

## DISCLAIMER

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THE  
ROUT  
GROUP

## Dunedin City Council – Land Information Memorandum

Property Address: 73A Grosvenor Street Dunedin

Prepared for: A M S and S J Limited

Prepared on: 05-Dec-2025

### Property Details:

<b>Property ID</b>	5103069
<b>Address</b>	73A Grosvenor Street Dunedin
<b>Parcels</b>	FLAT A DP 25354 on LOT 2 DP 24182 1/2 SH 0.053HA
<b>Property ID</b>	5100168
<b>Address</b>	73 Grosvenor Street Dunedin
<b>Parcels</b>	LOT 2 DP 24182

### 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 05-Dec-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

No information.

## Land Stability Hazards

No information.

## Coastal Hazards

## 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>

**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

## Seismic Hazards

### FAULT

### Kaikorai

Description: This report presents a general outline of the locations and character of active geological faults and folds in the Clutha and Dunedin City districts. The work described in this report is based on a desktop review of information from regional-scale geological mapping and from more detailed published or open-file geological studies relevant to understanding active faults in the two districts. This project involved the compilation of a Geographic Information System (GIS) dataset that gives the locations of active faults and folds delineated in the two districts. The interpretations and geographic positionings of the faults and folds

were aided, where available, by topographic information from airborne LiDAR scans (laser radar) and from satellite, aerial or ground-based photographic archives.

Barrell, D.J.A. (2021). *General distribution and characteristics of active faults and folds in the Clutha and Dunedin City districts, Otago*. GNS Science.

<https://www.orc.govt.nz/media/10002/active-faults-folds-in-the-clutha-and-dunedin-city-districts-otago-2021.pdf>

**Commissioned by:** Otago Regional Council

**Purpose:** To describe the general distribution and characteristics of active faults and folds in the Clutha and Dunedin City districts of Otago, to assist with the identification and assessment of earthquake hazard for land-use planning purposes.

## **Scope of report: The Clutha District and Dunedin City District areas of Otago Region**

Reference Number: 12094

## 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.

#### 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](http://www.dunedin.govt.nz/water-pressure), and flows available to the property can be provided on request. Any change in water use (e.g. for a new commercial activity) requires a new application to be made to the Council. It is recommended that the applicant check the property for the location and suitability of the water service.

#### Terms and conditions of supply

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

#### Water pressure

Indicative network water pressure to the property is shown on maps available at [www.dunedin.govt.nz/water-pressure](http://www.dunedin.govt.nz/water-pressure). Specific detail is available on request.

#### Water reticulation maps

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

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

### Rates Details

#### Rates Assessment Details

Rate Account	2108786
Address	73A Grosvenor Street Dunedin
Valuation Number	27460-16300-A

#### Latest Valuation Details

Capital Value	\$445,000
Land Value	\$150,000
Value of Improvements	\$295,000
Area (Hectares)	0HA
Units of Use	1

#### Current Rates

Current Rating Year Starting	01-Jul-2025
Dunedin City Council Rates	\$3,497.56

Rates Outstanding for Year	\$2,071.84
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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
/CCC		code compliance after two years. Compliance with the Building Code could not be
Refused		established and therefore the Code Compliance Certificate has been refused.
Lapsed	-	Work has not commenced and no extension of time applied for within 12 months of
		date of consent issue. Consent is of no further effect

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

### ABA-1995-330866 Building Consent - AAB951344

1344 - Erect Two Units, (Facoory)

Lodgement Date	11-May-1995
Decision	Granted
Decision Date	19-May-1995
Current Status	<b>CCC Issued</b>
Previous Number	ABA951344

*(Applications before 2007)*

### ABA-2013-1248 Building Consent - Install Freestanding FS35 Heatilatior ECO Choice Pellet Fire in

Dwelling

Lodgement Date	27-Jun-2013
Decision	Granted
Decision Date	28-Jun-2013
Current Status	<b>CCC Issued</b>
Previous Number	

*(Applications before 2007)*

## Building and Drainage Permits

### H-1904-117128 AAD19040022

(DWX) 480 - Plumbing and drainage new dwelling (Strang). The permit was lodged on 11-Mar-1904.

### H-1938-154424 AAD19380244

(DWX) D3168 - Repair drainage (Strang). The permit was lodged on 04-Feb-1938.

## Building Notices

## No Building Notices

## Resource Consents

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

[RMA-1995-358929 - Resource Management Act \(Historical Data\)](#)

Description	Flats Plan
Lodgement Date	29-Sep-1995
Decision	Granted
Decision Date	04-Dec-1995
Current Status	<b>Consent Issued</b>

RMA-1994-356511 - Resource Management Act (Historical Data)

Description	TWO LOT SUBDIVISION
Lodgement Date	02-Jun-1994
Decision	Granted
Decision Date	01-Jul-1994
Current Status	<b>Consent Issued</b>

## Earthworks Permit

The following Earthworks Permits are recorded for this property:

Parcel Description      LOT 2 DP 24182  
Permit Date            08-Dec-1994  
Reference              E788  
Description            Excavate for driveway and house garage basement

## Consent Notices

## Consent Notice

The record of title for this property has a consent notice recorded against it:

- CONO 870569.1

A copy of the consent notice is attached to this LIM. The conditions in the consent notice must be complied with on an ongoing basis.

## 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 1 (refer Section 15, Residential)

#### Scheduled Items

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

#### Overlay Zones

- Nil

#### Mapped Areas

- Nil

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

#### District Plan Map

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

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

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

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

No information.

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

No information.

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

## Building Information

Drainage

### **Form 5 (building consent) copy**

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

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

### Minimum Floor Levels

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

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

## Planning

### Resource Consents within 50m of 73A Grosvenor Street Dunedin

#### [\*\*2244 R Caversham Bypass Motorway Dunedin\*\*](#)

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

#### [\*\*2301 R Caversham Bypass Motorway Dunedin\*\*](#)

[LUC-2014-78](#) Land Use Consent establish temporary signs at various locations promoting festival (note: this does not authorise any signs on State Highway sites; refer LUC-2014-78/A that seeks this). The outcome was Granted on 18/03/2014.

[OUT-2010-11](#) Outline Plan outline plan - Caversham Highway Improvements - Andersons Bay to Barnes Drive. The outcome was No Changes Requested on 08/10/2010.

[RMA-2004-367515](#) Resource Management Act (Historical Data) TEMPORARY PROMOTIONAL SIGN (Non-Notified - Non Complying). The outcome was Granted on 24/02/2004.

[RMA-2002-365405](#) Resource Management Act (Historical Data) TO ERECT A TEMPORARY SIGN ADVERTISING A CULTURAL EVENT ON A DIFFERENT SITE TO WHICH THE SIGN RELATES (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/02/2002.

[RMA-2004-367475](#) Resource Management Act (Historical Data) TAINUI SCHOOL REUNION SIGNS (Non-Notified - Non Complying). The outcome was Granted on 16/02/2004.

[RMA-2003-366977](#) Resource Management Act (Historical Data) TO ERECT A TEMPORARY SIGN (Non-Notified - Restricted Discretionary). The outcome was Granted on 29/08/2003.

[\*\*RMA-2002-365919\*\*](#) Resource Management Act (Historical Data) ERECT TEMP SIGN TO ADVERTISE SHOW (Non-Notified - Restricted Discretionary). The outcome was Granted on 16/09/2002.

[RMA-2002-365909](#) Resource Management Act (Historical Data) ERECT TWO TEMPORARY SIGNS ADVERTISING A PLANT FAIR (Non-Notified - Restricted Discretionary). The outcome was Granted on 16/09/2002.

**5039502 11 South Road Dunedin**

[RMA-1984-351568](#) Resource Management Act (Historical Data) ERECT DWG Ownr: AIREY / App: AIREY  
Designer: HAMILTON (Non-Notified - Non Complying). The outcome was Granted on 05/11/1984.

[RMA-1962-353620](#) Resource Management Act (Historical Data) ERECT BLDG FOR OFFICES,STORE/SM.FACTORY / App: WORMALD BROS NZ LTD (Notified - Non Complying). The outcome was Granted on 08/05/1962.

**5039503 15 South Road Dunedin**

[RMA-1985-351660](#) Resource Management Act (Historical Data) ERECT GARAGE Ownr:AIREY (Non-Notified - Non Complying). The outcome was Granted on 11/06/1985.

**5039513 70 Grosvenor Street Dunedin**

LUC-2025-31 Land Use Consent Establish garden shed in side boundary setbacks. There has been no outcome yet.

5100166 69 Grosvenor Street Dunedin

[RMA-1994-356545](#) Resource Management Act (Historical Data) CROSS LEASE SUBDIVISION (Non-Notified - Non Complying). The outcome was Granted on 11/08/1994.

[RMA-1994-356511](#) Resource Management Act (Historical Data) TWO LOT SUBDIVISION (Non-Notified - Non-Complying). The outcome was Granted on 01/07/1994.

5100167 71 Grosvenor Street Dunedin

[RMA-1994-356545](#) Resource Management Act (Historical Data) CROSS LEASE SUBDIVISION (Non-Notified - Non Complying). The outcome was Granted on 11/08/1994.

[RMA-1994-356511](#) Resource Management Act (Historical Data) TWO LOT SUBDIVISION (Non-Notified - Non-Complying). The outcome was Granted on 01/07/1994.

5100168 73 Grosvenor Street Dunedin

[RMA-1994-356511](#) Resource Management Act (Historical Data) TWO LOT SUBDIVISION (Non-Notified - Non-Complying). The outcome was Granted on 01/07/1994.

5103070 73B Grosvenor Street Dunedin

[RMA-1995-358929](#) Resource Management Act (Historical Data) Flats Plan (Non-Notified - Non Complying). The outcome was Granted on 04/12/1995.

[RMA-1994-356511](#) Resource Management Act (Historical Data) TWO LOT SUBDIVISION (Non-Notified - Non-Complying). The outcome was Granted on 01/07/1994.

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: [infodepsouth@heritage.org.nz](mailto:infodepsouth@heritage.org.nz); 03 477 9871.

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

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

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

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](http://www.dunedin.govt.nz).

## Transport

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

### Vehicle crossing - shared vehicle access

It appears that the vehicle access to this property is via a shared driveway. Please consult with your Lawyer to find out if this is registered under your property title and/or there is a formal agreement in place between the owners/users of all private accesses in order, to clarify maintenance responsibilities and access permission for the owners/users.

### Encroachment on road reserve – privately owned vegetation/trees

On the property's frontage there are various privately owned plantings that appear to be located on road reserve. These may remain at the pleasure of Council. 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



## Photographic Map

Scale at A4:

1:750

1/12/2025  
8:05:39 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

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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 Terralink International Ltd.



## Legend

### Water Supply

- NR ► Water Non-Return Valve
- \* Water Pump Station
- Water Bore
- Water Treatment Plant
- Water Storage Tank
- Supply Main
- Trunk Main
- Diseased
- Reticulation
- Rider
- Scour
- Water Service Lateral
- Water Fire Service Lateral
- Water Critical Service Lateral
- Water Zone Boundary
- Water Reservoir
- Redundant Water Main

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

### Foul Sewerage

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

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

### Stormwater

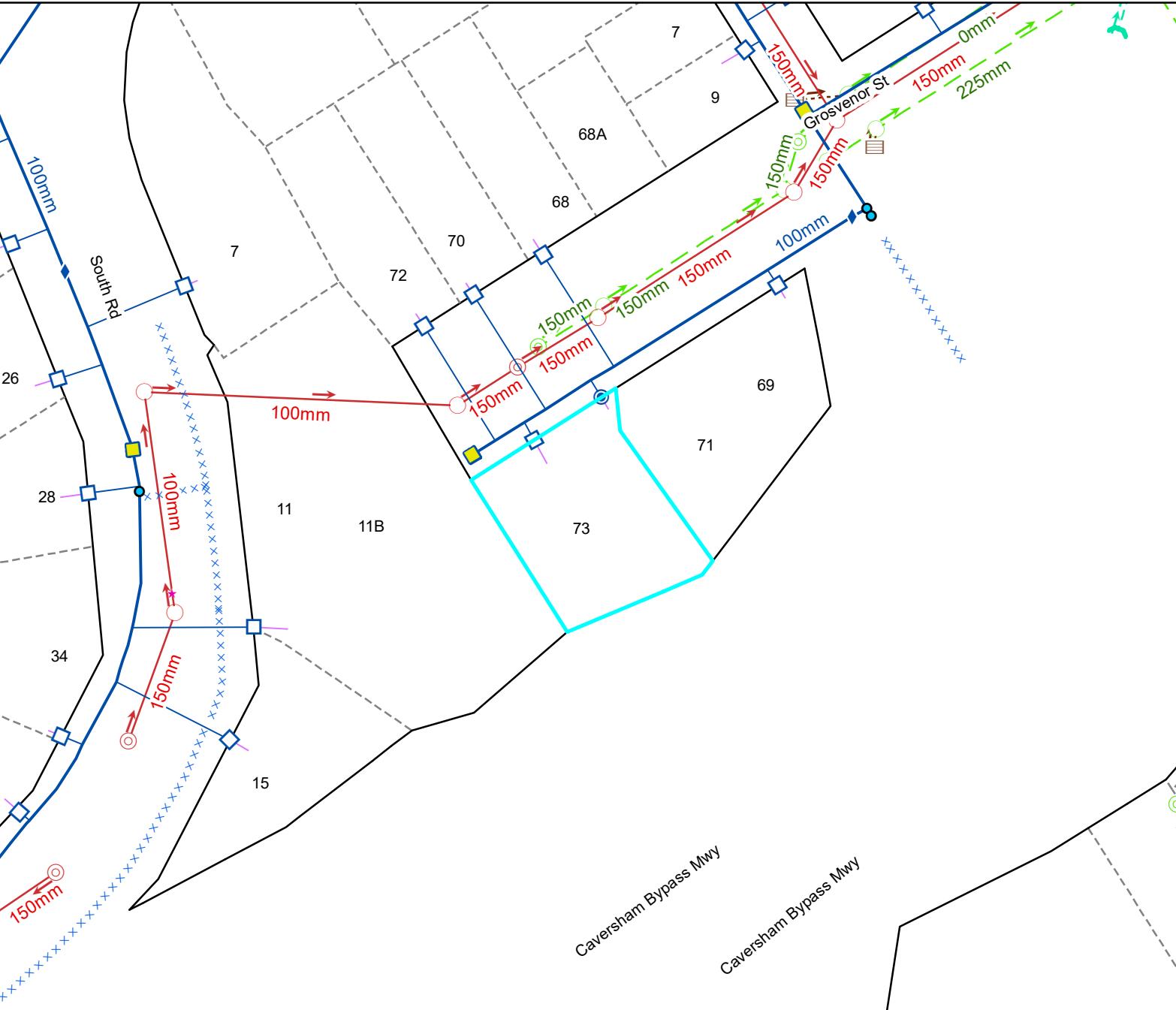
- SW Bubble-up Tank
- SW Drop Manhole
- SW Insp Chamber and Grating Inlet
- SW Inspection Manhole
- SW Inspection Opening
- SW Lamphole
- SW Mudtank Inlet
- SW Outlet
- SW Pipe Inlet
- SW Pressure Manhole
- SW Standard Manhole
- SW Stormwater Node
- Roading Bubble-Up Tank
- Roading Mudtank
- Stormwater Main
- Stormwater Trunk Main
- DCC Open Channel
- Piped WC
- Open WC
- Culvert
- Stormwater Mudtank Pipe
- Redundant Stormwater Main
- SW Sump
- \* 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
- Railway Centreline
- Parcels
- Road/Rail
- Motorway Parcels
- Strata
- Easement (where recorded)

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



## Council Water & Drainage Services

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

Scale at A4:

1:750

1/12/2025  
8:05:45 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.

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2006/2007 Urban photography March 2007, copyright NZAM, Rural photography March 2008, copyright Terialink International Ltd.

# CODE COMPLIANCE CERTIFICATE

Section 43(3), Building Act 1991

ISSUED BY:



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

Telephone No:	474-3525	CCC No:	ABA 951344	Reference No:	5100168
---------------	----------	---------	------------	---------------	---------

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

PROJECT	PROJECT LOCATION
All	<input checked="" type="checkbox"/>
Stage No .....of an intended .....stages	<input type="checkbox"/>
New Building	<input type="checkbox"/>
Alteration	<input checked="" type="checkbox"/>
Intended Use(s) in detail:	<b>LEGAL DESCRIPTION</b>
Erect 2 h/units p/d	Property Number: 2100546
Intended Life:	Valuation Roll No: 27460 16300
Indefinite, not less than 50 years	<input checked="" type="checkbox"/>
Specified as ..... years	Legal Description:
Demolition	<input type="checkbox"/>
	LOT 2 DP 24182

This is:

- A final code compliance issued in respect of all of the building work under the above building consent.
- An interim code compliance certificate in respect of part only, as specified in the attached particulars, of the building work under the above building consent.
- This certificate is issued subject to the conditions specified in the attached ..... page(s) headed "Conditions of Code Compliance Certificate No:....." (being this certificate).

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

Signed for and on behalf of the Council:

Name:

Position: AUTHORISED OFFICER

Date: 19/07/1996

## BUILDING CONSENT No.:

95/1344

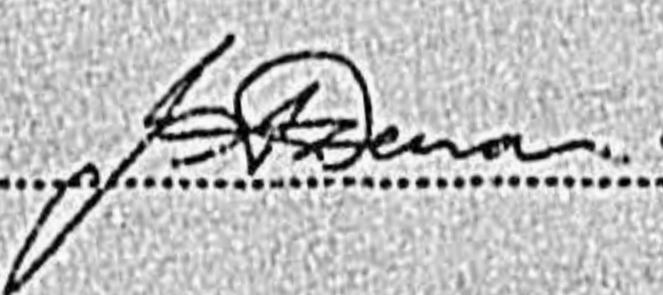
Project Information Memorandum No.:

ISSUED BY

Section 35, Building Act 1991

DUNEDIN CITY COUNCIL

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

APPLICANT	PROJECT
Name: P. R. FACOORY Mailing Address: 30 BARNES DVE DUNEDIN	All Stage No. <input checked="" type="checkbox"/> of an intended <input type="checkbox"/> stages New Building <input type="checkbox"/> Alteration <input type="checkbox"/>
Street Address: 73 GROSVENOR ST DUNEDIN	Intended Use(s) (in detail): HOUSING NEW/RELOCATED ERCT 2 H/UNITS P/D
Property Number: 5100546 Valuation Roll Number: 2746016300 Lot: 2 DP: 24182 Section: Block: Survey District:	Intended Life: Indefinite, but not less than 50 years <input checked="" type="checkbox"/> Specified as <input type="checkbox"/> years Demolition <input type="checkbox"/> Estimated Value: \$ 162,000.00
<b>COUNCIL CHARGES</b> The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are:  Total: \$ 0.00 <b>ALL FEES ARE G.S.T. INCLUSIVE</b>	
Signed for and on behalf of the Council: Name:  Position:   Date: 23.1.05.1955	

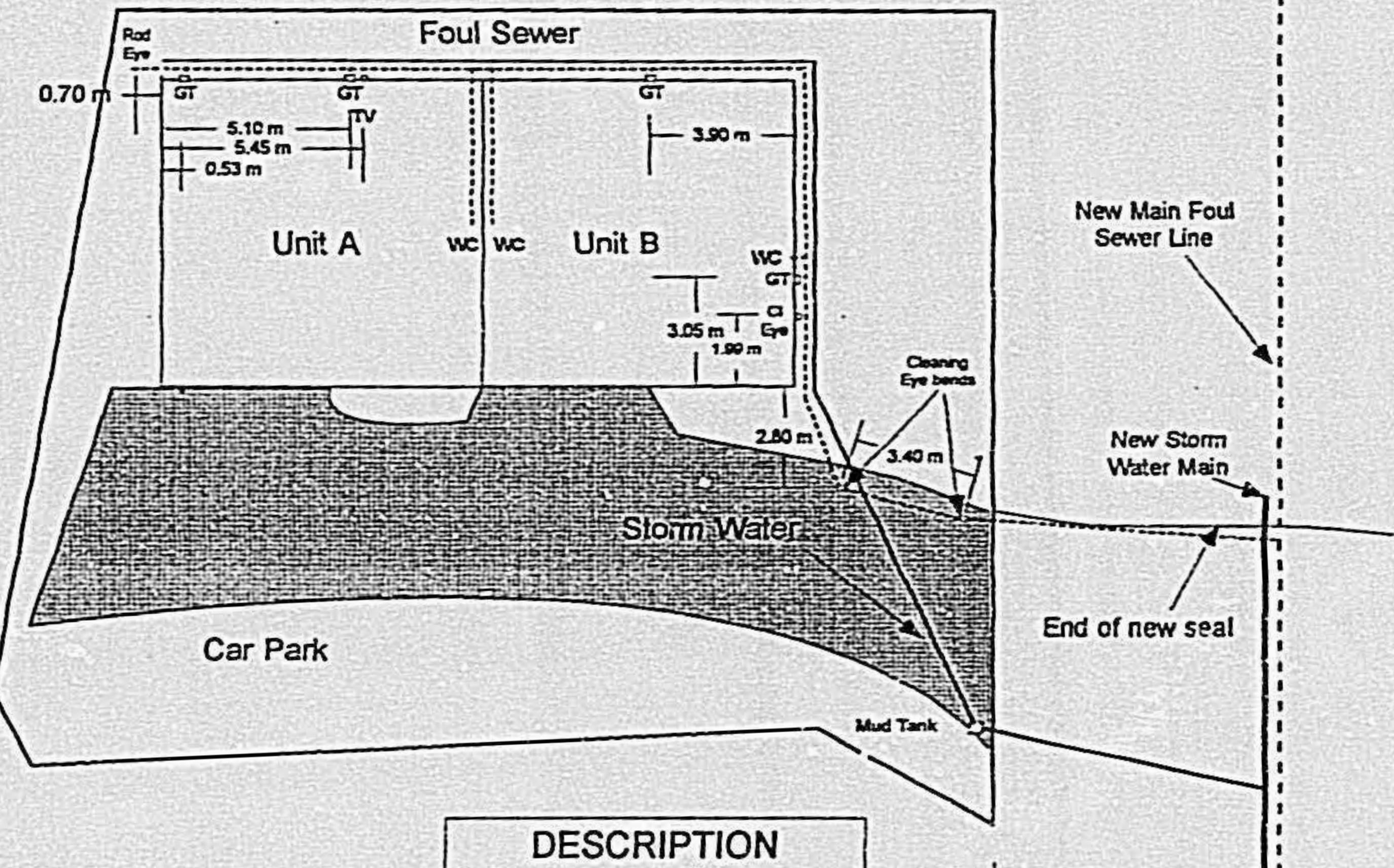
This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other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

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

# SITE PLAN 73 GROSVENOR STREET

Scale 1:200

## AS BUILT DRAINAGE PLAN



95-1344

As Built.

73<sup>rd</sup> Grosvenor St  
Kensington

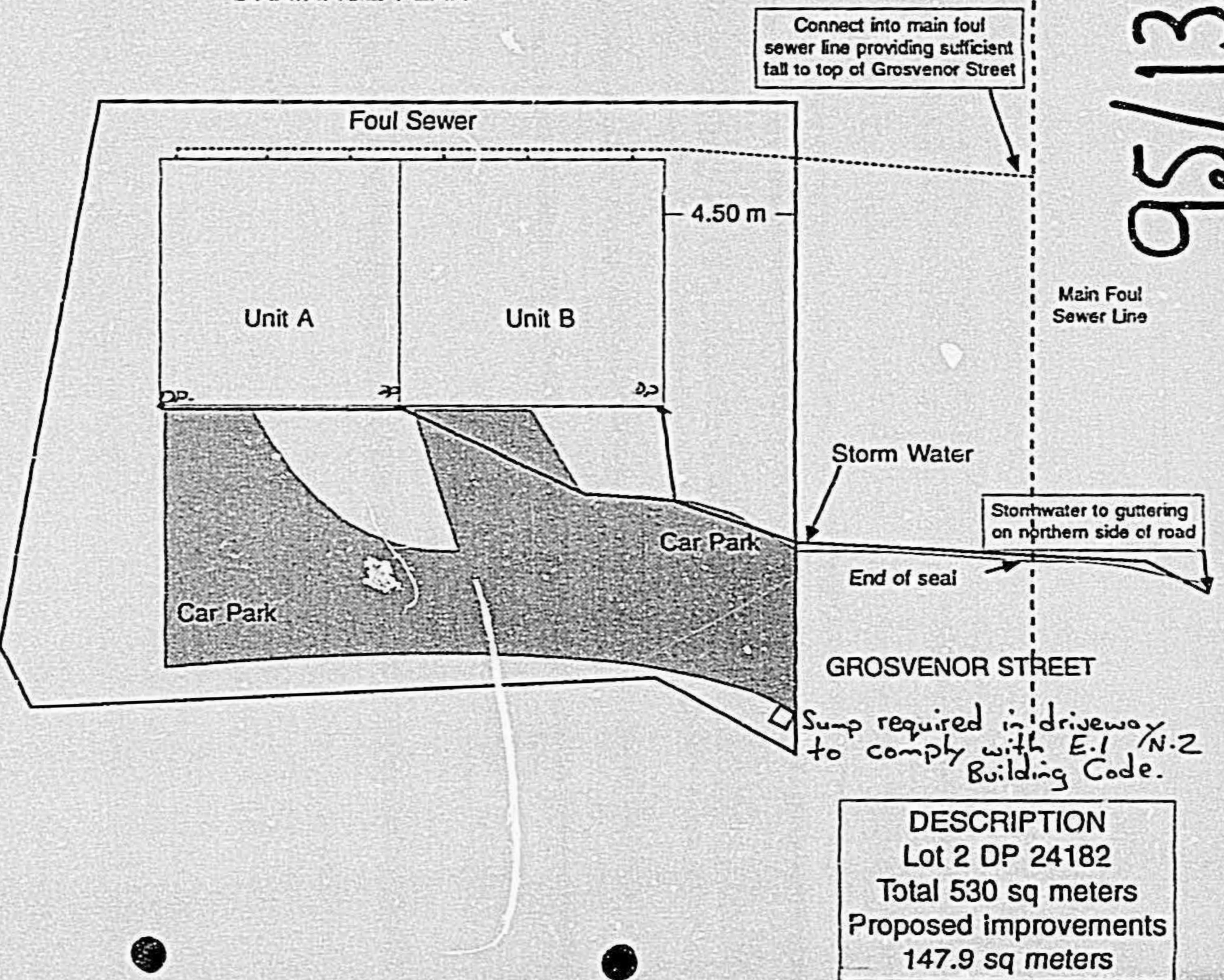
95-1344

(2 houses | Units)

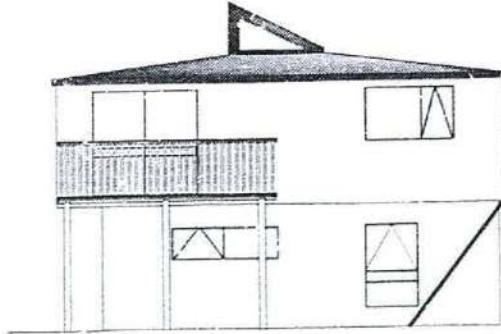
Scale 1:200

# SITE PLAN 73 GROSVENOR STREET

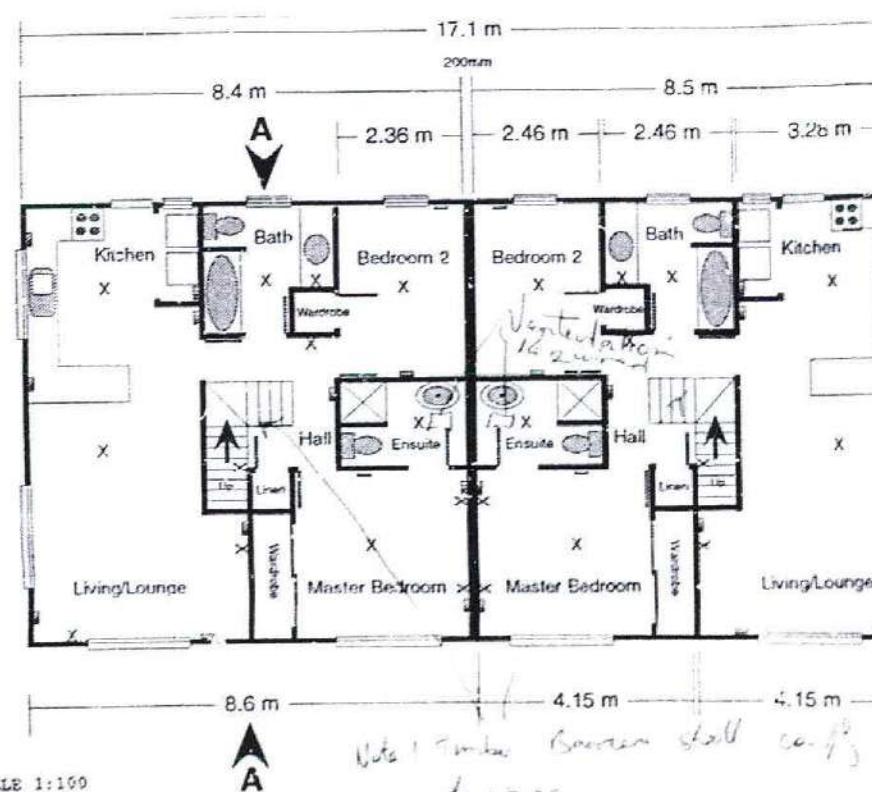
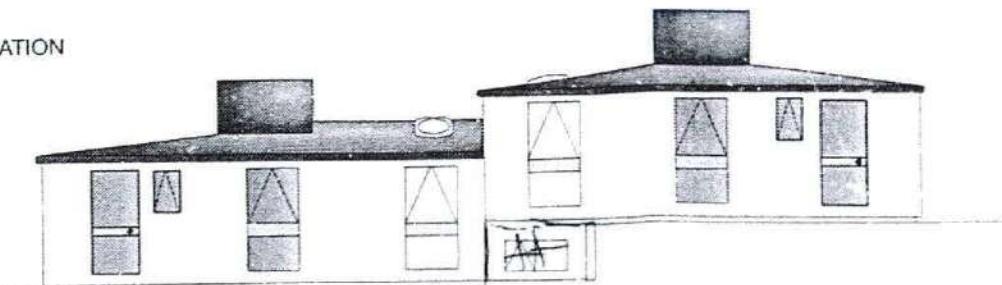
## DRAINAGE PLAN



\*WEST ELEVATION



SOUTH ELEVATION



KEY

#### BASEMENT FLOOR P.

SCIENCE 113

DUNEDIN CITY COUNCIL

**Plans and Specifications**  
to be in accordance with  
The Island Building Code  
and Approved Documents.

KEY

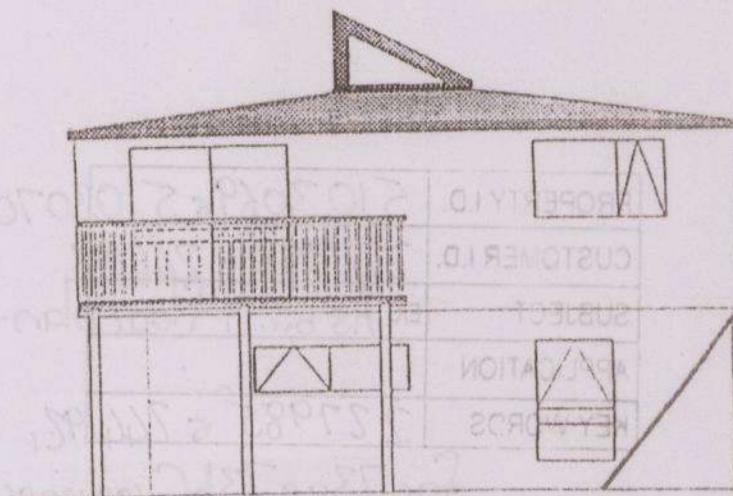
- Double Plug
- X Lights
- Switchboard
- Meterboard

**TOWNHOUSES FOR MR & MRS P R FACOORY  
73 GROSVENOR STREET - DUNEDIN**

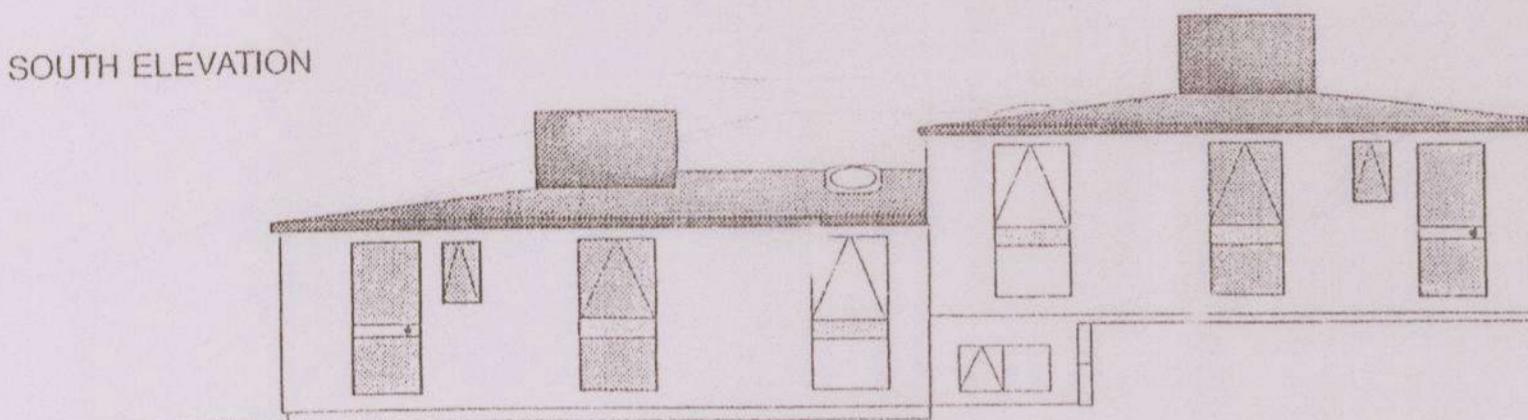
Signed Howard Date 12/5/11

95/1344

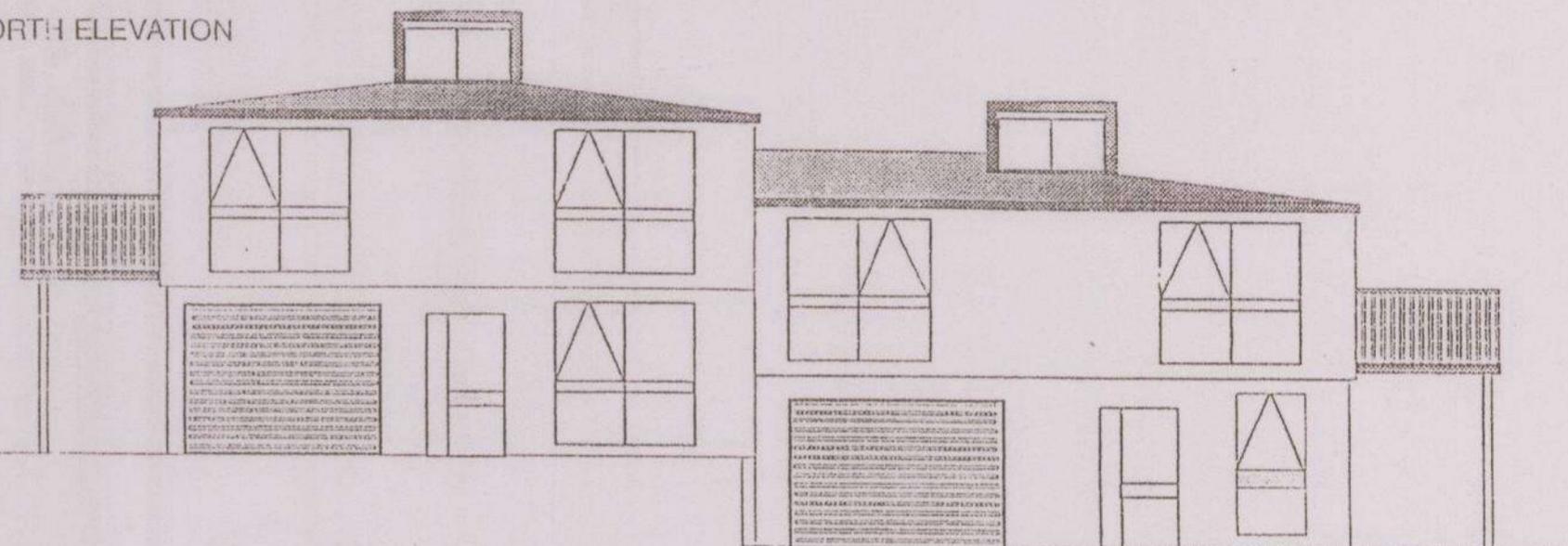
### WEST ELEVATION



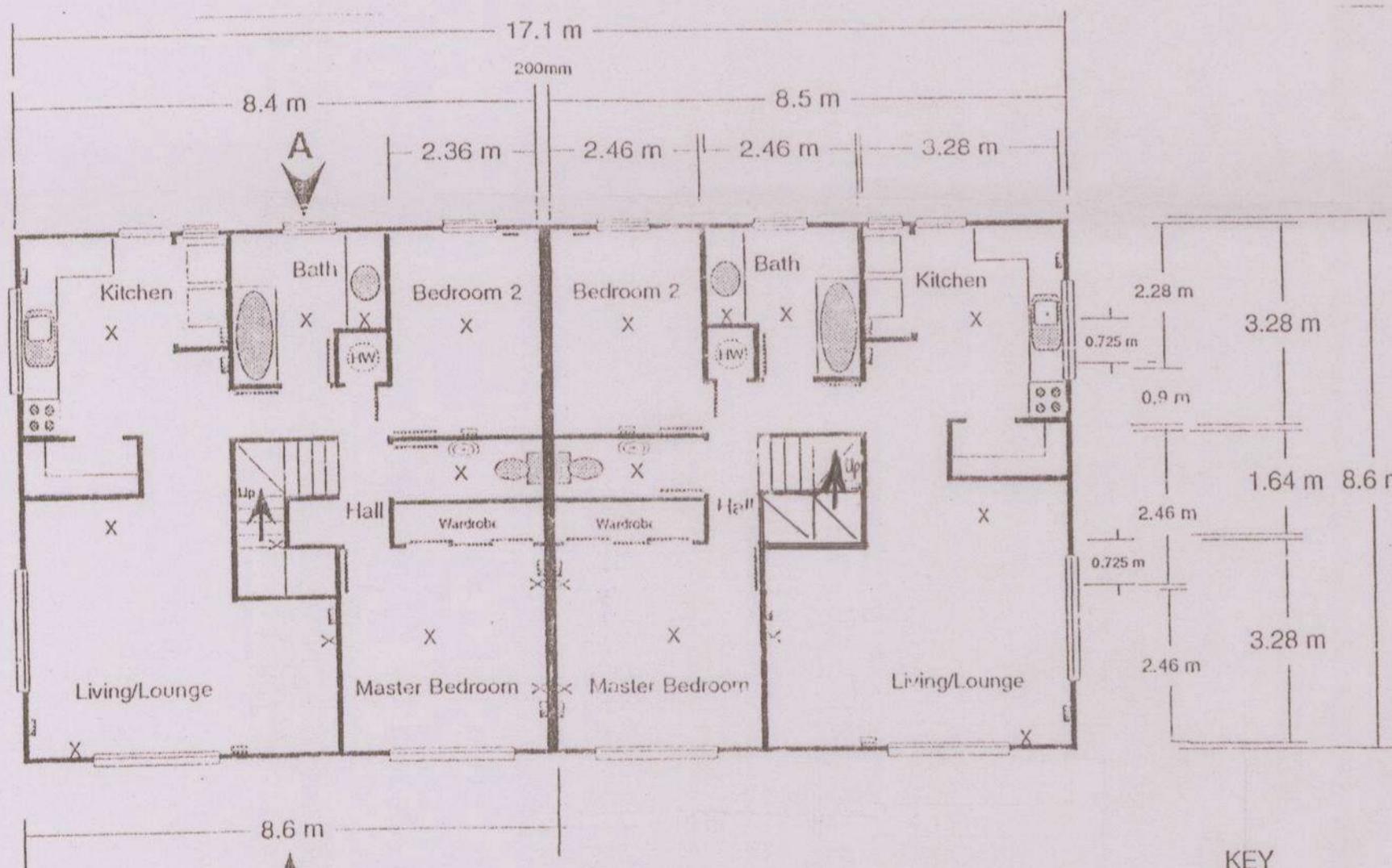
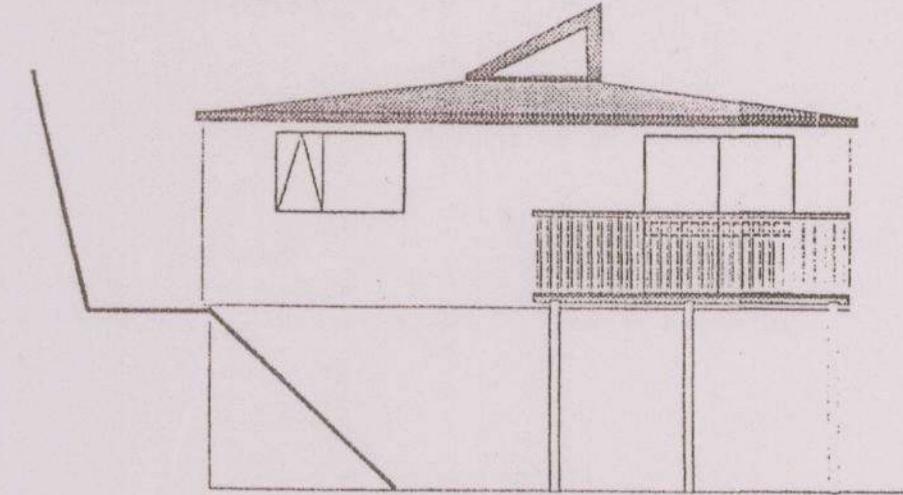
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



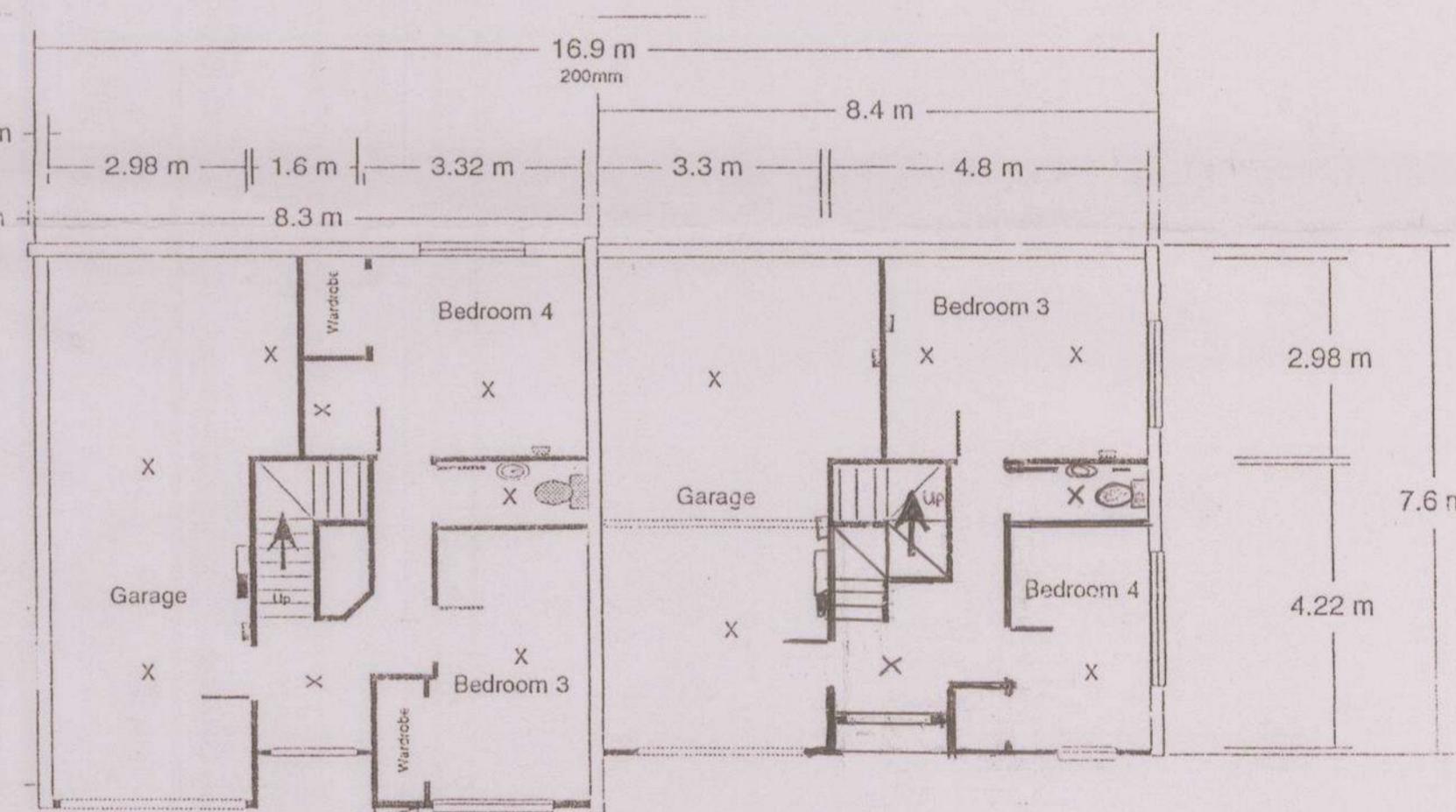
SCALE 1:100

## KEY

- Double Plugs
- X Lights
- Switchboard
- Meterboard

### BASEMENT FLOOR PLAN

SCALE 1:100

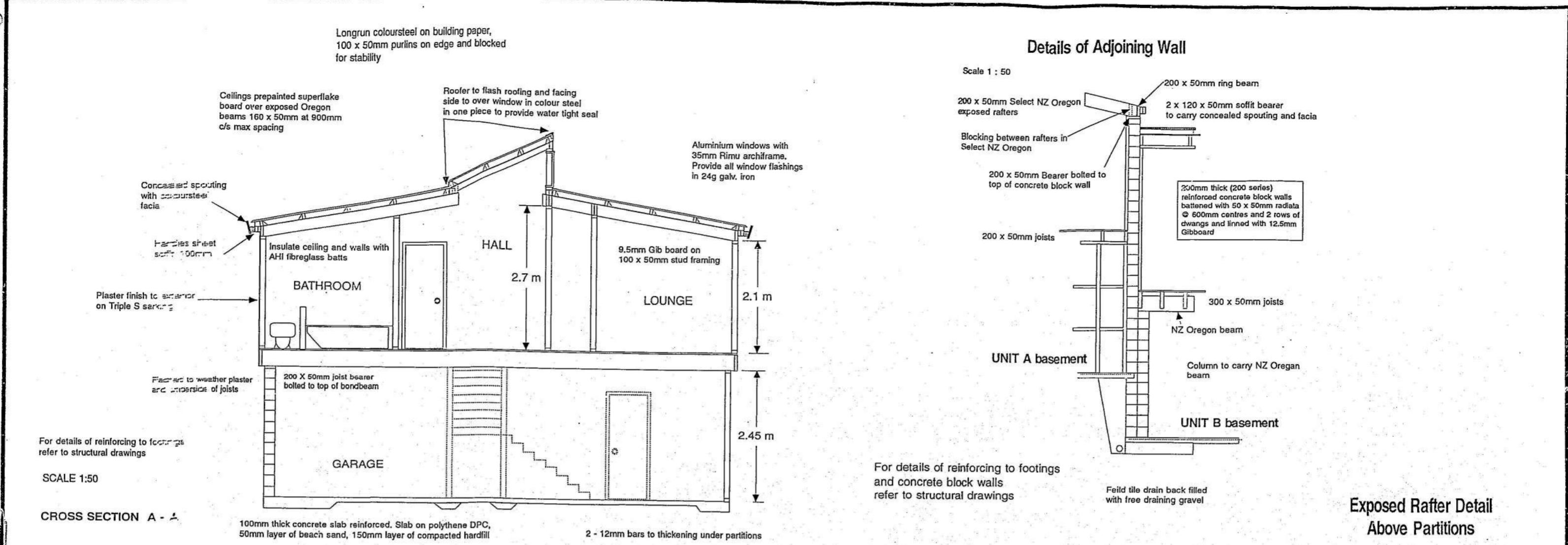


## KEY

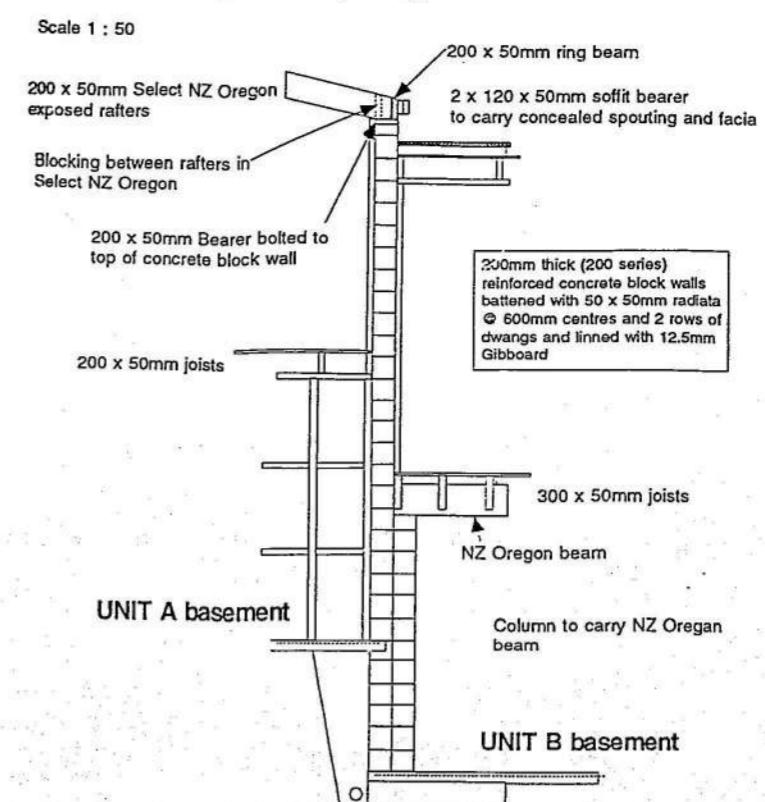
- Double Plugs
- X Lights
- Switchboard
- Motorboard

**TOWNHOUSES FOR MR & MRS P R FACOORY  
73 GROSVENOR STREET - DUNEDIN  
ASBUILT**

As Built Plan  
Received by: ✓✓  
Date: 18/3/2013  
ABA No: 1995330866



Details of Adjoining Wall



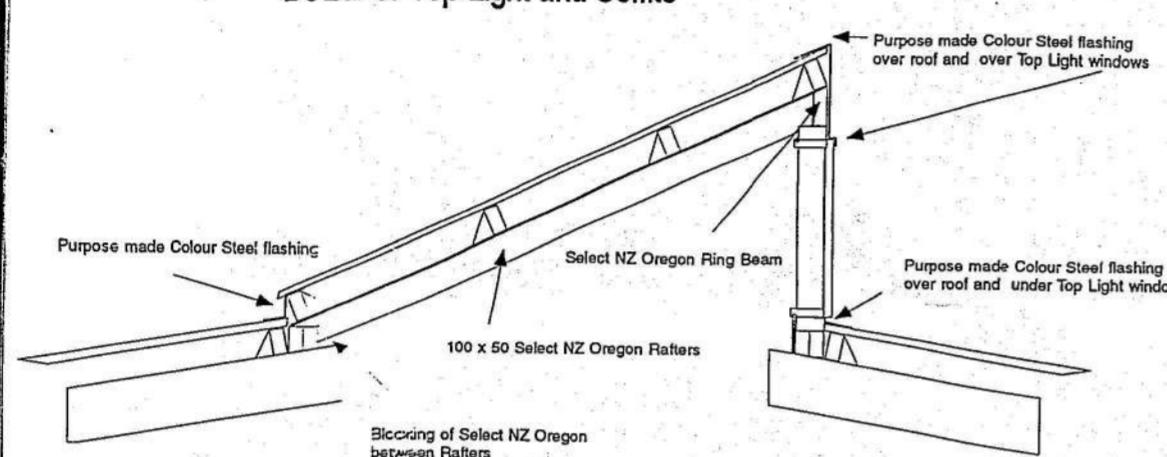
UNIT A basement

UNIT B basement

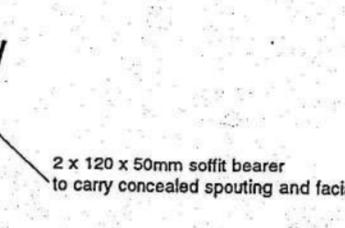
Exposed Rafter Detail  
Above Partitions

CROSS SECTION A-A

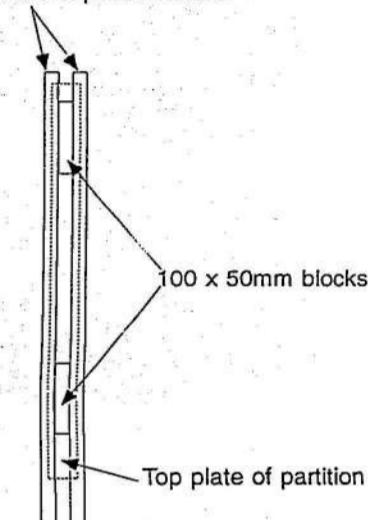
Detail of Top Light and Soffits



100x50mm purlins on edge with support blocks

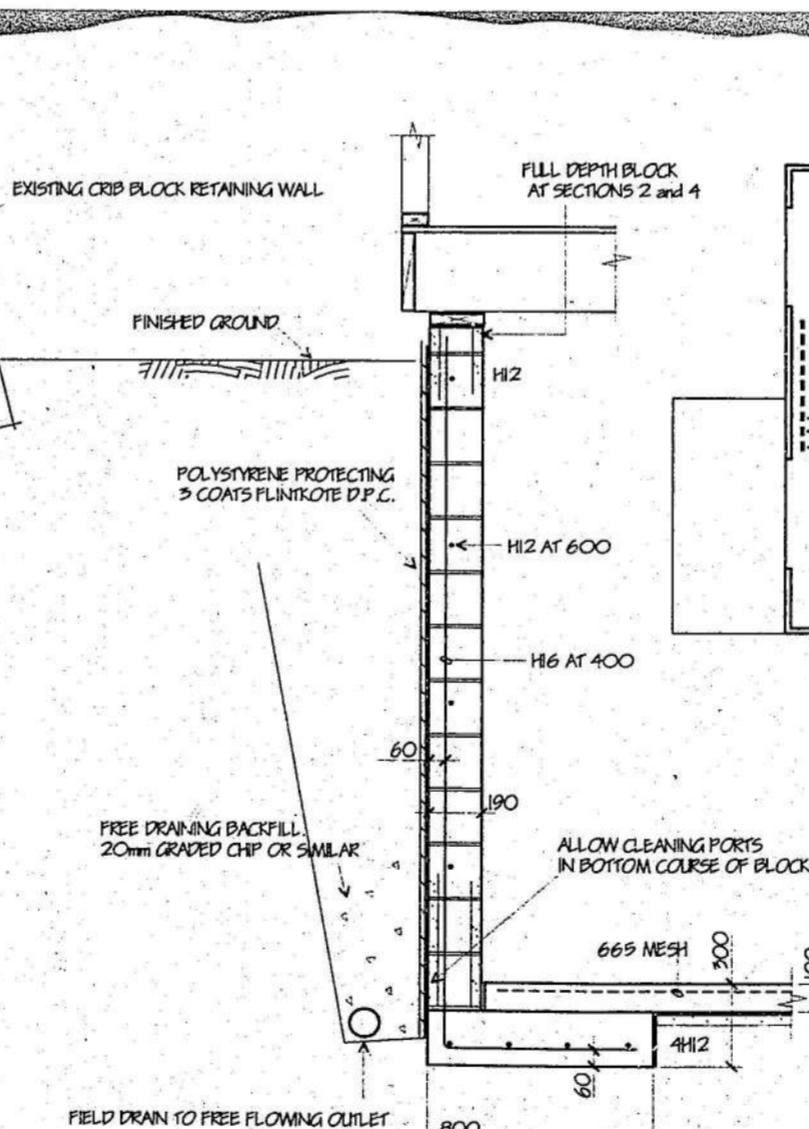
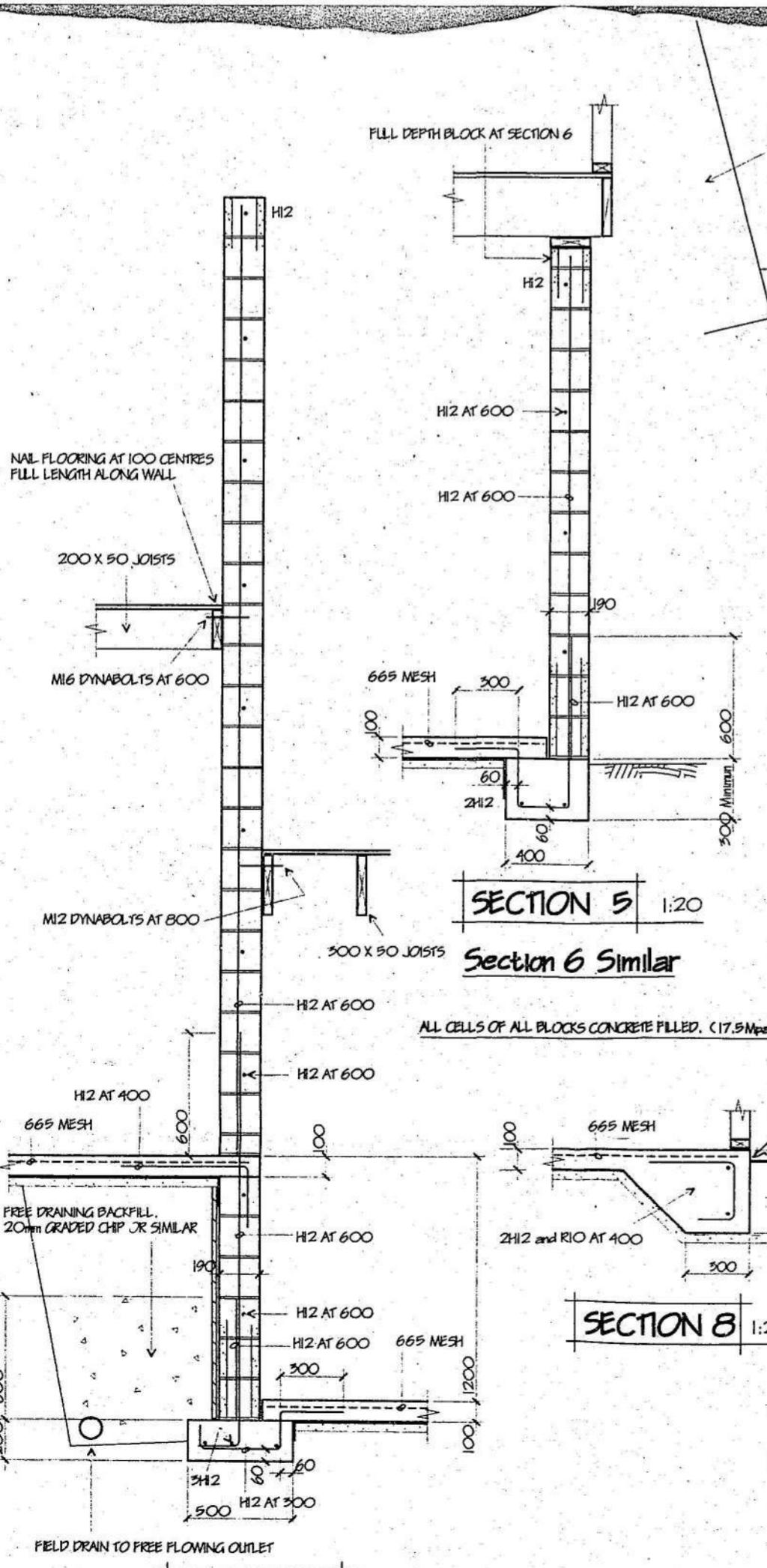


Double exposed rafters

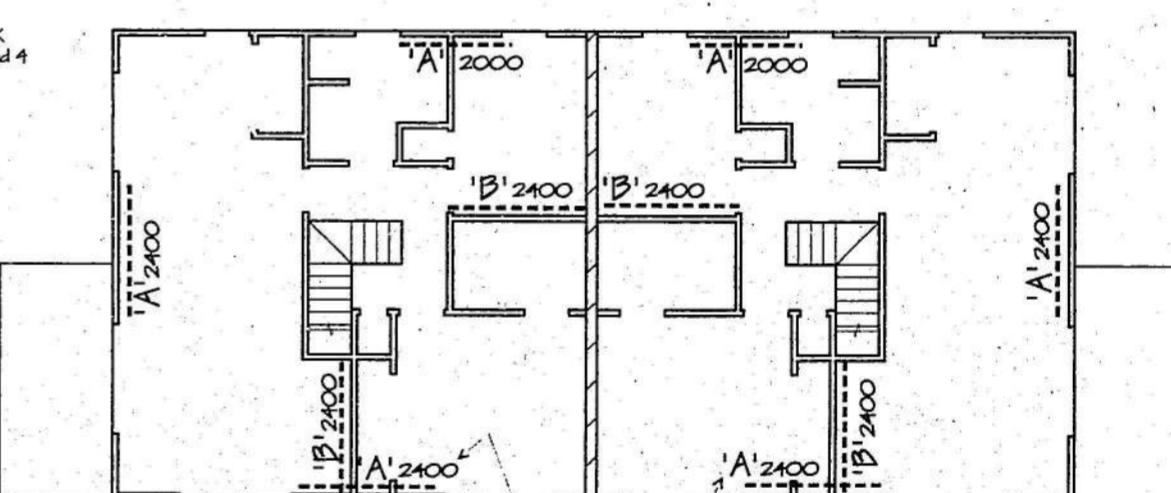


TOWNHOUSES FOR MR & MRS P R FACOORY  
73 GROSVENOR STREET - DUNEDIN

95/1344



Sections 2, 3, and 4 Similar



### UPPER LEVEL BRACING 1:100

Bracing Element Types.

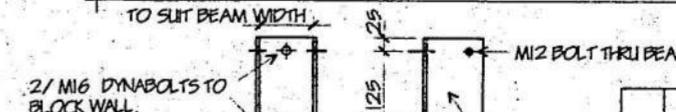
'A' - GIBRALTAR BOARD ONE FACE and PRYDA TEE BRACE.

'B' - GIBRALTAR BOARD TWO FACES and PRYDA TEE BRACE.

3/75mm JOLT HEAD NAILS EACH END OF BRACES TO TOP AND BOTTOM PLATES

AND TWO NAILS TO EACH STUD

FOUNDATIONS ASSUME BEARING ON SOLID ORIGINAL CLAY. ("GOOD GROUND AS DEFINED IN NZS 3604")  
CONCRETE CONSTRUCTION SHALL COMPLY WITH NZS 3409:1987. CONCRETE STRENGTH 17.5 MPa AT 28 DAYS.  
MASONRY CONSTRUCTION SHALL BE TO NZS 1201:1989  
TIMBER CONSTRUCTION SHALL COMPLY WITH NZS 3604:1990



Shoe for Floor Beam 1:10

SECTION 1 1:20

SECTION 2, 3, and 4 Similar

SECTION 5 1:20

SECTION 6 Similar

SECTION 7 1:20

SECTION 8 1:20

SECTION 9 1:20

SECTION 10 1:20

SECTION 11 1:20

SECTION 12 1:20

SECTION 13 1:20

SECTION 14 1:20

SECTION 15 1:20

SECTION 16 1:20

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SECTION 125 1:20

SECTION 126 1:20

SECTION 127 1:20

SECTION 128 1:20

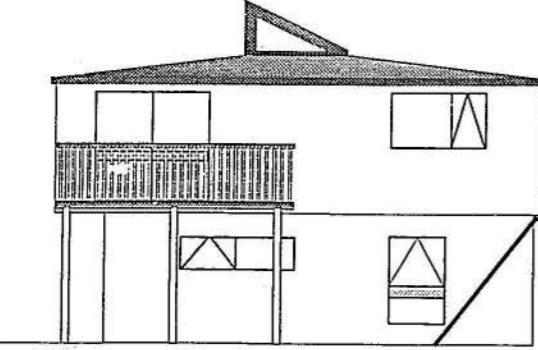
SECTION 129 1:20

SECTION 130 1:20

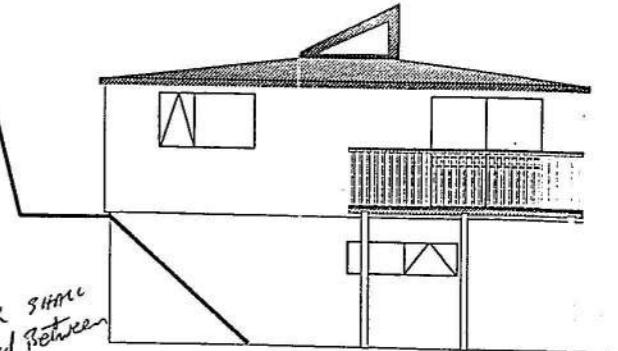
SECTION 131 1:20

SECTION 132 1:

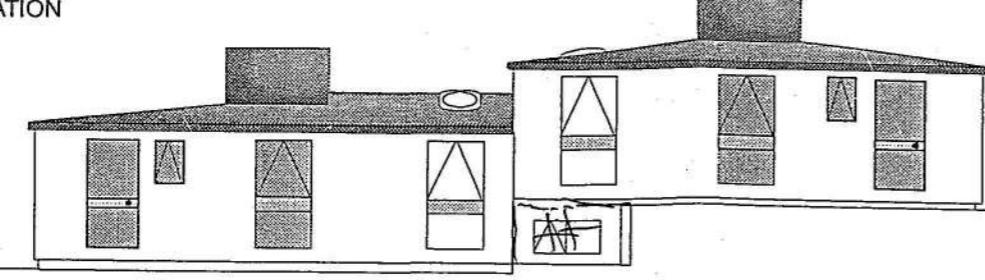
## WEST ELEVATION



## EAST ELEVATION



## SOUTH ELEVATION

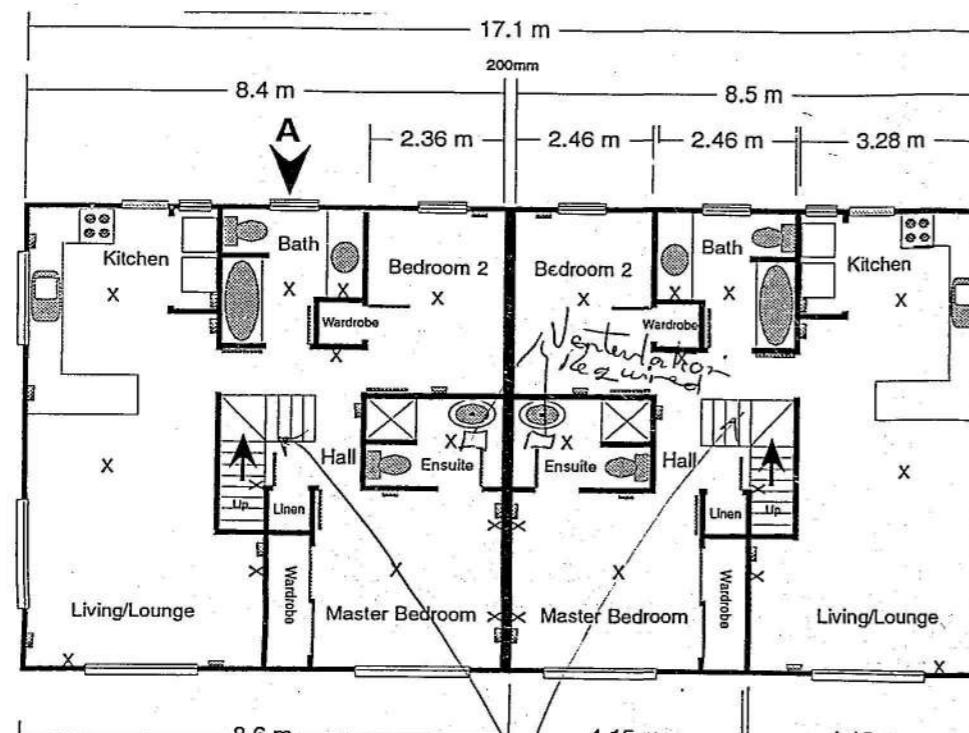


## NORTH ELEVATION



\* Note! All GLAZING SHAPES conform with NZS 4223 & amendments

Solid Timber Barrier  
To comply with  
NZBC.



SCALE 1:100

A  
Note! Timber Barrier shall comply  
with NZBC.

DUNEDIN CITY COUNCIL  
Copy of Approved Plan  
and/or Specification  
REMITTED ON WORKS  
AND PRODUCED ON REQUEST  
OF BUILDING INSPECTOR.  
DATE 17-5-95  
BUILDING INSPECTOR

## BASEMENT FLOOR PLAN

SCALE 1:100

DUNEDIN CITY COUNCIL  
Plans and Specifications  
Approved in accordance with  
The New Zealand Building Code  
and Approved Documents.

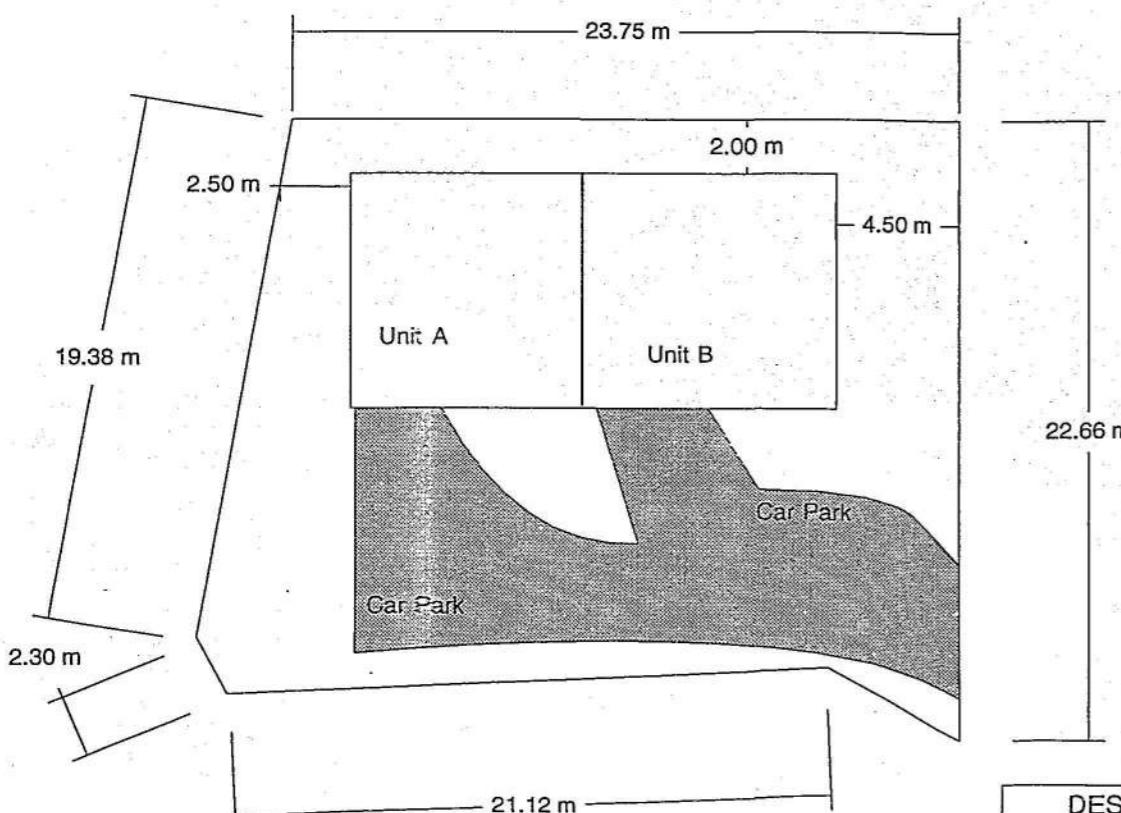
Signed [Signature] Date 17-5-95

KEY  
— Double Plugs  
X Lights  
— Switchboard  
— Meterboard

## TOWNHOUSES FOR MR & MRS P R FACOORY 73 GROSVENOR STREET - DUNEDIN

95/1344

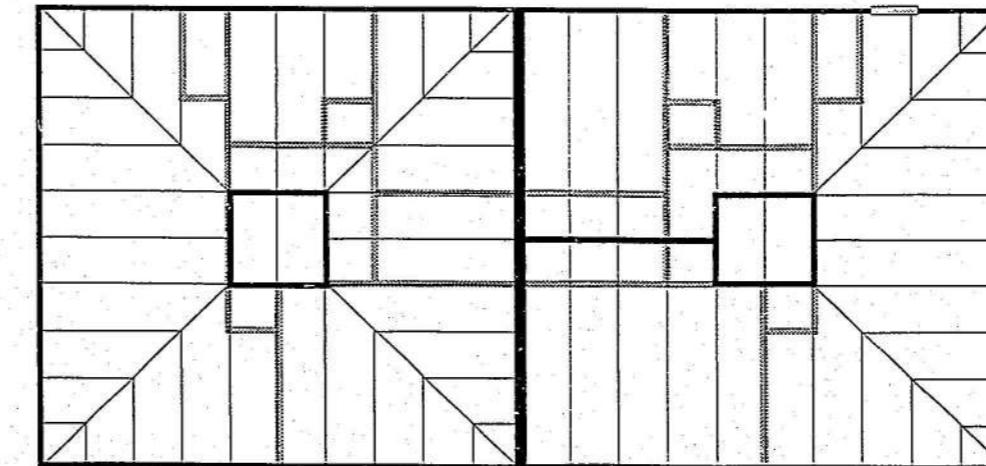
## SITE PLAN 73 GROSVENOR STREET



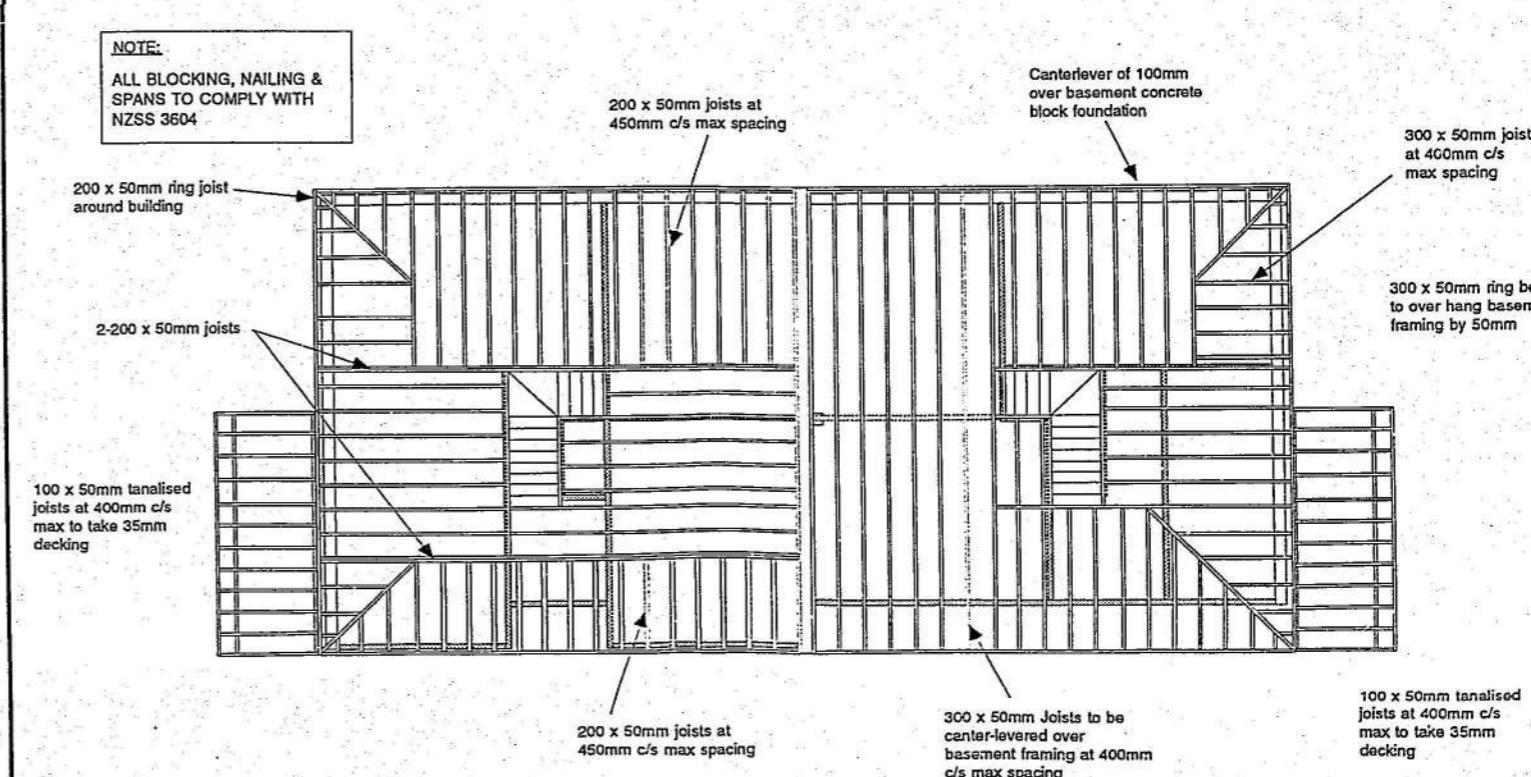
DESCRIPTION  
Lot 2 DP 24182  
Total 530 sq meters  
Proposed Improvements  
147.9 sq meters

## Exposed Rafters with Internal Partitions

SCALE 1:100



All Rafters 200 x 50mm P/G  
Select NZ Oregon  
Except where noted.  
All Hip Rafters 250 x 75mm P/G  
Select NZ Oregon  
All Blocking over partitions P/G  
Select NZ Oregon sized to suit.  
SEE Details for double rafters and  
blocking



## TOWNHOUSES FOR MR & MRS P R FACOORY 73 GROSVENOR STREET - DUNEDIN



## CODE COMPLIANCE CERTIFICATE

DCCBCA-F4-07 v3.0

Section 95, Building Act 2004

CCC NO:	ABA-2013-1248	Telephone No:	03 477 4000
<b>APPLICANT</b>		<b>PROJECT</b>	
S Walthew 73A Grosvenor Street Dunedin 9011		<b>Work Type:</b> Alterations/Repairs	
		<b>Intended Use/Description of Work:</b> Install Freestanding FS35 Heatilator ECO Choice Pellet Fire in Dwelling	
<b>PROJECT LOCATION</b>		<b>Intended Life:</b> Indefinite, not less than 50 years.	
73A Grosvenor Street Dunedin			
<b>LEGAL DESCRIPTION</b>		<b>This CCC also applies to the following Amended Consents:</b> N/A	
<b>Legal Description:</b> FLAT A DP 25354 on LOT 2 DP 24182 1/2 SH 0.053HA			
<b>Valuation Roll No:</b> 27460-16300-A			
<b>Building Name:</b> N/A			

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

**Signed for and on behalf of the Council:**

**Team Leader Inspections**

Date: 24 July 2013

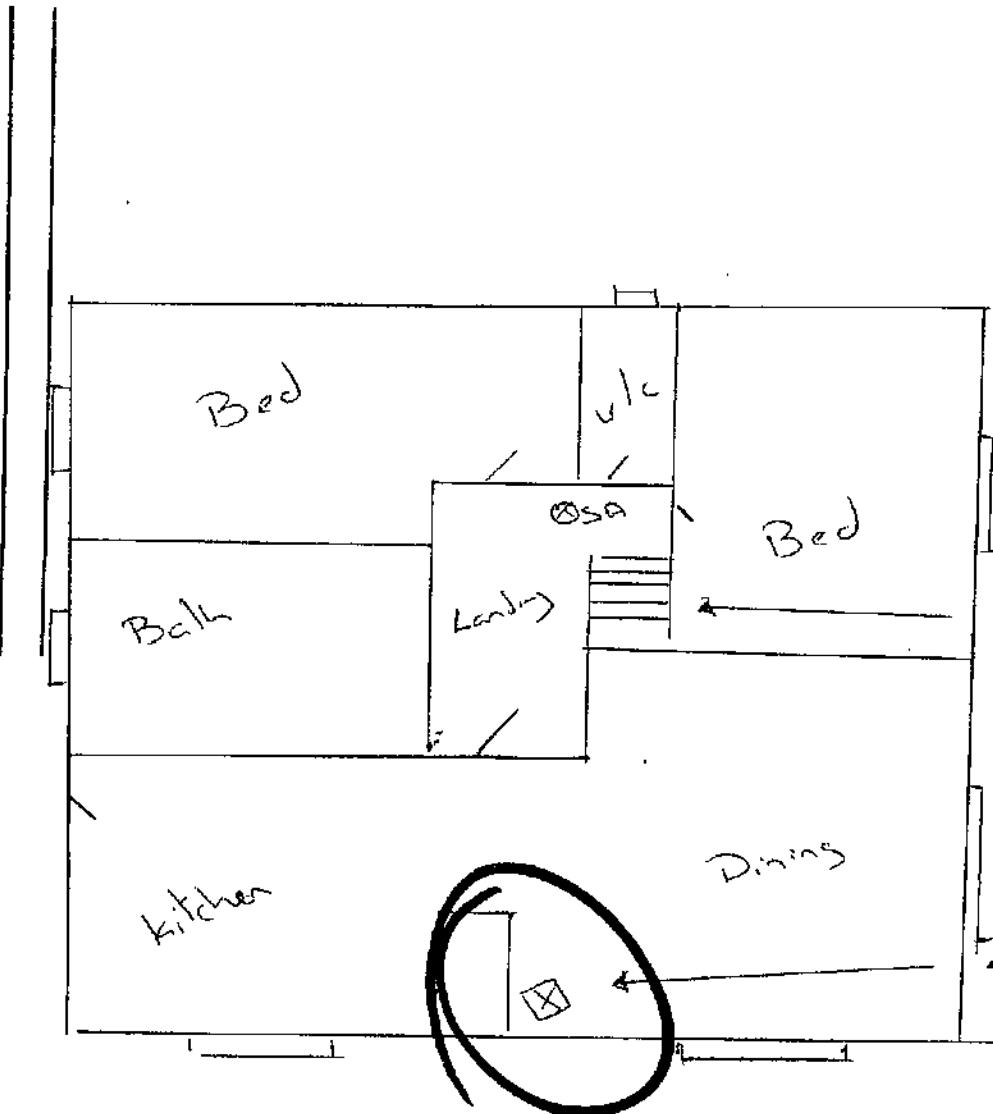
# DUNEDIN CITY COUNCIL

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  Drainage  Health  Date  27/6/13

NOTE

73 A Grosvenor Street



⊗ SA  
- Smoke Alarm

DUNEDIN CITY COUNCIL  
APPROVED BUILDING CONSENT DOCUMENTS

2013 1248

## Scope of Work

- 0 Install Freestanding PS35-  
Heatstar Ecochoice Pellet  
Fire - no ventback



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

1 July 1994

**Patterson Pitts Partners Ltd  
Box 1083  
DUNEDIN**

Dear Sir

**RESOURCE CONSENT A94199**

Thank you for your letter dated 2 June 1994 submitting a Resource Consent Application for subdivision at 69 and 71 Grosvenor Street, Dunedin.

This has now been considered and approved subject to the conditions contained in the attached schedule.

A copy of the approved plan is enclosed.

Yours faithfully

**Doug Jackson  
COMMITTEE SECRETARY**

Encl

J 1/7

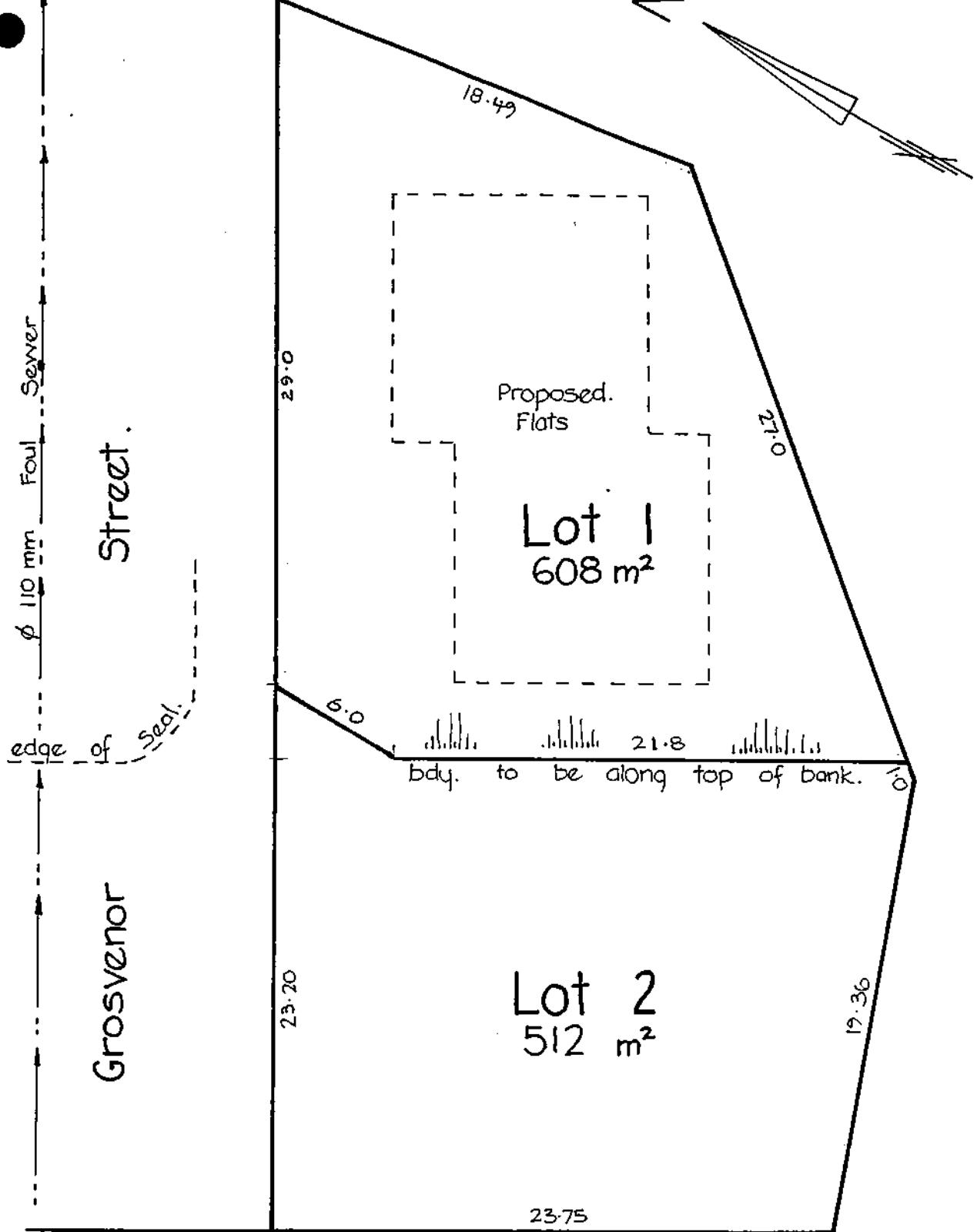
## **SCHEDULE FOR REPORT ON APPLICATION 94199**

Subdivisional consent is granted for the land in Section 127, Block VII, Town Survey District, being the land held in certificate of Title 10C/16. The reason for granting consent is that the application complies with the requirements of the District Plan and conditions have been imposed to counter any adverse environmental effects.

Pursuant to Sections 108 and 220 of the Resource Management Act 1991, consent is granted subject to the following conditions:

1. The consent holder may, in accordance with Section 127 (1) of the Resource Management Act 1991, apply to the Dunedin City Council for the change or cancellation of any conditions of that consent:
  - a) Within a period of three months from the date of consent; or
  - b) At any time on the grounds that a change in circumstances has caused the condition to become inappropriate or unnecessary.
2. The following Water Department requirements are to be met:
  - a) An application for a water connection is to be lodged with the Water Manager
  - b) A 20mm diameter water service connection is to be provided to the road side property boundary of lots 1 and 2.
  - c) The Water Department requirements for urban residential subdivisions to be complied with.
3. A reserves contribution of \$2 250.00 plus GST is to be paid. This has been assessed at 7½% of the value of proposed Lot 2 (\$30 000).
4. Prior to Council certification of the title plan under Section 224 of the R M Act adequate vehicular access is to be provided from the edge of seal in Grosvenor Street to the boundary of proposed Lot 2. The design of the access is to be such that it is suitable for providing off-street parking for up to two household units. (Note this condition is not requiring construction of driveways on Lot 2 itself, such work of course being dependent on the design of future dwellings.)
5. A consent notice under Section 221 of the Resource Management Act 1991 is to be registered on the title for Lot 2 indicating that the Dunedin Section of the District Plan requires any new dwelling to have off street carparking. (Ordinance 73 p728).

**END OF CONDITIONS**



Areas & Dimensions  
subject to final survey

dated 1-7-1994 Our Reference A 94199  
For Principal Administration Officer  
Dunedin City Council

Proposed Subdn. of Sec<sup>n</sup>. 127, Blk. VII, Town S.D.

P. Facoory C.T. 10C/16

PATERSON PITTS PARTNERS LTD	SCALE 1:250	DRAWN C.L.D.		7214
	DATE May 1994	APPROVED:		

CONO 870569.1 Consent un

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IN THE MATTER

of Section 221 of the  
Resource Management  
Act 1991

A N D

IN THE MATTER

of an Application for  
Subdivision Consent  
A 94199

**CONSENT NOTICE**

**BACKGROUND**

- A. PAUL RICHARD FACOORY, Consultant and CHRISTINE BERNADETTE FACOORY, Married Woman, both of Dunedin ("the Owner") have applied to the Dunedin City Council ("Council") pursuant to the Resource Management Act 1991 for subdivision consent to the proposed subdivision of land contained in Certificate of Title 10C/16 (Otago Registry) ("the land").
- B. Council has granted consent to the proposed subdivision subject to a certain condition which is required to be complied with on a continuing basis by the Owner and Subsequent Owner(s) of the land or part(s) thereof being the condition specified in the Operative Part.

OPERATIVE PART

The condition pertaining to this Consent Notice is to be placed on the Title of Lot 2  
Deposited Plan 24182:

In the event of any new dwelling being built on the said Lot 2 the  
Owner shall provide off-street carparking for the said dwelling.

DATED this 4<sup>th</sup> day of November 1994

SIGNED for and on behalf of the  
DUNEDIN CITY COUNCIL by its  
Principal Administrative Officer

*anStew*

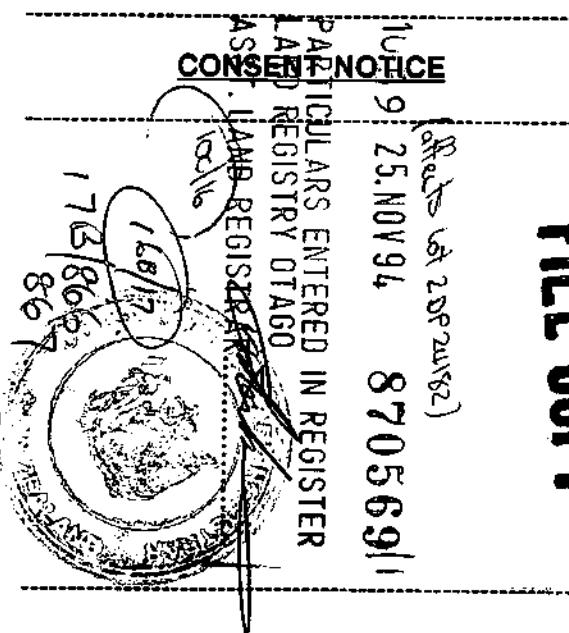
IN THE MATTER of Section 221 of the  
Resource Management  
Act 1991

AND

IN THE MATTER of an Application for  
Subdivision Consent by  
A 94199



RECALL FILE LABEL



**FILE COPY**

CAUDWELLS Solicitors  
P O Box 957, Dunedin  
Mr W Deuchrass  
Telephone (03) 477-5760  
Facsimile (03) 477-5077  
DCC.FACOORY.CN

**Caudwells**  
SOLICITORS & NOTARY PUBLIC  
DUNEDIN NEW ZEALAND