

DISCLAIMER

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Dunedin City Council – Land Information Memorandum

Property Address: 5 Bellevue Street Dunedin

Prepared for: Ingrid Helen Slater

Prepared on: 02-Jun-2026

Property Details:

Property ID	5019231
Address	5 Bellevue Street Dunedin
Parcels	PT LOT 7 DEEDS 262

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 02-Jun-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.

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 **17th August 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, 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	2019231
Address	5 Bellevue Street Dunedin
Valuation Number	26970-34400
Latest Valuation Details	
Capital Value	\$720,000
Land Value	\$460,000
Value of Improvements	\$260,000
Area (Hectares)	0.0483HA
Units of Use	1
Current Rates	
Current Rating Year Starting	01-Jul-2025
Dunedin City Council Rates	\$4,605.28
Rates Outstanding for Year	\$102.97

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-1995-331692](#) Building Consent - Alter Plumbing, No Plan

Lodgement Date	20-Jun-1995
Decision	Granted
Decision Date	09-Jul-1995
Current Status	CCC Issued
Previous Number	ABA953044

(Applications before 2007)

[ABA-2007-317610](#) Building Consent - Improved Internal Access, Rear Extension, Heater-Lady
Kitchener

Lodgement Date	25-Oct-2007
Decision	Granted
Decision Date	19-Dec-2007
Current Status	CCC Issued
Previous Number	

(Applications before 2007)

Building and Drainage Permits

[H-1924-8908](#) AAB19240176 6915 - Erect Dwelling (Jowsey). The permit was lodged on 19-Mar-1924.
[H-1962-58046](#) AAB19620369 7741 - Basement Garage (Johnston). The permit was lodged on 18-Apr-1962.
[H-1971-72930](#) AAB19710366 3852 - Upstairs Bedroom (Johnston). The permit was lodged on 13-Apr-1971.
[H-1984-95128](#) AAB19840509 7416 - Repile Dwelling (Johnston). The permit was lodged on 01-Aug-1984.
[H-1924-140188](#) AAD19240992 B5131 - Plumbing and Drainage New Dwelling (Jowsey). The permit was lodged on 27-Jun-1924.
[H-1978-210140](#) AAD19781306 J9309 - Boiler Tubes, No Plan (Various). The permit was lodged on 30-Jun-1978.

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

- Nil

Mapped Areas

- Variation 2 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

Drainage

Form 5 (building consent) copy

This property contains building consent application/s where a copy of the building consent (Form 5) is not able to be provided.

This may be due to the age of the consent and/or processes that were in place at the time.

Minimum Floor Levels

Clause E1.3.2 of the New Zealand Building Code requires that surface water, resulting from an event having a 2% probability of occurring annually, shall not enter buildings. This requirement applies to Housing, Communal Housing, Communal Residential and Communal non-residential buildings. For guidance when establishing minimum floor levels please refer to : <https://www.dunedin.govt.nz/services/building-services/minimum-floor-levels> and for links to specific areas:

<https://www.dunedin.govt.nz/services/building-services/minimum-floor-levels/mfl-guidance>

For further explanation on the current status of any 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 5 Bellevue Street Dunedin

[5019216 34 Highgate Dunedin](#)

[RMA-2001-365073](#) Resource Management Act (Historical Data) SEE 357 OBJECTION TO CONDITION OF CONSENT (Other). The outcome was Granted on 18/09/2001.

[RMA-2001-365232](#) Resource Management Act (Historical Data) TO CARRY OUT ALTERATIONS AND ADDITIONS TO AN EXISTING DWELLING (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 16/11/2001.

[RMA-2001-365225](#) Resource Management Act (Historical Data) SECTION 128 REVIEW OF CONSENT CONDITIONS (Other). The outcome was Granted on 08/11/2001.

[RMA-2001-364979](#) Resource Management Act (Historical Data) BOUNDARY ADJUSTMENT SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 30/08/2001.

[5019218 26 Highgate Dunedin](#)

[LUC-2024-370](#) Land Use Consent To carry out work in dripline of Significant Trees - T594 Black Beech and T595 Copper Beech. The outcome was Granted on 25/10/2024.

[LUC-2012-514](#) Land Use Consent tree maintenance or emergency works on a significant tree T594 Nothofagus Solandri. The outcome was Granted on 15/11/2012.

[RMA-2001-365073](#) Resource Management Act (Historical Data) SEE 357 OBJECTION TO CONDITION OF CONSENT (Other). The outcome was Granted on 18/09/2001.

[RMA-2001-365225](#) Resource Management Act (Historical Data) SECTION 128 REVIEW OF CONSENT CONDITIONS (Other). The outcome was Granted on 08/11/2001.

[RMA-2001-364979](#) Resource Management Act (Historical Data) BOUNDARY ADJUSTMENT SUBDIVISION (Non-Notified - Restricted Discretionary). The outcome was Granted on 30/08/2001.

[5019219 22 Highgate Dunedin](#)

[LUC-2017-453](#) Land Use Consent establishment of a new dwelling (revised design to LUC-2016-594) that breaches the height plane angle requirement. The outcome was Granted on 05/10/2017.

[LUC-2016-594](#) Land Use Consent erect a new dwelling with attached garaging in the side yard and height plane angle. The outcome was Granted on 15/12/2016.

[RMA-1994-357056](#) Resource Management Act (Historical Data) ERECT CARPORT ON SIDE OF EXISTING HOUSE Owner: MR GIN / App: MR GIN SKYLINE BLDGS BOX 455 (Non-Notified - Non Complying). The outcome was Granted on 14/11/1994.

[5019227 8 Highgate Dunedin](#)

[RMA-1991-353269](#) Resource Management Act (Historical Data) ER RETAINING WALL Ownr:MOORE / App: MOORE (Non-Notified - Non Complying). The outcome was Granted on 14/10/1991.

[RMA-1989-352558](#) Resource Management Act (Historical Data) ADD TO DWG Ownr:MOORE (Non-Notified - Non Complying). The outcome was Granted on 25/07/1989.

[5019229 3 Bellevue Street Dunedin](#)

[RMA-1974-353984](#) Resource Management Act (Historical Data) CONDITIONAL USE TO PERMIT TWO SEPARATE RESIDENCES ON ONE SECTION (Notified - Non Complying). The outcome was Granted on 10/04/1974.

[5019230 3A Bellevue Street Dunedin](#)

[RMA-1974-353984](#) Resource Management Act (Historical Data) CONDITIONAL USE TO PERMIT TWO SEPARATE RESIDENCES ON ONE SECTION (Notified - Non Complying). The outcome was Granted on 10/04/1974.

[5019234 9 Bellevue Street Dunedin](#)

[RMA-2004-368375](#) Resource Management Act (Historical Data) ALTERATION OF HOUSE (Non-Notified - Restricted Discretionary). The outcome was Granted on 21/12/2004.

[5019235 11 Bellevue Street Dunedin](#)

[RMA-1980-354140](#) Resource Management Act (Historical Data) ERECT 2 DETACHED HOUSEHOLD UNITS (Notified - Non Complying). The outcome was Granted on 17/11/1980.

[5019236 11A Bellevue Street Dunedin](#)

[RMA-1980-354140](#) Resource Management Act (Historical Data) ERECT 2 DETACHED HOUSEHOLD UNITS (Notified - Non Complying). The outcome was Granted on 17/11/1980.

[5019238 5 Hart Street Dunedin](#)

[RMA-1997-361399](#) Resource Management Act (Historical Data) ERECT DOUBLE GARAGE Hazards Comments: (Non-Notified - Restricted Discretionary). The outcome was Granted on 03/11/1997.

[5019265 2 Bellevue Street Dunedin](#)

[LUC-2007-282](#) Land Use Consent construct a shed within the front and side yards. The outcome was Granted on 13/07/2007.

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 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.

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 5 Bellevue Street 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.

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



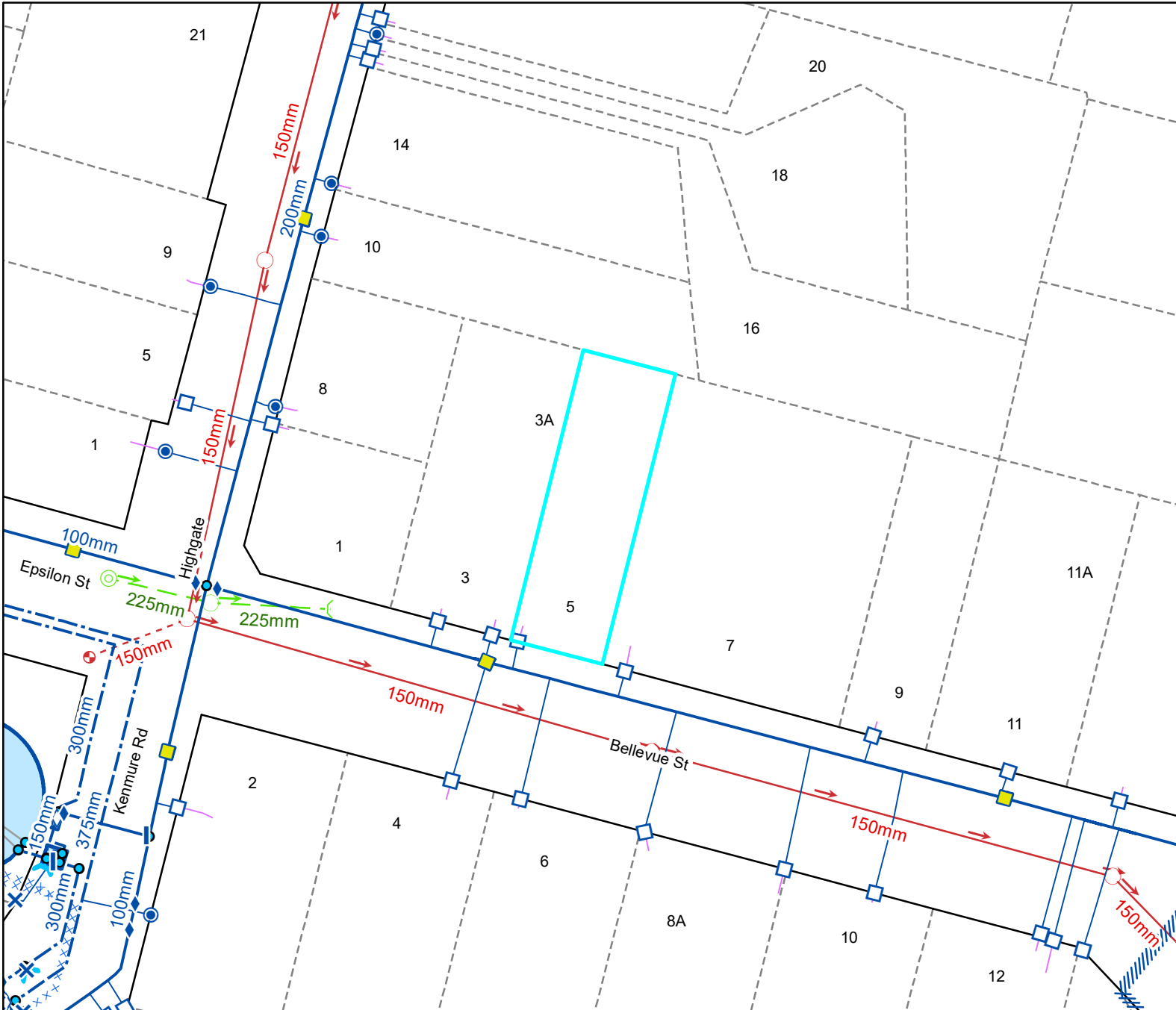
Photographic Map

Scale at A4:
1:750
26/05/2026
8:02:07 PM



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

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Legend

Water Supply

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

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

Foul Sewerage

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

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

Stormwater

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

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

General

	DCC Water & Waste Structure		Parcel		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.

Scale at A4:
1:750
26/05/2026
8:02:15 PM



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

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

PROPOSED DWELLING

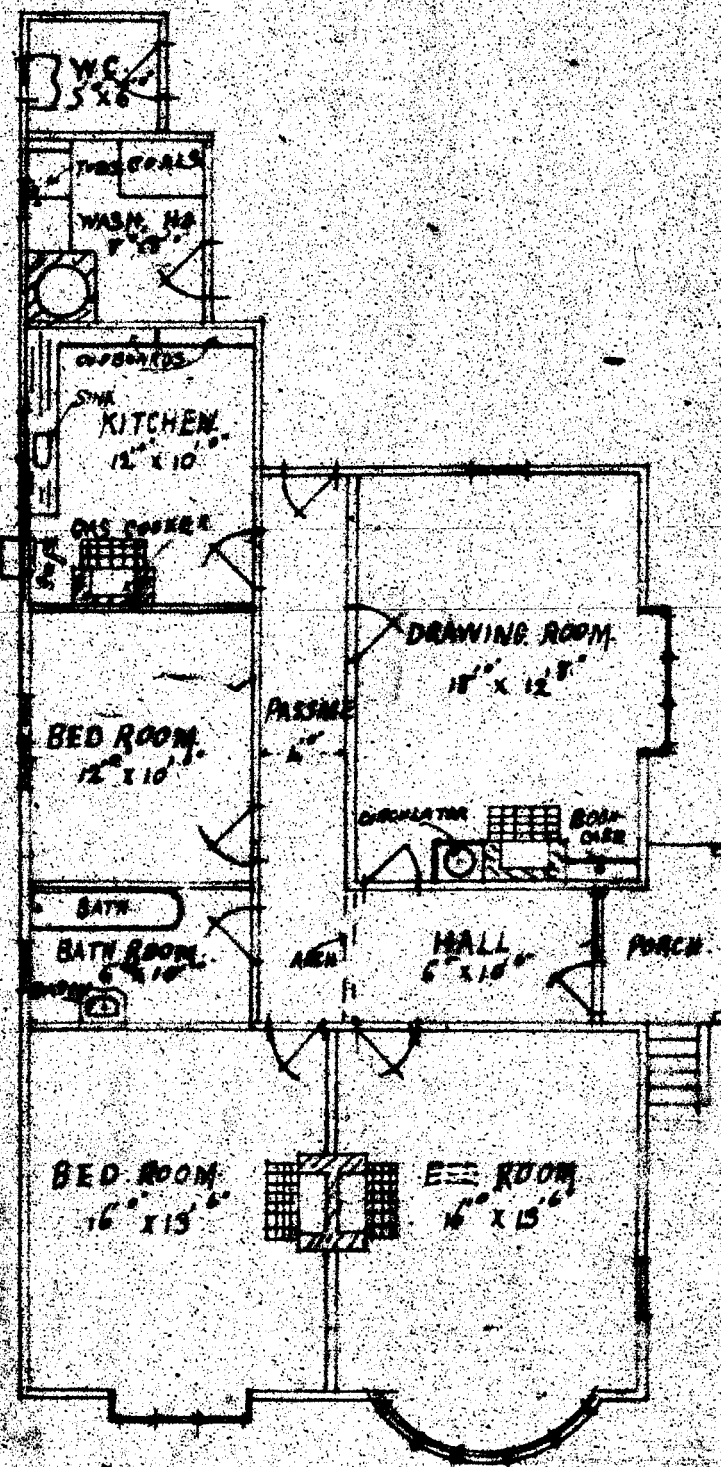
FOR

MR JOWSEY

N^o BLOCK

N^o SECTION

SCALE 1/8" = 1' 0"



PLAN

BELLEVUE ST.



SIDE ELEVATION



FRONT ELEVATION

DUNEDIN DRAINAGE AND SEWERAGE BOARD

HOUSE CONNECTION PLAN.

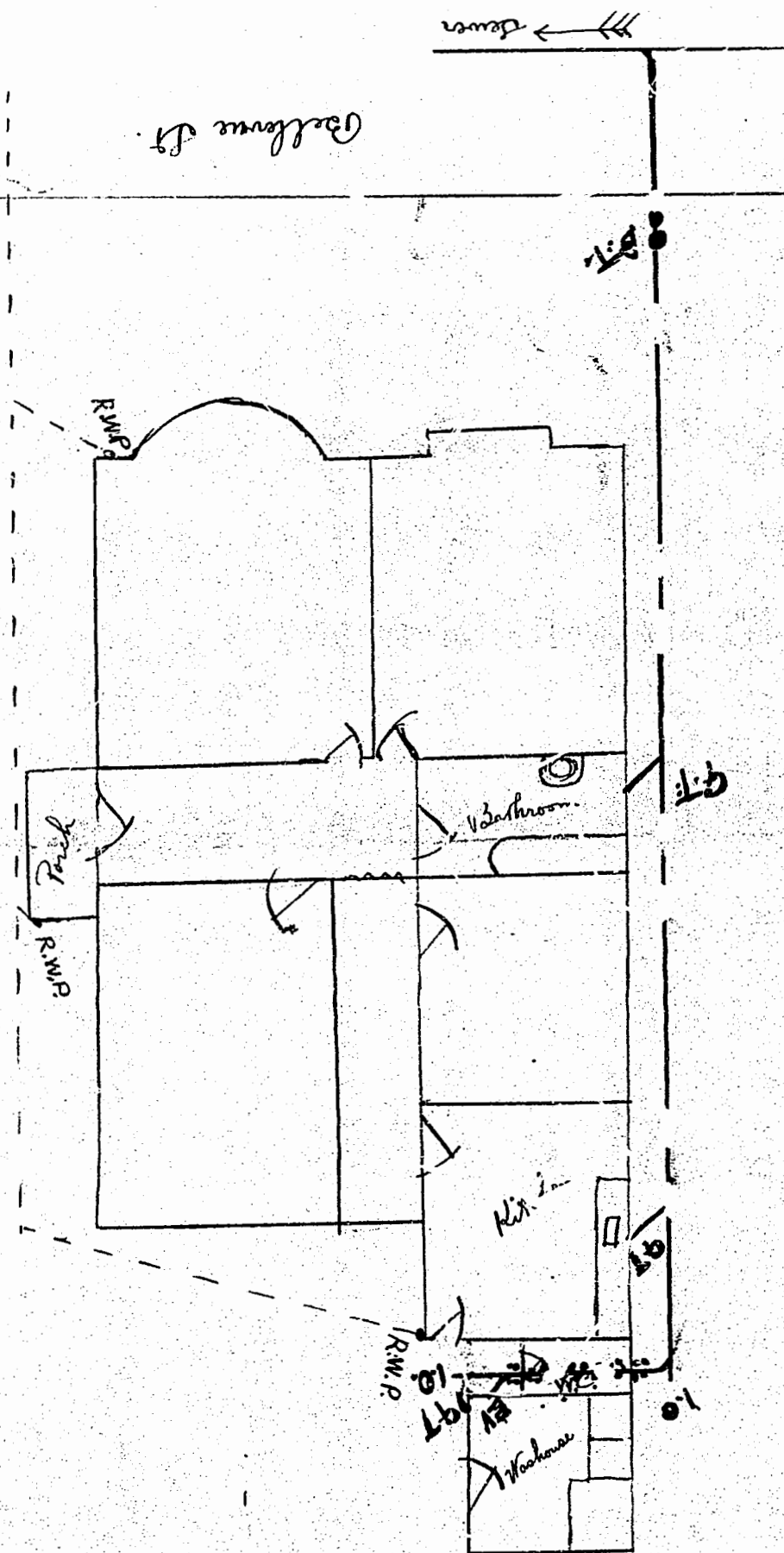
APPLICATION No. **B** 5131

DATE June 27th 1924

SCALE: $\frac{1}{4}$ in. to a Foot.

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

Binding Margin to be left blank



LEGEND

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

Owner E. Gourey
Street Bellvue St
Locality Roslyn

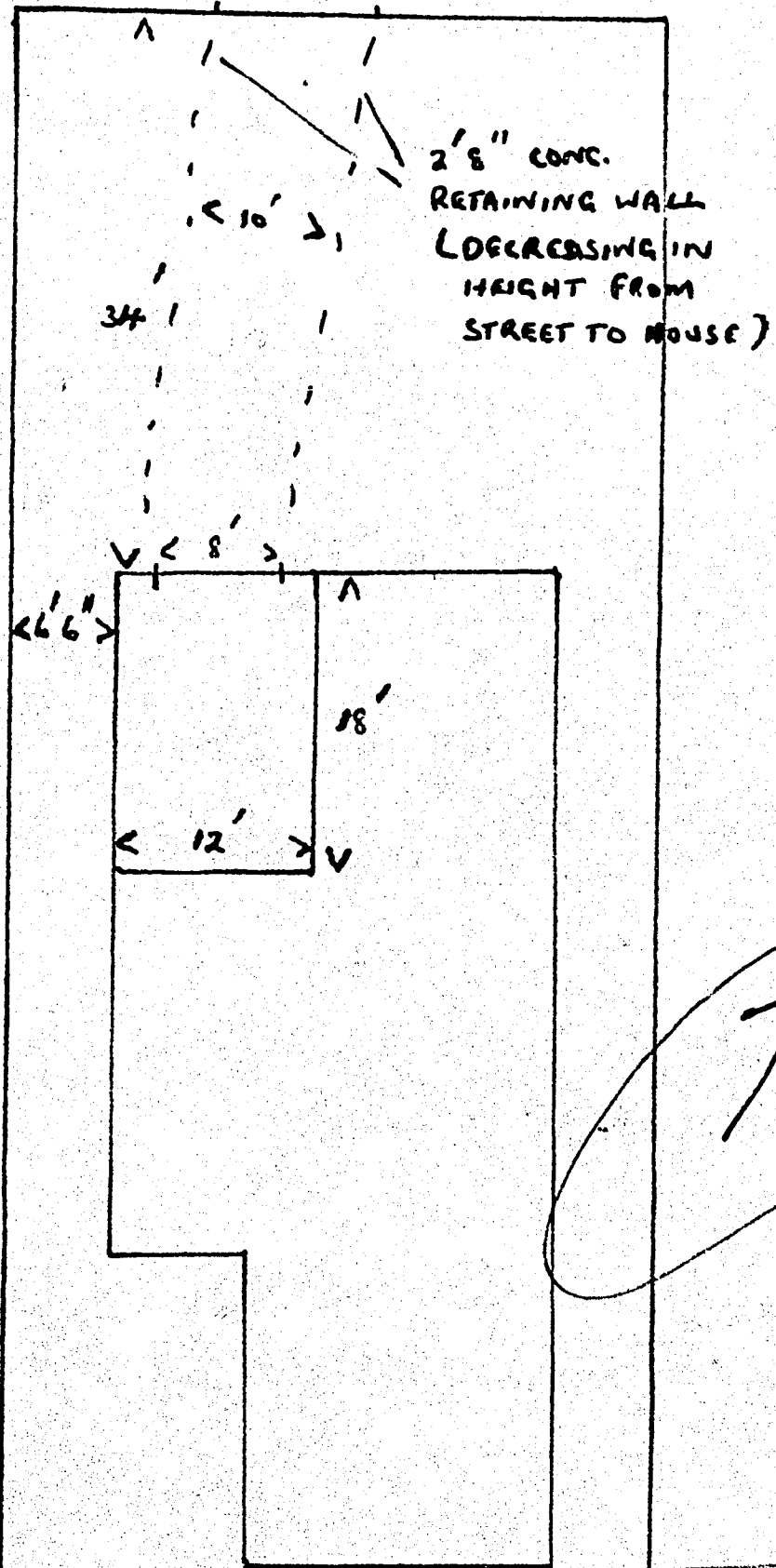
Block Bellvue
Section Part Section 87
Allotment 7

Signature of Drainer Simpson & Thompson Carruthers

D

SCALE = $\frac{1}{16}$ " / FOOT

BELLEVUE STREET



7741

DUNEDIN CITY CORPORATION

CITY ENGINEER'S OFFICE

At the Street boundary the approved level with respect to street for —

Pedestrian Entrance	Vehicular Entrance	Garage
Wall	Fence	

Arrangements made for Crossing are *3 feet below 169.10-0*

NOTE: This Certificate is not valid unless Certified to by the Officer authorised in that behalf.

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

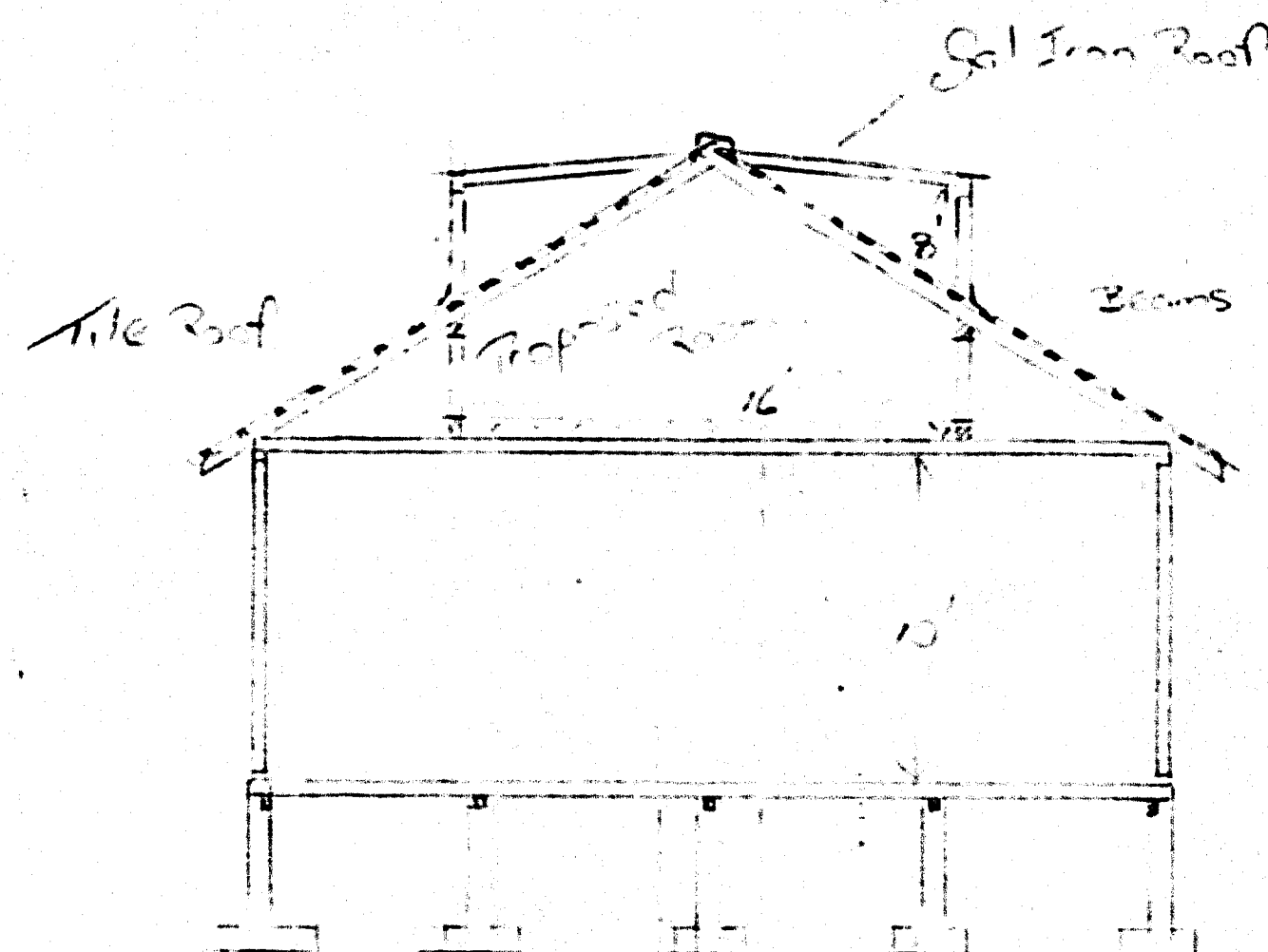
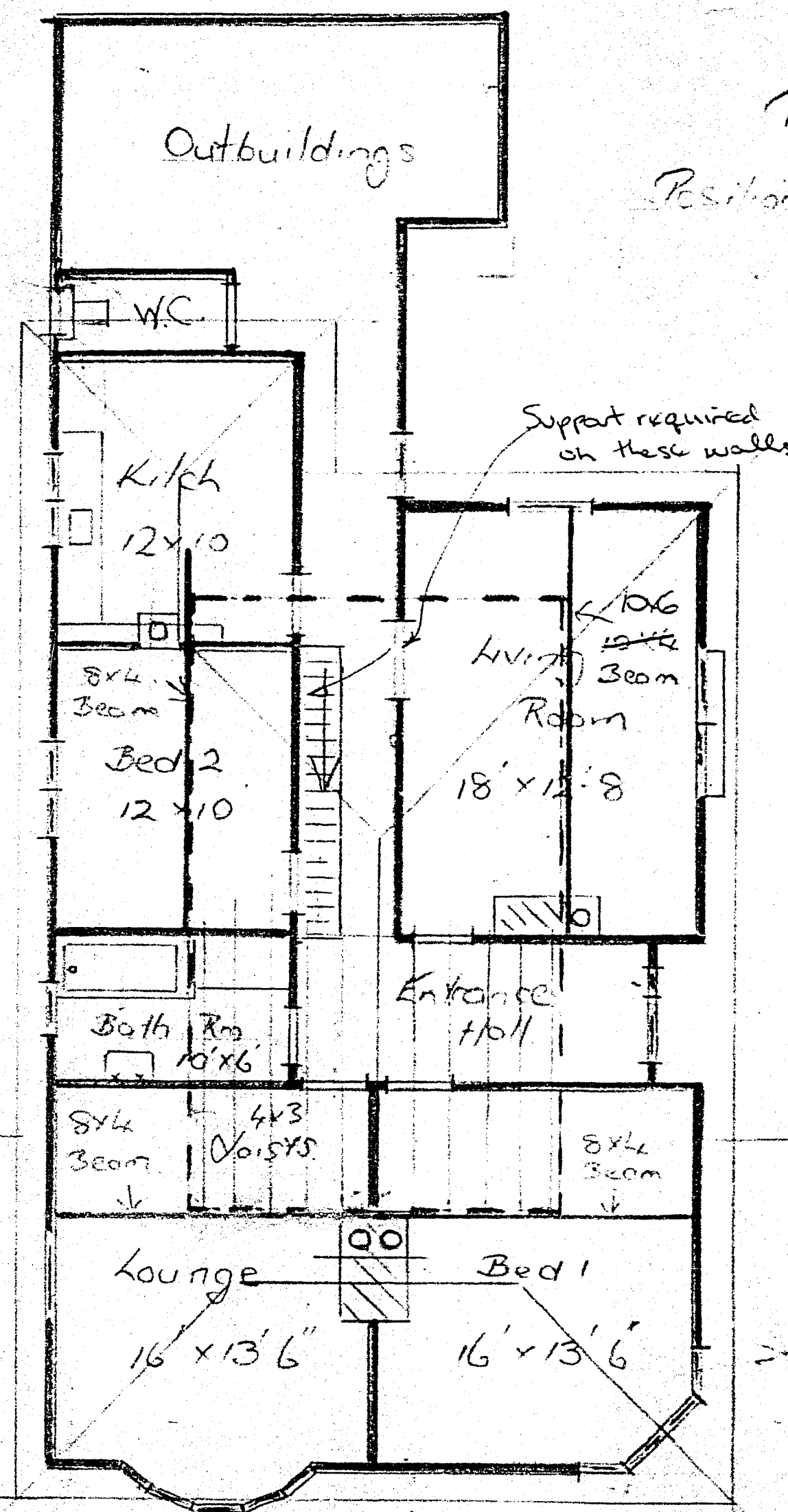
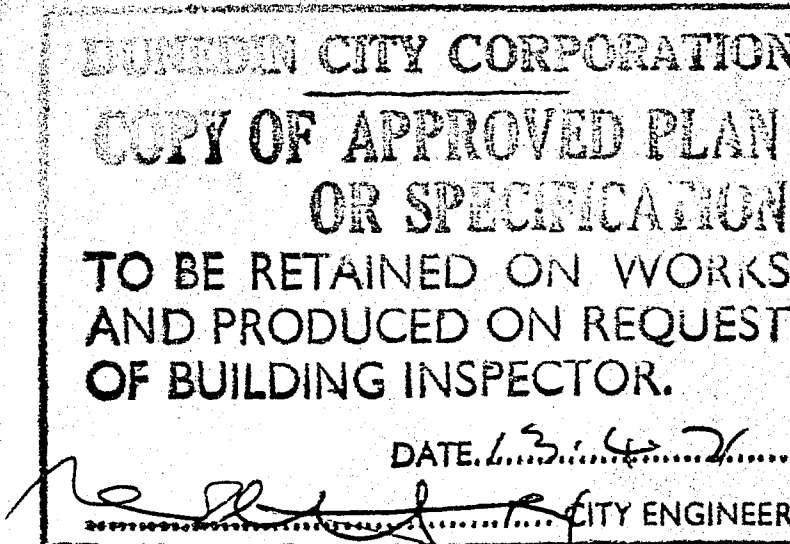
DATE *18-4-62*

[Signature] CITY ENGINEER

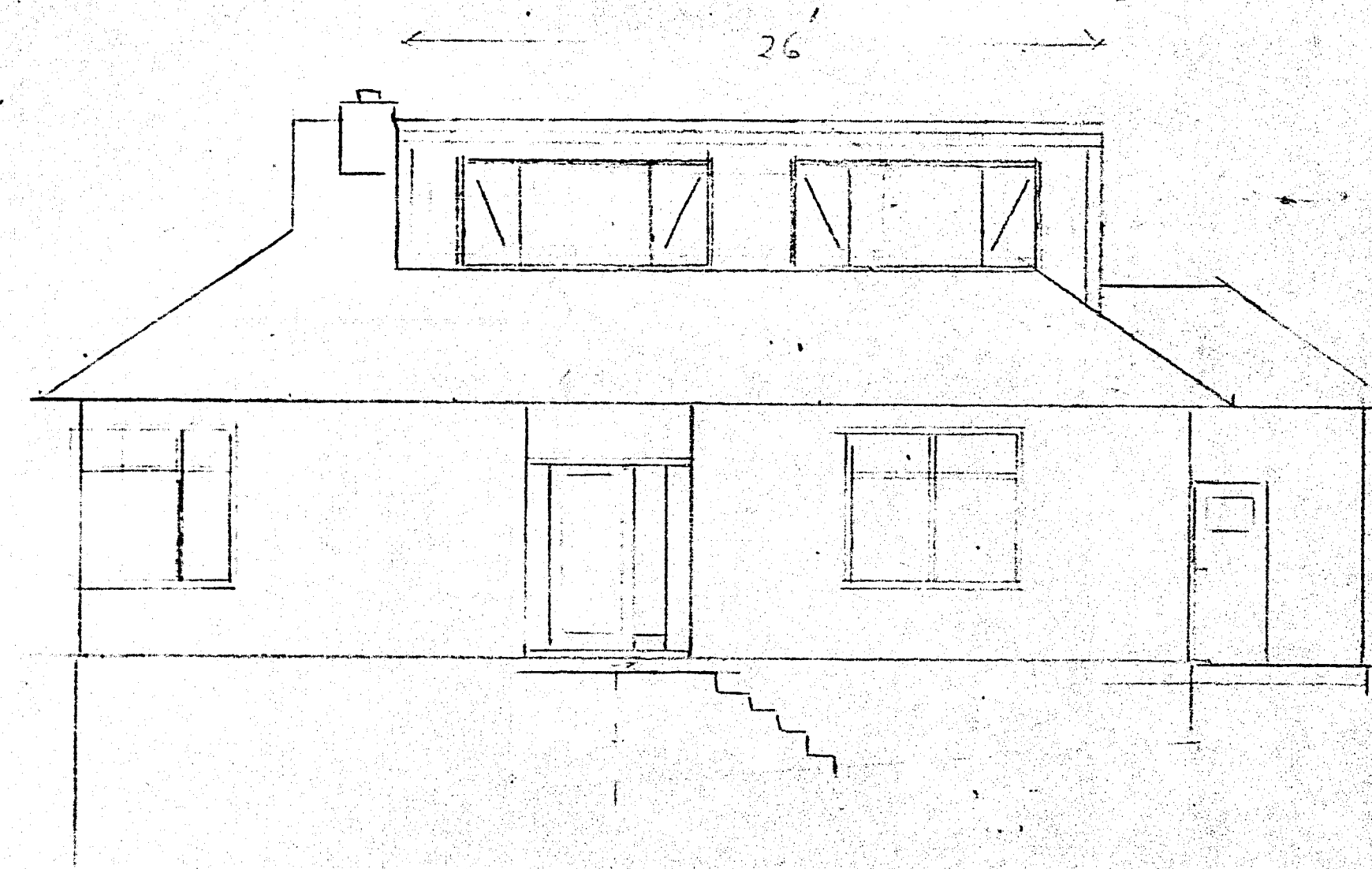
2-5

Proposed Addition of Upstairs Room to Residence at No 5 Bellevue St. Roslyn for Mr I.D. JOHNSTON

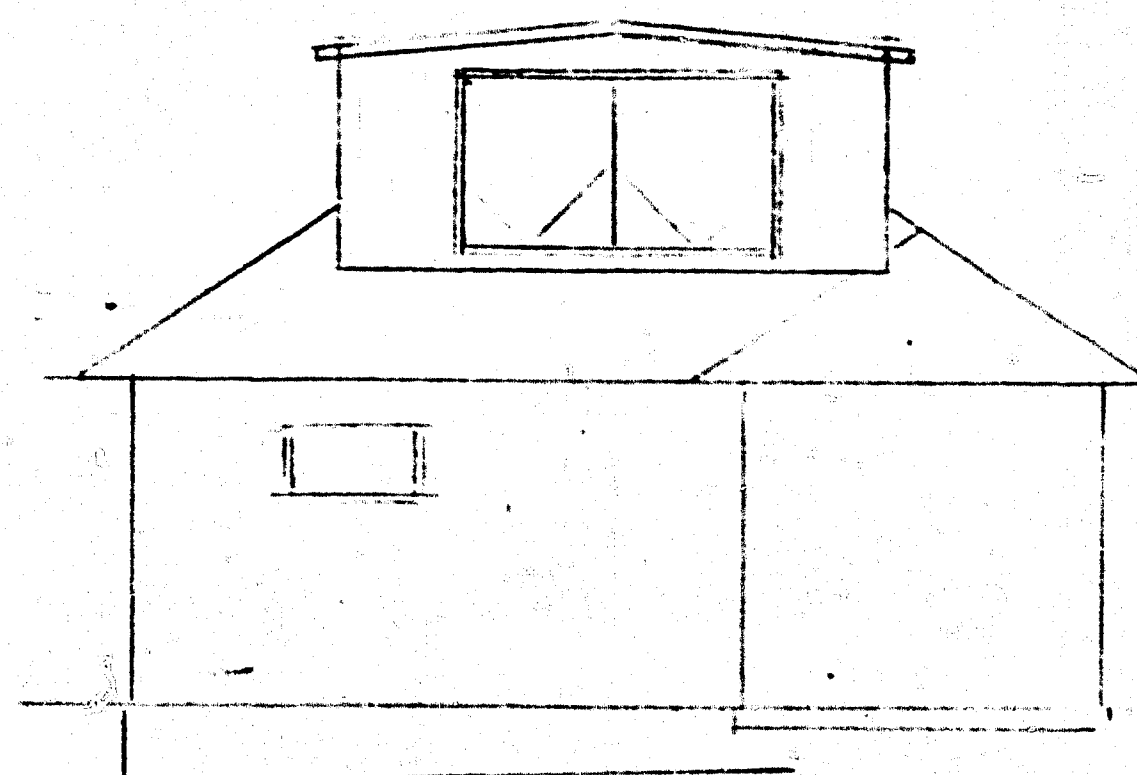
J. J. LEES, Builder.



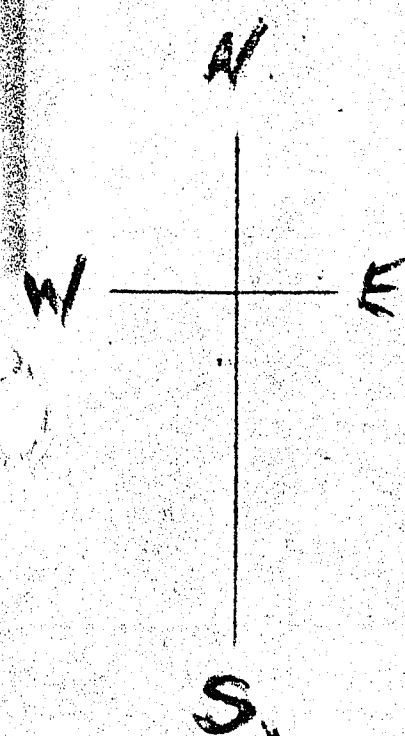
Sectional A.A.



East Elevation



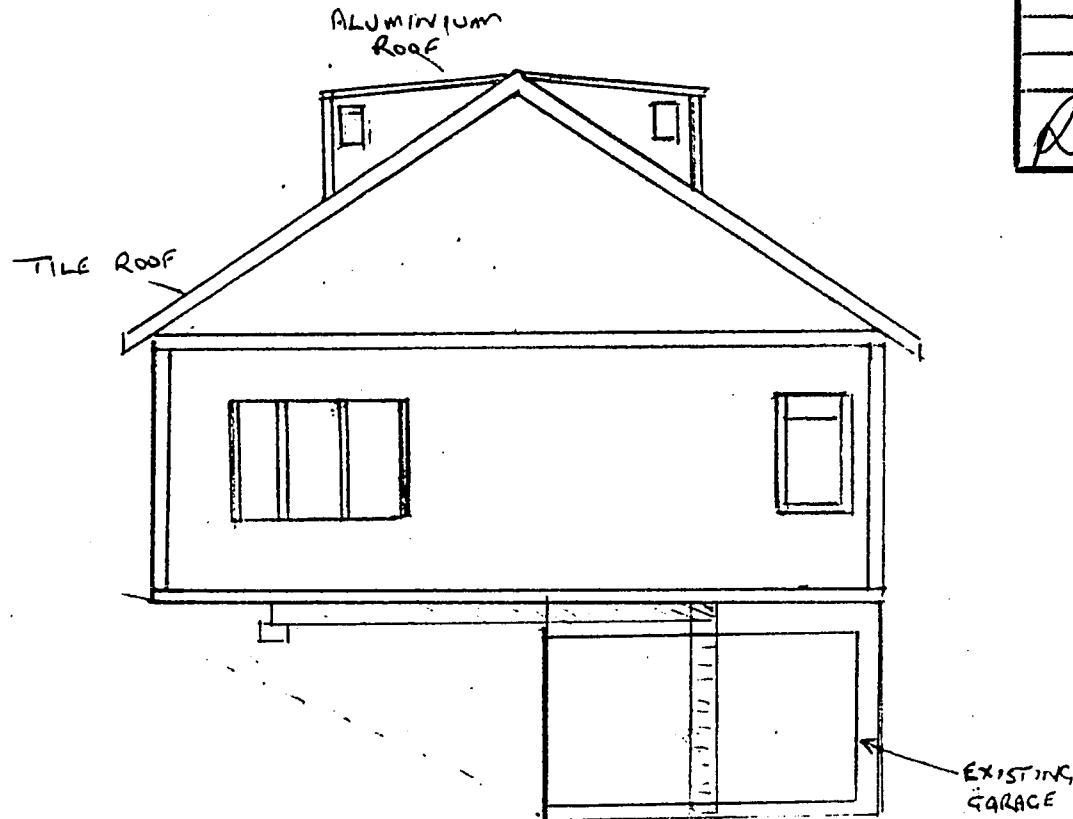
North Elevation



3852

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

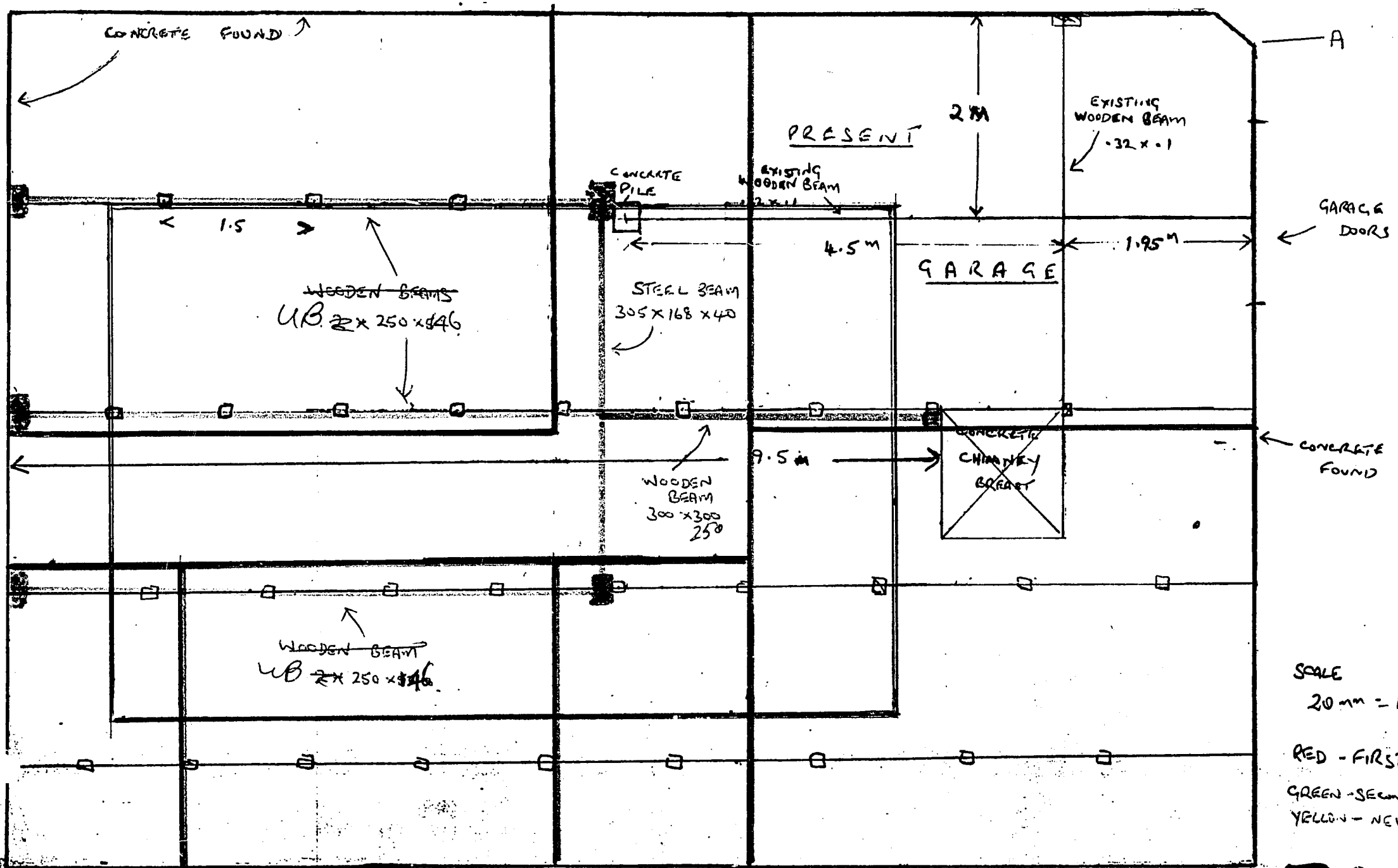


SECTIONAL AA

DUNEDIN CITY CORPORATION
COPY OF APPROVED PLAN
OR SPECIFICATION
TO BE RETAINED ON WORKS
AND PRODUCED ON REQUEST
OF BUILDING INSPECTOR:
DATE 1.8.84
R. J. Jennings CITY ENGINEER

7416

PROPOSED REPLACEMENT OF EXISTING PILES WITH NEW REINF. CONC PILES, STEEL AND WOODEN BEAMS TO ALLOW EXCAVATION



SCALE
20 mm = 1 metre

RED - FIRST FLOOR
GREEN - SECOND FLOOR
YELLOW - NEW WORK

North ←

I.D. JOHNSTON 5 BELLEVUE ST. DUNEDIN

7416

EXISTING
CONCRETE
FOUR

2 x 250 x 50
WOODEN BEAMS

CONCRETE SLAB 700×300
~~1000 x 400~~
9 250 DEEP

665 MESH

50 cover to bottom

700×300

1500 max.

EXISTING
CLAY

PLANK BATTERED

45° max

GARAGE FLOOR (CLAY)

STEEL BEAM

305 x 165 x 60

WELD

STEEL BOX SECTION
100 x 100

WELD

STEEL PLATE

GARAGE FLOOR
(CLAY)

CONCRETE
SLAB

~~1000 x 700~~ 700×700
x 250 DEEP

665 MESH

50 cover to bottom

746

SCALE 1 : 5

CODE COMPLIANCE CERTIFICATE

Section 43(3), Building Act 1991

ISSUED BY:



DUNEDIN CITY COUNCIL

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

Telephone No:	477-4000	CCC No:	ABA 953044	Reference No:	5019231
---------------	----------	---------	------------	---------------	---------

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

PROJECT LOCATION	PROJECT
Name and Mailing Address: JOHNSTON, IVON DUNCAN 5 BELLEVUE STREET DUNEDIN 9001	All ☒ Stage Noof an intendedstages New Building ☐ Alteration ☒ Intended Use(s) in detail: PLB ALTS Intended Life: Indefinite, not less than 50 years ☒ Specified as years Demolition ☐
LEGAL DESCRIPTION	
Property Number: 5019231 Valuation Roll No: 26970 34400 Street Address: 5 BELLEVUE STREET, DUNEDIN 9001 Legal Description: PART LOT 7 DEEDS PLAN 262	

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: 25/05/1998

12-7-95

BUILDING CONSENT



Section 35, Building Act 1991

ISSUED BY:

DUNEDIN CITY COUNCIL

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

Telephone No:	474-3525	Consent No:	ABA 953044	Reference No:	5019231
---------------	----------	-------------	------------	---------------	---------

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

APPLICANT	PROJECT
Name: JOHNSTON, IVON DUNCAN	All ☒
Mailing Address: C/O 9 FINCH ST	Stage No of an Intendedstages
PROJECT LOCATION	New Building ☐
Street Address: 5 BELLEVUE STREET, DUNEDIN	Alteration ☒
LEGAL DESCRIPTION	Intended Use(s) in detail: PLB ALT
Property Number: 5019231	Intended Life:
Valuation Roll No: 26970 34400	Indefinite, not less than 50 years ☐
Legal Description: PT LOT 7 DDP 262	Specified as 15 years ☐
	Demolition ☐
	Estimated Value: \$400
COUNCIL CHARGES	Signed for and on behalf of the Council:
The balance of Council's charges payable on uplling of this building consent, in accordance with the tax Invoice are:	Name: 
Total: \$	Position: AUTHORISED OFFICER
ALL FEES ARE GST INCLUSIVE	Date: 09/07/1995

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....."

CODE COMPLIANCE CERTIFICATE

DCCBCA-F4-07-v2.0

Section 95, Building Act 2004

CCC NO:	ABA-2007-317610	Telephone No:	03 477 4000
APPLICANT		PROJECT	
K L Niak and S S K Niak 5 Bellevue Street Dunedin 9011		Work Type: Additions & Alterations Intended Use/Description of Work: Improved Internal Access, Rear Extension, Heater-Lady Kitchener	
PROJECT LOCATION		Intended Life:	
5 Bellevue Street Dunedin		Indefinite, not less than 50 years	
LEGAL DESCRIPTION		This CCC also applies to the following Amended Consents:	
Legal Description: PT LOT 7 DEEDS 262 Valuation Roll No: 26970-34400 Building Name: N/A		N/A	

The Building Consent Authority named above is satisfied, on reasonable grounds, that:

- (a) The building work complies with the Building Consent, and
- (b) The specified systems in the building are capable of performing to the performance standards set out in the Building Consent.

☐ Compliance Schedule attached

Signed for and on behalf of the Council:



Joe Fitzsimmons
Acting Team Leader Inspections

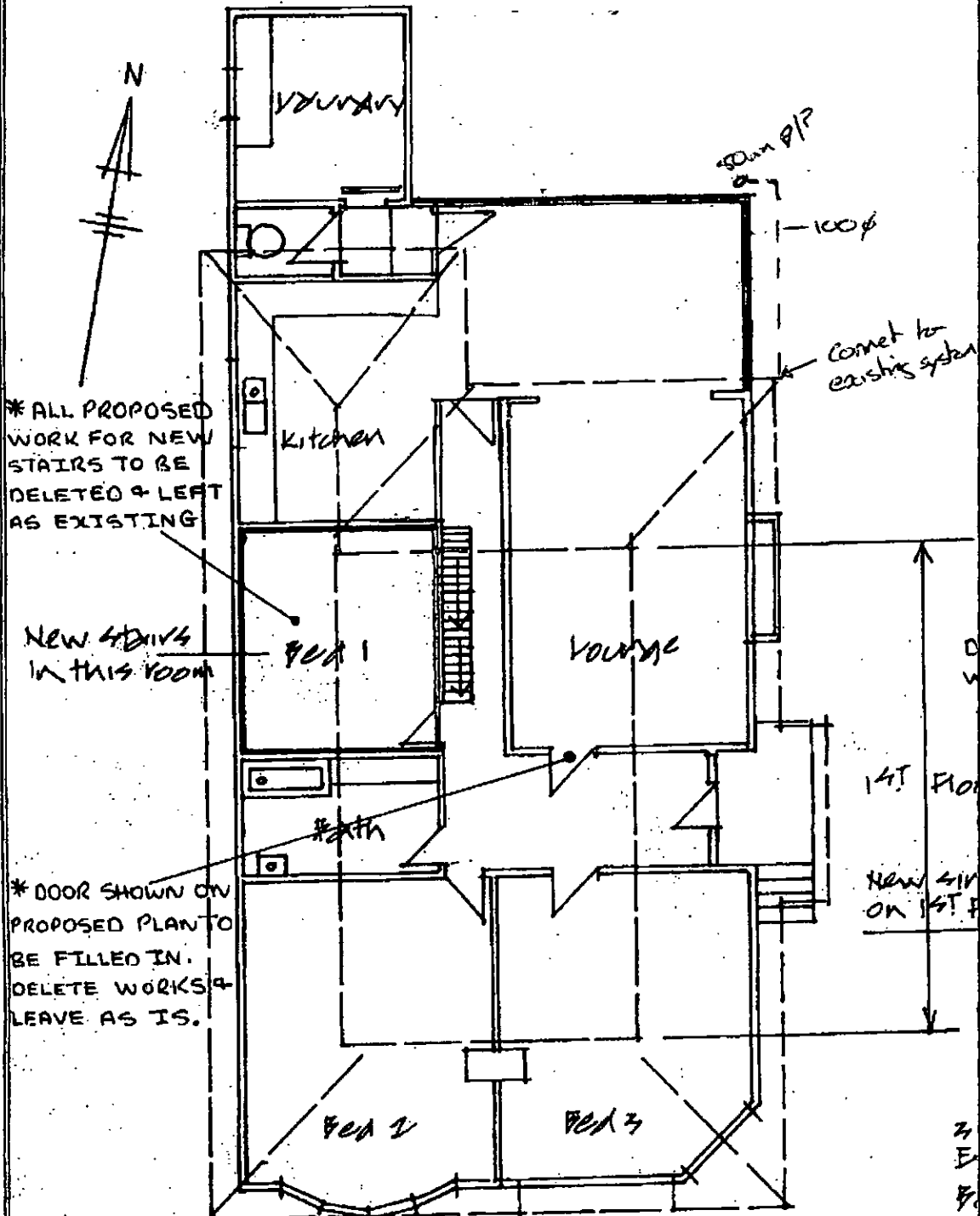
Date: 16 January 2013

Received by: R Berland

Date: 25/12/11

ABA No: 2007-317610

As Built stormwater

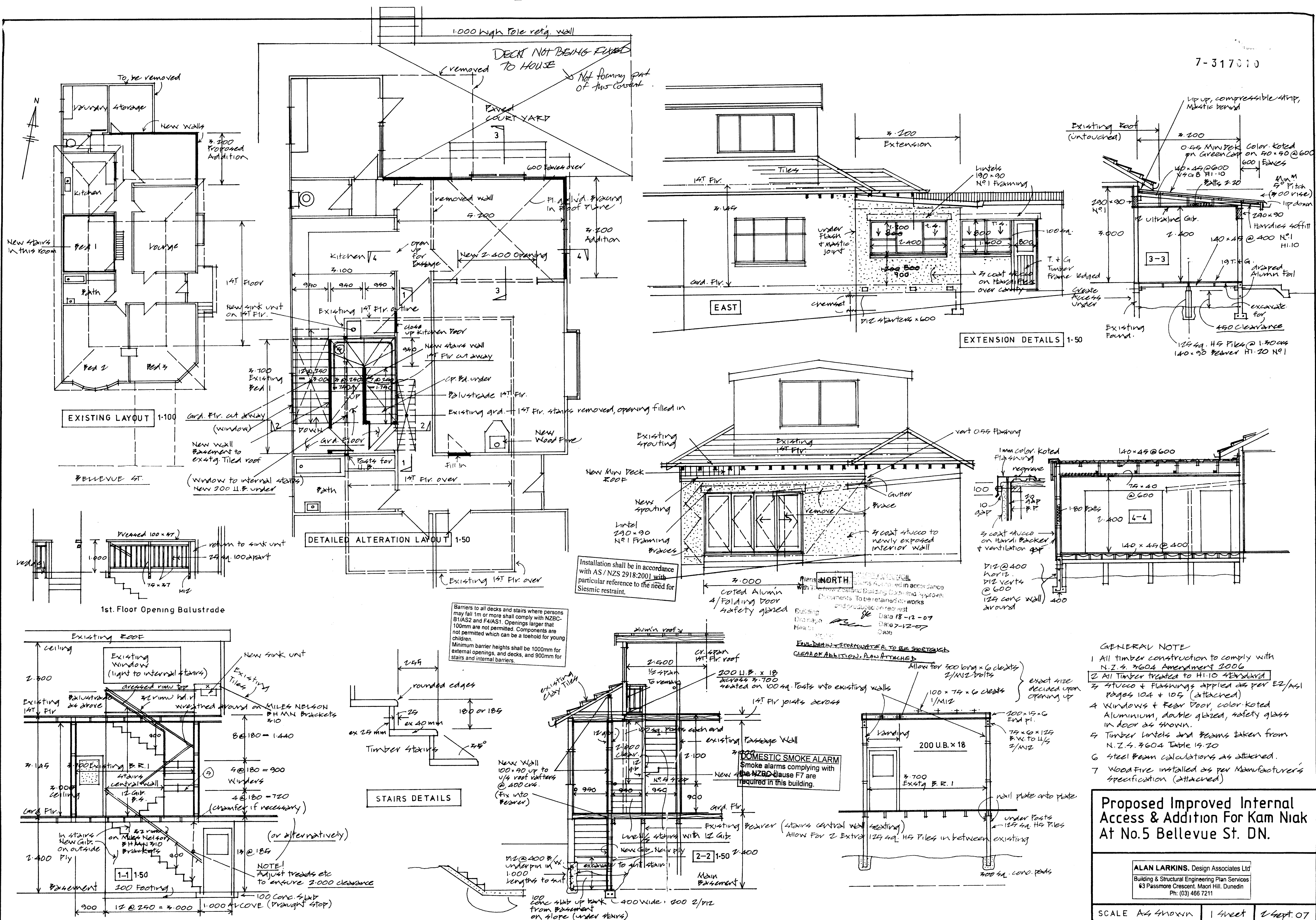


EXISTING LAYOUT
OF GROUND FLOOR

1-100

Card. Plv. at 1st floor
(window)

New wall
Basement to
exstg. tiled roof



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

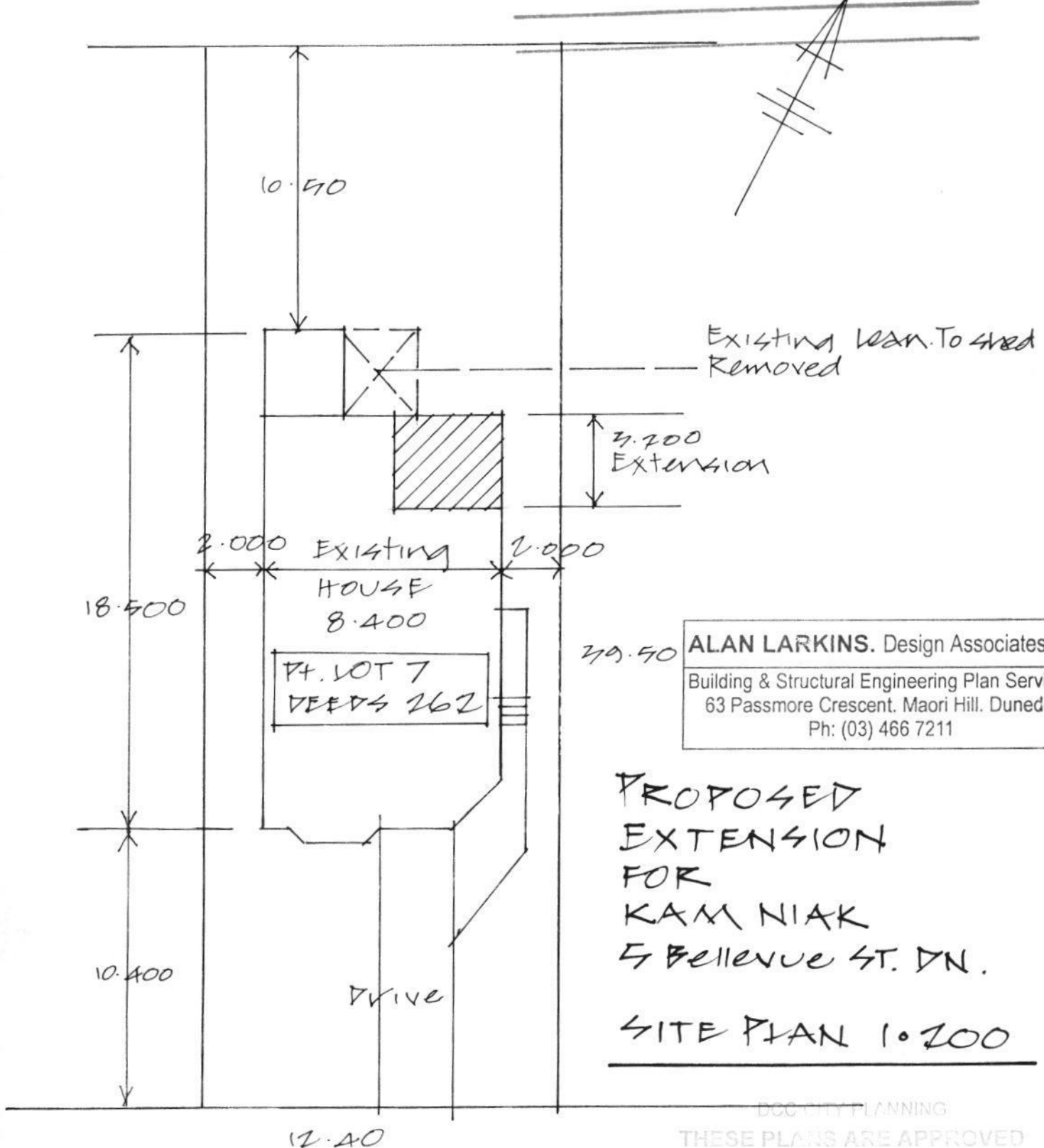
DOMESTIC SMOKE ALARM
Smoke alarms complying with
the NZBC clause F7 are
required in this building.

Building
Drainage
Health

SA Date 18-12-07
Date 7-12-07
Date

NOTE

7-317010



ALAN LARKINS. Design Associates Ltd

Building & Structural Engineering Plan Services
63 Passmore Crescent, Maori Hill, Dunedin
Ph: (03) 466 7211

PROPOSED
EXTENSION
FOR
KAM NIAK
5 BELLEVUE ST. DN.

SITE PLAN 1:200

DCC CITY PLANNING

THESE PLANS ARE APPROVED

This development complies with the District Plan(s)
subject to:

← BELLEVUE ST. →

Ball
Signed

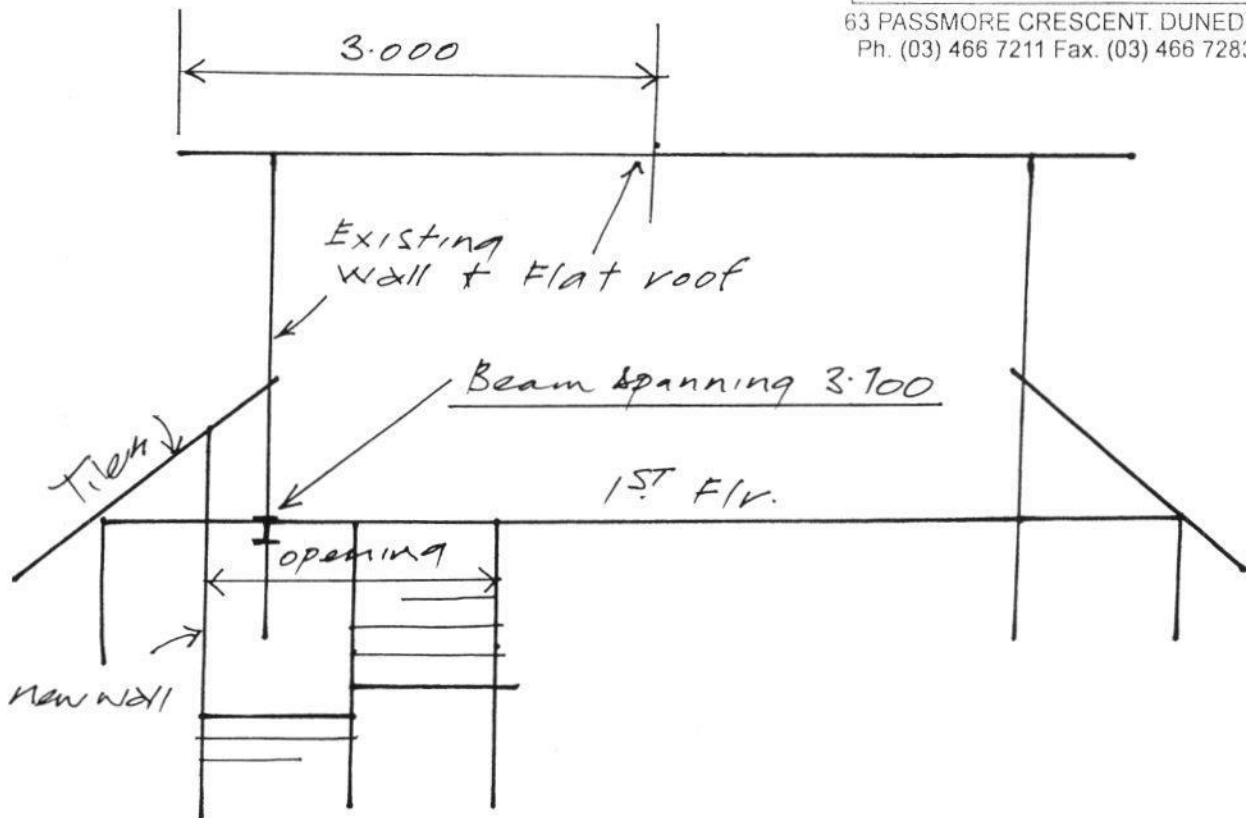
9-11-07
Dated

Steel Beam for 1st Flr + Roof
At 5 Bellevue St. For Mrs Kam Niak

7-317010

ALAN LARKINS
 DESIGN ASSOCIATES LTD

63 PASSMORE CRESCENT, DUNEDIN
 Ph. (03) 466 7211 Fax. (03) 466 7283



Roof WT $0.50 \text{ KPA L.L.} \times 1.70 = 0.85$

$0.50 \text{ KPA D.L.} \times 1.40 = 0.70$

1.55

Say 2.00 KPA

Wall wt. Say $1 \text{ K.P.A} \times 3 = \underline{3 \text{ KPA}}$

Roof $= 3 \times 3.70 \times 2 = 22.20$

Wall $= 3 \times 3.70 = 12$

34 KNS

From Fletcher Steel Design Charts

Allowable for 3.700 $= 90 \text{ KN}$.

Deflexion $= 60.70$

$\therefore 200 \times 18.40 \text{ L.B. O.K.}$

Oversized to cater for extra floor (landing)
 + tiled roof etc.

NOTE * AMENDMENT OF WORKS

AT N° 5 BELLEVUE ST, ON DUNEDIN CITY COUNCIL

APPROVED BUILDING CONSENT
DOCUMENTS

ABA: 2007-317610

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

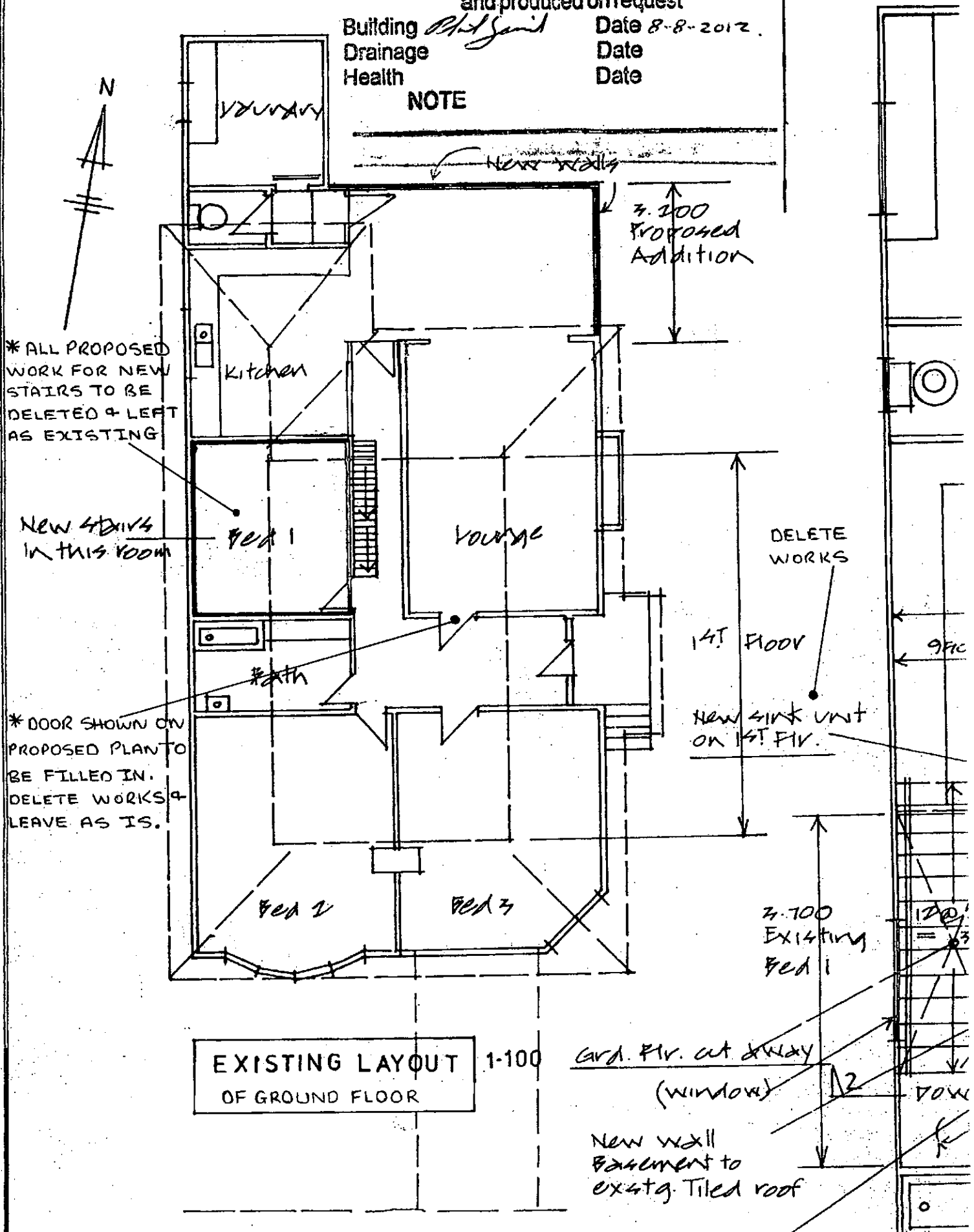
Building *Phil Smith*
Drainage
Health

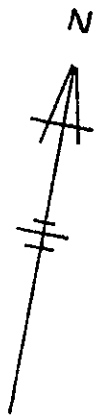
Date 8-8-2012

Date

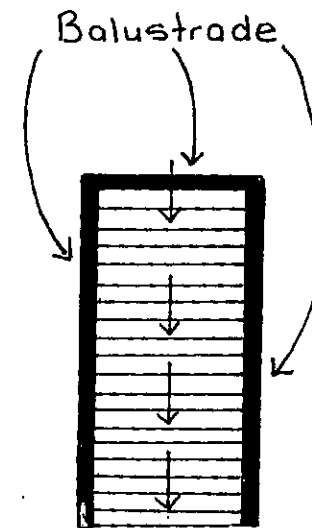
Date

NOTE

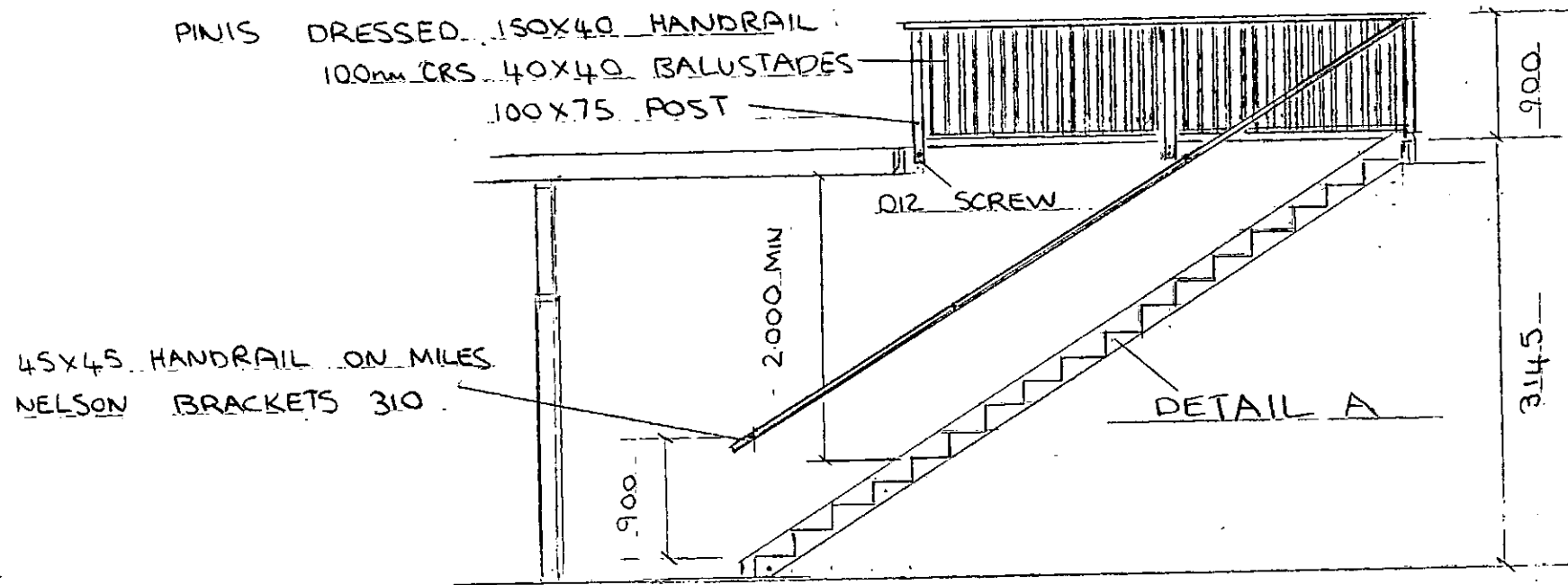




Existing layout stairs to 1st floor

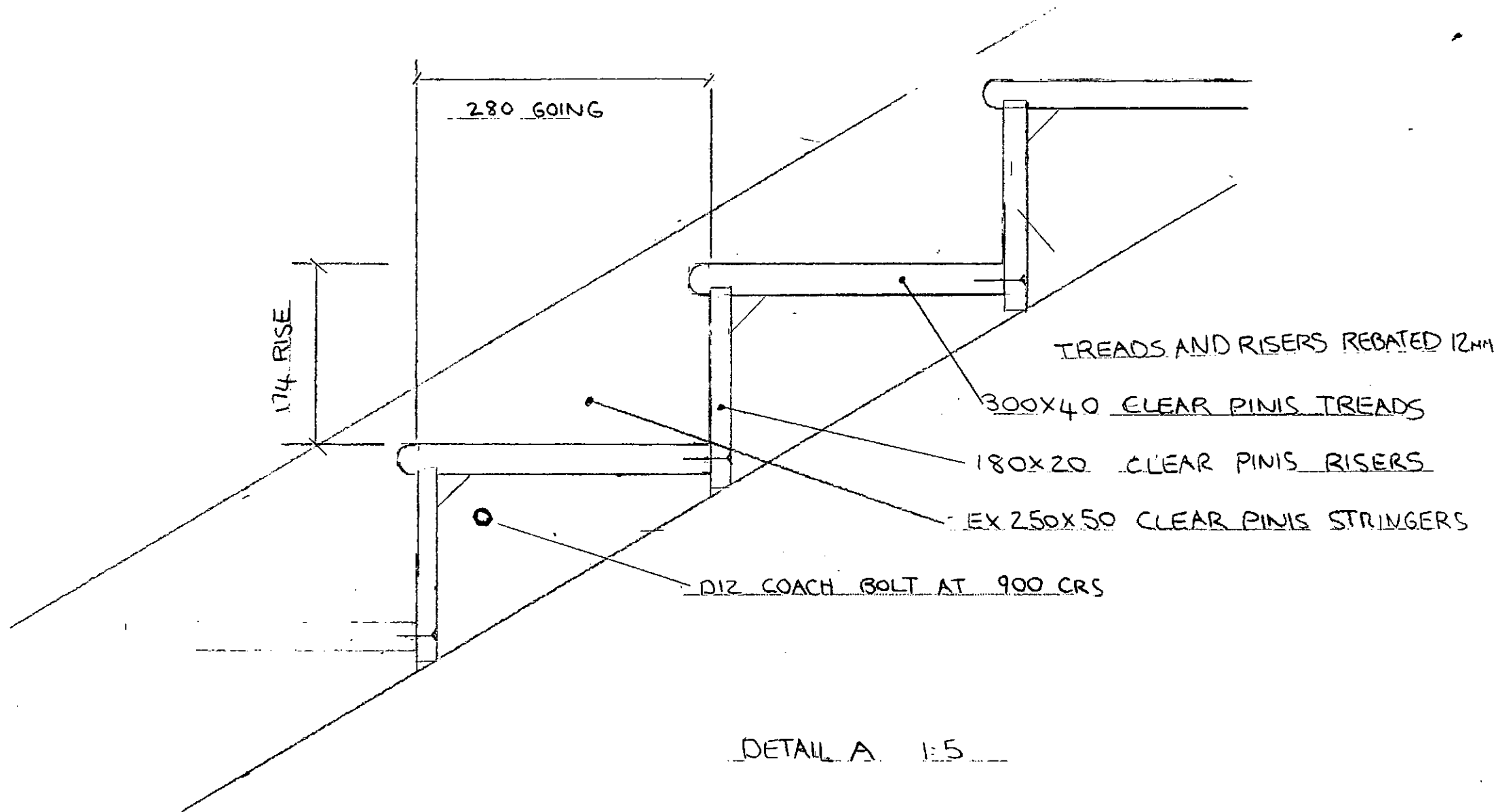


New stairs in existing stairwell
to 1st floor as shown - refer to
Section AA



SECTION AA 1:50

AMENDMENT OF WORKS AT N°5 BELLEVUE ST DN



AMENDMENT OF WORKS AT N° 5 BELLEVUE ST. DN