

## DISCLAIMER

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## Dunedin City Council – Land Information Memorandum

Property Address: 49 Douglas Street Dunedin

Prepared for: Theresa Faleatua-Taumaoe and Amaramo Taumaoe

Prepared on: 29-May-2026

### Property Details:

<b>Property ID</b>	5060442
<b>Address</b>	49 Douglas Street Dunedin
<b>Parcels</b>	FLAT A DP 18247 on LOT 1 DP 18112 1/2 SH 0.0464HA

### 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 29-May-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.

## Contents

Dunedin City Council – Land Information Memorandum .....	1
Property Address: 49 Douglas Street Dunedin .....	1
Prepared for: Theresa Faleatua-Taumaoe and Amaramo Taumaoe.....	1
Prepared on: 29-May-2026 .....	1
Property Details:.....	1
Disclaimer: .....	1
s44A(2)(a) Information identifying any special feature or characteristics of the land .....	4
District Plan Hazard Information .....	4
Other Natural Hazard Information .....	4
Flood Hazards .....	4
Land Stability Hazards .....	4
Coastal Hazards .....	5
Seismic Hazards .....	6
Other Natural Hazards.....	7
Otago Regional Council Hazard Information .....	7
Contaminated Site, Hazardous Substances and Dangerous Goods .....	7
Contaminated Site Information.....	7
Historic Dangerous Goods Licence(s) .....	7
Hazardous Substances .....	7
s44A(2)(b) Information on private and public stormwater and sewerage drains.....	8
Drainage .....	8
Foul Sewer and Waste Water.....	8
Public Sewer Sheets.....	8
Dunedin City Council Private Drainage plans incomplete .....	9
s44A(2)(bb) Information Council holds regarding drinking water supply to the land .....	9
Water Supply .....	9
s44A(2)(c) Information relating to any rates owing in relation to the land .....	9
Rates Details .....	9
Rates Assessment Details .....	9
s44A(2)(d) Consents, Certificates, Notices, Orders or Requisitions affecting the land or any buildings on the land .....	10
(da) the information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004:s44A and.....	10
(2)(e) Information concerning any Certificate issued by a Building Certifier pursuant to the Building Act 1991 or the Building Act 2004 .....	10
Building and Drainage Consents.....	10
Building and Drainage Permits .....	10
Building Notices .....	11
Resource Consents .....	11
Consent Notices.....	11
Alcohol Licensing .....	11
Health Licensing.....	11
s44A(2)(ea) Information notified under Section 124 of the Weathertight Homes Resolution Services Act 2006 .....	11
s44A (2)(f) Information relating to the use to which the land may be put and any conditions attached to that use .....	11
District Plan .....	11

District Plan Map .....	11
s44A(2)(g) Information regarding the land which has been notified to Council by another statutory organisation.....	12
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.....	12
Section 44A(3) Information concerning the land as the authority considers, at its discretion, to be relevant.	12
Building Information.....	12
Independent Building Report(s) .....	12
Minimum Floor Levels .....	12
Planning .....	12
Resource Consents within 50m of 49 Douglas Street Dunedin.....	12
Other Planning Comments .....	13
3 Waters .....	15
Information Regarding Watercourses .....	15
Environmental Health.....	15
Transport .....	15
Glossary of Terms and Abbreviations.....	16
Consent, Permit, Licence & Complaint types .....	16
Terms used in Permits & Consents.....	16
General terms.....	17
Appendices .....	18

## 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

##### **OVERLAND FLOW PATH**

##### **Flood plus other natural hazards**

Description: The property is identified within the report “The Natural Hazards of South Dunedin”, which may describe special features or characteristics of the land concerned, including but not limited to potential erosion, avulsion, falling debris, subsidence, slippage, alluvion or inundation. Although the report is known to the Dunedin City Council, the council has not assessed the report for correctness. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose including development.

Goldsmith, M., & Hornblow, S. (2016). *The natural hazards of South Dunedin*. Otago Regional Council.

<https://www.orc.govt.nz/media/2217/the-natural-hazards-of-south-dunedin-report-july-2016.pdf>

**Commissioned by:** Otago Regional Council

**Purpose:** The purpose of this report is to summarise the natural hazards that affect South Dunedin and to provide information that can be used by the Otago Regional Council, Dunedin City Council and the community to better understand the hazardscape and to inform future planning and management.

**Scope of report:** South Dunedin, including the low-lying coastal plain between St Clair in the south and the Dunedin harbour in the north, bounded by Caversham Valley to the west and the Otago Peninsula to the east.

*Reference Number: 12075*

##### **OVERLAND FLOW PATH**

Description: South Dunedin Natural Hazards Qualitative Risk Assessment - Applying the Otago RPS and NPS-NH risk frameworks

Van Woerden, T. (2026). *Applying the NPS-NH risk framework: South Dunedin natural hazards qualitative risk assessment*. Otago Regional Council.

**Commissioned by:** Otago Regional Council

**Purpose:** To consider the natural hazard risk in South Dunedin under both the NPS-NH and pORPS frameworks to support DCC in determining whether the current plan is fit for purpose.

**Scope of report:** The same as the focus area for the South Dunedin Future adaptation programme and the SDF risk assessment by Kia Rōpine... an area including the South Dunedin, St. Kilda North and St. Kilda South, and parts of St. Clair, Caversham, Tainui, and Musselburgh.

*Reference Number: 14119*

#### Land Stability Hazards

No information.

## Coastal Hazards

### SEA LEVEL RISE

#### Sea Level Rise Prediction Study of Harbourside and South City

Description: The study area considered by a report commissioned by the Dunedin City Council entitled 'Assessment of Options for Protecting Harbourside and South City from Direct Impacts of Sea Level Rise

Beca Ltd. (2014). *Assessment of options for protecting Harbourside and South City from direct impacts of sea level rise*. Beca Ltd.

[https://www.dunedin.govt.nz/\\_data/assets/pdf\\_file/0008/1071773/Assessment-of-Options-for-Protecting-Harbourside-and-South-City-from-Direct-Impacts-of-Sea-Level-Rise.pdf](https://www.dunedin.govt.nz/_data/assets/pdf_file/0008/1071773/Assessment-of-Options-for-Protecting-Harbourside-and-South-City-from-Direct-Impacts-of-Sea-Level-Rise.pdf)

**Commissioned by:** Dunedin City Council

**Purpose:** The purpose of this report is to assess options for protecting the Harbourside and South City areas of Dunedin from the direct impacts of sea level rise.

**Scope of report:** Harbourside and South City areas of Dunedin

Reference Number: 11454

### SEA LEVEL RISE

#### Groundwater

Description: The property is identified in the "Dunedin Groundwater Monitoring and Spatial Observations" report published by GNS Science 2020 (doi: 10.21420/AVAJ-EE81), which describes characteristics of groundwater (either observed or interpolated) within the land concerned. The Institute of Geological and Nuclear Sciences Limited (GNS Science) and its funders give no warranties of any kind concerning the accuracy, completeness, timeliness or fitness for purpose of the data. GNS Science accepts no responsibility for any actions taken based on, or reliance placed on the data and GNS Science and its funders exclude to the full extent permitted by law liability for any loss, damage or expense, direct or indirect, and however caused, whether through negligence or otherwise, resulting from any person's or organisation's use of, or reliance on, the data. Although the report is known to the Dunedin City Council, the council has also not assessed the report for correctness. The applicant is solely responsible for ensuring that the land is suitable for a particular purpose including development.

Cox, S., Glassey, P., Ettema, M., Hornblow, S., Mager, S. & Yeo, S.. (2020). *Dunedin groundwater monitoring and spatial observations*. GNS Science.

<https://www.orc.govt.nz/media/16153/dunedin-groundwater-monitoring-spatial-observations-and-forecast-conditions-under-sea-level-rise-dec-2023.pdf>

**Commissioned by:** Otago Regional Council

**Purpose:** The purpose of this report is to investigate the groundwater responses in Dunedin under a scenario of rising sea levels

**Scope of report:** Coastal Dunedin, especially South Dunedin, Harbourside, and parts of the Taieri Plain.

Reference Number: 12083

### SEA LEVEL RISE

#### Groundwater

Description: Dunedin groundwater monitoring, spatial observations and forecast conditions under sea-level rise. Refer to the ORCs 'Groundwater table changes and sea level rise - South Dunedin and Harbourside' page for further information.

Cox, S. C., Ettema, M. H. J., Chambers, L. A., Easterbrook-Clark, L. H., & Stevenson, N. I. (2023). *Dunedin groundwater monitoring, spatial observations and forecast conditions under sea level rise*. GNS Science.

<https://www.orc.govt.nz/media/16153/dunedin-groundwater-monitoring-spatial-observations-and-forecast-conditions-under-sea-level-rise-dec-2023.pdf>

**Commissioned by:** Otago Regional Council

**Purpose:** The purpose of this study is to characterise current groundwater levels across South Dunedin, establish baseline monitoring, and forecast groundwater behaviour under scenarios of future sea-level rise.

**Scope of report:** The geographic scope of the assessment covers the South Dunedin area, including the reclaimed flat and surrounding low-lying suburbs.

*Reference Number: 12118*

## SEA LEVEL RISE

### Sea Level Rise

Description: The report on the potential adaptation futures outlines a range of options available for managing and mitigating the risks faced by South Dunedin (as identified in the South Dunedin Risk Assessment). The report (background report and micro-business cases document together describe the key characteristics of each potential adaption future, explores the pros and cons, and provides high-level costs and visualisations of what South Dunedin could look like in 75 years' time (in 2100).

WSP. (2025). *Risk Assessment 202503 South Dunedin*. WSP.

<https://www.dunedin.govt.nz/do-it-online/pay-online/request-lim/hazard-information>

**Commissioned by:** Dunedin City Council

**Purpose:** The purpose of this report is to assess the risks associated with hazards in South Dunedin, including physical risks to infrastructure, environment, and community, to support spatial adaptation planning and inform decision-making.

**Scope of report:** South Dunedin

*Reference Number: 12124*

## Seismic Hazards

### INTENSIFIED SHAKING

#### Earthquake Likely Amplification 1:25000 Map

Description: This area has been identified as lying within a zone susceptible to amplified shaking in an earthquake and the area of likely amplification of earthquake intensity by 1 on MM Scale.

Dunedin City Lifelines Project. (1999). *Dunedin City Lifelines Project Report*. Dunedin City Lifelines Project.

<https://www.civildefence.govt.nz/assets/Uploads/documents/lifelines/dunedin-lifelines-report-1999.pdf>

**Commissioned by:** Dunedin City Council and Otago Regional Council

**Purpose:** To assess the vulnerability of Dunedin's lifeline utilities to natural hazards and to develop strategies that reduce risks and strengthen the city's resilience.

**Scope of report:** The Dunedin City Council area, bounded west by Flagstaff and Three Mile Hill, east by the Otago Harbour entrance, north by Waitati, and south by Brighton.

*Reference Number: 10111*

## LIQUEFACTION

### Domain C

Description: Ground predominantly underlain by poorly consolidated marine or estuarine sediments with shallow groundwater, with a moderate to high likelihood of liquefaction-susceptible materials being present



Barrell, D. J. A., Glassey, P. J., Cox, S. C., & Smith Lyttle, B. (2014). *Assessment of liquefaction hazards in the Dunedin City district*. GNS Science.

[https://www.dunedin.govt.nz/\\_data/assets/pdf\\_file/0011/476084/Assessment-of-liquefaction-hazards-in-the-Dunedin-City-District.pdf](https://www.dunedin.govt.nz/_data/assets/pdf_file/0011/476084/Assessment-of-liquefaction-hazards-in-the-Dunedin-City-District.pdf)

**Commissioned by:** Otago Regional Council

**Purpose:** The Otago Regional Council (ORC) contracted GNS Science to assess liquefaction hazards in the Dunedin City territorial authority area (Dunedin district), and delineate areas that may be susceptible to ground damage as a result of liquefaction, and the closely allied phenomenon of lateral spreading. This report presents the results of that assessment.

**Scope of report:** Dunedin City district

Reference Number: 11407

#### Other Natural Hazards

No information.

#### Otago Regional Council Hazard Information

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

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

#### Contaminated Site, Hazardous Substances and Dangerous Goods

##### Contaminated Site Information

No information.

##### Historic Dangerous Goods Licence(s)

No information.

##### Hazardous Substances

No information.

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

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

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

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

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

### Drainage

Drainage plans on file are indicative only.

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

### Foul Sewer and Waste Water

#### Drainage Reticulation Plans

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

#### 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 **11<sup>th</sup> April 2001**.

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

#### Urban Stormwater Catchment

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

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

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

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

### Public Sewer Sheets

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

## Dunedin City Council Private Drainage plans incomplete

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

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

### Water Supply

#### Urban water supply area – Connected

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

#### Terms and conditions of supply

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

#### Water pressure

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

#### Water reticulation maps

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

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

### Rates Details

#### Rates Assessment Details

<b>Rate Account</b>	2060442
Address	49 Douglas Street Dunedin
Valuation Number	27510-52500-A
<b>Latest Valuation Details</b>	
Capital Value	\$445,000
Land Value	\$185,000
Value of Improvements	\$260,000



Area (Hectares)	OHA
Units of Use	1

**Current Rates**

Current Rating Year Starting	01-Jul-2025
Dunedin City Council Rates	\$3,466.79

<b>Rates Outstanding for Year</b>	\$269.99
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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-1914-130198](#) AAD19142370

- A5627 - Plumbing and Drainage (Telfer). The permit was lodged on 06-Apr-1914.

[H-1919-135525](#) AAD19190825

- A13836 - Plumbing and Drainage (Connor). The permit was lodged on 08-Apr-1919.

[H-1925-141983](#) AAD19251535

- B7881 - Plumbing, No Plan (Allen). The permit was lodged on 27-Dec-1925.

[H-1926-143351](#) AAD19261443

- B9175 - Plumbing, No Plan (Telfer). The permit was lodged on 21-Sep-1926.

[H-1966-190531](#) AAD19661470

- H1119 - Plumbing and Drainage (Gallagher). The permit was lodged on 13-Apr-1966.

[H-1965-246732](#) AAK19650009

- 28150 - Erect Living Room, Bedroom and Garage (Gallagher). The permit was lodged on 24-Aug-1965.

[H-1982-249541](#) AAK19820265

Lambourne & McLean Surveyors - Letter and Site Plan for 2 Flats on St Kilda File (This is not a Permit). The permit was lodged on 09-Aug-1982.

### Building Notices

No Building Notices

### Resource Consents

There are no resource consents for this property.

### Consent Notices

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

### Alcohol Licensing

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

### Health Licensing

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

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

No information.

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

### District Plan

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

#### SECOND GENERATION DISTRICT PLAN INFORMATION

##### Zoning

- General Residential 2 (refer Section 15, Residential)

##### Scheduled Items

- Nil

##### Overlay Zones

- Hazard 3 (coastal) Overlay Zone

##### Mapped Areas

- South Dunedin Mapped Area

### 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-Mar-2017**.

### 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 building consent, or to enquire about information referred to in this section, please contact Building Services 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 49 Douglas Street Dunedin

#### [5060271 50 Douglas Street Dunedin](#)

[RMA-1993-356151](#) Resource Management Act (Historical Data) land use consent to erect an addition to the existing residence (Non-Notified - Non Complying). The outcome was Granted on 02/08/1993.

#### [5060431 50 Jackson Street Dunedin](#)

[RMA-2006-370539](#) Resource Management Act (Historical Data) ALTERATION TO EXISTING DWELLING (Non-Notified - Restricted Discretionary). This consent has since Lapsed.

**[5060437 57 Douglas Street Dunedin](#)**

[RMA-2004-368290](#) Resource Management Act (Historical Data) DWELLING ADDITION (Non-Notified - Restricted Discretionary). The outcome was Granted on 08/10/2004.

**[5100421 59 Dalgety Street Dunedin](#)**

[LUC-1989-355004](#) Land Use Consent conditional use to erect two residential units in breach of site coverage. The outcome was Granted on 24/04/1989.

[RMA-1994-356517](#) Resource Management Act (Historical Data) CROSS LEASE SUBDIVISION Ownr:GG & CM LAW (Non-Notified - Non Complying). The outcome was Granted on 07/07/1994.

**[5100422 61 Dalgety Street Dunedin](#)**

[LUC-1989-355004](#) Land Use Consent conditional use to erect two residential units in breach of site coverage. The outcome was Granted on 24/04/1989.

[RMA-1994-356517](#) Resource Management Act (Historical Data) CROSS LEASE SUBDIVISION Ownr:GG & CM LAW (Non-Notified - Non Complying). The outcome was Granted on 07/07/1994.

**[5102259 53 Council Street Dunedin](#)**

[RMA-1994-356823](#) Resource Management Act (Historical Data) Erection of two units on a residential site (Non-Notified - Non Complying). The outcome was Granted on 30/06/1994.

[RMA-1995-357153](#) Resource Management Act (Historical Data) Flats Plan A95101 - LOT 1 DP 24226 (Non-Notified - Non Complying).

**[5102260 58 Dalgety Street Dunedin](#)**

[RMA-1994-356823](#) Resource Management Act (Historical Data) Erection of two units on a residential site (Non-Notified - Non Complying). The outcome was Granted on 30/06/1994.

[RMA-1995-357153](#) Resource Management Act (Historical Data) Flats Plan A95101 - LOT 1 DP 24226 (Non-Notified - Non Complying). T

## Other Planning Comments

### Site Definition

There is no subdivision consent in Council records for property as the crosslease division for the flats at 49 Douglas Street and 62 Dalgety Street was created in 1984. The crosslease defines these sites as Flats A and B on Deposited Plan 18247. Prior to the Resource Management Act 1991 crosslease developments were not classified as a subdivision. While certification of the plan by the Council was given under the Local Government Act 1974, a planning consent for subdivision was not required.

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).

### Environmental Health

Environmental Health- 49 Douglas Street South Dunedin.

Environmental Health department received a nuisance complaint on 24/9/2003 regarding a presence of rats and mice at the property. The tenant was advised to set up their own pest management. No further action was taken.

### 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 49 Douglas Street is encroaching over 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.

#### **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



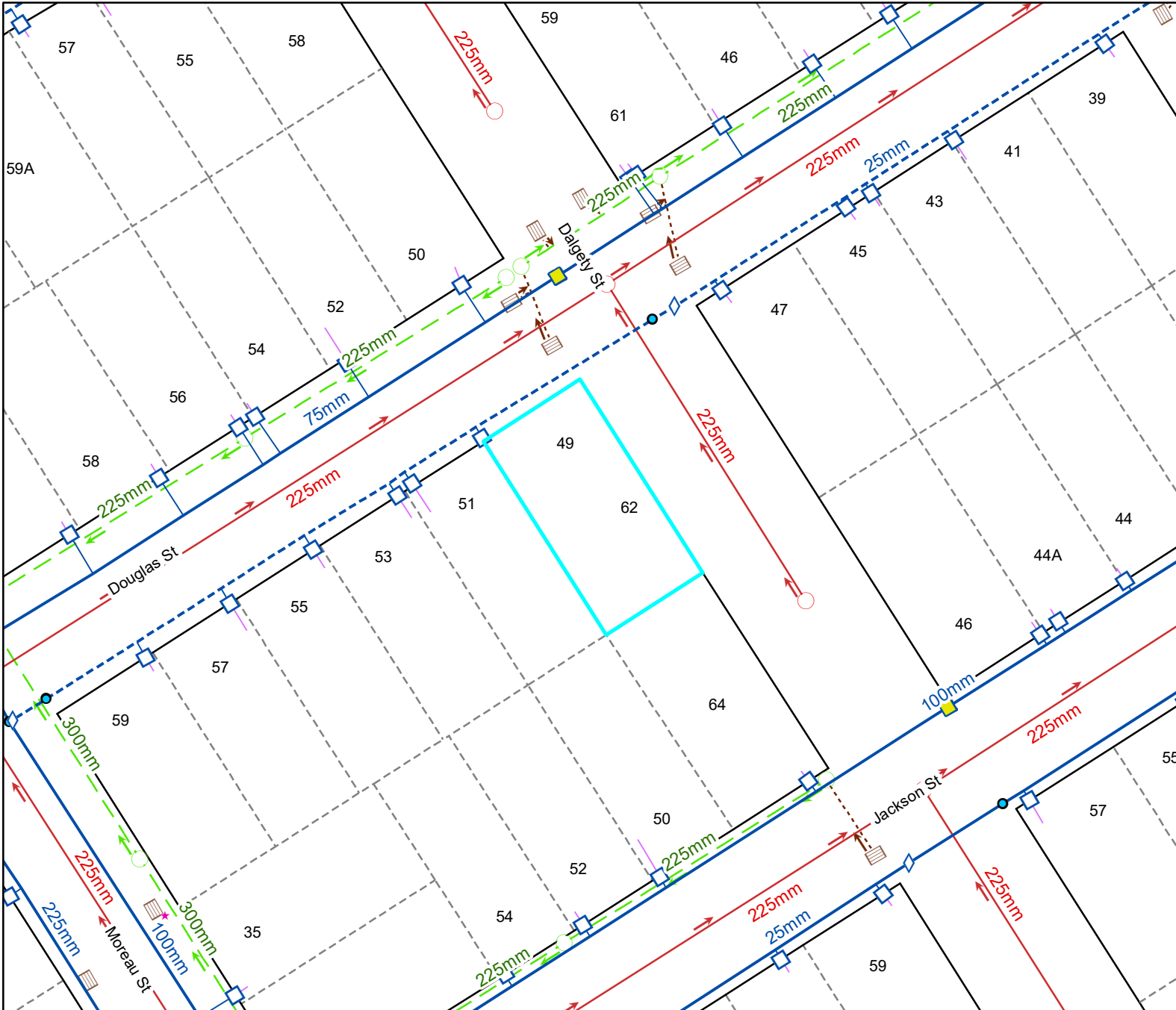
# Photographic Map

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 25/05/2026  
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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.  
 2006/2007 Urban photography March 2007, copyright NZAM. Rural photography March 2006, copyright Terralink International Ltd.



### Legend

#### Water Supply

	Manifold Box		Water Non-Return Valve
	Water Meter		Water Pump Station
	Toby		Water Bore
	Meter without manifold box		Water Treatment Plant
	Retic Flow Meter		Water Storage Tank
	Combination Meter		Supply Main
	Manifold Box With Restrictor		Trunk Main
	Water Valve - Zone		Disused
	Non Return Valve		Reticulation
	Water Valve - Gate		Rider
	Water Valve - Sluice		Scour
	Water Hydrant		Water Service Lateral
	Water Backflow Preventor - RPZ		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		Pump Station
	Valve Chamber (pressurised)		Treatment Plant
	Boundary Kit		Vent
	Non-Return Valve		Foul Sewer Node
	Pump Station Domestic		Foul Drains in Common (public)
	Drop Manhole		Sewer
	Inspection Manhole		Trunk Sewer
	Inspection Opening		Vent Line
	Lamphole		Rising Main
	Outlet		Redundant Foul Sewer Pipe

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

#### Stormwater

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

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

#### General

	DCC Water & Waste Structure		Parcel		Road/Rail
	Railway Centreline		Hydro		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.

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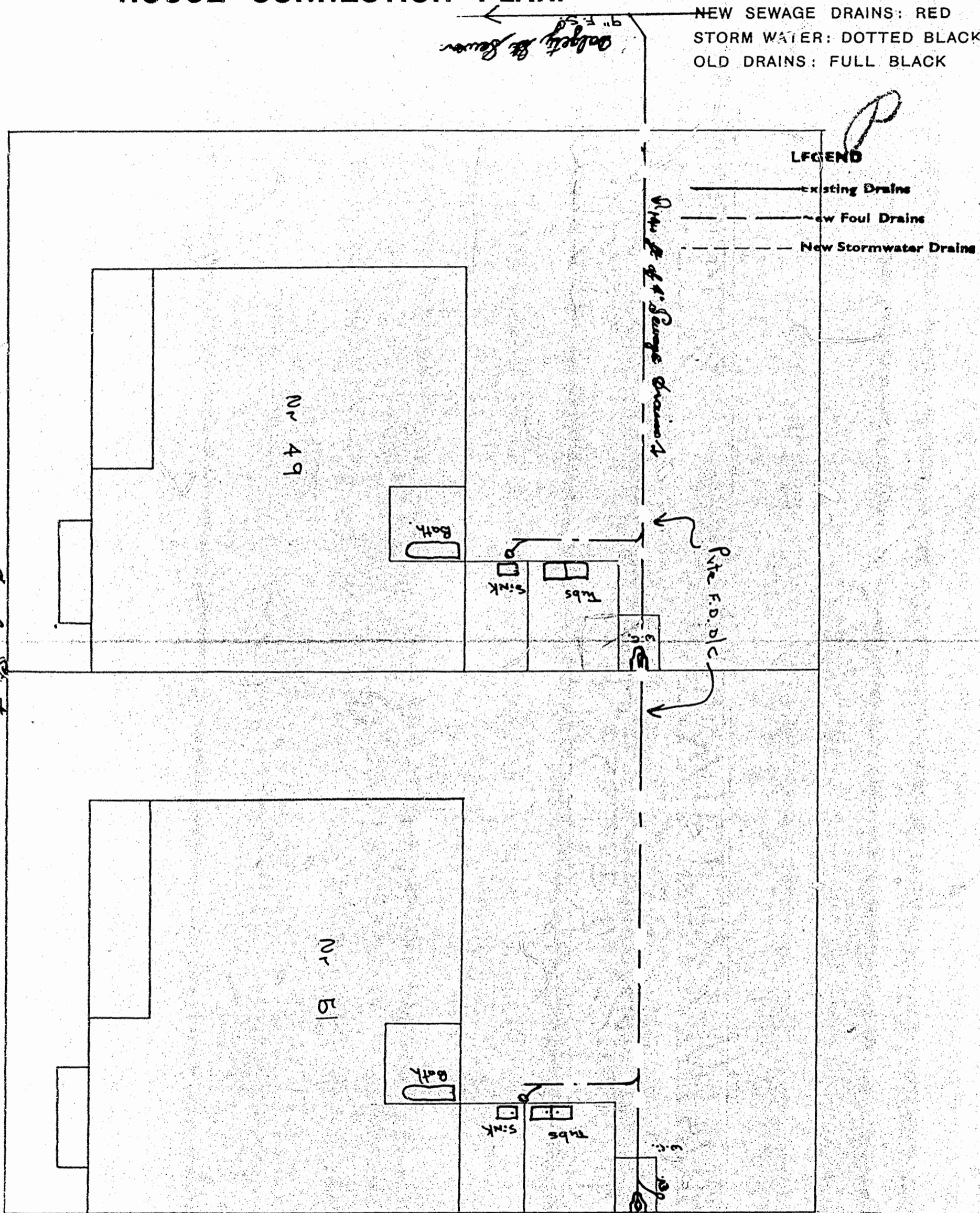
PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES  
This map is for illustration purposes only and is not accurate to surveying, engineering or orthophotographic standards. Every effort has been made to ensure correctness and timeliness of the information presented.

2018-2019 Urban. Copyright DCC/Aerial Surveys Ltd. Rural, ORC/Aerial Surveys Ltd. CC BY 4.0 NZ.  
2013 Urban and rural photography Jan/Feb 2013. Copyright DCC. CC BY 3.0 NZ.  
2006/2007 Urban photography March 2007, copyright NZAM. Rural photography March 2006, copyright Terralink International Ltd.

# HOUSE CONNECTION PLAN.

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

NEW SEWAGE DRAINS: RED  
STORM WATER: DOTTED BLACK  
OLD DRAINS: FULL BLACK



Owner Mr Yelfer  
Street Douglas Street  
Locality S. Kilda

Block 50 *Orkead*  
Section 11  
Allotment

Signature of Drainer G. E. Wright

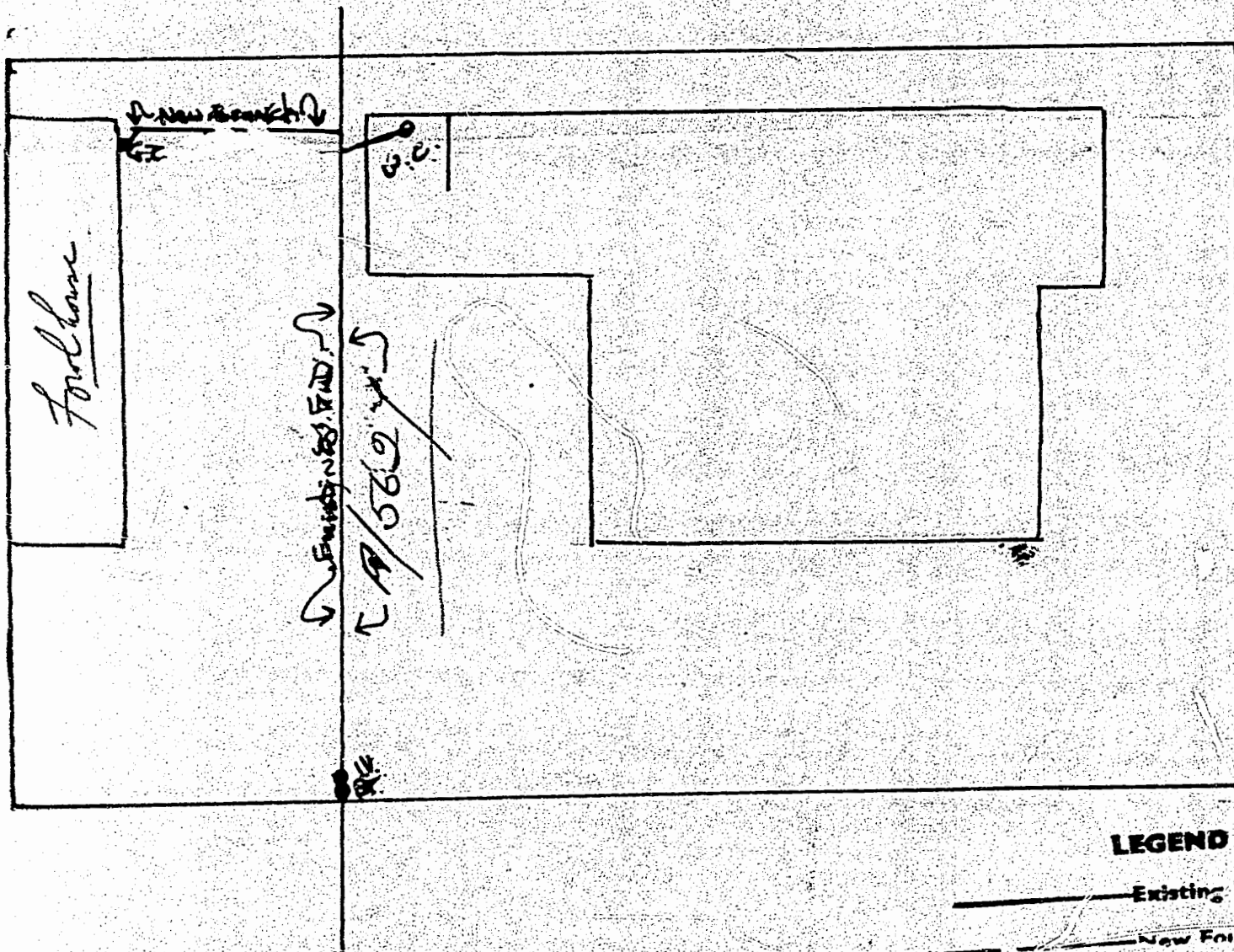
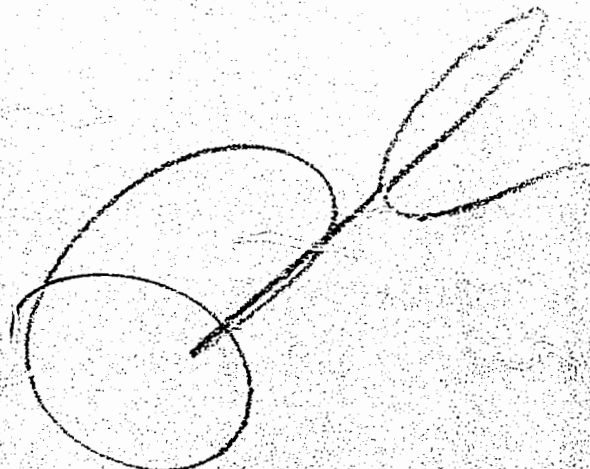
DUNEDIN DRAINAGE AND SEWERAGE BOARD

# HOUSE CONNECTION PLAN.

APPLICATION No. 01/13836  
DATE 8-24-19

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

NEW SEWAGE DRAINS: RED  
STORM WATER: DOTTED BLACK  
OLD DRAINS: FULL BLACK

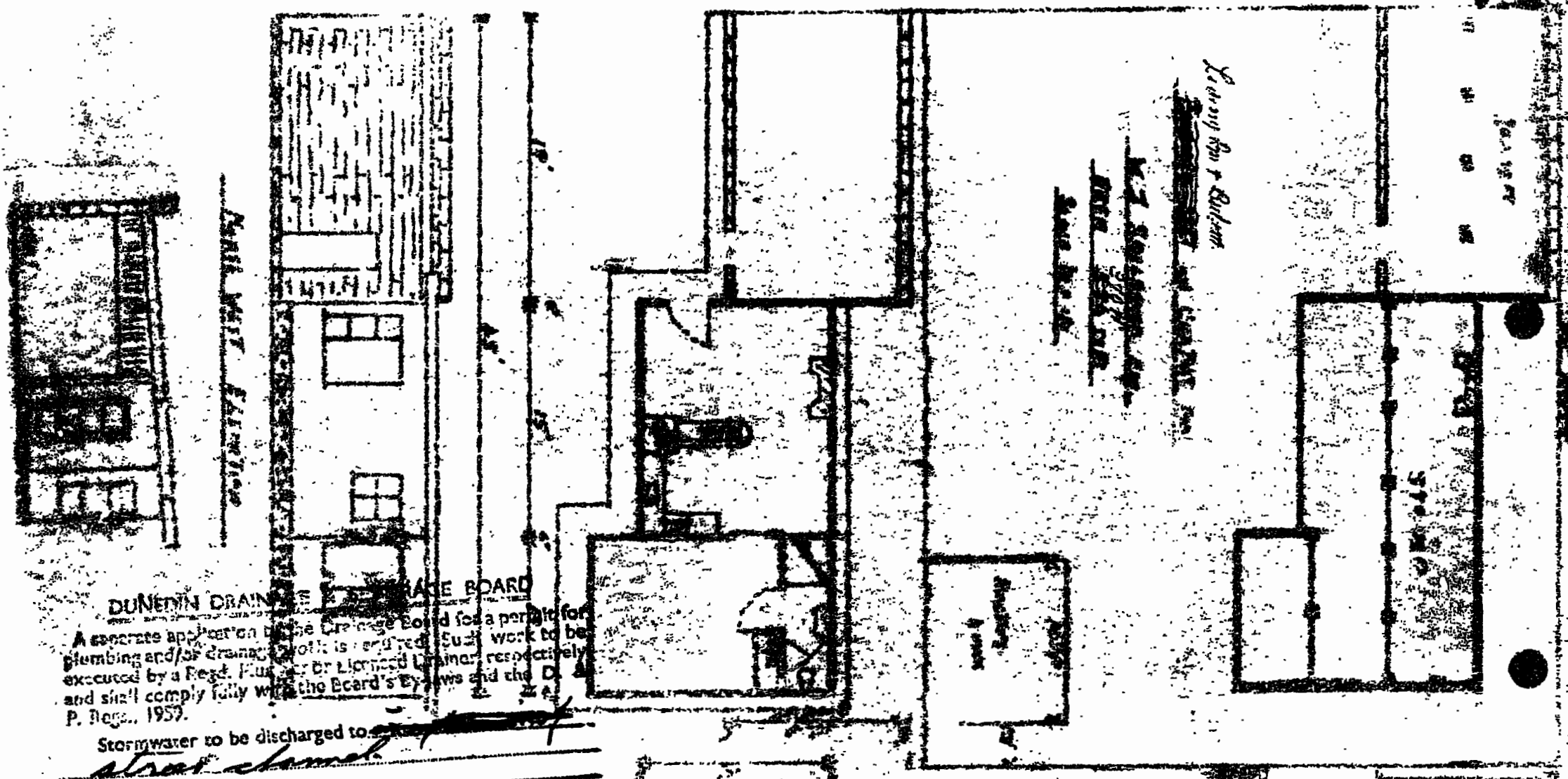


*Granger*

### LEGEND

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

1955 1255



**DUNELYN DRAINAGE & SEWERAGE BOARD**

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 Drainage Worker respectively and shall comply fully with the Board's By-laws and the D. & S. P. Regs., 1957.

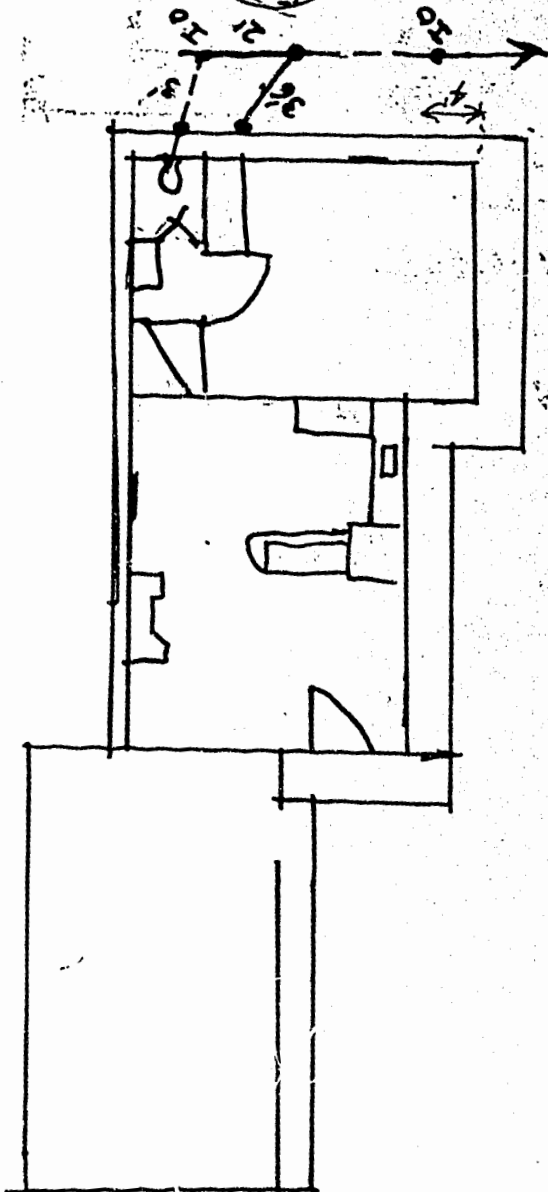
Stormwater to be discharged to street channel

Foul sewage to be discharged to existing foul drain

*fwg/ast*  
23-7-65

PLAN H/1119

11/11/19



**LAMBOURNE & McLEAN**  
**REGISTERED SURVEYORS**

ROBERT J. McLEAN, M.N.Z.I.S.  
ANTHONY D. HOSKEN, Dip.Surv., M.N.Z.I.S.

JOHN REID'S BUILDING  
5 LIVERPOOL STREET, DUNEDIN

P.O. BOX 1228 TELEPHONE 778-493

3118

9 August 1982.

The Town Clerk,  
St. Kilda Borough Council,  
ST. KILDA.

Dear Sir,

Flats at 49 Douglas and Dalgety Streets.

Herewith we forward the plan of flats on Lot 1 D.P.  
18112 for which we request your approval under Section  
314 of the Local Government Act 1974. The buildings  
shown on the plan were constructed before 1979.

The application of \$10.00 and a copy of the plan are  
attached.

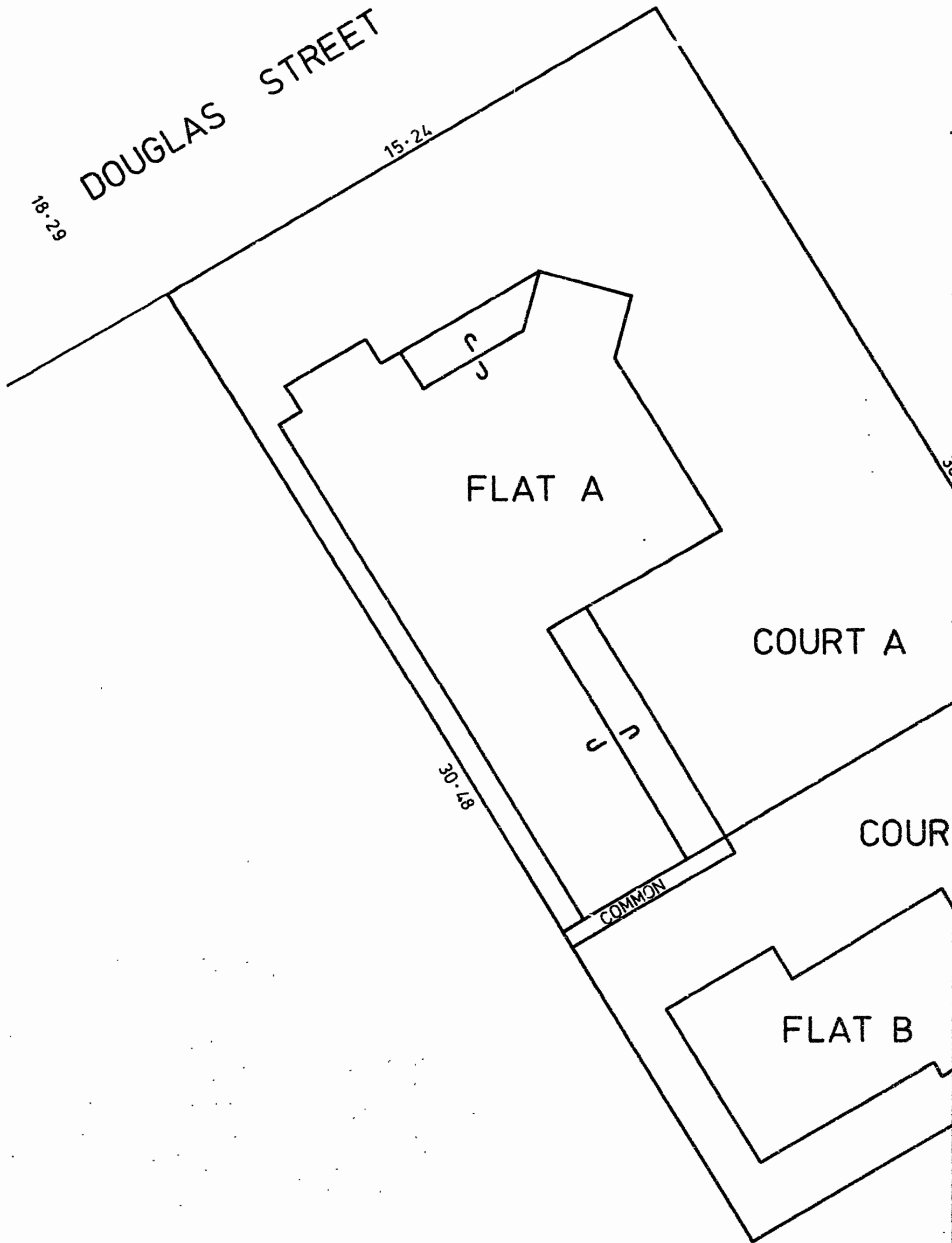
Yours faithfully,

*R. J. McLean*

R.J. McLean.

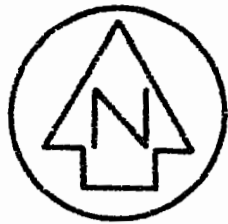
*This is OK.  
garage is concrete block.*

*M. S. White  
Blitz Garage -  
9. 8. 82*



LAND DISTRICT OTAGO  
 SURVEY BLK. & DIST. XII DN. & E. TAIERI  
 NZMS 261 SHEET NO. I 44

FLATS ON LOT 1 DP 18112  
 BEING PART SECTION 3



Approved Registered Owner

I, the Surveyor, hereby certify that the buildings shown hereon were erected in the position shown and are sited within the boundaries of CT 7C / 769 and the plan is correct.

Dated this 9 day of Aug. 1982

*[Signature]*  
Town Clerk

Boundaries of areas to be leased are the centre of internal walls (floors and ceilings) and the external faces of exterior wall structures and roofs unless otherwise shown.

Total Area 464 m<sup>2</sup>

Comprised in CT 7C / 769

I, ROBERT JOHN McLEAN of DUNEDIN Registered Surveyor and holder of an annual practising certificate hereby certify that the buildings shown hereon are erected in the position shown and are sited within the boundaries of CT 7C / 769 and the plan is correct.

Dated at DUNEDIN this 5 day of AUGUST 1982 Signature *[Signature]*

Field Book p. Traverse Book p.  
Reference Plans

Examined Correct

Approved as to Survey

/ / Chief Surveyor

Deposited this day of 19

for the purposes of Section 115 Land Transfer Act 1952 District Land Registrar

File 3118  
Received  
Instructions

DALGETY STREET

18.73

Garage 0.09 clear

GARAGE B

Garage 0.40 clear

15.24

LOCAL AUTHORITY ST KILDA BOROUGH

Surveyed by LAMBOURNE & McLEAN

Scale 1: 100

Date AUG. 1982



Te Ewi Mihaka

# Design & Drafting

787 TAIERI MOUTH ROAD,  
RD 1, BRIGHTON.

Telephone 03 481 1988

E-mail [ourbeach.paradise@gmail.com](mailto:ourbeach.paradise@gmail.com)

7 March 2017

Chief Building Inspector,  
Dunedin City Council

**RE: 49 Douglas Street, St. Kilda, Dunedin.**

Kia ora, good morning,

This residence was purchased by Mrs Hazel V. Murtagh in 1997 and she is now set to sell the home.

A prospective purchaser has expressed concern that a building report indicates that a wall has been removed by a previous owner and there is no Building Consent listed to cover the work. I have been requested to inspect the home and the replacement beam.

The house was built in the era of 1900 - 1910 and the work on the removal of the wall appears to have been undertaken in the 1980s and maybe early 1990s.

Inspection shows that the beam over the opening consists of a double layer of 50mm timber nailed together and is at least 250mm deep, although measuring the depth of exposed timber on the kitchen side suggests the beam may even be 300mm deep. (refer attached photos).

The beam replaces part of an exterior/interior wall and is supporting a section of the roof and a plasterboard ceiling. The roof is light corr galv steel and is pitched to the main house side with a monopitch roof over the kitchen, the framing of which runs parallel to the beam in question. The wall lining above

*"Designing for the 21<sup>st</sup> Century"* . . . . .

March 7, 2017

Page 2

the beam is plasterboard to the interior and timber weatherboards to the exterior.

To the bathroom end the beam is embedded into the existing framing and the other end is supported on a 100 x 50 stud spiked to the existing wall framing. It was not practical to see whether the framing/studs supporting the beam have been extended to the foundation or the ground as that would require uplifting carpets floor linings and wall linings.

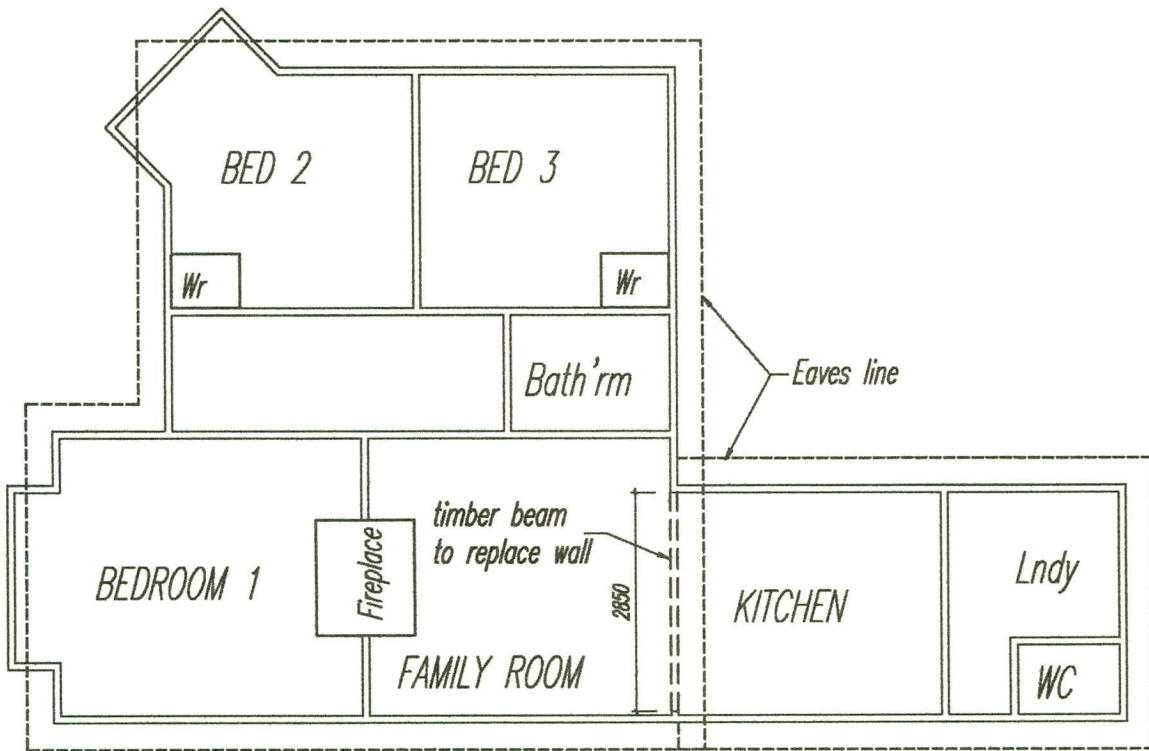
As far as I can ascertain this beam and the section of the building it supports have not shown any undue signs of movement or any other problems and therefore can be considered to be safe and sanitary as defined by the Building Act and meets the requirements of NZS3604:1999, Lintels to Loadbearing Walls.

This report shall not be taken as a guarantee the work meets all the requirements of the Building code now or at the time of the work being carried out.

The current owner has been appraised of the fact this report will be submitted to DCC for perusal and, if approved, will be added to the Development Services file for this address.

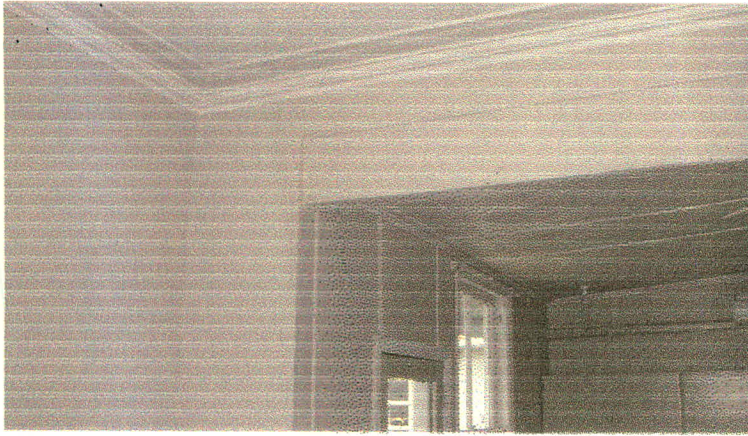
Yours sincerely,

**Te Ewi MIHAKA**

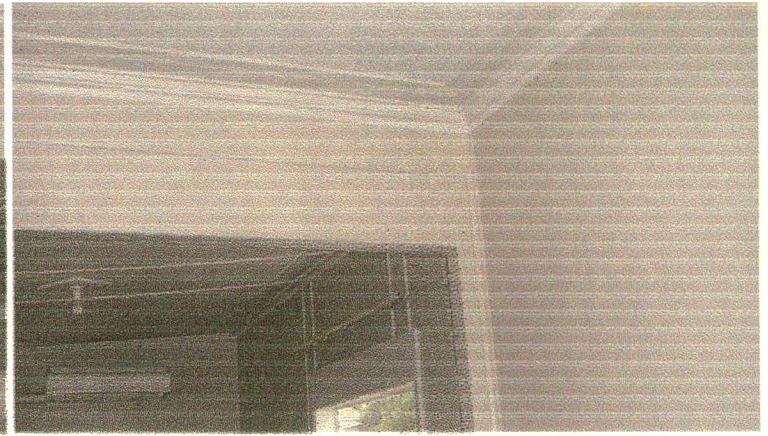


FLOOR PLAN

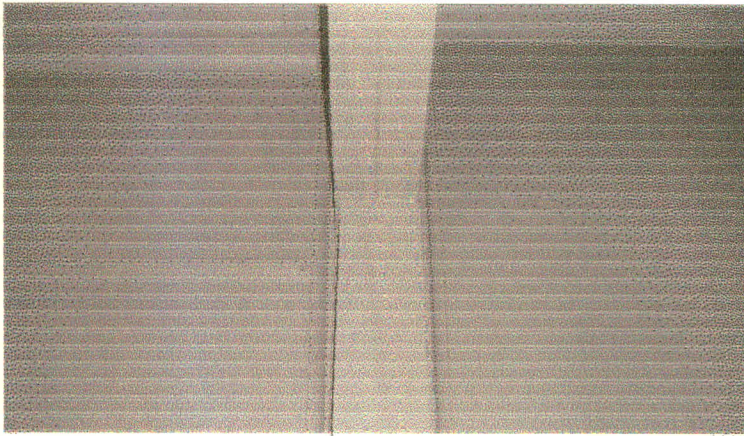
**EXISTING FLOOR PLAN**  
**49 DOUGLAS STREET, ST. KILDA – DUNEDIN**



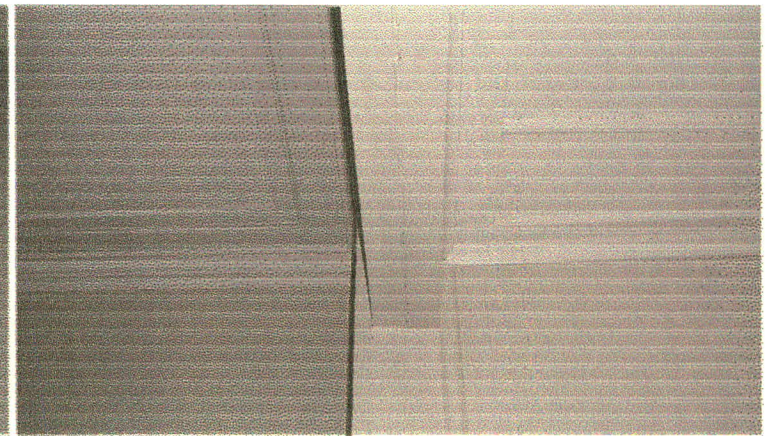
Beam set into wall framing



Beam on stud support



Beam set into wall framing



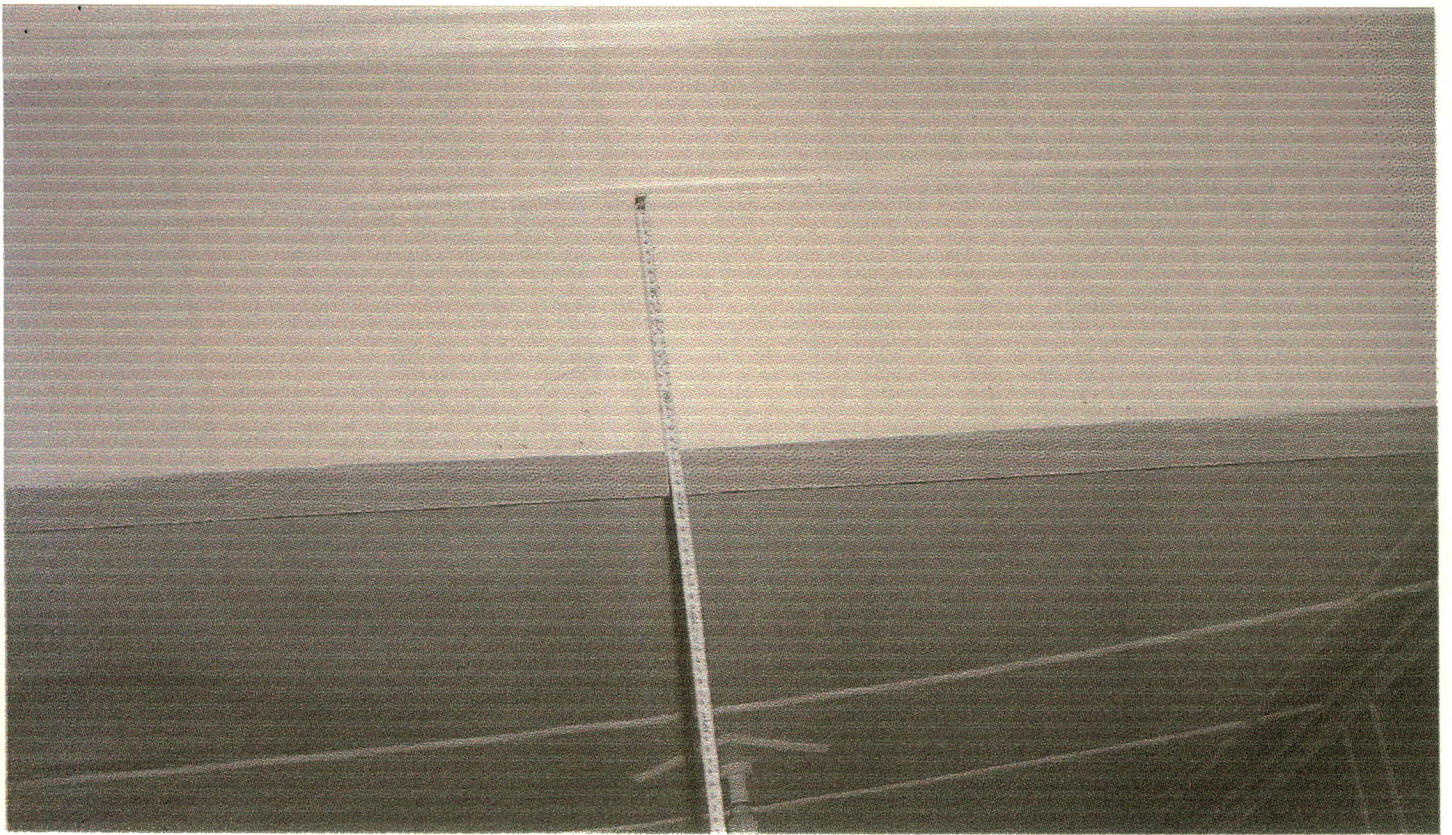
Beam on stud support



Beam from Living room



Beam from Kitchen



Depth of exposed beam to Living room



Kitchen roof to wall junction

**APPLICATION TO FILE REPORT ON  
BUILDING WORK CONSTRUCTED OR  
ALTERED WITHOUT A BUILDING  
CONSENT.**

**PROPERTY ADDRESS: 49 DOUGLAS STREET, ST. KILDA,  
DUNEDIN.**

**DESCRIPTION: PART EXTERIOR WALL RREMOVED AND  
BEAM INSTALLED**

Applicant's Name	Mrs Hazel Murtagh
Mailing Address	49 Douglas Street Dunedin
Description	safe and sanitary report
Amount	\$124.00
Cash Payment Code	RC AM - Independent Building Report
Other	
Location	49 Douglas Street Dunedin
Comments	
Receipt Number	7550061
Pre-payment Number	

Created at 7/03/2017 4:47 p.m. by Angie Symon

Last modified at 7/03/2017 4:55 p.m. by Abbie McAra

Content Type: Building Services - Misc

Close

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

8 March 2017

Design and Drafting  
787 Taieri Mouth Road  
RD 1  
Brighton 9091

Dear Sir/Madam

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

**PROPERTY ADDRESS:** 49 Douglas Street, Dunedin.  
**PROPERTY NUMBER:** 5060442  
**DESCRIPTION:** Internal wall removed and replaced with timber beam.

I advise that your report on the above property has been received by Council and will be placed on the Regulatory 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  
Principal Advisor – Building Solutions