

DISCLAIMER

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Dunedin City Council – Land Information Memorandum

Property Address: 52 Melbourne Street Dunedin

Prepared for: Michael Ernest Bloxham and Michelle Marie Joyes

Prepared on: 03-Aug-2026

Property Details:

Property ID	5116292
Address	52 Melbourne Street Dunedin
Parcels	LOT 1 DP 438022

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 03-Aug-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: 52 Melbourne Street Dunedin.....	1
Prepared for: Michael Ernest Bloxham and Michelle Marie Joyes	1
Prepared on: 03-Aug-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	5
Coastal Hazards	5
Seismic Hazards	7
Other Natural Hazards.....	8
Otago Regional Council Hazard Information.....	8
Contaminated Site, Hazardous Substances and Dangerous Goods	8
Contaminated Site Information.....	8
Historic Dangerous Goods Licence(s)	8
Hazardous Substances.....	8
s44A(2)(b) Information on private and public stormwater and sewerage drains.....	9
Drainage	9
Foul Sewer and Waste Water	9
Public Sewer Sheets.....	9
Dunedin City Council Private Drainage plans incomplete	9
s44A(2)(bb) Information Council holds regarding drinking water supply to the land	9
Water Supply	9
s44A(2)(c) Information relating to any rates owing in relation to the land	10
Rates Details	10
Rates Assessment Details	10
s44A(2)(d) Consents, Certificates, Notices, Orders or Requisitions affecting the land or any buildings on the land	11
(da) the information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004:s44A and.....	11
(2)(e) Information concerning any Certificate issued by a Building Certifier pursuant to the Building Act 1991 or the Building Act 2004	11
Building and Drainage Consents.....	11
Building and Drainage Permits	11
Non-consented Small Stand-alone Dwellings.....	11
Building Notices	11
Resource Consents	11
Consent Notices.....	12
Alcohol Licensing	12
Health Licensing.....	12
s44A(2)(ea) Information notified under Section 124 of the Weathertight Homes Resolution Services Act 2006	12
s44A (2)(f) Information relating to the use to which the land may be put and any conditions attached to that use	12

District Plan	12
District Plan Map	13
s44A(2)(g) Information regarding the land which has been notified to Council by another statutory organisation.....	13
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	13
Section 44A(3) Information concerning the land as the authority considers, at its discretion, to be relevant.....	13
Building Information.....	13
Minimum Floor Levels	13
Planning.....	14
Resource Consents within 50m of 52 Melbourne Street Dunedin.....	14
3 Waters	16
Information Regarding Watercourses	16
Transport	17
Glossary of Terms and Abbreviations.....	18
Consent, Permit, Licence & Complaint types	18
Terms used in Permits & Consents.....	18
General terms.....	19
Appendices	20

s44A(2)(a) Information identifying any special feature or characteristics of the land

District Plan Hazard Information

Refer to District Plan for Natural Hazards Information *section: s44A (2)(f) Information relating to the use to which the land may be put and any conditions attached to that use.*

Other Natural Hazard Information

Flood Hazards

OVERLAND FLOW PATH

Flood plus other natural hazards

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

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

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

Commissioned by: Otago Regional Council

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

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

Reference Number: 12075

OVERLAND FLOW PATH

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

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

Commissioned by: Otago Regional Council

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

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

Reference Number: 14119

Land Stability Hazards

No information.

Coastal Hazards

SEA LEVEL RISE

Sea Level Rise Prediction Study of Harbourside and South City

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

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

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

Commissioned by: Dunedin City Council

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

Scope of report: Harbourside and South City areas of Dunedin

Reference Number: 11454

SEA LEVEL RISE

Groundwater

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

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

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

Commissioned by: Otago Regional Council

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

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

Reference Number: 12083

SEA LEVEL RISE

Groundwater

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

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

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

Commissioned by: Otago Regional Council

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

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

Reference Number: 12118

SEA LEVEL RISE

Sea Level Rise

Description: The report on the potential adaptation futures outlines a range of options available for managing and mitigating the risks faced by South Dunedin (as identified in the South Dunedin Risk Assessment). The report (background report and micro-business cases document together describe the key

characteristics of each potential adaption future, explores the pros and cons, and provides high-level costs and visualisations of what South Dunedin could look like in 75 years' time (in 2100).

WSP. (2025). <i>Risk Assessment 202503 South Dunedin</i> . WSP.
https://www.dunedin.govt.nz/do-it-online/pay-online/request-lim/hazard-information
Commissioned by: Dunedin City Council
Purpose: The purpose of this report is to assess the risks associated with hazards in South Dunedin, including physical risks to infrastructure, environment, and community, to support spatial adaptation planning and inform decision-making.
Scope of report: South Dunedin

Reference Number: 12124

Seismic Hazards

LIQUEFACTION

Domain C

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

Barrell, D. J. A., Glassey, P. J., Cox, S. C., & Smith Lyttle, B. (2014). <i>Assessment of liquefaction hazards in the Dunedin City district</i> . GNS Science.
https://www.dunedin.govt.nz/_data/assets/pdf_file/0011/476084/Assessment-of-liquefaction-hazards-in-the-Dunedin-City-District.pdf
Commissioned by: Otago Regional Council
Purpose: The Otago Regional Council (ORC) contracted GNS Science to assess liquefaction hazards in the Dunedin City territorial authority area (Dunedin district), and delineate areas that may be susceptible to ground damage as a result of liquefaction, and the closely allied phenomenon of lateral spreading. This report presents the results of that assessment.
Scope of report: Dunedin City district

Reference Number: 11407

INTENSIFIED SHAKING

Earthquake Likely Amplification 1:25000 Map

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

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

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

Commissioned by: Dunedin City Council and Otago Regional Council

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

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

Reference Number: 10111

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 **1st May 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

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	4029454
Address	52 Melbourne Street Dunedin
Valuation Number	27470-29001
Latest Valuation Details	
Capital Value	\$365,000
Land Value	\$165,000
Value of Improvements	\$200,000
Area (Hectares)	0.03HA
Units of Use	1
Current Rates	
Current Rating Year Starting	01-Jul-2026
Dunedin City Council Rates	\$3,461.62
Rates Outstanding for Year	\$3,087.10

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		-	

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

[ABA-2001-294731](#) Building Consent - Remove Bath Install Wet Area Shower

Lodgement Date	18-Sep-2001
Decision	Granted
Decision Date	21-Sep-2001
Current Status	CCC Issued
Previous Number	ABA12291

(Applications before 2007)

Building and Drainage Permits

[H-1954-44185](#) AAB19541286

15831 - Repair Dwelling, No Plan. The permit was lodged on 28-May-1954.

[H-1947-30167](#) AAB19471052

gazette 25 - p584 - 33ft building line restriction. The permit was lodged on 15-May-1947.

[H-1914-128832](#) AAD19140910 A5093 - Drainage, (Chooquee). The permit was lodged on 28-Jan-1914.

[H-1913-126523](#) AAD19130957 A2790 - Plumbing, No Plan (Chooquee). The permit was lodged on 09-Apr-1913.

Non-consented Small Stand-alone Dwellings

There are no SSD applications for this property.

Building Notices

No Building Notices

Resource Consents

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

[SUB-2010-82](#) - Subdivision Consent

Description	subdivision creating 2 lots
Lodgement Date	17-Aug-2010
Decision	Granted
Decision Date	20-Sep-2010
Current Status	s224c Issued

[LUC-2010-360](#) - Land Use Consent

Description	land use consent as a consequence of a two lot residential 2 subdivision.
Lodgement Date	17-Aug-2010
Decision	Granted
Decision Date	20-Sep-2010
Current Status	Consent Issued

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 2 (refer Section 15, Residential)

Scheduled Items

- Nil

Overlay Zones

- Hazard 3 (coastal) Overlay Zone

Mapped Areas

- South Dunedin Mapped Area

District Plan Map

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

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

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

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

No information.

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

No information.

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

Building Information

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 52 Melbourne Street Dunedin

[5040353 63 Melbourne Street Dunedin](#)

[RMA-2004-368533](#) Resource Management Act (Historical Data) TO ERECT A GARAGE/SLEEPOUT BREACHING THE SIDE YARD REAR YARD AND HEIGHT PLANE REQUIREMENTS (Non-Notified - Restricted Discretionary). The outcome was Granted on 23/12/2004.

[5040355 57 Melbourne Street Dunedin](#)

[LUC-2024-98](#) Land Use Consent the use of more than 50% of the front yard for parking and access and a vehicle crossing exceeding the maximum width and earthworks within 2.5m of a water supply pipe. The outcome was Granted on 28/03/2024.

[5040359 55 Melbourne Street Dunedin](#)

[RMA-1986-352028](#) Resource Management Act (Historical Data) ERECT CARPORT Ownr:MILNE / App: MILNE Designer: MILNE (Non-Notified - Non Complying). The outcome was Granted on 19/12/1986.

[5040363 49A Melbourne Street Dunedin](#)

[RMA-1986-351904](#) Resource Management Act (Historical Data) ERECT CARPORT Ownr:MILTON (Non-Notified - Non Complying). The outcome was Granted on 30/05/1986.

[5040483 42 Melbourne Street Dunedin](#)

[RMA-2001-364745](#) Resource Management Act (Historical Data) SEE 357 OBJECTION TO CONDITION OF CONSENT. The outcome was Granted on 29/05/2001.

[RMA-2001-364654](#) Resource Management Act (Historical Data) ESTABLISH AND OPERATE WOODTURNING WORKSHOP (Non-Notified - Non Complying). The outcome was Granted on 04/04/2001.

[RMA-1983-354225](#) Resource Management Act (Historical Data) REBUILD EXISTING CLUBROOMS Ownr:O KENNEL ASSOC / App: OTAGO KENNEL ASSOC 42 MELBOURNE STREET (Notified - Non Complying). The outcome was Granted on 18/02/1983.

[5040490 56 Melbourne Street Dunedin](#)

[RMA-1991-350919](#) Resource Management Act (Historical Data) RIGHTS OF WAY OVER LOTS 15 AND 16 DP 461 Ownr:ANDERSON (Non-Notified - Non Complying). The outcome was Granted on 28/03/1991.

[5040491 58 Melbourne Street Dunedin](#)

[RMA-1991-350919](#) Resource Management Act (Historical Data) RIGHTS OF WAY OVER LOTS 15 AND 16 DP 461 Ownr:ANDERSON (Non-Notified - Non Complying). The outcome was Granted on 28/03/1991.

[5102395 334 King Edward Street Dunedin](#)

[LUC-2014-106](#) Land Use Consent erect temporary signage at various sites for a religious event. The outcome was Granted on 01/04/2014.

[RMA-1993-356016](#) Resource Management Act (Historical Data) EST CHURCH Ownr:DN ASSEMBLY OF GOD / App: PASTOR KEVIN AHERN PO BOX 2341,DUNEDIN (Non-Notified - Non Complying). The outcome was Granted on 09/04/1993.

[5104764 41 Macandrew Road Dunedin](#)

[LUC-2021-496](#) Land Use Consent the existing early childhood education pre-school at 41 Macandrew Road; the construction of an extension to the pre-school building; and the ongoing operation and maintenance of the early childhood education pre-school. The outcome was Granted on 13/10/2021.

[LUC-2000-364283/B](#) Land Use Consent s127 change or cancellation of conditions for site coverage and occupancy loading. The outcome was Withdrawn on 17/08/2021.

[LUC-2000-364283/A](#) Land Use Consent s127 change or cancellation of conditions allowing a roll increase to 45 pupils. The outcome was s127 Upheld on 28/05/2013.

[LUC-2010-461](#) Land Use Consent establish a commercial activity - the holding of a Wednesday Farmers Market. The outcome was Granted on 10/01/2011.

[RMA-2006-370061](#) Resource Management Act (Historical Data) VARIATION TO RMA 2000-0629 TO PROVIDE FOR 30 CHILDREN & FIVE TEACHERS (Other). The outcome was Granted on 11/04/2006.

[RMA-2002-365608](#) Resource Management Act (Historical Data) VARIATION TO RESOURCE CONSENT RMA 2000-0629 (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 29/04/2002.

[RMA-2000-364283](#) Resource Management Act (Historical Data) TO ERECT A NEW BUILDING FOR THE CHILDCARE CENTRE (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 15/09/2000.

[5104765 334 King Edward Street Dunedin](#)

[LUC-2014-106](#) Land Use Consent erect temporary signage at various sites for a religious event. The outcome was Granted on 01/04/2014.

[RMA-1993-356016](#) Resource Management Act (Historical Data) EST CHURCH Ownr:DN ASSEMBLY OF GOD / App: PASTOR KEVIN AHERN PO BOX 2341,DUNEDIN (Non-Notified - Non Complying). The outcome was Granted on 09/04/1993.

[5116293 54 Melbourne Street Dunedin](#)

[LUC-2010-360](#) Land Use Consent land use consent as a consequence of a two lot residential 2 subdivision.. The outcome was Granted on 20/09/2010.

[SUB-2010-82](#) Subdivision Consent subdivision creating 2 lots. The outcome was Granted on 20/09/2010.

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 fence and gate.

On the property's frontage there is a privately owned fence and gate that appear to be located on road reserve. These may remain at the pleasure of Council however an encroachment license may be required in the future. 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.

Shared private driveway – vehicle access to this property is over adjoining property boundary.

Access to this property appears to be via a private driveway over the adjoining property boundary. The maintenance of the private driveway/s is the property owners/users responsibility. 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.

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

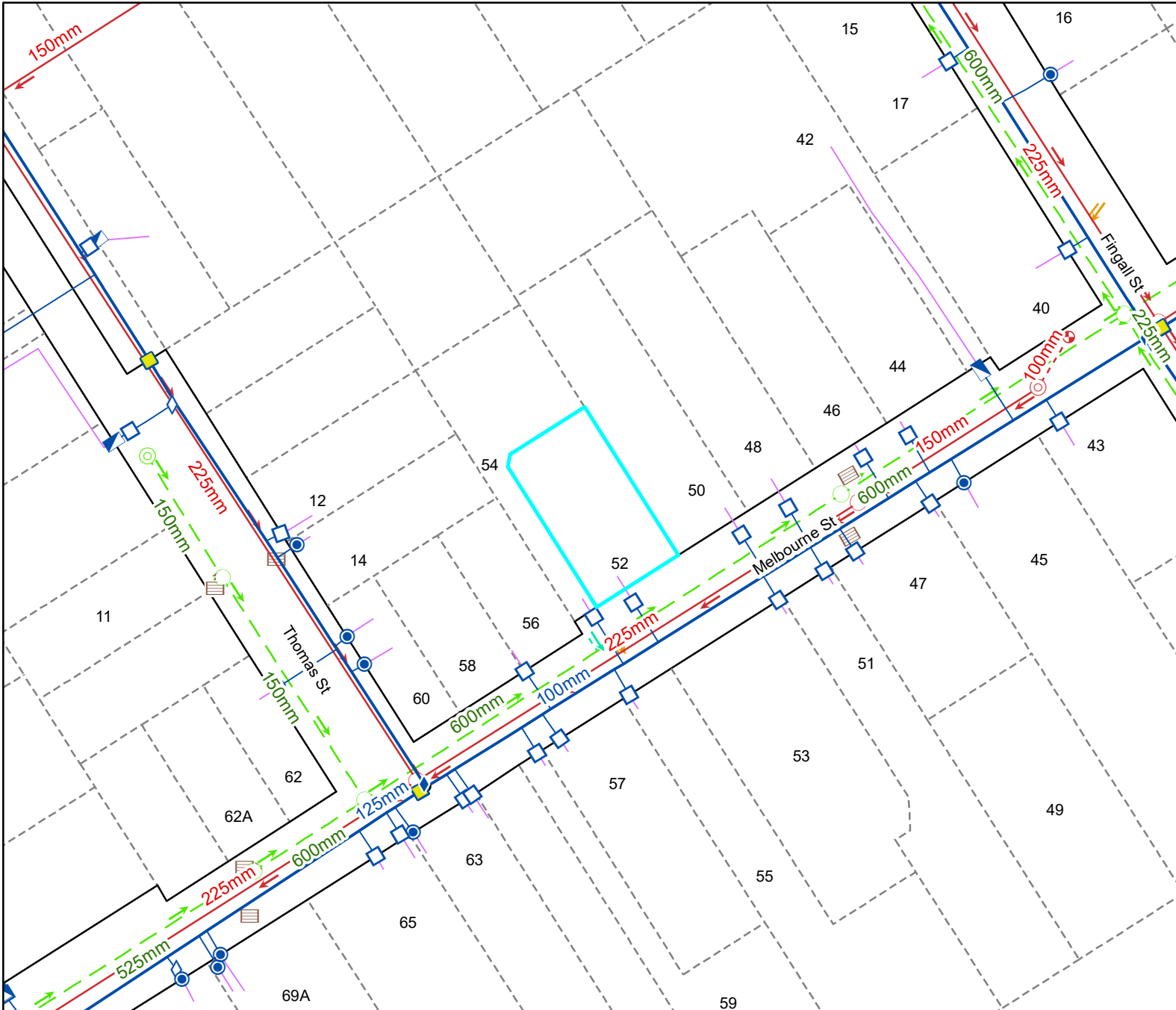
ALT	Alteration
ADD	Addition
BD D/C	Board drain in common
BLD	Building
BLDNG	Building
BT	Boundary trap
B/T	Boiler tube
CCC	Code Compliance Certificate
DAP	Drainage from adjacent property
DGE	Drainage
DIC	Drain in common
DR	Drainage
DWG	Dwelling
FS	Foul sewer
HEA	Heater
ICC	Interim Code Compliance

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



Legend

Water Supply

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

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

Foul Sewerage

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

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

Stormwater

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

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

General

	DCC Water & Waste Structure		Parcel
	Railway Centrelime		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
28/07/2026
8:01:59 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
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2006/2007 Urban photography March 2007, copyright NZAM. Rural photography March 2006, copyright T erralink International Ltd.

DUNEDIN DRAINAGE AND SEWERAGE BOARD

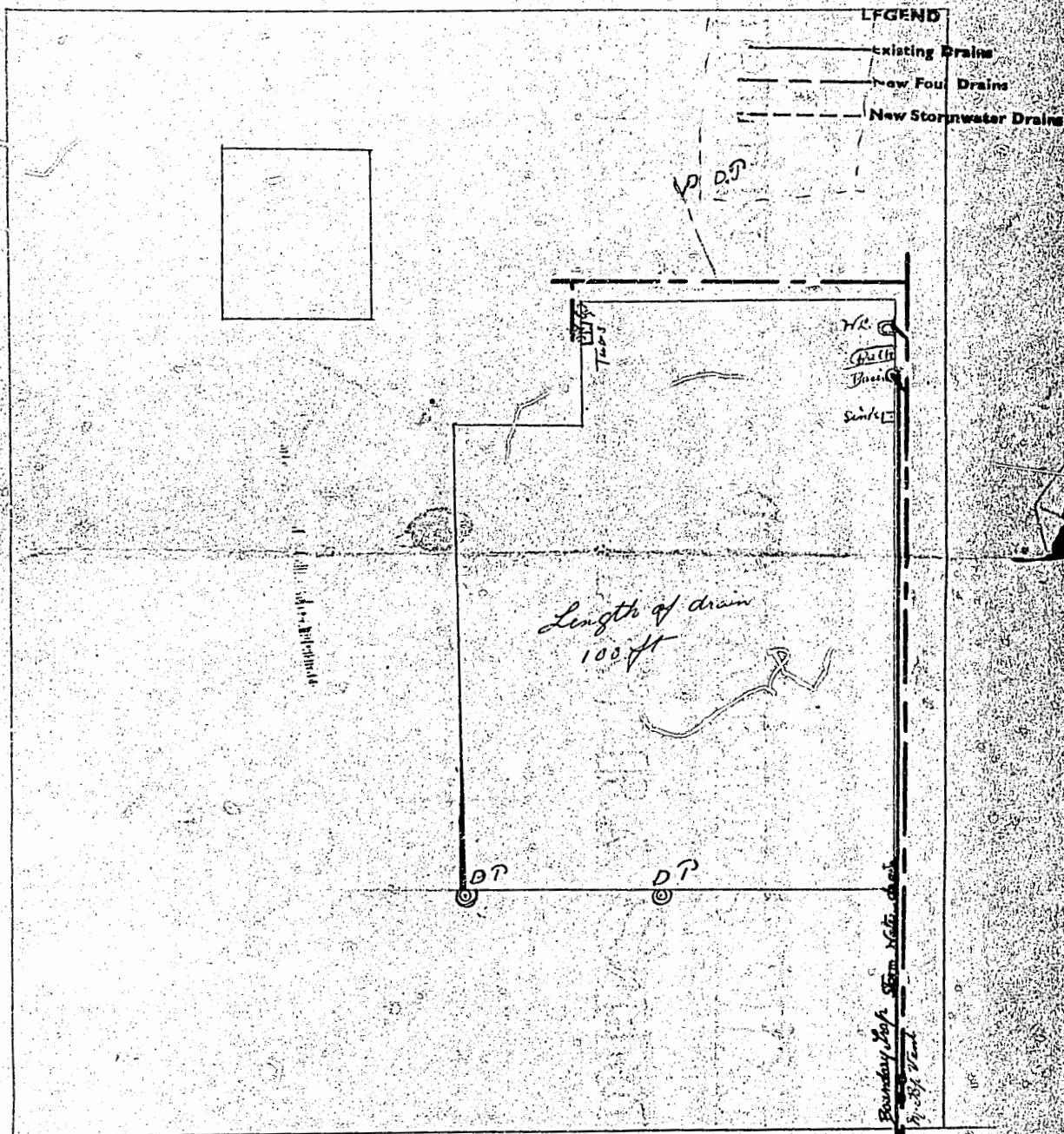
HOUSE CONNECTION PLAN.

APPLICATION **A-5093**

DATE 29/1/14

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

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



Owner Mr. Choquet

Street Melbourne Rd.

Locality South Dunedin

Block IV Lower Slip of South Dunedin

Section

Allotment 21

Signature of Drainer

CODE COMPLIANCE CERTIFICATE

Section 43(3), Building Act 1991

ISSUED BY:



Telephone No:	477-4000	CCC No:	ABA 12291	Reference No:	5040488
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(Insert a cross in each applicable box. Attach relevant documents).

PROJECT LOCATION	PROJECT
Name and Mailing Address: BLACKLOCK, JOHN DOUGLAS C/O AVON PLUMBERS P O BOX 2144 DUNEDIN 9030	All ☒ Stage Noof an intendedstages New Building ☐ Alteration ☒ Intended Use(s) in detail: REMOVE BATH/INSTALL WET AREA SHOWER Intended Life: Indefinite, not less than 50 years ☒ Specified as years Demolition ☐
LEGAL DESCRIPTION	
Property Number: 5040488 Valuation Roll No: 27470 29000 Street Address: 52 MELBOURNE STREET, DUNEDIN 9001 Legal Description: PT LOT 21 BLK IV DP 17	

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: 01/10/2001

BUILDING CONSENT

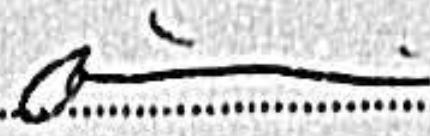
Section 35, Building Act 1991

ISSUED BY:



Telephone No:	477-4000	Consent No:	ABA 12291	Reference No:	5040488
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(Insert a cross in each applicable box. Attach relevant documents).

APPLICANT	PROJECT
Name: BLACKLOCK, JOHN DOUGLAS C/O AVON PLUMBERS P O BOX 2144 DUNEDIN 9030	All ☒ Stages No of an intendedstages
PROJECT LOCATION	New Building ☐ Alteration ☒
Street Address: 52 MELBOURNE STREET, DUNEDIN 9001	Intended Use(s) in detail: REMOVE BATH/INSTALL WET AREA SHOWER
LEGAL DESCRIPTION	Intended Life: Indefinite, not less than 50 years ☒ Specified as years Demolition ☐ Estimated Value: \$2500
COUNCIL CHARGES	Signed for and on behalf of the Council: Name:  Position: AUTHORISED OFFICER Date: 21/09/2001
The balance of Council's charges payable on uplifting of this building consent, in accordance with the tax invoice are: Total: \$ ALL FEES ARE GST INCLUSIVE	

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....."

Remove bath

New wet area
O Shower



existing WC

Scale:

Plan of proposed in Ink

Approving Officer: *[Signature]*

Date: *18/9/01*

20 September 2010

Your Reference: 10106

Harrison Hunter Holdings Limited
C/- Mr John Willems
T L Survey Services Limited
P O Box 901
Dunedin 9054

Dear John

**SUBDIVISION CONSENT APPLICATION SUB-2010-82 AND LAND USE
CONSENT APPLICATION LUC-2010-360: 52 MELBOURNE STREET, DUNEDIN**

Your applications for subdivision consent for a two lot subdivision of the above site, and for land use consent for breaches arising from the location of the existing dwelling within the property were processed on a non-notified basis in accordance with Sections 95A to 95F of the Resource Management Act 1991. The applications were considered by a Senior Planner under delegated authority on 20 September 2010.

The Council has **granted** consent to the applications. The decisions are outlined below, and the decision certificate is attached to this letter.

DESCRIPTION OF ACTIVITY

The proposal is to subdivide the subject site to create two new lots, held in separate titles. The subject property is a flat rectangular site, which includes an existing dwelling.

Proposed Lot 1 will have an area of 300m² and frontage to Melbourne Street. This lot will contain the existing dwelling and an adjoining small outbuilding.

Proposed Lot 2 will be a rear site and will have an area of 346m² (271m² net of the 75m² access strip). This lot will have frontage to Melbourne Street by means of a 3.5m wide leg-in strip along the south-western boundary of the property. The application indicates that a small outbuilding largely within this lot will be removed if final survey confirms that it straddles the new internal boundary.

An amended scheme plan was submitted to the Council on 7 September 2010. This amended plan shows a right of way over the entire length of the leg-in strip (over Lot 2 in favour of Lot 1), and is the plan upon which this consent has been based.

The subject site is legally described as Part Lot 21 Block IV Deposited Plan 17, held in Computer Freehold Register OT326/14; and has an area of 646m². There is a building line restriction registered on the title which will be carried forward to the new titles when issued.

REASONS FOR APPLICATION

The subject site is zoned **Residential 2** in the Dunedin City District Plan and Melbourne Street is classified as a local road in the District Plan roading hierarchy. The Hazard Register identifies the property as being within an area for which earthquakes have been identified as a potential risk.

Subdivision

Subdivision is a restricted discretionary activity in the residential zones where the proposal complies with Rules 18.5.3 to 18.5.6 and 18.5.9 to 18.5.12 and each resulting site complies with minimum area and frontage requirements. Proposed Lot 2 will not meet the minimum area requirement. Accordingly, the proposed subdivision will be a **non-complying** activity pursuant to Rule 18.5.2.

Land use

The existing dwelling on proposed Lot 1 does not comply with the following rules of the zone:

- **Rule 8.8.2(i)(a)(i)**, which requires a front yard setback of 3.0m – the dwelling is situated 2.5m from the front boundary, and breaches this requirement by 0.5m
- **Rule 8.8.2(i)(a)(ii)**, which requires a yard set-back of one metre – the wall of the dwelling is 0.5m from the eastern boundary and breaches this requirement by 0.5m
- **Rule 8.8.2(ii)**, which requires that all structures be contained within a 63° height plane originating from the existing ground level at all boundaries. The existing dwelling will breach this on the eastern boundary.

In addition, it is noted that technically, the proposal does not comply with Rule 8.8.2(vii)(a)(i) in that the car park to be provided within the front yard of proposed Lot 1 is not located entirely within the site, but partially within road reserve.

In accordance with Rule 8.8.4, the proposed land use is a **restricted discretionary** activity and Council's discretion is restricted to the criteria with which the proposal fails to comply.

Overall, the application is considered as a **non-complying** activity.

PLANNING ASSESSMENT

Affected Persons

No affected persons forms were submitted with the application. No person or party is considered to be adversely affected by the activity for the reasons outlined below under the Section 'Effects on the Environment'.

Effects on the Environment

The following assessment of effects on the environment has been carried out in accordance with Section 104(1) of the Resource Management Act 1991. It addresses those assessment matters listed in Sections 8.13 and 18.6.1 of the District Plan considered relevant to the proposed activity, and is carried out on the basis that the environment is characterised by a range of different land uses, including residential, commercial, community support and industrial activities.

Any actual or potential effects on the environment of allowing this proposal to proceed will be no more than minor for the following reasons:

1. Sustainability Issues (Assessment Matters 18.6.1(b) and (d); and 8.13.1)
The proposal is for the creation of two new lots from one Certificate of Title. The area of the underlying title is 646m² and, while proposed Lot 2 does not meet the minimum net site area requirement for the Residential 2 zone, the District Plan does anticipate that two residential activities might be established within the overall area of the site. As such, neither sustainability nor

residential amenity provisions of the District Plan are considered to be compromised by the proposal.

2. Physical Limitations / Lot Size and Dimensions /Bulk and Location (Assessment Matters 18.6.1(k), 18.6.1(q) and 8.13.3)

Residential occupation of proposed Lot 1 is already established, together with an existing formed access along the south-western boundary of the property. Proposed Lot 2 is of a reasonable size and dimension to accommodate a small residential dwelling, and will have access to Melbourne Street via a leg-in driveway.

The proposed subdivision will enable the separate sale of each lot. There is no expectation that the proposed subdivision will create any lots having physical limitations rendering them unsuitable for future use.

While the subdivision component of this proposal is assessed as a non-complying activity on account of the net site area of proposed Lot 2 being only 271m², it is acknowledged that this is a technical non-compliance, particularly as the total area of the parent title is 646m², and thus large enough to accommodate two residential activities as of right.

The application indicates that a shed on proposed Lot 2 may need to be removed if, at time of survey, it is found to straddle the new internal boundary. It is noted however that should the shed remain, in addition to potential bulk and location breaches, it will become an accessory building without an associated permitted activity and would require a land use consent. As such, it is considered appropriate to include a condition of consent to address this issue – see attached decision certificate.

As detailed on page two above, the existing dwelling does not comply with yard and height plane requirements for the Residential 2 zone. It is considered that any effects arising from this non-compliance have been in existence for some time however, and are an established part of the environment.

Overall, it is considered that the proposed subdivision and bulk and location breaches of the existing residential activity will not have adverse effects on the amenity of the wider environment surrounding the site.

3. Easements / Infrastructure / Provision for Stormwater, Water and Sewerage (Assessment Matters (18.6.1(i), (d), (e), (j), (n), (o), and (p) and 8.13.10)

There are no easements registered on the title of the subject site. The application notes that the existing dwelling on proposed Lot 1 is fully serviced, and that Lot 2 can be fully and independently serviced by connection to existing services within the Melbourne Street carriageway.

The Consents and Compliance Officer for Council's Water and Waste Services Business Unit has considered the application and commented as follows:

Existing Services

A review of the Council's GIS records indicates that a 100mm water service line is located in Melbourne Street along with a 225mm foul sewer line and an 800mm storm water sewer line.

The existing dwelling at the site is currently supplied for water and reticulated foul sewage. GIS records show the existing water service connection to be equipped with an older-style water toby.

Water Services

It is required that each lot be serviced from an individual Point of Supply as defined by the Dunedin City Council Water Bylaw 2008. It is required that each Point of Supply be equipped with a standard manifold installed in accordance with Section 5 of the Dunedin City Council Code of Subdivision.

Confirmation of the type of connection (i.e. toby or manifold) on the existing water service to the dwelling on proposed Lot 1 will be required. In the event that it is found the service is equipped with a toby, the applicant will be required to upgrade the service connection to a standard manifold installed in accordance with the requirements of Section 5 the Dunedin City Council Code of Subdivision to meet the backflow prevention requirements of the Dunedin City Council Water Bylaw 2008.

Proposed Lot 2 may be serviced for water supply from the services in Melbourne Street upon application to Water and Waste Services.

Storm water Services

Proposed Lot 1 may dispose of storm water in the existing manner.

Proposed Lot 2 may dispose of storm water to the Melbourne Street kerb and channel or to the Council-owned storm water sewer in Melbourne Street. The storm water sewer drain is to be sited entirely within proposed Lot 2.

Foul Sewer Services

Proposed Lot 1 may continue to use the existing foul sewer connection.

Proposed Lot 2 may dispose of foul sewage via connection to the foul sewer located in Melbourne Street. The foul sewer drain is to be sited entirely within proposed Lot 2.

The Consents and Compliance Officer has recommended the inclusion of a consent condition requiring the establishment of a connection to the water supply for proposed Lot 2. In the light of the Officer's comments regarding the potential need to upgrade the existing water service connection to the dwelling on proposed Lot 1, it is considered appropriate to include a condition to cover this issue also – see attached decision certificate.

Subject to compliance with recommended conditions of consent, the adverse effects of the proposal on the city's reticulated infrastructure are considered to be no more than minor. Please refer to the advice notes regarding fire fighting requirements and the future requirements for servicing, as detailed in the attached certificate.

4. Transportation (Assessment Matters 18.6.1(c) and 8.13.7)

The information included with the original application requested that the Council consider granting either a road stopping or an encroachment licence (to occupy road reserve), to enable the provision of a car park for proposed Lot 1. The application also suggested that the matter of on-site parking for proposed Lot 2 would be considered at the time building consent application to develop that lot was made.

Following discussion with Transportation Operations staff, an amended scheme plan showing a right of way over the entire length of the leg-in strip (over Lot 2 in favour of Lot 1) was submitted, to enable proposed Lot 1 to establish parking at the rear of Lot 1, should Melbourne Street be subject to a road widening in the future.

The Transportation Planner from Council's Transportation Operations Department has considered the application and the amended scheme plan, and commented as follows:

Access

(Lot 1)

Access to proposed lot 1 will be via the existing vehicle access way from Melbourne Street. It is noted that this access way has a width of 3.5m, is hard surfaced and adequately drained throughout its entire duration. Transportation Operations finds this acceptable.

In order to provide for vehicle parking on proposed lot 1, should Melbourne Street be subject to widening in the future, Transportation Operations require a Right of Way over the leg-in serving lot 2 in order to provide access to the rear of lot 1 should it be required in the future.

(Lot 2)

Vehicle access to proposed lot 2 will be provided via the existing access way which will be part of proposed lot 2. It is noted that this vehicle access way has a width of 3.5m, is hard surfaced and adequately drained throughout its entire duration. Transportation Operations finds this acceptable.

Parking

Rule 8.8.2 (vii) (a) requires one on-site car park per residential unit up to and including 150m² gross floor area (excluding garaging area) and two on-site car parks per residential unit greater than 150m² gross floor area (excluding garaging areas).

The existing dwelling on proposed lot 1 has a gross floor area of approximately 130m²; therefore, one on-site vehicle parking space is required on proposed lot 1. Transportation Operations considers it appropriate to approve parking on part of the legal road corridor in the front yard. It should be noted however, that this will be at the pleasure of the Council, and should road widening occur in the future the applicant owner of the site will be required to remove the parking.

The parking area located at the front of dwelling is required to be hard surfaced, adequately drained and permanently separated from the pedestrian footpath. [The attached land use consent includes a condition requiring that at least one car park be provided on proposed Lot 1, to be located within the notional front yard, and/or at the rear of the dwelling.]

On-site vehicle parking will be required on proposed lot 2; however, parking provision for proposed lot 2 will be assessed during Building Consent Application.

Manoeuvring

It is noted that Melbourne Street is a Local Road; therefore vehicles are permitted to reverse onto Melbourne Street when exiting the site from proposed lot 1. Proposed Lot 2 will be required to provide on-site manoeuvring space on the site should it be developed in the future. On-site manoeuvring for lot 2 will be assessed during Building Consent Application.

The Transportation Planner has recommended the inclusion of the following consent conditions:

1. *The parking area located at the front of dwelling is required to be hard surfaced, adequately drained and permanently separated from the pedestrian footpath.*
2. *A Right of Way over the leg-in serving lot 2 shall be formed in favour of lot 1. This shall provide access to the rear of lot 1 should it be required in the future.*

He has concluded that, subject to the inclusion of those consent conditions, any effects on the transportation network arising from the proposal will be no more than minor. He also recommends the inclusion of an advice note regarding the application for an Encroachment Licence from the Council.

I accept the Transportation Planner's advice, and concur that, subject to compliance with the recommended conditions of consent, the adverse effects of the activity on the transportation network will be no more than minor. The matter of establishing a car park in the front yard is discussed further under (6) below.

5. Hazards / Earthworks (Assessment Matters 18.6.1(b) and (t), and 8.13.17)

The Hazard Register identifies the subject site as being within an area for which earthquakes have been identified as a potential risk, i.e. liquefaction of the poor quality sandy silty ground in the South Dunedin area occurring as the result of an earthquake. The application was considered by Council's consultant engineer, MWH Ltd, and the MWH Senior Engineer advised:

We have no specific hazard information relating to this site that would compromise subdivision into two lots and need not report in full on the application.

Because this land is within South Dunedin however, we make the following disclaimer:

South Dunedin has been identified as especially vulnerable to climate change and the area will be at risk between the present and 2090, requiring additional protective measures along the sea coast and harbour shore (B Fitzharris 2010). Groundwater rise and coastal erosion will be of concern by 2090 (the extent of the IPCC planning period).

In the absence of a Council policy for South Dunedin relating to ongoing infill development or a response to the Fitzharris report, MWH assumes Council has a 'business as usual' policy. Under these circumstances it is not considered appropriate to single out individual small scale subdivisions and to recommend they be declined. MWH does however draw to Council's attention the need for a policy for development in South Dunedin. (N.B. The risk of surface water inundation in South Dunedin will continue to be mitigated, for the immediate future, by the existing pumped stormwater reticulation system).

It has not been the practice of the Council to restrict development in the South Dunedin area on the basis of the earthquake and flooding hazard risk, or the future implications of sea level rise and associated risks of storm surge, coastal erosion and stormwater influx. Nevertheless, with respect to the intended ground and floor levels of any development proposed for proposed Lot 2, it is recommended that the consent holder obtain advice from a suitably qualified engineer prior to finalising the building plans – see advice notes in the attached decision certificate.

The information submitted with the application indicates that no physical works are proposed at this stage, and therefore resource consent for earthworks is not required.

6. Amenity Values and Character (Assessment Matters 18.6.1(g) and 8.13.5)
Residential activity is an expected component of the Residential 2 zone. The density of development proposed for the overall site complies with the requirements for the zone. The proposal will allow for an additional residential site to be established, and for both resultant sites to be held in separate ownership.

As noted above, the existing dwelling on proposed Lot 1 does not comply with yard set-back and height plane performance criteria for the zone. The dwelling is an established part of the existing environment however, and it is considered that any new effects on the character and amenity of the surrounding area arising from its non-compliance with bulk and location requirements will be minimal.

With regard to the matter of the car park to be established in the front yard (see (4) above), while the need for on-site parking for proposed Lot 1 is accepted, the loss of the existing garden area at the front of the property is regrettable, and will have a negative impact on the streetscape and visual amenity of the site. As such, it is considered that some landscaping or plantings ought to be undertaken in the front yard area of the site to soften the impact and immediacy of the parking area. Accordingly, it is deemed appropriate that the provision and implementation of a landscaping plan be required as conditions of this consent, to mitigate the potential for any adverse effect on the streetscape. Please refer to the conditions detailed in the attached certificate.

Overall, subject to compliance with the consent conditions discussed above, I consider that the proposal will not compromise the amenity values and characteristics of the surrounding area.

7. Cumulative Effects (Assessment Matter 8.13.13)
The cumulative effects of the existing activity in the area are presently not significant. The effects from this proposal are not expected to add to the existing effects such that the cumulative effects are more than minor.

CONSENT DECISIONS

Subdivision SUB-2010-82

*That, pursuant to Section 34A(1) and 104B and after having regard to Part 2 matters and Sections 104 and 104D of the Resource Management Act 1991, the Dunedin City Council **grants** consent to a **non-complying** activity being the subdivision of the land at 52 Melbourne Street, legally described as Part Lot 21 Block IV Deposited Plan 17, (Computer Freehold Register OT326/14) **subject to** the conditions imposed under Sections 108 and 220 of the Act, as shown on the attached certificate.*

Land Use LUC-2010-360

*That, pursuant to Section 34A(1), 104 and 104C of the Resource Management Act 1991, the Dunedin City Council **grants** consent to a **discretionary (restricted)** activity being bulk and location breaches associated with the existing dwelling on Lot 1 created by subdivision consent SUB-2010-82, **subject to** the conditions imposed under Section 108 of the Act, as shown on the attached certificate.*

REASONS

Effects

In accordance with Section 104(1)(a) of the Resource Management Act 1991, the actual and potential adverse effects associated with the proposed activities have been

assessed and outlined above. It is considered that the proposal will have no more than minor adverse effects on the environment.

District Plan – Objectives and Policies

In accordance with Section 104(1)(b) of the Resource Management Act 1991, the objectives and policies of the District Plan were taken into account when assessing the application. The proposal is considered to be consistent with the following objectives and policies:

- **Objective 4.2.1 and Policy 4.3.1 (Sustainability Section)**, which seek to maintain and enhance the amenity values of Dunedin.
- **Objective 8.2.1 and Policy 8.3.1 (Residential Section)**, which seek to ensure that the adverse effects of activities on amenity values and the character of residential areas are avoided, remedied or mitigated.
- **Objective 18.2.1 and Policy 18.3.1 (Subdivision Section)**, which seek to ensure that subdivision activity takes place in a coordinated and sustainable manner.
- **Objective 20.2.2 and Policy 20.3.5 (Transportation Section)**, which seek to ensure that activities are undertaken in a manner which avoids, remedies or mitigates adverse effects on the transportation network.

The proposal is also considered to be consistent with the anticipated environmental results of Section 18.7, for the reasons outlined under the heading 'Effects on the Environment' above.

Section 104D

Section 104D of the Resource Management Act specifies that resource consent for a non-complying activity must not be granted unless the proposal can meet at least one of two limbs. The limbs of Section 104D require that the adverse effects on the environment will be no more than minor, or that the proposal will not be contrary to the objectives and policies of the District Plan. It is my opinion that the proposed subdivision meets both limbs as any adverse effects arising from this proposed activity will be no more than minor, and the activity is not contrary to the objectives and policies of the District Plan. Therefore Council can exercise its discretion under Section 104D to grant consent to the subdivision.

Other Matters

Case law has suggested that in order to grant consent to a non-complying activity, the application needs to be a 'true exception', otherwise in terms of precedent effects the integrity of the Plan could be undermined. In this case, the subdivision is non-complying because Lot 2 will not meet the minimum area requirement. This is a technical non-compliance however, as although Lot 2 has a net site area of 271m², the total area of the lot, including the access, is 346m². As such, the proposal is not considered to undermine the integrity of the Plan; and any precedent set could not be considered undesirable.

Part 2 Matters

It is also considered that the proposal meets Part 2 matters of the Resource Management Act 1991. For the reasons outlined above, the proposal is considered consistent with Sections 5(2)(c) – "*Avoiding, remedying, or mitigating any adverse effects of activities on the environment*", Section 7(c) – "*The maintenance and enhancement of amenity values*", and Section 7(f) – "*The maintenance and enhancement of the quality of the environment*".

RIGHTS OF OBJECTION

In accordance with Section 357A of the Resource Management Act 1991, the consent holder may object to this decision or any condition within 15 working days of the

decision being received, by applying in writing to the Dunedin City Council at the following address:

The Chief Executive
Dunedin City Council
P O Box 5045
Moray Place
Dunedin 9058
Attention: Senior Planner- Enquiries 1st Floor

DEVELOPMENT CONTRIBUTIONS

In accordance with Section 198 of the Local Government Act 2002 and the Dunedin City Council Policy on Development Contributions of the adopted 2009/10 – 2018/19 Community Plan, a development contribution of \$412.19 (including GST) is payable on this development.

This contribution has been calculated as set out below:

Contribution Area	Rate per Unit of Demand	Additional Units of Demand	Contribution excluding GST
City Wide Reserves Contribution	\$366.40 per unit	1	\$366.40
GST:			\$ 45.79
Total:			\$412.19

Payment shall be made at your earliest convenience but shall be prior to the issue of the 224(c) certificate for each stage of the development.

In the event that the development contribution for this consent is not paid, pursuant to Section 208 of the Local Government Act 2002 the Council may:

- a) withhold a certificate under Section 224(c) of the Resource Management Act 1991 and
- b) register the development contribution under the Statutory Land Charges Registration Act 1928, as a charge on the title of the land in respect of which the development contribution was required.

Yours faithfully

Karen Bain
Planner

CONSENT TYPES: Subdivision and Land Use

CONSENT NUMBERS: SUB-2010-82 and LUC-2010-360

LAPSE DATE: 20 September 2015, unless the consent has been given effect to before this date.

Subdivision SUB-2010-82

*That, pursuant to Section 34A(1) and 104B and after having regard to Part 2 matters and Sections 104 and 104D of the Resource Management Act 1991, the Dunedin City Council **grants** consent to a **non-complying** activity being the subdivision of the land at 52 Melbourne Street, legally described as Part Lot 21 Block IV Deposited Plan 17, (Computer Freehold Register OT326/14) **subject to** the conditions imposed under Sections 108 and 220 of the Act, as shown below.*

Conditions:

- 1 *The proposal shall be undertaken in general accordance with the details submitted with the resource consent application received by Council on 17 August 2010, the amended information and scheme plan received by the Council of 7 September 2010, and the approved plan attached as Appendix 1, except as amended by the following conditions of consent.*
- 2 *Prior to certification of the cadastral dataset pursuant to Section 223 of the Resource Management Act 1991, the subdivider shall ensure the following:*
 - a) *That Right of Way easement 'A' over Lot 2 in favour of Lot 1 shall be duly granted or reserved and shown in a Memorandum of Easements on the cadastral dataset*
 - b) *That if a requirement for any other easements for services is incurred during the survey then those easements shall be granted or reserved and included in a Memorandum of Easements on the cadastral dataset.*
- 3 *Prior to certification pursuant to Section 224(c) of the Resource Management Act, the subdivider shall complete the following:*
 - a) *The existing shed shall be removed from Lot 2, or land use consent obtained for an accessory building on a site with no associated permitted activity*
 - b) *Confirmation of the type of connection (i.e. toby or manifold) on the existing water service to the dwelling on Lot 1 shall be provided to the Water and Waste Services Business Unit. In the event that it is found the service is equipped with a toby, the consent holder shall upgrade the service connection to a standard manifold, installed in accordance with the requirements of Section 5 the Dunedin City Council Code of Subdivision, to meet the backflow prevention requirements of the Dunedin City Council Water Bylaw 2008*
 - c) *A separate water service to serve Lot 2 shall be installed. Therefore an "Application for Water Supply" is to be submitted to the Water and Waste Services Business Unit*

- d) *Details of how Lot 2 is to be served for water shall be provided to the Water and Waste Services Business Unit for approval. This detail can accompany the application for water supply*
- e) *The parking area located at the front of the dwelling on Lot 1 shall be hard surfaced, adequately drained and permanently separated from the pedestrian footpath*
- f) *A site landscape plan to mitigate the impact and immediacy of the parking area within the front yard of Lot 1 shall be submitted to, and approved by, the Resource Consents Manager. The plan will indicate the areas proposed for planting and the proposed species.*

Land Use LUC-2010-360

*That, pursuant to Section 34A(1), 104 and 104C of the Resource Management Act 1991, the Dunedin City Council **grants** consent to a **discretionary (restricted)** activity being bulk and location breaches associated with the existing dwelling on Lot 1 created by subdivision consent SUB-2010-82, **subject to** the conditions imposed under Section 108 of the Act, as shown below.*

Conditions:

- 1 *The proposal shall be undertaken in general accordance with the details submitted with the resource consent application received by Council on 17 August 2010, the amended information and scheme plan received by the Council of 7 September 2010, and the approved plan attached as Appendix 1, except as amended by the following conditions of consent*
- 2 *Landscaping and planting of the front yard area, as depicted in the plan required by condition 3(f) of subdivision consent SUB-2010-82, shall be carried out within one planting season of new titles being issued, and shall be maintained on an ongoing basis thereafter.*
- 3 *At least one car park shall be provided on Lot 1 created by subdivision consent SUB-2010-82, to be located within the notional front yard, and/or at the rear of the dwelling.*

ADVICE NOTES:

Hazards

- 1 The Hazard Register identifies the subject site as being within an area for which earthquakes have been identified as a potential risk, that is, soil liquefaction occurring as the result of an earthquake. The subject site is also within an area which has been identified as being potentially affected by predicted levels of sea level rise.
- 2 It is recommended that the consent holder obtain advice from a suitably qualified engineer in respect of ground and floor levels, and specifications for piles and foundations, prior to finalising the building plans.

Other

- 3 The consent holder is encouraged to consider providing for on-site manoeuvring in the event that parking is provided at the rear of Lot 1. Accordingly, the cadastral dataset will be deemed to be in general accordance with the plans approved by consent SUB-2010-82 if Right of Way 'A' over Lot 2 in favour of Lot 1 is extended further north so as to provide for on-site manoeuvring for Lot 1.
- 4 It is recommended that the consent holder apply for an Encroachment Licence to authorise the establishment of parking on part of the legal road corridor.

Application for an Encroachment Licence can be made to the Transportation Operations department of Council.

- 5 The Water and Waste Services Business Unit require that the installation and connection of new water reticulation to the existing public water system shall be carried out after the consent holder has completed and submitted an 'Application for Water Supply' form to the Council and following the consent holder's acceptance of the quote for the required work (as per the Dunedin City Council's Terms and Conditions for the Supply of Water and the Dunedin City Council Code of Subdivision (Part 4)). A quote for the required work can be obtained from either the Dunedin City Council (DCC) or an approved water supply connection installer (AWSCI).
- 6 The appropriate measures should be undertaken where necessary in order to control and contain stormwater run-off from the sites during any stages of site disturbance. The following document is recommended as best practice guidelines for managing erosion and sediment control measures for small sites:

Environment Canterbury, 2007 "Erosion and Sediment Control for Small Sites.

Should any stormwater discharge from the site not connect to the Council's reticulated network, the Otago Regional Council should be consulted before works commence, to determine if the discharge of stormwater will enter any waterway and what level of treatment and/or discharge permit, may be required.

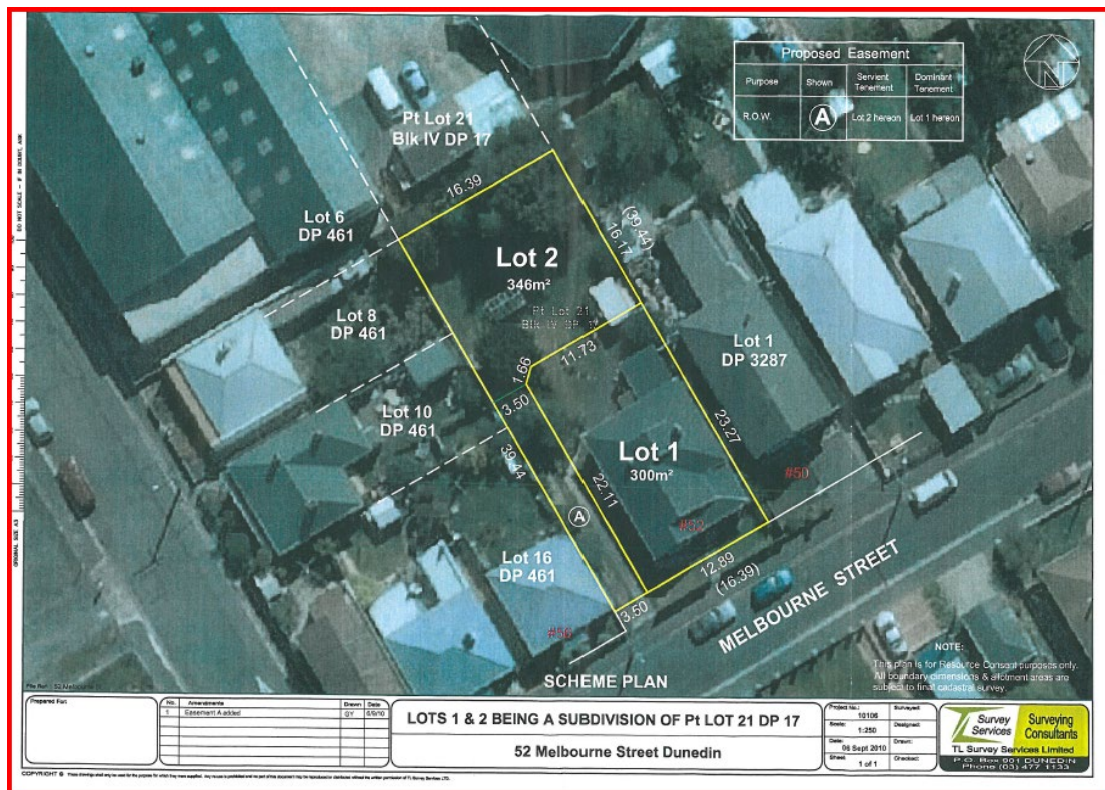
- 7 All aspects of the subdivision shall be in accordance with the fire-fighting requirements of NZS PAS 4509:2003.
- 8 The requirements of Parts 4 and 5 (Drainage and Water Supply) of the Dunedin City Council's Code of Subdivision must be complied with.
- 9 Certain requirements for building on this site will be stipulated via the building consent process; and are likely to include the following points:
 - a. For sites level with or above the road, the finished floor level of any building is to be a minimum of 150mm above the crown of the road.
 - b. For sites below the road, the finished floor level is to be no less than 150mm above the lowest point on the site boundary. Surface water is not to create a nuisance on any adjoining properties.
 - c. For secondary flow paths, the finished floor level shall be set at the height of the secondary flow plus an allowance for free board.
 - d. As required by the New Zealand Building Code E1.3.2, surface water resulting from an event having a 2% probability of occurring annually, shall not enter buildings. The finished floor level shall be set accordingly.
- 10 In addition to the conditions of resource consent, the Resource Management Act establishes through Sections 16 and 17 a duty for all persons to avoid unreasonable noise, and to avoid, remedy or mitigate any adverse effect created from an activity they undertake.
- 11 A resource consent is pertinent to the property to which it relates, and consequently the ability to exercise this consent is not restricted to the party who applied and/or paid for the consent application.
- 12 The lapse period specified above may be extended on application to the Council pursuant to Section 125 of the Resource Management Act 1991.
- 13 It is the responsibility of any party exercising this consent to comply with any conditions imposed on their resource consent prior to and during (as applicable)

exercising the resource consent. Failure to comply with the conditions may result in prosecution, the penalties for which are outlined in Section 339 of the Resource Management Act 1991.

Issued at Dunedin on 20 September 2010

Karen Bain
Planner

Appendix 1 - Approved plan for SUB-2010-82 and LUC-2010-360
(Scanned image –not to scale)



RECOMMENDATION TO SENIOR PLANNER
SECTION 95A to 95F ASSESSMENT

After having regard to the above planning assessment it is considered that:

- 1 The activity will not have or is not likely to have adverse effects on the environment that are more than minor.
- 2 There are no rules or national environmental standards that require public notification of the application.
- 3 No special circumstances exist in relation to the application that require it to be notified.
- 4 No persons are considered to be adversely affected by the proposed activity.

For the reasons concluded above, this application is processed without notice, pursuant to Sections 95A to 95F of the Act.

CONSENT DECISION

For the reasons outlined in this report, Council grants consent to the proposed activity under delegated authority, in accordance with Sections 104B and 104C of the Act.

DEVELOPMENT CONTRIBUTIONS RECOMMENDATION TO SENIOR PLANNER

The proposed activity has been assessed in accordance with Section 198 of the Local Government Act 2002 and the Dunedin City Council Policy on Development Contributions of the adopted 2009/10 – 2018/19 Community Plan. Council will require a development contribution of \$412.19 under delegated authority for the additional units of demand created.