The permit was lodged on 15-Nov-1974.

[H-1980-249102](#) AAK19800160

99980 - Install Juno Heater, No Plan (Lancaster). The permit was lodged on 15-Jul-1980.

[H-1983-249691](#) AAK19830210

42983 - Glass-in Part of Front Porch, (Reid). The permit was lodged on 17-Nov-1983.

Building Notices

Notice To Fix

The following is a list of Notices To Fix for this property.

Notice Number	NTF-2022-15
Status	Resolved
Description	Non-compliance with section 40 of the Building Act 2004, in that you have carried out building work without building consent.

Occupiers of the dwelling have enclosed 3 sides of the legally established carport and installed an aluminium glazed door and window unit into the front wall, creating a habitable room, within 1 metre of the boundary.

Resource Consents

There are no resource consents for this property.

Consent Notices

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

Alcohol Licensing

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

Health Licensing

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

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

No information.

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

District Plan

The information on district plan requirements is correct at the date this LIM is issued. Note that the Dunedin City Second Generation District Plan ("The 2GP") is subject to change at any time. To check whether any changes have occurred since the date this LIM was issued, consult the information and relevant planning maps in the 2GP, which can be found on our website at <https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan> as well as at all Dunedin City Council service centres and libraries.

SECOND GENERATION DISTRICT PLAN INFORMATION

Zoning

- General Residential 2 (refer Section 15, Residential)

Scheduled Items

- Nil

Overlay Zones

- Hazard 3 (coastal) Overlay Zone

Mapped Areas

- South Dunedin Mapped Area
- Road Classification Hierarchy (main roads within 30m of site)
 - Bay View Rd is a Collector road

District Plan Map

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

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

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

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

No information.

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

No information.

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

Building Information

Minimum Floor Levels

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

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

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

Planning

Resource Consents within 50m of 3 Tedder Street Dunedin

[5058786 37 Bay View Road Dunedin](#)

[RMA-2005-369647](#) Resource Management Act (Historical Data) BOUNDARY ADJUSTMENT SUBDIVISION (Non-Notified - Non Complying). The outcome was Granted on 09/01/2006.

[POL-2003-350134](#) Planning Other Legislation CREATE PEDESTRIAN RIGHT OF WAY OVER CT OT63/173 IN FAVOUR OF CT OT63/175 (Other). The outcome was Granted on 17/06/2003.

[5058787 35 Bay View Road Dunedin](#)

[RMA-1996-359465](#) Resource Management Act (Historical Data) INCREASE BOUNDARIES (Non-Notified - Unrestricted Discretionary). The outcome was Declined on 09/12/2004.

[5058788 2 Eskvale Street Dunedin](#)

[COC-1992-1](#) Certificate of Compliance Certificate of compliance to use property as a day nursery. The outcome was Granted on 08/10/1992.

[5066504 4 Eskvale Street Dunedin](#)

[RMA-1991-350890](#) Resource Management Act (Historical Data) Flats Plan / App: M.D. Body PO Box 235 (Non-Notified - Non Complying). The outcome was Granted on 28/03/1991.

[**5066505 4B Eskvale Street Dunedin**](#)

[RMA-1991-350890](#) Resource Management Act (Historical Data) Flats Plan / App: M.D. Body PO Box 235 (Non-Notified - Non Complying). The outcome was Granted on 28/03/1991.

[**5068843 7A Tedder Street Dunedin**](#)

[RMA-1992-354963](#) Resource Management Act (Historical Data) Erect three flats (one encroaching on required yard) Owner: BAINES / App: BAINES (Non-Notified - Non Complying). The outcome was Granted on 31/03/1992.

[RMA-1992-355364](#) Resource Management Act (Historical Data) Crosslease subdivision for three flats (Flats A - C on DP22937) Owner: BAINES / App: R W BUCHANAN (Non-Notified - Non Complying). The outcome was Granted on 12/11/1992.

[**5068845 7B Tedder Street Dunedin**](#)

[RMA-1992-354963](#) Resource Management Act (Historical Data) Erect three flats (one encroaching on required yard) Owner: BAINES / App: BAINES (Non-Notified - Non Complying). The outcome was Granted on 31/03/1992.

[RMA-1992-355364](#) Resource Management Act (Historical Data) Crosslease subdivision for three flats (Flats A - C on DP22937) Owner: BAINES / App: R W BUCHANAN (Non-Notified - Non Complying). The outcome was Granted on 12/11/1992.

[**5068846 7C Tedder Street Dunedin**](#)

[RMA-1993-355902](#) Resource Management Act (Historical Data) Amendment to Crosslease Subdivison - Flat C on DP22937 (substituting new Flats Plan DP23711 to incorporate porch addition) Owner: Sadler L.L/ App: R W BUCHANAN (Non-Notified - Non Complying). The outcome was Granted on 24/12/1993.

[RMA-1992-354963](#) Resource Management Act (Historical Data) Erect three flats (one encroaching on required yard) Owner: BAINES / App: BAINES (Non-Notified - Non Complying). The outcome was Granted on 31/03/1992.

[RMA-1992-355364](#) Resource Management Act (Historical Data) Crosslease subdivision for three flats (Flats A - C on DP22937) Owner: BAINES / App: R W BUCHANAN (Non-Notified - Non Complying). The outcome was Granted on 12/11/1992.

[**5109715 35A Bay View Road Dunedin**](#)

[RMA-2005-369718](#) Resource Management Act (Historical Data) LAND USE CONSENT FOR UNDERSIZED LOT 2 ARISING FROM RMA 2005-1060 (Non-Notified - Non Complying). The outcome was Granted on 09/01/2006.

[RMA-2005-369647](#) Resource Management Act (Historical Data) BOUNDARY ADJUSTMENT SUBDIVISION (Non-Notified - Non Complying). The outcome was Granted on 09/01/2006.

[POL-2003-350134](#) Planning Other Legislation CREATE PEDESTRIAN RIGHT OF WAY OVER CT OT63/173 IN FAVOUR OF CT OT63/175 (Other). The outcome was Granted on 17/06/2003.

[**5136516 1 - 68 Bay View Road Dunedin**](#)

[LUC-2021-679](#) Land Use Consent Multi-unit development; access width and setback from building contraventions. The outcome was Granted on 04/02/2022.

[SUB-2021-264](#) Subdivision Consent Fee-simple subdivision for five units. The outcome was Granted on 04/02/2022.

[**5136517 2 - 68 Bay View Road Dunedin**](#)

[LUC-2021-679](#) Land Use Consent Multi-unit development; access width and setback from building contraventions. The outcome was Granted on 04/02/2022.

[SUB-2021-264](#) Subdivision Consent Fee-simple subdivision for five units. The outcome was Granted on 04/02/2022.

[**5136518 3 - 68 Bay View Road Dunedin**](#)

[LUC-2021-679](#) Land Use Consent Multi-unit development; access width and setback from building contraventions. The outcome was Granted on 04/02/2022.

[SUB-2021-264](#) Subdivision Consent Fee-simple subdivision for five units. The outcome was Granted on 04/02/2022.

[5136519 4 - 68 Bay View Road Dunedin](#)

[LUC-2021-679](#) Land Use Consent Multi-unit development; access width and setback from building contraventions. The outcome was Granted on 04/02/2022.

[SUB-2021-264](#) Subdivision Consent Fee-simple subdivision for five units. The outcome was Granted on 04/02/2022.

[5136520 5 - 68 Bay View Road Dunedin](#)

[LUC-2021-679](#) Land Use Consent Multi-unit development; access width and setback from building contraventions. The outcome was Granted on 04/02/2022.

[SUB-2021-264](#) Subdivision Consent Fee-simple subdivision for five units. The outcome was Granted on 04/02/2022.

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:

Non-compliant vehicle crossing - metal plates over existing vehicle crossing.

The vehicle crossing at the property has metal plates over the existing vehicle crossing. To meet current Council standards, metal plates are no longer accepted and the vehicle crossing needs to be constructed fit for purpose.

The property owner is responsible for constructing or altering the vehicle access at their cost and written approval must be given by DCC Transport for the construction of any vehicle crossing and before any physical work can start. Work must also be completed by a DCC approved vehicle crossing contractor. More details can be found on our website under vehicle crossings. Council accepts this situation but accepts no liability and points out that maintenance is the responsibility of the Property Owner. This situation may only remain at the pleasure of the Council.

Non-compliant vehicle crossing – no stormwater run-off.

It appears there are no stormwater provisions in place for this vehicle crossing. To meet current Council standards the stormwater run-off would be required to be captured at the boundary and managed in a way where it does not cause a nuisance to neighbouring properties, including the road corridor. For example: a strip drain with sump or a sump and piped to the kerb and channel. Council accepts this situation but accepts no liability and the maintenance is the responsibility of the property owner. This may be required to be upgraded 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



A/4064
JHB

2

1/4/04

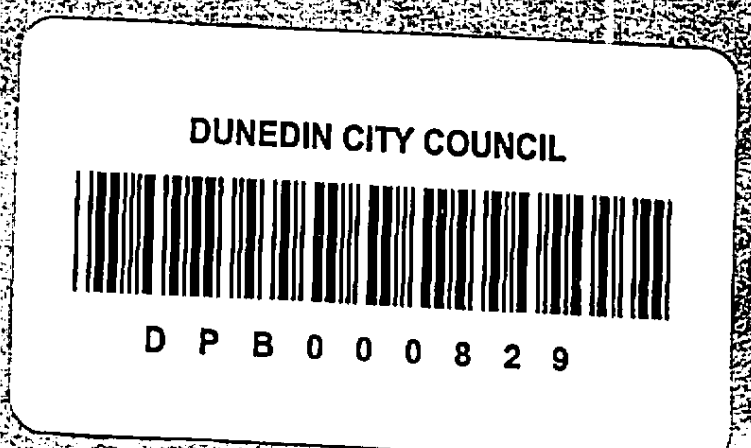
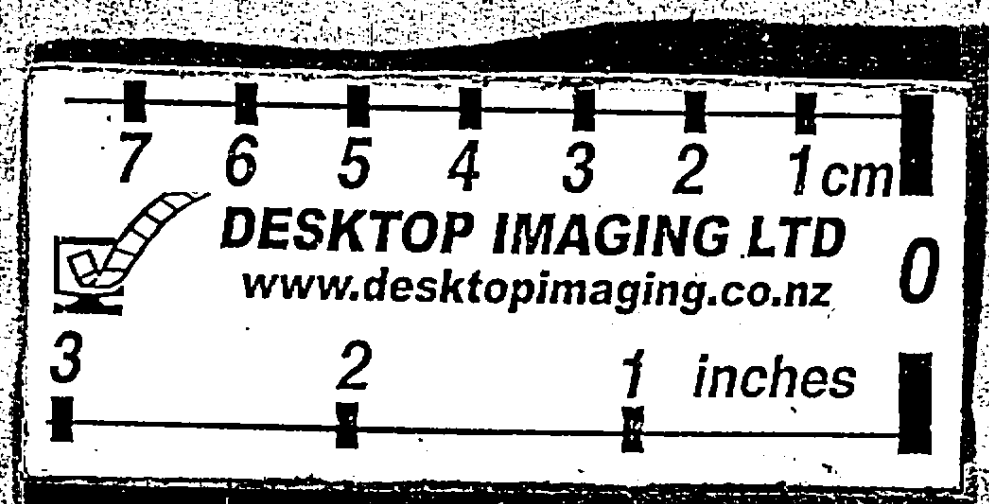
w.c.

LEGEND

- Existing Drains
- New Foul Drains
- New Stormwater Drains

Plan of drains.
New f.b. kerb
3 High St
Newellburgh.

Newellburgh
2
02.4.



DUNEDIN DRAINAGE AND SEWERAGE BOARD
House Connection Plan

APPLICATION No. _____

DATE _____

SCALE (TO BE SHOWN) _____

NEW SEWERAGE DRAINS: RED

: OLD DRAINS: FULL BLACK

: STORMWATER: DOTTED BLACK

Binding Margin to be left Blank

Signature of Drainer _____

DUNEDIN DRAINAGE & SEWERAGE BOARD

A separate application to the Drainage Board for a permit for plumbing and/or drainage work is required. Such work to be executed by a Regd. Plumber or Licensed Drainer, respectively and shall comply fully with the Board's By-laws and the D. & P. Regs., 1959.

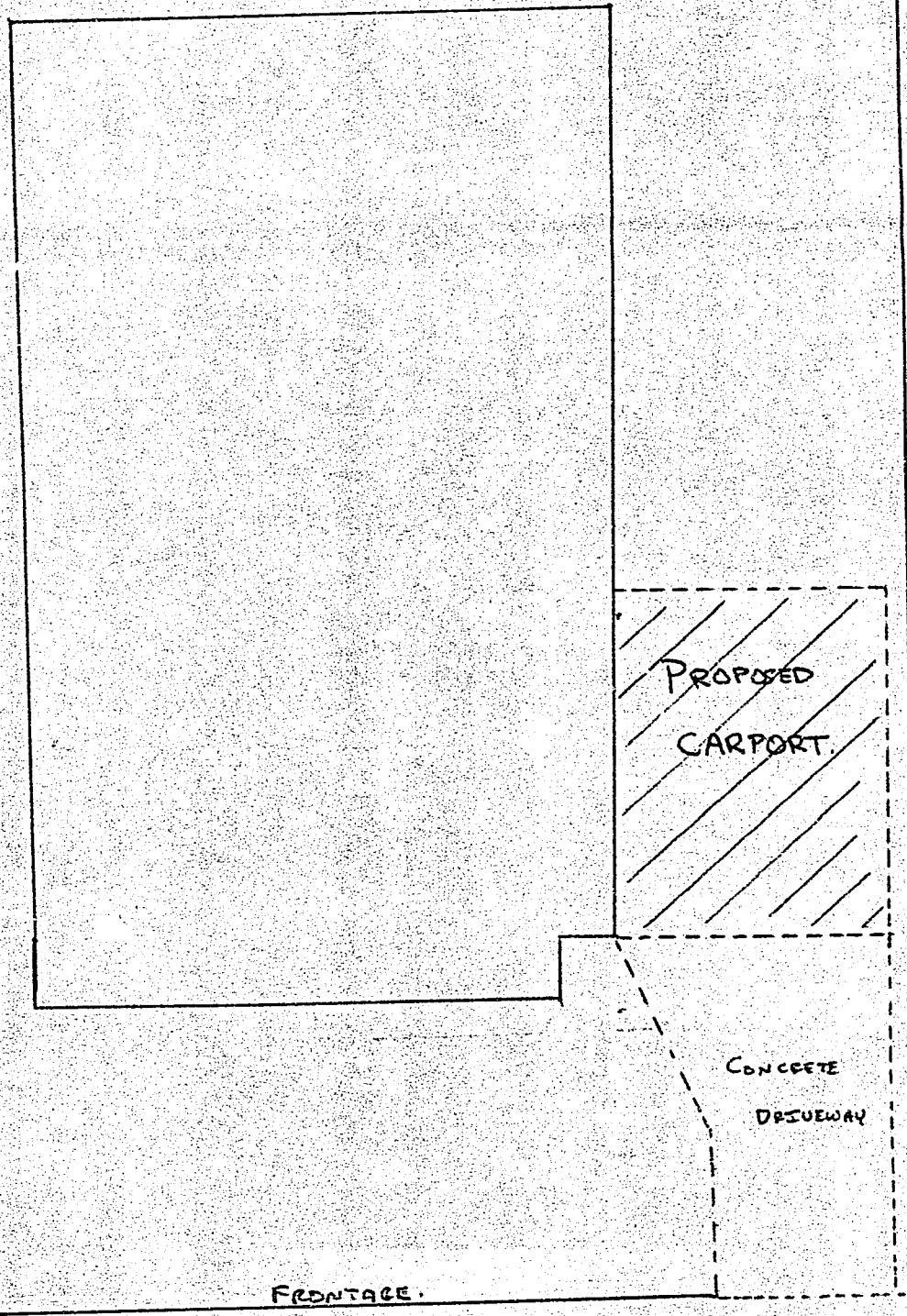
Stormwater to be discharged to Street channel.

Foul sewage to be discharged to _____

Foul drain under carport to be unroofed and surrounded with concrete

Trade Waste _____

[Signature] 5-11-74



SITE PLAN

3-TEDDER ST,

ST. KILDA.

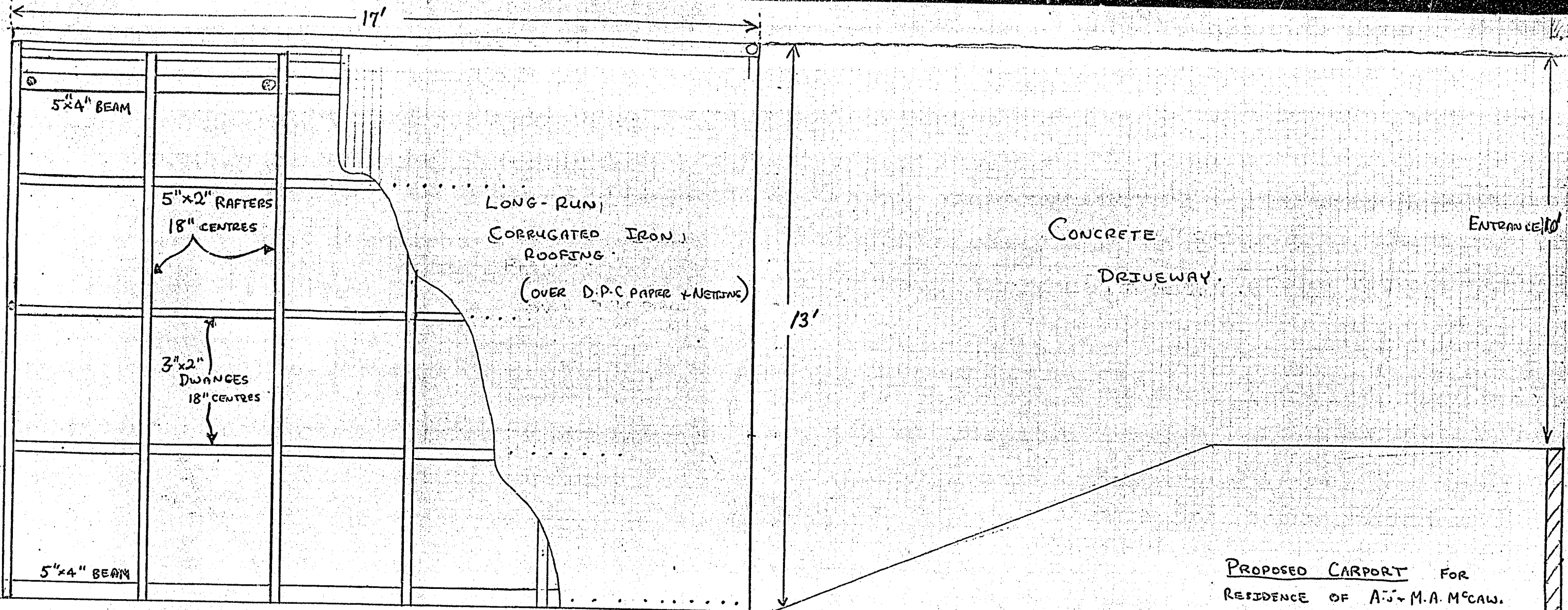
Owner Mrs. Mrs. A.J. McCAW

Street & Locality 3 TEDDER ST. ST. KILDA

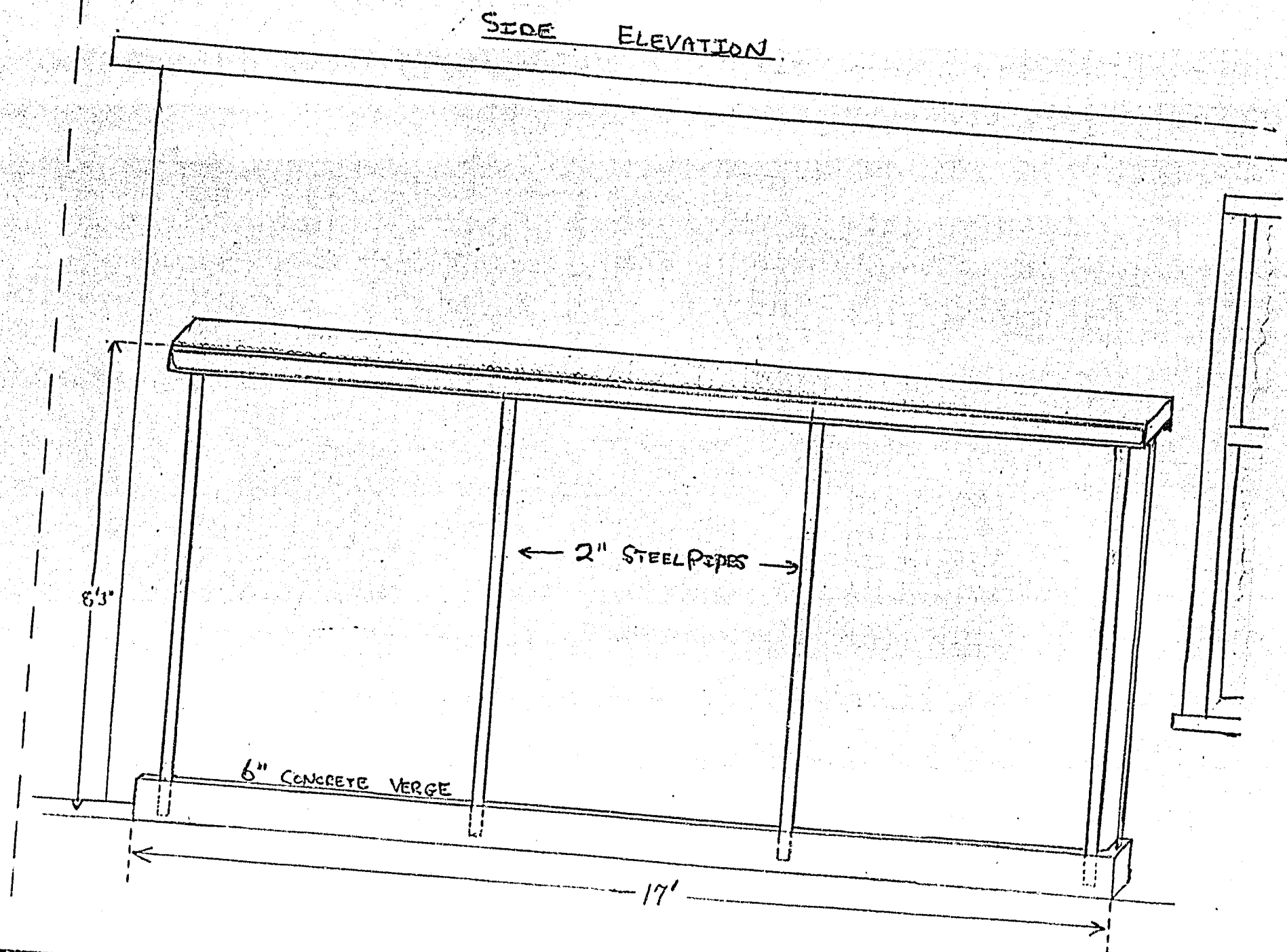
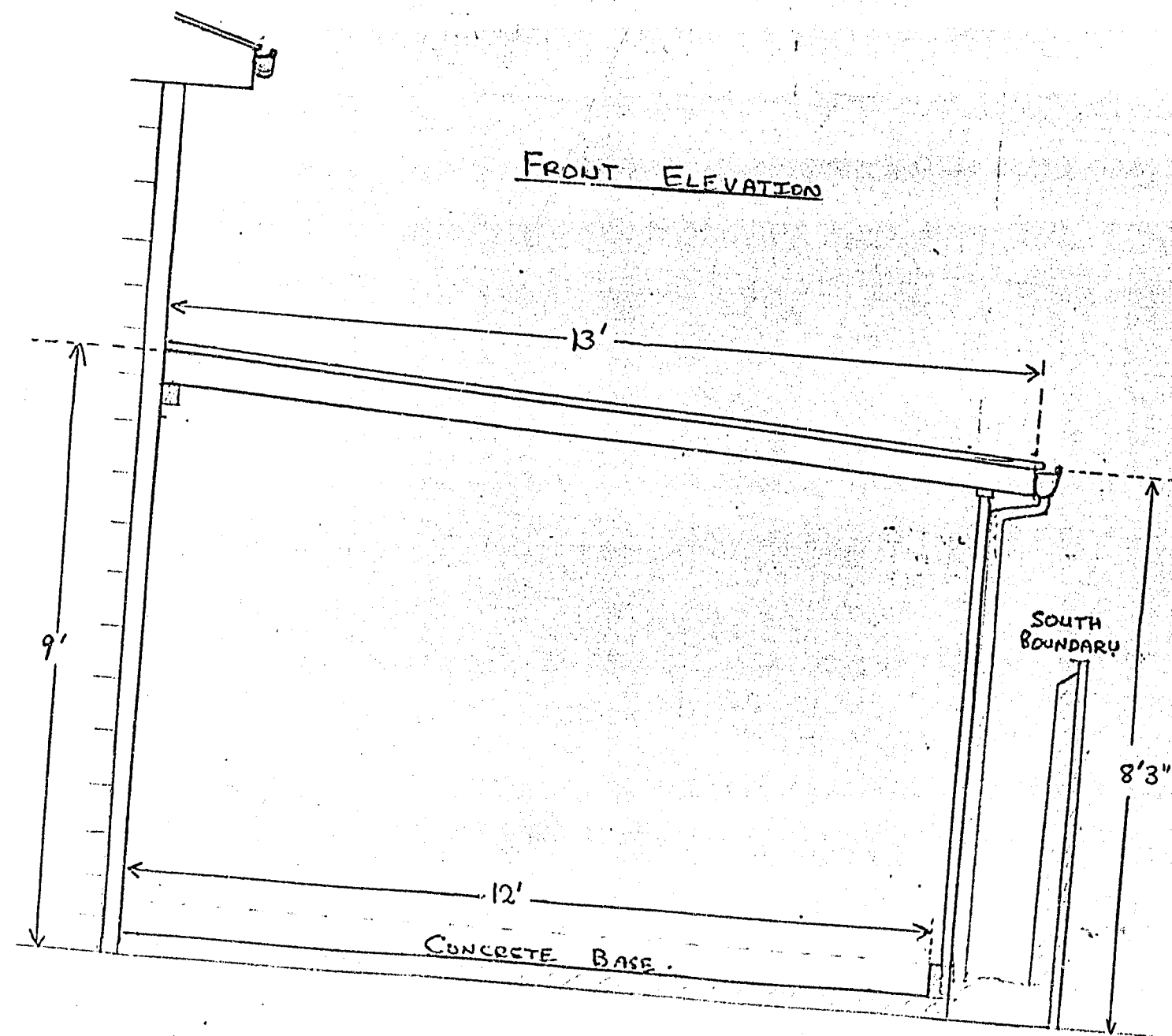
Block Muss. Twp. Section _____

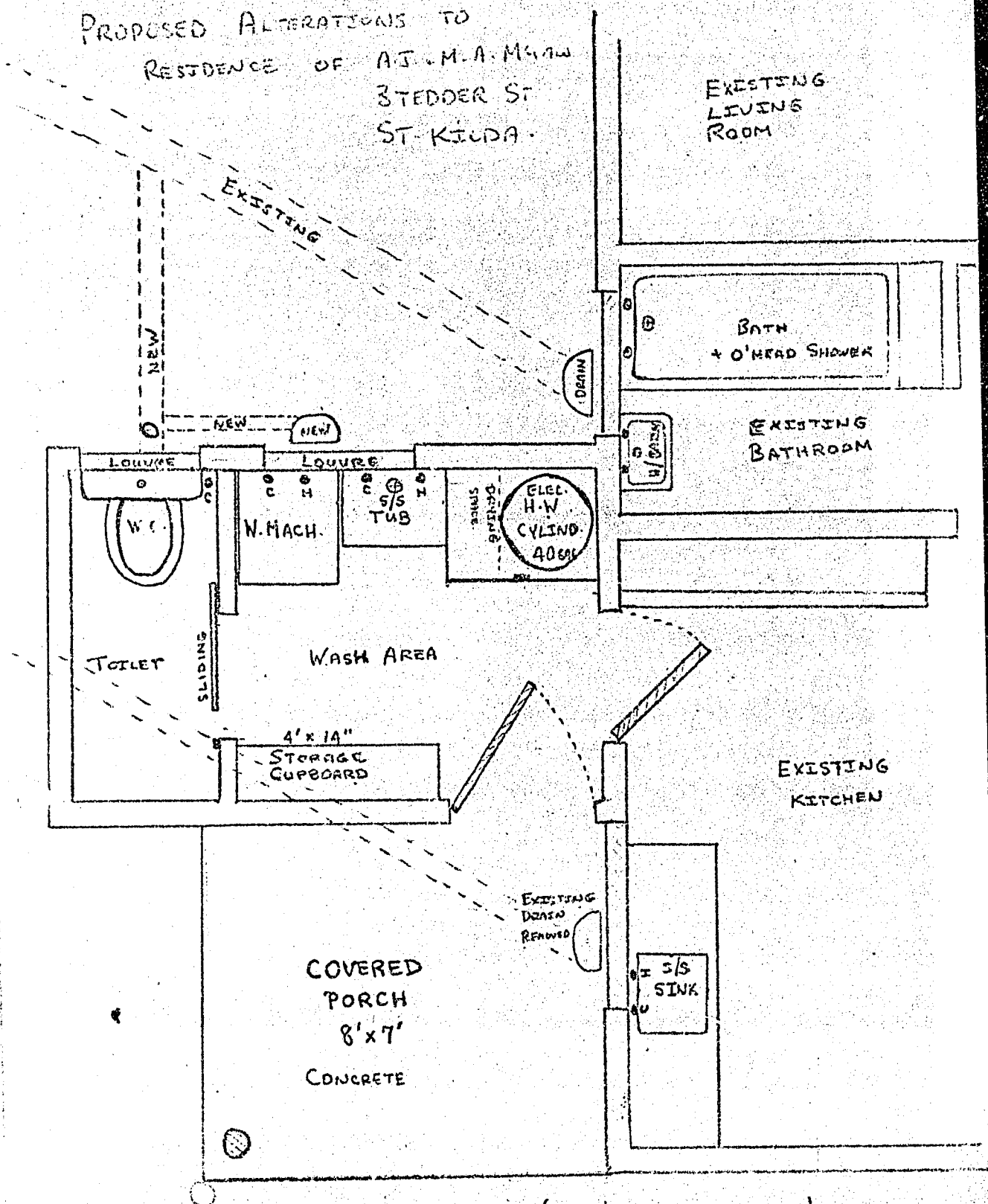
Allotment _____

TOP
ELEVATION



HOUSE - SOUTH SIDE





(SCALE: 1cm. = 1 FOOT.)

DUNEDIN DRAINAGE AND SEWERAGE BOARD
House Connection Plan

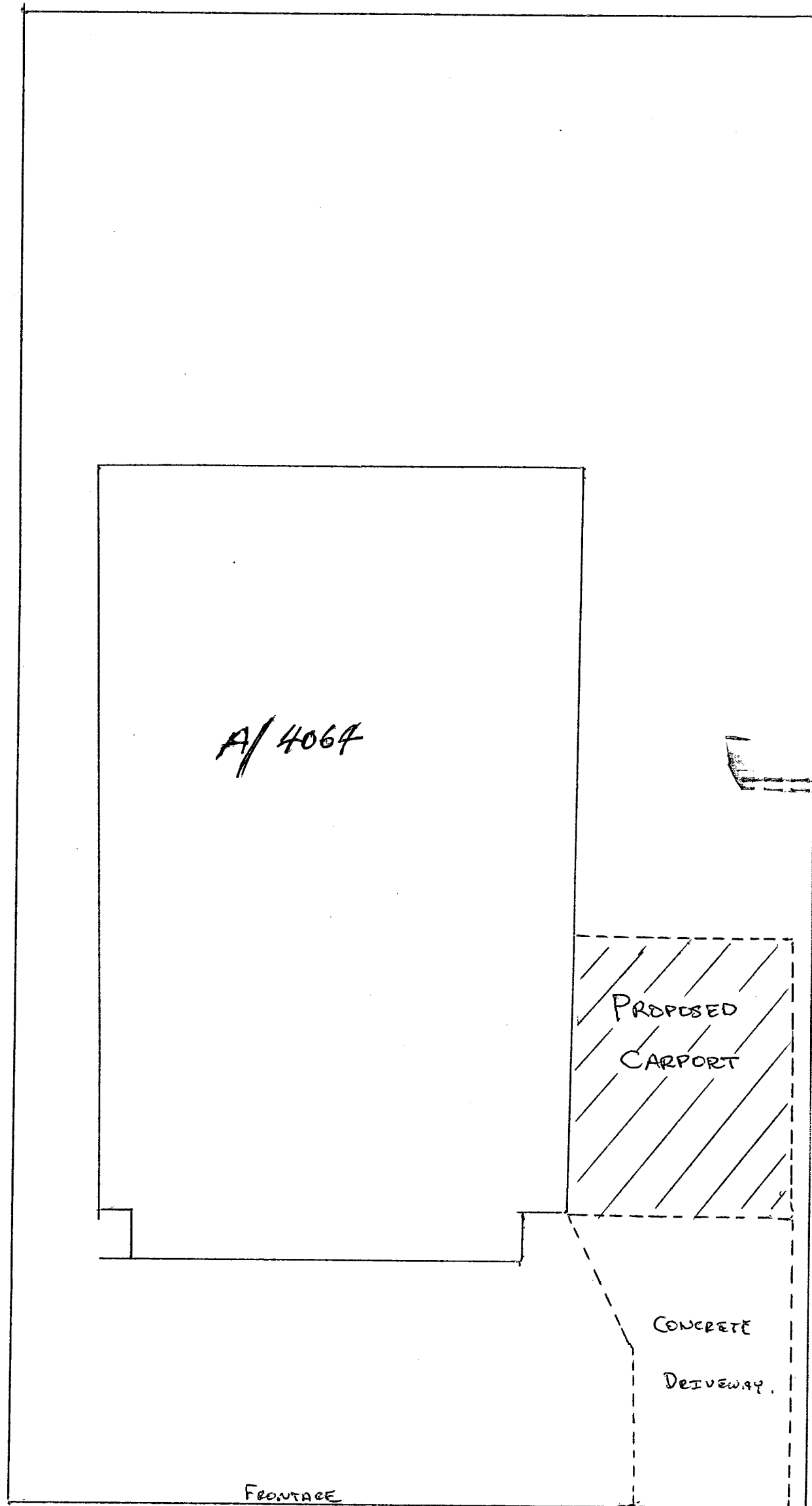
APPLICATION No. J/5619

DATE 15-10-75

SCALE (TO BE SHOWN) _____

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

SITE PLAN
- 3 TEDDER ST,
ST. KILDA



LEGEND

- Existing Drain
- New Foul Drains
- - - New Stormwater Drains

Binding Margin to be left Blank

Signature of Drainer _____

Owner MR & MRS A.J. MCCAWE

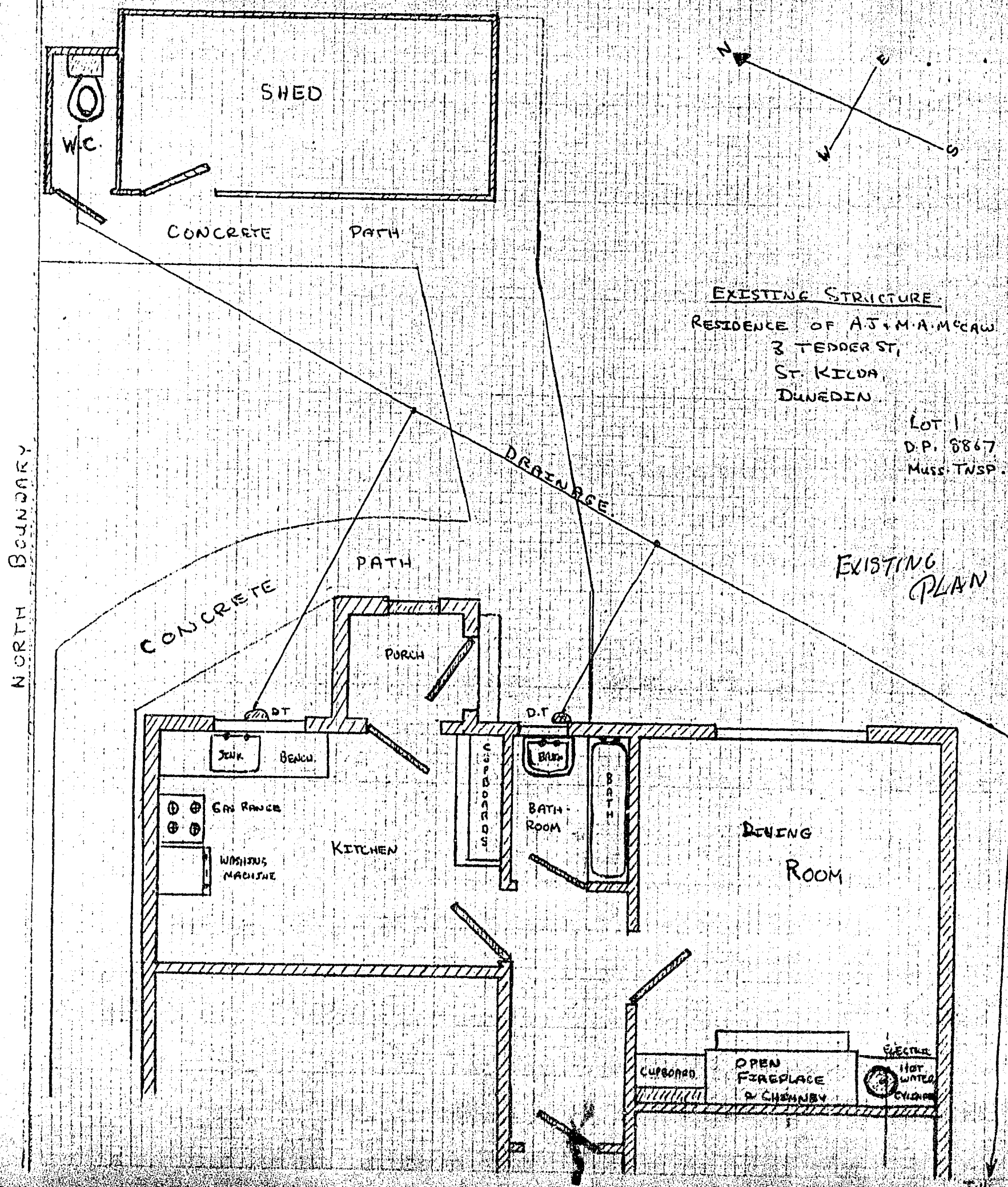
Street & Locality 3 TEDDER ST, ST. KILDA

Block Muss. Twp Section _____

Allotment _____

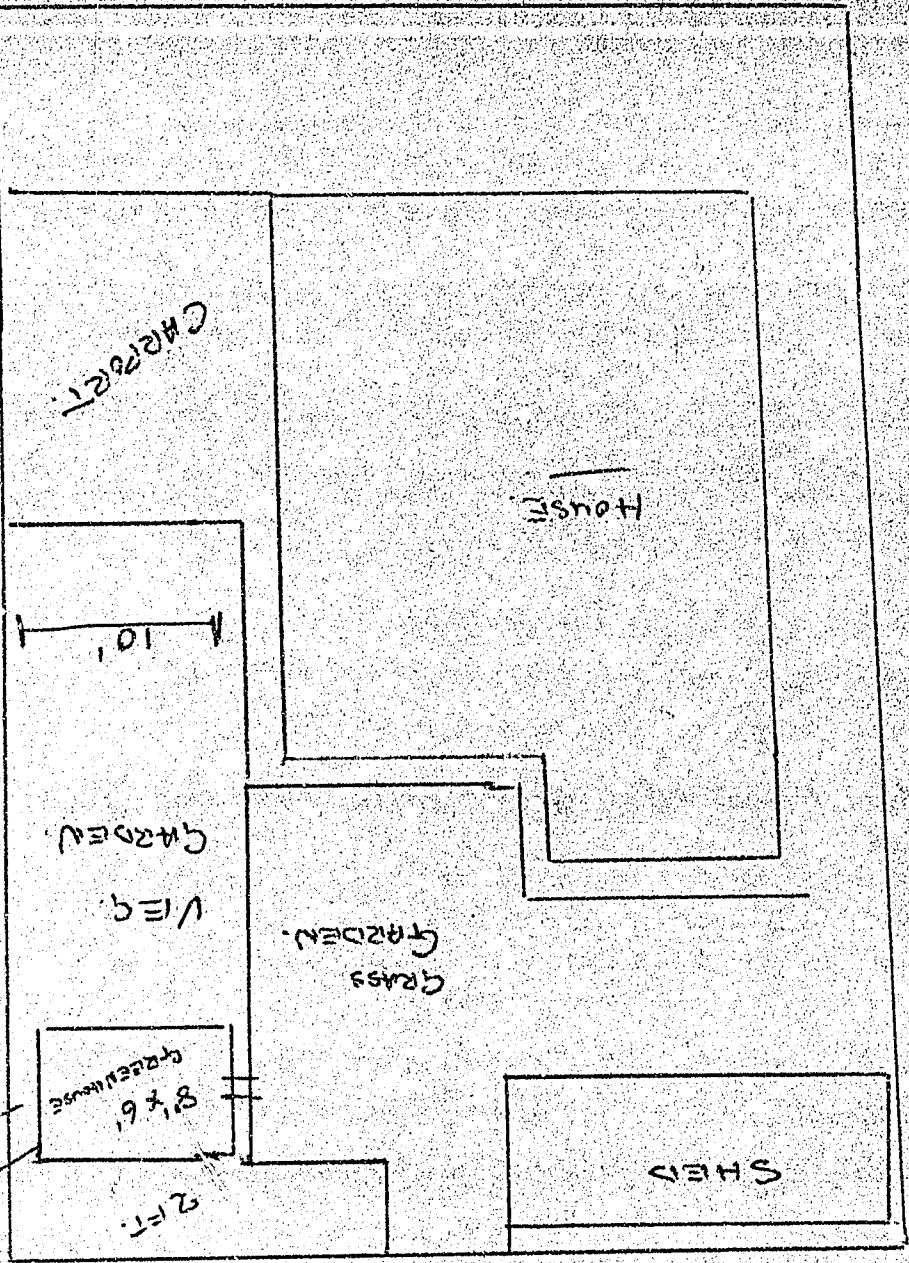
EAST BOUNDARY

3 CORSE



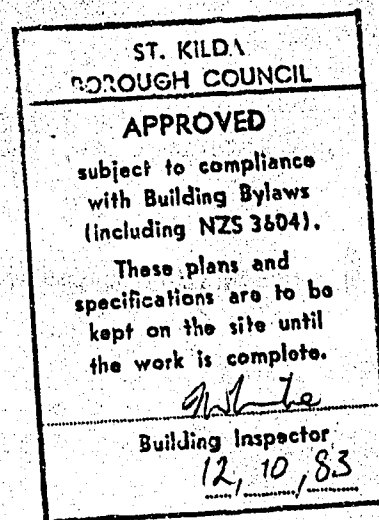
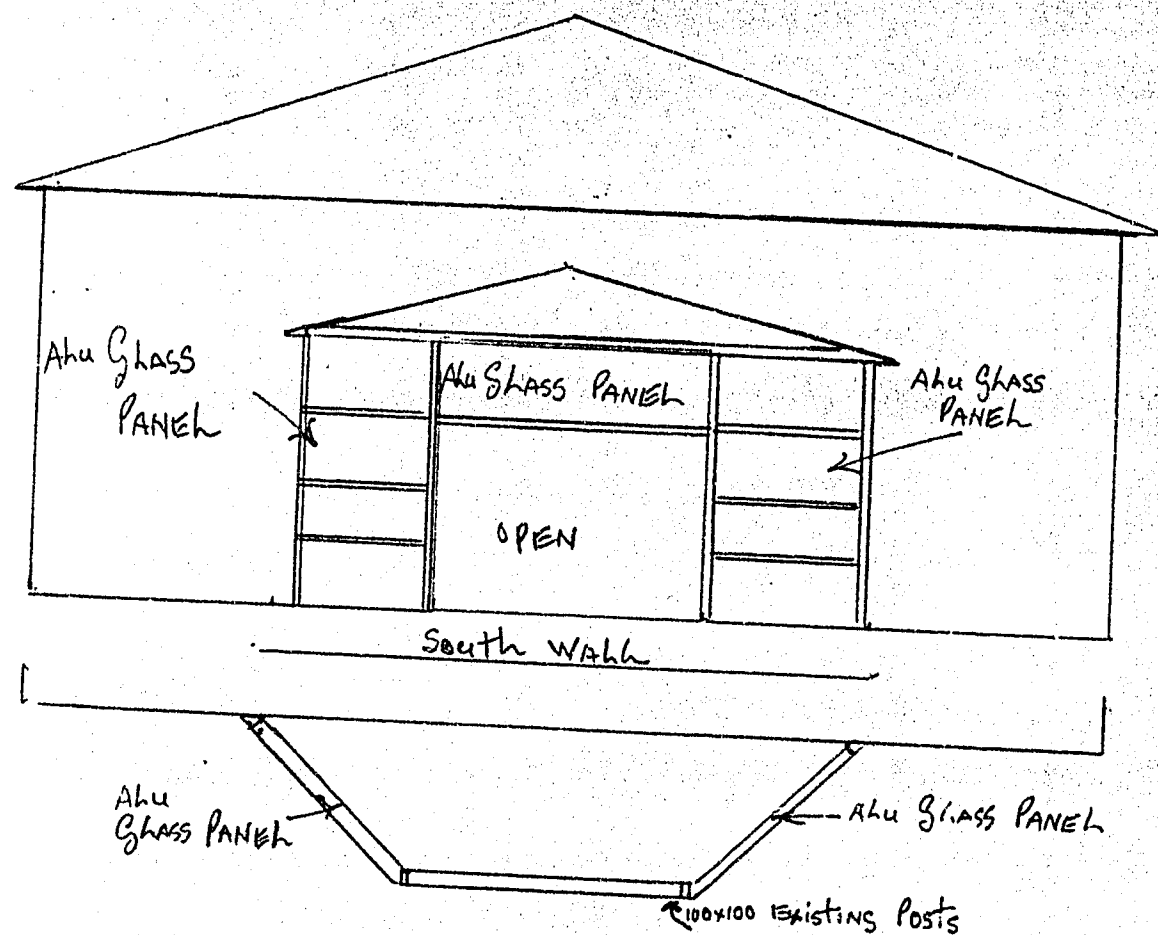
LEADER STREET

DRIVEWAY TO NEXT HOUSE.



HOUSE AT 21442 2023

PROPOSED ALU GLASS PANELS IN FRONT PORCH FOR MRS M. REID
3 TERRELL ST ST KILDA DUNEDIN.



Code Compliance Certificate Form 7

Section 95, Building Act 2004

S P P Smith
C/O Otago Pellet Fires Limited
550 Kaikorai Valley Road
Dunedin 9011

The building

Street address of building: 3 Tedder Street Dunedin

Legal description of land where building is located: LOT 1 DP 8867

Building Name: N/A

Location of building within site/block number: N/A

Level/unit Number: N/A

Current, lawfully established, use: Housing

Number of occupants: 4

Year first constructed: 1890

The owner

Name of owner: S P P Smith

Contact person: S P P Smith

Mailing address: C/O Otago Pellet Fires Limited, 550 Kaikorai Valley Road, Dunedin 9011

Street address/registered office:

Mobile: 021 159 0103

Landline: 03 455 8180

Email address:

First point of contact for communications with the building consent authority: As above

Building work

Building Consent Number: ABA-2021-1065 - Install Champion Duos Plus Pellet Fire in Dwelling

This CCC also applies to the following amended consents: N/A

Issued by: Dunedin City Council

Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that-

- (a) The building work complies with the building consent



Team Leader Inspections
On behalf of Dunedin City Council

Date: 30 June 2021

BUILDING CONSENT - ABA-2021-1065

(Section 51, Building Act 2004)

Form 5

The building**Street address of building:** 3 Tedder Street Dunedin**Legal description of land where building is located:** LOT 1 DP 8867**Building Name:** n/a**Location of building within site/block number:** n/a**Level/unit Number:** n/a**The owner****Name of owner:** S P P Smith**Contact person:** S P P Smith**Mailing address:** C/O Otago Pellet Fires Limited, 550 Kaikorai Valley Road, Dunedin 9011**Street address/registered office:****Mobile:** 021 159 0103**Landline:** 03 455 8180**Email address:****First point of contact for communications with the building consent authority:** As above**Building work****The following building work is authorised by this building consent:**

Install Champion Duos Plus Pellet Fire in Dwelling.

This building consent is issued under Section 51 of the Building Act 2004. This building consent does not relieve the owner of the building (or proposed building) of any duty or responsibility under any other Act relating to or affecting the building (or proposed building).

This building consent also does not permit the construction, alteration, demolition, or removal of the building (or proposed building) if that construction, alteration, demolition, or removal would be in breach of any other Act.

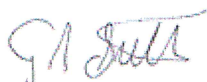
Compliance Schedule

A compliance schedule is not required for the building.

Attachments

Copies of the following documents are attached to this building consent:

Record of required site inspections (section 90(2) of the Building Act 2004)



Grant Sutton

Authorised Officer**On behalf of Dunedin City Council****Date:** 28 May 2021

3 Tedder Street

DOMESTIC SMOKE ALARM

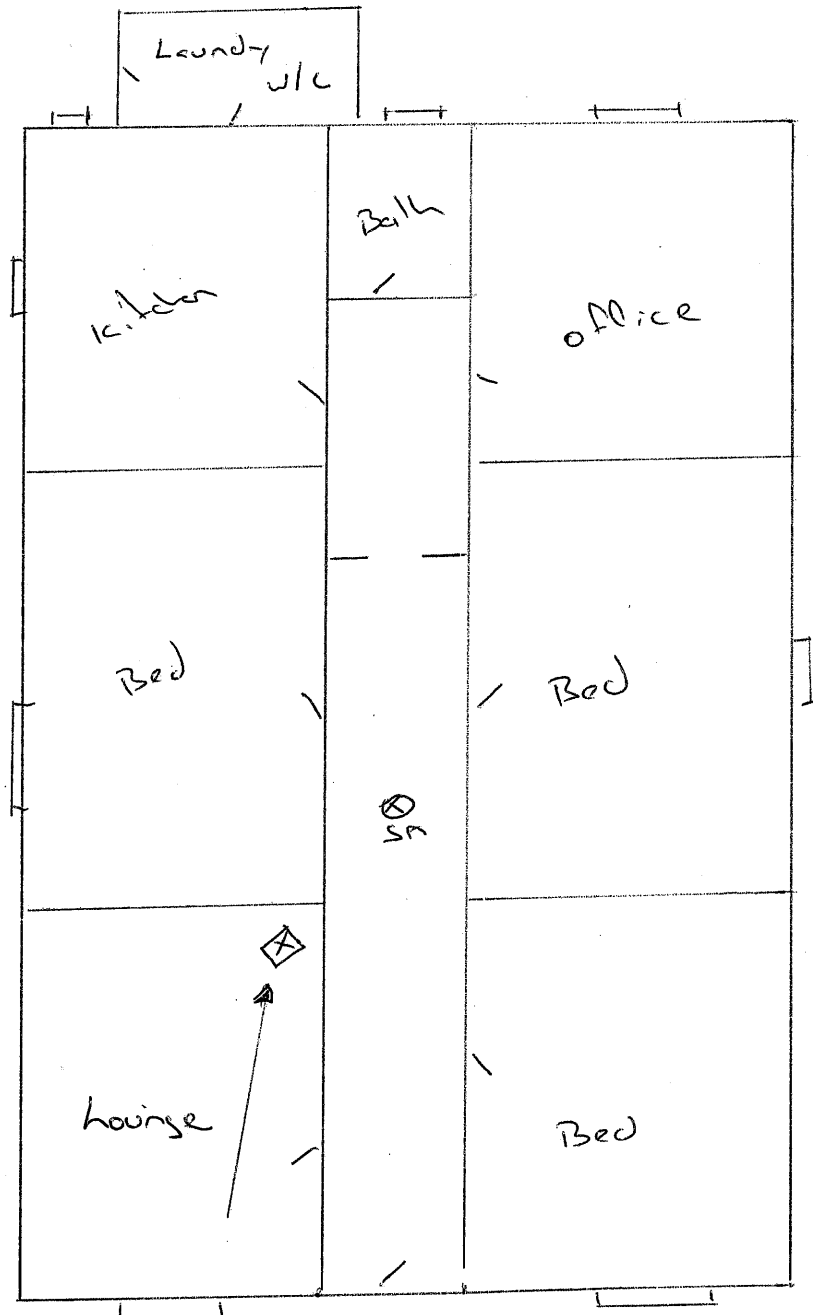
Smoke alarms complying with the NZBC clause F7 are required in this building.

DUNEDIN CITY COUNCIL

Plans and Specifications approved in accordance with the NZ Building Code.

To be retained on works and produced on request.

Date: 25/05/2021 Building: H J Veldkamp



Scope of work

In granting this building consent the Council is satisfied that the proposed building works comply with the Building Code. Please note, that the council has not reviewed and makes no statement as to whether any other building work (other than those for which this consent is granted) either existing or proposed, referred to or shown on the application, plan, diagram or specification, comply with the Building Code or has been legally established.

- Install Free Standing Champion Duo Pellet Fire - no wetback