

## DISCLAIMER

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## Dunedin City Council – Land Information Memorandum

Property Address: 141 Malvern Street Dunedin

Prepared for: Jane Guy and John Ian Guy

Prepared on: 29-Jun-2026

### Property Details:

<b>Property ID</b>	5014946
<b>Address</b>	141 Malvern Street Dunedin
<b>Parcels</b>	LOT 4 BLK II DP 469

### 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-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

##### **WATERWAY**

##### **Upper Leith floodplain**

Description: Leith floodplain area.

Goldsmith, M., Williams, J., Payan, J.-L., & Stocker, H. (2014). *Flood hazard of Dunedin's urban streams*. Otago Regional Council.

<https://www.orc.govt.nz/media/1724/flood-hazard-of-dunedins-urban-streams.pdf>

**Commissioned by:** Otago Regional Council

**Purpose:** The purpose of this report is to describe the nature and extent of flood hazard from Dunedin's urban streams, to support the development of hazard maps and to provide information to guide land-use planning and floodplain management.

**Scope of report:** Urban streams within Dunedin City that present a potential flood hazard

Goldsmith, M., Williams, J., Payan, J.-L., & Stocker, H. (2014). *Flood hazard of Dunedin's urban streams*. Otago Regional Council.

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*Reference Number: 11581*

#### Land Stability Hazards

##### **LAND MOVEMENT**

##### **Alluvial Fans - active floodwater-dominated 50000\_1998\_100m**

Description: Active floodwater-dominated. Sheet floods and channel floods carrying sediment are considered possible within the next 100 years. Mapscale:50000. Map Accuracy:1998, accuracy +/-100m, NZMG1949

*Reference Number: 10106*

#### 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

### **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 **7<sup>th</sup> July 2000**.

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

### **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.

### **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>	2014946
Address	141 Malvern Street Dunedin
Valuation Number	26850-20900
<b>Latest Valuation Details</b>	
Capital Value	\$520,000
Land Value	\$185,000
Value of Improvements	\$335,000
Area (Hectares)	0.0415HA
Units of Use	1
<b>Current Rates</b>	
Current Rating Year Starting	01-Jul-2025
Dunedin City Council Rates	\$3,651.41
<b>Rates Outstanding for Year</b>	\$0.00

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-1992-315957](#) Building Consent - PERMIT- Reinstate Fire Damage

Lodgement Date	06-Aug-1992
Decision	Granted
Decision Date	05-Jan-1993
Current Status	<b>Historical Record</b>
Previous Number	ABA920809
<i>(Applications before 2007)</i>	

[ABA-1995-330779](#) Building Consent - Install 'Magnum' Heater (Robinson)

Lodgement Date	18-Apr-1995
Decision	Granted
Decision Date	01-May-1995
Current Status	<b>CCC Issued</b>
Previous Number	ABA951257
<i>(Applications before 2007)</i>	

## Building and Drainage Permits

[H-1939-21759](#) AAB19390138

8372 - Enlarge Scullery, No Plan (Godfrey). The permit was lodged on 31-Mar-1939.

[H-1945-26643](#) AAB19450126

2824 - Alter Windows, (Godfrey). The permit was lodged on 07-Sep-1945.

[H-1956-46925](#) AAB19560235

18261 - Renew Laundry, (Godfrey). The permit was lodged on 08-Feb-1956.

[H-1984-94865](#) AAB19840245

7471 - Install Yukon Potbelly Heater, (Walker). The permit was lodged on 14-Aug-1984.

[H-1950-166606](#) AAD19500508

E6864 - Stormwater, No Plan (Godfrey). The permit was lodged on 16-Jan-1950.

[H-1992-234974](#) AAD19925090

PERMIT M2534 - Plumbing Alterations, No Plan (Woodhaugh). The permit was lodged on 09-Jun-1992.

[H-1914-128767](#) AAD19140845

A6886 - Plumbing and Drainage for New Dwellings - Foul Drain in Common for 139 & 141 Malvern Street (Jefferson). The permit was lodged on 17-Sep-1914.

## 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

This property is subject to the Operative Dunedin City Second Generation District Plan 2026 (2GP), which became fully operative on 17 June 2026. The 2GP, including planning maps, is available on the Dunedin City Council website <https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan> and at all Dunedin City Council service centres and libraries.

### SECOND GENERATION DISTRICT PLAN INFORMATION

#### Zoning

- General Residential 1 (refer Section 15, Residential)

#### Scheduled Items

- Nil

#### Overlay Zones

- Hazard 2 (flood) Overlay Zone

#### Mapped Areas

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

#### District Plan Map

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

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

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

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

No information.

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

No information.

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

## Building Information

### 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 141 Malvern Street Dunedin

#### [5014326 15 Dunedin-Waitati Road Dunedin](#)

[SUB-2025-208](#) Subdivision Consent Subdivision, being in effect a boundary adjustment.. The outcome was Granted on 19/01/2026.

[LUC-2021-340](#) Land Use Consent consequential LUC to a 89 lot subdivision. There has been no outcome yet.

[SUB-2021-128](#) Subdivision Consent a 2 stage subdivision into 89 new residential lots. There has been no outcome yet.

[SUB-2014-55](#) Subdivision Consent subdivision creating 2 lots. There has been no outcome yet.

#### [5014944 137 Malvern Street Dunedin](#)

[LUC-2021-541](#) Land Use Consent an Ancillary Unit located within a Hazard 2 Flood Overlay. The outcome was Granted on 15/10/2021.

#### [5014945 139 Malvern Street Dunedin](#)

[RMA-1995-358425](#) Resource Management Act (Historical Data) extend lean to by 2.5 metres 1.4 metres from side bound ary (Non-Notified - Non Complying). The outcome was Granted on 26/06/1995.

**[5014948 145 Malvern Street Dunedin](#)**

[RMA-2004-368504](#) Resource Management Act (Historical Data) CARPORT WITHIN THE GROUND AND SIDE YARDS AND THROUGH THE HEIGHT PLANE (Non-Notified - Restricted Discretionary). The outcome was Granted on 17/12/2004.

[RMA-1999-362756](#) Resource Management Act (Historical Data) EXTENSION TO EXISTING DWELLING INVOLVING YARD AND HEIGHT PLANE INFRINGEMENTS (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 05/03/1999.

[RMA-1999-363121](#) Resource Management Act (Historical Data) PROPOSED ENTRANCE PORCH (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 03/08/1999.

**[5014949 147 Malvern Street Dunedin](#)**

[RMA-1991-353303](#) Resource Management Act (Historical Data) ADD TO DWG Ownr:JOHNSON / App: JOHNSON (Non-Notified - Non Complying). The outcome was Granted on 14/10/1991.

**[5014968 13 McGlashan Street Dunedin](#)**

[RMA-1995-357178](#) Resource Management Act (Historical Data) SUBDIVISION INVOLVING TRANSFER OF 140M2 TO 13 MCGLASHAN STREET (INCORPORATED INTO SURVEY PLAN FOR RMA92715) (Non-Notified - Non Complying).

**[5102102 10 Leithton Close Dunedin](#)**

[RMA-1995-357178](#) Resource Management Act (Historical Data) SUBDIVISION INVOLVING TRANSFER OF 140M2 TO 13 MCGLASHAN STREET (INCORPORATED INTO SURVEY PLAN FOR RMA92715) (Non-Notified - Non Complying).

[RMA-1992-355433](#) Resource Management Act (Historical Data) SUBDIVISION CREATING 23 RESIDENTIAL LOTS (SUPERSEDED BY RMA92715) (Non-Notified - Non Complying). The outcome was Granted on 07/12/1992.

[RMA-1992-355509](#) Resource Management Act (Historical Data) SUBDIVISION CREATING 24 RESIDENTIAL LOTS (Non-Notified - Non Complying). The outcome was Granted on 16/02/1993.

**[5102332 LOT 26 Malvern Street Dunedin](#)**

[RMA-1992-355433](#) Resource Management Act (Historical Data) SUBDIVISION CREATING 23 RESIDENTIAL LOTS (SUPERSEDED BY RMA92715) (Non-Notified - Non Complying). The outcome was Granted on 07/12/1992.

[RMA-1992-355509](#) Resource Management Act (Historical Data) SUBDIVISION CREATING 24 RESIDENTIAL LOTS (Non-Notified - Non Complying). The outcome was Granted on 16/02/1993.

**[5105417 PT SEC 2 Malvern Street Dunedin](#)**

[LUC-2006-370604/B](#) Land Use Consent s127 change of conditions to extend construction hours. The outcome was s127 Upheld on 15/11/2013.

[LUC-2006-370604/A](#) Land Use Consent alter condition 5 of RMA 2006 370604 (formerly RMA 2006 0840). The outcome was s127 Upheld on 10/12/2010.

[RMA-2006-370604](#) Resource Management Act (Historical Data) Leith Lindsay Flood Protection Scheme - Water Of Leith -Mid Leith Section. The outcome was Granted on 31/08/2007.

**[5115728 149 Malvern Street Dunedin](#)**

[LUC-2009-298](#) Land Use Consent technical land use breaches arising from a boundary adjustment between two existing lots. The outcome was Granted on 24/08/2009.

[SUB-2009-69](#) Subdivision Consent a boundary adjustment between two existing lots. The outcome was Granted on 24/08/2009.

#### [5150932 17B Dunedin-Waitati Road Dunedin](#)

[SUB-2023-100](#) Subdivision Consent two-lot subdivision; non hard-surfaced access and no reticulated wastewater. The outcome was Granted on 21/11/2023.

[LUC-2016-564](#) Land Use Consent breach of the side yard and height plan angle on Lot 1 and 2 and an accessory building not associated with a residential activity associated with SUB-2016-119. The outcome was Granted on 27/10/2017.

[SUB-2016-119](#) Subdivision Consent subdivision creating 2 lots. The outcome was Granted on 27/10/2017.

#### [5158720 15 Dunedin-Waitati Road Dunedin](#)

[SUB-2025-208](#) Subdivision Consent Subdivision, being in effect a boundary adjustment.. The outcome was Granted on 19/01/2026.

[LUC-2021-340](#) Land Use Consent consequential LUC to a 89 lot subdivision. There has been no outcome yet.

[SUB-2021-128](#) Subdivision Consent a 2 stage subdivision into 89 new residential lots. There has been no outcome yet.

[SUB-2014-55](#) Subdivision Consent subdivision creating 2 lots. There has been no outcome yet.

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

#### **Accuracy of Boundaries**

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

#### **Access to Site**

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

#### **Heritage New Zealand Pouhere Taonga Act 2014**

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

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

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

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

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

## **3 Waters**

### **Information Regarding Watercourses**

The controlling authority for all water and waterbodies in Dunedin City is the Otago Regional Council. The Regional Plan: Water addresses water take and use, diversions, damming, discharges and bed alteration under the Resource Management Act 1991. They are also responsible for the Flood Protection Management Bylaw 2012.

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

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

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

## Transport

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

**No vehicle access to this property or carport.**

This property has no legal vehicle access. There is an unsurfaced area on the front of this property that vehicles have been using metal plates to access and park on the property. It is an offence under the Land Transport (Road User) Rule 2004 for vehicles to drive over the kerb and channel, and footpath. If there is any damage to the kerb and channel or footpath due to vehicles accessing this area the cost of repairs is the responsibility of the property owner.

**Private stormwater lateral.**

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

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

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

## Glossary of Terms and Abbreviations

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

### Consent, Permit, Licence & Complaint types

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

### Terms used in Permits & Consents

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

MH Manhole  
PL Plumbing  
PLB Plumbing  
PTE Private  
SIS Sewer in section  
WC Water course  
WT Water table  
SW Stormwater

### General terms

RDMS Records and Document Management System

## Appendices



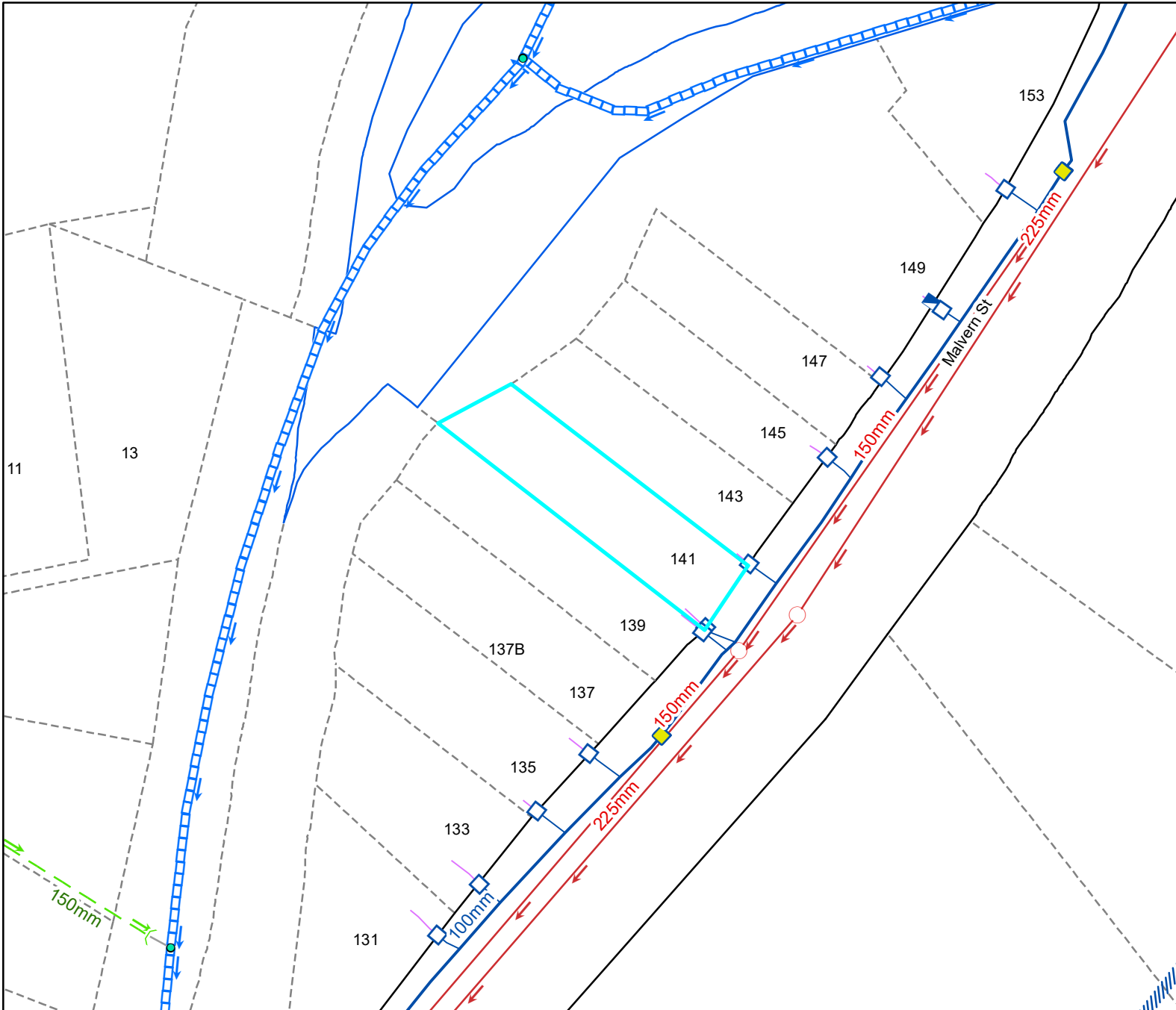
# Photographic Map

Scale at A4:  
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22/06/2026  
8:03:53 PM



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

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



### Legend

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

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

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

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

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

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

General		Cadastral	
	DCC Water & Waste Structure		Parcel
	Hydro		Road/Rail
	Railway Centreline		Motorway Parcels
			Strata
			Easment (where recorded)

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



# Council Water & Drainage Services

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

Scale at A4:  
1:750  
22/06/2026  
8:04:03 PM



PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES  
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2018-2019 Urban. Copyright DCC/Aerial Surveys Ltd. Rural, ORC/Aerial Surveys Ltd. CC BY 4.0 NZ.  
2013 Urban and rural photography Jan/Feb 2013. Copyright DCC. CC BY 3.0 NZ.  
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DUNEDIN DRAINAGE AND SEWERAGE BOARD

HOUSE CONNECTION PLAN.

APPLICATION No. A/6886

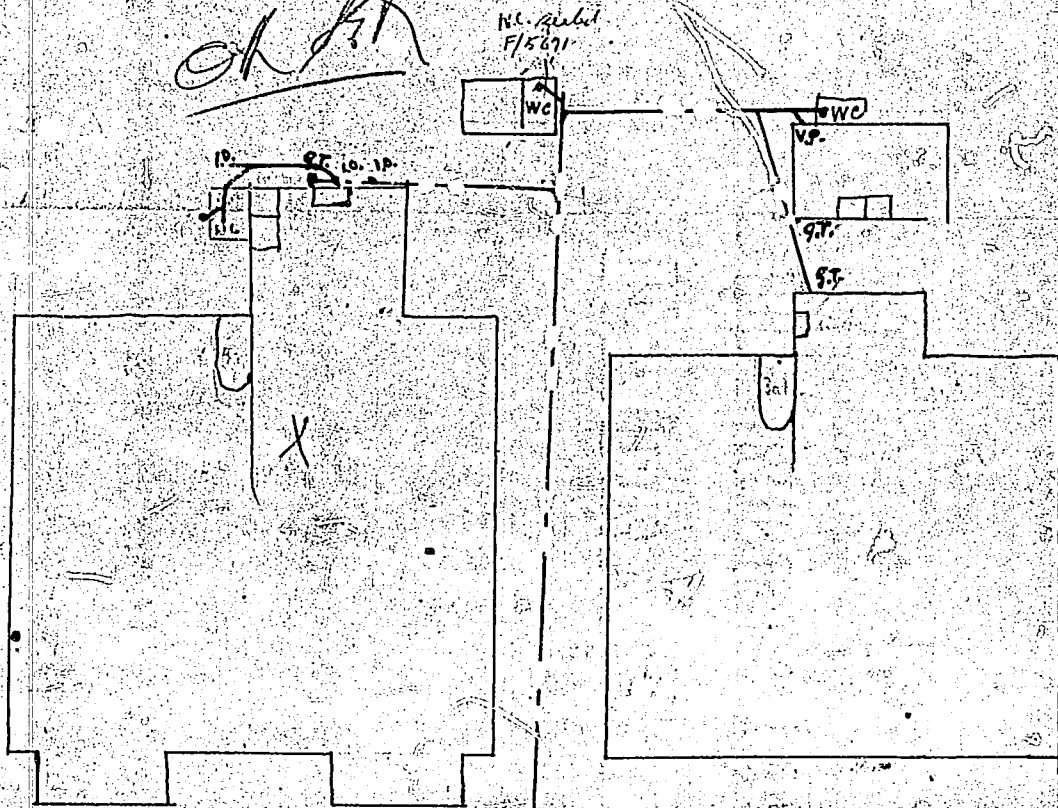
DATE: 17/9/14

SCALE:  $\frac{1}{2}$  in to a Foot.

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

130 ft Drain  
2 W.C.  
2 Baths  
2 Sinks  
2 Tubs

Binding margin to be left blank.



LEGEND

- existing Drains
- New Foul Drains
- ..... New Stormwater Drains

Owner M. Jefferson  
 Street 64 Leth Valley Rd  
 Locality Woodhaugh

Block Leithon Leithon  
 Section 4T6  
 Allotment

Signature of Drainer J. Wilson

Malvern St  
Woodhaugh

M<sup>r</sup> Venceombe

Received your note re permit and very sorry to hear of complications.

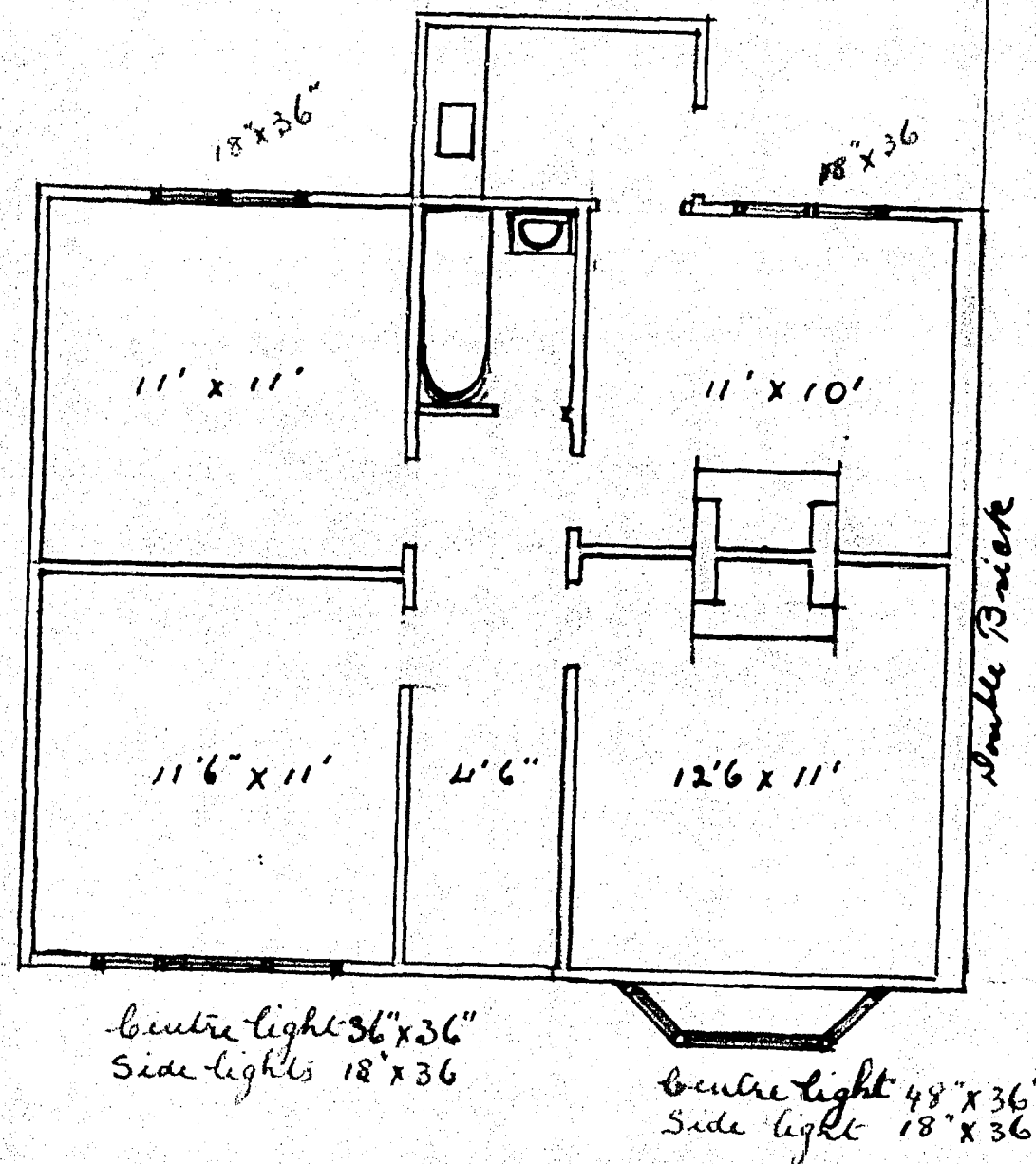
As I mentioned before the reason for which I would like this work done is that, <sup>before</sup> very long I am expecting our two boys back home from overseas. My eldest boy is returning with his overseas Bride and as they are residing with us till the housing position eases up a bit.

As things are at present I think that will be some time yet so will have to use our sitting room as a bedroom which is not very satisfactory so you see by the time you put two single bed in these rooms you have not much room, and as the house lies East to West I get no sun in the front room at all on account of this big hill in front of the house. I hope this explanation will be satisfactory.

I remain  
Y<sup>r</sup> Godfrey 28/24

Proposed alterations to M<sup>r</sup> W. Godfrey's dwelling at 141 Malvern St  
Sec. 4 Bk. 2 Leithton  
Woodhaugh.

10/3M/144

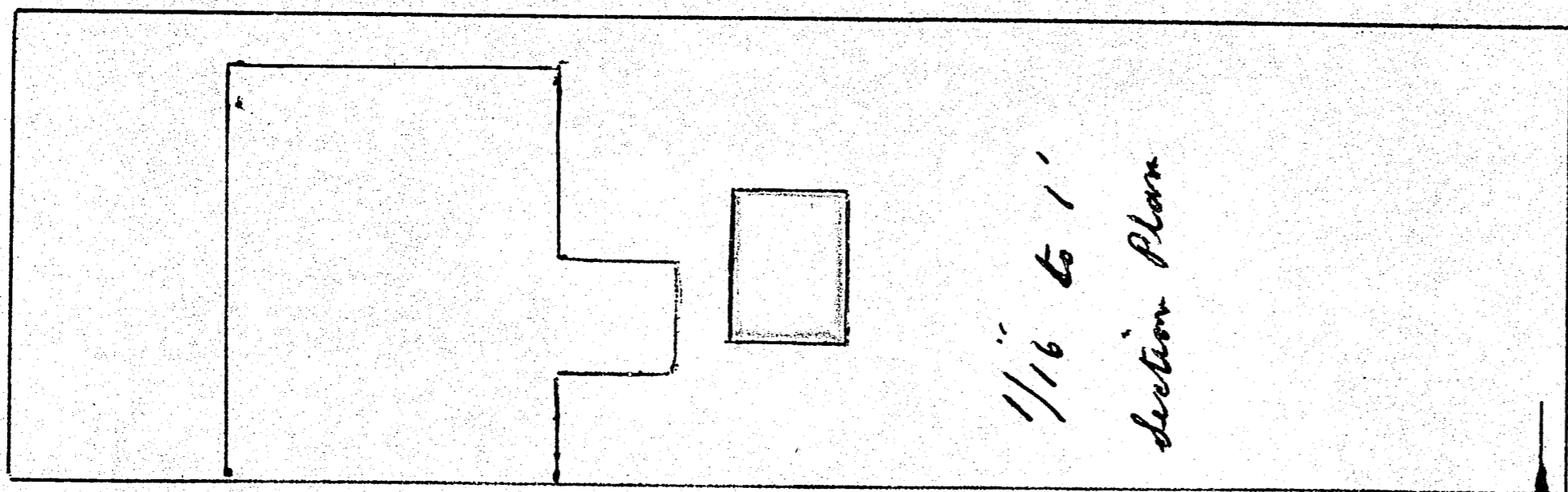


File : 10/3M/144.  
7th September, 1945.

MALVERN STREET

2824

elb return St



# PLAN APPROVED

DUNEDIN DRAINAGE & SEWERAGE BOARD  
SUBJECT TO FOLLOWING CONDITIONS

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

Stormwater to be discharged to Existing facilities

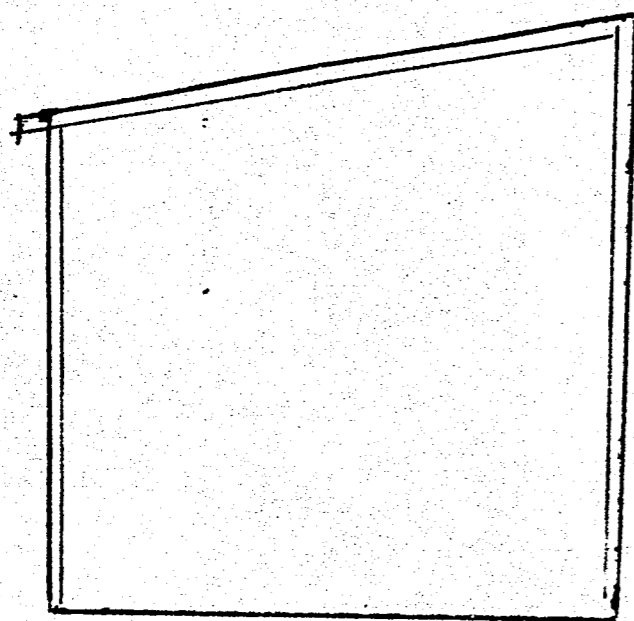
Foul sewage to be discharged to Existing foul drain

DATE: 6/2/56

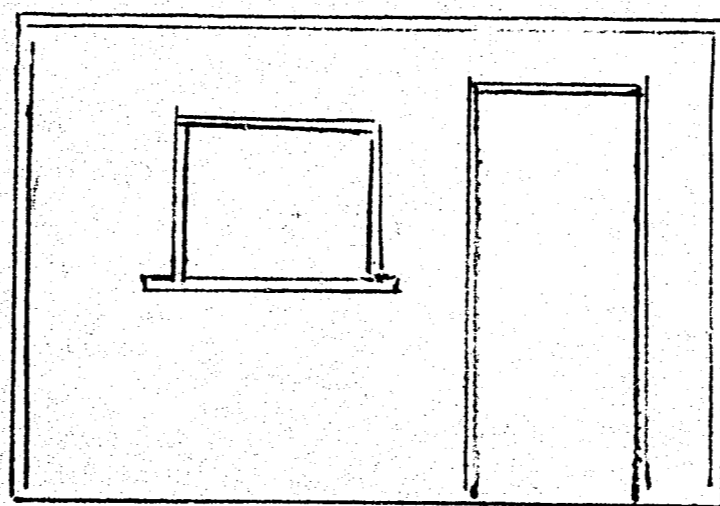
SIGNATURE: J.W. Garbutt

DUNEDIN CITY CORPORATION  
 COPY OF APPROVED PLAN  
 OR SPECIFICATION  
 TO BE RETAINED ON WORKS  
 AND PRODUCED ON REQUEST  
 OF BUILDING INSPECTOR.  
 DATE: 8-2-56  
 C. P. H. CITY ENGINEER

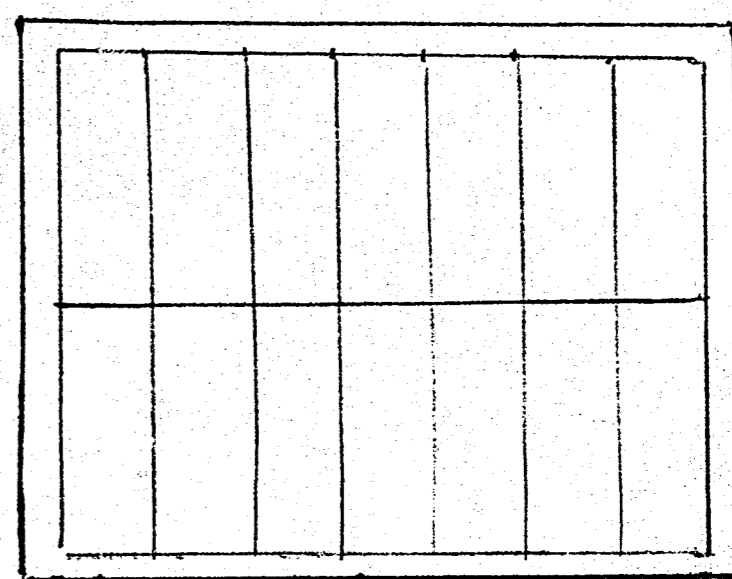
End



Front



Ground Plan  
1/4" to 1ft



6" concrete Base

5x2. Floor Joists @ 18" c/c.

Framing: 3x2' Studs @ 18" c/c.

Rafters: 4x2. @ 2' c/c.

Purlins: 3x2. @ 3' c/c.

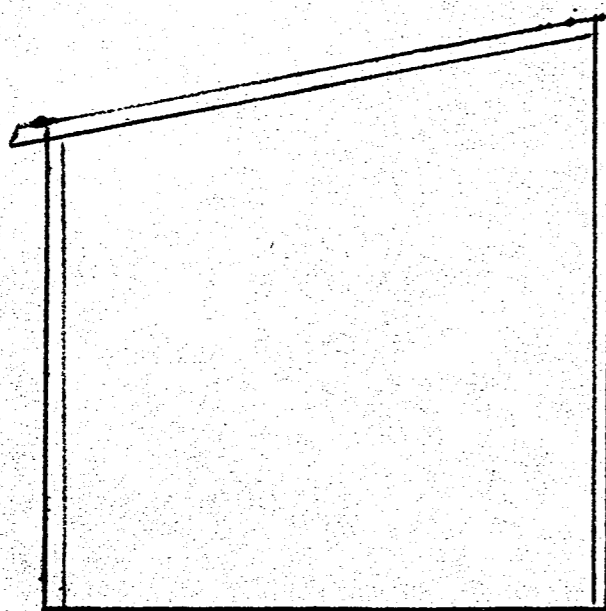
Roof: Iron.

Exterior Weather Board.

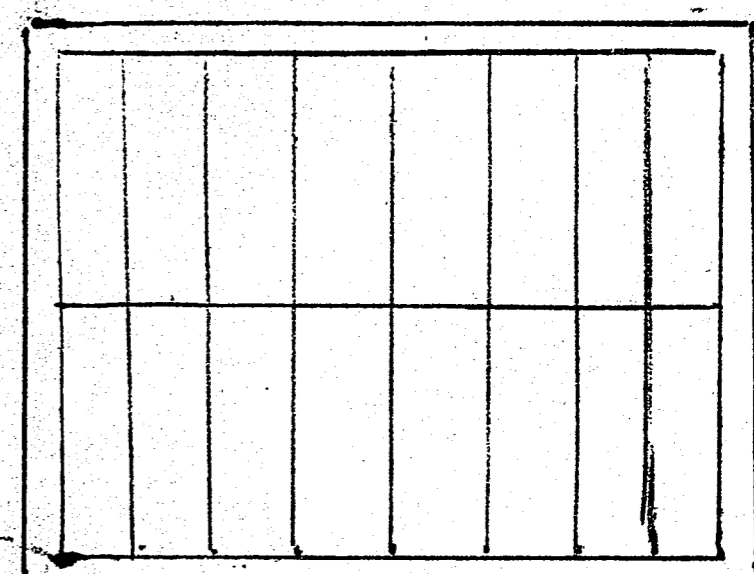
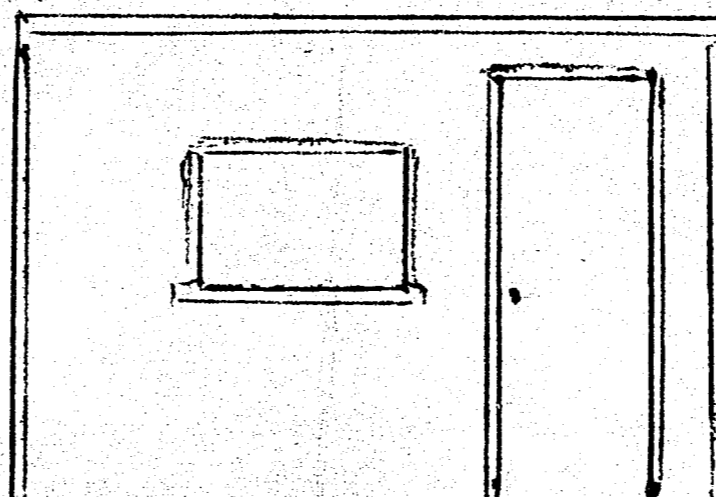
Ground Plan

1/4" to 1ft

End



Front



6" concrete Base

Handwritten signature and date: 18/2/56

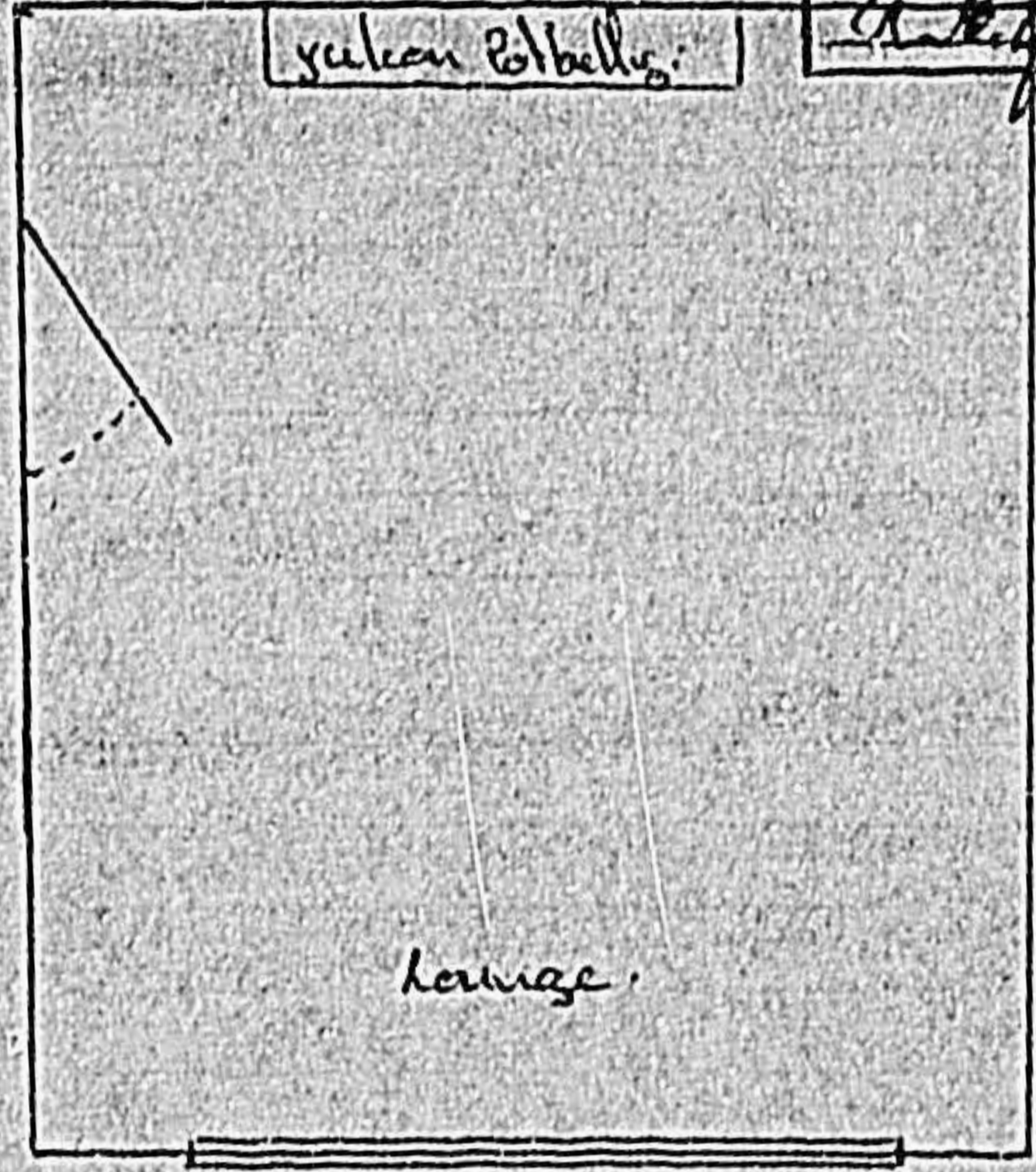
58

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

DATE 29. 7. 84

*A. K. [Signature]* CITY ENGINEER

galeon bollbellis



Lounge

Walker 141 Malvern St.

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

18/7/84

R1 - Res A

Signed *[Signature]*  
for City Planning Officer

7471

ALWAYS RETURN THIS PORTION WITH YOUR PAYMENT

25 00

00

2/0809

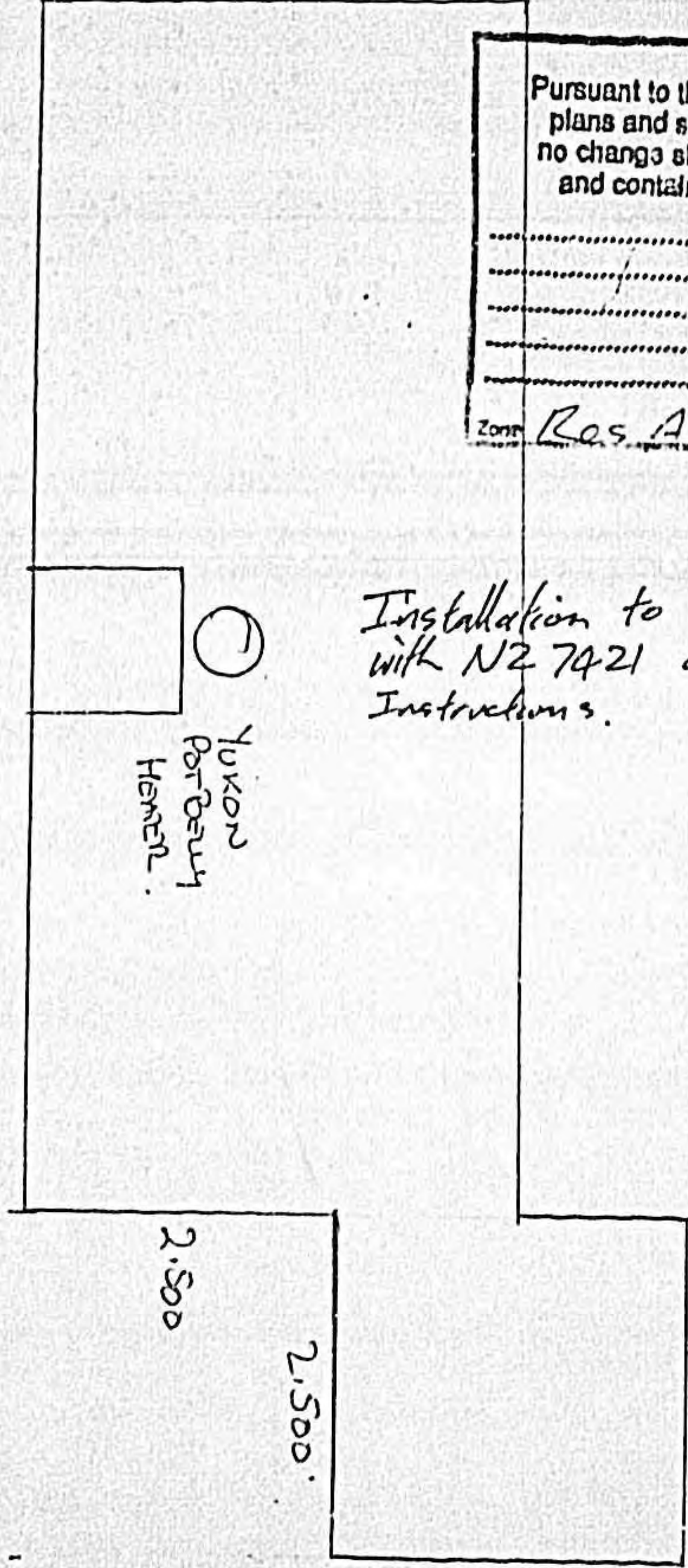
1/01/93

buildings  
limited buildings  
ctions

PC/LA/01

3.500

7.500



Installation to fully comply with NZ 7421 and Installation Instructions.

**DUNEDIN CITY COUNCIL**  
 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

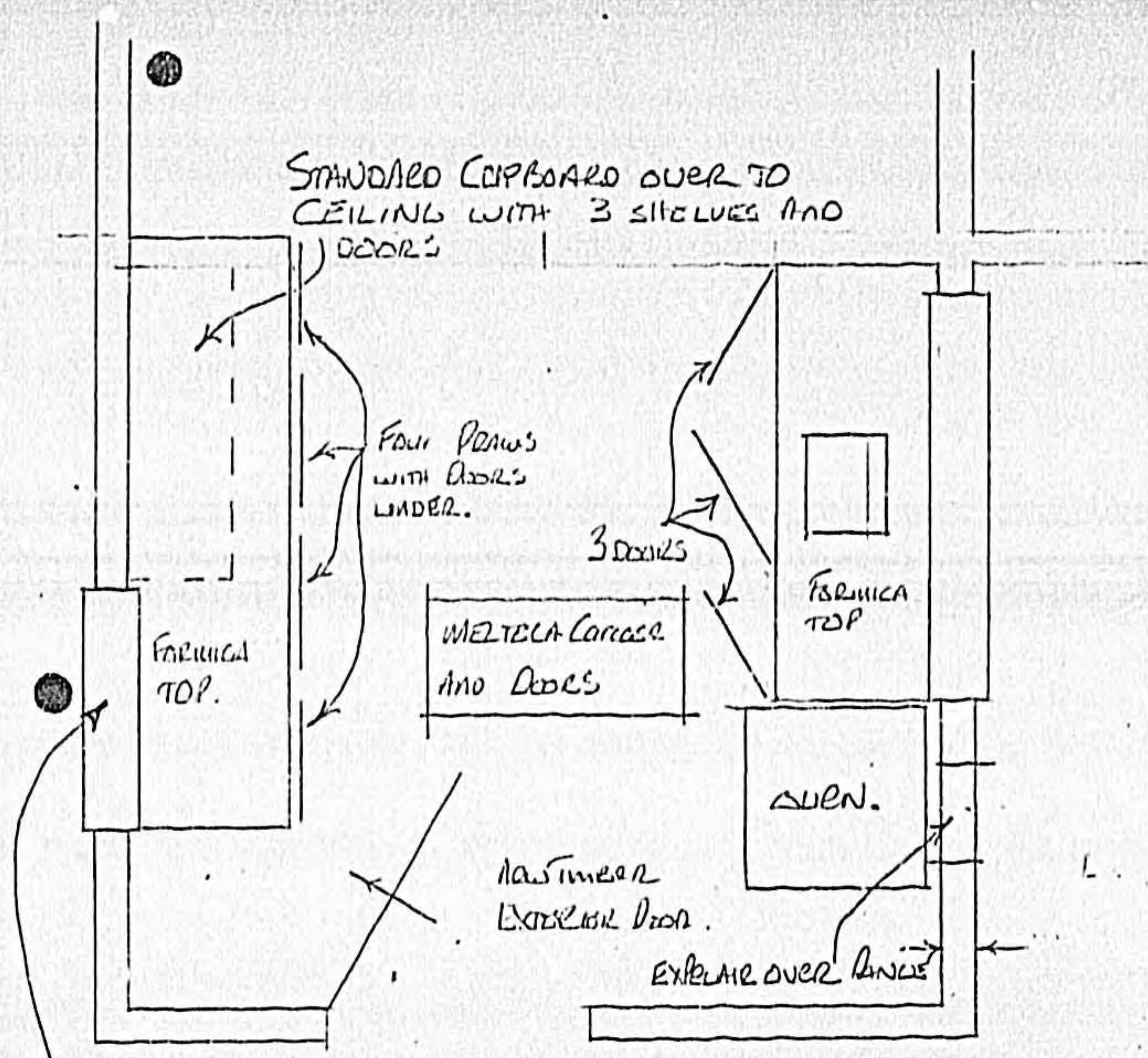
.....  
 .....  
 .....  
 .....

Zone Res A Signed [Signature]  
 Dated 17.12.92

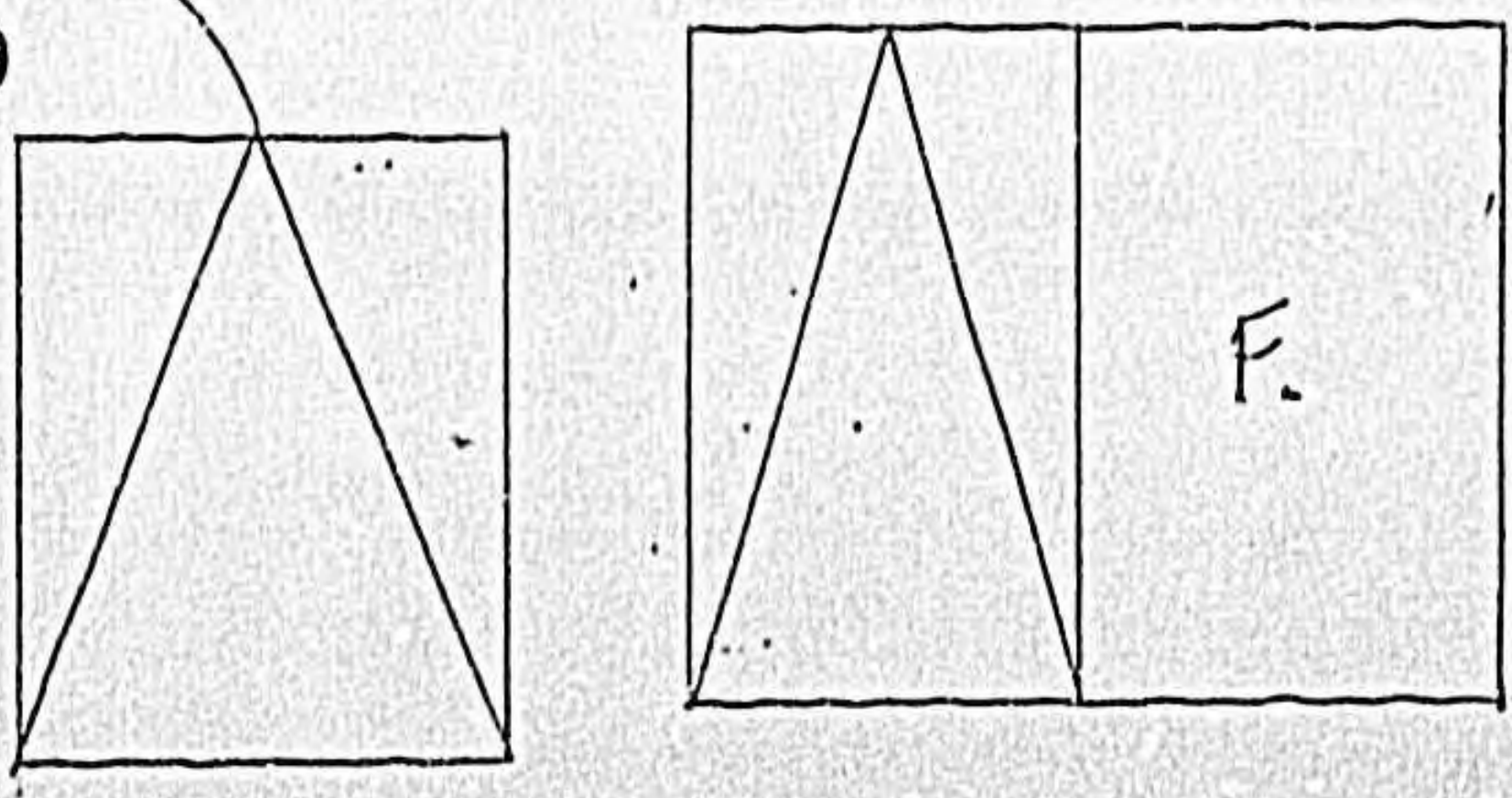
**DUNEDIN CITY COUNCIL**  
 Copy of Approved Plans and/or Specifications  
 TO BE RETAINED ON WORKS AND PRODUCED ON REQUEST OF BUILDING INSPECTOR.  
 DATE 17.12.92  
[Signature] BUILDING INSPECTOR

92/0809

level



KITCHEN PLAN.  
1-20



1°20  
New Aluminium  
Window.

**CODE COMPLIANCE CERTIFICATE No.:** 95/1257

Section 43(3), Building Act 1991

ISSUED BY **DUNEDIN CITY COUNCIL**

BUILDING CONSENT No.: 95/1257

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

PROJECT		PROJECT LOCATION	
All	<input checked="" type="checkbox"/>	Street Number:	
Stage No. of an intended of:	stages	L ROBINSON 141 MALVERN ST DUNEDIN	
New or relocated building	<input type="checkbox"/>		
Alteration	<input type="checkbox"/>		
Intended use(s) (in detail):		LEGAL DESCRIPTION	
HOUSING ALTERATION HEATER/PLB ALTS		Property Number:	5014946
Intended Life:		Valuation Roll Number:	2685020900
Indefinite, but not less than 50 years	<input type="checkbox"/>	Lot: 4	DP: 469
Specified as 5 years	<input type="checkbox"/>	Section:	Block: 2
Demolition	<input type="checkbox"/>	Survey District:	LEIGHTON

This is:

- A final code compliance certificate 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 certificate, in accordance with the attached details, are: \$ 0.00

Receipt No.:

Signed for and on behalf of the Council:

Name: J. Deenan

Position: \_\_\_\_\_ Date: 25/05/95

**BUILDING CONSENT No.:** 95/1257

**Project Information Memorandum No.:**

Section 35, Building Act 1991

ISSUED BY

**DUNEDIN CITY COUNCIL**

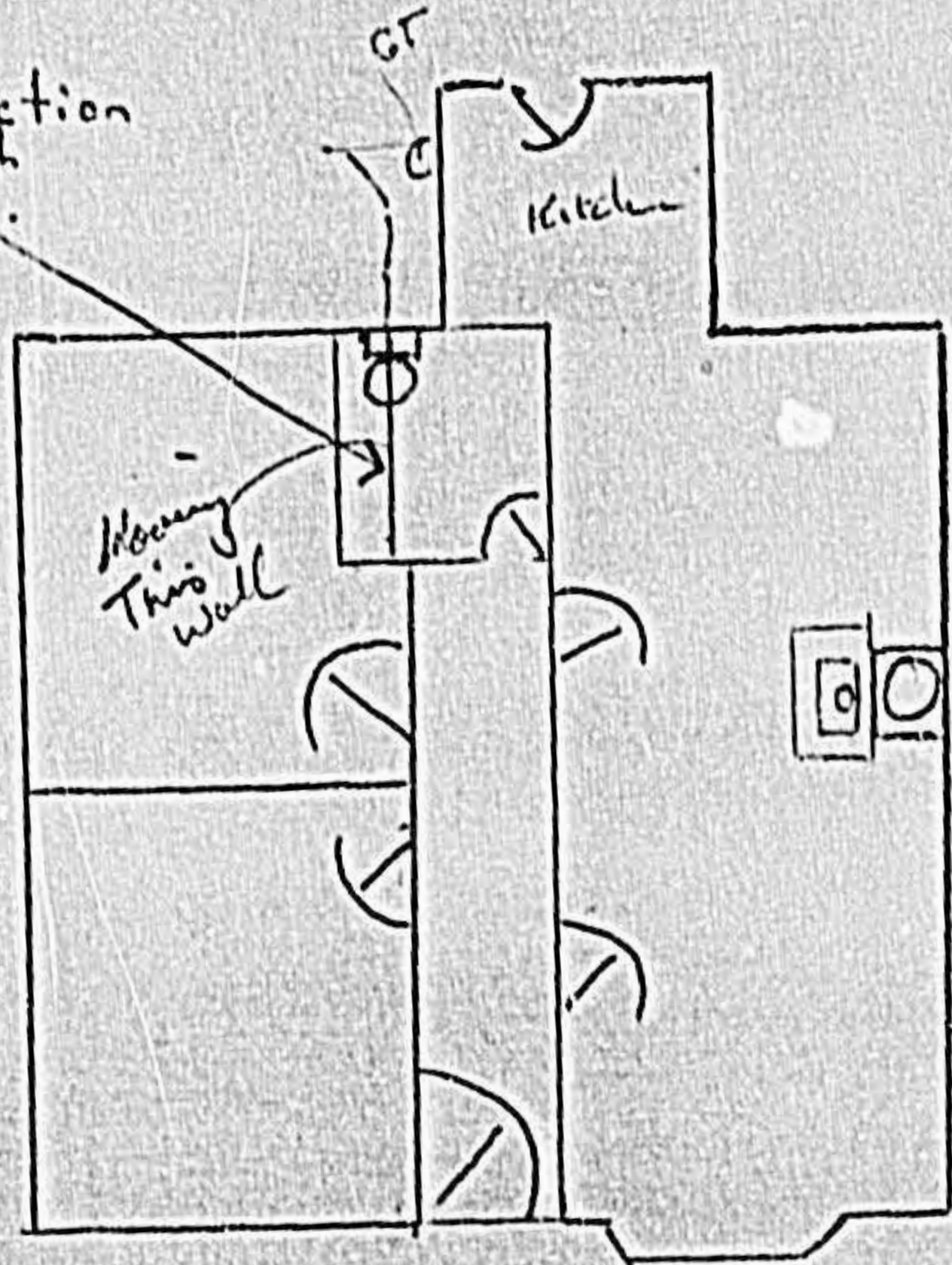
*(Insert a cross in each applicable box. Attach relevant documents)*

APPLICANT	PROJECT
Name: <b>L ROBINSON</b> Mailing Address:  <b>P O BOX 7002</b> <b>DUNEDIN</b>	All <input type="checkbox"/> Stage No. <b>X</b> of an intended stages of:  New Building <input type="checkbox"/>  Alteration <input type="checkbox"/>
<b>PROJECT LOCATION</b>  Street Address:  <b>141 MALVERN ST</b> <b>DUNEDIN</b>	Intended Use(s) (in detail):  <b>HOUSING ALTERATION</b> <b>HEATER/PLB ALTS</b>  Intended Life: <b>∞</b>
<b>LEGAL DESCRIPTION</b>  Property Number: <b>5014946</b> Valuation Roll Number: <b>2685020900</b> Lot: <b>4</b> DP: <b>469</b> Section: Block: <b>2</b> Survey District: <b>LEITHTON</b>	Indefinite, but not less than 50 years <input type="checkbox"/> Specified as <b>5</b> years  Demolition <input type="checkbox"/>  Estimated Value: \$ <b>4,676.00</b>
<b>COUNCIL CHARGES</b>  The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are:    Total: <b>\$ 0.00</b>  <b>ALL FEES ARE G.S.T. INCLUSIVE</b>	Signed for and on behalf of the Council:  Name: <u><i>J. Dewar</i></u>  Position: _____  Date: <u><i>01.12.95</i></u>

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

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

All construction  
to comply with  
N.Z.S 3604.



ENVIRONMENTAL HEALTH CONDITIONS:-  
SOLID FUEL BURNER TO BE OPERATED  
IN NUISANCE FREE MANNER  
PLEASE CONTACT ENVIRONMENTAL HEALTH  
SECTION Ph. 477-4000 FOR ADVICE ON  
OWNER RESPONSIBILITIES

**DUNEDIN CITY COUNCIL**  
Copy of Approved Plan  
and/or Specification  
TO BE RETAINED ON WORKS  
AND PRODUCED ON REQUEST  
OF BUILDING INSPECTOR.  
DATE.....1.5.95.....  
.....S.P.P..... BUILDING INSPECTOR

**DUNEDIN CITY COUNCIL**  
Plans and Specifications  
Approved in accordance with  
The New Zealand Building Code  
and Approved Documents.  
-----  
-----  
Signed.....S.P.P.....Date 1/5/95

S.P.P. 115195

95/1257