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THE  
ROUT  
GROUP

## Dunedin City Council – Land Information Memorandum

Property Address: 13C Burns Street Dunedin

Prepared for: Elissa Made Ellinor Murphy

Prepared on: 18-Dec-2025

### Property Details:

<b>Property ID</b>	5038541
<b>Address</b>	13C Burns Street Dunedin
<b>Parcels</b>	UNIT C DP 19841 on LOT 1 DP 19841

### 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 18-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.*

### Building Act 2004 Hazard Information

#### Sec133BT Hazard Information

In response to the October 2024 weather event a rapid building assessment was carried out on the buildings at this property to identify building risks and to indicate how the building can be used.

On 5/10/2024 a yellow placard was placed on a building at this property under section 133BT of the Building Act 2004.

A yellow placard indicates that the building may have sustained moderate damage and access is restricted.  
On 31/01/2025 the yellow placard was removed from the building on this property.

### 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](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>

**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](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

## 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

### Urban Stormwater Catchment

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

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

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

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

#### **Stormwater/Sewer Separation - Compliant**

The Dunedin City Council requires the foul sewer and storm water being discharged from a property to be directed to the separate foul sewer and storm water networks, respectively. This property is in an area where inspections have been undertaken to ensure compliance with this requirement. This property was certified as complying with Council's requirements for storm water separation at the time of inspection on **8<sup>th</sup> February 2002**.

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

#### **Drainage Reticulation Plans**

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

#### **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** 2038541

**Address** 13C Burns Street Dunedin

**Valuation Number** 27450-02600-C

#### Latest Valuation Details

**Capital Value** \$305,000

**Land Value** \$150,000

**Value of Improvements** \$155,000

**Area (Hectares)**

**Units of Use** 1

#### Current Rates

**Current Rating Year Starting** 01-Jul-2025

**Dunedin City Council Rates** \$3,066.78

**Rates Outstanding for Year** \$1,356.00

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

There are no records of any Building Consents for this property.

### Building and Drainage Permits

[H-1908-118904](#) AAD19080446 3832 - Drainage (King). The permit was lodged on 25-Jun-1908.

[H-1915-131052](#) AAD19150889 A9745 - Stormwater Drainage, No Plan (Swanson). The permit was lodged on 11-Nov-1915.

[H-1918-134463](#) AAD19180233 A13406 - Drainage, No Plan (Swanson). The permit was lodged on 22-Oct-1918.

[H-1926-142547](#) AAD19260579 B8070 - Plumbing, No Plan (Keeler). The permit was lodged on 08-Feb-1926.

[H-1931-148444](#) AAD19310368 C5605 - Clear Drainage, No Plan (Cadigan). The permit was lodged on 23-Jan-1931.

[H-1965-188397](#) AAD19650674 G9787 - Boiler Tube, No Plan (Betts). The permit was lodged on 31-Mar-1965.

[H-1963-185581](#) AAD19630649 G6796 - Repair Drains, No Plan (Betts). The permit was lodged on 11-Feb-1963.

[H-1985-219531](#) AAD19850795 K8664 - Drainage for Four New Flats (Otago Foundation Trust). The permit was lodged on 12-Sep-1985.

[H-1985-219532](#) AAD19850796 K8819 - Plumbing for Four New Flats, No Plan (Otago Foundation Trust). The permit was lodged on 16-Oct-1985.

[H-1985-219533](#) AAD19850797 K8954 - Stormwater Drainage, No Plan (Otago Foundation Trust). The permit was lodged on 28-Nov-1985.

[H-1941-9955](#) AAB1941 9955 - Erect Shed (Love). The permit was lodged on 06-Aug-1941.

[H-1924-9474](#) AAB19240751 7166 - Erect Shed (Keeler). The permit was lodged on 07-Jul-1924.

[H-1985-98263](#) AAB19851785 0012 - Add Porch and Verandah to each Unit (Returned Services Association). The permit was lodged on 28-Nov-1985.

[H-1985-98261](#) AAB19851783 9283 - Demolish Dwelling and Erect Four Flats (Returned Services Association). The permit was lodged on 23-Jul-1985.

[H-1985-98262](#) AAB19851784 9969 - Driveway and Paths (Returned Services Association). The permit was lodged on 19-Nov-1985.

### Building Notices

No Building Notices

### Resource Consents

There are no resource consents for this property.

## Consent Notices

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

## Alcohol Licensing

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

## Health Licensing

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

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

No information.

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

## District Plan

**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)
  - Burns St 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 13C Burns Street Dunedin

##### [5038501 410 Hillside Road Dunedin](#)

[LUC-2018-97](#) Land Use Consent land use consent for the establishment of permanent hoardings (Posters within timber frames and associated livery signage.. The outcome was Granted on 06/11/2018.

[LUC-2007-618](#) Land Use Consent signage. The outcome was Granted on 14/11/2007.

[RMA-1997-361069](#) Resource Management Act (Historical Data) ERECT SIGNS (Non-Notified - Restricted Discretionary). The outcome was Granted on 15/08/1997.

### **5038502 412 Hillside Road Dunedin**

[RMA-1995-357206](#) Resource Management Act (Historical Data) Ownr:T B HENDRY (Non-Notified - Non Complying). The outcome was Granted on 24/03/1995.

[RMA-1994-357141](#) Resource Management Act (Historical Data) DEMOLISH BLDG & ER 2 HOUSEHOLD UNITS Ownr:A W WAIDE / App: ARTHUR WAIDE 123 SURREY ST (Non-Notified - Non Complying). The outcome was Granted on 18/01/1995.

[RMA-1995-358345](#) Resource Management Act (Historical Data) Flats Plan / App: T.B. Hendry 47 Greenacres Street (Non-Notified - Non Complying). The outcome was Granted on 13/04/1995.

[RMA-1995-351489](#) Resource Management Act (Historical Data) Right Of Way Ownr:DCC / App: T.B. Hendry 47 Greenacres Street (Non-Notified - Non Complying). The outcome was Granted on 24/03/1995.

### **5038507 432 Hillside Road Dunedin**

[RMA-1984-351563](#) Resource Management Act (Historical Data) ADD TOILET Ownr:WHITE / App: MCINTOSH Designer: MCINTOSH (Non-Notified - Non Complying). The outcome was Granted on 01/11/1984.

### **5038519 14 Law Street Dunedin**

[RMA-2006-370033](#) Resource Management Act (Historical Data) SECTION 127 VARIATION OF CONSENT CONDITIONS OF RMA20050994 (Other). The outcome was Granted on 03/04/2006.

[RMA-2005-369586](#) Resource Management Act (Historical Data) CROSS LEASE SUBDIVISION FOR THREE FLATS (Non-Notified - Non Complying). The outcome was Granted on 25/11/2005.

[RMA-1999-363303](#) Resource Management Act (Historical Data) UNIT TITLE SUBDIVISION (Non-Notified - Unrestricted Discretionary). This consent has since Lapsed.

[RMA-1999-363302](#) Resource Management Act (Historical Data) LAND USE CONSENT TO ERECT THREE RESIDENTIAL UNITS ON LOT 18 DP 2267 (Non-Notified - Unrestricted Discretionary). This consent has since Lapsed.

### **5038520 16 Law Street Dunedin**

[LUC-2021-130](#) Land Use Consent building coverage, wall length, setbacks and earthworks breaches. The outcome was Granted on 23/08/2021.

[SUB-2021-33](#) Subdivision Consent a two lot subdivision. The outcome was Granted on 23/08/2021.

### **5038535 27 Burns Street Dunedin**

[RMA-2006-369878](#) Resource Management Act (Historical Data) SUBDIVIDE INTO 2 RESIDENTIAL ALLOTMENTS (Non-Notified - Non Complying). The outcome was Granted on 03/03/2006.

[RMA-2006-369935](#) Resource Management Act (Historical Data) LAND USE CONSEQUENTIAL TO SUBDIVISION (BULK AND LOCATION BREACH FOR LOT 1 AND MINIMUM AREA FOR LOT 2) (Non-Notified - Non Complying). The outcome was Granted on 03/03/2006.

[RMA-2006-370127](#) Resource Management Act (Historical Data) VARIATION TO RESERVES CONTRIBUTION (RMA20060072) (Other). The outcome was Granted on 24/05/2006.

### **5038536 25 Burns Street Dunedin**

[RMA-1967-353869](#) Resource Management Act (Historical Data) OFFICE AND STORE IN RESIDENTIAL ZONE / App: MASON,COOPER & KEEN (Notified - Non Complying). The outcome was Granted on 29/08/1967.

[RMA-1965-353809](#) Resource Management Act (Historical Data) STORAGE BLDG (RE-INSTATEMENT) / App: G ANDERSONS BUILDERS (Notified - Non Complying). The outcome was Granted on 14/12/1965.

[RMA-1963-353701](#) Resource Management Act (Historical Data) ADD TO BUILDER'S WORKSHOP TO PROVIDE COVERED LOADING AREA AND FOR GARAGING AT NIGHT / App: C G ANDERSON (Notified - Non Complying). The outcome was Granted on 16/10/1963.

[RMA-1975-354022](#) Resource Management Act (Historical Data) SPECIFIED DEPARTURE FOR TEMPORARY ADDITIONS TO JOINERY WORKSHOP Ownr:WALKER & HASLER / App: WALKER & HASLER FARRY & HANSENBOX 38 (Notified - Non Complying). The outcome was Granted on 15/12/1975.

**[5038537 23 Burns Street Dunedin](#)**

[LUC-2017-623](#) Land Use Consent land use consent for the establishment of a single garage with a height plane angle breach and the authorisation of the existing dwelling's bulk and location breach. The outcome was Granted on 11/01/2018.

**[5038538 17 Burns Street Dunedin](#)**

[RMA-1961-353587](#) Resource Management Act (Historical Data) STORAGE BLDG,MATERIALS,PLANT,BRICKS / App: O J LAY (Notified - Non Complying). The outcome was Granted on 04/07/1961.

**[5038540 13B Burns Street Dunedin](#)**

[RMA-1994-356802](#) Resource Management Act (Historical Data) ER GARDEN SHED Ownr:A B ROBINSON / App: PROFILE BLDGS BOX 1504 DUNEDIN (Non-Notified - Non Complying). The outcome was Granted on 21/06/1994.

**[5064619 20A Law Street Dunedin](#)**

[RMA-1989-352560](#) Resource Management Act (Historical Data) DISPENSATION TO ERECT SEVEN FLATS (Non-Notified - Non Complying). The outcome was Granted on 03/08/1989.

**[5064620 20B Law Street Dunedin](#)**

[RMA-1989-352560](#) Resource Management Act (Historical Data) DISPENSATION TO ERECT SEVEN FLATS (Non-Notified - Non Complying). The outcome was Granted on 03/08/1989.

**[5064621 20C Law Street Dunedin](#)**

[RMA-1989-352560](#) Resource Management Act (Historical Data) DISPENSATION TO ERECT SEVEN FLATS (Non-Notified - Non Complying). The outcome was Granted on 03/08/1989.

**[5064622 20D Law Street Dunedin](#)**

[RMA-1989-352560](#) Resource Management Act (Historical Data) DISPENSATION TO ERECT SEVEN FLATS (Non-Notified - Non Complying). The outcome was Granted on 03/08/1989.

**[5064623 20E Law Street Dunedin](#)**

[RMA-1989-352560](#) Resource Management Act (Historical Data) DISPENSATION TO ERECT SEVEN FLATS (Non-Notified - Non Complying). The outcome was Granted on 03/08/1989.

**[5064625 20F Law Street Dunedin](#)**

[RMA-1989-352560](#) Resource Management Act (Historical Data) DISPENSATION TO ERECT SEVEN FLATS (Non-Notified - Non Complying). The outcome was Granted on 03/08/1989.

**[5064626 20G Law Street Dunedin](#)**

[RMA-1989-352560](#) Resource Management Act (Historical Data) DISPENSATION TO ERECT SEVEN FLATS (Non-Notified - Non Complying). The outcome was Granted on 03/08/1989.

### **5065592 10 Burns Street Dunedin**

[RMA-1990-350661](#) Resource Management Act (Historical Data) SUBDIVISION OF OT7A/175 INTO LOT 1 AND BALANCE LAND Ownr:NZ RAILWAYS / App: W.G. Whiting Private Bag (Non-Notified - Non Complying). The outcome was Granted on 18/07/1990.

### **5067332 406 Hillside Road Dunedin**

[RMA-2003-366569](#) Resource Management Act (Historical Data) SIGNAGE (Non-Notified - Restricted Discretionary). The outcome was Granted on 19/05/2003.

[RMA-2002-365944](#) Resource Management Act (Historical Data) CHANGE TO EXISTING SIGNAGE AND ADDITION OF NEW SIGNAGE (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/10/2002.

[RMA-1995-351034](#) Resource Management Act (Historical Data) FURTHER SUBDIVISION OF OT7A/175 CREATING LOT 1 AND BALANCE LAND Ownr:N. Z. RAILWAYS / App: K.G. Harford Private Bag (Non-Notified - Non Complying). The outcome was Granted on 15/08/1991.

[RMA-1992-355116](#) Resource Management Act (Historical Data) CONSTRUCT 2 FREESTANDING SIGNS Ownr:OTAGO TYRE CO. / App: OTAGO TYRE CO. 406 HILLSIDE RD (Non-Notified - Non Complying). The outcome was Granted on 03/06/1992.

[RMA-1990-350661](#) Resource Management Act (Historical Data) SUBDIVISION OF OT7A/175 INTO LOT 1 AND BALANCE LAND Ownr:NZ RAILWAYS / App: W.G. Whiting Private Bag (Non-Notified - Non Complying). The outcome was Granted on 18/07/1990.

### **5069948 7A Burns Street Dunedin**

[RMA-1994-356433](#) Resource Management Act (Historical Data) Ownr:JA DOWLING / App: JA DOWLING (Non-Notified - Non Complying). The outcome was Granted on 15/02/1994.

[RMA-1994-358079](#) Resource Management Act (Historical Data) Flats Plan Ownr:DOWLING J.A.& BROCKL / App: D. Johnston PO Box 3 (Non-Notified - Non Complying). The outcome was Granted on 28/02/1994.

[RMA-1993-356264](#) Resource Management Act (Historical Data) ER 2 UNITS ON ABOVE SITE Ownr:LW MAINS FAMILY TRST / App: PROFILE BLDGS BOX 1506 DN (Non-Notified - Non Complying). The outcome was Granted on 14/10/1993.

### **5112141 14A Law Street Dunedin**

[RMA-2006-370033](#) Resource Management Act (Historical Data) SECTION 127 VARIATION OF CONSENT CONDITIONS OF RMA20050994 (Other). The outcome was Granted on 03/04/2006.

[RMA-2005-369586](#) Resource Management Act (Historical Data) CROSS LEASE SUBDIVISION FOR THREE FLATS (Non-Notified - Non Complying). The outcome was Granted on 25/11/2005.

[RMA-1999-363303](#) Resource Management Act (Historical Data) UNIT TITLE SUBDIVISION (Non-Notified - Unrestricted Discretionary). This consent has since Lapsed.

[RMA-1999-363302](#) Resource Management Act (Historical Data) LAND USE CONSENT TO ERECT THREE RESIDENTIAL UNITS ON LOT 18 DP 2267 (Non-Notified - Unrestricted Discretionary). This consent has since Lapsed.

### **5112142 14B Law Street Dunedin**

[RMA-2006-370033](#) Resource Management Act (Historical Data) SECTION 127 VARIATION OF CONSENT CONDITIONS OF RMA20050994 (Other). The outcome was Granted on 03/04/2006.

[RMA-2005-369586](#) Resource Management Act (Historical Data) CROSS LEASE SUBDIVISION FOR THREE FLATS (Non-Notified - Non Complying). The outcome was Granted on 25/11/2005.

[RMA-1999-363303](#) Resource Management Act (Historical Data) UNIT TITLE SUBDIVISION (Non-Notified - Unrestricted Discretionary). This consent has since Lapsed.

[RMA-1999-363302](#) Resource Management Act (Historical Data) LAND USE CONSENT TO ERECT THREE RESIDENTIAL UNITS ON LOT 18 DP 2267 (Non-Notified - Unrestricted Discretionary). This consent has since Lapsed.

#### [5112143 14C Law Street Dunedin](#)

[RMA-2006-370033](#) Resource Management Act (Historical Data) SECTION 127 VARIATION OF CONSENT CONDITIONS OF RMA20050994 (Other). The outcome was Granted on 03/04/2006.

[RMA-2005-369586](#) Resource Management Act (Historical Data) CROSS LEASE SUBDIVISION FOR THREE FLATS (Non-Notified - Non Complying). The outcome was Granted on 25/11/2005.

[RMA-1999-363303](#) Resource Management Act (Historical Data) UNIT TITLE SUBDIVISION (Non-Notified - Unrestricted Discretionary). This consent has since Lapsed.

[RMA-1999-363302](#) Resource Management Act (Historical Data) LAND USE CONSENT TO ERECT THREE RESIDENTIAL UNITS ON LOT 18 DP 2267 (Non-Notified - Unrestricted Discretionary). This consent has since Lapsed.

#### [5112147 27A Burns Street Dunedin](#)

[RMA-2006-369878](#) Resource Management Act (Historical Data) SUBDIVIDE INTO 2 RESIDENTIAL ALLOTMENTS (Non-Notified - Non Complying). The outcome was Granted on 03/03/2006.

[RMA-2006-369935](#) Resource Management Act (Historical Data) LAND USE CONSEQUENTIAL TO SUBDIVISION (BULK AND LOCATION BREACH FOR LOT 1 AND MINIMUM AREA FOR LOT 2) (Non-Notified - Non Complying). The outcome was Granted on 03/03/2006.

[RMA-2006-370127](#) Resource Management Act (Historical Data) VARIATION TO RESERVES CONTRIBUTION (RMA20060072) (Other). The outcome was Granted on 24/05/2006.

#### [5116074 412A Hillside Road Dunedin](#)

[RMA-1995-357206](#) Resource Management Act (Historical Data) Ownr:T B HENDRY (Non-Notified - Non Complying). The outcome was Granted on 24/03/1995.

[RMA-1994-357141](#) Resource Management Act (Historical Data) DEMOLISH BLDG & ER 2 HOUSEHOLD UNITS Ownr:A W WAIDE / App: ARTHUR WAIDE 123 SURREY ST (Non-Notified - Non Complying). The outcome was Granted on 18/01/1995.

[RMA-1995-358345](#) Resource Management Act (Historical Data) Flats Plan / App: T.B. Hendry 47 Greenacres Street (Non-Notified - Non Complying). The outcome was Granted on 13/04/1995.

[RMA-1995-351489](#) Resource Management Act (Historical Data) Right Of Way Ownr:DCC / App: T.B. Hendry 47 Greenacres Street (Non-Notified - Non Complying). The outcome was Granted on 24/03/1995.

#### [5116075 412B Hillside Road Dunedin](#)

[RMA-1995-357206](#) Resource Management Act (Historical Data) Ownr:T B HENDRY (Non-Notified - Non Complying). The outcome was Granted on 24/03/1995.

[RMA-1994-357141](#) Resource Management Act (Historical Data) DEMOLISH BLDG & ER 2 HOUSEHOLD UNITS Ownr:A W WAIDE / App: ARTHUR WAIDE 123 SURREY ST (Non-Notified - Non Complying). The outcome was Granted on 18/01/1995.

[RMA-1995-358345](#) Resource Management Act (Historical Data) Flats Plan / App: T.B. Hendry 47 Greenacres Street (Non-Notified - Non Complying). The outcome was Granted on 13/04/1995.

[RMA-1995-351489](#) Resource Management Act (Historical Data) Right Of Way Ownr:DCC / App: T.B. Hendry 47 Greenacres Street (Non-Notified - Non Complying). The outcome was Granted on 24/03/1995.

### **5117764 26A Law Street Dunedin**

LUC-2011-311 Land Use Consent to authorise a height plane angle breach by a dwelling on Lot 1, an under-width parking space on Lot 1, an under-width vehicle access on Lot 1, a site coverage breach for a new dwelling on Lot 2, side yard and height plane angle breaches for a new dwelling on Lot 2, and side yard and height plane angle breaches for a new dwelling on Lot 3. The outcome was Granted on 16/09/2011.

SUB-2011-85 Subdivision Consent subdivision creating 3 lots. The outcome was Granted on 16/09/2011.

### **5117765 26B Law Street Dunedin**

LUC-2011-311 Land Use Consent to authorise a height plane angle breach by a dwelling on Lot 1, an under-width parking space on Lot 1, an under-width vehicle access on Lot 1, a site coverage breach for a new dwelling on Lot 2, side yard and height plane angle breaches for a new dwelling on Lot 2, and side yard and height plane angle breaches for a new dwelling on Lot 3. The outcome was Granted on 16/09/2011.

SUB-2011-85 Subdivision Consent subdivision creating 3 lots. The outcome was Granted on 16/09/2011.

### **5118507 16 Burns Street Dunedin**

SUB-2012-12/A Subdivision Consent s127 variation to SUB-2012-12. The outcome was s127 Upheld on 30/05/2012.

SUB-2012-12 Subdivision Consent subdivision creating 4 lots. The outcome was Granted on 07/03/2012.

RMA-2005-368999 Resource Management Act (Historical Data) CERTIFICATE OF COMPLIANCE FOR TELECOMMUNICATION FACILITIES (Other). The outcome was Granted on 29/07/2005.

RMA-2000-363760 Resource Management Act (Historical Data) TO UPGRADE EXISTING MOBILE PHONE INSTALLATIONS AT CORNER OF BURNS AND NEVILLE STREETS (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 10/03/2000.

RMA-1995-358453 Resource Management Act (Historical Data) Establish, operate & maintain a Cellular Radio Base Station comprising a climbable tubular steel mast with a platform head and panel antennas (Notified - Non Complying). The outcome was Granted on 20/07/1995.

RMA-1999-363129 Resource Management Act (Historical Data) PROPOSED MOBILE PHONE SITE UPGARDE Hazards Comments: (Non-Notified - Non Complying). The outcome was Granted on 30/07/1999.

RMA-1992-357807 Resource Management Act (Historical Data) Subdivision Ownr:NZ Railways Corp / App: T.B. Hendry 47 Greenacres St (Non-Notified - Non Complying). The outcome was Granted on 17/02/1993.

RMA-1997-360862 Resource Management Act (Historical Data) ESTABLISH, OPERATE AND MAINTAIN A TELECOMMUNICATIONS FACILITY (Non-Notified - Non Complying). The outcome was Granted on 03/06/1997.

RMA-1995-351034 Resource Management Act (Historical Data) FURTHER SUBDIVISION OF OT7A/175 CREATING LOT 1 AND BALANCE LAND Ownr:N. Z. RAILWAYS / App: K.G. Harford Private Bag (Non-Notified - Non Complying). The outcome was Granted on 15/08/1991.

RMA-1992-355505 Resource Management Act (Historical Data) SUBDIVISION Ownr:NZ RAILWAYS CORP / App: NZ RAILWAYS T B HENDRY (Non-Notified - Non Complying). The outcome was Granted on 02/09/1993.

RMA-1990-350661 Resource Management Act (Historical Data) SUBDIVISION OF OT7A/175 INTO LOT 1 AND BALANCE LAND Ownr:NZ RAILWAYS / App: W.G. Whiting Private Bag (Non-Notified - Non Complying). The outcome was Granted on 18/07/1990.

### **5118508 24 Burns Street Dunedin**

LUC-2020-177/A Land Use Consent S127 variation to conditions - land use consent for the temporary use of the site for storage of LPG tanks, including those within trucks parked on the site, and storage of other items, and erection of a temporary Portacom building. The outcome was s127 Upheld on 19/06/2025.

LUC-2020-177 Land Use Consent land use consent for the temporary use of the site for storage of LPG tanks, including those within trucks parked on the site, and storage of other items, and erection of a temporary Portacom building. The outcome was Granted on 07/04/2020.

[LUC-2018-616](#) Land Use Consent land use consent for the temporary storage of LPG tanks, including those within trucks parked on the site. The outcome was Granted on 30/11/2018.

[SUB-2012-12/A](#) Subdivision Consent s127 variation to SUB-2012-12. The outcome was s127 Upheld on 30/05/2012.

[SUB-2012-12](#) Subdivision Consent subdivision creating 4 lots. The outcome was Granted on 07/03/2012.

[RMA-1992-357807](#) Resource Management Act (Historical Data) Subdivision Ownr:NZ Railways Corp / App: T.B. Hendry 47 Greenacres St (Non-Notified - Non Complying). The outcome was Granted on 17/02/1993.

[RMA-1995-351034](#) Resource Management Act (Historical Data) FURTHER SUBDIVISION OF OT7A/175 CREATING LOT 1 AND BALANCE LAND Ownr:N. Z. RAILWAYS / App: K.G. Harford Private Bag (Non-Notified - Non Complying). The outcome was Granted on 15/08/1991.

[RMA-1992-355505](#) Resource Management Act (Historical Data) SUBDIVISION Ownr:NZ RAILWAYS CORP / App: NZ RAILWAYS T B HENDRY (Non-Notified - Non Complying). The outcome was Granted on 02/09/1993.

[RMA-1990-350661](#) Resource Management Act (Historical Data) SUBDIVISION OF OT7A/175 INTO LOT 1 AND BALANCE LAND Ownr:NZ RAILWAYS / App: W.G. Whiting Private Bag (Non-Notified - Non Complying). The outcome was Granted on 18/07/1990.

### **5118509 30 Burns Street Dunedin**

[S221-2012-7](#) s221 Change or Cancellation of Consent Notice vary consent notice. The outcome was Consent Notice Issued on 10/10/2012.

[LUC-2012-268](#) Land Use Consent N E S 2011 (soil contamination). The outcome was Granted on 06/07/2012.

[LUC-2012-76/A](#) Land Use Consent s127 variation to condition 1. The outcome was s127 Upheld on 08/06/2012.

[SUB-2012-12/A](#) Subdivision Consent s127 variation to SUB-2012-12. The outcome was s127 Upheld on 30/05/2012.

[LUC-2012-76](#) Land Use Consent establish and operate car sales yard without landscaping strip. The outcome was Granted on 03/04/2012.

[SUB-2012-12](#) Subdivision Consent subdivision creating 4 lots. The outcome was Granted on 07/03/2012.

[RMA-1992-357807](#) Resource Management Act (Historical Data) Subdivision Ownr:NZ Railways Corp / App: T.B. Hendry 47 Greenacres St (Non-Notified - Non Complying). The outcome was Granted on 17/02/1993.

[RMA-1995-351034](#) Resource Management Act (Historical Data) FURTHER SUBDIVISION OF OT7A/175 CREATING LOT 1 AND BALANCE LAND Ownr:N. Z. RAILWAYS / App: K.G. Harford Private Bag (Non-Notified - Non Complying). The outcome was Granted on 15/08/1991.

[RMA-1992-355505](#) Resource Management Act (Historical Data) SUBDIVISION Ownr:NZ RAILWAYS CORP / App: NZ RAILWAYS T B HENDRY (Non-Notified - Non Complying). The outcome was Granted on 02/09/1993.

[RMA-1990-350661](#) Resource Management Act (Historical Data) SUBDIVISION OF OT7A/175 INTO LOT 1 AND BALANCE LAND Ownr:NZ RAILWAYS / App: W.G. Whiting Private Bag (Non-Notified - Non Complying). The outcome was Granted on 18/07/1990.

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](mailto: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](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.

### Non-compliant vehicle crossing - stormwater run-off.

It appears there are no stormwater provisions in place at 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



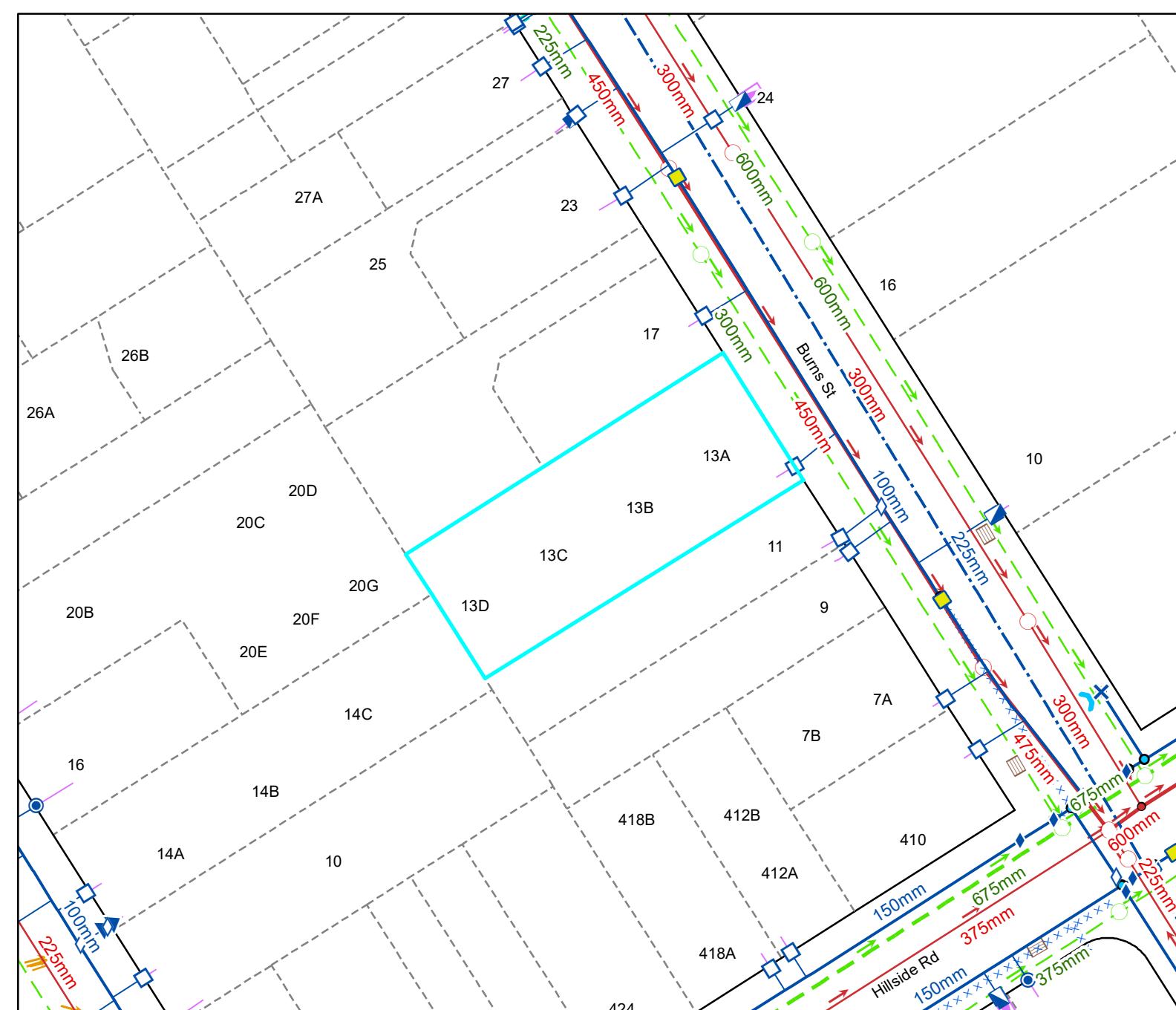
## Photographic Map

Scale at A4:  
1:750  
12/12/2025  
8:01:33 PM



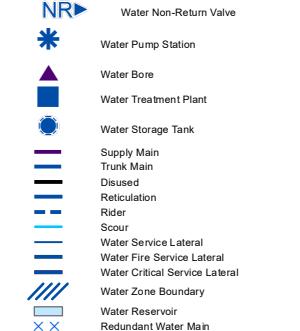
PARCEL LINES CAN VARY FROM  
LEGAL PARCEL BOUNDARIES  
This map is for illustration purposes only  
and is not accurate to surveying, engineering  
or orthographic standards. Every effort  
has been made to ensure correctness and  
timeliness of the information presented.

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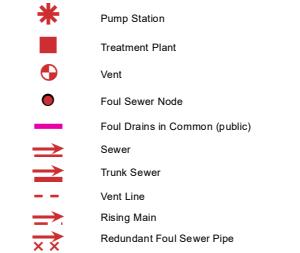
## Legend

## Water Supply



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

## **Foul Sewerage**



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

## Stormwater



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

## General



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 not typically not mapped. Recent changes may not be reflected. Verify on site before commencing work. For all enquiries phone 03 477 4000.

Scale a

12/12

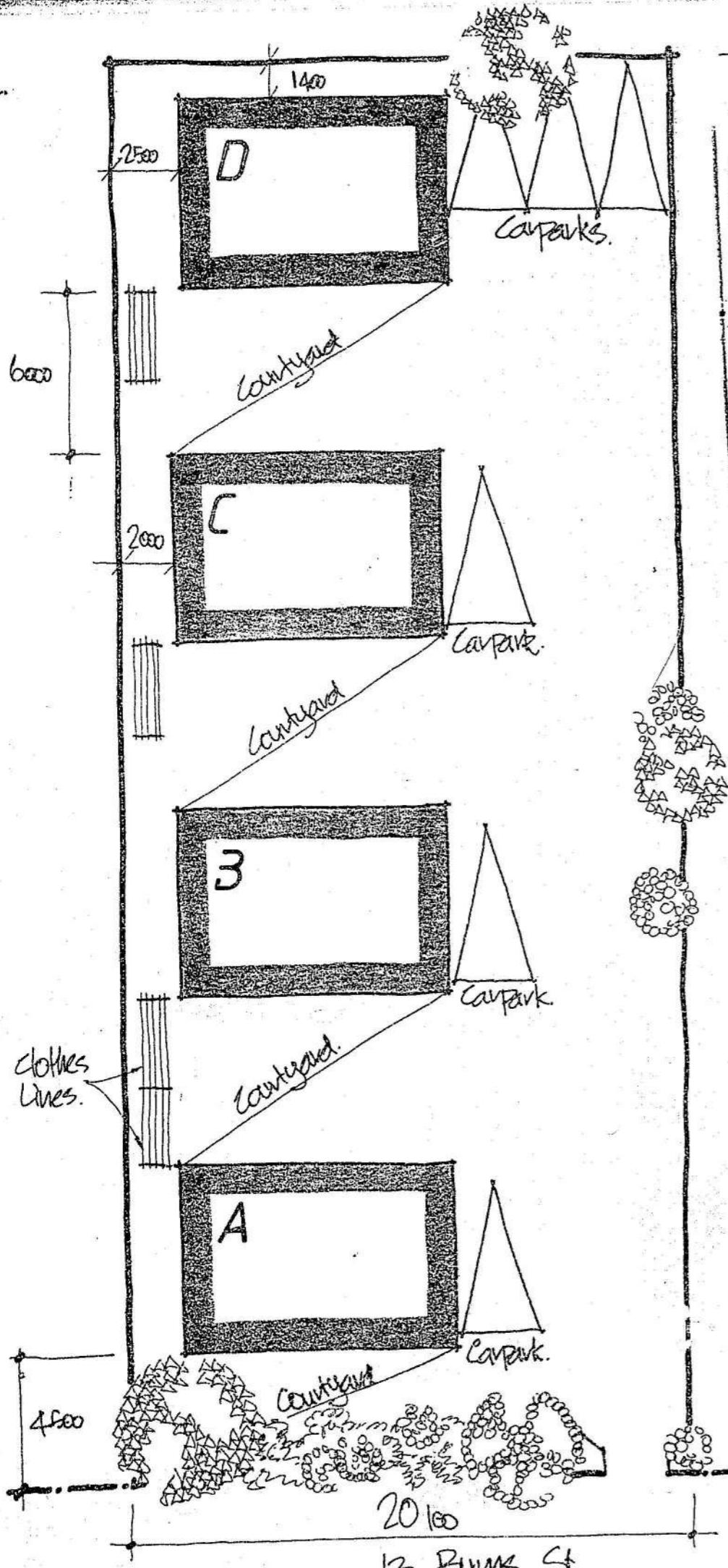
**N**  
  
PARCEL LINES CAN VARY FROM  
LEGAL PARCEL BOUNDARIES  
This map is for illustration purposes only  
and is not accurate to surveying, engineering  
or orthophotographic standards. Every effort  
has been made to ensure correctness and  
timeliness of the information presented

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

2013 Urban and rural photography Jan/Feb 2013.  
Copyright DCC. CC BY 3.0 NZ.

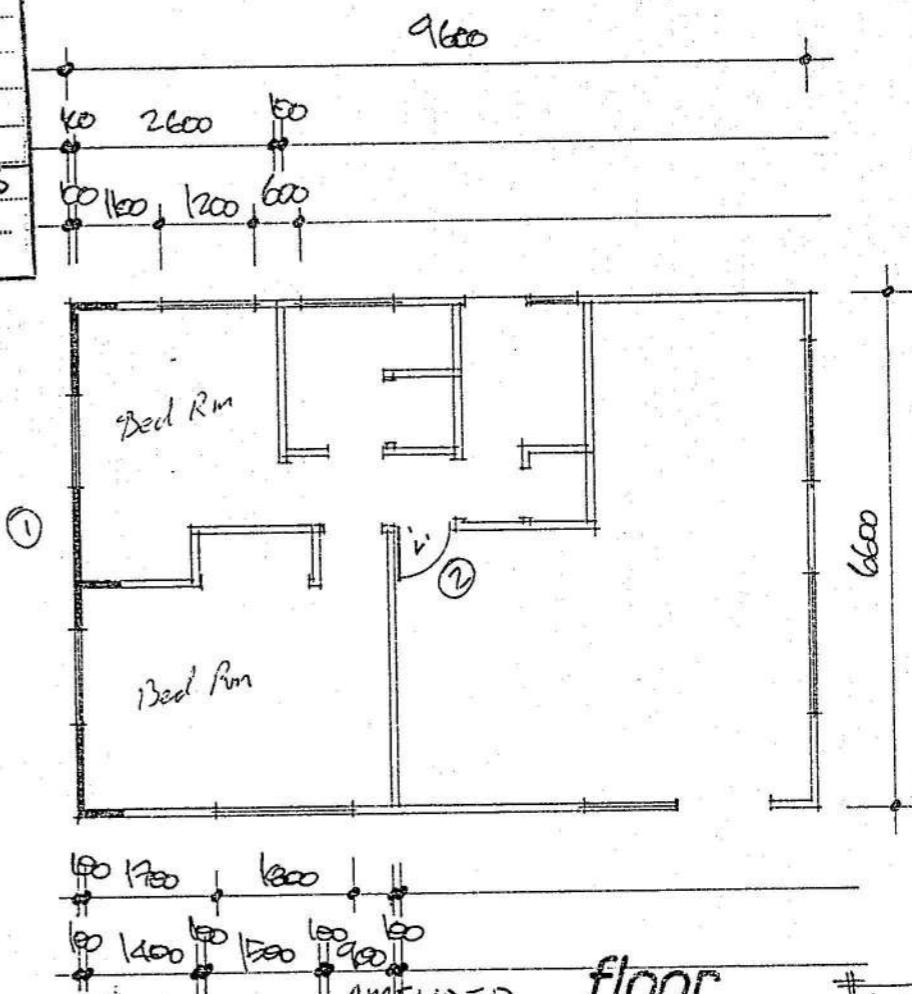
**2006/2007** Urban photography March 2007,  
copyright NZAM. Rural photography March  
2006, copyright Terralink International Ltd.





object to  
attended by sub-committee  
21-5-85

Signed Alvarez,  
for City Planning Officer



amended floor plan:-

- ① 600mm extension to end of building
- ② internal door between Dining / Living  
+ passage
- ③ finished concrete floor height to be  
225mm above cleared ground level.

floor plan Scale 1:100

Copyright © 2005 Garage Builders (S.I.) Ltd.

## site plan



revised details of proposed  
R.S.A flats, 13 burns st. a

Skyline Gard  
5524 Kajikawa  
Valley 1985

SCALE: as shown  
DATE: June '85

DRAWN:  
APPROVED:

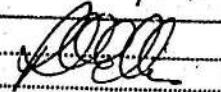
R1



specification:-  
as per attached drawings.

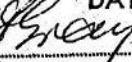
CITY PLANNING DEPARTMENT  
Pursuant to the provisions of the District Scheme, these  
plans and specifications are approved, provided that  
no changes shall be made to the details shown hereon,  
and contained in the specification attached hereto,  
and subject to

7/11/85

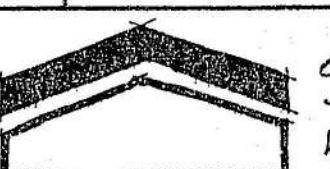
Res. C.  
Signed   
for City Planning Officer

DUNEDIN CITY COUNCIL  
Copy of Approved Plan  
and/or Specification  
TO BE RETAINED ON WORKS  
AND PRODUCED ON REQUEST  
OF BUILDING INSPECTOR.

DATE 28-11-85

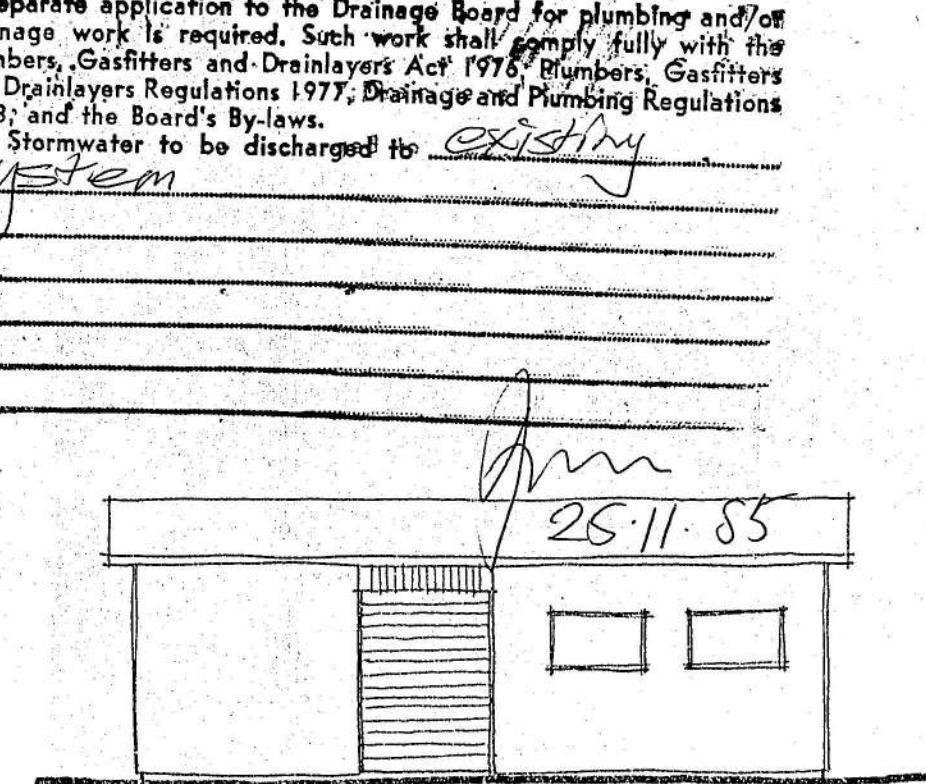
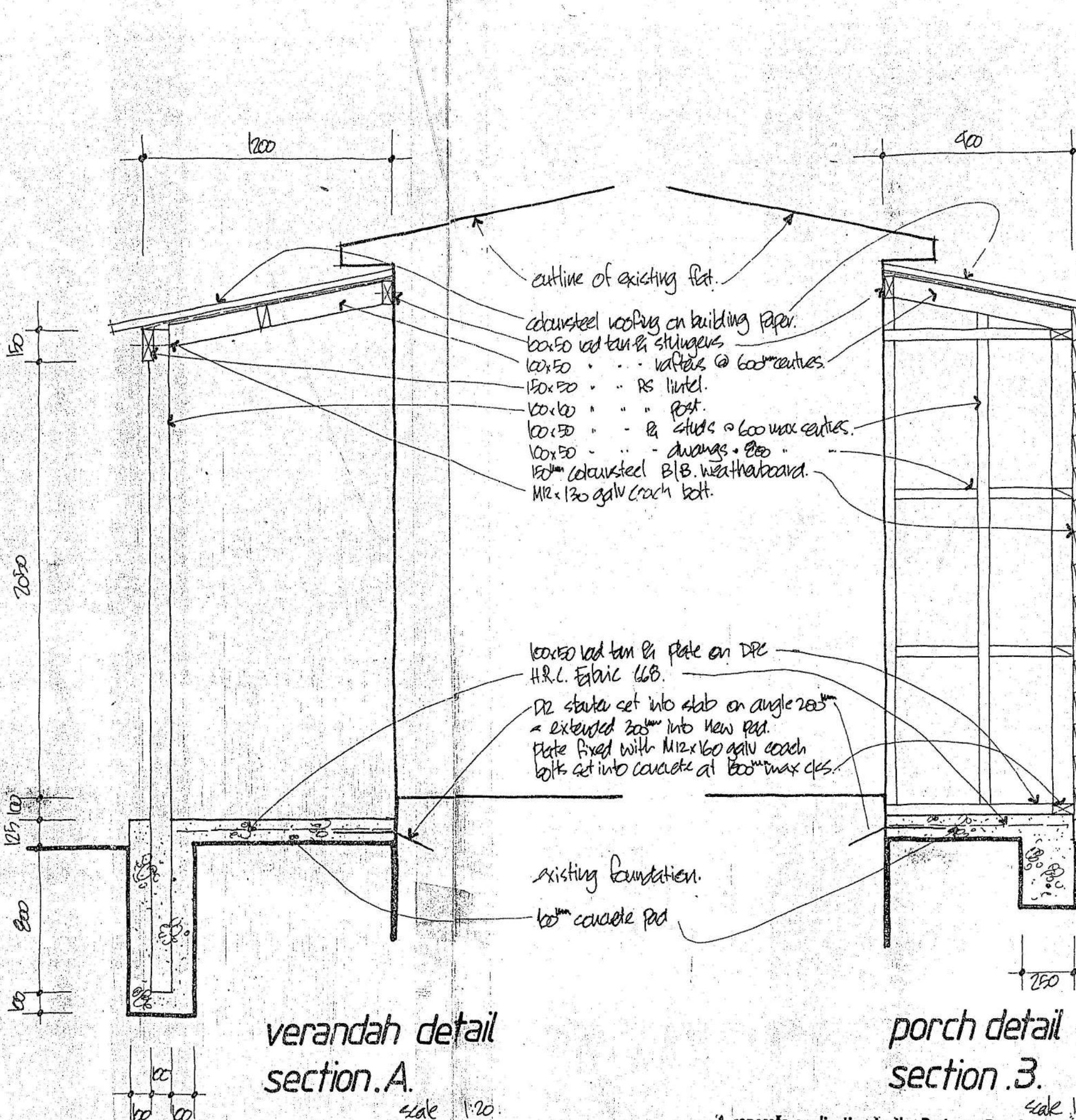
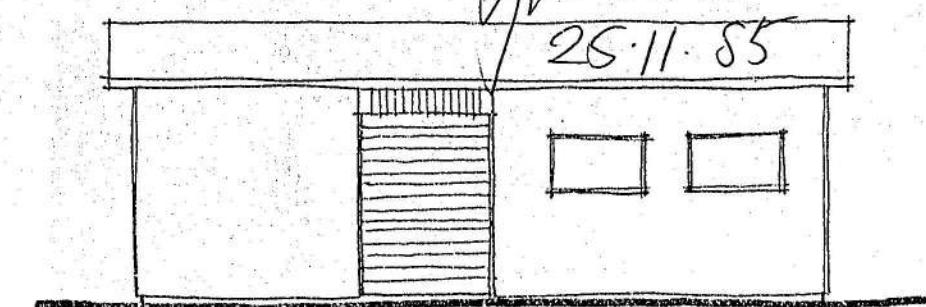
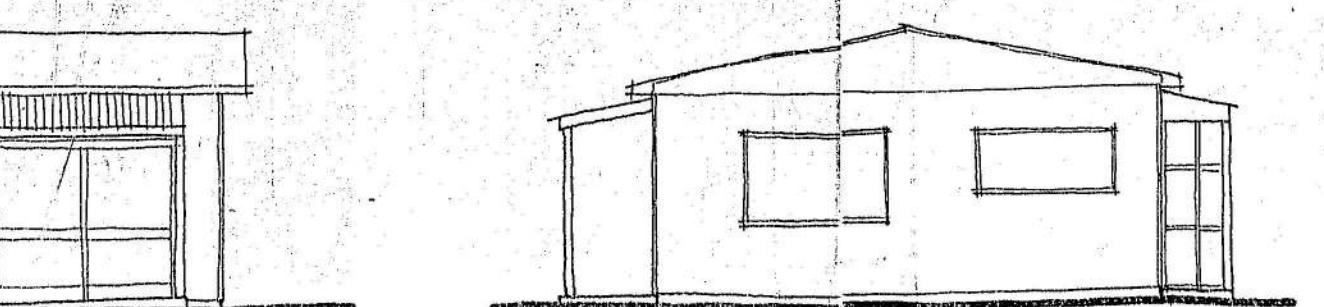
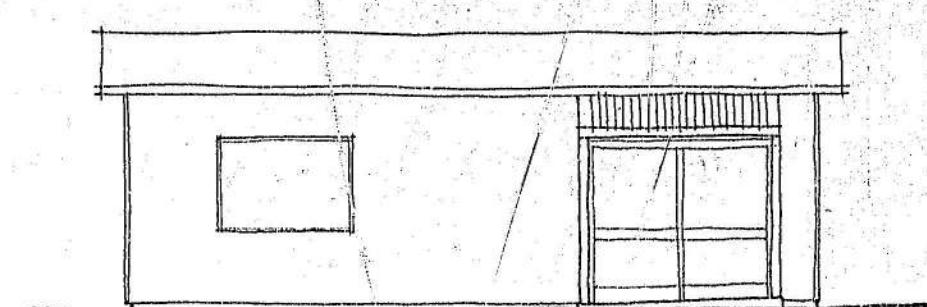
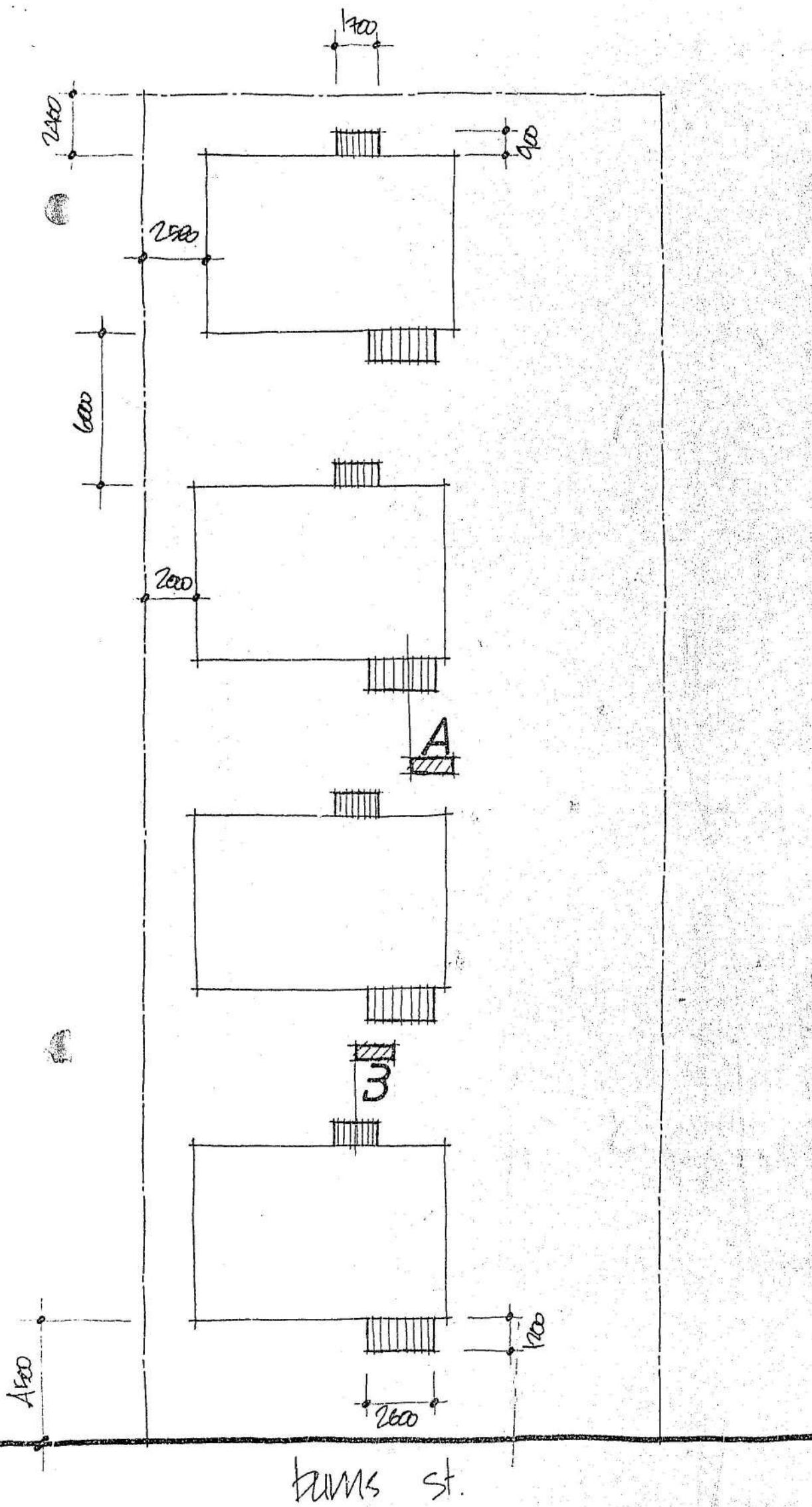
 FOR CITY ENGINEER

3 verandah + porch B.M. Nov 85  
no. revision details by. date

 garage builders  
SEA Waikoroi Valley  
road.  
Bl. 35-37A

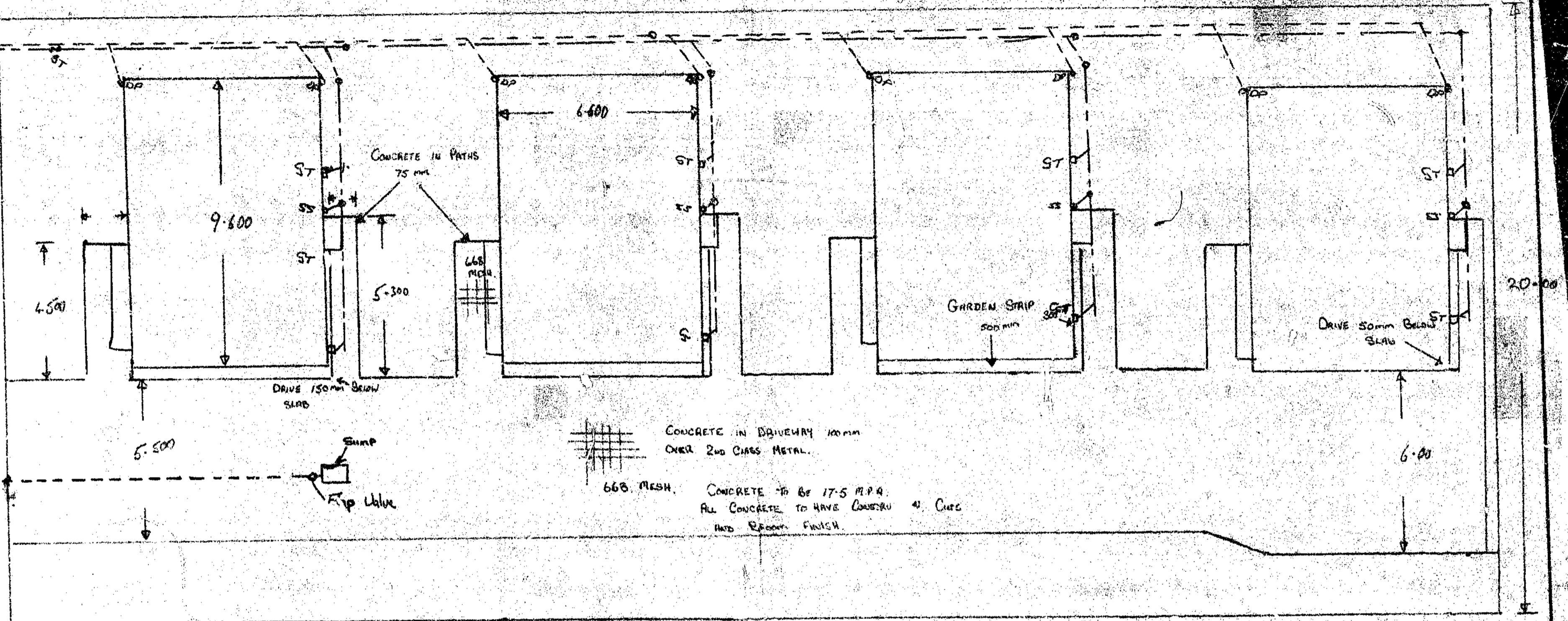
verandah + porch  
details for R.S.A. flats,  
13 burns st.  
south dunedin

design	sketch	scale:-
drawn	Bill. M.	as shown
checked		
approved		
date	November 85	R3



0012

1103



Flap Valve To Stop Sir-charging

50.600

LEGEND:

- Existing Drains
- New Foul Drains
- New Stormwater Drains

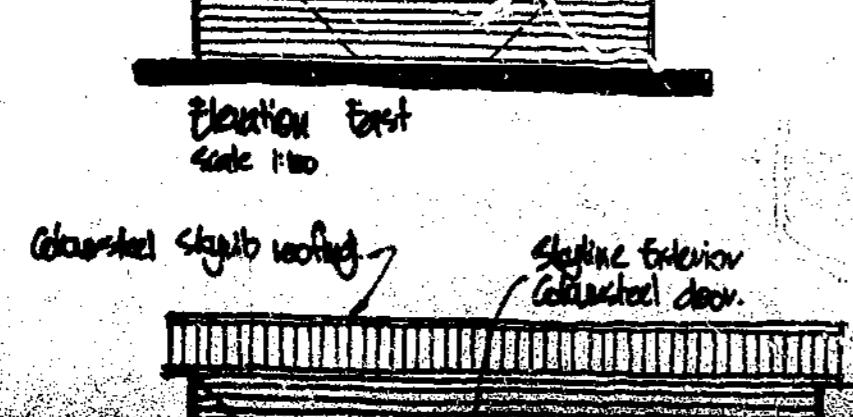
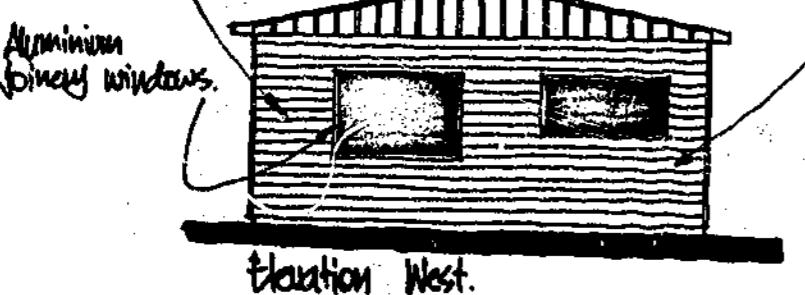
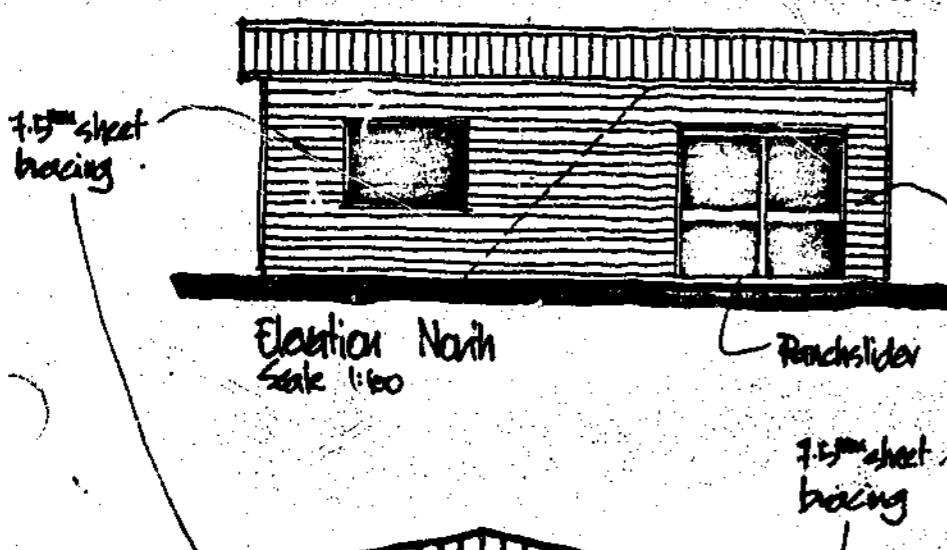
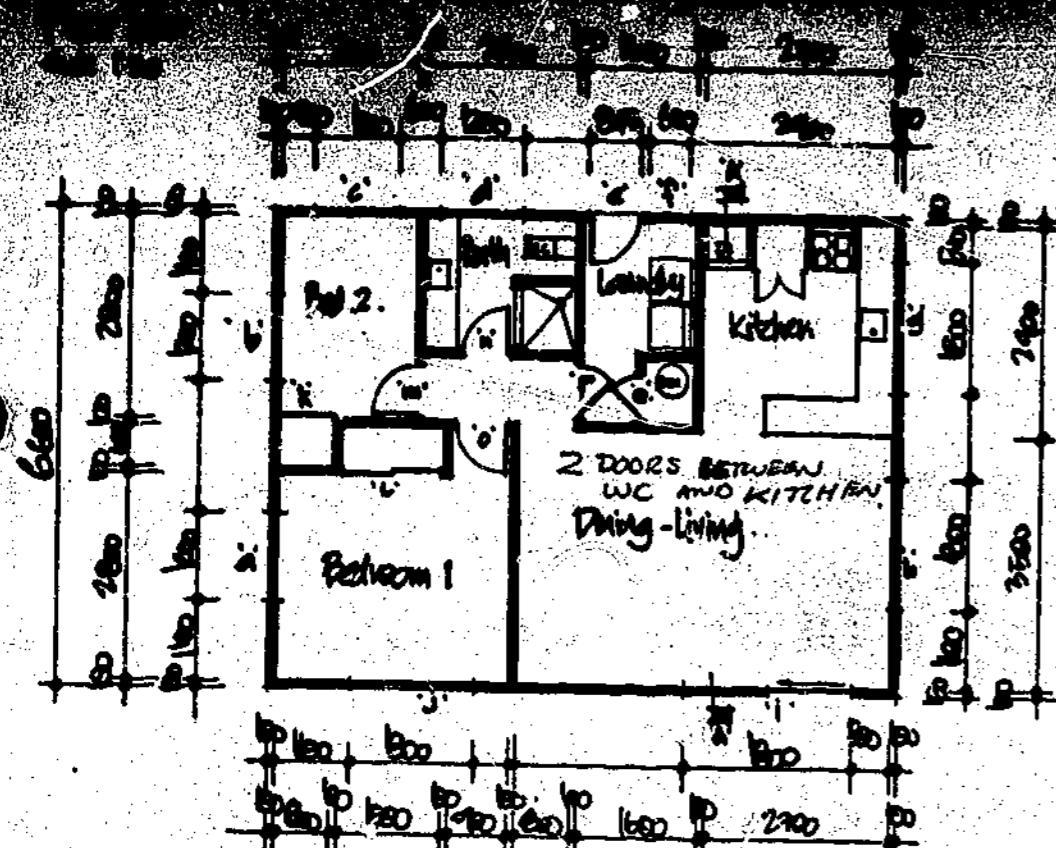
CITY PLANNING DEPARTMENT

Pursuant to the provisions of the District Scheme, these plans and specifications are approved, provided that no change shall be made to the details shown hereon, and contained in the specification attached hereto, and subject to

14/11/85

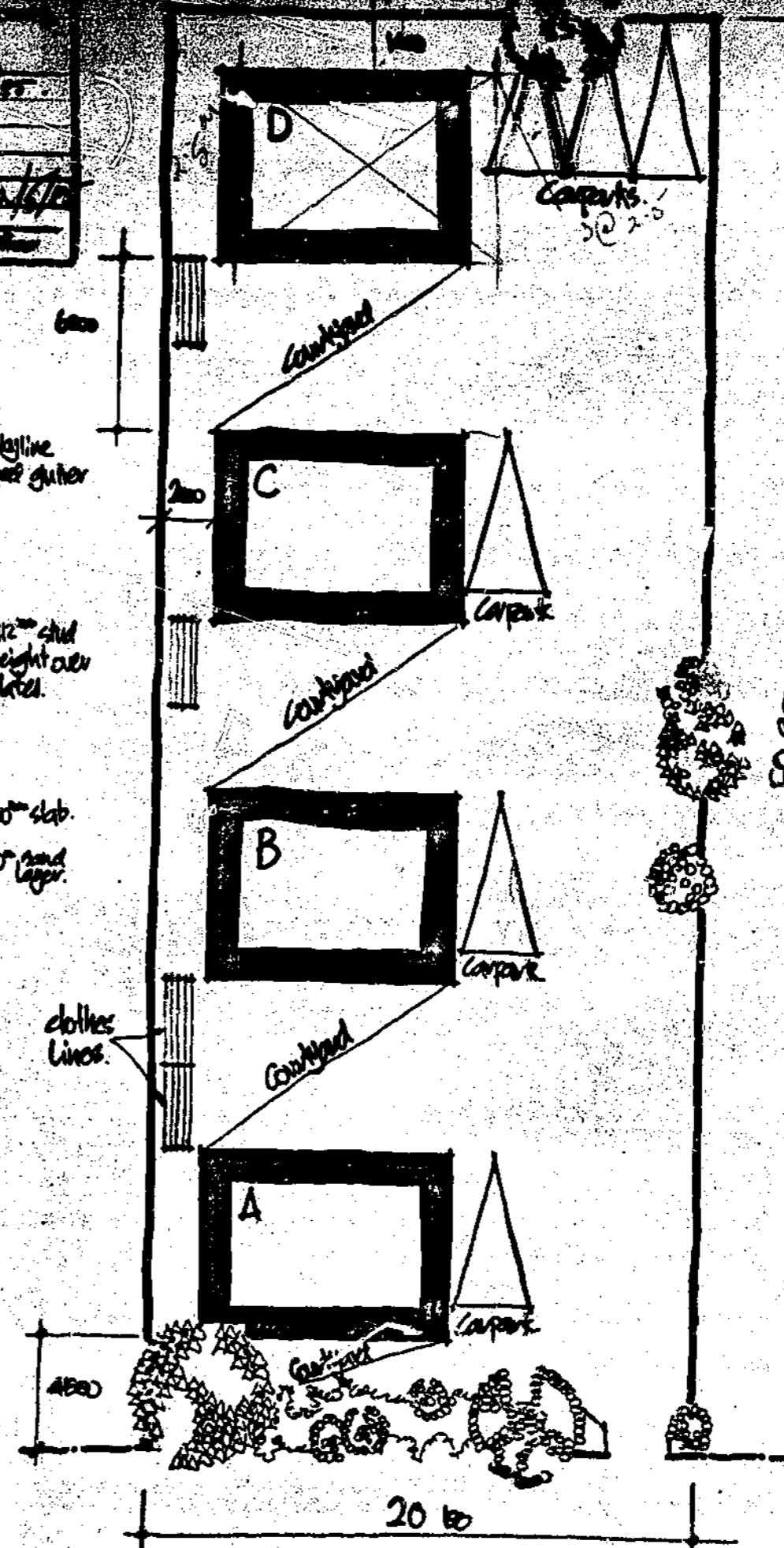
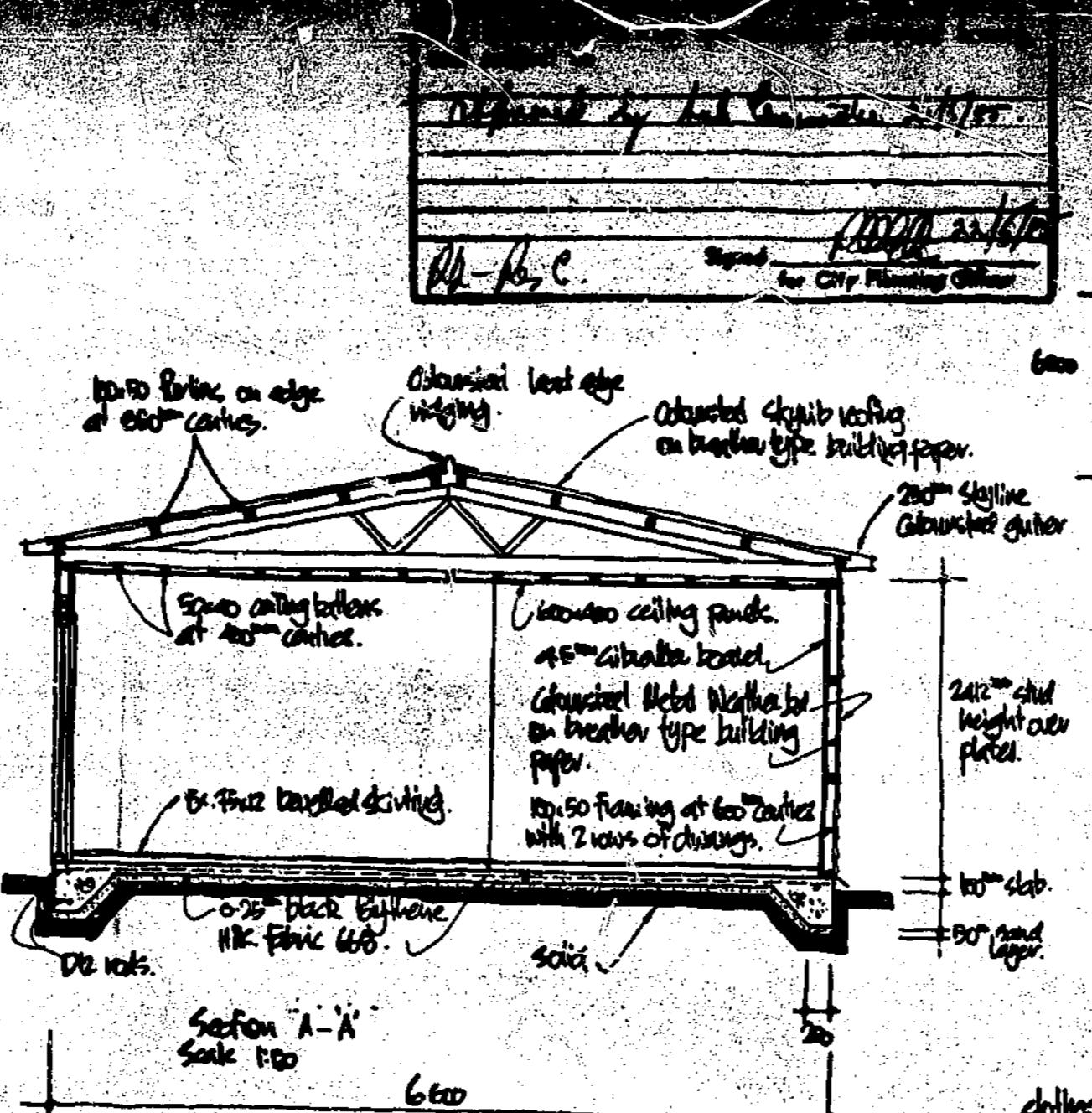
Re. C

Signed *[Signature]*  
for City Planning Officer

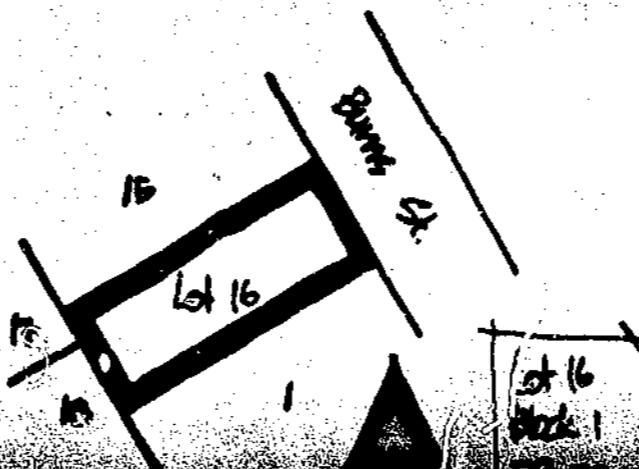


Wells + Parsons

- 145-830 O.S.
- 146-830 O.S.
- 145-600 O.S.
- 145-600 O.S. frosted.
- 849<sup>th</sup> Sigrine exterior door
- 545<sup>th</sup> 1600 O.S. frosted.
- 145-830 O.S.
- 145-600 O.S.
- 7245-2000 O.S. Bench sliders
- 145-830 O.S.
- 910<sup>th</sup> Draw Sliders
- 2-900<sup>th</sup> Draw Sliders
- 145-1000 Remo fishing door

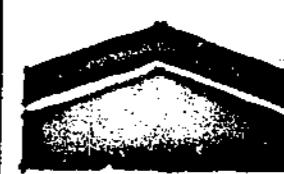


13 Burns St. Sale Total



No.	Revision Details.	By	Date

Proposed flats for the  
Returned Servicemen's Association  
13 Burns St., South Dunedin.



Skyline Spas  
Box 11012  
Dunedin