

## DISCLAIMER

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## Dunedin City Council – Land Information Memorandum

Property Address: 50 Ross Street Dunedin

Prepared for: Nicholas James Francis Donnelly and Louise Anne Donnelly-Davey.

Prepared on: 11-Dec-2025

### Property Details:

<b>Property ID</b>	5019040
<b>Address</b>	50 Ross Street Dunedin
<b>Parcels</b>	LOT 2 DP 5657, LOT 3 DP 5657

### 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 11-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

No information.

#### Seismic Hazards

No information.

#### Other Natural Hazards

No information.

### Otago Regional Council Hazard Information

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

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

### Contaminated Site, Hazardous Substances and Dangerous Goods

#### Contaminated Site Information

No information.

#### Historic Dangerous Goods Licence(s)

No information.

#### Hazardous Substances

No information.

#### **WARNING – Change in legislation and management of hazardous substances**

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

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

The Council was advised by the EPA in 2016 that Worksafe had taken over responsibility for managing Location Test certificates under the Hazardous Substances and New Organisms Act 1996. The EPA no longer 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

There is no drainage information for this property.

### Foul Sewer and Waste Water

#### Drainage Reticulation Plans

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

#### Stormwater/Sewer Separation - Compliant

The Dunedin City Council requires the foul sewer and storm water being discharged from a property to be directed to the separate foul sewer and storm water networks, respectively. This property is in an area where inspections have been undertaken to ensure compliance with this requirement. This property was certified as complying with Council's requirements for storm water separation at the time of inspection on **30<sup>th</sup> January 1995**.

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

#### Urban Stormwater Catchment

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

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

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

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

## Public Sewer Sheets

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

## Dunedin City Council Private Drainage plans incomplete

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

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

## Water Supply

### Urban water supply area – Connected

This property is connected to the Dunedin City Council's urban (on-demand) water supply. Indicative water pressures are available to view at [www.dunedin.govt.nz/water-pressure](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

<b>Rate Account</b>	2019040
<b>Address</b>	50 Ross Street Dunedin
<b>Valuation Number</b>	26970-22100
<b>Latest Valuation Details</b>	
Capital Value	\$790,000
Land Value	\$460,000
Value of Improvements	\$330,000
Area (Hectares)	0.0397HA
Units of Use	1
<b>Current Rates</b>	
Current Rating Year Starting	01-Jul-2025
Dunedin City Council Rates	\$4,636.05
<b>Rates Outstanding for Year</b>	\$2,318.03

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

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

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

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

### Building and Drainage Consents

The following consents are recorded for this property:

Status Key:	BC	-	Building Consent Issued
	CCC	-	Code Compliance Certificate Issued
	Archived	-	In accordance with section 93(2)(b) of the Building Act, the consent was reviewed for code compliance after two years. Compliance with the Building Code could not be established and therefore the Code Compliance Certificate has been refused.
	/CCC	-	
	Refused	-	Work has not commenced and no extension of time applied for within 12 months of date of consent issue. Consent is of no further effect
	Lapsed	-	

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



[ABA-1994-327516](#) Building Consent - Plumbing Alts - Replace WC, Install Laundry, No Plan (Brodie)

Lodgement Date	22-Jul-1994
Decision	Granted
Decision Date	28-Jul-1994
Current Status	<b>CCC Issued</b>
Previous Number	ABA943095

*(Applications before 2007)*

[ABA-1996-336219](#) Building Consent - ABA962193  
2193 - Alter and Add to Dwelling and Erect Carport, (Couston)

Lodgement Date	17-Jun-1996
Decision	Granted
Decision Date	27-Jun-1996
Current Status	<b>CCC Issued</b>
Previous Number	ABA962193

*(Applications before 2007)*

[ABA-2009-1413](#) Building Consent - Install Yunca Wegj 2000

Lodgement Date	20-Jul-2009
Decision	Granted
Decision Date	29-Jul-2009
Current Status	<b>CCC Issued</b>
Previous Number	

*(Applications before 2007)*

### Certificate of Acceptance

The following Certificate(s) of Acceptance are recorded for this property.

[COA-2011-34](#) Certificate of Acceptance - Remove Wall Between Lounge and Dining Room

Lodgement Date	07-Jun-2011
Decision	Granted
Decision Date	14-Jun-2011
Current Status	<b>COA Issued</b>

### Building and Drainage Permits

[H-1909-119498](#) AAD19090121 4718 - Plumbing and Drainage. The permit was lodged on 22-Mar-1909.

[H-1969-193942](#) AAD19690135

H5263 - Refit Sink and Waste, No Plan (R S Scott). The permit was lodged on 25-Feb-1969.

[H-1979-210489](#) AAD19790060

K42 - Plumbing and Drainage Alterations, (B Smith). The permit was lodged on 24-Jan-1979.

[H-1991-230860](#) AAD19910147

L9222 - Plumbing and Drainage - Alts - Ensuite (Brodie). The permit was lodged on 03-May-1991.

[H-1923-8644](#) AAB19230592

6200 - Erect Shed, (McKenzie). The permit was lodged on 10-Mar-1923.

[H-1925-10125](#) AAB19250508

8511 - Addition, No Plan (McKenzie). The permit was lodged on 28-Nov-1925.

## Building Notices

No Building Notices

## Resource Consents

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

[RMA-1996-359752](#) - Resource Management Act (Historical Data)

Description	ERECT CARPORT
Lodgement Date	06-Jun-1996
Decision	Granted
Decision Date	08-Jul-1996
Current Status	<b>Consent Issued</b>

## 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

- Scheduled Trees within 30m of site
  - Plan ID: T596
  - Common Name: Red beech

### Overlay Zones

- Nil

### Mapped Areas

- Variation 2 Mapped Area
- Road Classification Hierarchy (main roads within 30m of site)
  - Highgate is an Arterial road
  - Ross 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

#### Drainage

#### No Code Compliance Certificate copy

This property contains building consent application/s where a copy of the code compliance certificate (Form 7) 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.

#### 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 50 Ross Street Dunedin

#### [834 R Highgate Dunedin](#)

[LUC-2025-39](#) Land Use Consent The upgrade of a network utility pole – large scale.. The outcome was Granted on 14/03/2025.

[LUC-2023-380](#) Land Use Consent The upgrade of an existing telecommunications facility which will not meet NESTF regulations.. The outcome was Granted on 07/11/2023.

[LUC-2023-206](#) Land Use Consent To install, operate and maintain a new telecommunications facility. The outcome was Granted on 29/06/2023.

[LUC-2015-585](#) Land Use Consent to paint murals on twelve telecommunication cabinets on road reserve throughout Dunedin. The outcome was Granted on 14/01/2016.

[LUC-2014-606](#) Land Use Consent upgrade existing telecommunications facility. The outcome was Granted on 19/01/2015.

[LUC-2014-130](#) Land Use Consent mobile phone site. The outcome was Granted on 09/05/2014.

[COC-2011-28](#) Certificate of Compliance proposed establishment and operation of telecommunication facility in road reserve. The outcome was Issued on 06/10/2011.

[COC-2011-27](#) Certificate of Compliance establishment and operation of a telecommunication facility on road reserve. The outcome was Issued on 08/09/2011.

[RMA-2004-367538](#) Resource Management Act (Historical Data) ERECT 4 BUS SHELTERS (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 06/04/2004.

[RMA-2002-365883](#) Resource Management Act (Historical Data) PRUNING OF STREET TREES (Non-Notified - Restricted Discretionary). The outcome was Granted on 09/09/2002.

[RMA-1996-360455](#) Resource Management Act (Historical Data) NON-PROFIT MAKING ORGANISATION SELLING CHRISTMAS TREES DBTR - DOWNIE STEWART FOUNDATION (Non-Notified - Non Complying). The outcome was Granted on 11/12/1996.

[RMA-1989-350540](#) Resource Management Act (Historical Data) Subdivision Boundary Adjustment / App: N.B. Pitts PO Box 1083 (Non-Notified - Non Complying). The outcome was Granted on 13/12/1989.

#### [5019037 118 Highgate Dunedin](#)

[RMA-1986-351862](#) Resource Management Act (Historical Data) DWG ADDN Ownr:DYER (Non-Notified - Non Complying). The outcome was Granted on 08/04/1986.

#### [5019038 114 Highgate Dunedin](#)

[RMA-2002-366096](#) Resource Management Act (Historical Data) SUBDIVIDE SUBJECT PROPERTY (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 28/11/2002.

**5019039 108 Highgate Dunedin**

[RMA-2002-365886](#) Resource Management Act (Historical Data) dwelling extension that breaches yards and height plane (Non-Notified - Restricted Discretionary). The outcome was Granted on 29/08/2002.

**5019041 48 Ross Street Dunedin**

[RMA-2003-366638](#) Resource Management Act (Historical Data) CONSTRUCT A DRIVEWAY (Non-Notified - Restricted Discretionary). The outcome was Granted on 12/06/2003.

[RMA-2002-366096](#) Resource Management Act (Historical Data) SUBDIVIDE SUBJECT PROPERTY (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 28/11/2002.

**5019042 46 Ross Street Dunedin**

[RMA-1991-353398](#) Resource Management Act (Historical Data) ADD TO DWG Ownr:BATES/AULD / App: BATES/AULD (Non-Notified - Non Complying). The outcome was Granted on 23/12/1991.

**5019158 49 Ross Street Dunedin**

[RMA-1988-352335](#) Resource Management Act (Historical Data) ERECT CARPORT Ownr:PETTITT (Non-Notified - Non Complying). The outcome was Granted on 15/08/1988.

**5019159 45 Ross Street Dunedin**

[RMA-1995-352115](#) Resource Management Act (Historical Data) LARGE DWG TO REST HOME Ownr:HOWSON (Non-Notified - Non Complying). The outcome was Granted on 07/07/1987.

**5019201 78 Highgate Dunedin**

[LUC-2013-101](#) Land Use Consent use residentially zoned shop as shop. The outcome was Granted on 26/03/2013.

[LUC-2011-546](#) Land Use Consent relocation of existing business - Gray's Studio to this site. The outcome was Granted on 20/12/2011.

[RMA-2000-364026](#) Resource Management Act (Historical Data) TO ESTABLISH AND OPERATE A BAKERY BUSINESS ON THE SUBJE CT SITE. (Non-Notified - Unrestricted Discretionary). This consent has since Lapsed.

**5019202 74 Highgate Dunedin**

[RMA-2000-364026](#) Resource Management Act (Historical Data) TO ESTABLISH AND OPERATE A BAKERY BUSINESS ON THE SUBJE CT SITE. (Non-Notified - Unrestricted Discretionary). This consent has since Lapsed.

**5019551 35 Belgrave Crescent Dunedin**

[RMA-1995-357431](#) Resource Management Act (Historical Data) ENCLOSE PORCH OF EXISTING DECK (Non-Notified - Non Complying). The outcome was Granted on 10/05/1995.

**5019553 107 Highgate Dunedin**

[LUC-2018-15](#) Land Use Consent land use consent for the construction of a garage that breaches the front yard and height plane angle requirements of the district plan. The outcome was Granted on 23/01/2018.

[LUC-2012-28/A](#) Land Use Consent s127 variation to conditions. The outcome was s127 Upheld on 30/04/2012.

[LUC-2012-28](#) Land Use Consent additions to a dwelling. The outcome was Granted on 16/02/2012.

[RMA-2002-365794](#) Resource Management Act (Historical Data) DWELLING EXTENSION (Non-Notified - Restricted Discretionary). The outcome was Granted on 17/07/2002.

**5019555 115 Highgate Dunedin**

[RMA-1991-353396](#) Resource Management Act (Historical Data) ER COLOURSTEEL SHED IN REAR YD Ownr:BARLOW / App: PROFILE (Non-Notified - Non Complying). The outcome was Granted on 23/12/1991.

**5068065 111 Highgate Dunedin**

[LUC-2022-407](#) Land Use Consent The removal of significant tree T596. The outcome was Granted on 26/10/2022.

[LUC-2019-526](#) Land Use Consent land use consent for the alteration to a scheduled heritage building. The outcome was Granted on 06/11/2019.

[LUC-2017-442](#) Land Use Consent land use consent for the maintenance of a significant tree T596 Nothofagus fusca - Red Beech. The outcome was Granted on 28/10/2017.

[LUC-2012-469](#) Land Use Consent establish fence within dripline of a significant tree. The outcome was Granted on 13/11/2012.

[LUC-2012-328](#) Land Use Consent Tree maintenance or emergency works on a significant tree - T596 NZ Beech. The outcome was Granted on 17/07/2012.

[RMA-1996-359352](#) Resource Management Act (Historical Data) ALTER DWG (Non-Notified - Non Complying). The outcome was Granted on 01/03/1996.

[RMA-1991-350941](#) Resource Management Act (Historical Data) Subdivision Boundary Adjustment Ownr: CAMPBELL (Non-Notified - Non Complying). The outcome was Granted on 09/05/1991.

[RMA-1961-353580](#) Resource Management Act (Historical Data) CONSTRUCT 2 UNIT MOTEL / App: J W DICKSON (Notified - Non Complying). The outcome was Granted on 26/04/1961.

[RMA-1978-353473](#) Resource Management Act (Historical Data) CANCEL.OF REGISTR.OF HISTORIC BLDG Ownr: DICKSON / App: D C C MUNICIPAL CHAMBERS (Notified - Non Complying).

#### [5068066 109 Highgate Dunedin](#)

[RMA-1998-362451](#) Resource Management Act (Historical Data) CONSTRUCTION OF GARAGE WHICH FAILS TO MEET MINIMUM YARD REQUIREMENTS. Hazards Comments: (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 04/11/1998.

[RMA-1991-350941](#) Resource Management Act (Historical Data) Subdivision Boundary Adjustment Ownr: CAMPBELL (Non-Notified - Non Complying). The outcome was Granted on 09/05/1991.

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:**

### **DCC Transport owned retaining wall.**

On this property frontage on Highgate is a DCC Transport owned retaining wall. Permission is required from Transport to attach, alter or build anything on top of or near this retaining wall. The DCC Transport department is responsible for the maintenance and replacement.

### **Private retaining wall**

There is a private retaining wall that is located on this property's frontage at the back of the footpath. The replacement/maintenance of this private asset is the responsibility of the property owner.

### **Private stormwater lateral.**

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

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

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



## Glossary of Terms and Abbreviations

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

### Consent, Permit, Licence & Complaint types

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

### Terms used in Permits & Consents

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

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

### General terms

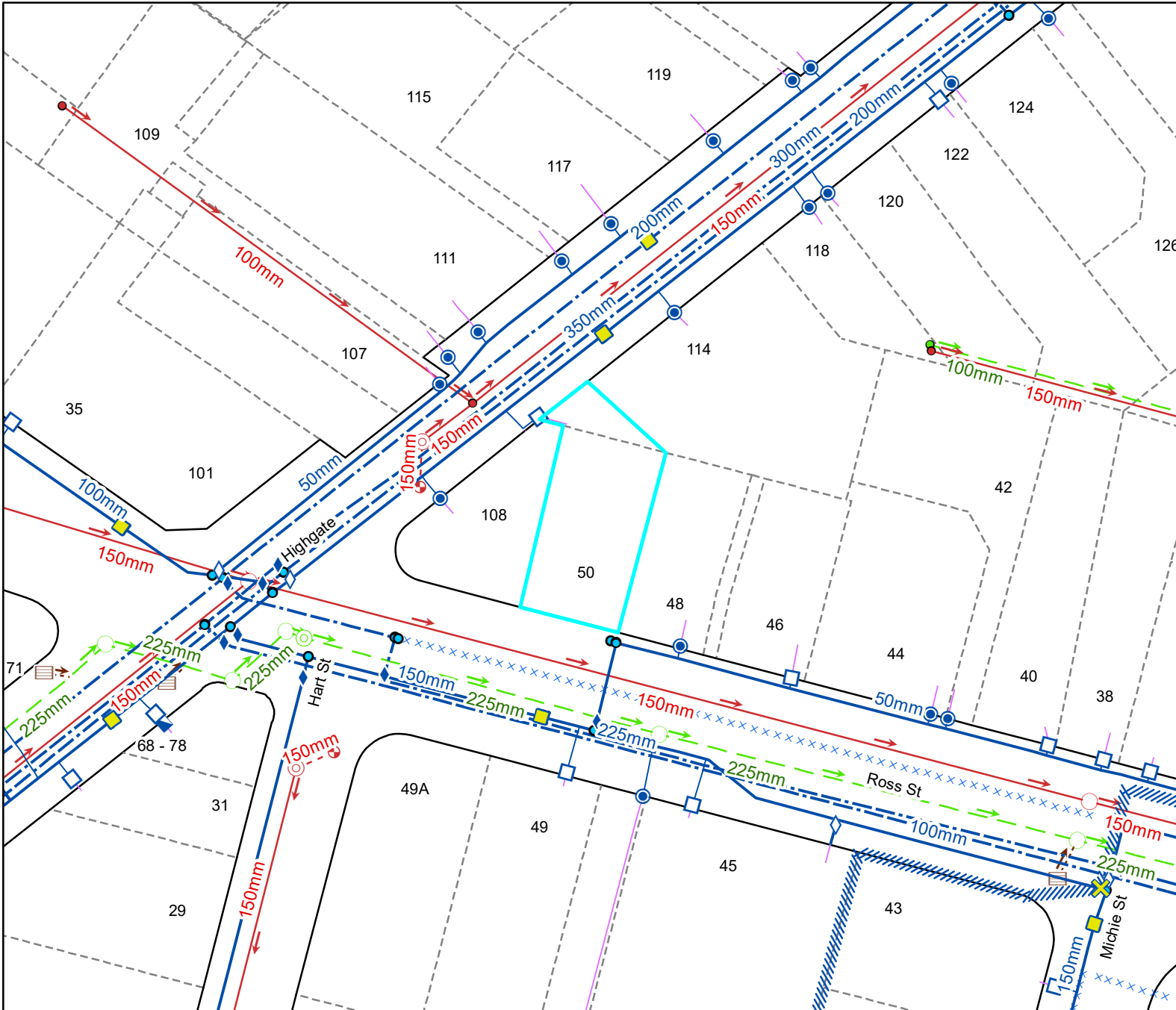
RDMS Records and Document Management System

## Appendices









### Legend

#### Water Supply

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

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

#### Foul Sewerage

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

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

#### Stormwater

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

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

#### General

	DCC Water & Waste Structure		Parcel
	Railway Centreline		Hydro
			Motorway Parcels
			Strata
			Easment (where recorded)

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

#### Cadastral

	Road/Rail
	Easment (where recorded)



# 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  
5/12/2025  
8:03:59 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.

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

172/111000  
22/3/09  
05

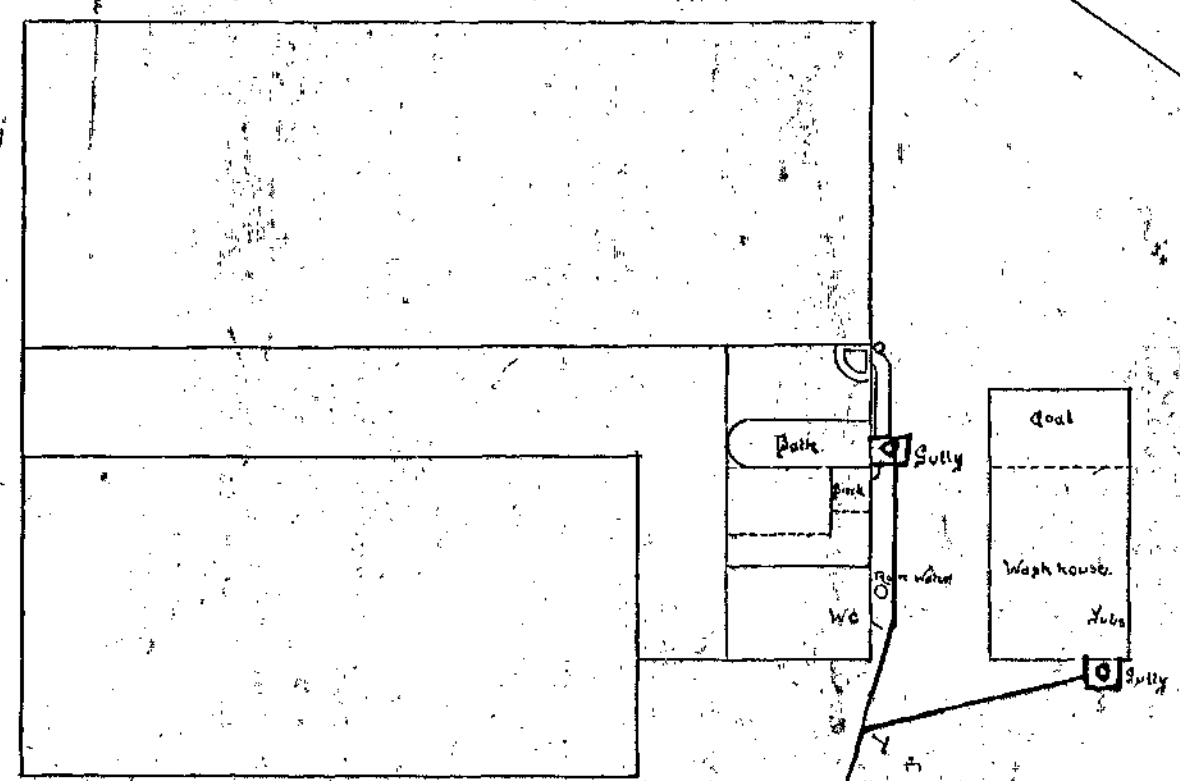
Drainage For ROBERT MCKENZIE, Esq.  
Corner of Ross & High Streets Roslyn



Corner of High & Ross St.  
Roslyn

LEGEND

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



Noted

Scale 8 Ft = One Inch

Concrete shed 10x5  
Iron roof. Wood front.

Mr. Roderick McHughie owner

Highgate

House

for Section 7  
Black

Prooklyn

Run at

6200

DUNEDIN DRAINAGE AND SEWERAGE BOARD  
**House Connection Plan**

APPLICATION No. 15/42 L.P.

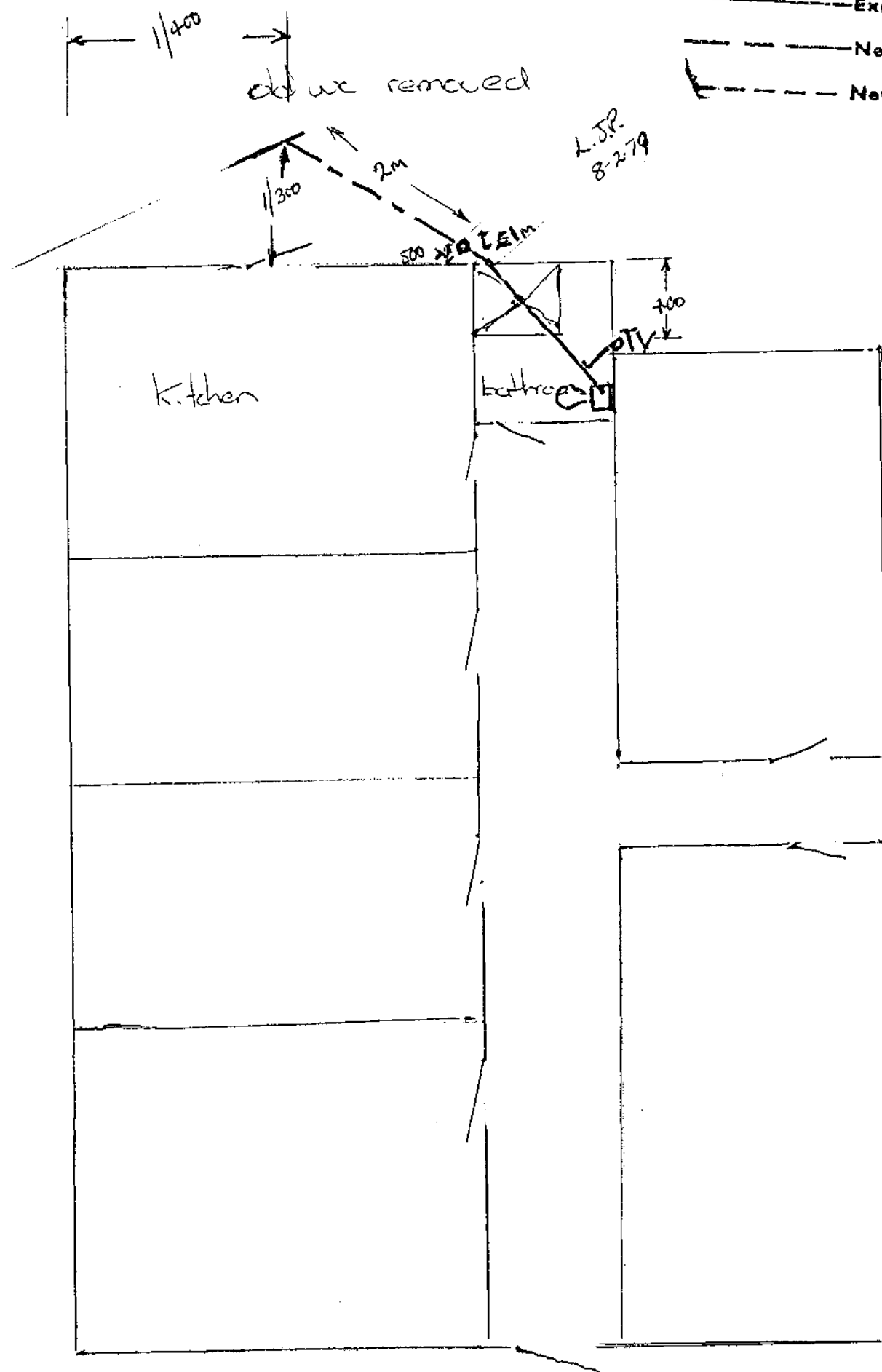
DATE 24-1-78

SCALE (TO BE SHOWN)

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

LEGEND

- Existing Drains
- - - New Foul Drains
- . - . - New Stormwater Drains



Binding Margin to be left Blank

Signature of Drainer W. J. Donald

Owner Mr B Smith Street & Locality 50 Ross St

Block \_\_\_\_\_ Section \_\_\_\_\_ Allotment \_\_\_\_\_



DUNEDIN CITY COUNCIL

# House Connection Plan

SCALE ( TO BE SHOWN ) 1:200

NEW SEWERAGE DRAINS: \_\_\_\_\_  
EXISTING DRAINS: \_\_\_\_\_

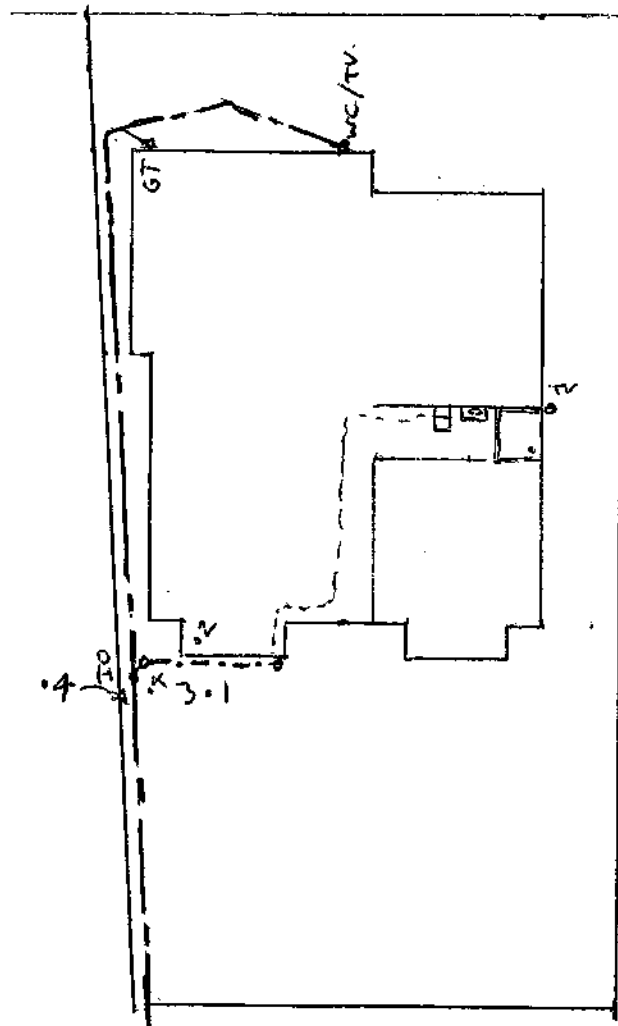
L-9222

APPLICATION No.

DATE 1-5-1991

STORMWATER: \_\_\_\_\_

AB



Ross St.

Signature of Drainer

Owner James Brodie Street & Locality 50 Ross St, Dunedin

Block \_\_\_\_\_ Section \_\_\_\_\_ Allotment \_\_\_\_\_

# CODE COMPLIANCE CERTIFICATE

Section 43(3), Building Act 1991

ISSUED BY:



DUNEDIN CITY COUNCIL

50 THE OCTAGON. P.O. BOX 5045, DUNEDIN 9031, NEW ZEALAND. TELEPHONE: (03) 477-4000. FACSIMILE: (03) 474-3594

Telephone No:	477-4000	CCC No:	ABA 943095	Reference No:	5019040
---------------	----------	---------	------------	---------------	---------

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

APPLICANT DETAILS	PROJECT
Name and Mailing Address:  HISTORIC PERSON - OLD CONSENTS (BLDG, LAND USE, SUB) 50 ROSS STREET DUNEDIN 9001	All <input type="checkbox"/> Stage No ..... of an intended ..... stages  New Building <input type="checkbox"/> Alteration <input type="checkbox"/>  Intended Use(s) in detail:  PLB ALTS  Intended Life:  Indefinite, not less than 50 years <input type="checkbox"/> Specified as ..... years  Demolition <input type="checkbox"/>
LEGAL DESCRIPTION	
Property Number: 5019040 Valuation Roll No: 26970 22100  Project Location: 50 ROSS STREET, DUNEDIN 9001  Legal Description:  LOTS 2/3 DP 5657	

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: 01/11/1994



**BUILDING CONSENT No.:**

94/3095

Project Information Memorandum No.:

Section 35, Building Act 1991

ISSUED BY

DUNEDIN CITY COUNCIL

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

APPLICANT	PROJECT
Name: J BRODIE Mailing Address:  50 ROSS ST DUNEDIN	All <input type="checkbox"/> Stage No. X of an intended stages of:  New Building <input type="checkbox"/>  Alteration <input type="checkbox"/> Intended Use(s) (in detail):  PLB ALTS  Intended Life:  Indefinite, but not less than 50 years <input checked="" type="checkbox"/> Specify: _____ years  Demolition <input type="checkbox"/>  Estimated Value: \$ 2,000.00
Street Address:  50 ROSS ST DUNEDIN	
LEGAL DESCRIPTION	
Property Number: 190406 Valuation Roll Number: 2697022100 Lot: 2/3 DP: 5657 Section: Block: 5 Survey District:	
COUNCIL CHARGES	
The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are:   Total: \$ 0.00 ALL FEES ARE G.S.T. INCLUSIVE	Signed for and on behalf of the Council:  Name: <u>[Signature]</u>  Position: _____  Date: <u>01.08.94</u>

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. /".



# BUILDING CONSENT



Section 35, Building Act 1991

ISSUED BY:

DUNEDIN CITY COUNCIL

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

Telephone No:	474-3525	Consent No:	ABA 962193	Reference No:	5019040
---------------	----------	-------------	------------	---------------	---------

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

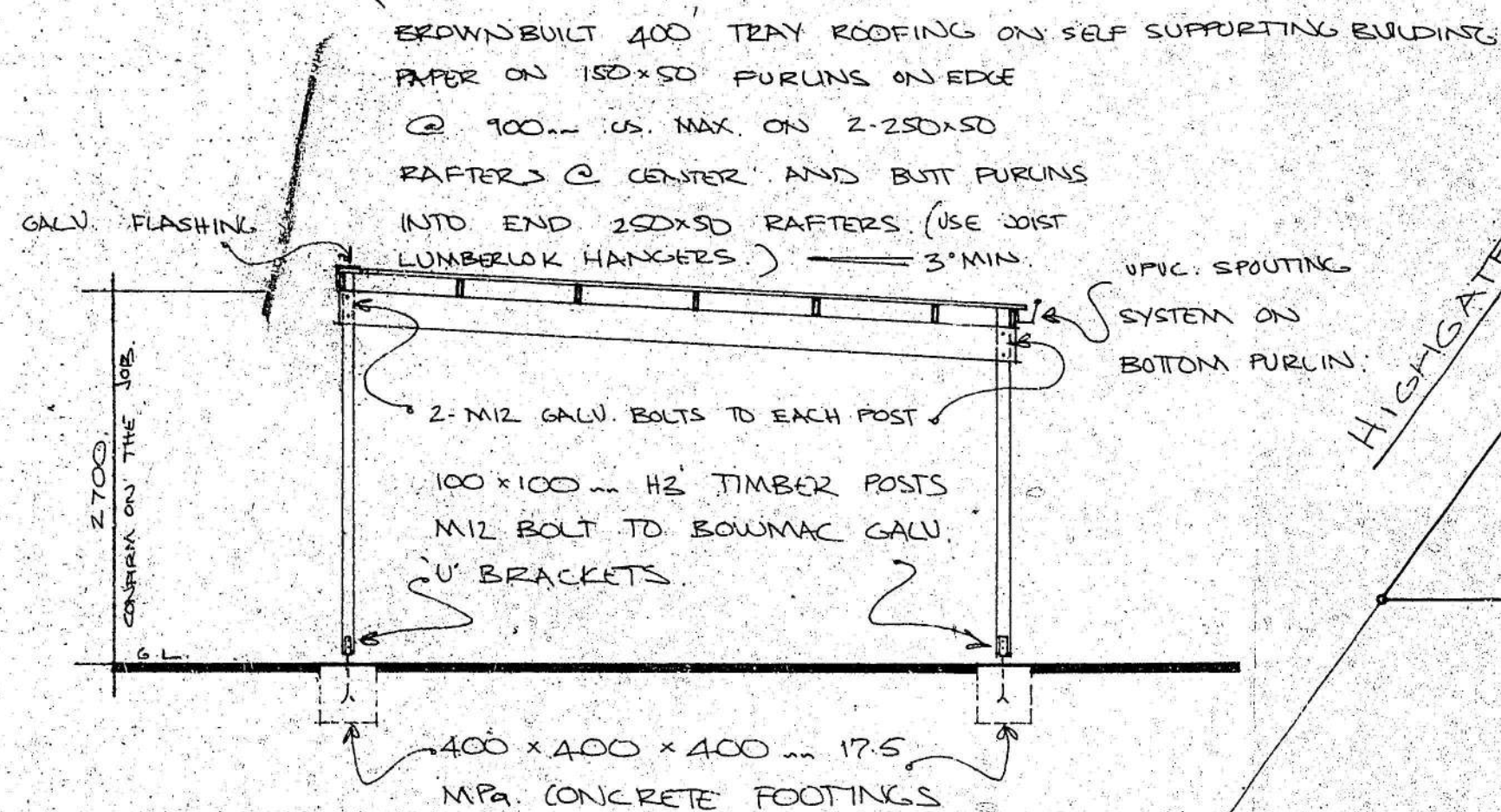
APPLICANT	PROJECT
Name: CLOUSTON, ADRIAN JOHN Mailing Address: P O BOX 6, MOSGIEL	All <input checked="" type="checkbox"/> Stage No ..... of an intended .....stages  New Building <input type="checkbox"/> Alteration <input checked="" type="checkbox"/>  Intended Use(s) in detail: ALTER DWG - ERECT CARPORT - PLB & DGE  Intended Life: Indefinite, not less than 50 years <input checked="" type="checkbox"/> Specified as ..... years Demolition <input type="checkbox"/>  Estimated Value: \$10000
PROJECT LOCATION	
Street Address: 50 ROSS STREET	
LEGAL DESCRIPTION	
Property Number: 5019040 Valuation Roll No: 26970 22100 Legal Description: LOT 3 DP 5657	
COUNCIL CHARGES	Signed for and on behalf of the Council:  Name:..... <i>E. H. Thompson</i>  Position: AUTHORISED OFFICER  Date: 27/06/1996
The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are:  Total: \$  ALL FEES ARE GST INCLUSIVE	

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

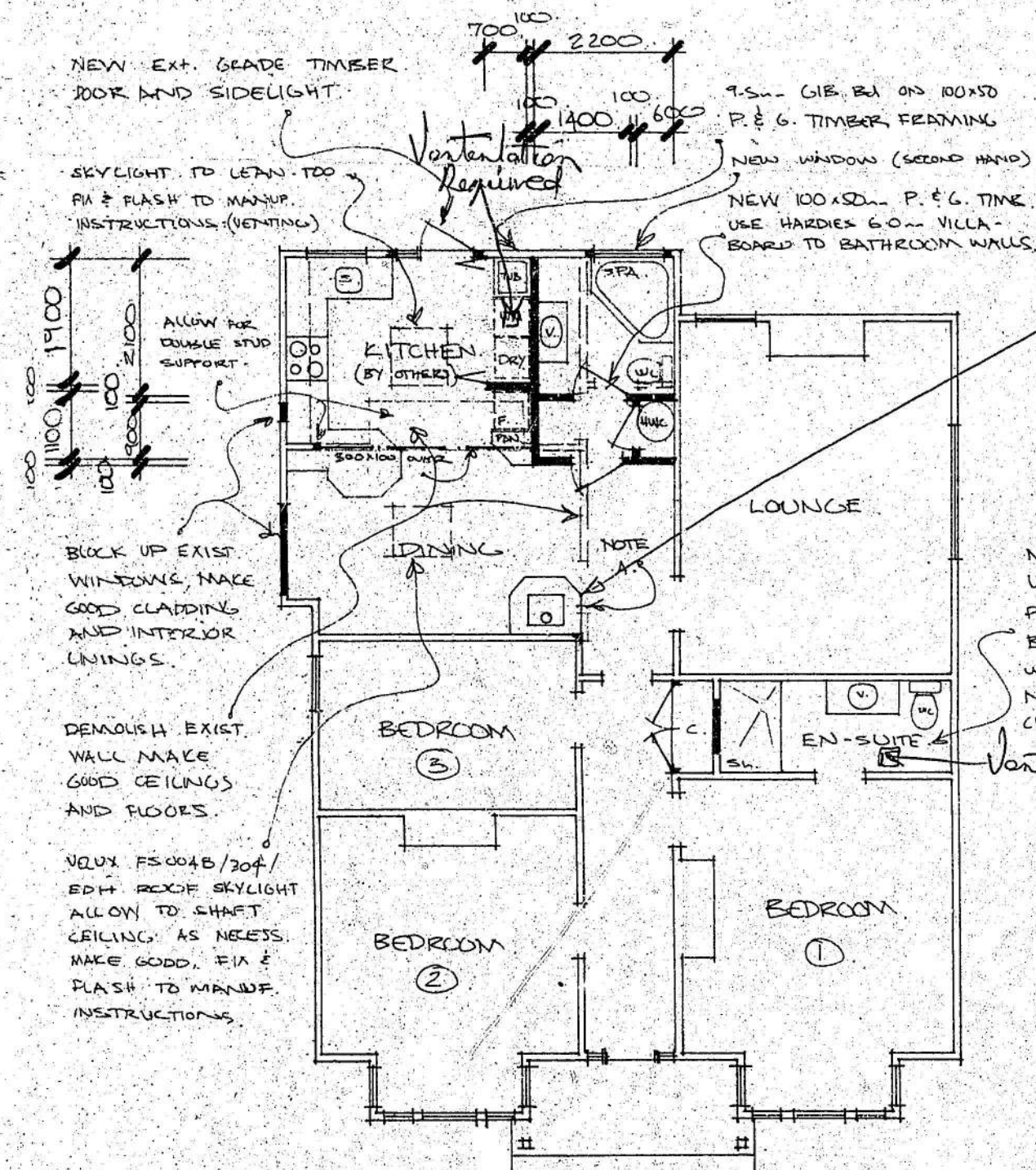
This building consent is issued subject to the conditions specified in the attached ..... pages headed "Conditions of Building Consent No....."



TAURUS  
400 FSC



CROSS SECTION A. - A.



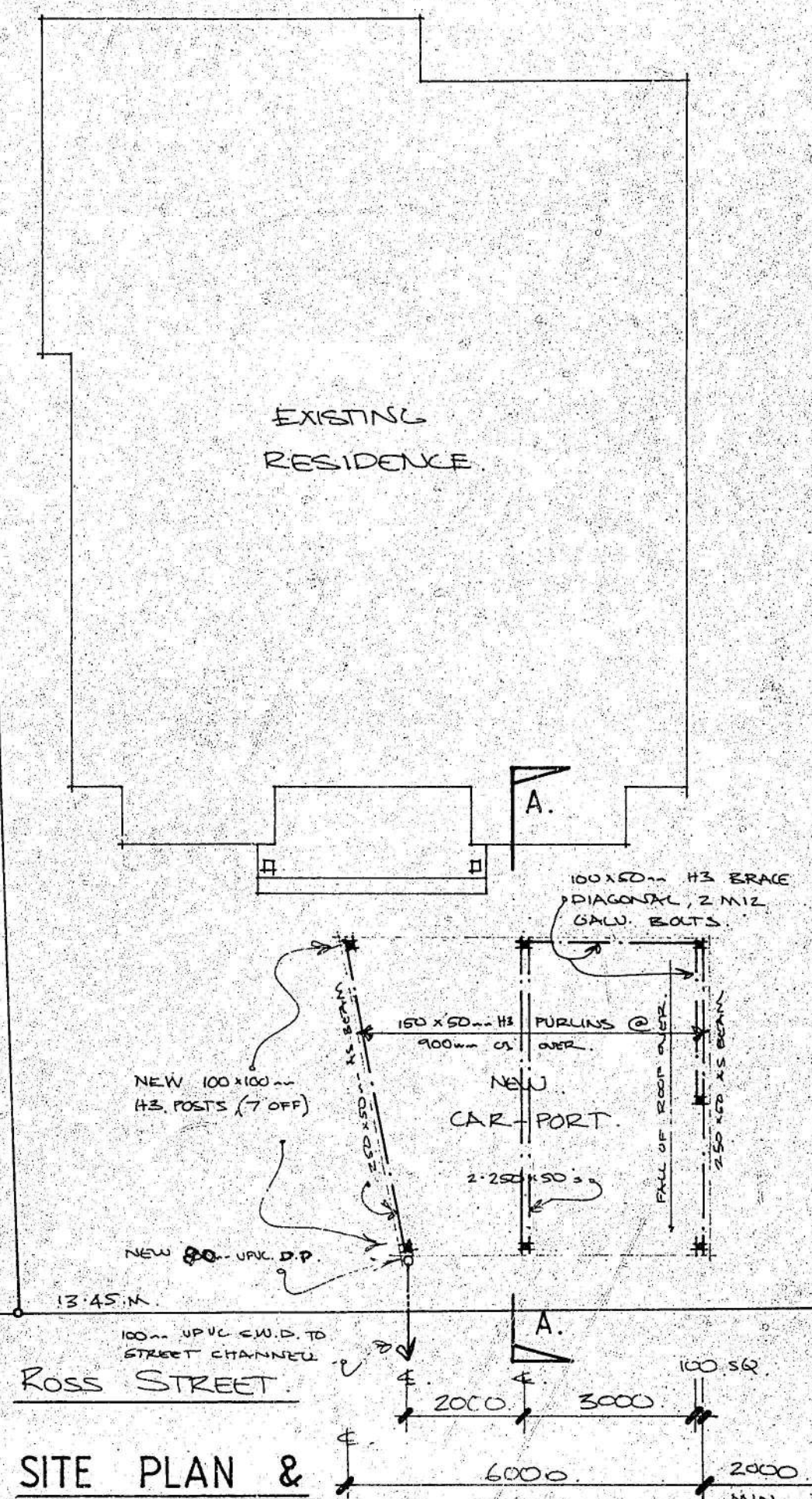
PROPOSED FLOOR PLAN.

NOTE A

YUNCA OR EQUIV. FIRE  
ON SLATE ON 50mm  
CONCRETE ON ROCKBOARD  
ALL AS HEARTH. INSTALL  
TO MANUF. INSTRUCTIONS  
AND NZS 7412:1990  
(ALLOW FOR H.D. BOLTS)  
TO HEARTH & FIRE

NEW SHOWER, BLOCK  
UP EXIST. DOOR AND  
PROVIDE 6'0" x 8'0" VILLA-  
BOARD, TO EN-SUITE  
WALLS, ALLOW FOR  
NEW DOORS TO  
CUPED

Ventilation Required



SITE PLAN &  
CAR-PORT PLAN

50 Ross St. (DN)

**DUNEDIN CITY COUNCIL**

LEGAL DESCRIPTION	Plans and Specifications
LOTS 2. AND 3.	Approved in accordance with The New Zealand Building Code and Approved Documents.
C.T. 142/242	

New sanitary fittings to  
existing foul Drain

Signature R. K. Law Date 20, 6, 9

**DUNEDIN CITY COUNCIL**

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

DATE 17-6-86

.....BUILDING INSPECTOR

# SPECIFICATION

• GENERAL • CONFIRM ALL DIMENSIONS ON THE JOB  
OBTAIN ALL BUILDING CONCEPTS AND PAY  
ALL FEES, OBTAIN ADEQUATE INSURANCE  
DURING CONSTRUCTIONS

• DEMOLITION SHALL PROCEED AS CONSTRUCTION REQUIRES

- CONCRETING • ALL CONCRETE WORK DONE TO COMPLY WITH S109 1987 AND BE A MINIMUM STRENGTH OF 17.5 MPa @ 28 DAYS.

• CARPENTRY • ALL WORK DONE TO BEST TRADE 'PRACTICE'  
NZS 3604 1990 AND THE NEW ZEALAND  
BUILDING CODE ALL LININGS TO BE OF  
THEIR BEST RESPECTIVE KINDS, ALL FIXED  
AND FLASHED IN STRICT ACCORDANCE WITH  
MANUF. INSTRUCTIONS, ALL CORNICES, SKIRTINGS  
AND ARCHITRAVES TO MATCH EXISTING

• ELECTRICAL ALLOW TO EXTEND & UPGRADE THE EXIST. SYSTEM AS NECESSARY ALL IN ACCORDANCE WITH THE N.Z. WIRE REGS. ALL WORK DONE BY A REGISTERED TRADES PERSON.

• PLUMBING & DRAINAGE. ALL NEW WORK DONE TO BE IN ACCORDANCE WITH THE NEW ZEALAND BUILDING CODE.

ACCEPTABLE SOLUTIONS E.I. AND 13-  
FACE ALL DRAINAGE LINES TO EXISTING  
OUTLETS

**NON COMPLIANCE WITH DISTRICT PLAN**

The Building Consent for this development DOES NOT COMPLY with the Resource Management Act 1991 nor the Dunedin City District Plan. Resource Consent must be applied for and granted prior to commencement of any work in connection with this development.

26/6/1996

R M HILL

## DRAUGHTING SERVICES

NZCD (Arch) Mem ADNZ inc.  
15 TAY STREET MOSGIE Ph (03) 489 4768

PROPOSED ADDITION & ALTERATIONS TO  
50 ROSS STREET 96/219:  
DUNEDIN  
FOR Mr. A. CLOUSTON.

## PLANS & DETAILS

SCALE 1:100 AND 1:50

DATE. JUNE, 1946

SHEET

OF



50 ROSS St Dunedin  
Consent No. ABA 962193

96 | 2193

EXISTING  
RESIDENCE

**Amended Plan and/or  
Specification Received**

by AKC

Date 8/7/97

A.

100,000 - 13 GRADE  
DIAGONAL 2 1/2  
ONLY ROUTE

NEW 100-100--  
H.E. POLES (7 OF 1)

if channel  
overdrain  
system

کیمبرلی

CAR - PORT

90mm pipe to Carport.

W/O Pipe to Street

Ross Street

## SITE PLAN &

• CARIN TR. - ALL

122

EVI

THE

4.25



227

- ELECTRICAL. ALL

575

WIT

Don

• PLUMBING \$ 200

TRAINAGE W F

١٢٢

FALL

OUT.





**DUNEDIN CITY  
COUNCIL**

*Kaunihera-a-rohe o Otepoti*

50 The Octagon, PO Box 5045, Moray Place  
Dunedin 9058, New Zealand  
Telephone: 03 477 4000, Fax: 03 474 3594  
Email: dcc@dcc.govt.nz  
[www.dunedin.govt.nz](http://www.dunedin.govt.nz)

**CODE COMPLIANCE CERTIFICATE**

CCC/CA-14/09/120

Section 95, Building Act 2004

CCC NO:	ABA-2009-1413	Telephone No:	03 477 4000
<b>APPLICANT</b>		<b>PROJECT</b>	
D G Bennett and S A Bennett 50 Ross Street Roslyn Dunedin 9010		<b>Work Type:</b> Alterations/Repairs  <b>Intended Use/Description of Work:</b> Install Yunca Wegj 2000	
<b>PROJECT LOCATION</b>		<b>Intended Life:</b> Indefinite, not less than 50 years.  <b>This CCC also applies to the following Amended Consents:</b> N/A	
50 Ross Street Dunedin			
<b>LEGAL DESCRIPTION</b>			
Legal Description: LOT 2 DP 5657, LOT 3 DP 5657 Valuation Roll No: 26970-22100 Building Name: 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.

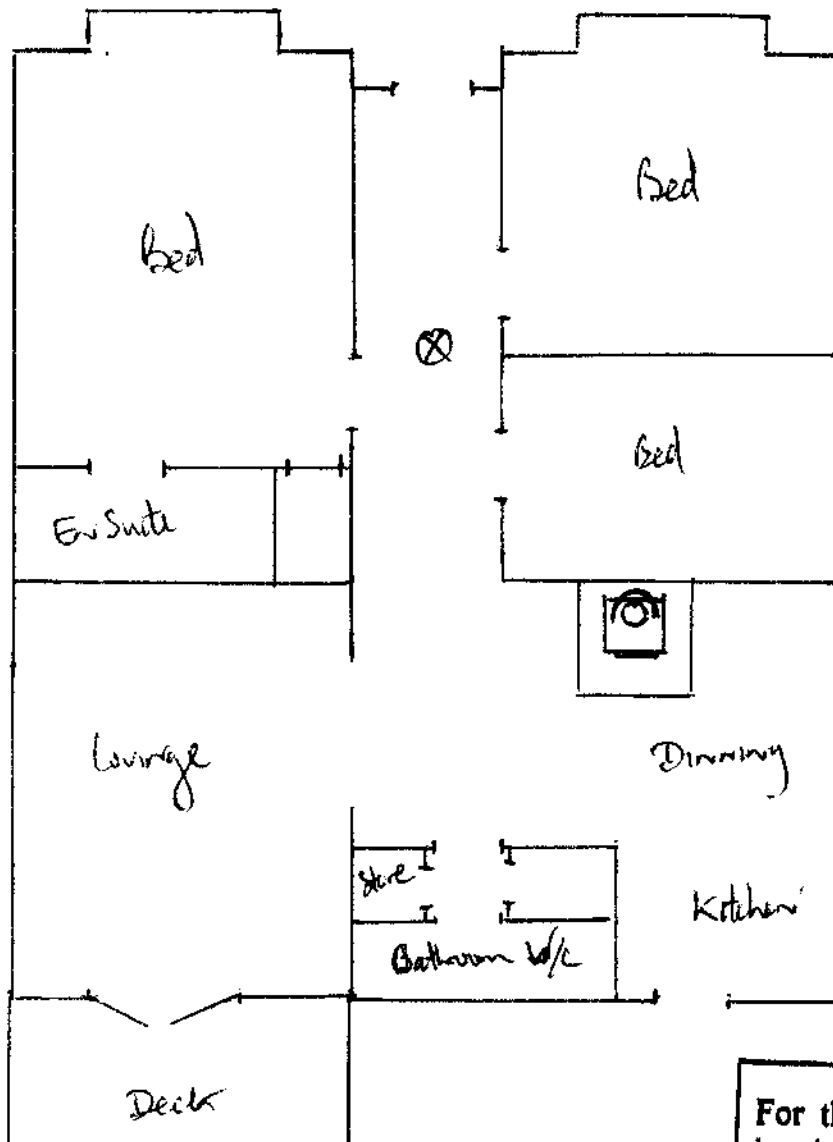
☐ Compliance Schedule attached

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

**TEAM LEADER INSPECTIONS**

Date: 21 August 2009

Installation shall be in accordance with AS/NZS 2918:2001 with particular reference to the need for seismic restraint.



50 Ross Street Roslyn

⊗ Smoke Alarms as Per NZBC F7

For the final inspection of your heating appliance please ensure that access is available to the ceiling space if required and that the ceiling plates left unattached.

**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

*Berhard*

Date 28-7-09  
Date  
Date

NOTE

**DUNEDIN CITY COUNCIL**  
APPROVED BUILDING CONSENT DOCUMENT

20091413



## CERTIFICATE OF ACCEPTANCE

DCCBCA-F4-09-v1.0

Section 99, Building Act 2004

COA No:	COA-2011-34	Telephone No:	03 477 4000
APPLICANT		LEGAL DESCRIPTION	
D G Bennett 50 Ross Street Dunedin 9010		<b>Legal Description:</b> LOT 2 DP 5657, LOT 3 DP 5657 <b>Location:</b> 50 Ross Street Dunedin <b>Valuation Roll No:</b> 26970-22100 <b>Description of Work:</b> Create Opening in Wall	

The territorial authority named above is satisfied, to the best of its knowledge and belief and on reasonable grounds, that, insofar as it can ascertain, the building work described below complies with the building code:

- Smoke alarm installation

The territorial authority was unable to inspect the following parts of the building work and this certificate is qualified as follows:

- Size of the new beam and its supports

Nothing in this certificate limits the requirements that a person must not carry out building work except in accordance with a building Consent, nor does it relieve any person from the requirement to obtain a Building Consent for building work.

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

Name: Stefan Box

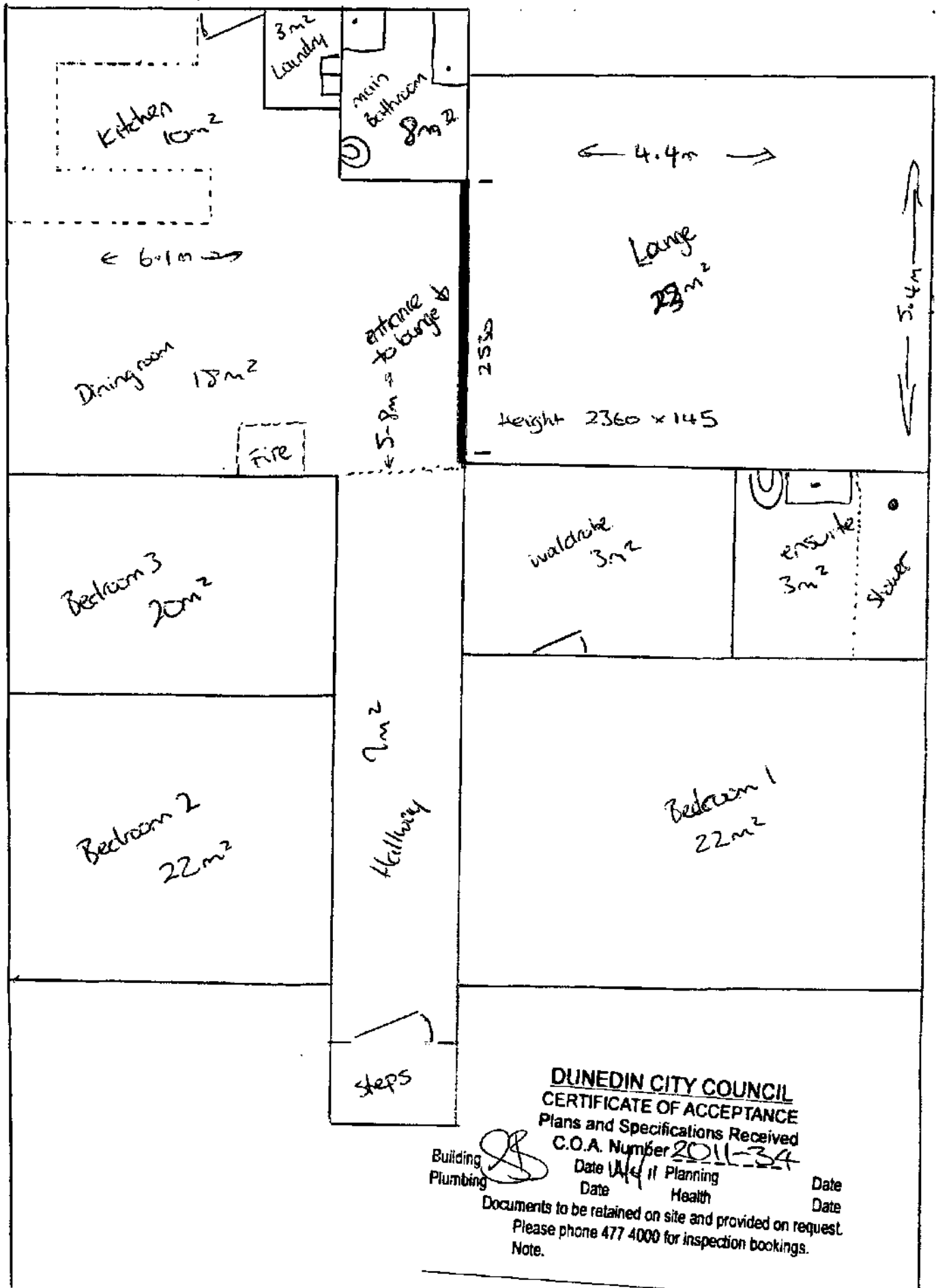
Position: Team Leader – Inspections

Date: 15 June 2011

Property Key	5019040
Person Key	
As of	10/11/2011-30
Key words	Confidential

Accepted.

50 Ross St, Roslyn



DUNEDIN CITY COUNCIL  
CERTIFICATE OF ACCEPTANCE  
Plans and Specifications Received  
C.O.A. Number 2011-34

Building  
Plumbing

Date 11/11/11  
Date 11/11/11  
Date 11/11/11

Date  
Date

Documents to be retained on site and provided on request.  
Please phone 477 4000 for inspection bookings.  
Note.

COA- 2011-34

**TO:** Applications Sub Committee

**FROM:** Suzanne Ducker, Planner

**DATE:** 08 July 1996

**APPLICATION:** 960574

## **1 DESCRIPTION OF SITE**

### **1.1 Address**

50 Ross Street

Dunedin

### **1.2 Legal Description**

Lots 2 & 3 DP 5657

### **1.3 Valuation Number**

26970-221

### **1.4 Site Area**

397 m<sup>2</sup> / ha

### **1.5 Zones**

Residential B- Dunedin City Transitional District Plan - Dunedin Section

Residential 1 - Dunedin City Proposed District Plan

## **2 DESCRIPTION OF PROPOSAL**

**2.1** An application for Resource Consent has been made by Adrian John Clouston to erect a carport in the front yard at 50 Ross Street, Dunedin. The proposed carport is 5 metres in width and is angled between 5 and 6 metres in length. The proposed location is 1 metre off the front boundary and 2 metres off the neighbours boundary to the East.

## **3 REASON FOR APPLICATION**

### **3.1 Operative District Plan**

The site is zoned Residential B under the Operative District Plan. This zone requires the erection of a private garage, which includes a carport, to be to the rear or side of the principal building on site. The proposed carport is located in the front yard of the site, within 1 metre of the front boundary. In addition, the erection of the carport increases the site coverage to 42%, 2% greater than the 40% allowed in this zone. Therefore, this activity is considered a Discretionary Activity according to the provisions of the Operative District Plan.

### **3.2 Proposed District Plan**

The site is zoned Residential 1 under the Proposed District Plan. This zone requires a 4.5 metre front yard which is not met by this application. In addition, the erection of the carport increases the site coverage from 35% to 42%, 12% greater than the 30% allowed in this zone. Therefore, this activity is considered a Discretionary Activity according to the provisions of the Proposed District Plan.

#### **4 CONSIDERATION OF PROPOSAL**

##### **4.1 Statutory Considerations**

Pursuant to section 94(2), this application need not be notified if Council is satisfied that the adverse effect of the proposal on the environment will be minor, and written approval has been obtained from every person whom Council is satisfied may be adversely affected by the granting of this resource consent.

Part II of the Act is given primacy by section 104. The purpose of the Act is to promote the sustainable management of natural and physical resources. Avoiding, remedying, or mitigating any adverse effects of activities on the environment is pertinent to the Act's intent [s5(2)(c)]. In recognising the purpose of the Act, consent authorities shall have particular regard to the maintenance and enhancement of amenity values [s7(c)] and the quality of the environment [s7(f)].

Section 104(1) of the Act states those matters Council must consider in assessing a resource consent application. Provisions relevant to this application are:

*104 (1) Subject to Part II, when considering an application for a resource consent and any submissions received, the consent authority shall have regard to —*

*(a) Any actual and potential effects on the environment of allowing the activity;*

*(d) Any relevant objectives, policies, rules, or other provisions of a plan or proposed plan;*

*(i) Any other matters the consent authority considers relevant and reasonably necessary to determine the application.*

Section 105(1)(b) of the Act states:

*105 (1) Subject to subsections (2) and (3), after considering an application for —*

*(b) A resource consent for a discretionary activity, a consent authority may grant or refuse consent, and (if granted) may impose conditions under section 108...*

##### **4.2 District Plan Provisions:**

The relevant objectives of the Operative District Plan are:

*Objective 23 - To enable a high degree of environmental quality to be maintained through*

*(a) the conservation of the wide range of rural and urban amenities that are at the foundation of Dunedin's established performance as a pleasant place in which to live, and*

*(b) the enhancement of the pleasantness, harmony and coherence of living and working areas.*

*Objective 29 - To provide some measures of control over the design and appearance of buildings and site development, while still retaining as much freedom of individual choice as possible.*

The relevant objectives and policies of the Proposed District Plan are:

*Objective 4.2.1 - To ensure that the adverse effects of activities on amenity values and the character of residential areas are avoided, remedied, or mitigated.*

*Policy 4.3.1 - Maintain or enhance the amenity values and character of residential areas.*

The above objectives and policy aim to maintain and enhance amenity values within residential areas. Specific rules are included within both plans to control the scale and design of buildings to ensure that any potential adverse effects on amenity values are avoided, remedied or mitigated.

#### **4.3 Amenity**

The proposed carport is located in the front yard, directly in front of an existing villa. The proposed size and location of the carport obstruct the view of more than half of the villa including the entire front door and entranceway. It has not been designed in keeping with the style of the villa or the neighbourhood. It is my feeling that the carport as proposed will reduce the amenity of the residential area and is therefore contrary to the objectives and policies of both District Plans.

It should be noted that an existing bus shelter is located between this property and the property to the east. The bus shelter is painted blue with a mural located at the bottom. It could be said that the bus shelter already detracts from the amenity within this general area. However, the bus shelter only obstructs a small part of the view of the villa from the road and not half as the proposed carport would obstruct.

City Architect's comments on this application were that the carport was not in keeping with the design of the villa and would detract from the amenity in the neighbourhood. They thought that moving the carport to one side would improve the situation by removing the carport from in front of the entranceway to the house.

While the site and location of the existing house prohibit the carport being located to the side or rear of the villa, the proposed carport could be moved and reduced in size to mitigate some of the potential adverse effects on the environment. If the carport was moved to 1 metre off of the side boundary to the east and reduced in size to 5 metres by 5 metres, it would not obstruct the front entranceway. It will still detract from the street appeal of the villa, but significantly less than originally proposed.

#### **4.4 Consultation**

City Architects were consulted in regards to this application and their comments were raised above. They felt that if the entranceway of the house could be unobstructed by the carport it would greatly reduce the impact of this carport on the amenity of the area. .

The applicant was also consulted several times to ascertain their thoughts on possible revisions to the proposed size and location of the carport. The applicant would very much like to have the 5 metre width to the carport, but would be willing to reduce the length to a constant 5 metre rather than the 5-6 metre variable length. The applicant was also agreeable to the carport being moved to the side, although he expressed concern as he was unable to obtain the neighbour's consent for the application. If the carport was located 1 metre off of the property boundary, neighbour's consent would not be necessary as the carport would comply with the height/yard ratio and building envelope of the Plans.

### **5 CONCLUSION**

**5.1** For reasons identified above, the proposal may be granted on the following grounds:

- The applicant has no other choice but to place the carport in the front yard and the revised location, as recommended below, should mitigate some of the potential adverse effects on the environment

### **6 RECOMMENDATION AND CONDITIONS**

**6.1** It is recommended that this Resource Consent be considered as a non-notified application pursuant to section 94(2) of the RMA 1991 and that it be granted as a **Discretionary** activity pursuant to section 105 of the Resource Management Act 1991 subject to the following conditions:

i) That the carport be moved to 1 metre off of the eastern side boundary and reduced in size to 5 metres in length by 5 metres in width.

ii) That the carport be painted a colour to complement the existing villa.

Suzanne Ducker

**Planner CHECKER**

**Reference:** City Planning/RMA 960574

**Enquiries To:** Suzanne Ducker

**Direct Telephone:** 474-3692

08 July 1996

Adrian John Clouston

50 Ross Street

**DUNEDIN**

Dear Sir

**RESOURCE CONSENT NO:** 960574

**PROPERTY ADDRESS:** 50 Ross Street,  
Dunedin

**LEGAL DESCRIPTION:** Lots 2 & 3 DP  
5657

**ZONE:** Residential B - Transitional Dunedin  
City District Plan (Dunedin Section)

Your application for Land Use Resource Consent was considered on 8 July 1996.

## **DESCRIPTION OF APPLICATION**

An application for Resource Consent has been made by Adrian John Clouston to erect a carport in the front yard at 50 Ross Street, Dunedin. The proposed carport is 5 metres in width and is angled between 5 and 6 metres in length. The proposed location is 1 metre off the front boundary and 2 metres off the neighbours boundary to the East.

## **DECISION**

After considering your application, the Consent Applications Subcommittee has granted Land Use Resource Consent to the proposal as a **Restricted Discretionary Activity** under Section 105 of the Resource Management Act 1991. The application was treated as a non-notified application under Section 94(2) of the Act. This resource consent is granted subject to the following conditions:

- i) That the carport be moved to 1 metre off of the eastern side boundary and reduced in size to 5 metres in length by 5 metres in width.
- ii) That the carport be painted a colour to complement the existing villa.

## **CONSIDERATION AND REASONS**

After considering those matters listed in Sections 104 and 105 of the Resource Management Act 1991, and the provisions of the Proposed and Transitional District Plans, it was determined that the effects on the environment would be minor. In coming to this decision, it was noted that by imposing the conditions listed above the carport would not obstruct the door and entranceway of the villa. Therefore, the potential impact on the amenity within the neighbourhood would be mitigated.

## **DURATION OF CONSENT**

It is brought to the applicants attention that under the terms of Section 125 of the Resource Management Act 1991, this consent shall lapse if effect has not been given to it within two years or Council has not granted an extension of time.

## **RIGHTS OF REVIEW**

In accordance with Section 357 of the Resource Management Act 1991, the consent holder may seek a review of this decision or any condition within 15 working days of the decision being received, by applying to the Dunedin City Council at the following address, applications must be in writing and include a \$150 review fee:

The Chief Executive

Dunedin City Council

P O Box 5045

DUNEDIN

Attn: Doug Jackson

## **BUILDING CONSENT**



This is only a Resource Consent and a separate application for Building Consent may be required before any work is undertaken on the site. Please check with the Building Control Office, Development Services.

Yours faithfully

Doug Jackson

**COMMITTEE SECRETARY**