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Dunedin City Council – Land Information Memorandum

Property Address: 89 Glen Road Dunedin

Prepared for: Barry Thomas and Dianne Jean Lennox

Prepared on: 26-Feb-2026

Property Details:

Property ID	5023206
Address	89 Glen Road Dunedin
Parcels	PT LOT 2 DEEDS 111, PT LOT 3 DEEDS 111

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 26-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

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

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

Further CommentsNOTE : Piped & Open watercourse in 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 show 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 **22nd October 1993**.

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

Urban Stormwater Catchment

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

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

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

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

Public Sewer Sheets

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

Dunedin City Council Private Drainage plans incomplete

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

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

Water Supply

Urban water supply area – Connected

This property is connected to the Dunedin City Council's urban (on-demand) water supply. Indicative water pressures are available to view at www.dunedin.govt.nz/water-pressure, and flows available to the property can be provided on request. Any change in water use (e.g. for a new commercial activity) requires a new application to be made to the Council. It is recommended that the applicant check the property for the location and suitability of the water service.

Terms and conditions of supply

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

Water pressure

Indicative network water pressure to the property is shown on maps available at www.dunedin.govt.nz/water-pressure. Specific detail is available on request.

Water reticulation maps

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

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

Rates Details

Rates Assessment Details

Rate Account	2023206
Address	89 Glen Road Dunedin
Valuation Number	27060-20400
Latest Valuation Details	
Capital Value	\$475,000
Land Value	\$155,000
Value of Improvements	\$320,000
Area (Hectares)	0.0792HA
Units of Use	1
Current Rates	
Current Rating Year Starting	01-Jul-2025
Dunedin City Council Rates	\$3,512.95
Rates Outstanding for Year	\$1,756.49

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

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

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

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

Building and Drainage Consents

The following consents are recorded for this property:

Status Key:	BC	-	Building Consent Issued
	CCC	-	Code Compliance Certificate Issued
	Archived	-	In accordance with section 93(2)(b) of the Building Act, the consent was reviewed for code compliance after two years. Compliance with the Building Code could not be established and therefore the Code Compliance Certificate has been refused.
	/CCC		
	Refused		

Lapsed - Work has not commenced and no extension of time applied for within 12 months of date of consent issue. Consent is of no further effect

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

[ABA-1997-340289](#) Building Consent - Install Heater - Woodsman Matai E.C.R

Lodgement Date	06-Jun-1997
Decision	Granted
Decision Date	11-Jun-1997
Current Status	CCC Issued
Previous Number	ABA971893

(Applications before 2007)

[ABA-2008-759](#) Building Consent - Relocate Gully Trap, Replace Waste Pipes from Sink, Vanity, Bath, Tub

Lodgement Date	14-Apr-2008
Decision	Granted
Decision Date	15-Apr-2008
Current Status	CCC Issued
Previous Number	

(Applications before 2007)

Building and Drainage Permits

[H-1953-42681](#) AAB19534303

15125 - Repair Dwelling, No Plan. The permit was lodged on 01-Jan-1953.

[H-1986-100540](#) AAB19862313

1427 - Erect Sleepout (Clemenger). The permit was lodged on 26-May-1986.

[H-1911-122049](#) AAD19110425

7825 - Plumbing and Drainage (Wallace). The permit was lodged on 02-Apr-1911.

[H-1919-134971](#) AAD19190237

A13983 - Plumbing and Drainage (Watts). The permit was lodged on 21-May-1919.

[H-1927-143677](#) AAD19270338

B9807 - Clear Drain, No Plan (Archer). The permit was lodged on 18-Feb-1927.

[H-1942-158571](#) AAD19420203

D8217 - Clear Drain, No Plan (Clark). The permit was lodged on 20-May-1942.

[H-1911-7786](#) AAD1911 7786 - Plumbing and Drainage , No Plan(Wallace). The permit was lodged on 02-Apr-1911.

[H-1912-9593](#) AAD1912 9593 - Plumbing, No Plan (Campbell). The permit was lodged on 13-Feb-1912.

[H-1955-17098](#) AAB1955

17098 - Erect aviary (McMurray). The permit was lodged on 01-Apr-1955.

Building Notices

No Building Notices

Resource Consents

There are no resource consents for this property.

Consent Notices

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

Alcohol Licensing

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

Health Licensing

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

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

No information.

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

District Plan

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

SECOND GENERATION DISTRICT PLAN INFORMATION

Zoning

- General Residential 1 (refer Section 15, Residential)

Scheduled Items

- Nil

Overlay Zones

- Nil

Mapped Areas

- Road Classification Hierarchy (main roads within 30m of site)
 - Glen Rd is a Collector road

District Plan Map

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

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

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

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

No information.

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

No information.

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

Building Information

Independent Building Report(s)

An Independent Building Report was submitted to Council on **25-May-1999**.

Drainage

Seepage

A seepage incident has been lodged on this property.

Seepage Incident 526987 – 30/03/2020 - Completed

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.

Foul Sewer and Waste Water

Knowledge of Watercourses

A watercourse is a channel through which water flows or collects. It may be natural, modified or artificial, or be piped or open. Watercourses are the responsibility of the property owner from the point of boundary entry to the point of boundary exit. Not all watercourses are recorded or known to the Dunedin City Council. Therefore it is recommended that the applicant inspect the local site of interest to determine whether there are any watercourses located within the boundary of the particular property. For further information in respect of any watercourse it is recommended the applicant read the Watercourse Information Sheet, available at www.dunedin.govt.nz/watercourseinfo

Restrictions near Council infrastructure

There is Dunedin City Council water infrastructure located within the boundaries of this property, as shown on the attached reticulation plans.

Relevant deposited plans, certificates of title and memoranda of transfer at Land Information New Zealand (www.linz.govt.nz) should be reviewed for information relating to any existing registered easements.

However, as the Local Government Act 2002 (LGA) provides statutory rights for public infrastructure, easements are not always registered.

No building or structure shall be constructed within 2.5 metres of any Council-owned underground infrastructure, or as specified on any registered easement, without the written approval of the Council.

Infrastructure shall not be damaged or otherwise interfered with. Prior to commencing any works within the subject property, all Council-owned structures, mains and service pipes, and associated fittings are to be located on-site and, if necessary, protected.

The Council can enter the land to inspect, alter, renew, repair or clean its infrastructure under the LGA. For planned works, reasonable notice will be given.

Within new land subdivisions the Council requires an easement in gross over public water supply infrastructure. The easement in gross must be a minimum of 3 metres wide, centred on the as-built position, and made in accordance with the Dunedin Code of Subdivision and Development 2010: Section 6.3.10.3 (Water).

Planting near infrastructure should be avoided, particularly large trees or other species whose roots could cause damage.

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 89 Glen Road Dunedin

[5136980 1 Reynolds Street Dunedin](#)

[SUB-2022-11](#) Subdivision Consent Boundary Adjustment subdivision. The outcome was Granted on 11/03/2022.

[SUB-2012-46](#) Subdivision Consent subdivision creating 2 lots. The outcome was Granted on 03/07/2012.

[5023715 106 Leckhampton Court Dunedin](#)

[SUB-2021-156/A](#) Subdivision Consent s357 objection to fees. The outcome was S357 Upheld on 31/10/2022.

[SUB-2021-156](#) Subdivision Consent Stage 4. The outcome was Staged Subdivision on 13/05/2022.

[SUB-2021-156](#) Subdivision Consent Stage 2. The outcome was Staged Subdivision on 13/05/2022.

[SUB-2021-156](#) Subdivision Consent Stage 3. The outcome was Staged Subdivision on 13/05/2022.

[SUB-2021-156](#) Subdivision Consent Stage 1. The outcome was Staged Subdivision on 13/05/2022.

[SUB-2021-156](#) Subdivision Consent 7 lot, 4 stage, subdivision. The outcome was Granted on 13/05/2022.

[5023711 3 Reynolds Street Dunedin](#)

[SUB-2012-46](#) Subdivision Consent subdivision creating 2 lots. The outcome was Granted on 03/07/2012.

[5118758 3 Reynolds Street Dunedin](#)

[SUB-2012-46](#) Subdivision Consent subdivision creating 2 lots. The outcome was Granted on 03/07/2012.

[5023197 32 Haywood Street Dunedin](#)

[LUC-2023-48/A](#) Land Use Consent S127 variation to conditions - Driveway from Lot 1 SUB-2023-11/A having insufficient sight distances.. The outcome was s127 Upheld on 04/09/2025.

[SUB-2023-11/A](#) Subdivision Consent S127 variation to conditions - Staged subdivision creating six residential lots. The outcome was s127 Upheld on 04/09/2025.

[SUB-2023-11](#) Subdivision Consent Stage 2. The outcome was Staged Subdivision on 13/03/2023.

[SUB-2023-11](#) Subdivision Consent Stage 1. The outcome was Staged Subdivision on 13/03/2023.

[LUC-2023-48](#) Land Use Consent Driveway from Lot 1 SUB-2023-11 having insufficient sight distances. The outcome was Granted on 13/03/2023.

[SUB-2023-11](#) Subdivision Consent Staged subdivision creating six residential lots. The outcome was Granted on 13/03/2023.

[5023200 40 Haywood Street Dunedin](#)

[POL-2008-41](#) Planning Other Legislation Removal of Building Line Restriction. The outcome was Granted on 04/07/2008.

[5023193 50 Patrick Street Dunedin](#)

[RMA-2000-364228](#) Resource Management Act (Historical Data) TO REMOVE TREES FROM THE SUBJECT PROPERTY (Non-Notified Controlled). The outcome was Granted on 16/08/2000.

[5023194 52 Patrick Street Dunedin](#)

[RMA-1994-357034](#) Resource Management Act (Historical Data) ER GARAGE Ownr:ROBERT COWIE / App: PROFILE BLDGS BOX 1506 DN (Non-Notified - Non Complying). The outcome was Granted on 18/10/1994.

[5023196 54 Patrick Street Dunedin](#)

[RMA-1985-351765](#) Resource Management Act (Historical Data) ERECT GARAGE Ownr:KERR (Non-Notified - Non Complying). The outcome was Granted on 25/10/1985.

[5023209 81 Glen Road Dunedin](#)

[S243-2019-9](#) s243 Cancellation of Easement s243 cancellation of easements 'a-b' and 'b-c' on DP 16812. The outcome was Granted on 18/10/2019.

[S226-2019-2](#) S226 Application s226 Subdivision. The outcome was Granted on 03/07/2020.

[5132737 81 Glen Road Dunedin](#)

[S243-2019-9](#) s243 Cancellation of Easement s243 cancellation of easements 'a-b' and 'b-c' on DP 16812. The outcome was Granted on 18/10/2019.

[S226-2019-2](#) S226 Application s226 Subdivision. The outcome was Granted on 03/07/2020.

[5136981 86 Glen Road Dunedin](#)

[SUB-2022-11](#) Subdivision Consent Boundary Adjustment subdivision. The outcome was Granted on 11/03/2022.

The information provided with this LIM on District Plan requirements and resource consents has been verified by City Planning in relation to the subject property only. All information included in relation to other land surrounding the site is indicative.

Accuracy of Boundaries

Knowing the true location of the property boundaries on the ground is important in determining what can be carried out on the land under the District Plan and in determining whether the current activity complies with the District Plan or any resource consent. Please note that the Council's aerial photographs may not accurately depict the extent of the property. The Record of Title for the site should be checked in the first instance. A surveyor may need to be consulted to establish the true location of the title boundaries on the ground.

Access to Site

The legality of any access to the site is important in determining what can be carried out on the land under the District Plan and in determining whether the current activity complies with the District Plan or any resource consent. It is recommended that the Record of Title and/or a lawyer be consulted regarding the legality of any legal and/or physical access to the site (and the maintenance thereof).

Heritage New Zealand Pouhere Taonga Act 2014

The Heritage New Zealand Pouhere Taonga Act 2014 applies in addition to any protection provided to a building or site by the District Plan. The Heritage New Zealand Pouhere Taonga Act 2014 makes it unlawful for any person to destroy, or modify the whole or any part of an archaeological site, whether or not the land on which the site is located is designated, or a resource or building consent has been issued, without the prior authority of Heritage New Zealand. The Heritage New Zealand Pouhere Taonga Act 2014 defines an archaeological site as a place associated with pre-1900 activity, where there may be evidence relating to the history of New Zealand. Pre-1900 buildings are considered archaeological sites under the Heritage New Zealand Pouhere Taonga Act 2014 and are also often associated with subsurface archaeological remains that provide evidence of pre-existing use of the site. Council records may not necessarily identify the precise date upon which an existing building was constructed. Contact the Dunedin office of Heritage New Zealand for further information: infodeepsouth@heritage.org.nz; 03 477 9871.

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

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

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

If you would like a copy of any Resource Consent decision or advice on the current status and relevance of any planning matter referred to in the LIM, enquiries may be made at the Planning Enquiries desk on the Ground Floor of the Civic Centre, 50 The Octagon, or by phoning 477 4000 and asking for the Duty Planner. Planners are available at the Planning Enquiries desk to answer your enquiries between 8:30am and 5:00pm weekdays.

3 Waters

Information Regarding Watercourses

The controlling authority for all water and waterbodies in Dunedin City is the Otago Regional Council.

The Regional Plan: Water addresses water take and use, diversions, damming, discharges and bed alteration under the Resource Management Act 1991. They are also responsible for the Flood Protection Management Bylaw 2012.

The controlling authority for watercourses in relation to stormwater drainage, and removal of obstructions in accordance with Local Government Act 1974 is the Dunedin City Council. The Council also issues building and resource consents for certain works around watercourses.

Not all watercourses within Dunedin City are recorded or known to the Council, therefore it is recommended that the applicant inspect the property for watercourses.

For further information on watercourses it is recommended the applicant read the Watercourse Information Sheet. A copy of this document is available on request or for download from the Dunedin City Council website www.dunedin.govt.nz.

Transport

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

Encroachment on road reserve – privately owned vegetation over footpath

It appears that the vegetation at this property's frontage on 89 Glen Road is encroaching on the footpath. Private vegetation is required to be maintained so that it does not interfere with footpath users or extend over your property boundary. Council accepts this situation but accepts no liability. Maintenance is the responsibility of the property owner. The Council may require this to be addressed in the future.

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

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

The following Transport information is attached to this document:

- [Approval for vehicle entrance - 89 Glen Road - 26.2.18 \(sent again 9.4.18\) \(4424482\)](#)

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



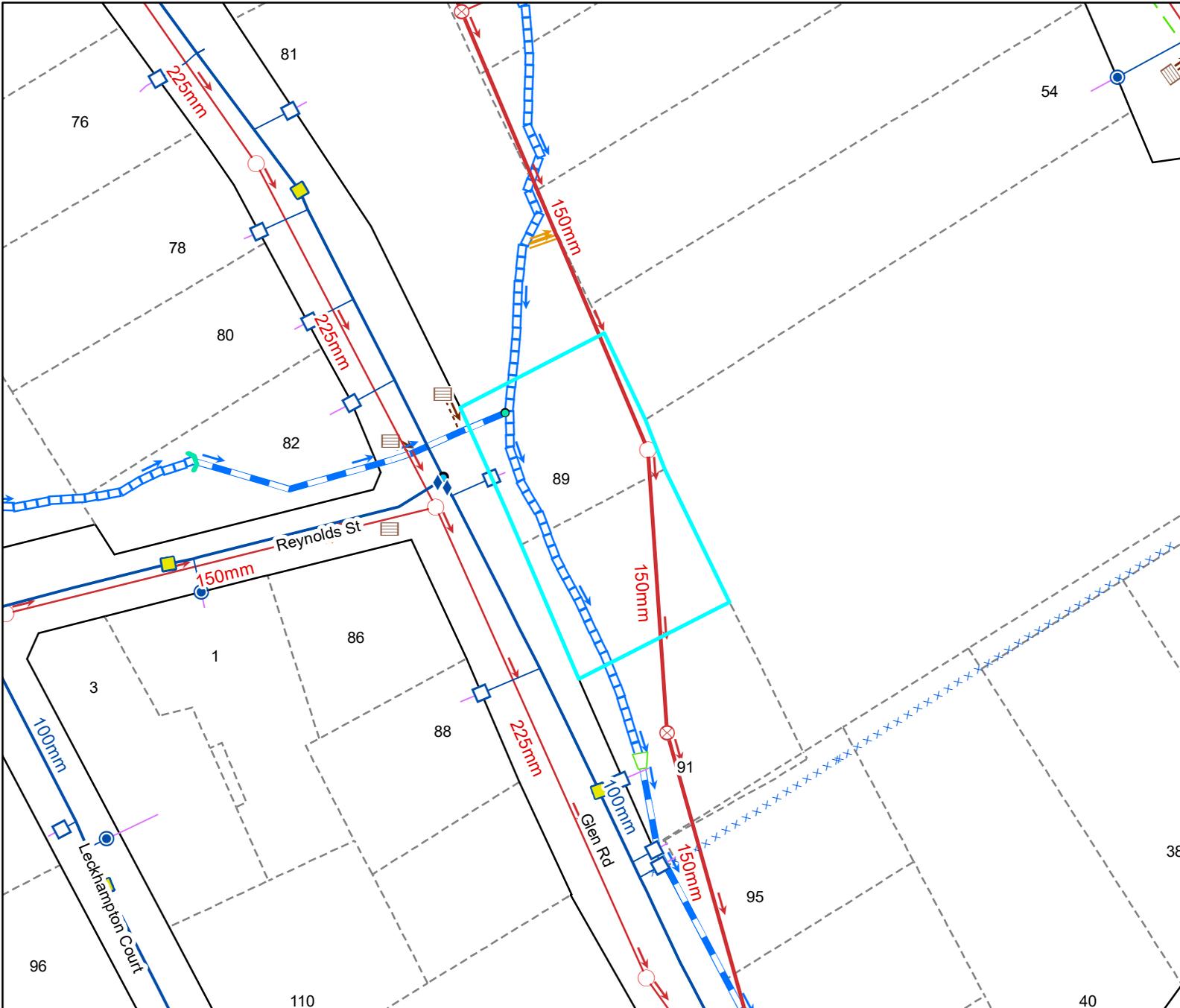
Photographic Map

Scale at A4:
1:750
20/02/2026
8:01:47 PM



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

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2006, copyright Terralink International Ltd.



Legend

Water Supply	
	Manifold Box
	Water Meter
	Toby
	Meter without manifold box
	Retic Flow Meter
	Combination Meter
	Manifold Box With Restrictor
	Water Valve - Zone
	Non Return Valve
	Water Valve - Gate
	Water Valve - Sluice
	Water Hydrant
	Water Backflow Preventor - RPZ
	Water Non-Return Valve
	Water Pump Station
	Water Bore
	Water Treatment Plant
	Water Storage Tank
	Supply Main
	Trunk Main
	Disused
	Reticulation
	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	
	Standard Manhole
	Valve Chamber (pressurised)
	Boundary Kit
	Non-Return Valve
	Pump Station Domestic
	Drop Manhole
	Inspection Manhole
	Inspection Opening
	Lamphole
	Outlet
	Pump Station
	Treatment Plant
	Vent
	Foul Sewer Node
	Foul Drains in Common (public)
	Sewer
	Trunk Sewer
	Vent Line
	Rising Main
	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
	SW Drop Manhole
	SW Insp Chamber and Grating Inlet
	SW Inspection Manhole
	SW Inspection Opening
	SW Lamphole
	SW Mudtank Inlet
	SW Outlet
	SW Pipe Inlet
	SW Pressure Manhole
	SW Standard Manhole
	SW Stormwater Node
	Roading Bubble-Up Tank
	Roading Mudtank
	Stormwater Main
	Stormwater Trunk Main
	DCC Open Channel
	Piped WC
	Open WC
	Culvert
	Stormwater Mudtank Pipe
	Redundant Stormwater Main
	SW Sump
	SW Pump Station

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

General		Cadastral	
	DCC Water & Waste Structure		Parcel
	Hydro		Road/Rail
	Railway Centreline		Motorway Parcels
			Strata
			Easment (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
20/02/2026
8:01:53 PM



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

2018-2019 Urban. Copyright DCC/Aerial Surveys Ltd. Rural, ORC/Aerial Surveys Ltd. CC BY 4.0 NZ
2013 Urban and rural photography Jan/Feb 2013. Copyright DCC. CC BY 3.0 NZ.
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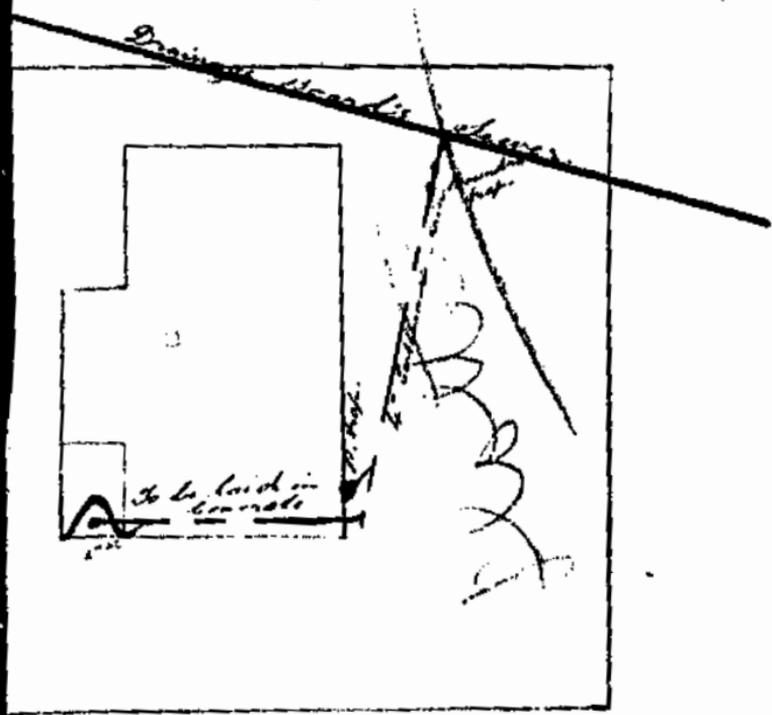
4/1/1908
7/4/11
08

7825

Plan of Mr Wallace's
Property Glen. Rd
Mornington

LEGEND

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



Street front of the property

allot. 5th
off section 65
Block VI Town District

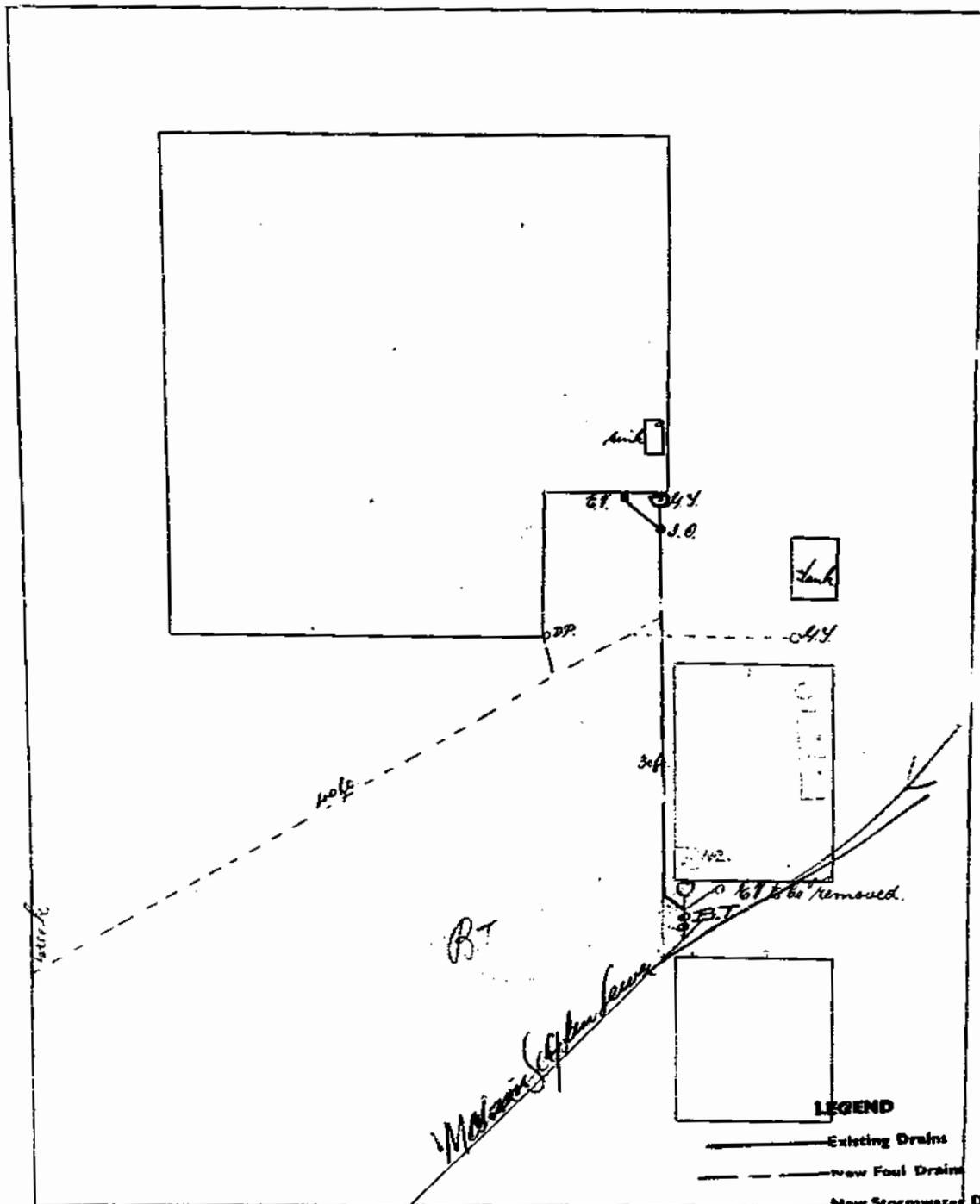
HOUSE CONNECTION PLAN.

APPLICATION No. *102*

DATE

SCALE: $\frac{1}{8}$ in. to a Foot.

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



Owner
 Street
 Locality

Mr Watts
89, Glen Rd.
Laversham

Block

VI 4 Dist

Section

245 ~~*245*~~ *65*

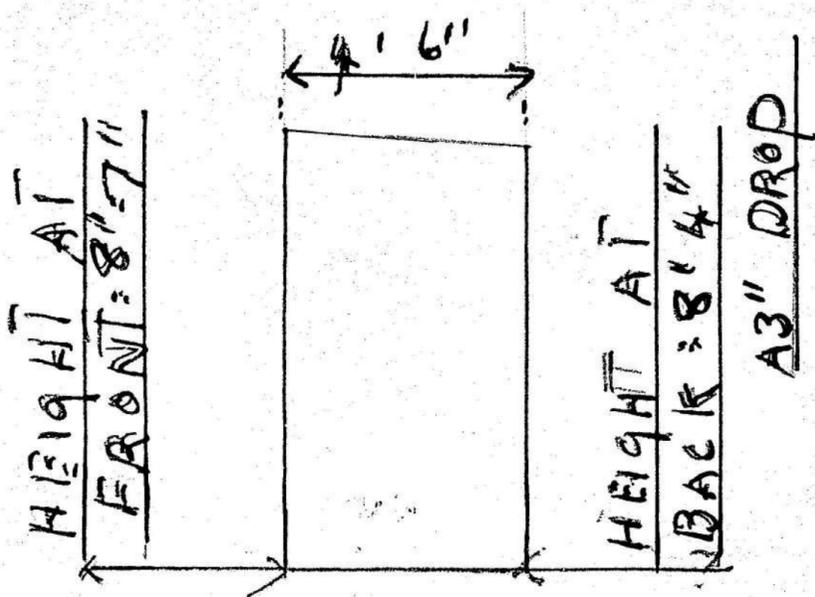
Allotment

2x3

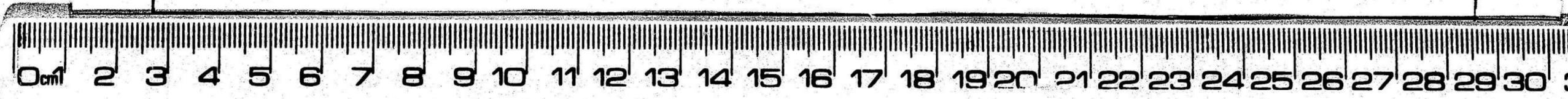
Signature of Drainer

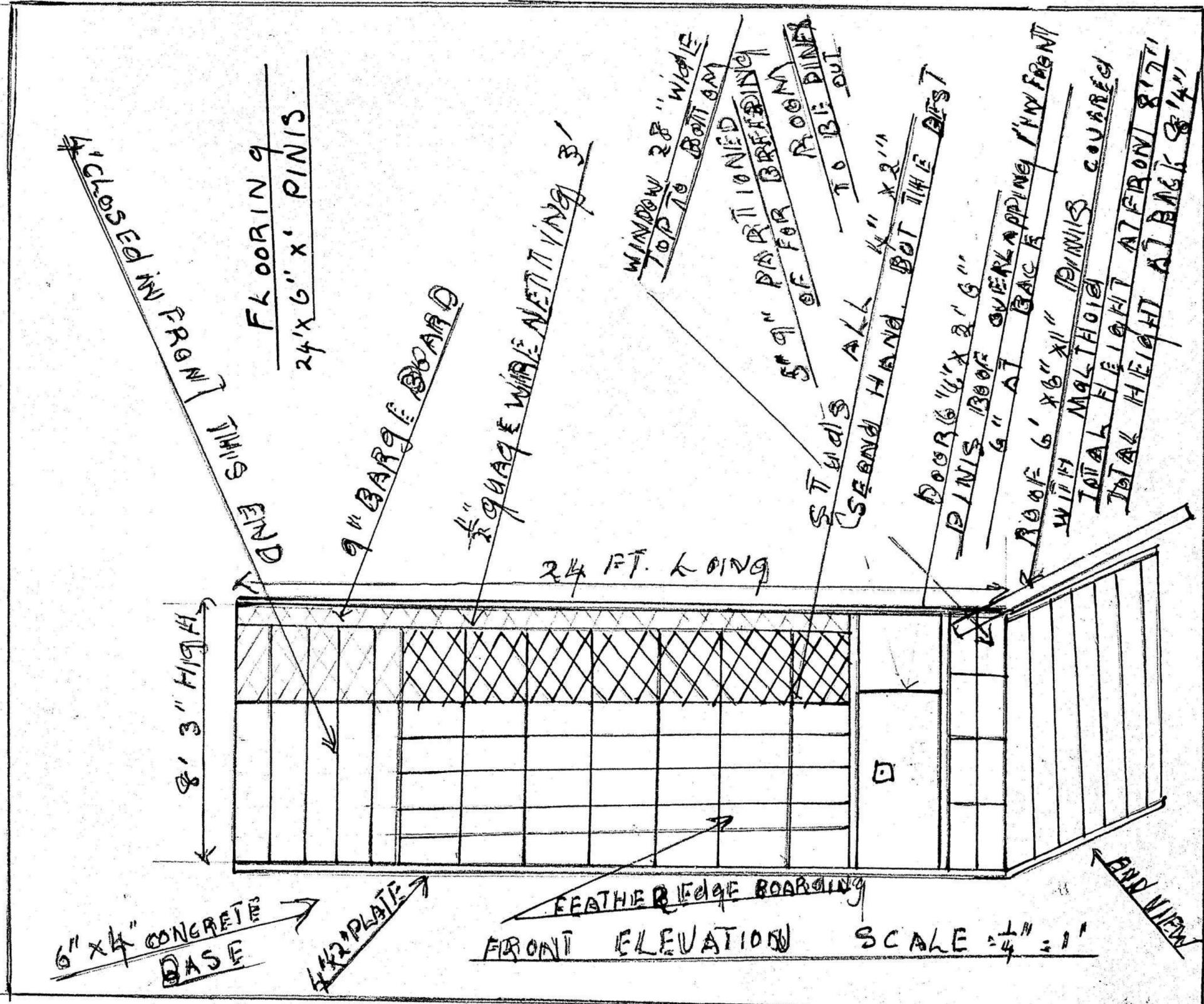
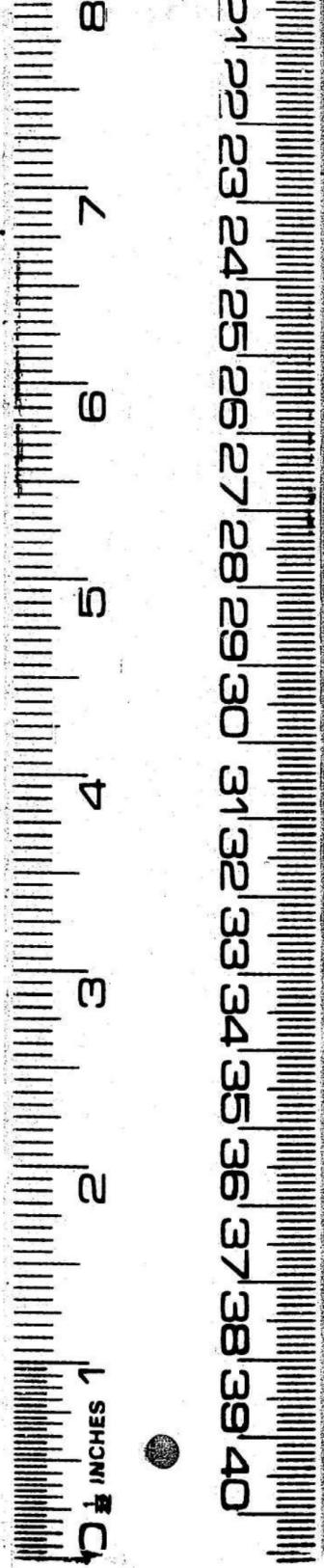
Morison & Partners

86011

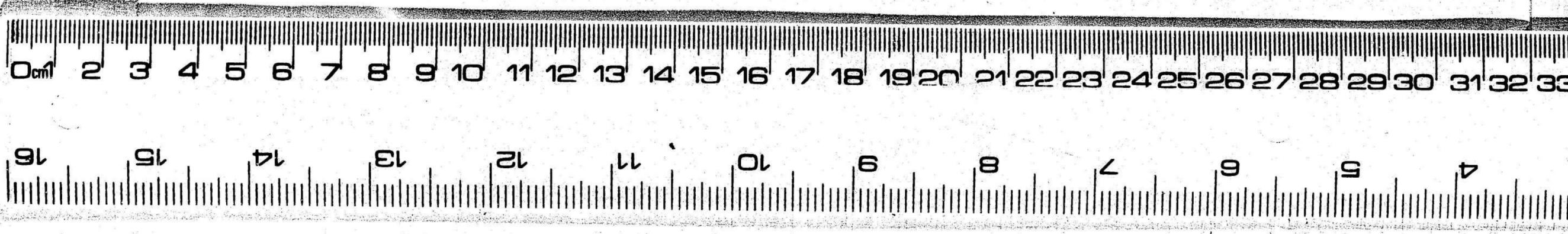


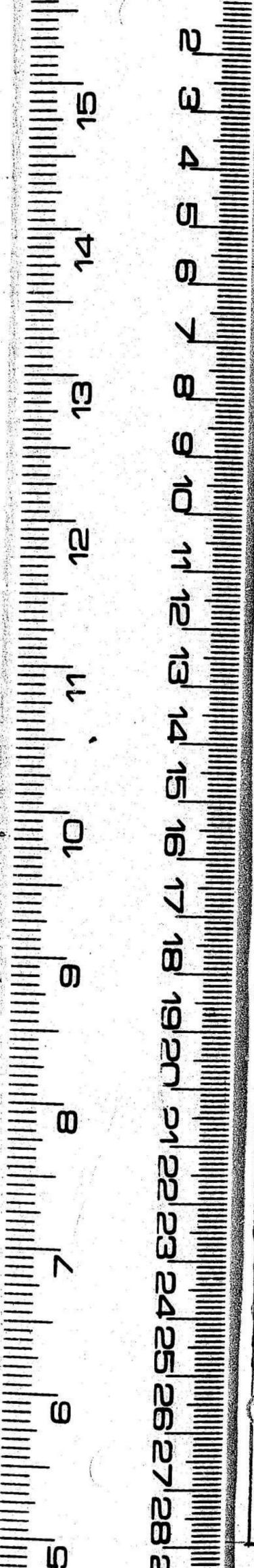
END ELEVATION
SCALE = $\frac{1}{4}$ " = 1' FOOT



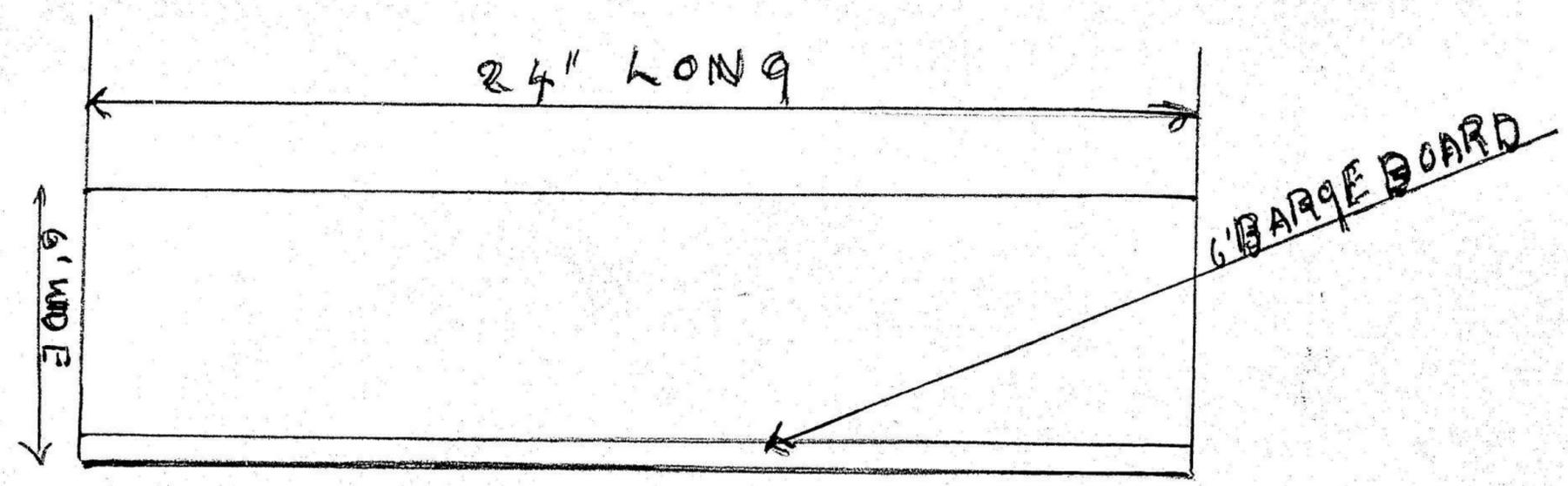


17098





17098
(17098)

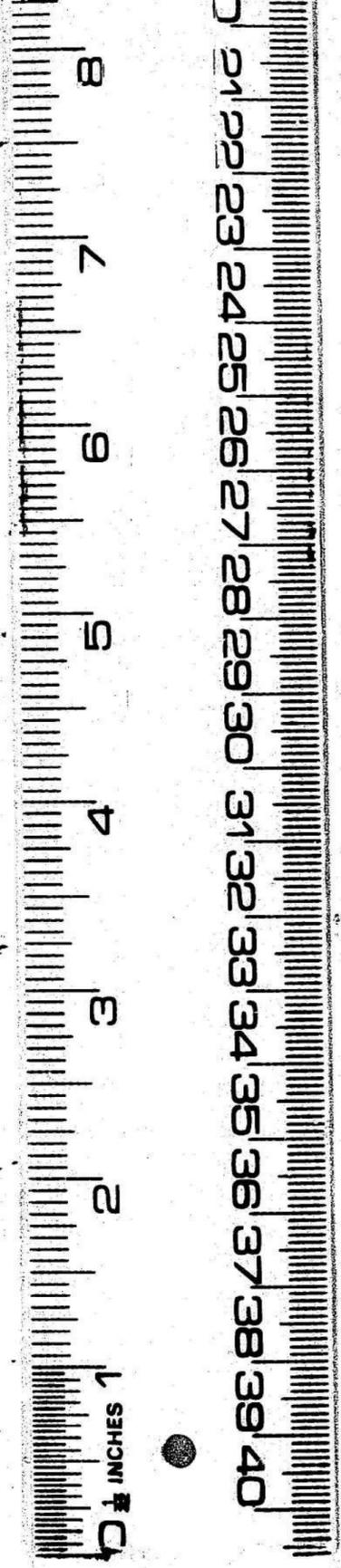
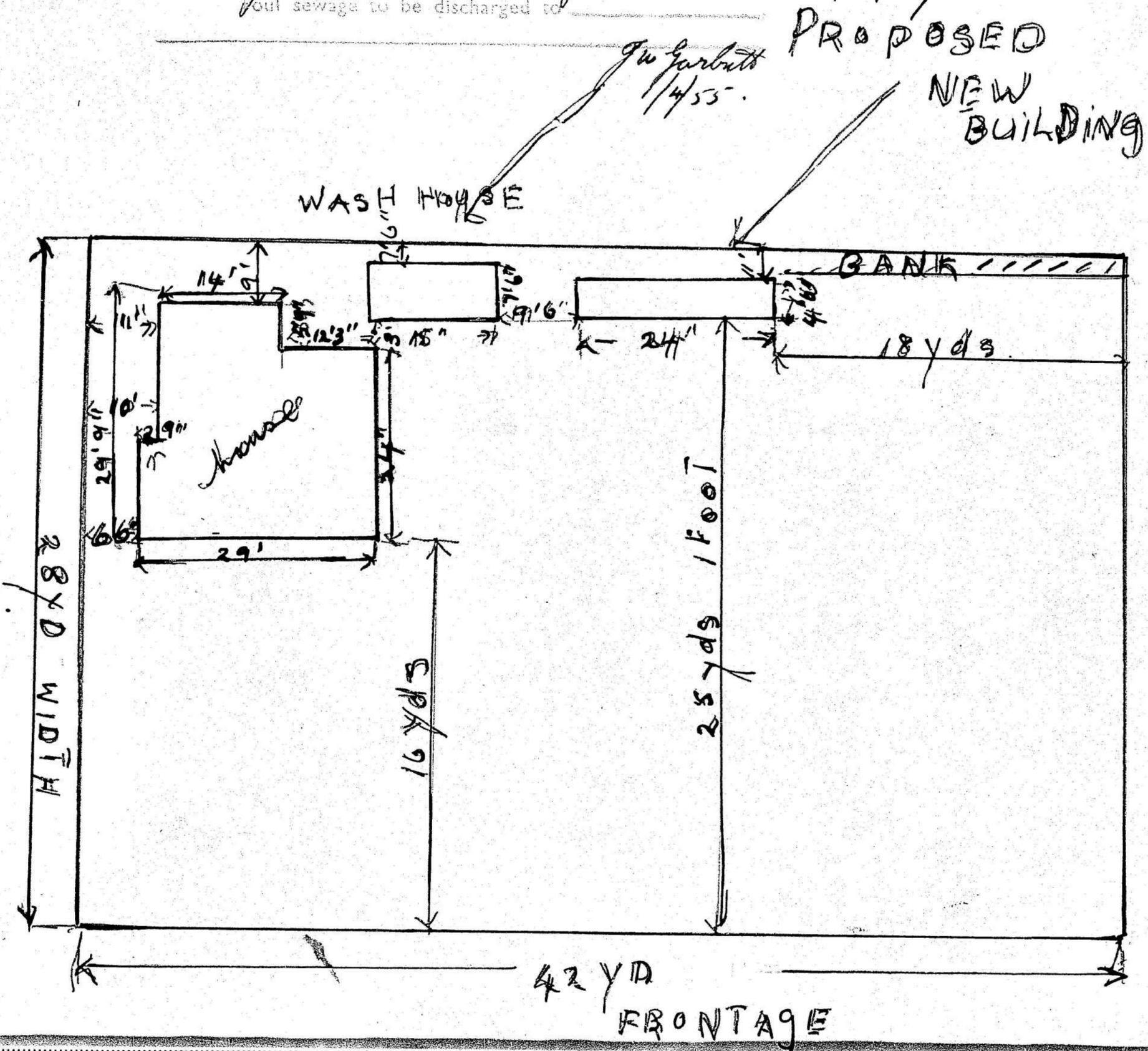


PLAN OF ROOF SCALE $\frac{1}{4}'' = 1'$
6' x 6" x 1" PINE COVERED
WITH MALTHOID

89011

A separate application to the Drainage Board for a permit for plumbing and/or drainage work is required. Such work to be executed by a Regd. Plumber or Licensed Drainer, respectively.

Stormwater to be discharged to Existing facilities
Building to be kept clear of drains & sewer in property
Foul sewage to be discharged to _____

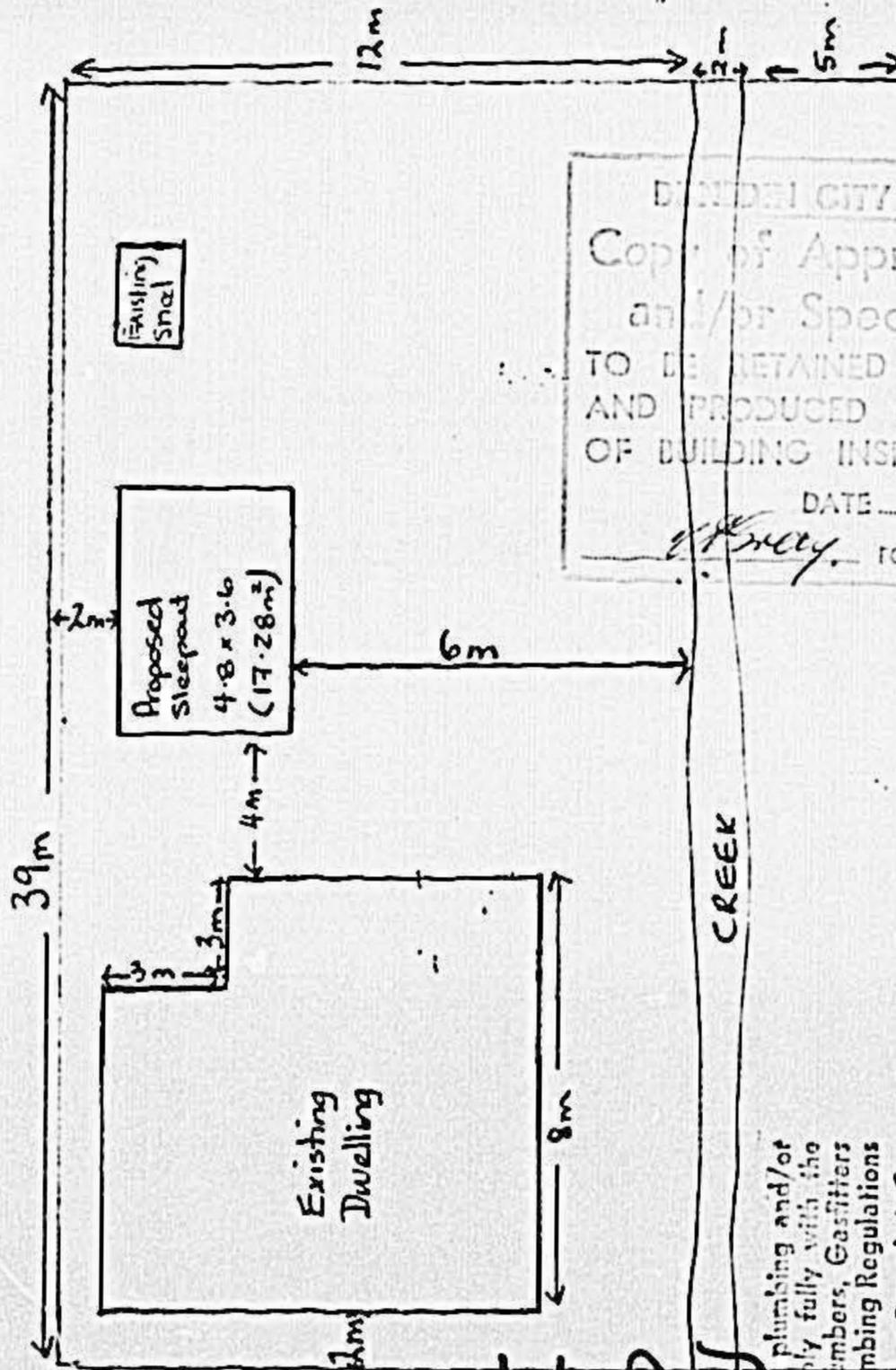


VERSATILE GARAGES LTD.

PROPOSED SLEEPOUT 4.8m x 3.6m (17.28m²)

FOR: Mr P. Clemenger

ADDRESS: 89 Glen Road, Mornington



DUNDEE CITY COUNCIL
 Copy of Approved Plan
 and/or Specification
 TO BE RETAINED ON WORKS
 AND PRODUCED ON REQUEST
 OF BUILDING INSPECTOR.
 DATE 19.8.86
 [Signature] FOR CITY ENGINEER

CREEK

Glen Road.

142

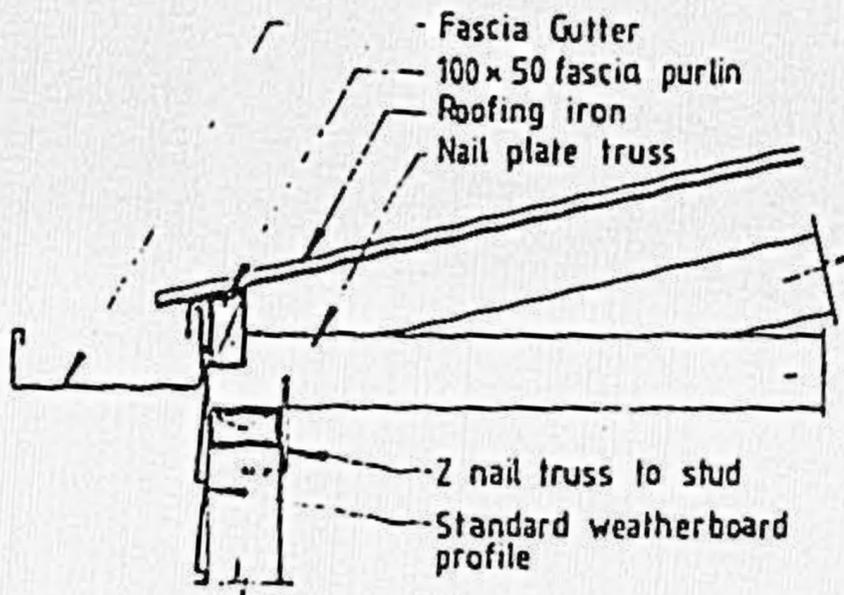
CITY PLANNING DEPARTMENT
 Pursuant to the provisions of the District Scheme, these plans and specifications are approved, provided that no change shall be made to the details shown hereon, and contained in the specification attached hereto, and subject to

[Signature] 12/8/86
 Signed _____
 for City Planning Officer

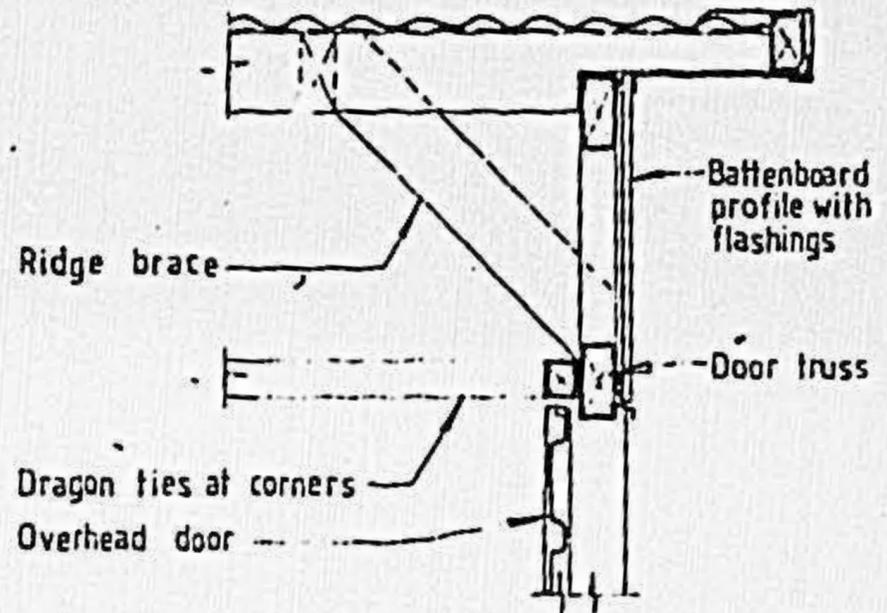
A separate application to the Drainage Board for plumbing and/or drainage work is required. Such work shall comply fully with the Plumbers, Gasfitters and Drainlayers Act 1975, Plumbers, Gasfitters and Drainlayers Regulations 1977, Drainage and Plumbing Regulations 1978, and the Board's By-laws.
 Stormwater to be discharged to existing facilities
to the water courses 275 from foul sewer to
be located in building to be molder, private drain
to be located in divided if on building line.
 19-8-86 [Signature]



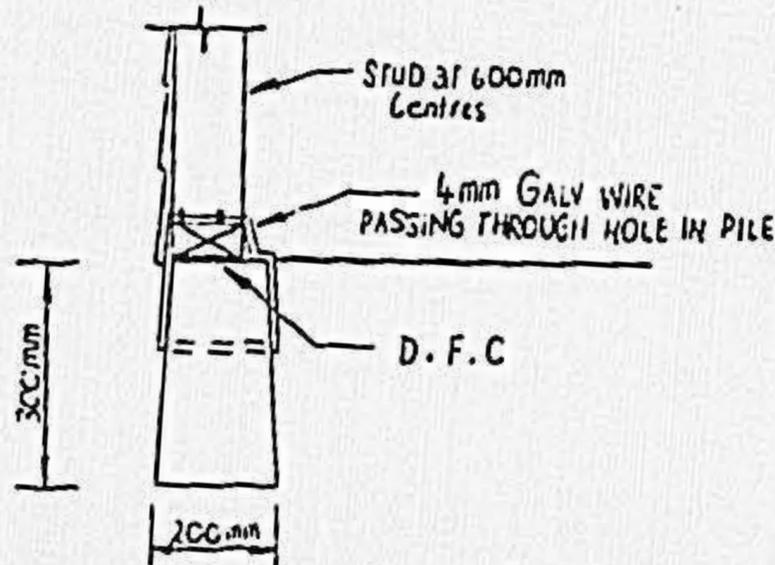
VERSATILE GARAGES



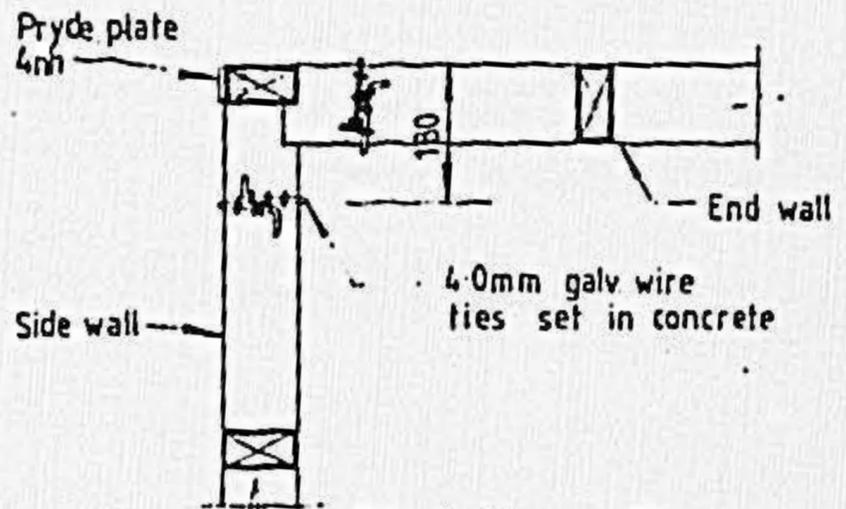
Eaves



Gable - Door



Floor Edge



Holding Down at Back Corners

CONCRETE FLOOR SLAB AND FOUNDATIONS

Floor slab shall be a minimum of 75mm thick with edge thickening to perimeter.

Minimum concrete strength shall be 17.5 MPa.

Soft ground conditions and sloping sites shall require extra concrete in edge thickening and extra metal fill under the floor slab.

4.0mm galv. wire ties shall be cast in as detailed above. Where concrete piles or a continuous low height concrete foundation is required then these shall be constructed to a separate specification.

DAMP COURSE

2 ply bitumenous d.p.c. shall be fixed between all timber plates and concrete foundations.

TIMBER

All timber shall be pinus radiata, machine gauged, No. 1 framing grade and interior treated to meet the requirements of TPA (NZ) Spec - C8.

WALL FRAMING

All studs shall be at 600mm maximum centres.

Studs, top and bottom plates and nogs shall be:—

75 x 50 for buildings up to 18m².

100 x 50 for buildings over 18m².

Wall braces and dragon braces shall be 75 x 50.

All framing shall be housed, i.e. studs checked into plates and nogs checked into studs, and securely nailed together.

ROOF FRAMING

Purlins shall be 100 x 50 at 875mm maximum centres on nail plate timber trusses at 1.8m or 2.4m centres.

Trusses shall be secured over plate to studs with 2 nails.

Roofing

Roofing shall be 0.45mm galvanised corrugated steel or 0.45mm prepainted galvanised steel nailed in accordance with manufacturer's recommendations.

Roofing shall be laid over building paper supported by polyethylene string or galvanised wire netting.

Ridging shall be 0.45mm galvanised steel with lead edging or 0.45mm prepainted galvanised steel with lead edging.

FASCIA-GUTTER AND DOWN PIPES

Fascia-gutter shall be 0.6mm galvanised steel or 0.6mm prepainted galvanised steel laid to fall to downpipes.

Downpipes shall be 75 x 50 x 0.45mm galvanised steel or 0.45mm prepainted galvanised steel.

WALL CLADDING

Wall cladding shall be 0.45mm galvanised steel or 0.45mm galvanised prepainted steel formed to a weatherboard profile and nailed in accordance with manufacturer's recommendations.

A strip of bitumenised paper shall be fitted behind all joints in weatherboard cladding.

TILTING DOORS

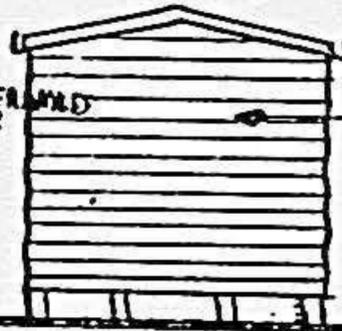
Tilting doors shall be fabricated from 0.45mm galvanised steel or 0.45mm prepainted galvanised steel cladding in galvanised steel frame, with guide rails, springs and heavy duty arms.

Aluminium panelled doors shall be used if requested.

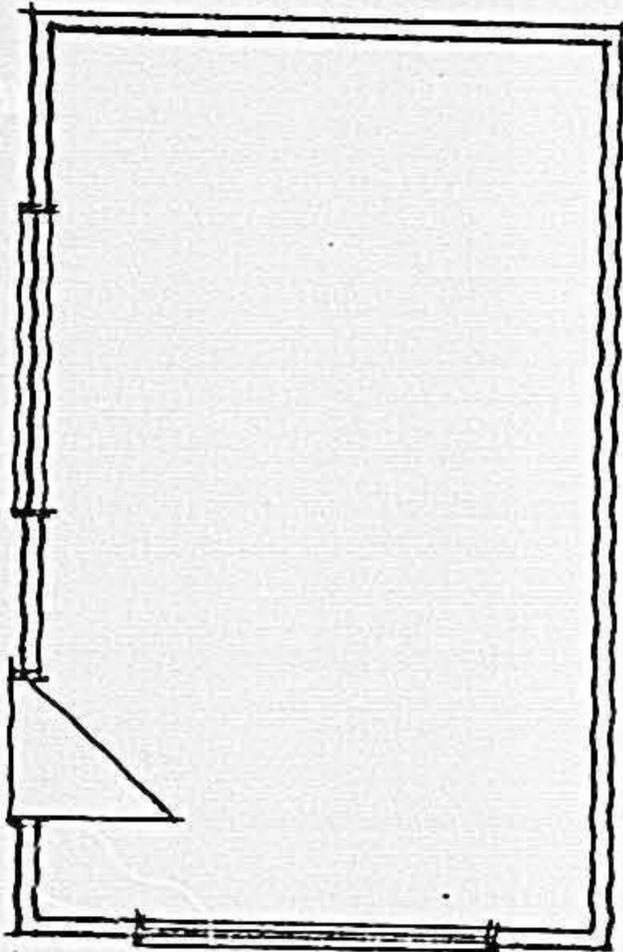
1427



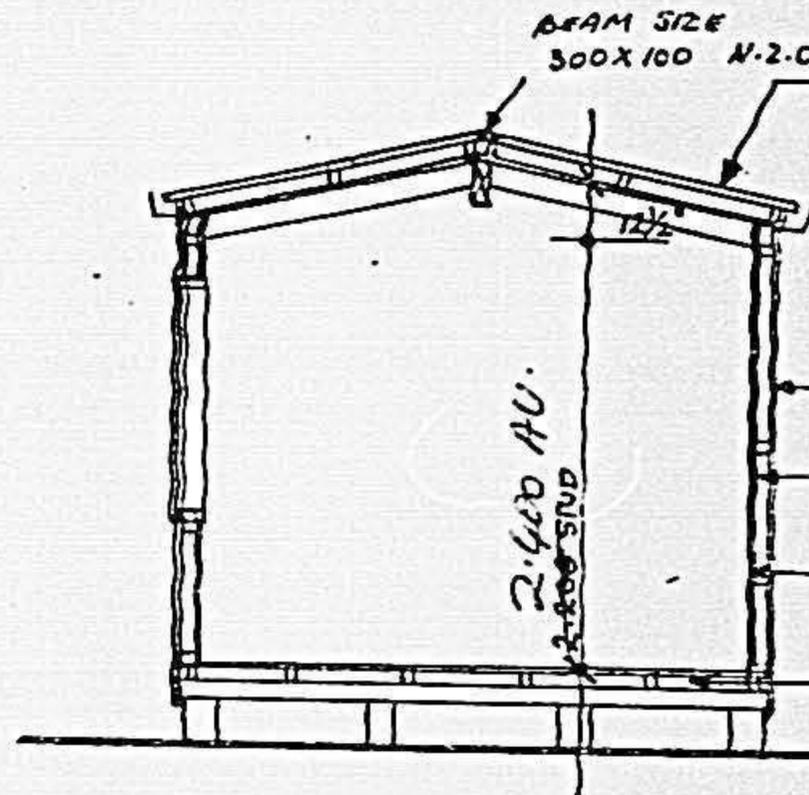
ALUMINUM-FRAMED
GLAZED DOOR



COLOR-COATED
METAL WEATHER



ELEVATIONS



.16 mm COEK GALV STEEL
ROOFING ON BUILDING
PAPER ON 100x50
DURLINS AT 750 C/S ON
9mm M.D PARTICLE. BP.
ON 100x50 N.2.
OREGON RAFTERS AT 600 C/S

COLOR-COATED METAL
WEATHER BOARDS

100x50 FRAMING AT 600 C/S

PREX SOFTBOARD OR
BISON BOARD INTERIOR
WALL LININGS

21 mm PARTICLE BOARD
FLOORING ON 100x50
JOISTS AT 600 C/S ON
100x75 BEARERS

PLAN

SECTION

APRIL 1972
SCALE 1:100

Sleepout

VERSATILE GARAGE LTD.

CODE COMPLIANCE CERTIFICATE

Section 43(3), 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:	477-4000	CCC No:	ABA 971893	Reference No:	5023206
---------------	----------	---------	------------	---------------	---------

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

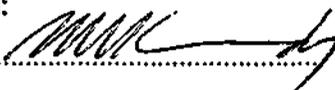
PROJECT LOCATION	PROJECT	
Name and Mailing Address: REID, KAY CHRISTINE 15 APPOLD STREET DUNEDIN 9001	All <input checked="" type="checkbox"/> Stage Noof an intendedstages New Building <input type="checkbox"/> Alteration <input checked="" type="checkbox"/>	
LEGAL DESCRIPTION	Intended Use(s) in detail: INSTALL HEATER - WOODSMAN MATAI E.C.R Intended Life: Indefinite, not less than 50 years <input checked="" type="checkbox"/> Specified as years Demolition <input type="checkbox"/>	
Property Number: 2023206 Valuation Roll No: 27060 20400 Street Address: 89 GLEN ROAD, DUNEDIN 9001 Legal Description: PT LOTS 2/3 DEEDS PLAN 111		

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: 23/06/1997

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:	477-4000	Consent No:	ABA 971893	Reference No:	5023206
---------------	----------	-------------	------------	---------------	---------

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

APPLICANT	PROJECT
Name: REID, KAY CHRISTINE	All <input checked="" type="checkbox"/>
Mailing Address: 15 APPOLD STREET, DUNEDIN 9001	Stage No of an intendedstages
PROJECT LOCATION	New Building <input type="checkbox"/>
Street Address: 89 GLEN ROAD, DUNEDIN 9001	Alteration <input checked="" type="checkbox"/>
LEGAL DESCRIPTION	Intended Use(s) in detail: INSTALL HEATER - WOODSMAN MATAI E.C.R
Property Number: 5023206	Intended Life:
Valuation Roll No: 27060 20400	Indefinite, not less than 50 years <input type="checkbox"/>
Legal Description: PT LOTS 2/3 DEEDS PLAN 111	Specified as 5 years <input type="checkbox"/>
	Demolition <input type="checkbox"/>
	Estimated Value: \$2542
COUNCIL CHARGES	Signed for and on behalf of the Council:
The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are:	Name: <i>J. Deenan</i>
Total: \$	Position: AUTHORISED OFFICER
ALL FEES ARE GST INCLUSIVE	Date: 17/06/1997

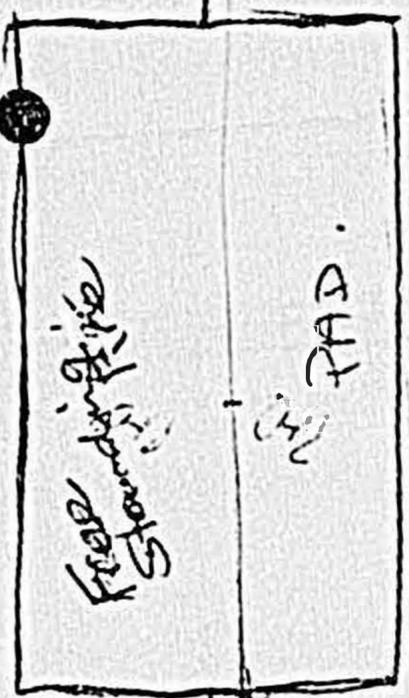
This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other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

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

3000 3000

Front Door

FOR THE FINAL INSPECTION OF YOUR HEATING APPLIANCE PLEASE ENSURE THAT ACCESS IS AVAILABLE TO THE CEILING SPACE IF REQUIRED AND THAT THE CEILING PLATE IS 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 _____ Date _____
Drainage *[Signature]* Date 10/6/97
Health _____ Date _____

NOTE

Installation shall be in accordance with NZS 7421:1990, with particular reference to the need for Siesmic restraint.

Kitchen
Sink

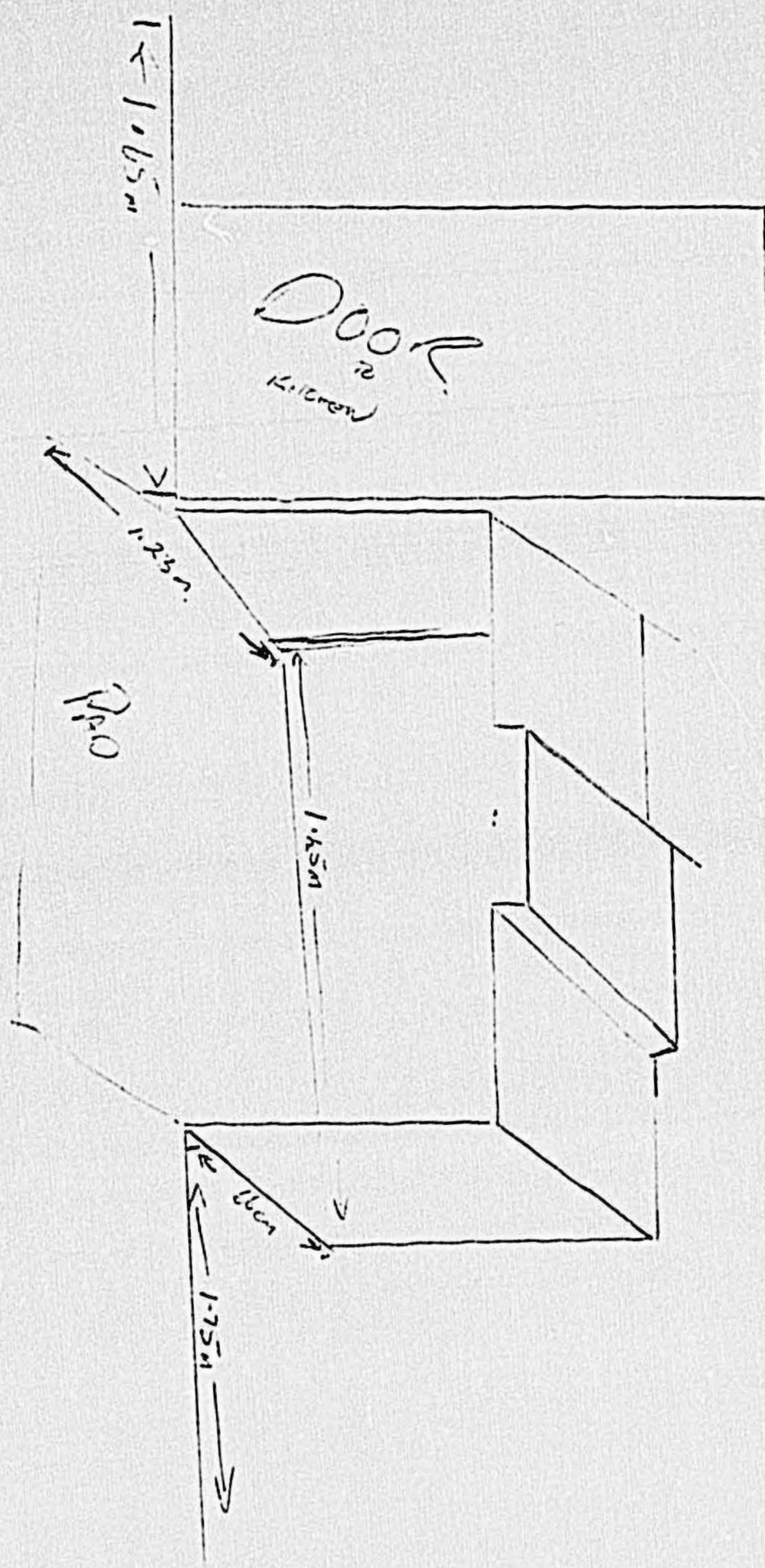
3.47 m

89 Glen Rd. (DN)

97/1893

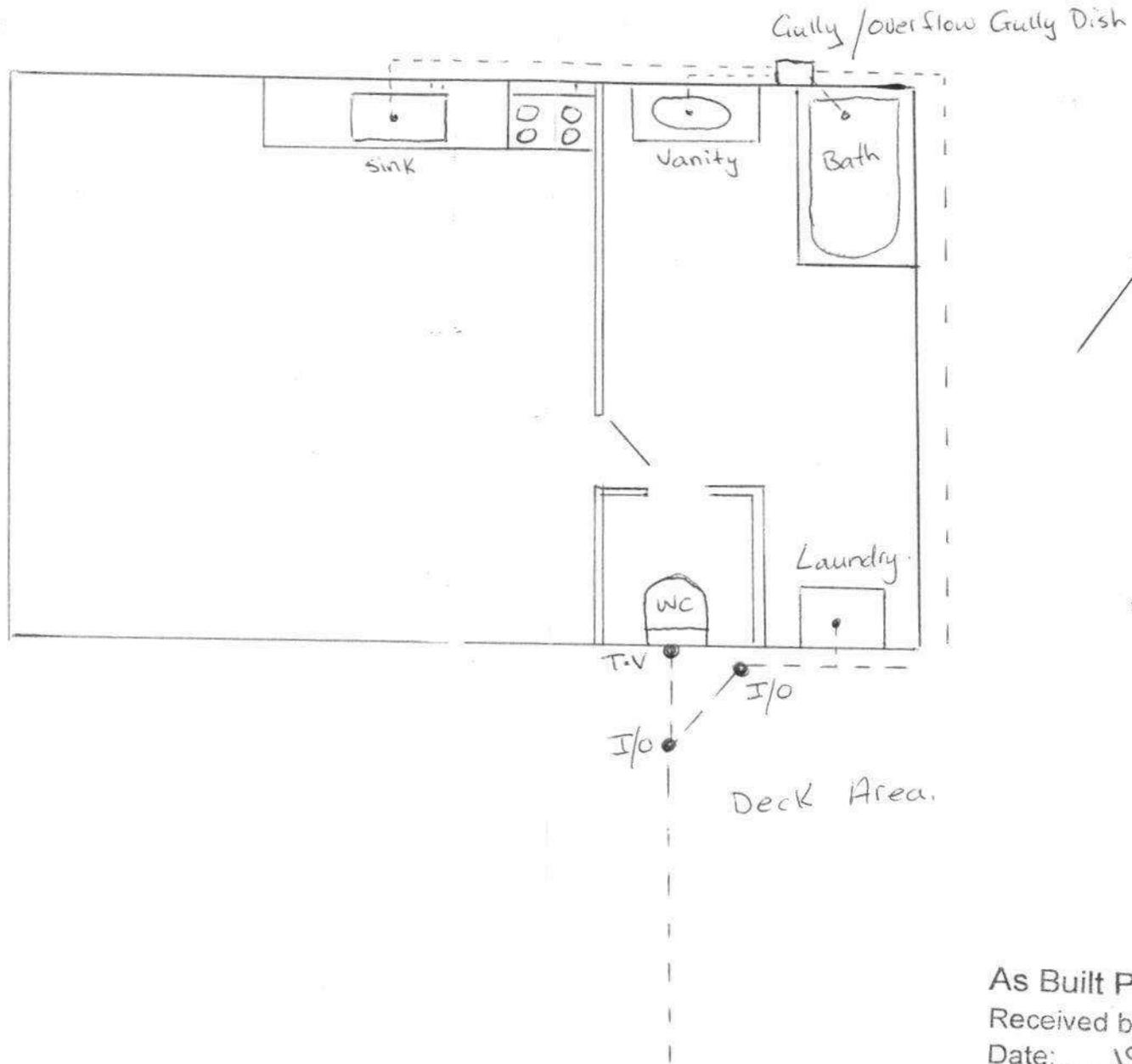
Installation of Wetback Heaters
All work involved in installing the wetback and water pipework must be carried out by a Craftsman Member.
Complies with the Building Regulations - Clause G 12
Officer: *[Signature]* Date 11/6/97

4.85 m



97/1893

Glen Road



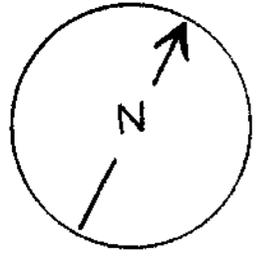
As Built Plan
 Received by: Ray Cune
 Date: 19-6-08
 ABA No: 08-759

bd BARRY DELL PLUMBING
 SERVICES (2001) LTD
 OFFICE & WORKSHOP:
 104 South Road, The Glen
 Telephone 455-4100 Fax 455-0871 Mobile 025-328-834

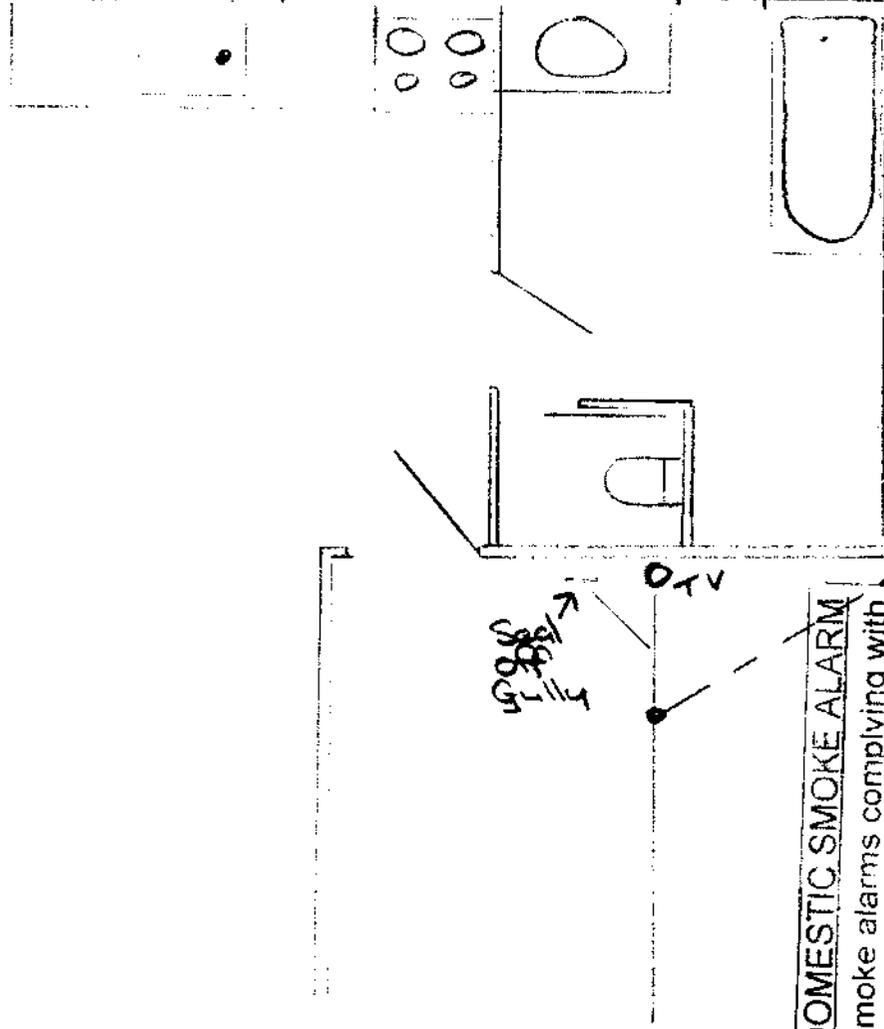
Residence at 89 Glen Road Dunedin

			SHEET
DRAWN DS	CHECKED	SCALES	SERIES OF
TRACED	DATE 18-6-08	NTS	REF

Set of 1.



Plumbing and Drainage
To comply with approved
documents: E1/AS1, G12/AS1
G13/AS1&2



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

DUNEDIN CITY COUNCIL
Plans and Specifications Approved in accordance
with The New Zealand Building Code and Approved
Documents. To be retained on works
and produced on request

Building Date
Drainage Date 15-4-07
Health Date

NOTE
DRAINAGE PLANS ATTACHED

FERRY DELL PLUMBING
SERVICES (2001) LTD
OFFICE & WORKSHOP
104 South Road, The Glen
Telephone 455-4100, Fax 455-4871, Mobile 025-328-834

Drain and Waste Alterations
89 Glen Rd

DRAWN	TF	CHECKED	SCALES	SERIES OF
TRACED	DATE 9/4/08	TF		HEP

Reference: Dev 100
Enquiries To: Colin Gray
Direct Phone: 474-3809

25 May 1999

Independent Building Advisory Services Ltd
178 Balmacewen Road
DUNEDIN

Dear Sir

PROPERTY ADDRESS: 89 GLEN ROAD, DUNEDIN
PROPERTY NUMBER: 5023206

I am pleased to advise that your report on the above property is acceptable to Council and will be placed on the Development Services property file for the property.

Yours faithfully

Colin Gray
MANAGER BUILDING CONTROL

RECEIVED FOR
FILING
00 JUN 1999
DCC - RECORDS

24 May 1999

Mr C Gray
Manager Building Control
Dunedin City Council
P.O. Box 5045
Dunedin

5023206

Dear Sir,

Re: 89 Glen Road, Dunedin.

I inspected the above property on 24 May 1999, and following a request from Mr & Mrs Gilbert, the owners of the property, I report as follows:

An addition has been carried out to the above property, without the required Building Permit. The house is constructed of concrete and timber piles, weatherboard cladding with a galvanised corrugated iron roof.

A Skyline or Profile sleepout has been built on the section at the right side of the house. The sleepout is 4.850 metres long by 3.650 metres wide and is sited well clear of all boundaries. Has treated timber piles set into concrete footings. Sleepout is sited well clear of the ground and has good ventilation. The construction is pycopyne flooring over foil insulation, timber framed walls with Coloursteel weatherboard sheets to exterior and a Coloursteel roof. Interior linings are gibboard walls with exposed beam and customwood sheet to the ceiling. Has aluminium windows and sliding exterior door which provide the required ventilation. Has lights and powerpoints installed.

The sleepout has been constructed to a good standard by a competent tradesman and is structurally sound.

I have advised Mr & Mrs Gilbert this report will be submitted to you for your perusal and following your acceptance, will be placed on the Development Services file for that address.

Yours faithfully,



K R BUSWELL NZCB, MBOINZ, MNZIBS, IQP
REGISTERED BUILDING SURVEYOR & BUILDING CONSULTANT

cc: Mr & Mrs Gilbert, 89 Glen Road, Dunedin.

Dunedin City Council apologises if this is a duplicate letter.

9th April 2018

[REDACTED]

10/10/2022
Letter re-sent with updated date

Finn Clayton

APPROVAL FOR VEHICLE ENTRANCE – 89 GLEN ROAD, DUNEDIN

In response to your Building Consent enquiry, I wish to advise that the installation of a vehicle entrance to the above property is required.

Vehicle entrances and reinstatement of footpaths must be carried out by a DCC approved Contractor. Attached is the Council's list of approved contractors for this work. A quotation for the construction of your entrance can be obtained from any contractor on this list.

Construction Requirements

- 1 The crossing shall be a 4.5 metre raised bed type crossing located at the gateway.
- 2 The footpath shall be excavated and reconstructed in accordance with the Specification for the Construction of Vehicle Entrances. Footpath cross-fall shall be a minimum 4% towards the kerb.
- 3 The on street drive shall be a normal type crossing with an asphalt surface from the kerb & channel to the property boundary.
- 4 The drive within the property shall be sealed or hard surfaced for the first five (5) metres.
- 5 The finished levels of the drive shall match the existing levels at the back of path and tie into the existing edge of seal. The existing levels shall remain unaltered.
- 6 The work shall be carried out in accordance with the Council's Specifications for the Construction of Vehicle Entrances.

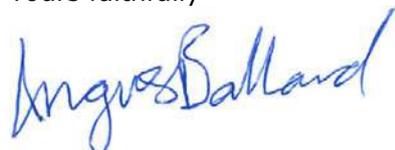
Any work on road reserve including the construction of a vehicle entrance requires a Corridor Access Request, through www.beforeudig.co.nz

This approval is valid for one year from the above date or 3 months after Code of Compliance signoff, whichever of the two is longer.

Please contact Angus Ballard on 477 4000 for any clarifications regarding this letter.

Please note: This outlines DCC Transport requirements only. It is subject to the District Plan, Building Code and any other consent conditions. Please contact City Planning's Public Enquiries Counter and Dunedin City Council Development Services or telephone 477 4000 if you wish to discuss these aspects.

Yours faithfully



Angus Ballard
Asset Supervisor
Transport

Encl: DCC Approved Contractor List