

DISCLAIMER

Statement of Passing Over: This information has been supplied by the vendor or the vendor's agents and TRG Dunedin (powered by ownly Ltd licensed REAA 208) is merely passing over this information as supplied to us. We cannot guarantee its accuracy as we have not checked, audited, or reviewed the information and all intending purchasers are advised to conduct their own due diligence investigation into this information. Where you have been supplied with a Council Property File or a LIM Report, please note there may be matters relating to pre-1992 consents or permits in this file which may need further investigation in order to determine their relevance. To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein.



Dunedin City Council – Land Information Memorandum

Property Address: 31 Jeffery Street Dunedin

Prepared for: B M G Investments Limited

Prepared on: 30-Jun-2026

Property Details:

Property ID	5032575
Address	31 Jeffery Street Dunedin
Parcels	FLAT A DP 13019, LOT 2 DP 8863

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 30-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.

Contents

Dunedin City Council – Land Information Memorandum	1
Property Address: 31 Jeffery Street Dunedin	1
Prepared for: B M G Investments Limited	1
Prepared on: 30-Jun-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	4
Seismic Hazards	4
Other Natural Hazards	4
Otago Regional Council Hazard Information	4
Contaminated Site, Hazardous Substances and Dangerous Goods	4
Contaminated Site Information	4
Historic Dangerous Goods Licence(s)	4
Hazardous Substances	4
s44A(2)(b) Information on private and public stormwater and sewerage drains	5
Drainage	5
Foul Sewer and Waste Water	5
Public Sewer Sheets	5
Dunedin City Council Private Drainage plans incomplete	5
s44A(2)(bb) Information Council holds regarding drinking water supply to the land	6
Water Supply	6
s44A(2)(c) Information relating to any rates owing in relation to the land	6
Rates Details	6
Rates Assessment Details	6
s44A(2)(d) Consents, Certificates, Notices, Orders or Requisitions affecting the land or any buildings on the land	6
(da) the information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004:s44A and	6
(2)(e) Information concerning any Certificate issued by a Building Certifier pursuant to the Building Act 1991 or the Building Act 2004	6
Building and Drainage Consents	7
Building and Drainage Permits	7
Building Notices	7
Resource Consents	7
Consent Notices	8
Alcohol Licensing	8
Health Licensing	8
s44A(2)(ea) Information notified under Section 124 of the Weathertight Homes Resolution Services Act 2006	8
s44A (2)(f) Information relating to the use to which the land may be put and any conditions attached to that use	8
District Plan	8

District Plan Map	8
s44A(2)(g) Information regarding the land which has been notified to Council by another statutory organisation.....	9
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.....	9
Section 44A(3) Information concerning the land as the authority considers, at its discretion, to be relevant..	9
Building Information.....	9
Independent Building Report(s)	9
Minimum Floor Levels	9
Planning	9
Resource Consents within 50m of 31 Jeffery Street Dunedin.....	9
3 Waters	11
Information Regarding Watercourses	11
Transport	12
Glossary of Terms and Abbreviations.....	13
Consent, Permit, Licence & Complaint types	13
Terms used in Permits & Consents.....	13
General terms.....	14
Appendices	15

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 **9th July 2003**.

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

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

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

Rates Details

Rates Assessment Details

Rate Account	2032575
Address	31 Jeffery Street Dunedin
Valuation Number	27270-08700-A
Latest Valuation Details	
Capital Value	\$465,000
Land Value	\$220,000
Value of Improvements	\$245,000
Area (Hectares)	
Units of Use	1
Current Rates	
Current Rating Year Starting	01-Jul-2025
Dunedin City Council Rates	\$3,497.56
Rates Outstanding for Year	\$3,847.36

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 /CCC	-	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.
	Refused	-	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
	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-2009-1360](#) Building Consent - Extend Bedroom in Dwelling

Lodgement Date	06-Jul-2009
Decision	Refused
Decision Date	10-Sep-2019
Current Status	BC Refused
Previous Number	
	<i>(Applications before 2007)</i>

Building and Drainage Permits

[H-1941-24208](#) AAB19410689

GAZETTE 15 - PAGE 317 33FT BUILSING LINE RESTRICTION. The permit was lodged on 01-Jan-1941.

[H-1972-75653](#) AAB19721571

6669 - Erect Two Flats (Fairweather). The permit was lodged on 22-Nov-1972.

[H-1990-108786](#) AAB19902908

8388 - Addition of Conservatory (Dickson). The permit was lodged on 22-Mar-1990.

[H-1956-175092](#) AAD19560545

F6829 - Drain Extension to Boundary, (Dickison and Cowan). The permit was lodged on 31-Jul-1956.

[H-1973-201134](#) AAD19730342

J1678 - Plumbing and Drainage New Flats (Fairweather). The permit was lodged on 28-Feb-1973.

Building Notices

No Building Notices

Resource Consents

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

[LUC-2008-26](#) - Land Use Consent

Description	dwelling addition
Lodgement Date	18-Jan-2008
Decision	Granted
Decision Date	14-Mar-2008
Current Status	Completed

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

- Nil

Mapped Areas

- Nil

District Plan Map

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

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

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

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

No information.

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

No information.

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

Building Information

Independent Building Report(s)

An Independent Building Report was submitted to Council on **25-Jun-2025**.

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 31 Jeffery Street Dunedin

[5032428 59A Sunbury Street Dunedin](#)

[RMA-1989-352541](#) Resource Management Act (Historical Data) DWG ADDN Ownr:GIGGINS (Non-Notified - Non Complying). The outcome was Granted on 04/07/1989.

[5032436 45 Sunbury Street Dunedin](#)

[RMA-2006-370910](#) Resource Management Act (Historical Data) Addition to dwelling. The outcome was Granted on 29/01/2007.

[5032580 21 Jeffery Street Dunedin](#)

[RMA-1995-352808](#) Resource Management Act (Historical Data) DISPENSATION 1327 ERECT ADDITIONS TO DWELLING (Non-Notified - Non Complying). The outcome was Granted on 16/05/1990.

[5157385 41 Jeffery Street Dunedin](#)

[S243-2025-6](#) s243 Cancellation of Easement s243 cancellation of easement. The outcome was Granted on 25/07/2025.

[POL-2025-18](#) Planning Other Legislation BLR removal in association with SUB-2025-31. The outcome was Granted on 19/05/2025.

[SUB-2025-31](#) Subdivision Consent Undertake a two-lot boundary adjustment subdivision. The outcome was Granted on 19/05/2025.

[RMA-2004-368149](#) Resource Management Act (Historical Data) CONSTRUCTION OF GARAGE AND RETAINING WALL SUPPORTING FILL (Non-Notified - Restricted Discretionary). The outcome was Granted on 31/08/2004.

[RMA-2002-365412](#) Resource Management Act (Historical Data) RELOCATION OF EXISTING CARPORT AND REMOVAL OF SIGNIFICANT TREE (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 11/02/2002.

[5157386 45 Jeffery Street Dunedin](#)

[MTAC-2025-21](#) Marginal or Temporary Activity Notice Technical breaches to density and boundary setback rules. The outcome was Issued on 07/11/2025.

[S243-2025-6](#) s243 Cancellation of Easement s243 cancellation of easement. The outcome was Granted on 25/07/2025.

[POL-2025-18](#) Planning Other Legislation BLR removal in association with SUB-2025-31. The outcome was Granted on 19/05/2025.

[SUB-2025-31](#) Subdivision Consent Undertake a two-lot boundary adjustment subdivision. The outcome was Granted on 19/05/2025.

[LUC-2025-113](#) Land Use Consent erect a dwelling breaching road boundary setbacks and height recession planes and associated earthworks. The outcome was Granted on 19/05/2025.

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

Accuracy of Boundaries

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

Access to Site

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

Heritage New Zealand Pouhere Taonga Act 2014

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

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

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

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

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

3 Waters

Information Regarding Watercourses

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

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

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

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

Transport

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

Vehicle crossing - shared vehicle access.

It appears that the vehicle access to this property is via a shared driveway. Please consult with your Lawyer to find out if this is registered under your property title and/or there is a formal agreement in place between the owners/users of all private accesses in order, to clarify maintenance responsibilities and access permission for the owners/users.

Non-compliant vehicle crossing – property lower than road/no stormwater run-off.

It appears there are no stormwater provisions in place for this vehicle crossing and with this property being lower than the road, the property may take water from the road as a secondary flow path. 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 and prevent water entering your property via the driveway. 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



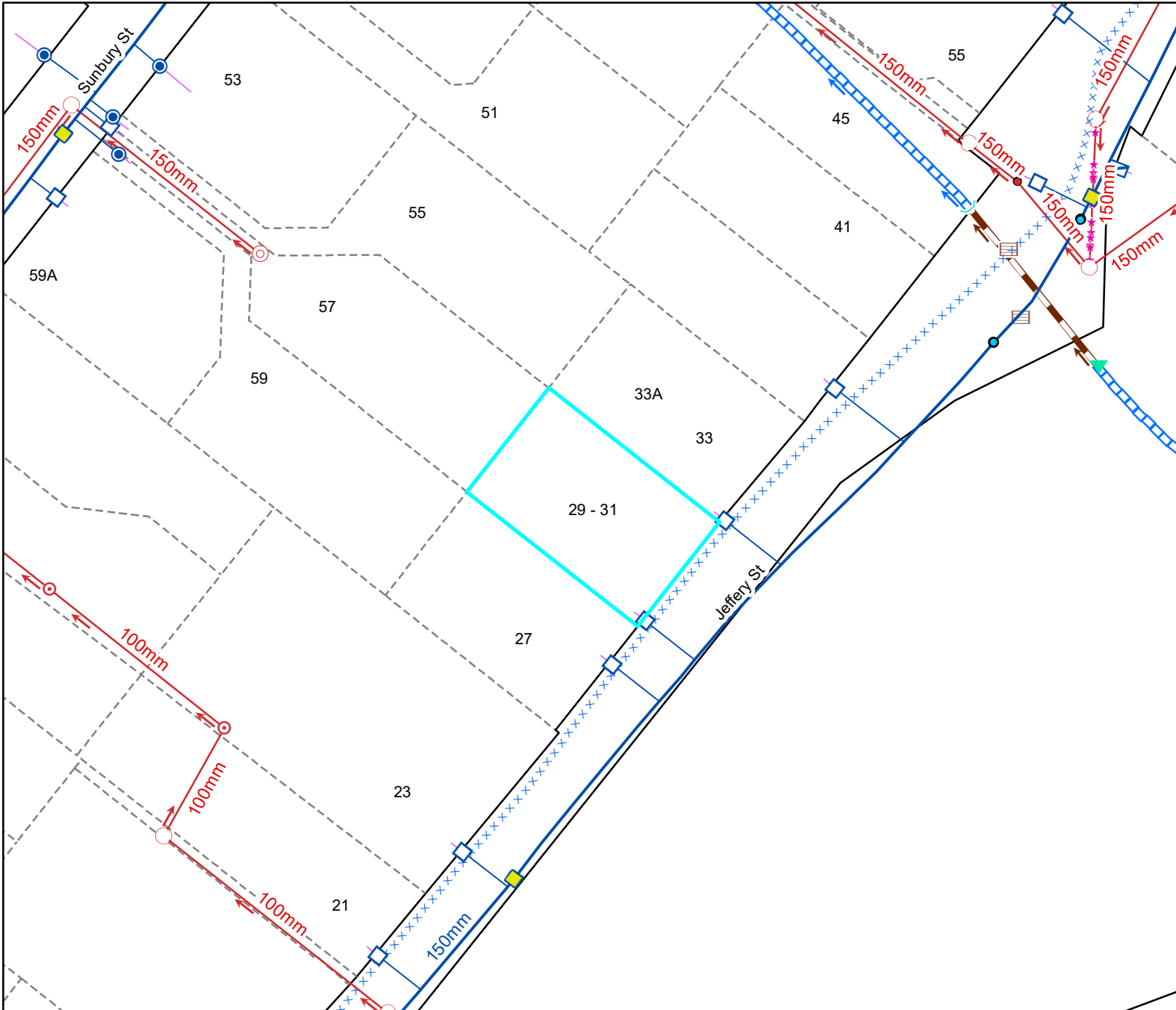
Photographic Map

Scale at A4:
1:750
25/06/2026
8:01:16 PM



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

2018-2019 Urban. Copyright DCC/Aerial Surveys 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		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
25/06/2026
8:01:22 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.

DUNEDIN DRAINAGE AND SEWERAGE BOARD

House Connection Plan

APPLICATION No. F/6829

DATE _____

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

NEW SEWERAGE DRAINS: RED

STORMWATER: DOTTED BLACK

OLD DRAINS: FULL BLACK

JEFFERY STREET

Lot 2

Lot 1

F/9079
See plan & sheet
chimed.
of 1/1

SCALE 40' = 1"

B/5357

Cancelled

29/4/64

Lot 3

Wm & G 415
DP10694

EXISTING 4" HOVL DRAIN

This private of/c
now connected to
sewer in R.O.W. under with 89592.
See Retic sheet 303 for sewer

END OF SEWER

SUNBURY STREET

LEGEND

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

Owner Towan & Dickinson Block _____

Street Jeffery & Sunbury St Section _____

Locality _____ Allotment _____

Signature of Drainer _____

87'26"
58'2"

4" FS.

48'6"

15'

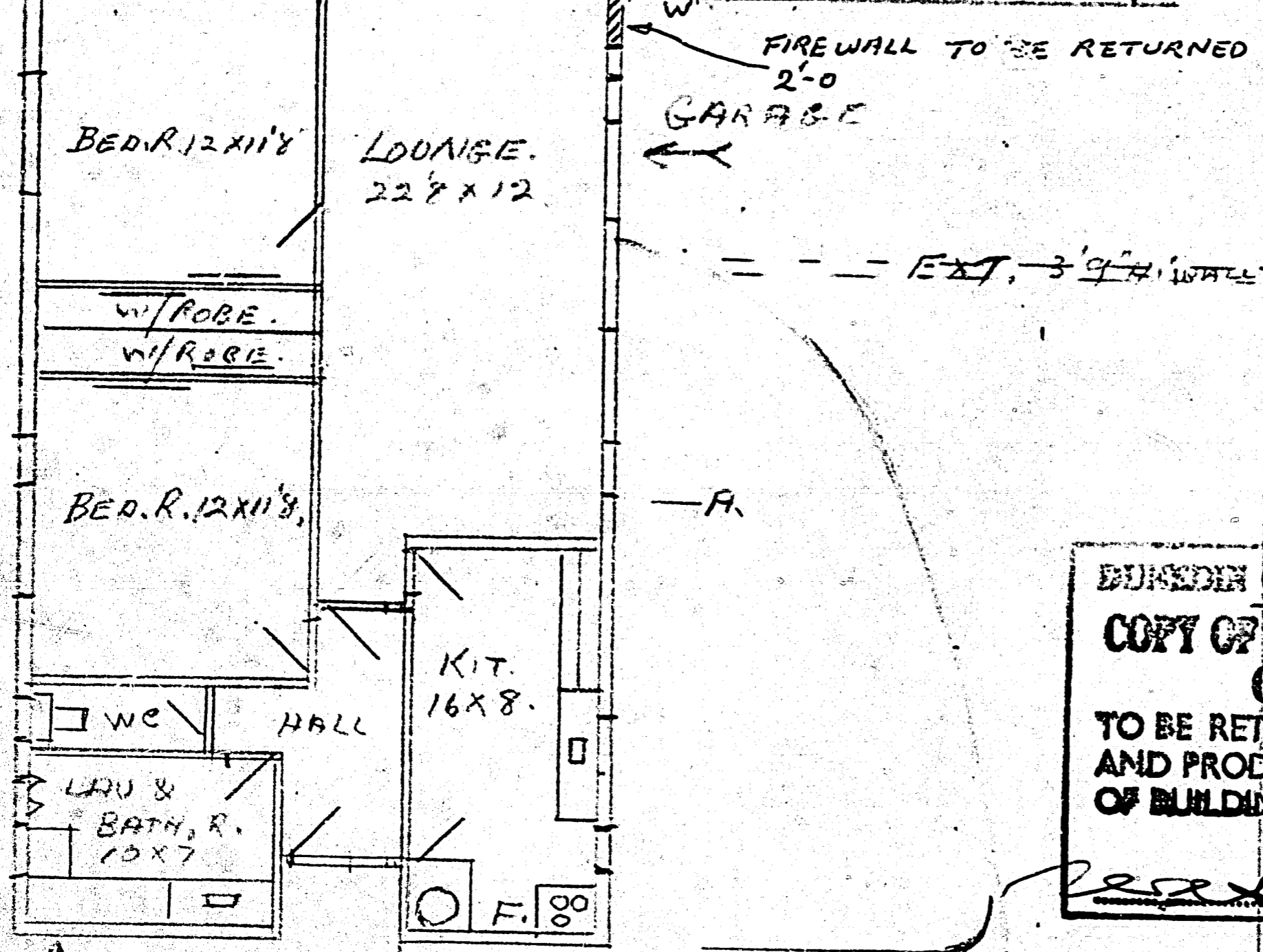
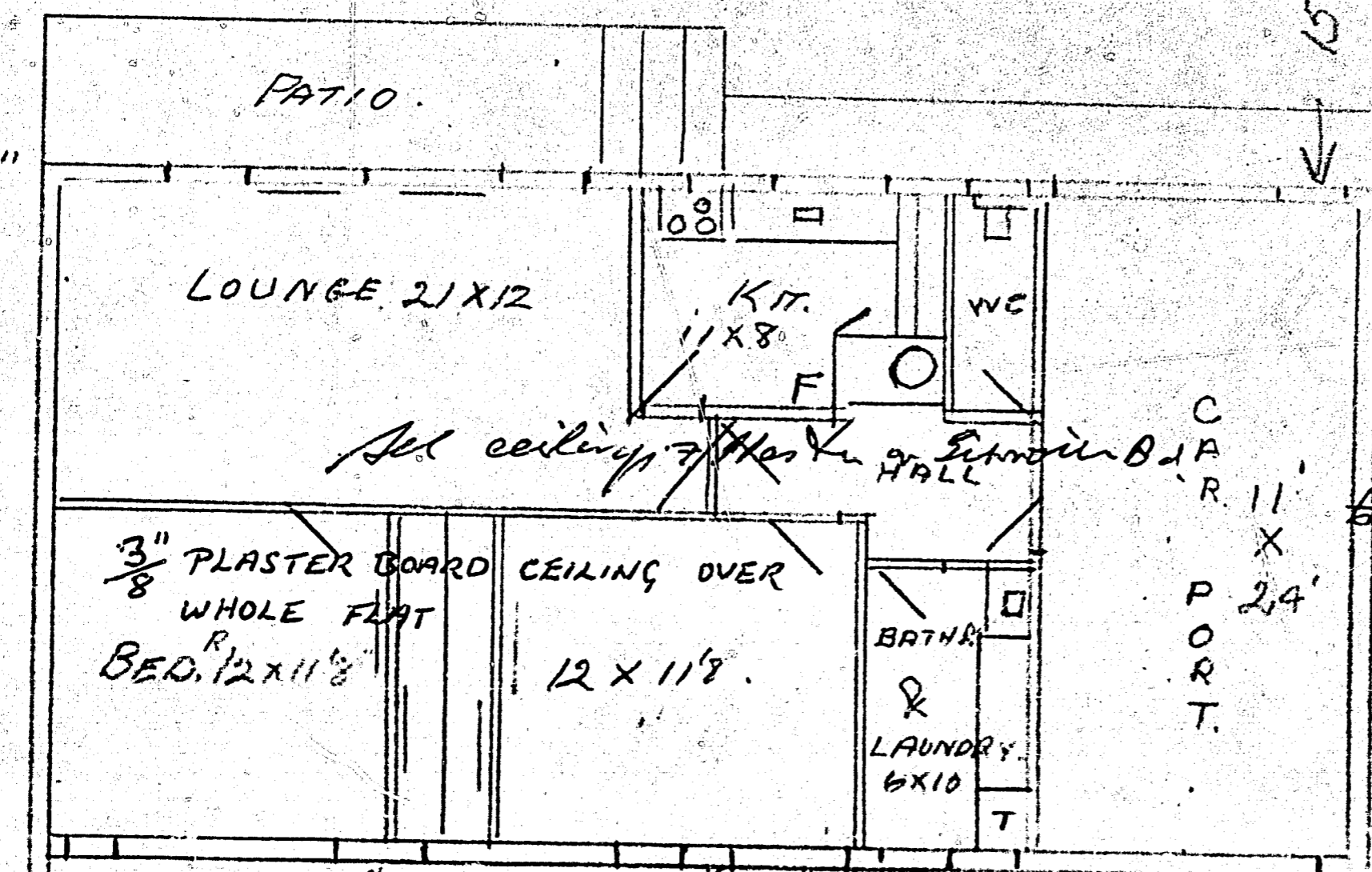
4'

58"

35'0"

143'38"
95'0"

A.

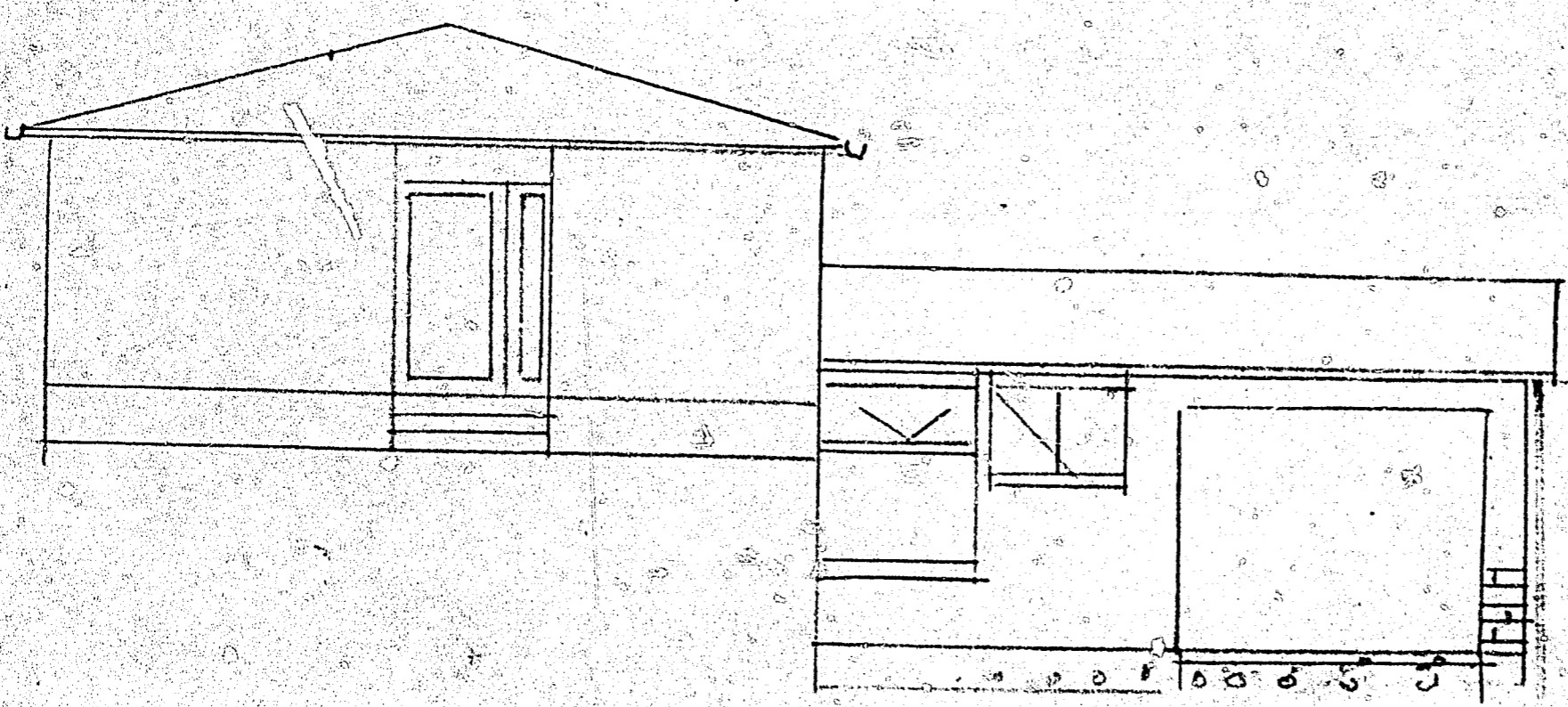


DUNEDIN CITY CORPORATION
COPY OF APPROVED PLAN
OR SPECIFICATION
TO BE RETAINED ON WORKS
AND PRODUCED ON REQUEST
OF BUILDING INSPECTOR.
 DATE 22.11.22
 [Signature] CITY ENGINEER

PLAN & SITE PLAN

JEFFERY ST.

ENTRY.



FRONT ELEVATION.

S/W to JEFFERY ST. VIA PUMP.

6669

OTAGO MICROGRAPHIC SERVICES

0
10
20
30
40
50
60
70
80
90
100
110
120
130
140
150
160
170
180
190
200
210
220
230
240
250
260
270
280
290
300

A DIVISION OF R.E. STEVENS & CO LTD

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

No yard to be less than 4' plus 1/2 the building height over 15' measured from average ground line & 1/2 way up roof slope

Residential I

Signed *Rouell*
for City Planning Officer

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	is 3" above top of curb
------	-------	-------------------------

Arrangements made for Crossing are \$27 for 9' BK
T.B. Brady for City Engineer Date 15.11.72

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

DUNEDIN 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 Drainer, respectively and shall comply fully with the Board's By-laws and the D. & P. Regs., 1959.

Stormwater to be discharged to *Street Channel*

Foul sewage to be discharged to *Private foul drain in Common in Section*

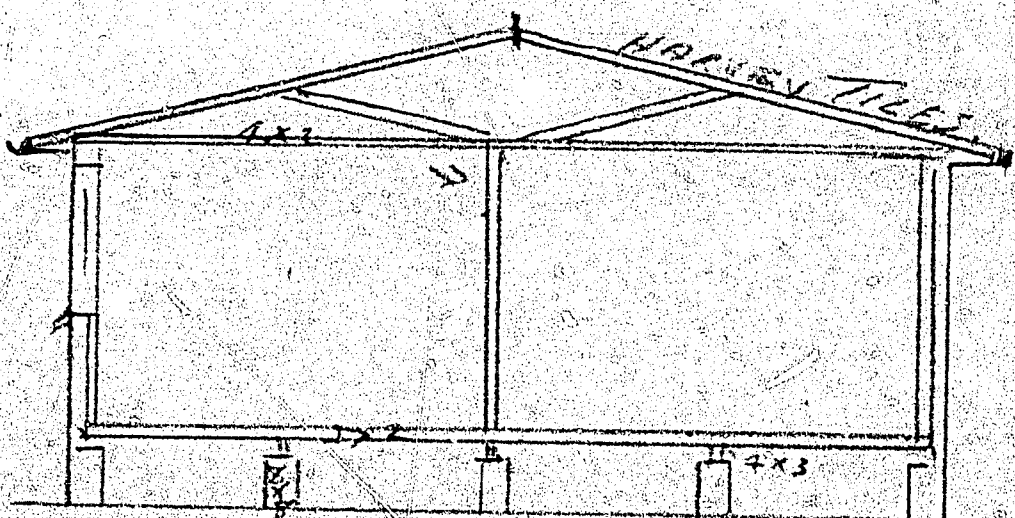
SCALE 1/8" = 1' 13/11/72
J.E. Row

PLAN OF PROPOSED.

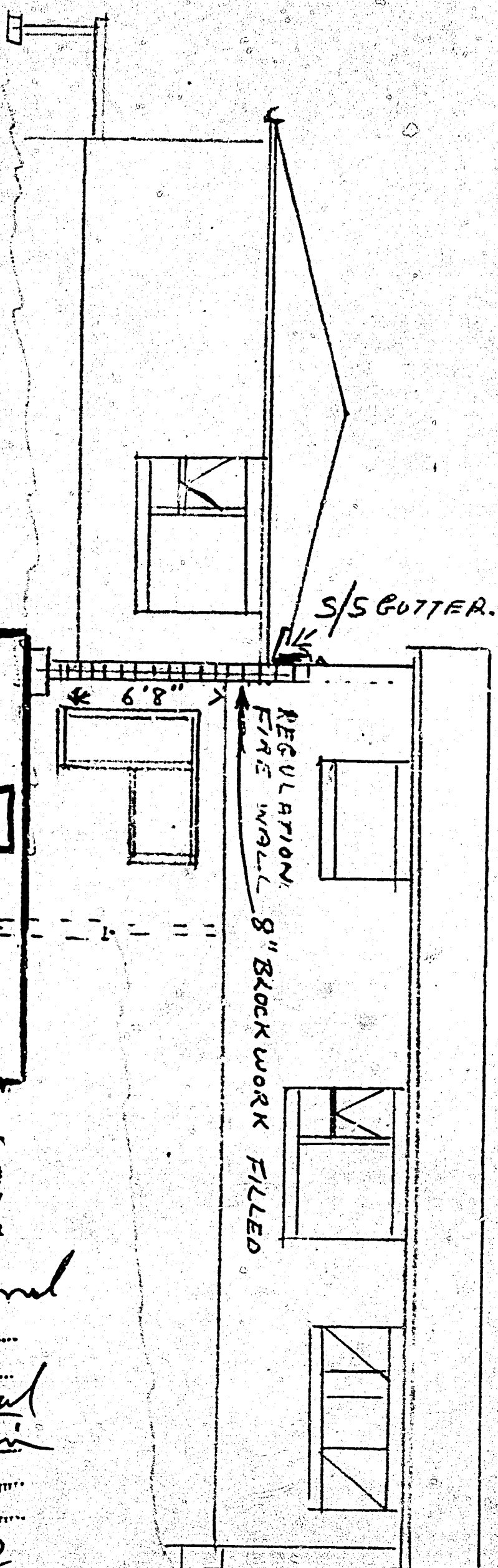
HOME OWNERSHIP UNITS ON
LOTS PLAN 8863 PT. SEC 3 & 4
BLOCK II AND. BAY DIST.

R. J. FAIRWEATHER
BUILDER
10 ARAWA STREET
ANDERSONS BAY DUNEDIN

R. J. Fairweather 3/11/72

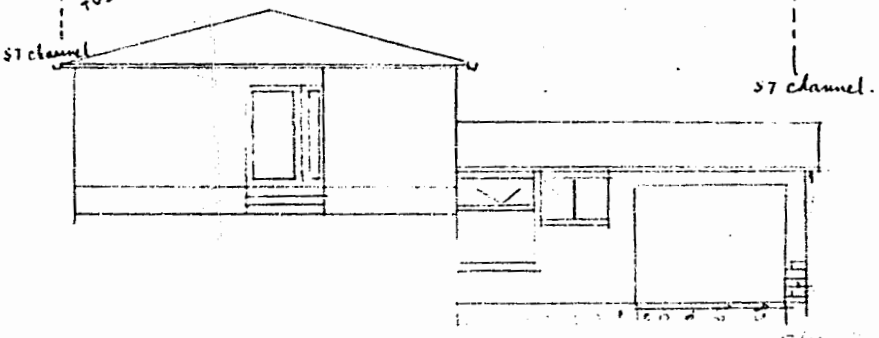
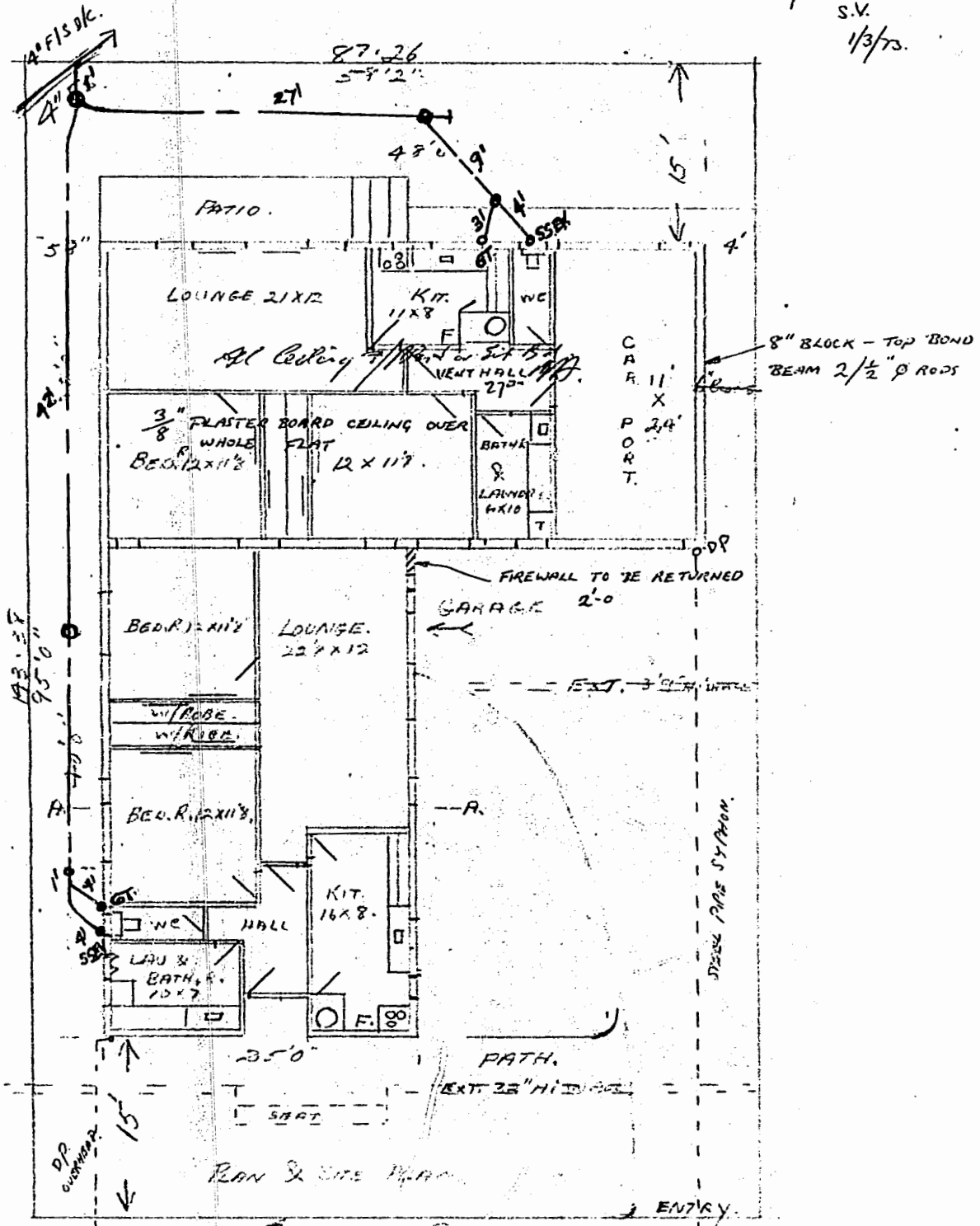


SECTION THRU A-A



193.38
9.5' 1/2'

J/1678.
S.V.
1/3/75.



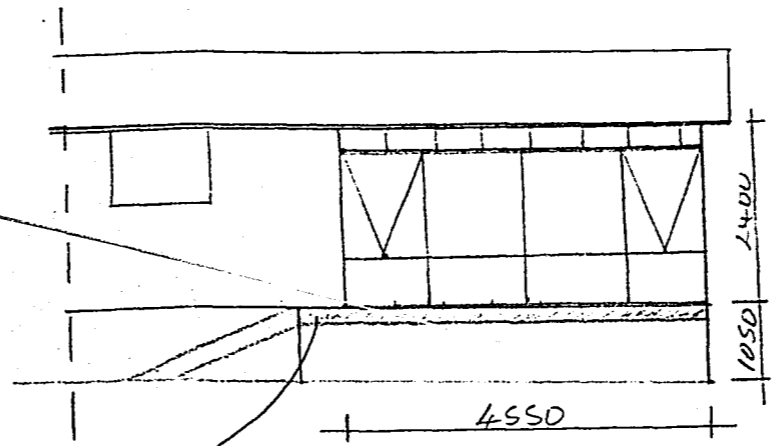
FRONT ELEVATION.

Signature of owner of Adjoining Flat
 for permission to erect Conservatory

NAME Miss C. B. Gratwick,
 Address 29, Jeffery St., Anderson's Bay, Dunedin.
 Date 28/2/1990.
 Signature C. B. Gratwick.

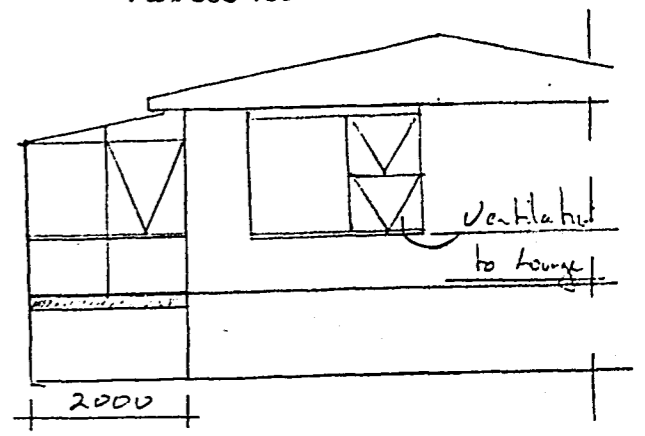
Jeffery St

ELLISON'S ALUMINIUM LTD.
 12 Melbourne Street
 P.O. Box 2176, Dunedin
 Fax. 555-190 Phone 556-032

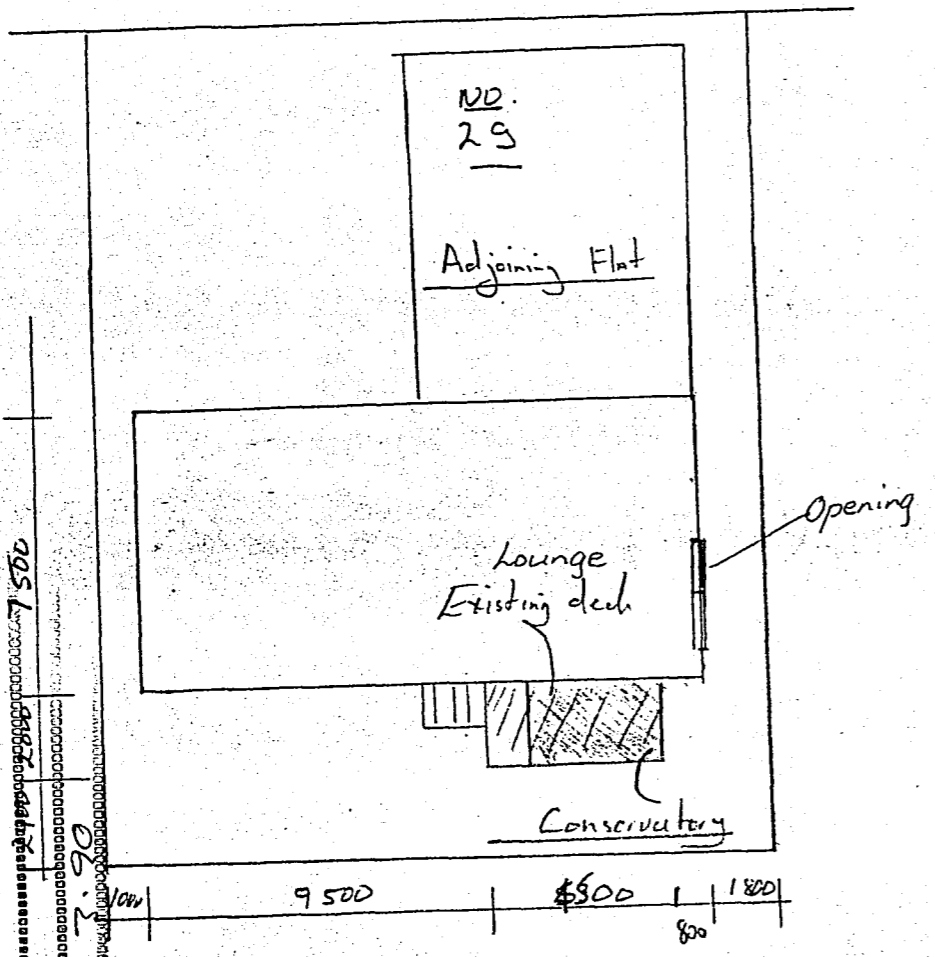


Existing concrete deck
 built with house

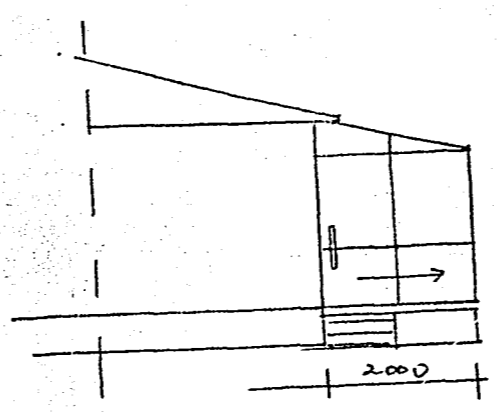
Front Elevation



End Elevation



Site Plan Scale 1:200



Side Elevation

Plans of Conservatory for

Mr. Mr. Dickson
31 Jeffery St
Dunedin

DUNEDIN CITY COUNCIL
 the provisions of the District Subzone, sizes
 plans and specifications are approved, provided that
 no change shall be made to the details shown
 and contained in the specification attached hereto,
 and subject to

Specifications

1 Erect Conservatory to plans
 on existing deck

2 Deck constructed with house

3 Ventilation

Room size
 $6.9 \times 3.6 \times 5\% = 1.24 \text{ sq}^m$
 $= 1.35 \text{ sq}^m$

ELLISON'S ALUMINIUM LTD.
 12 Melbourne Street
 P.O. Box 2176, Dunedin
 Fax. 555-190 Phone 556-032

DUNEDIN CITY COUNCIL
 Copy of Approved Plan
 and/or Specification
 TO BE RETAINED ON WORKS
 AND PRODUCED ON REQUEST
 OF BUILDING INSPECTOR.
 DATE 22-3-90
 BUILDING INSPECTOR

Zone Res A

Signed K.M. [Signature]
 Date 21/3/90

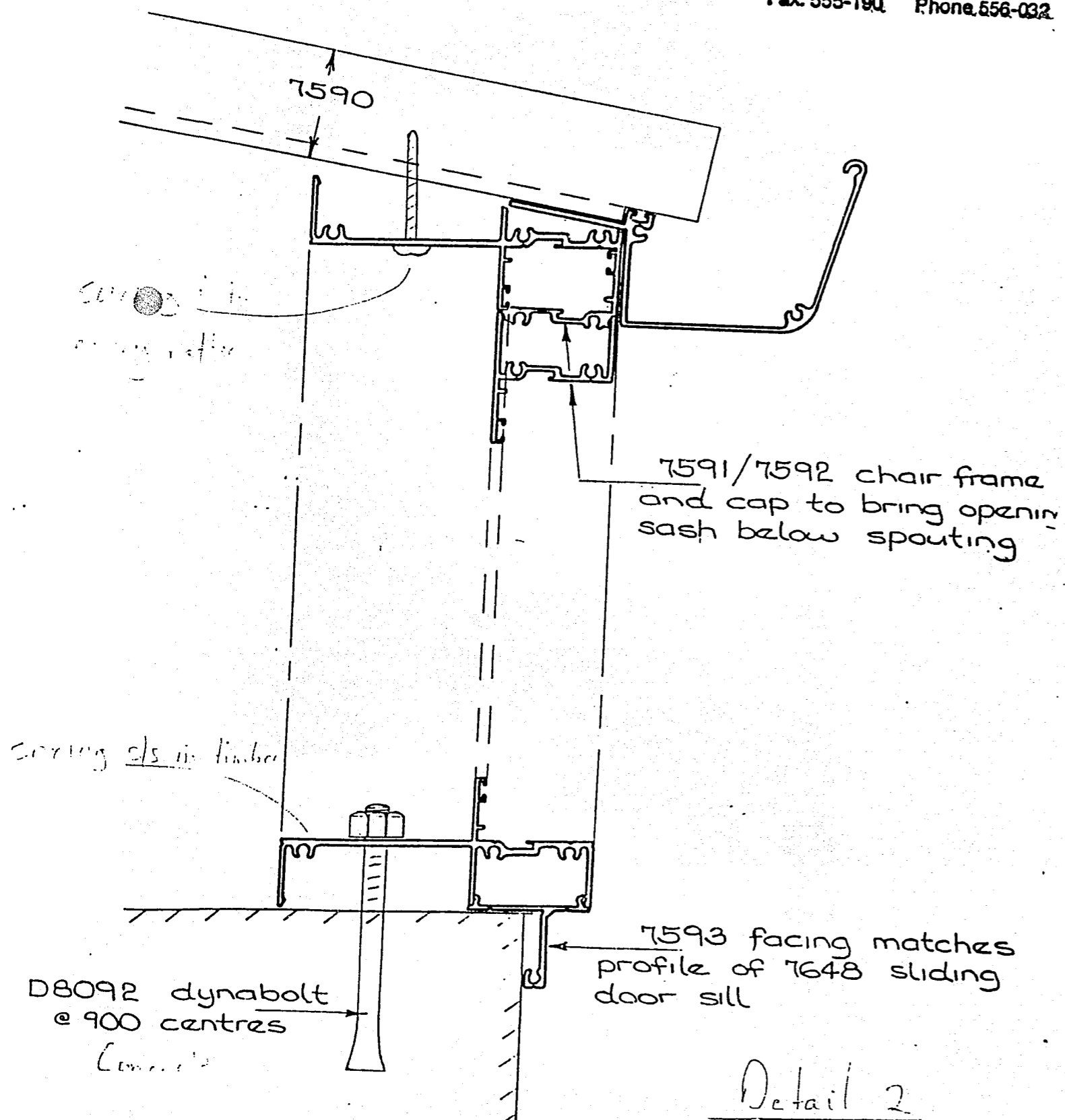
[Signature] 28/2/90

A separate application to the Dunedin City Council for plumbing and/or drainage work is required. Such work shall comply fully with the Plumbers, Gasfitters and Drainlayers Act, 1976, Plumbers, Gasfitters and Drainlayers Regulations 1977, Drainage and Plumbing Regulations, 1978.
 Stormwater to existing stormwater facility.

Detail Showing fixing of typical
Sill section to concrete deck +

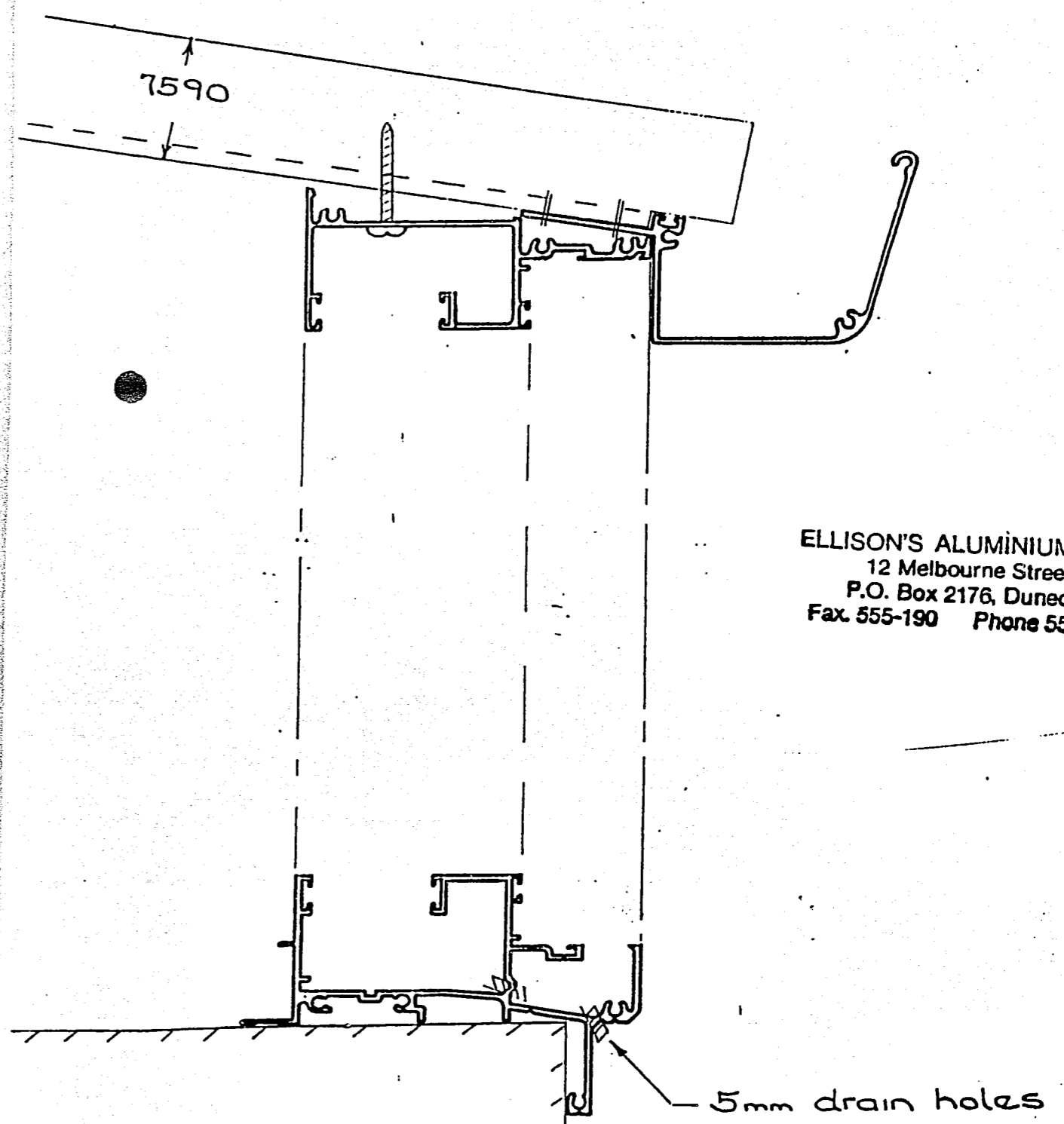
flushing over edge

ELLISON'S ALUMINIUM LTD.
12 Melbourne Street
P.O. Box 2176, Dunedin
Fax. 555-190 Phone 556-032



Detail 2

Detail Showing Sliding door sill
flushing over concrete or wooden deck

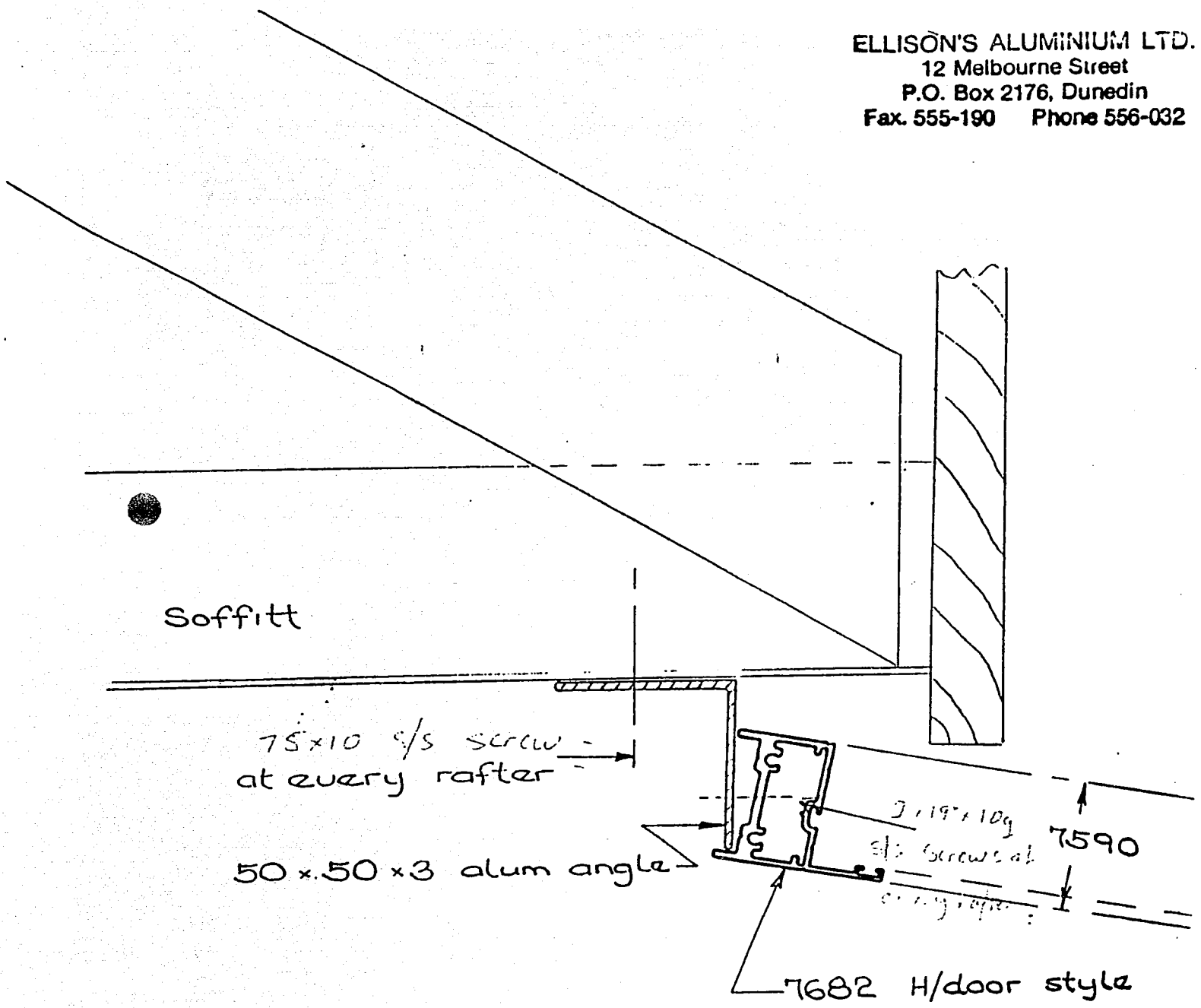


ELLISON'S ALUMINIUM LTD.
12 Melbourne Street
P.O. Box 2176, Dunedin
Fax. 555-190 Phone 556-032

8388 Detail I

Typical fixing of roof at soffitt Conservatory

ELLISON'S ALUMINIUM LTD.
12 Melbourne Street
P.O. Box 2176, Dunedin
Fax. 555-190 Phone 556-032



8388

Detail 3

25 June 2025

B M G Investments
PO Box 2152
South Dunedin
Dunedin 9044

Dear Building Owner,

Address: 31 Jeffery Street, Dunedin
Details: As-built Floor Plan for Dwelling – Garage and Bedroom

We have received information about your building work

We have received your report on the above property. We will place this on the property file and record that it verifies the building is not dangerous or insanitary in terms of the Building Act 2004. Filing this report does not in any way replace the fact that this building work required a building permit.

We cannot represent or warranty the accuracy, completeness, or reliability of the information in this report. We have not inspected the building work it refers to and cannot determine whether the work complies with the Building Act 2004 or the Building Code.

Please don't hesitate to contact us if you have any questions.

Yours sincerely



Nigel Cook
Team Leader Processing (Building Consents)
Building Services

PLEASE NOTE

Personal information

We need to collect your personal information (e.g. name and contact details) so we can contact you about this. You can ask for a copy of this information and ask us to correct it if it's not right.

Building information

Building information is held on a publicly available register which can be made available on request. This includes plans, documents, reports, personal information you have provided, or that we hold about you in respect of any application, notice, form, or certificate under the Building Act 2004.

'AS BUILT' REPORT 31 JEFFERY STREET DUNEDIN.

I herewith submit an independent 'As Built' Report and I request that it be placed on your Property File. I have been requested to prepare this report by the building owner.

Neil E. Ashby NZCD [Arch]

The Property Details;

Address; 31 Jeffery Street Dunedin.

Legal Description; DP 13019 Lot 2

DP 8863

Owner Address; BMG Investments Ltd.

Owner Address; P.O. Box 2152

Dunedin 9044

The Issue Causing the Need for this Report;

A Building Permit was procured and the subject dwelling was constructed around 1973.

The original Plan lodged indicated a clear Garage area of " 11' x 24' "

There were also indications on the same drawing of an exterior wall of the Garage constructed using " 8" concrete block with a top bond beam "

[see copy of the original Plan attached sheet B]

Clearly, the completed dwelling contains a Bedroom within the original area. The exterior walls of the Garage and the introduced Bedroom are masonry veneer. See attached 'As Built Plan'. Sheet A.

The Circumstances Leading to the Current Situation;

As stated above, the dwelling was constructed soon after a Building Permit was issued in 1973.

The current owner[BMG Investments] purchased this Three Bedroomed Home in 2004. There is no question of the third Bedroom having being created subsequent to date of purchase. As one looks at the imported hardwood *vener and latch sets to the interior doors generally, they are a match with the bedroom3 door.* One could safely assume that the Bedroom was incorporated into the Garage at the time of the construction of the house.

The construction of this bedroom almost surely would have been observed by the DCC Building Inspectors at the time. [we all know that minor deviations from Permit Documents were readily tolerated in those times without any follow up formalities.]

The Risk in the Acceptance 'As Built' Deviation;

- There are no sanitary or fresh water plumbing aspects to this deviation.
- There are no significant structural aspects associated with this deviation.
- There are no aspects of this deviation which effected the original weather tightness of the building envelope.

I submit that this deviation can only be considered as a simple 'AS Built'

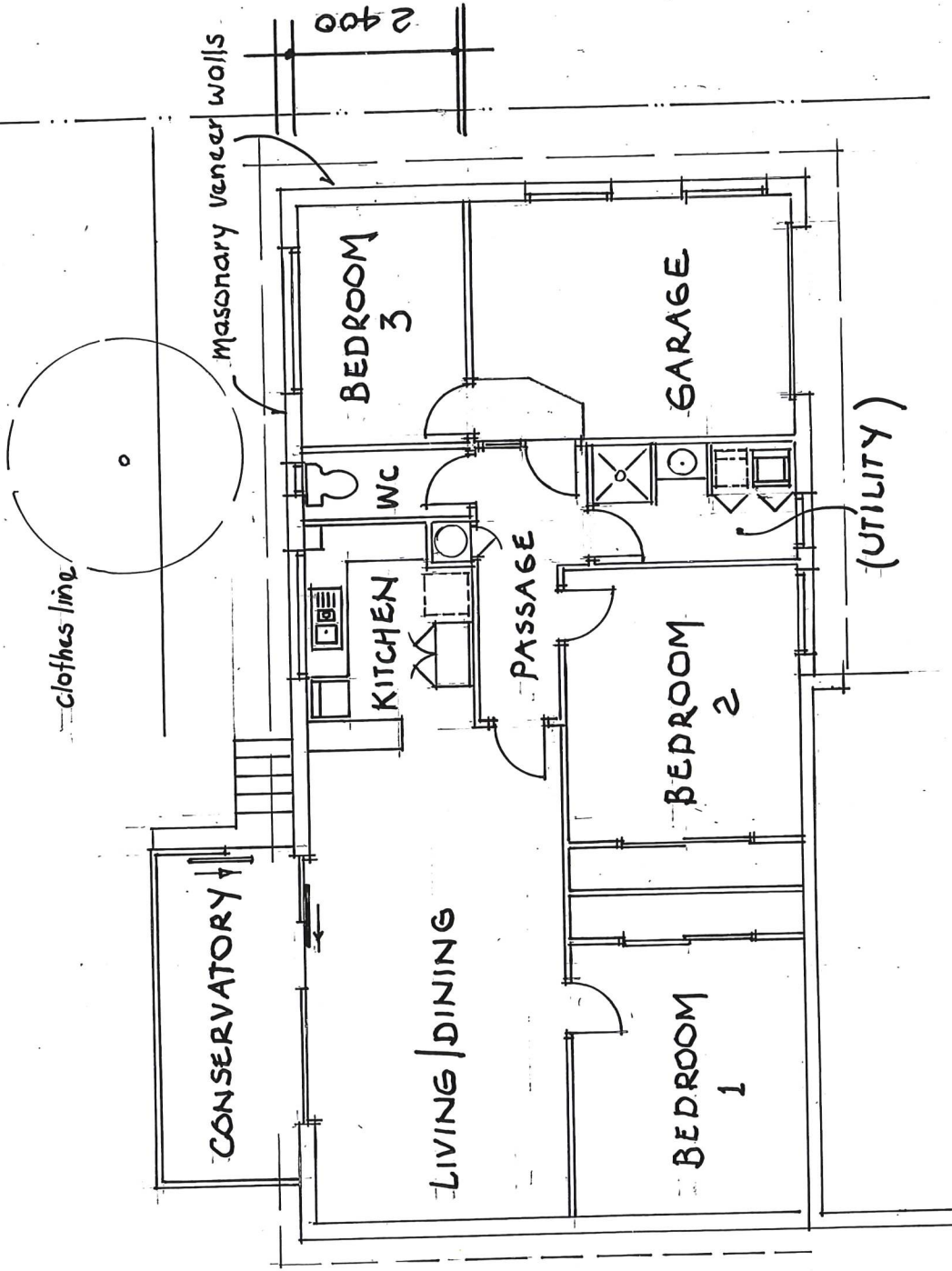
Therefore, in regard to Sections 121 & 123 of The Building Act 2004 , it must be concluded that the work in question , is neither unsafe or unsanitary.

Foot Note;

Recently, there was a need to uplift the flooring in the Bedroom in question. The floor was 'springing' as it was walked on. It transpired that this was because the timber packing over the original Garage floor slab was inadequately secured. This was rectified and we enclose a respective photograph C.

A

Sheet



"AS BUILT" EXISTING GROUND FLOOR PLAN 1:100

BMG INVESTMENTS LTD. ~ 31 JEFFERY STR.

sheet :- 1.
of :-

RESIDENTIAL DRAUGHTING LTD. DEC 2007

Arant 488 3558 Fax 488 3598

87'26"
58'2"

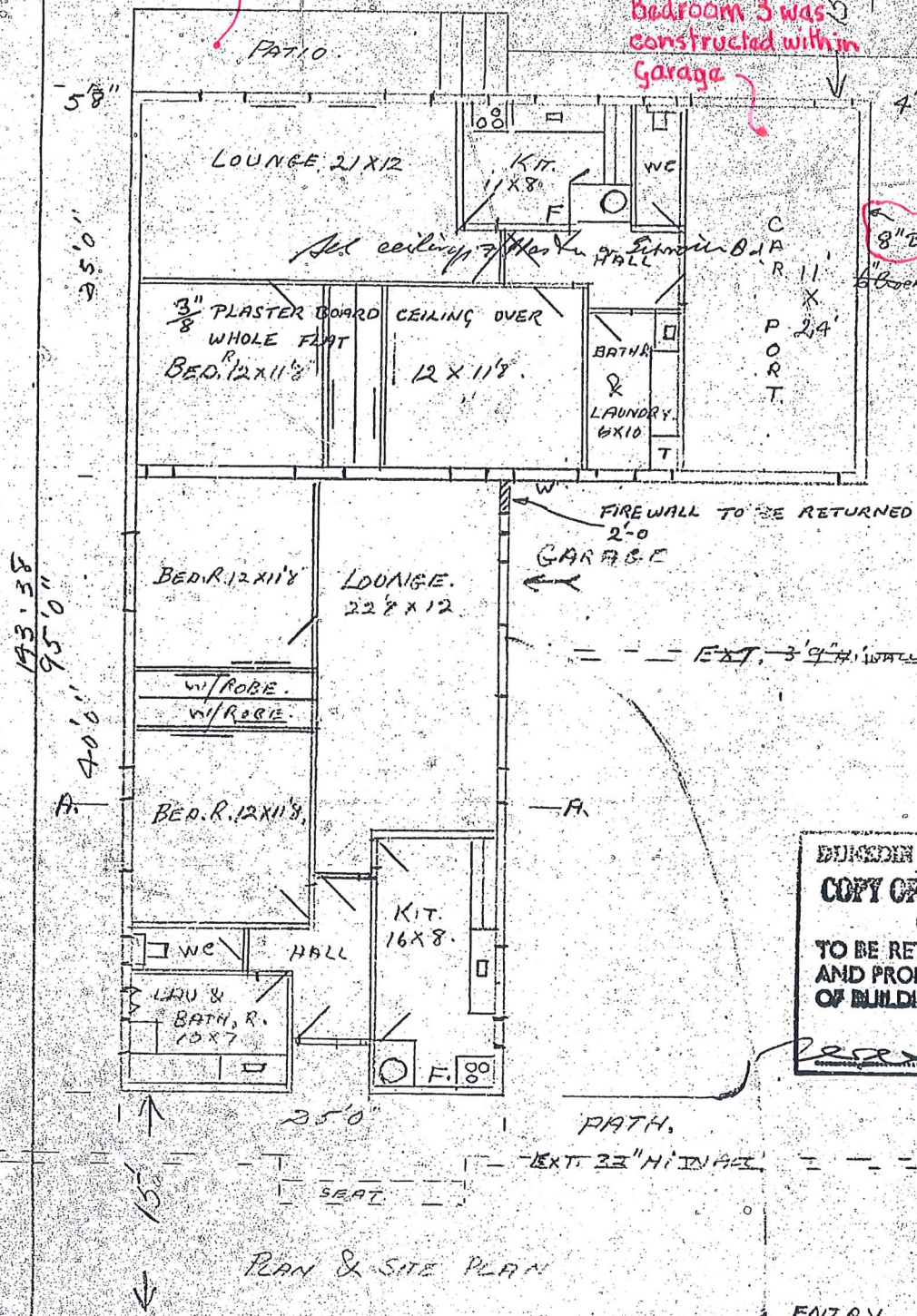
4" FS.

conservatory constructed under subsequent Building permit

Bedroom 3 was constructed within Garage

8" BLOCK - TOP BOND BEAM
2 1/2" Ø RODS

No! It is a masonry veneer wall.



DUNEDIN CITY CORPORATION
 COPY OF APPROVED PLAN
 OR SPECIFICATION
 TO BE RETAINED ON WORKS
 AND PRODUCED ON REQUEST
 OF BUILDING INSPECTOR.
 DATE 22.11.27

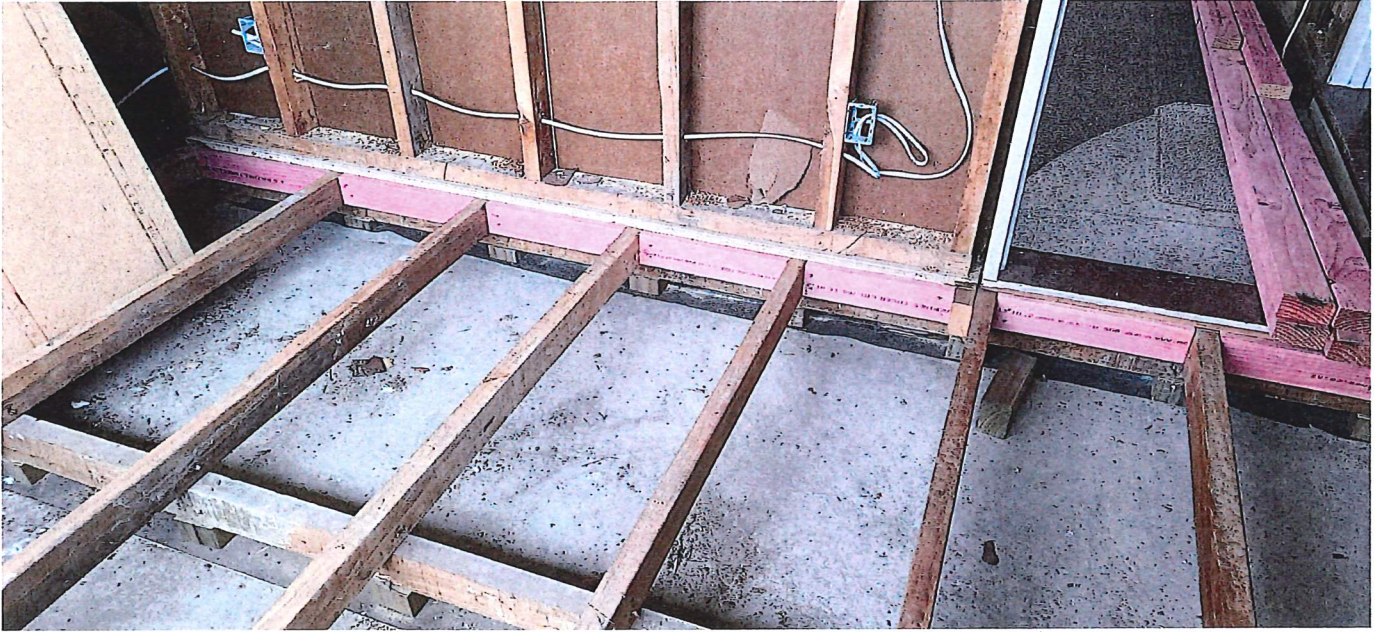


PHOTO ~ BEDROOM 3 FLOOR

This photo was taken during maintenance work to Bedroom 3 floor in April 2025.

The particle board flooring was 'springing' when walked on so it was lifted so as the timber sub framing could be better secured to the timber slab.

Note continuous 'Malthoid' DPC in place.

The original Particle b'd. flooring was relayed.