

## DISCLAIMER

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THE  
ROUT  
GROUP

## Dunedin City Council – Land Information Memorandum

Property Address: 38 Ryehill Street Dunedin

Prepared for: Chelsea Taylor Smith and Tyrine Jamie Smith

Prepared on: 18-Feb-2026

### Property Details:

<b>Property ID</b>	5035071
<b>Address</b>	38 Ryehill Street Dunedin
<b>Parcels</b>	LOT 2 DP 4918

### 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-Feb-2026

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

## 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 Information

No information.

## Historic Dangerous Goods Licence(s)

No information.

## Hazardous Substances

No information.

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

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

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

The Council was advised by the EPA in 2016 that Worksafe had taken over responsibility for managing Location Test certificates under the Hazardous Substances and New Organisms Act 1996. The EPA no longer hold any information in relation to Location Test Certificates If you have any questions, please contact Worksafe.

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

## Drainage

Drainage plans on file are indicative only.

Obtaining your own independent review may be required before commencing drainage works.

## Foul Sewer and Waste Water

## Drainage Reticulation Plans

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

### Private sewer service (drain in common)

This property is connected to the Dunedin City Council's foul sewer via a private drain-in-common. The property owner(s) serviced by the drain-in-common are responsible for its maintenance.

### **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 **19<sup>th</sup> January 2000**.

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

Rate Account	2035071
Address	38 Ryehill Street Dunedin
Valuation Number	27350-28100

#### Latest Valuation Details

Capital Value	\$450,000
Land Value	\$225,000
Value of Improvements	\$225,000
Area (Hectares)	0.0916HA
Units of Use	1

#### Current Rates

Current Rating Year Starting	01-Jul-2025
Dunedin City Council Rates	\$3,451.41

Rates Outstanding for Year	\$1,210.59
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For further explanation on the rate account, or to enquire about information referred to on this page, please contact Rates Staff between 8:30am and 5:00pm weekdays at the enquiries counter on the Ground floor of the Civic Centre, 50 The Octagon, Dunedin, or by phoning 477 4000.

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

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

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

### Building and Drainage Consents

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

### Building and Drainage Permits

[H-1947-29992](#) AAB19470874

5135 - Erect Dwelling (Griffiths). The permit was lodged on 08-Sep-1947.

[H-1977-83897](#) AAB19770954

5233 - Paving, No Plan (McKenzie). The permit was lodged on 15-Sep-1977.

[H-1985-97822](#) AAB19851182

8598 - Remove Walls, Install Beams, Add Laundry in Basement and Install Masport Pot Belly Heater in Lounge (McKenzie). The permit was lodged on 28-Mar-1985.

[H-1990-107149](#) AAB19901229

8657 - Erect Garage (Coster). The permit was lodged on 23-Apr-1990.

[H-1947-163626](#) AAD19471237

E4075 - Plumbing and Connect Drains to Existing Drain in Common E1401 (Griffiths). The permit was lodged on 11-Dec-1947.

[H-1968-193691](#) AAD19681910

H3732 - Repair Foul Drain in Common, No Plan (Various Owners). The permit was lodged on 05-Apr-1968.

[H-1976-207484](#) AAD19761825

J6569 - Repair Collapsed Junction at Toilet, No Plan (McKenzie). The permit was lodged on 30-Jun-1976.

[H-1974-204246](#) AAD19741733

J3148 - Repair Foul Drain in Common, No Plan (Various Owners). The permit was lodged on 22-Jan-1974.

[H-1992-234070](#) AAD19920304

M1439 - Repair Drainage (Street). The permit was lodged on 12-Feb-1992.

[H-1945-160857](#) AAD19450415

E1401 - Stormwater and foul drain in common (Griffiths). The permit was lodged on 10-Dec-1945.

### Building Notices

No Building Notices

### Resource Consents

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

[RMA-1990-352753](#) - Resource Management Act (Historical Data)

Description	erect an overheight garage
Lodgement Date	15-Mar-1990
Decision	Granted
Decision Date	27-Mar-1990
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 1 (refer Section 15, Residential)

### Scheduled Items

- Nil

### Overlay Zones

- Nil

### Mapped Areas

- Nil

### District Plan Map

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

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

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

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

No information.

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

No information.

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

### Building Information

#### Independent Building Report(s)

An Independent Building Report was submitted to Council on **08-Oct-2012**.

#### Drainage

#### Seepage

A seepage incident has been lodged on this property.

Seepage Incident 58229 – 17/11/1999 - Completed.

Seepage Incident 56772 – 07/01/1998 – Completed.

#### 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 38 Ryehill Street Dunedin

#### **RESOURCE CONSENTS WITHIN 50 METRES OF 38 RYEHILL STREET DUNEDIN**

#### **5035037 4 Sidey Street Dunedin**

LUC-2011-111 Land Use Consent add to the existing conservatory. The outcome was Granted on 06/04/2011.

**5035042 14 Sidey Street Dunedin**

RMA-1994-356777 Resource Management Act (Historical Data) ER DOMESTIC GARAGE Ownr:PROFILE BLDGS / App: PROFILE BLDGS BOX 1506 DUNEDIN (Non-Notified - Non Complying). The outcome was Granted on 17/05/1994.

RMA-1986-351919 Resource Management Act (Historical Data) DWG ADDN Ownr:READ (Non-Notified - Non Complying). The outcome was Granted on 26/06/1986.

**5035072 40 Ryehill Street Dunedin**

RMA-1995-358865 Resource Management Act (Historical Data) ADD TO DWG - DECK & CONSERV (Non-Notified - Restricted Discretionary). The outcome was Granted on 27/09/1995.

**5037009 45 Ryehill Street Dunedin**

RMA-1986-351879 Resource Management Act (Historical Data) ERECT GARAGE (No records could be found for this application) (Non-Notified - Non Complying). The outcome was Granted on 09/05/1986.

5037013 37 Rye Hill Street Dunedin

LUC-2013-179 Land Use Consent extend a garage. The outcome was Granted on 29/05/2013.

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**5037015 31 Ryehill Street Dunedin**

LUC-2017-613 Land Use Consent land use consent for additions to an existing dwelling in breach of the bulk and location requirements. The outcome was Granted on 11/12/2017.

5037016 29 Ryehill Street Dunedin

RMA-1996-359964 Resource Management Act (Historical Data) ERECT PERGOLA (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 22/08/1996.

RMA-1995-352914 Resource Management Act (Historical Data) DISPENSATION 1451 EXTEND GARAGE (Non-Notified - Non Complying). The outcome was Granted on 27/08/1990.

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:**

## Encroachment on road reserve – privately owned asphalt footpath.

There is a privately owned asphalt pedestrian pathway connecting the kerb to the property. This pathway is encroaching on to road reserve. This may remain at the pleasure of Council however an encroachment license may be required in the future. Council accepts this situation but accepts no liability. Any damage caused and the maintenance is the responsibility of the property owner. The Council may require this to be addressed in the future.

## Private stormwater lateral.

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

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

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

## Glossary of Terms and Abbreviations

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

### Consent, Permit, Licence & Complaint types

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

### Terms used in Permits & Consents

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

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

## General terms

RDMS Records and Document Management System

## Appendices



## Photographic Map

Scale at A4:  
1:750  
11/02/2026  
8:03:30 PM



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

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copyright NZAM, Rural photography March  
2006, copyright Terralink International Ltd.

NOTTINGHAM CRESCENT

## Legend

### Water Supply

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

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

### Foul Sewerage

- Pump Station
- Treatment Plant
- Vent
- Boundary Kit
- Non-Return Valve
- Pump Station Domestic
- Drop Manhole
- Inspection Manhole
- Inspection Opening
- Lamphole
- Outlet

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

### Stormwater

- Roading Bubble-Up Tank
- Roading Mudtank
- Stormwater Main
- Stormwater Trunk Main
- DCC Open Channel
- Piped WC
- Open WC
- Culvert
- Stormwater Mudtank Pipe
- Redundant Stormwater Main
- SW Outlet
- SW Pipe Inlet
- SW Pressure Manhole
- SW Standard Manhole
- SW Stormwater Node
- SW Pump Station

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

### General

- Parcel
- Road/Rail
- Hydro
- Motorway Parcels
- Railway Centreline
- Strata
- Easement (where recorded)

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



# Council Water & Drainage Services

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

Scale at A4:

1:750

11/02/2026  
8:03:37 PM



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

2018-2019 Urban, Copyright DCC/Aerial Surveys  
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2006/2007 Urban photography March 2007,  
copyright NZAM, Rural photography March  
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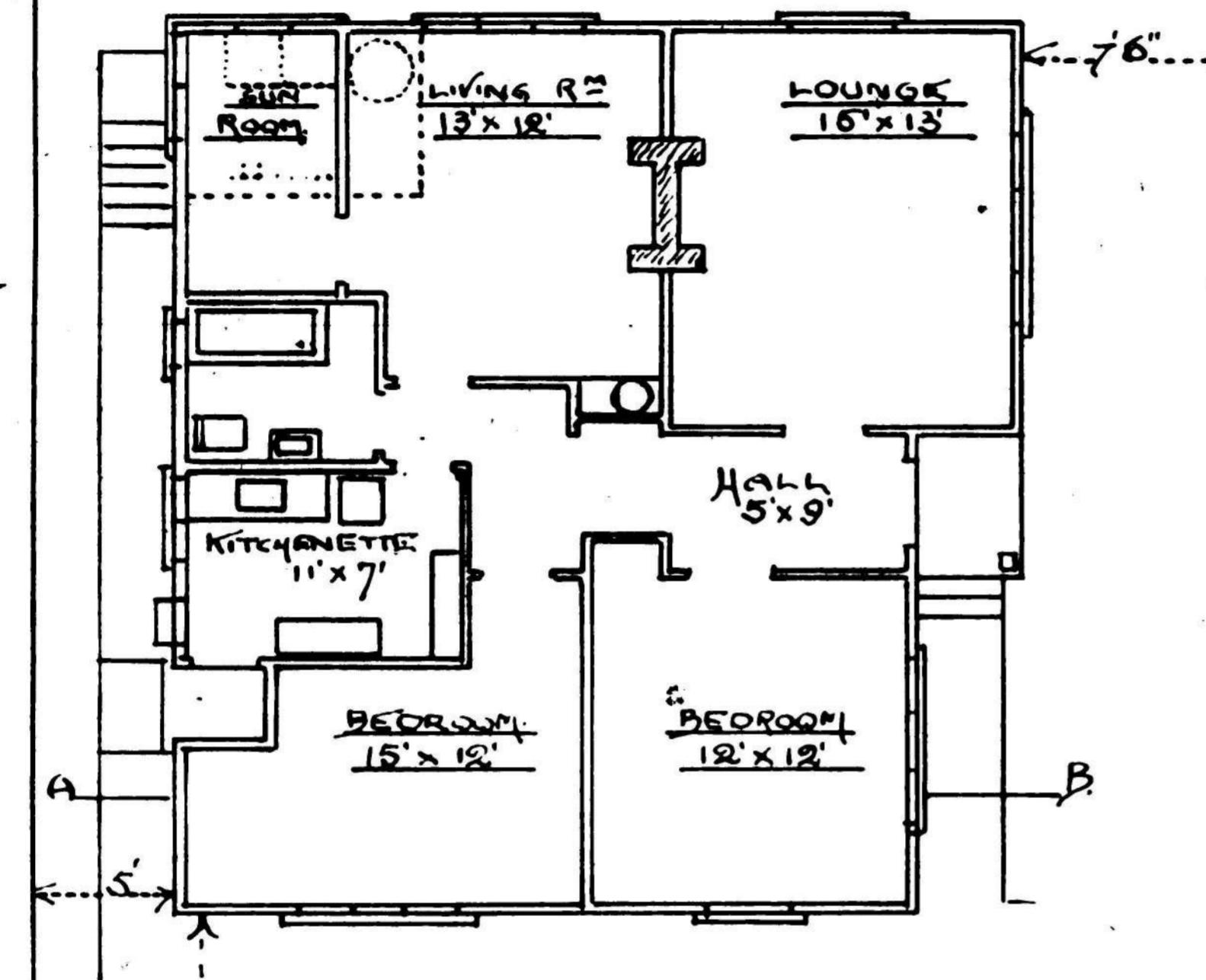
E 1401

15° 6200 61° 36°  
15° 52185 E 374 38 36°  
15° 52367 40 41 42  
44

S A L E 1 cm. thick

11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40

LAUNDRY IN  
BASEMENT.

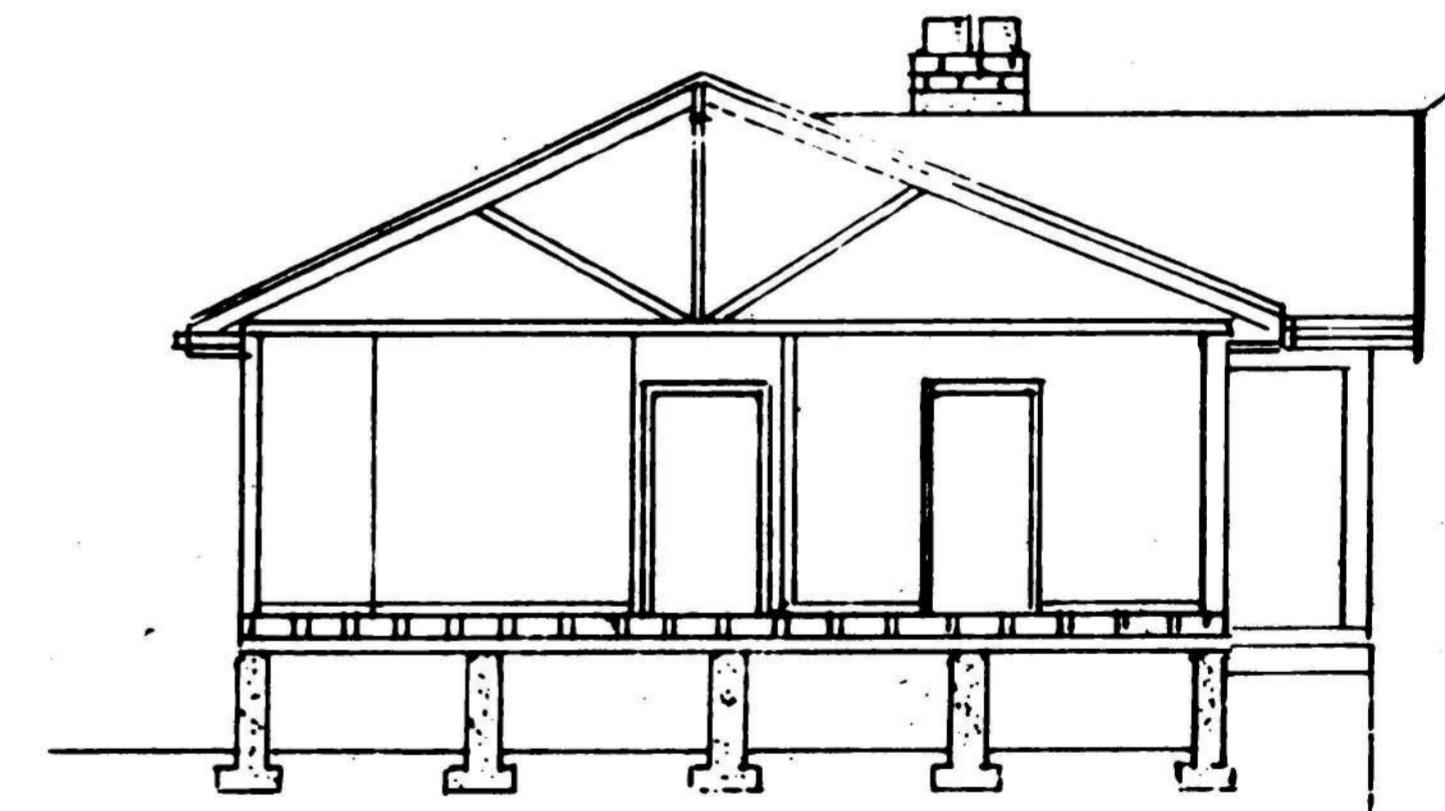


28'

Block Plan.



SIDE ELEVATION.



SECTION A. B.

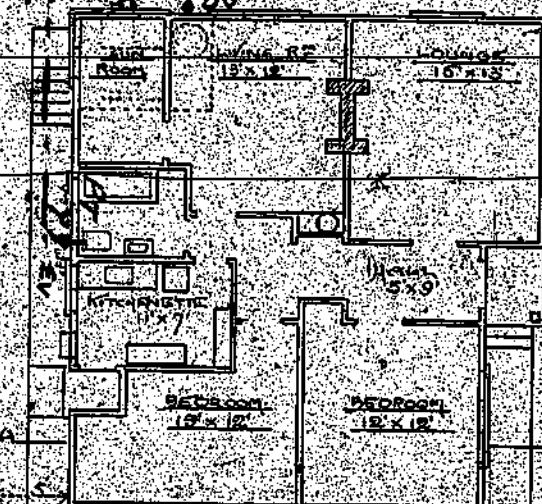
RYEHILL STREET FRONTAGE.

PROPOSED DWELLING TO BE ERECTED  
IN RYEHILL STREET CALTON HILL.

BLOCK 3. SECTION 5.

CALTON HILL TOWNSHIP.

54075



RYEHILL STREET FRONTAGE

PROPOSED DWELLING TO BE ERECTED

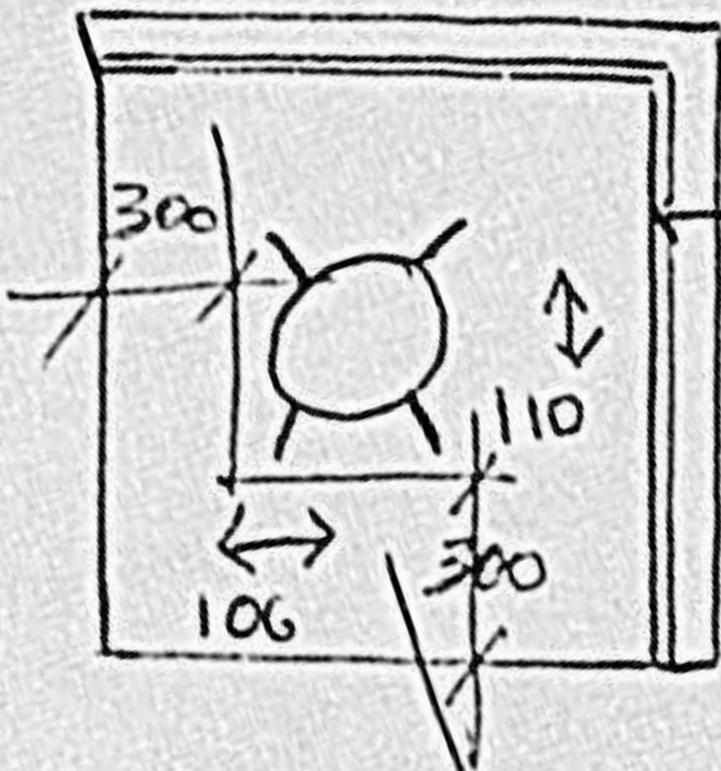
IN RYEHILL STREET CALTON HILL.

BLOCK 3 SECTION 5

CALTON HILL TOWNSHIP

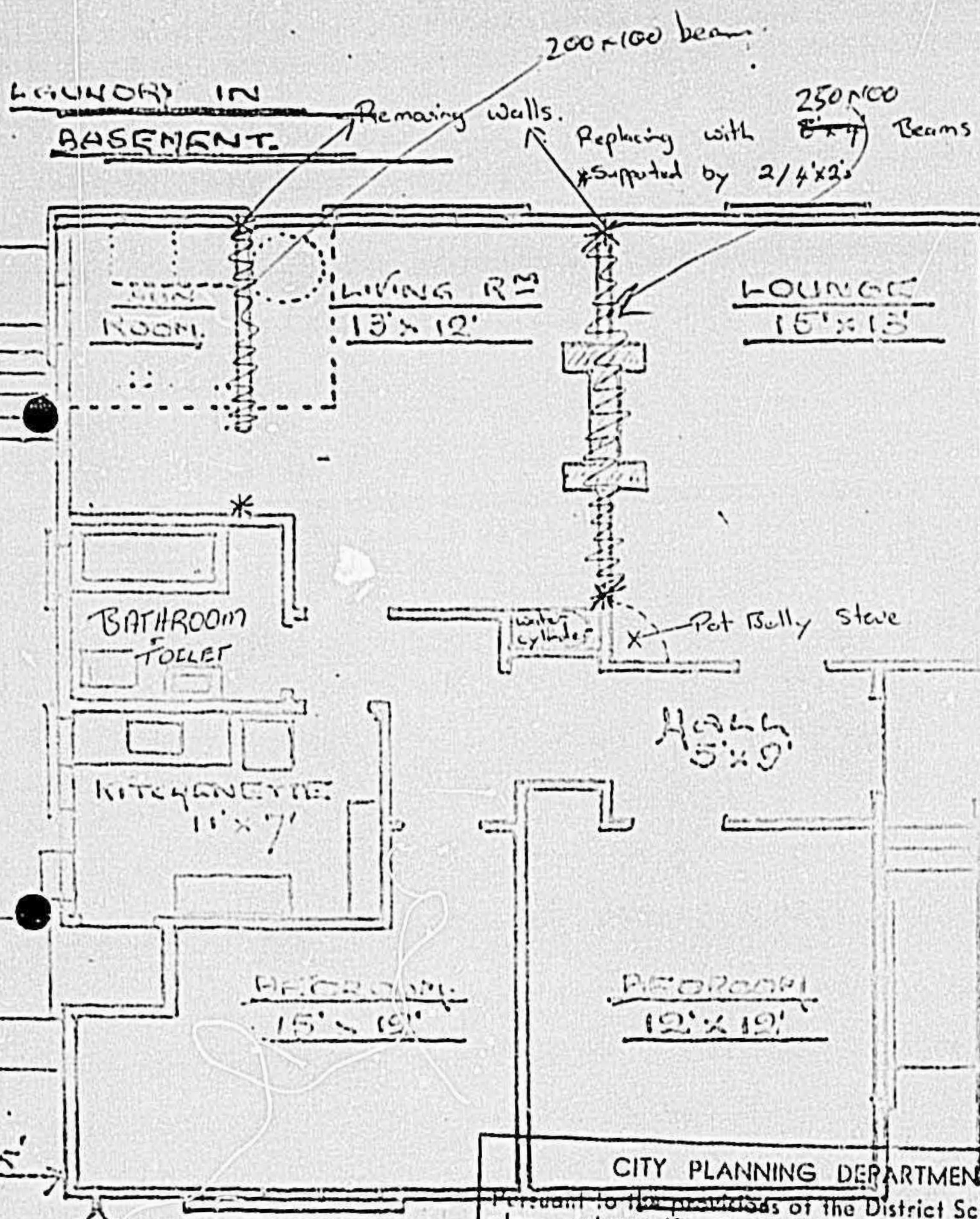
Oregon

# Pot Belly stove



1 sheet Rock Board  
↓  
1½ clearance  
↓  
foil on wall.

Hearth - 2 layers Rock Board.  
↓  
Tiles



DUNEDIN CITY CORPORATION  
COPY OF APPROVED PLAN  
OR SPECIFICATION  
TO BE RETAINED ON WORKS  
AND PRODUCED ON REQUEST  
OF BUILDING INSPECTOR.

DATE 24-3-55

CITY ENGINEER

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

Res 1/Res A

Signed KM Kinnaird  
for City Planning Officer

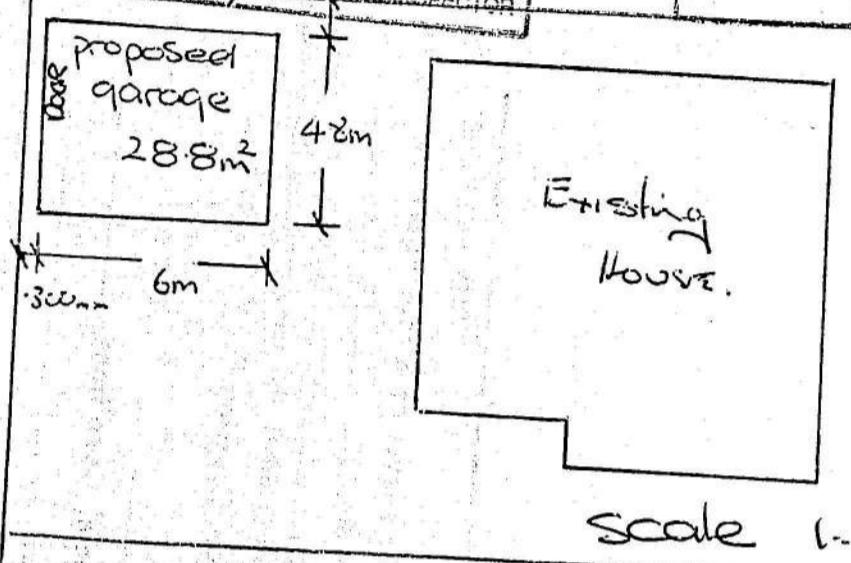
8598  
12/3/85.

MR &amp; MRS COSTER.

38 RYE HILL

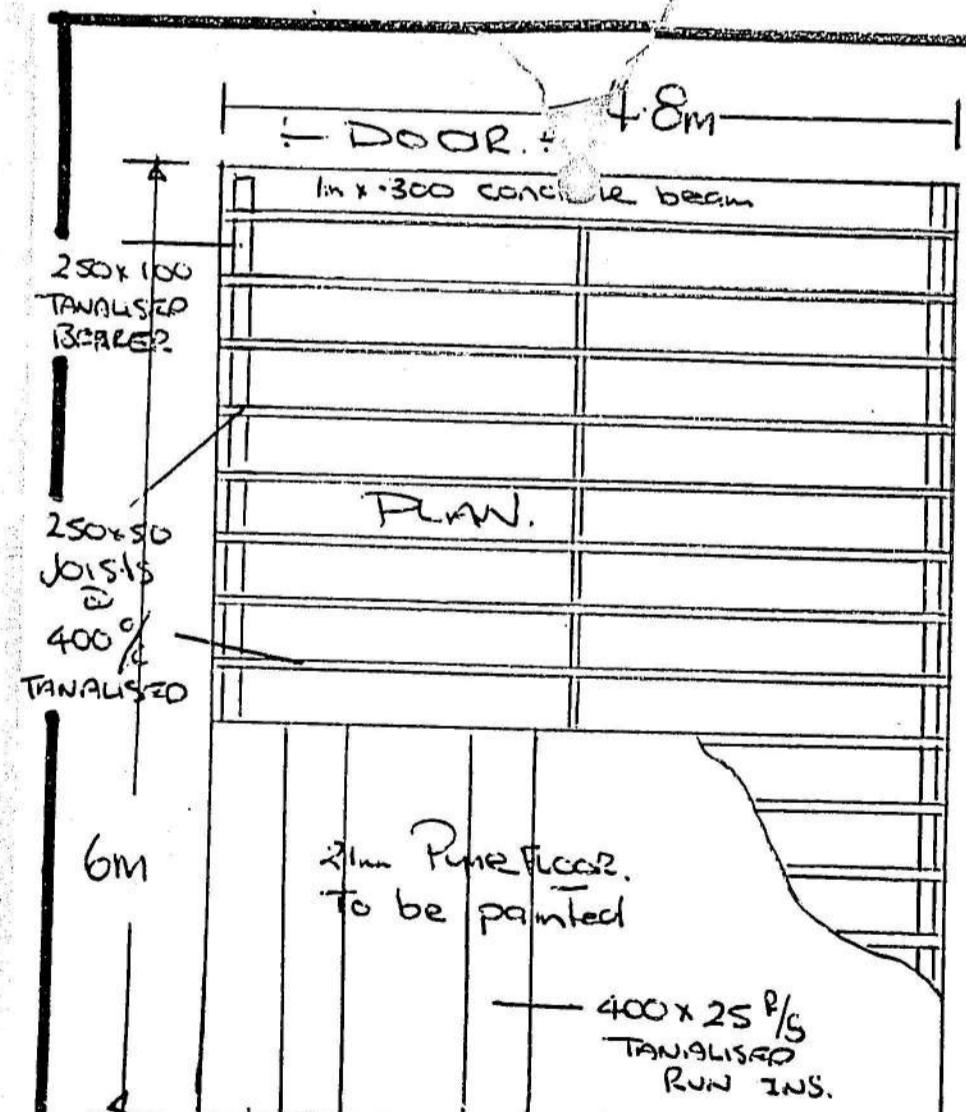
DUNEDIN

DUNEDIN CITY COUNCIL  
Copy of Approved Plan  
and/or Specification  
TO BE RETAINED ON WORKS  
AND PRODUCED ON REQUEST  
OF BUILDING INSPECTOR.  
MKH DATE 23-4-90  
BUILDING INSPECTOR

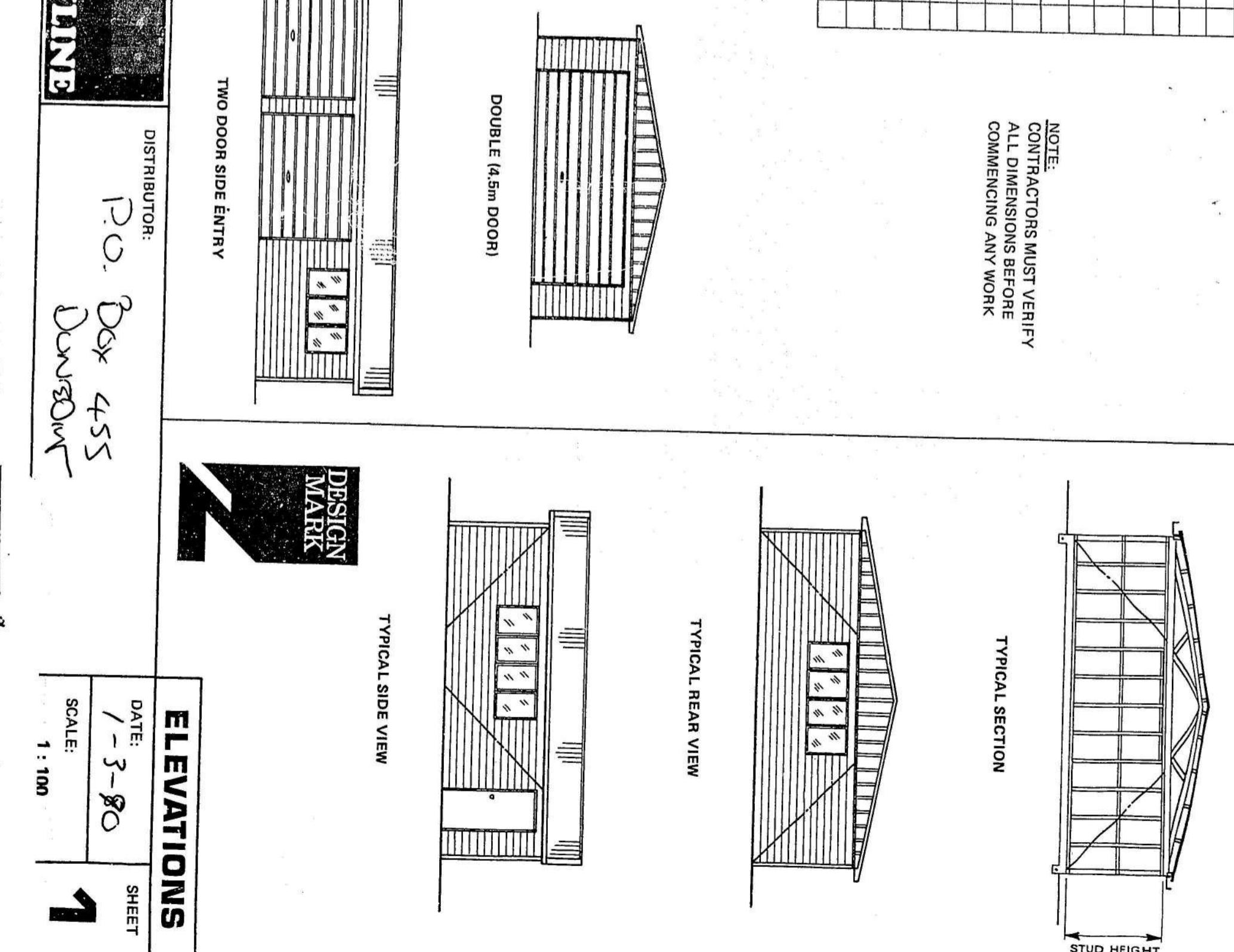
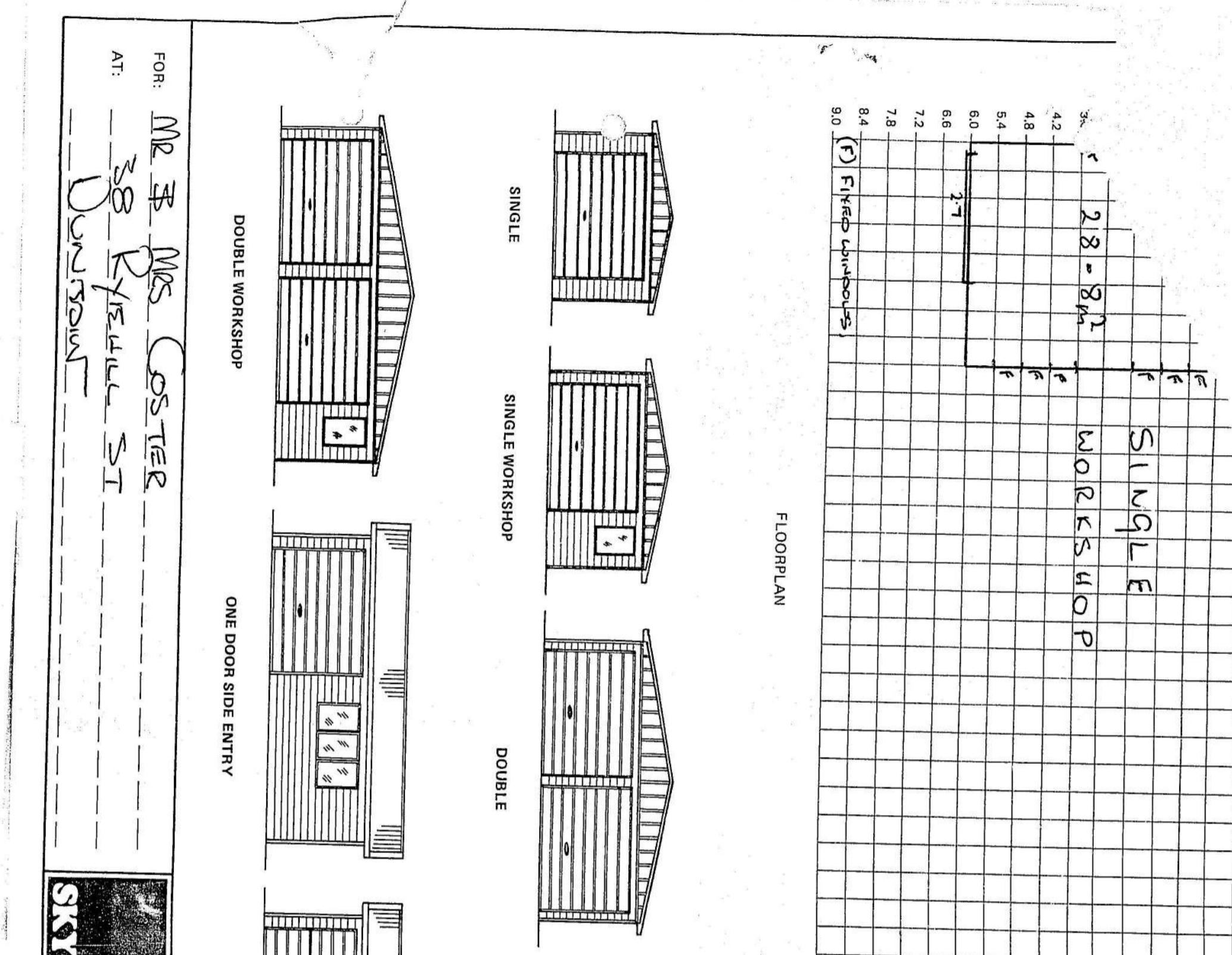
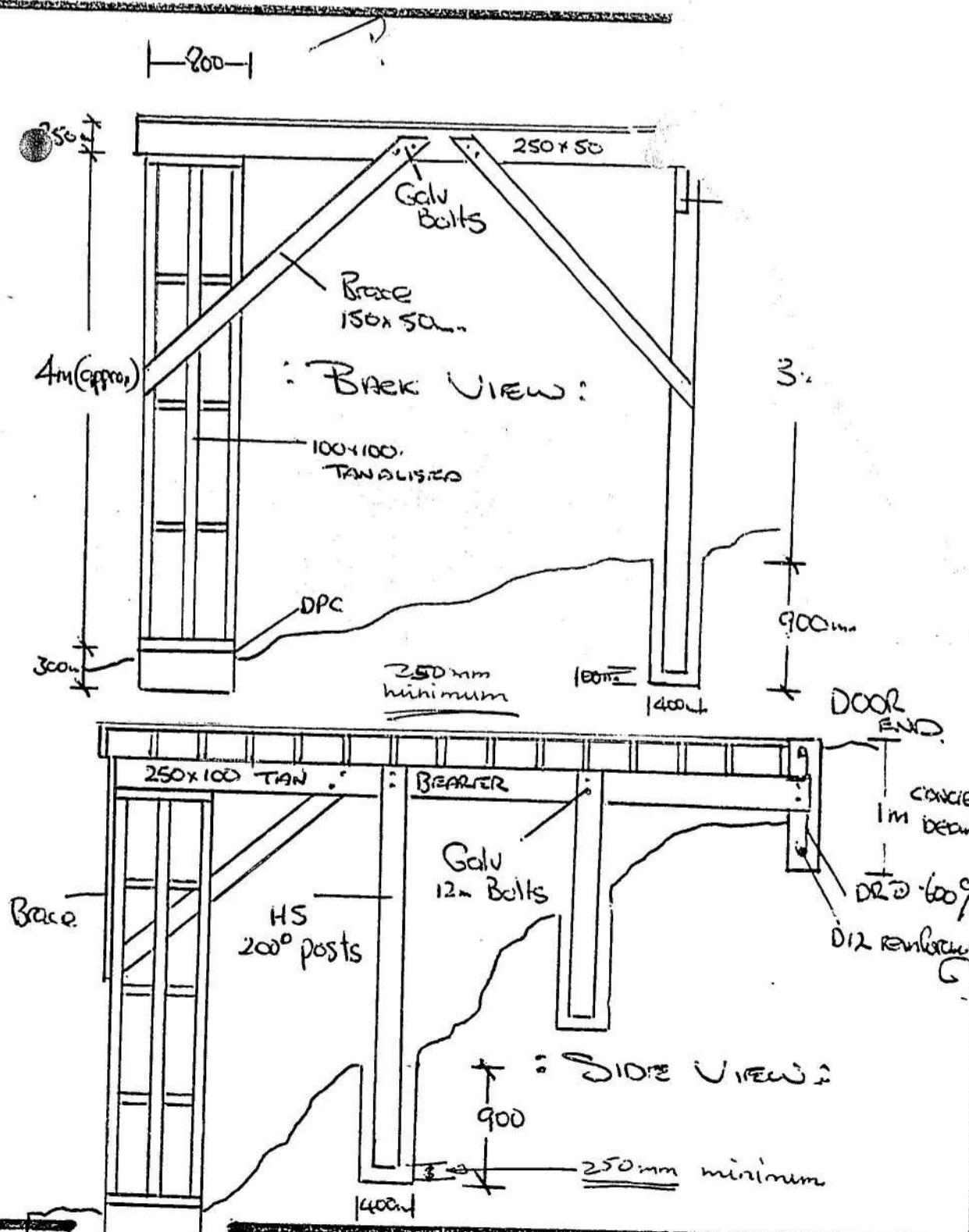


865

Proposed Garage/Workshop For Mr &amp; Mrs Coster.

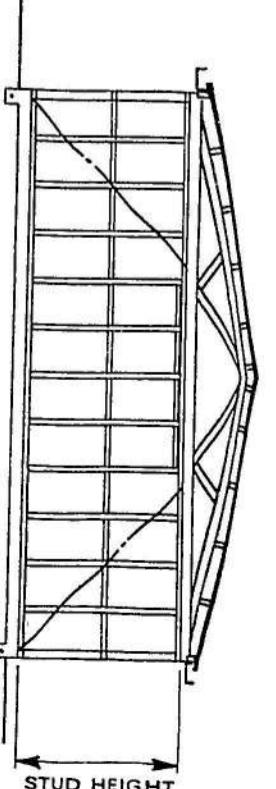


Proposed Skyline Garage  
FOR  
MR & MRS COSTER  
38 RYE HILL STREET.  
DUNEDIN



NOTE:  
CONTRACTORS MUST VERIFY  
ALL DIMENSIONS BEFORE  
COMMENCING ANY WORK

TYPICAL SECTION  
TYPICAL REAR VIEW





DUNEDIN CITY COUNCIL

# House Connection Plan

SCALE ( TO BE SHOWN ) \_\_\_\_\_

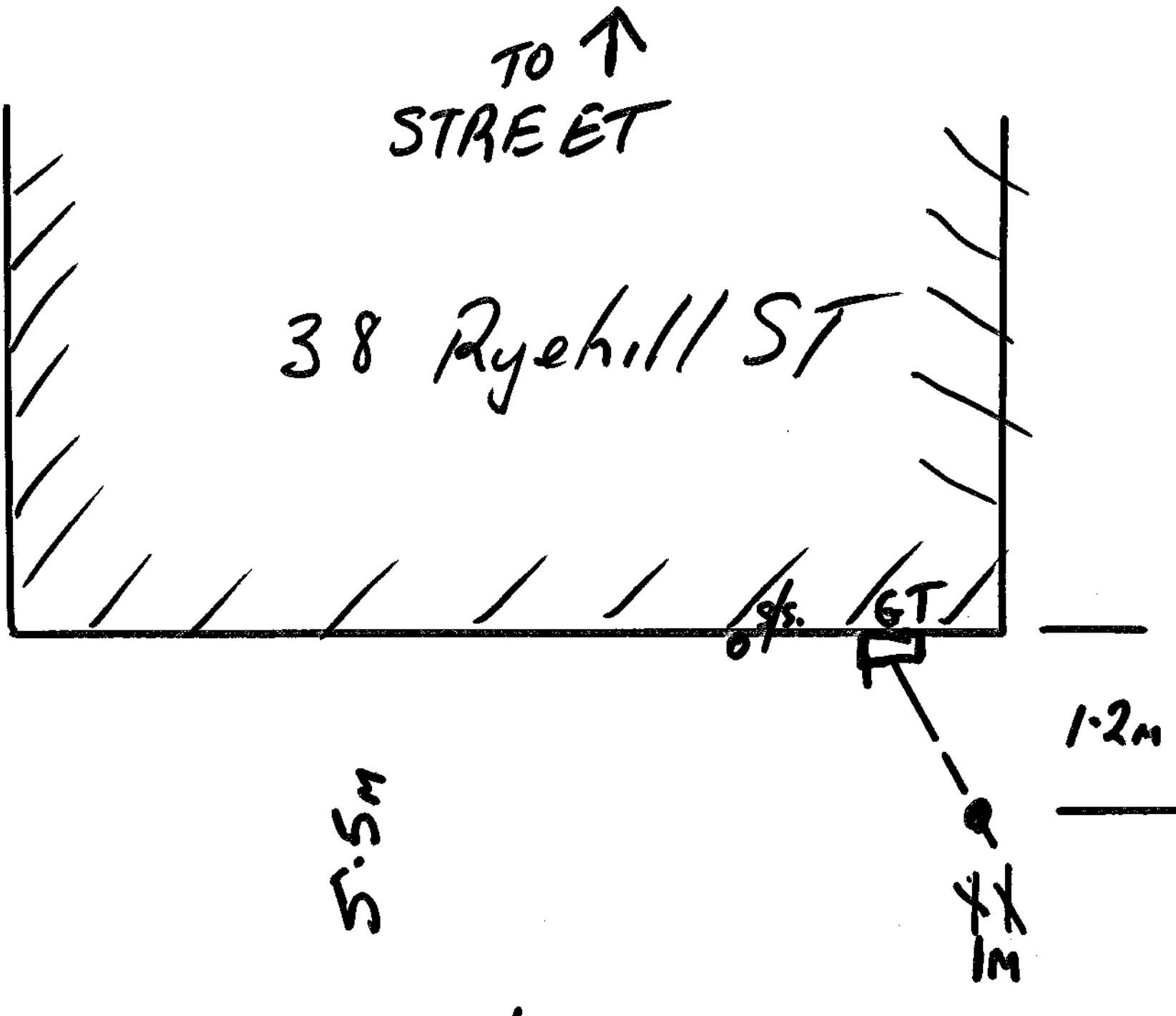
NEW SEWERAGE DRAINS: \_\_\_\_\_  
EXISTING DRAINS: \_\_\_\_\_

M-1439

APPLICATION NO.

DATE 17-2-92

STORMWATER: ML



F.D/C 38, 40, 44, Ryehill ST.  
36, 42, 46,

Signature of Drainer

Owner \_\_\_\_\_ Street & Locality \_\_\_\_\_  
Block \_\_\_\_\_ Section \_\_\_\_\_ Allotment \_\_\_\_\_

Foley

1<sup>st</sup> October 2012

The Chief Building Inspector  
 Dunedin City Council  
 PO Box 5045  
 DUNEDIN

**FLANDERS MARLOW LIMITED**  
 69 Macandrew Road  
 P.O. Box 1283  
 Dunedin 9054, New Zealand  
 Telephone (03) 455-1499  
 Facsimile (03) 455-1068  
 Email: [admin@flandersmarlow.co.nz](mailto:admin@flandersmarlow.co.nz)

Dear Sir,

### **38 RYEHILL STREET, CALTON HILL, DUNEDIN - SAFE & SANITARY REPORT**

The above property was inspected on Thursday 13<sup>th</sup> September 2012 at the request of Mr. Jeremy Pearson, on behalf of Mrs. Pearson, the property owner.

It has been identified that a section of wall and door have been removed and a new section of external wall constructed enclosing an original porch to become part of bedroom 3, formally a kitchen. Additionally, the dining room window has been replaced with a single glazed, aluminium sliding door and a new, raised timber deck and staircase have been constructed, to afford access to the garden from the living area. It is understood that these alterations have been undertaken without obtaining the necessary building permits or consents.

We have not been made aware of the date when these works were carried out. The current owner advises us that the works were done prior to her purchase of the property ten years ago. In the absence of any documented evidence to accurately support this, in our opinion, the style of the deck balustrade and the aluminium, single-glazed sliding door looks like something you would expect to find in a property dating from the 1980's. We therefore attach an 'As Built' drawing, which shows the current configuration to the ground floor as at the 13<sup>th</sup> September 2012.

The bathroom has been re-configured over time, with only minor alteration to pipework and drainage. On the basis of our inspection, which did not involve any removal of linings to ascertain construction, we note that the general condition of the interior is regarded as being reasonable, given its age and the works appear to have been in place for some time with no significant areas of defect present to suggest that it would be un-safe or un-sanitary. Water pressures were checked as being adequate and plumbing, where sighted, appeared to be reasonable. At the time of the inspection, there were no obvious deficiencies or defective areas in this regard.

Regarding the porch alteration, no destructive analysis was undertaken to ascertain the size of lintel present, however there is no obvious sagging, cracking or deterioration that would suggest that the formation of the opening is failing.

In assessing the structural stability of the building, a full structural survey was not undertaken to assess loadings and timber and beam sizes. A visual inspection identified that wall, floor and roof surfaces appeared reasonable, which suggests that the structural capability is adequate also.

The sliding door appears to have been installed into the original window opening, without additional widening, negating the need for replacing the lintel. We could not verify the flashings, however there were no obvious signs of defects such as moisture ingress, sagging or deflection noted at the time of inspection. It should be noted that this work would be exempt from building consent under the current Schedule 1 of the Building Act 2004.

Cont.

A timber deck has been constructed at the upper floor level, supported on approximately 100mmx100mm timber posts, and appear to be adequately supporting the loads. The footing for these posts cannot be verified, however, no obvious signs of deflection or twisting were noted at the time of inspection. The boundary deck joists appear to penetrate the cladding and are reliant on sealants for their weather tightness and will require ongoing monitoring and replacement when required. Interim deck joists are connected to a timber stringer using multigrips, which has in turn been bolted and nailed through the cladding. Balustrades are bolted to the boundary joists; railing height, baluster spacing and orientation are considered to be acceptable. Risers were measured at 180mm and open treads at 255mm. Stair balustrades are bolted to the stringer; railing height and baluster spacing are considered to be acceptable.

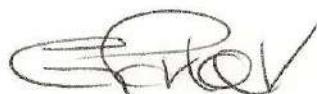
The distance from the bottom step to the approximate western property line is 2.8m. Boundary/survey pegs were not located on site, as there is a thick hedge running along the property line. The bottom step is further from the western property line than the western elevation wall. The deck is some considerable distance from the northern property line, but this was not measured on site.

The timber used to construct the deck has been painted, so it cannot be verified what timber species has been used, or its treatment level. As previously mentioned, no obvious signs of defects or decay were noted at the time of inspection, but the timber will require ongoing monitoring for defects, and maintenance as and when required. Additionally, the deck construction has been painted, which will help to protect the timber, as long as it is routinely and appropriately repainted. In order to bring this structure in line with current requirements it is recommended that proprietary metal base plates are installed to the bottom of the existing posts in accordance with Figure 9.2 or 9.4 - NZS 3604:2011. Provided this maintenance work is undertaken, then the deck and its structure is considered to be in a condition that is "neither unsafe nor unsanitary" in terms of **clause 121, 122 & 123 of the Building Act 2004**.

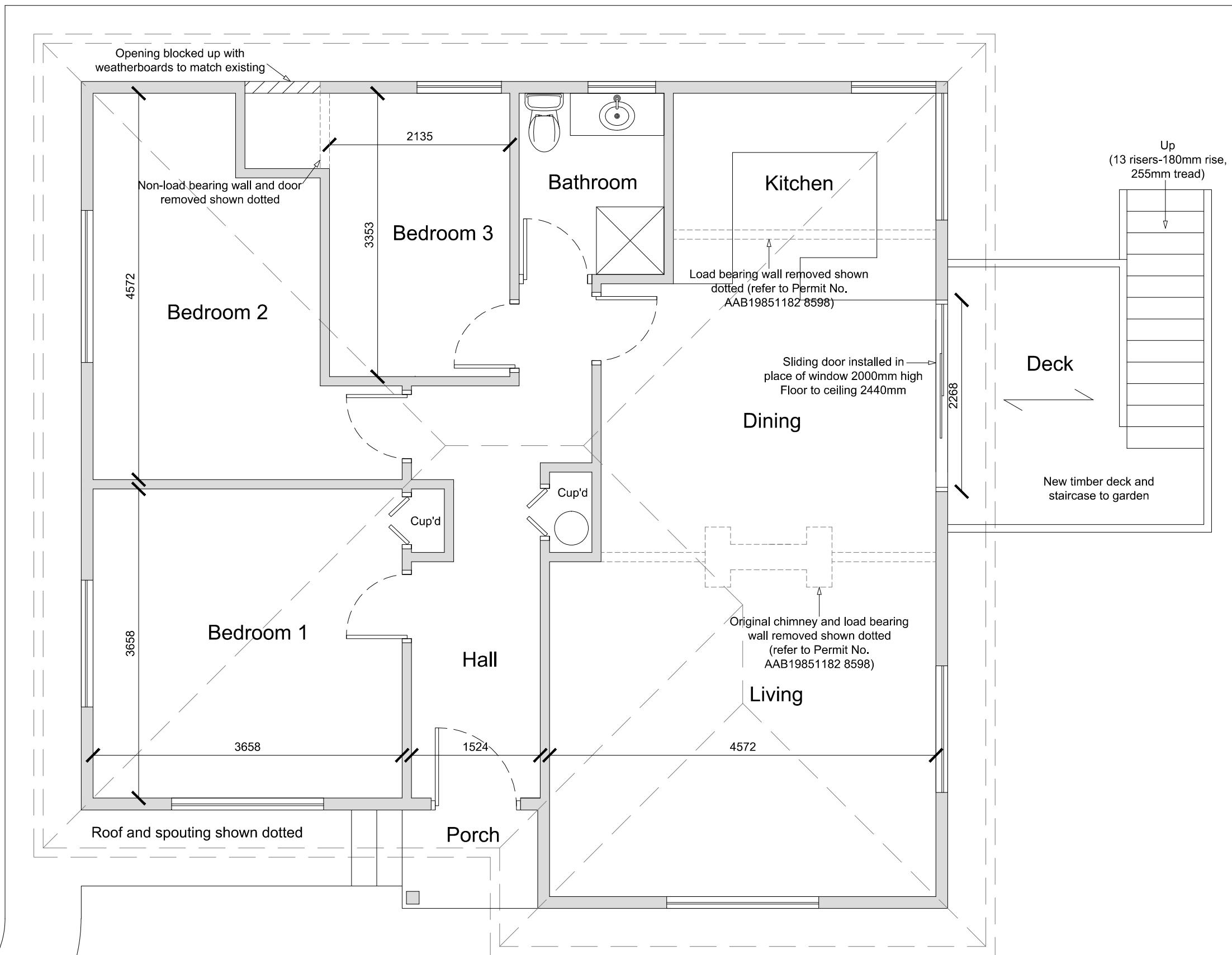
We therefore request that this report letter, along with the associated drawing be placed on the Dunedin City Council property file for the affected property. Please confirm the acceptability of this request to Flanders Marlow Limited.

Should further clarification of the above be required, please contact the undersigned.

Yours faithfully



Grant Parker  
on behalf of  
**FLANDERS MARLOW LIMITED**



NOTE: This plan is indicative only and any written or shown dimensions are approximate and must be confirmed on site prior to any works

Rev. Date Details Drawn Checked  
 Client: Jeremy Pearson  
 Drawing: Existing Floor Plan  
 Project: CN Sept 2012  
 Checked By: Date:  
 69 McAndrew Road, P.O. Box 1283 Dunedin, 9054, New Zealand.  
 Tel: 03 455 1499 admin@flandersmarlow.co.nz www.flandersmarlow.co.nz

Reason for Issue: AS BUILT  
 Sketch Proposal  
 Resource Consent  
 Building Code  
 Tender  
 Construction  
 Drawing Issue:  
 Project No: Dwg No: Rev:  
 14709 A1.01

## Existing Floor Plan

**Enquiries to:** Neil McLeod  
**Phone:** 03 477 4000

8 October 2012

Grant Parker  
Flanders Marlow Limited  
PO Box 1283  
Dunedin 9054

Dear Sir

**REQUEST TO FILE REPORT ON BUILDING WORK CONSTRUCTED OR  
ALTERED WITHOUT A BUILDING PERMIT**

**PROPERTY ADDRESS: 38 Ryehill Street, Dunedin**

**PROPERTY NUMBER: 5035071**

**DESCRIPTION: Remove wall & enclose porch, Replace dining room window  
with sliding door, Add deck & staircase, Alter bathroom**

I advise that your report on the above property has been received by Council and will be placed on the Development Services property file for the property, **as verification that the building is not dangerous or unsanitary in terms of Sections 121 and 123 of the Building Act 2004**. No action will be taken at this time in regard to the offence that building work has been carried out without the required permit.

**IMPORTANT TO NOTE**

1. The accuracy of the content of the report has not been validated by the Council.
2. The Council has not inspected the building works referred to in the report.
3. The Council has not considered the report in any way in regard to compliance with the Building Code, or to assess the quality of work.
4. The filing of the report **does not** in any way replace the fact that this work required a building permit.

Yours faithfully

Neil McLeod  
**CHIEF BUILDING CONTROL OFFICER**

# Investigation: Drainage / Seepage

## Customer Copy

Investigation reference	INV250339307
SEEP Number	815275
Investigation Date	2025-05-07T12:17:30.0406344+12:00
Inspector	Shayne Rolfe

## INVESTIGATION DETAILS

### Affected Properties

Property ID	5035071
Property Address	38 Ryehill Street Dunedin

## SITE INVESTIGATION NOTES

Followup Investigation	No
Investigation Type	Town Supply / Stormwater
Identification of Issue	<ul style="list-style-type: none"> <li>• Natural servitude</li> <li>• Visual observation</li> </ul>
Method of Confirmation	
Source Property	
Is Property for Sale	No
Engage Third Party	No
Is Owner Home	No
Visit Neighbouring Properties	No
Notify Owner	No
Investigation Findings	<p>21st of March site investigation, noted stagnant water at base of retaining wall on left hand side of the property tracked the water up to the garage which has no storm water connections to the downpipes. Owner confirmed this is likely the case</p> <p>Also noted water flowing on the right hand side of the property and visited the neighboring property, it looks like a repair has been made to the waterline and this could be the cause of spoken to the owner and will monitor over the next week</p> <p>Satisfied that this is now been resolved</p>

## DOCUMENTATION RECEIVED ONSITE - N/A

# ON SITE DISCUSSIONS

On site Discussions

No

## INSPECTOR DETAILS

Investigation Date

21/03/2025

Compliance Officer

Shayne Rolfe

## INVESTIGATION OUTCOME

Outcome of Investigation

Investigation Complete

Investigation Complete

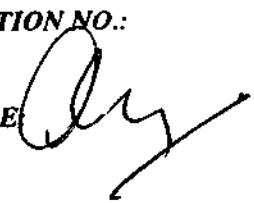
Satisfied on reasonable grounds complaint has been resolved and is no longer is a nuisance

## MINOR DRAIN REPAIRS / REPLACEMENTS

A: Notification of intention to repair or replace an existing stormwater boiler tube in the same position, within the public footway, which discharges to the street channel.  **tick**

B: Notification of intention to repair or replace an existing private foul or stormwater drain within the owner's property in the same position where the developed length of such repair or replacement does not exceed two metres in length, and the diameter of such drain is not more than 150mm.  **tick**

C: Notification of intention to reconnect an existing foul or stormwater drain to a public sewer when the drain diameter does not exceed 150mm and the developed length of drain does not exceed 2.0m and the work is being undertaken as part of Council's Drainage works programme.  **tick**

<p><b>APPLICANT</b></p> <p>NAME: <b>VARIOUS</b></p> <p>MAILING ADDRESS: 36,38,40,42,44 + 46 RYEHILL ST. DN</p> <p>CONTACT NAME: <b>Sheree Campbell</b></p> <p>POSITION: <b>Part Owner</b></p> <p>PHONE: <b>4877481</b></p> <p>FAX:</p>		<p><b>REGISTERED DRAILAYER</b></p> <p>NAME: <b>WH DRAILAYER</b></p> <p>ADDRESS: <b>South Rd</b> <b>DN</b></p> <p>REGISTRATION NO.: <b>07</b></p> <p>SIGNATURE: </p> <p>DATE: <b>18 - 1 - 05</b></p>
<p><b>PROJECT LOCATION</b></p> <p>STREET ADDRESS: <b>36 Ryehill St</b></p> <p>PROPERTY NO.: <b>5035070</b></p> <p>VALUATION NO.: <b>27350/28000</b></p> <p>LOT: <b>1</b> DP: <b>4918</b></p> <p>SECTION: <b></b> BLOCK: <b></b></p> <p>SURVEY DISTRICT: <b></b></p>		<p><b>COUNCIL CHARGES</b></p> <p>ADMINISTRATIVE CHARGES \$20.00 (GST INCLUSIVE)</p> <p><b>PAID</b></p>

31 August 2015

Jennifer Miller  
38 Ryehill Street  
Calton Hill  
Dunedin 9012

Dear Jennifer

**PRIVATE FOUL DRAIN IN COMMON SERVING 36, 38, 40, 42, 44 & 46 RYEHILL STREET, DUNEDIN**

The Council had to unblock and clean up a sewage spill at the above address, in urgency under the Health Act 1956 Section 34 (1) & (2).

Reimbursement of costs incurred by Council on behalf of the owner will be forwarded at a later date.

If you should have any queries regarding this matter, please contact me on 474-3836 or 0274-325-400.

Yours faithfully

Tom Caulfield  
**Drainage Investigation Unit**

17 November 2009

Ms G M Pearson  
13 Ashton Street  
Mosgiel 9024

Dear Ms Pearson

**PRIVATE FOUL DRAIN AT 36, 38, 40, 42, 44 and 46 RYEHILL STREET, DUNEDIN**

The Council had to unblock and clean up a sewage spill on the above drain, in urgency under the Health Act 1956 Section 34 (1) and (2), on a section of the drain located in 36 Ryehill Street.

Raw sewage was flowing down into 12 Sidey Street. The contractor advised that a repair had to be undertaken 13.5 metres from the inspection pipe as the drain was broken and full of tree roots.

Reimbursement of costs incurred by Council on behalf of the owner will be forwarded at a later date.

If you should have any queries regarding this matter, please contact me on 474-3836 or 0274-325-400.

Yours faithfully

Alan McLeod  
**Drainage Investigation Unit**

6 June 2007

A G McInnes  
40 Ryehill Street  
**DUNEDIN**

Dear Mr McInnes

**PRIVATE FOUL DRAIN-IN-COMMON 36 TO 48 RYEHILL STREET, DUNEDIN**

In response to your letter dated 29 May 2007 with regards to the above, I would like to report that the repairs were undertaken in urgency under the Health Act 1956 section 34(1) and (2). The reason for the urgency was that raw sewage was flowing into 12 Sidey Street.

The repairs were undertaken at the bottom of the property at 36 Ryehill Street and the cause was a broken earthenware drain which tree roots had infiltrated.

I hope this explains the points raised in your letter.

Yours faithfully

Alan McLeod  
**DRAINAGE INVESTIGATION UNIT**

6 December 2006

«Name»  
«Address1»  
**«City»**

Dear Sir/Madam

**PRIVATE FOUL DRAIN-IN-COMMON SERVING 36, 38, 40, 42, 44 & 46 RYEHILL STREET**

Further to my letter of 30 November 2006 regarding the above defective foul drain, it has been discovered that a small section of the drain has to be replaced to avoid further blockages causing raw sewage flowing into 12 Sidey Street.

If you have any queries regarding this matter please contact me.

Yours faithfully

Alan McLeod  
**SEEPAGE CONTROL OFFICER**

<b>Name</b>	<b>Address1</b>	<b>City</b>
D Rutherford	46 Ryehill Street	DUNEDIN
S Buchanan	44 Ryehill Street	DUNEDIN
W Lott	42 Ryehill Street	DUNEDIN
J Buswell	40 Ryehill Street	DUNEDIN
G Pearson	38 Ryehill Street	DUNEDIN
T Watt	Airport Road RD 1	ALEXANDRA

**Reference:** Dev 100/  
**Enquiries To:** Drainage Investigation Unit  
**Direct Phone:** 474-3836 or 0274-325-400

25 February 2005

Sharee Campbell  
38 Ryehill Street  
**DUNEDIN**

Dear Sharee

This letter is to inform you that the necessary work required on the private foul drain in common that serves your property has been completed to the satisfaction of the City Council.

Your share of costs for the repairs is \$474.37 as per attached invoice. As the repairs were classed as a minor repair, a Code of Compliance Certificate is not issued.

I would like to thank you for your assistance and co-operation with this matter.

Yours faithfully

Alan McLeod  
**DRAINAGE INVESTIGATION UNIT**

30 November 2006

«Name»  
«Address1»  
**«City»**

Dear Sir/Madam

**PRIVATE FOUL DRAIN-IN-COMMON AT 36, 38, 40, 42, 44 & 46 RYEHILL STREET,  
DUNEDIN**

The Council had to unblock and clean up a sewage spill on the above private foul drain on 30 November 2006, in urgency under the Health Act 1956 Section 34 (1) & (2).

Reimbursement of costs incurred by Council on behalf of the owner will be forwarded at a later date.

If you should have any queries regarding this matter, please contact me on 474-3836 or 0274-325-400.

Yours faithfully

Alan McLeod  
**DRAINAGE INVESTIGATION UNIT**

<b>Name</b>	<b>Address1</b>	<b>City</b>
D Rutherford	46 Ryehill Street	DUNEDIN
S Buchanan	44 Ryehill Street	DUNEDIN
W Lott	42 Ryehill Street	DUNEDIN
J Buswell	40 Ryehill Street	DUNEDIN
G Pearson	38 Ryehill Street	DUNEDIN
T Watt	Airport Road RD 1	ALEXANDRA

**Reference:**

**Enquiries To:** Drainage Investigation Unit  
**Direct Phone:** 474-3836 or 0274-325-400

11 October 2004

Dear

**RE: PRIVATE FOUL DRAIN IN COMMON  
SERVING 36,38,40,42,44,46 RYEHILL STREET, DUNEDIN**

The Dunedin City Council had to attend “another” blocked foul drain belonging to the above properties. There was raw sewage flowing into No 14 Sidey Street and the Council had no option other than to clear the foul drain again and clean up the sewage spill.

The problem is with tree roots that have infiltrated the drain over a 15 to 20 metre distance.

We would strongly advise that the owners arrange to have either the defective section of foul drain replaced, or have the tree roots mechanically removed.

I would suggest urgency with this matter as the foul drain will block again.

For the Council to arrange repairs, all property owners who are responsible for the drain would have to agree.

Yours faithfully

Alan McLeod  
**DRAINAGE INVESTIGATION UNIT**

**Reference:**

**Enquiries To:** Drainage Investigation Unit  
**Direct Phone:** 474-3836 or 0274-325-400

29 June 2004

**RE: PRIVATE FOUL DRAIN IN COMMON 36, 38, 40, 42, 44 & 46  
RYEHILL STREET**

The Council had to unblock and clean up a sewage spill at 36 Ryehill Street in urgency under The Health Act 1956 Section 34(1) & (2) on the private foul drain serving the above properties.

Reimbursement of costs incurred by Council on behalf of the owners will be forwarded at a later date, and will be apportioned equally.

If you should have any queries regarding this matter, please contact me.

Yours faithfully

Alan McLeod  
**DRAINAGE INVESTIGATION UNIT**