

DISCLAIMER

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Dunedin City Council – Land Information Memorandum

Property Address: 33 Forfar Street Dunedin

Prepared for: Logeshkumar Balakrishnan Manoharan

Prepared on: 31-Aug-2026

Property Details:

Property ID	5035513
Address	33 Forfar Street Dunedin
Parcels	LOT 3 DP 3700

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 31-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.

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

District Plan Hazard Information

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

Other Natural Hazard Information

Flood Hazards

No information.

Land Stability Hazards

No information.

Coastal Hazards

No information.

Seismic Hazards

FAULT

Kaikorai

Description: This report presents a general outline of the locations and character of active geological faults and folds in the Clutha and Dunedin City districts. The work described in this report is based on a desktop review of information from regional-scale geological mapping and from more detailed published or open-file geological studies relevant to understanding active faults in the two districts. This project involved the compilation of a Geographic Information System (GIS) dataset that gives the locations of active faults and folds delineated in the two districts. The interpretations and geographic positionings of the faults and folds were aided, where available, by topographic information from airborne LiDAR scans (laser radar) and from satellite, aerial or ground-based photographic archives.

Barrell, D.J.A. (2021). *General distribution and characteristics of active faults and folds in the Clutha and Dunedin City districts, Otago*. GNS Science.

<https://www.orc.govt.nz/media/10002/active-faults-folds-in-the-clutha-and-dunedin-city-districts-otago-2021.pdf>

Commissioned by: Otago Regional Council

Purpose: To describe the general distribution and characteristics of active faults and folds in the Clutha and Dunedin City districts of Otago, to assist with the identification and assessment of earthquake hazard for land-use planning purposes.

Scope of report: The Clutha District and Dunedin City District areas of Otago Region

Reference Number: 12094

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 **31st August 1993**.

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

Urban Stormwater Catchment

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

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

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

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

Public Sewer Sheets

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

Dunedin City Council Private Drainage plans incomplete

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

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

Water Supply

Urban water supply area – Connected

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

Terms and conditions of supply

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

Water pressure

Indicative network water pressure to the property is shown on maps available at www.dunedin.govt.nz/water-pressure. Specific detail is available on request.

Water reticulation maps

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



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

Rates Details

Rates Assessment Details

Rate Account	2035513
Address	33 Forfar Street Dunedin
Valuation Number	27350-64700
Latest Valuation Details	
Capital Value	\$445,000
Land Value	\$210,000
Value of Improvements	\$235,000
Area (Hectares)	0.0746HA
Units of Use	1
Current Rates	
Current Rating Year Starting	01-Jul-2026
Dunedin City Council Rates	\$3,720.10
Rates Outstanding for Year	\$3,112.36

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		-	

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



[ABA-2002-296833](#) Building Consent - Heater - Yunca Wetback

Lodgement Date	28-May-2002
Decision	Granted
Decision Date	29-May-2002
Current Status	CCC Issued
Previous Number	ABA21344

(Applications before 2007)

Building and Drainage Permits

[H-1933-16983](#) AAB19330451 4234 - Erect Dwelling

(Edwards). The permit was lodged on 27-Sep-1933.

[H-1933-150169](#) AAD19330539 C8371 - Plumbing and Drainage

(Edwards). The permit was lodged on 09-Nov-1933.

[H-1939-155611](#) AAD19390301

D4643 - Foul Drain in Common, (Gibson & Marriner). The permit was lodged on 28-Mar-1939.

[H-1991-233769](#) AAD19914955

M1476 - Repair Drain in Common, (Various Owner). The permit was lodged on 06-Aug-1991.

Non-consented Small Stand-alone Dwellings

There are no SSD applications for this property.

Building Notices

No Building Notices

Resource Consents

There are no resource consents for this property.

Consent Notices

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

Alcohol Licensing

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

Health Licensing

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

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

No information.

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

District Plan

This property is subject to the Operative Dunedin City Second Generation District Plan 2026 (2GP), which became fully operative on 17 June 2026. The 2GP, including planning maps, is available on the Dunedin City



Council website <https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan> and at all Dunedin City Council service centres and libraries.

SECOND GENERATION DISTRICT PLAN INFORMATION

Zoning

- General Residential 1 (refer Section 15, Residential)

Scheduled Items

- Nil

Overlay Zones

- Nil

Mapped Areas

- National Grid Subdivision Corridor Mapped Area
– Voltage: 220kV

[Please note that some of the items above may only extend over part of the property. If there are multiple designations over the property, these may overlap.]

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 33 Forfar Street Dunedin](#)

[226 LOT 1 Bridge Street Dunedin](#)

[DIS-2010-3](#) District Plan Matters notice of requirement for alteration to designation D455 (State Highway 1). The outcome was Adopt in Whole on 10/08/2010.

[RMA-1985-351611](#) Resource Management Act (Historical Data) ERECT FIRE WALL ON BOUNDARY

Ownr: CURTIS / App: CURTIS Designer: CURTIS (Non-Notified - Non Complying). The outcome was Granted on 13/02/1985.

[2244 R Caversham Bypass Motorway Dunedin](#)

[RMA-1996-359930](#) Resource Management Act (Historical Data) ELECTION SIGNS (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 15/08/1996.

[RMA-1963-353667](#) Resource Management Act (Historical Data) LICENSED MOTOR VEHICLE DEALER IN RESIDENTIAL ZONE / App: KENSINGTON MOTORS (Notified - Non Complying). The outcome was Granted on 23/01/1963.

[RMA-1962-353620](#) Resource Management Act (Historical Data) ERECT BUILDING FOR OFFICES, STORE AND SMALL FACTORY / App: WORMALD BROS NZ LTD (Notified - Non Complying). The outcome was Granted on 16/04/1962.

[RMA-1961-353585](#) Resource Management Act (Historical Data) CONVERT DWELLING TO CLUBROOMS / App: OTAGO RUGBY FOOTBALL LEAGUE (Notified - Non Complying). The outcome was Granted on 20/06/1961.

[RMA-1960-353544](#) Resource Management Act (Historical Data) USE PREMISES AS MOTOR WORKSHOP / App: W M BALLANTYNE (Notified - Non Complying). The outcome was Granted on 22/03/1960.

[5035470 32 Bridge Street Dunedin](#)

[POL-2025-41](#) Planning Other Legislation create a Right-of-Way over a sliver of Lot 6 DP 3271 (32 Bridge Street). The outcome was Granted on 09/09/2025.

[POL-2025-9](#) Planning Other Legislation create a Right-of-Way over a sliver of Lot 6 DP 3271 (32 Bridge Street). The outcome was Granted on 26/03/2025.

[5035512 31 Forfar Street Dunedin](#)

[POL-2025-41](#) Planning Other Legislation create a Right-of-Way over a sliver of Lot 6 DP 3271 (32 Bridge Street). The outcome was Granted on 09/09/2025.

[POL-2025-9](#) Planning Other Legislation create a Right-of-Way over a sliver of Lot 6 DP 3271 (32 Bridge Street). The outcome was Granted on 26/03/2025.

[5035514 35 Forfar Street Dunedin](#)

[LUC-2008-641](#) Land Use Consent extension to the existing dwelling. The outcome was Granted on 09/01/2009.

[LUC-2007-504](#) Land Use Consent construction of vehicle access including retaining walls and manoeuvring space in the road reserve, and a parking pad with stairs. The outcome was Granted on 05/11/2007.

[5035517 39 Forfar Street Dunedin](#)

[LUC-2023-67](#) Land Use Consent The construction of a deck which contravenes the setback distance from the National Grid. The outcome was Granted on 23/03/2023.

[5035521 53 Forfar Street Dunedin](#)

[SUB-1986-354528](#) Subdivision Consent subdivision of Lot 1, D.P.11142 being part Sections 9 and 10, Block VI, Town Survey District. The outcome was Granted on 15/01/1987.

[5043648 53A Forfar Street Dunedin](#)

[SUB-1986-354528](#) Subdivision Consent subdivision of Lot 1, D.P.11142 being part Sections 9 and 10, Block VI, Town Survey District. The outcome was Granted on 15/01/1987.

[5115070 30 Bridge Street Dunedin](#)

[LUC-2008-54](#) Land Use Consent Site created through subdivision without the required on-site parking. The outcome was Granted on 06/03/2008.

[SUB-2008-8](#) Subdivision Consent Boundary adjustment subdivision. The outcome was Granted on 06/03/2008.

[5115072 21 Forfar Street Dunedin](#)

[LUC-2008-54](#) Land Use Consent Site created through subdivision without the required on-site parking. The outcome was Granted on 06/03/2008.

[SUB-2008-8](#) Subdivision Consent Boundary adjustment subdivision. The outcome was Granted on 06/03/2008.

[5122484 27 Bridge Street Dunedin](#)

[LUC-2025-536](#) Land Use Consent Ancillary unit breaching performance standards.. The outcome was Withdrawn on 29/07/2026.

[S221-2022-11](#) s221 Change or Cancellation of Consent Notice 221(3)- Variation of a consent notice. There has been no outcome yet.

[LUC-2022-260](#) Land Use Consent Clearance of vegetation and earthworks within a UBMA. There has been no outcome yet.

[LUC-2011-274](#) Land Use Consent removal of a significant trees in an urban landscape conservation area (ULCA 14). The outcome was Granted on 29/07/2011.

[LUC-2010-530](#) Land Use Consent establish two bore holes and tracks. The outcome was Granted on 17/12/2010.

[RMA-2000-363727](#) Resource Management Act (Historical Data) RELOCATE AN ACCESSORY BUILDING ON A SITE IN A URBAN LANDSCAPE CONSERVATION AREA (Non-Notified - Restricted Discretionary). The outcome was Granted on 20/01/2000.

[RMA-1995-359066](#) Resource Management Act (Historical Data) RELOCATE DWELLING (Non-Notified - Restricted Discretionary). The outcome was Granted on 30/11/1995.

[RMA-1992-355273](#) Resource Management Act (Historical Data) Subdivision ACCESSWAYS ROAD & REC RESERVE Ownr:NAPPER / App: DOSLI P O BOX 896 DUNEDIN (Non-Notified - Non Complying). The outcome was Granted on 11/08/1992.

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:

Property boundary borders a DCC Transport owned pedestrian accessway.

This properties boundary borders a Council owned pedestrian accessway. The applicant is reminded of the general obligations as an adjoining property owner regarding public access as outlined in the Local Government Act 1974, adjoining landholders have no rights of occupation or ownership of any unformed legal road, often used as pedestrian accessways. It is the property owner(s)/purchaser(s) responsibility to ensure that no private assets such as buildings, fences or plantings are located within or encroaching onto the Council owned pedestrian accessway.

Vehicle crossing - no vehicle access.

This property appears to have no vehicle access, pedestrian access only.

Encroachment on road reserve – privately owned vegetation/trees.

On the property's frontage there are various privately owned plantings that appear to be located on road reserve. These may remain at the pleasure of Council. 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.

DCC Transport owned retaining wall.

On this property frontage is a DCC Transport owned retaining wall for the pedestrian accessway. Permission is required from Transport to attach, alter or build anything on top of or near this retaining wall. The DCC Transport department is responsible for the maintenance and replacement and carry out regular inspections on the condition of the wall.

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



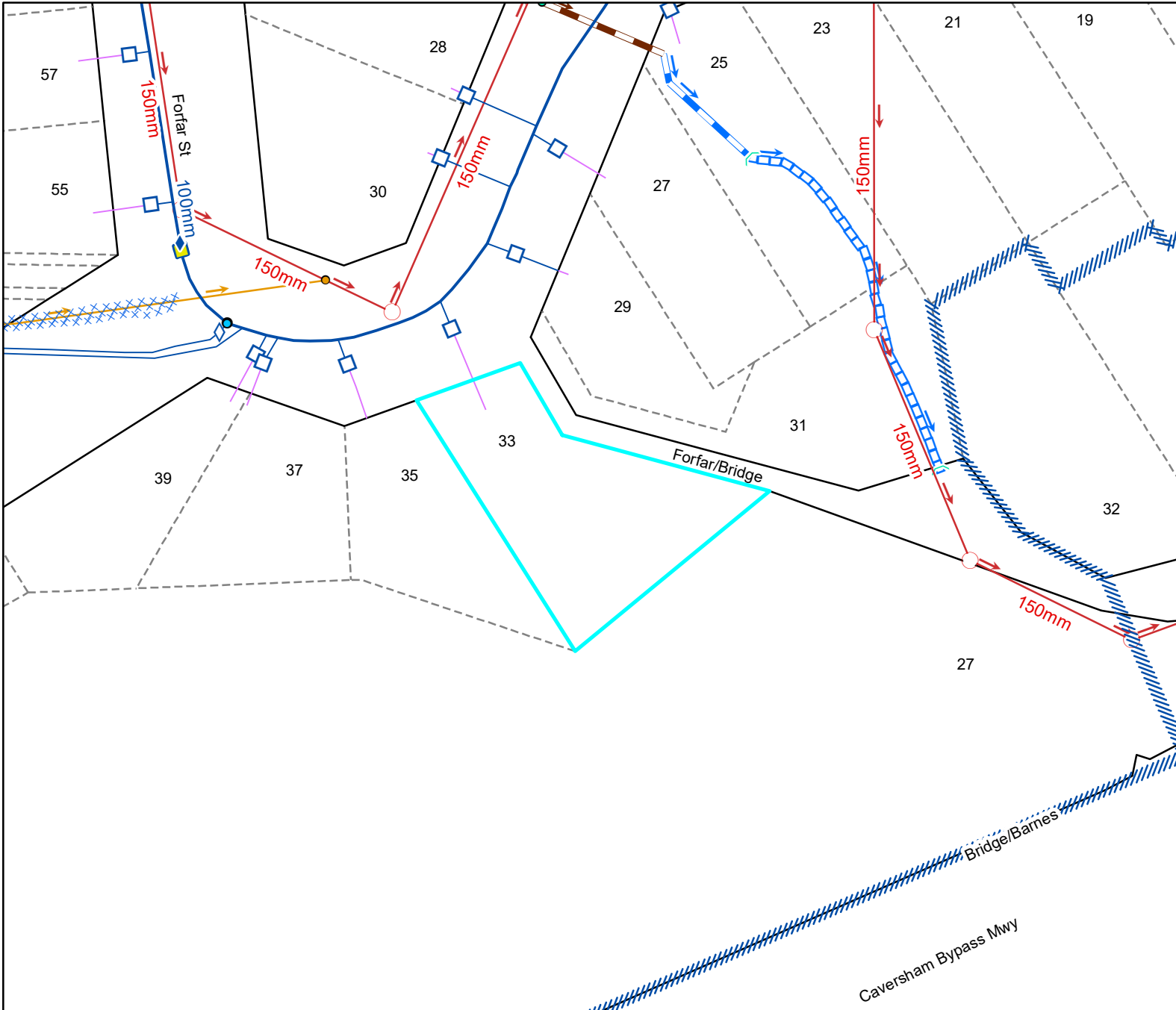
Photographic Map

Scale at A4:
1:750
24/08/2026
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PARCEL LINES CAN VARY FROM
LEGAL PARCEL BOUNDARIES
This map is for illustration purposes only
and is not accurate to surveying, engineering
or orthophotographic standards. Every effort
has been made to ensure correctness and
timeliness of the information presented.

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Legend

Water Supply

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

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

Foul Sewerage

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

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

Stormwater

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

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

General

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



Council Water & Drainage Services

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

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PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES
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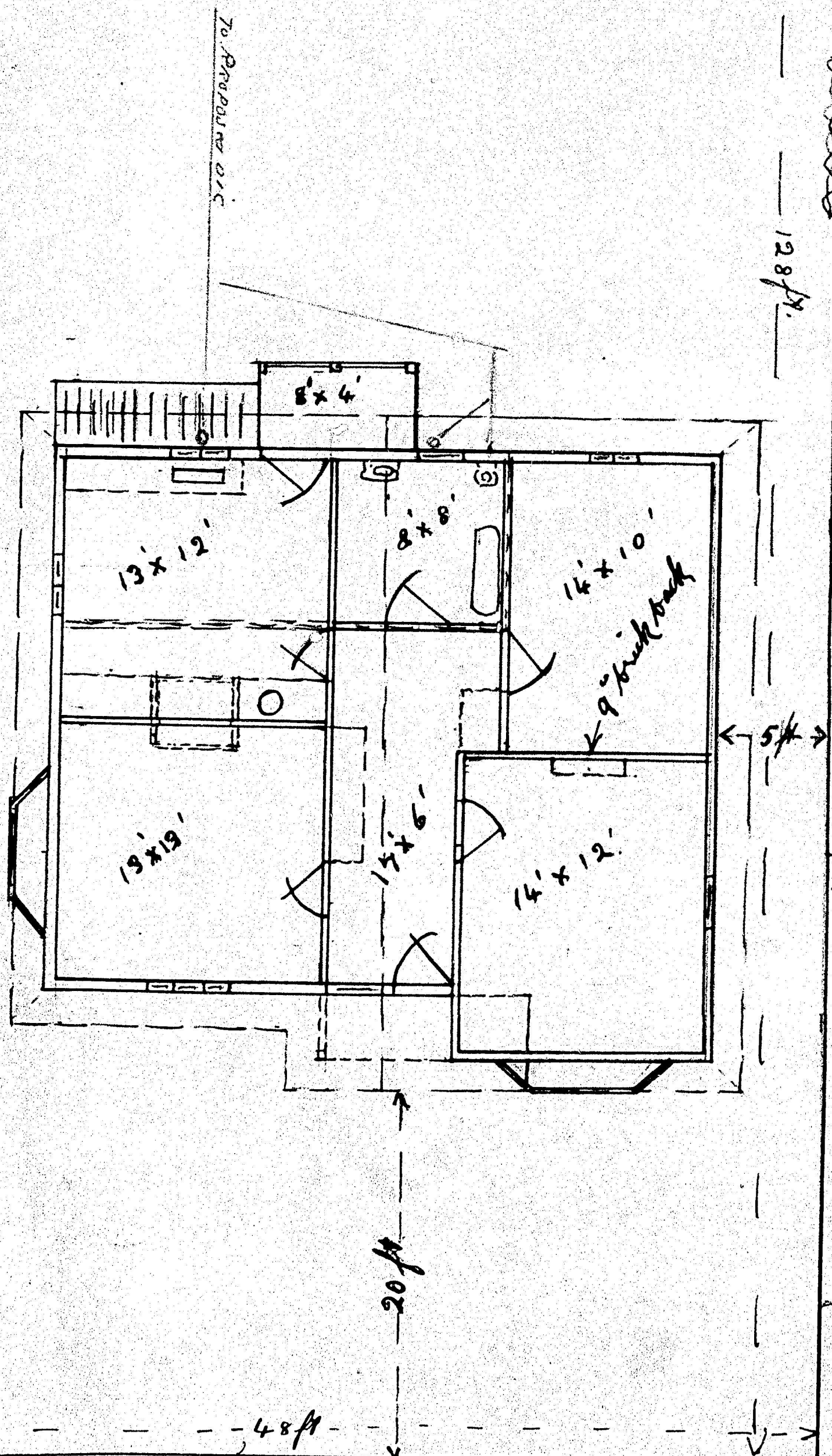
Plan of Residence for
Mrs. C. L. Edwards

(Scale 1/8" = 1 ft)

Alldot. 3 Land transfer plan 3700
Township of Clyde Hill (fronting Forfar St)
29.5 pls.

Local drainage
allotments 1-2 and 3 of 30 Block Clyde Hill
will require to drain by means of a 12" C
to be approved by Board
Proposed to be dealt with as required

W. Saylor
Chief Inspector
28/9/33



DINEDEN DRAINAGE
AND
SEWERAGE BOARD
27/9/33
W. Saylor

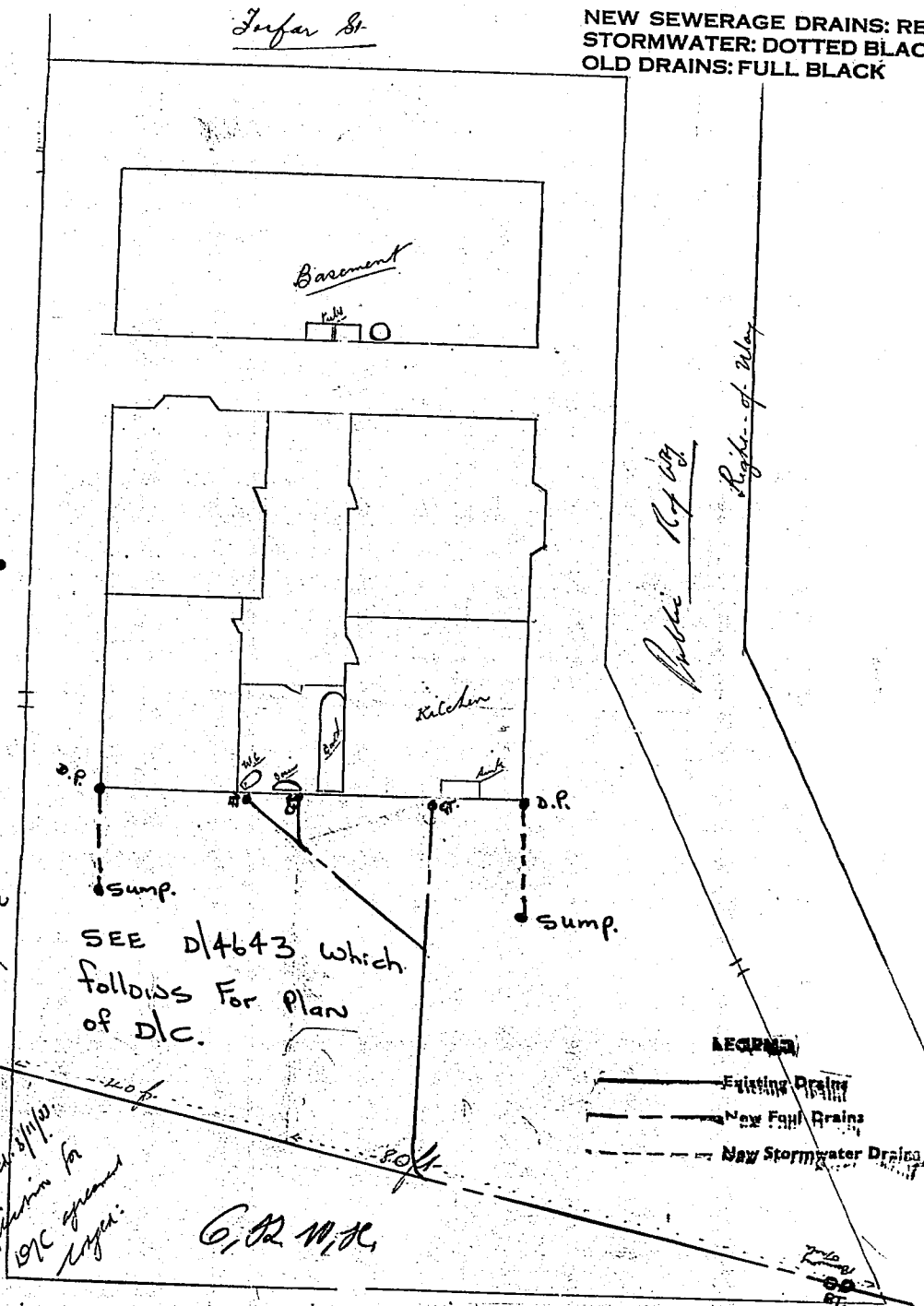
4234

HOUSE CONNECTION PLAN.

DATE 10/11/30

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

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



Owner Mr. E. L. Edwards
Street 204 S. Clyde Hill
Locality Lawrenceville

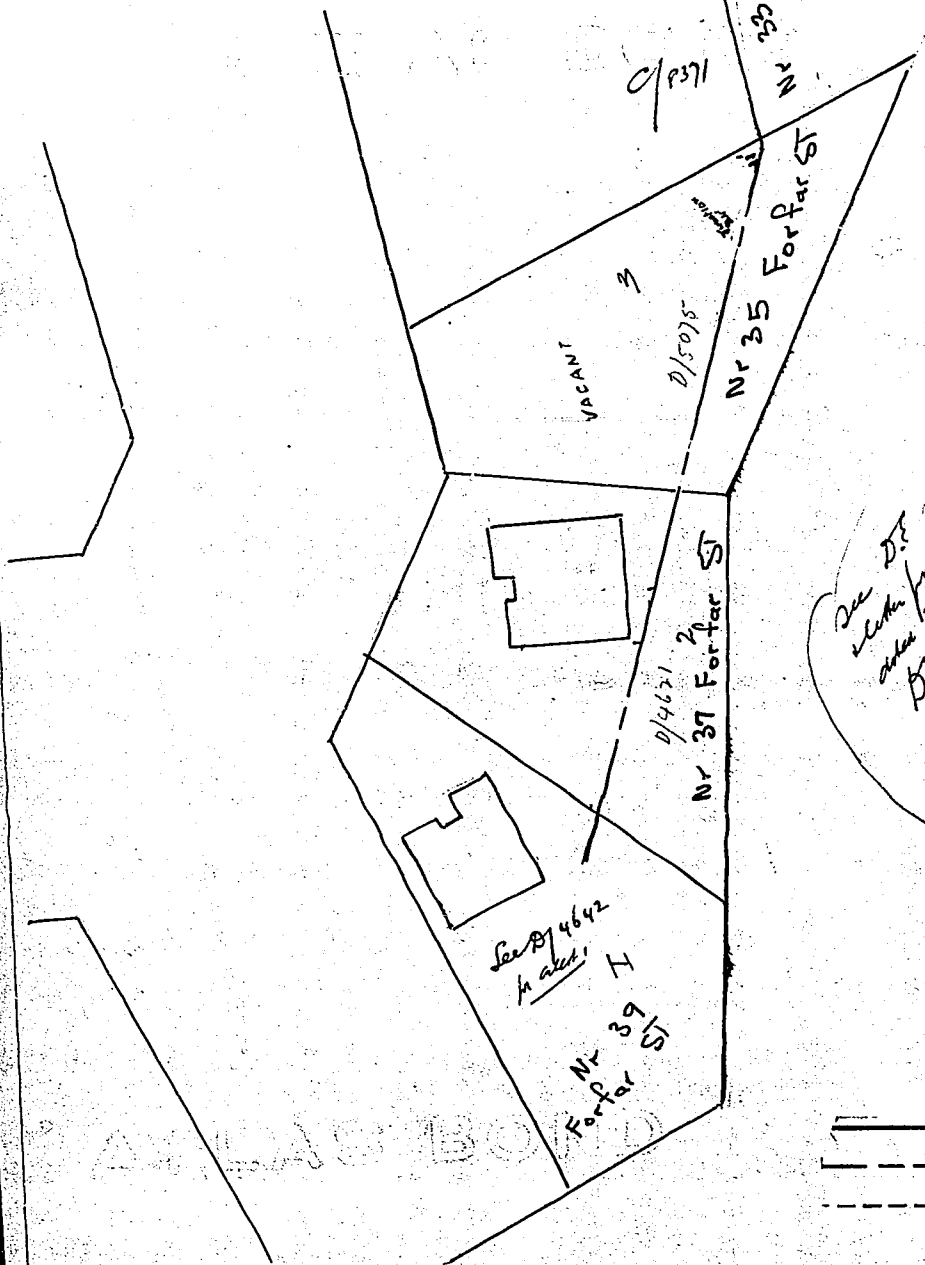
Block II
Section 3/2/30
Allotment _____

Signature of Drainer *[Signature]*

DUNEDIN DRAINAGE AND SEWERAGE BOARD
HOUSE CONNECTION PLAN.

APPLICATION NO. **D/4643**
DATE 31/3/39

SCALE $\frac{1}{8}$ in. to a foot
NEW SEWERAGE DRAINS: RED
STORMWATER: DOTTED BLACK
OLD DRAINS: FULL BLACK



See D.E. mine also 2/10/53
 selected for Long to mine
 also 12/4/53.
 D.E. mine also 2/9/56
 for mining price D.E. see mine also
 also 2/13/59
 mine - see 3/4/59
 also 2/13/59

LEGEND

_____ Existing Drains
 _____ New Foul Drains
 - - - - - New Stormwater Drains

Owner Gibson & Maranero
Street Torfan
Locality Clyde Hill

Block IV Clydehill
Section 1 2 3 4 5 6 7 8
Allotment 8 1 1

Signature of Drainer *Clyde Bell* *Asst. Bur. Ld. Rev. W. Forman*

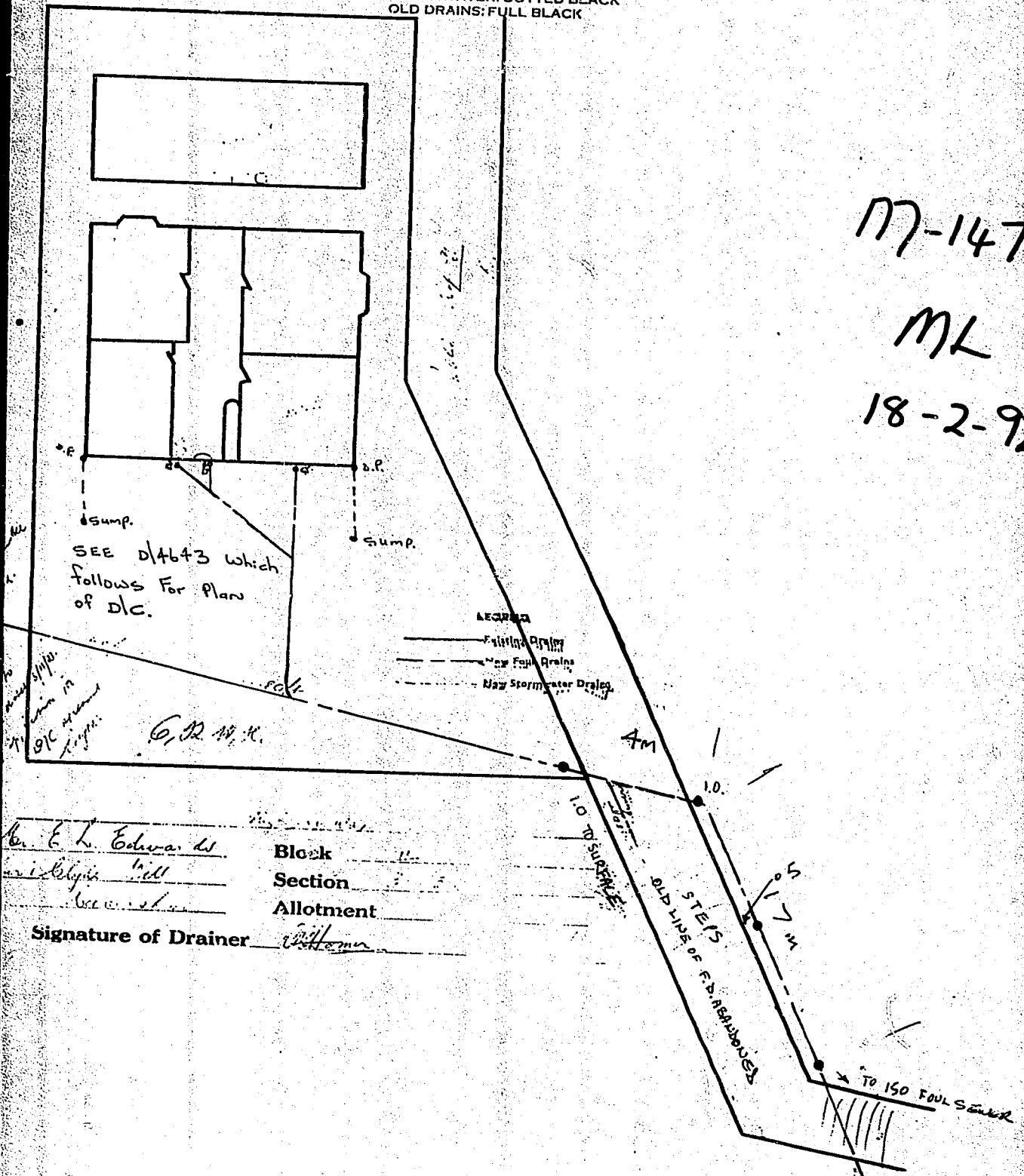
FORFAR ST.

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

M7-1476

ML

18-2-92



Mr. E. L. Edwards
101
101

Block 11
Section 1
Allotment 1

Signature of Drainer *E. L. Edwards*

CODE COMPLIANCE CERTIFICATE

Section 43(3), Building Act 1991

ISSUED BY:



Telephone No:	477-4000	CCC No:	ABA 21344	Reference No:	5035513
---------------	----------	---------	-----------	---------------	---------

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

PROJECT LOCATION	PROJECT
Name and Mailing Address: RESTALL, HELEN PATRICIA 33 FORFAR STREET DUNEDIN 9001	All ☒ Stage Noof an intendedstages New Building ☐ Alteration ☒ Intended Use(s) in detail: HEATER: YUNCA WB Intended Life: Indefinite, not less than 50 years ☒ Specified as years Demolition ☐
LEGAL DESCRIPTION	
Property Number: 5035513 Valuation Roll No: 27350 64700 Street Address: 33 FORFAR STREET, DUNEDIN 9001 Legal Description: LOT 3 DP 3700	

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:.....*signature*.....

Position: AUTHORISED OFFICER

Date: 19/07/2002

BUILDING CONSENT

Section 35, Building Act 1991

ISSUED BY:



Telephone No:	477-4000	Consent No:	ABA 21344	Reference No:	5035513
---------------	----------	-------------	-----------	---------------	---------

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

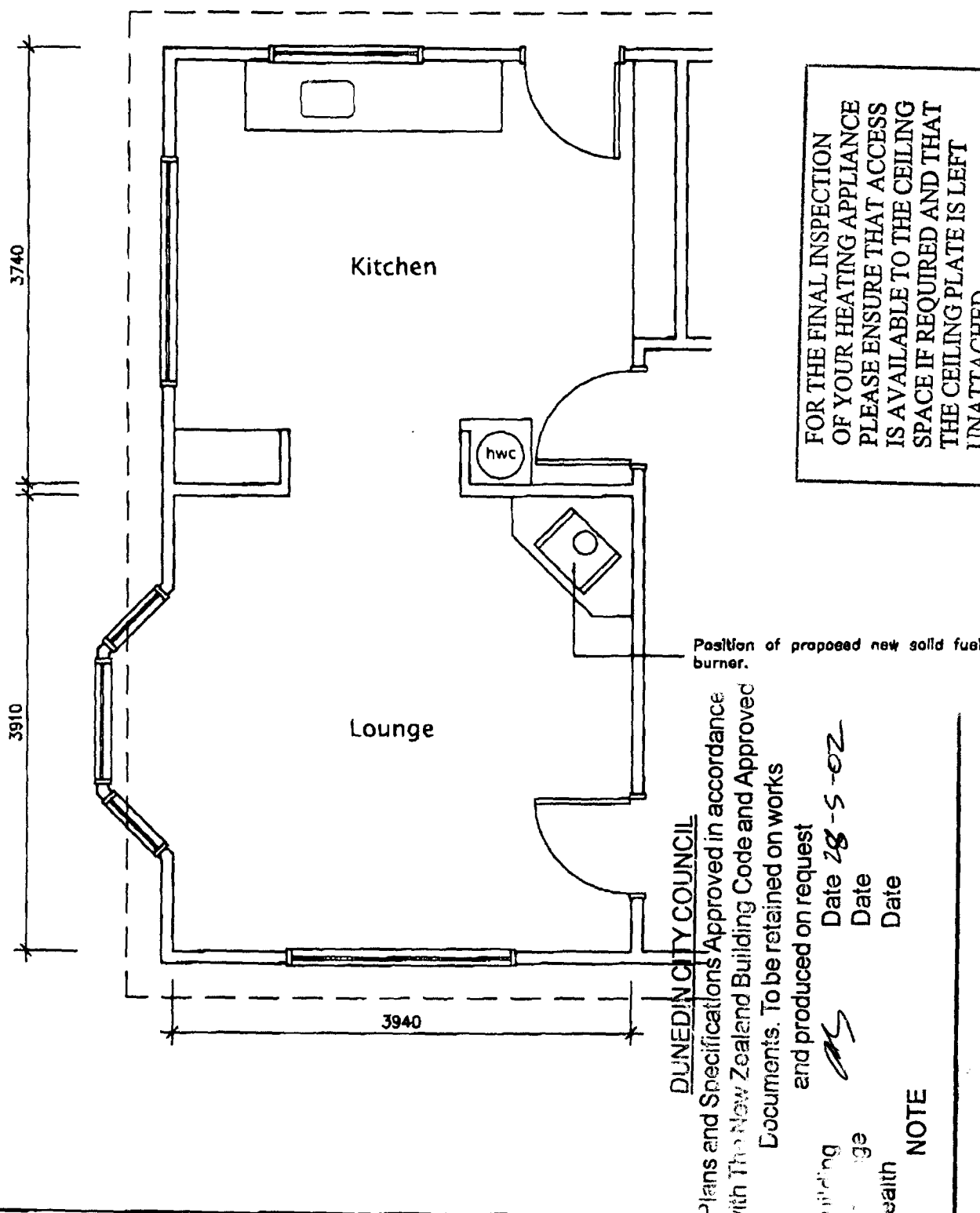
APPLICANT	PROJECT
Name: RESTALL, HELEN PATRICIA 33 FORFAR STREET DUNEDIN 9001	All ☒ Stage No of an intendedstages New Building ☐ Alteration ☒ Intended Use(s) in detail: HEATER: YUNCA WB Intended Life: Indefinite, not less than 50 years ☒ Specified as years Demolition ☐ Estimated Value: \$2000
PROJECT LOCATION	
Street Address: 33 FORFAR STREET, DUNEDIN 9001	
LEGAL DESCRIPTION	
Property Number: 5035513 Valuation Roll No: 27350 64700 Legal Description: LOT 3 DP 3700	
COUNCIL CHARGES	Signed for and on behalf of the Council:
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	Name: Position: AUTHORISED OFFICER Date: 29/05/2002

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....."

Notes

1. Ceiling Height = 2700mm
2. Proposed solid fuel burner shall have "wet back" connection to HWC.



Title:—

PROPOSED NEW SOLID FUEL BURNER
FOR RESIDENCE AT 33 FORFAR
STREET MORNINGTON, DUNEDIN.

Drawing:—

PART FLOOR PLAN

Date:— 27/05/2002

Scale:— 1:50

Drawn:— M.C.R.

21344

SECTION 65, BUILDING ACT 1991

Dev 100

Date: 7-7-94

J. M. Roddy & H. L. Shields
33 Forfar ST
Dunedin

THE DUNEDIN CITY COUNCIL, a territorial authority for the purposes of the Building Act 1991 **HEREBY GIVES NOTICE THAT:**

the building situated at: 33 Forfar St. DUNEDIN
situated on land described as: Lot 3 DP 3700 Bld 2.
and of which you are the owner/occupier has a leaking foul drain which you are required to have repaired.

All necessary consents are to be obtained before work is commenced, and that the drain repairs are required to be carried out by a Registered drainlayer.

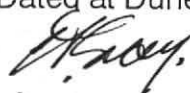
The work required by this notice to be carried out shall comply with the Building Regulations 1992 and the Building Code and shall be commenced within 10 days and completed within 28 days of the date of this notice.

If within the time specified in this notice the work required by this notice is not completed or is not proceeding with all reasonable expedition Council upon giving the owner of the building not less than 10 days notice of its intention to do so may apply to the District Court for an order authorising the Council to carry out the work. If the Council carries out work under the authority of an order made by the District Court the owner of the Building shall be liable for the costs of the work and the amount recoverable by the Council shall be a charge on the land on which the work was done.

A similar notice is being served on the owners of Numbers 35, 37
and 39 Forfar St.

N.B. In the case of a drain-in-common all owners must agree on the engagement of the drainer.

Dated at Dunedin this 7 day of July 1994.


C A GRAY
MANAGER BUILDING CONTROL

19 August 2011

Mr M Mortensen
33 Forfar Street
Clyde Hill
Dunedin 9011

Dear Mr Mortensen

PRIVATE FOUL DRAIN-IN-COMMON 33, 35, 37 AND 39 FORFAR STREET, DUNEDIN

The Council has to unblock and clean up a sewage spill at the above address, in urgency under the Health Act 1956 Section 34 (1) & (2).

The contractor has filmed the drain and it will require flushing out to remove foreign infiltration. The filming also revealed that the problem would most likely recur in 12-18 months. The owners of the drain would be prudent to consider renewing the defective section to permanently fix the problem.

Reimbursement of costs incurred by Council on behalf of the owner will be forwarded at a later date.

If you should have any queries regarding this matter, please contact me on 474-3836 or 0274-325-400.

Yours faithfully

Alan McLeod
Drainage Investigation Unit

27 January 2014

Mark Brent Mortensen
51 Farnham Street
Mornington
Wellington 6021

Dear Mark

DEFECTIVE PRIVATE FOUL DRAIN IN COMMON SERVING NO.33, 35, 37 & 39 FORFAR STREET, DUNEDIN

Council would like remind you of your obligations as a party to a Private Drain In Common.

Refer to the Local Government Act 1974 section 461 part (c) - A right to contribution from the owner or occupiers of the land so served by that drain towards the cost of executing, providing, and doing all or any of the required in respect of the drain and a right to contribution from the owner's or occupiers of those lands towards the cost of all necessary relaying of, or repairs to the drain.

All Drainlaying work shall be carried out by a certified drainlayer.

If you have any queries regarding this issue please contact me on 477 4000.

Yours faithfully

Tom Caulfield
Drainage Investigation Officer

27 January 2014

Slingham Holdings Ltd
56A Alton Avenue
Hillcrest
Auckland 0627

Dear Sir/Madam

DEFECTIVE PRIVATE FOUL DRAIN IN COMMON SERVING NO.33, 35, 37 & 39 FORFAR STREET, DUNEDIN

Council would like remind you of your obligations as a party to a Private Drain In Common.

Refer to the Local Government Act 1974 section 461 part (c) - A right to contribution from the owner or occupiers of the land so served by that drain towards the cost of executing, providing, and doing all or any of the required in respect of the drain and a right to contribution from the owner's or occupiers of those lands towards the cost of all necessary relaying of, or repairs to the drain.

All Drainlaying work shall be carried out by a certified drainlayer.

If you have any queries regarding this issue please contact me on 477 4000.

Yours faithfully

Tom Caulfield
Drainage Investigation Officer

27 January 2014

Miles Frances Young
16 Renfrew Street
Balaclava
Dunedin 9011

Dear Miles

DEFECTIVE PRIVATE FOUL DRAIN IN COMMON SERVING NO.33, 35, 37 & 39 FORFAR STREET, DUNEDIN

Council would like remind you of your obligations as a party to a Private Drain In Common.

Refer to the Local Government Act 1974 section 461 part (c) - A right to contribution from the owner or occupiers of the land so served by that drain towards the cost of executing, providing, and doing all or any of the required in respect of the drain and a right to contribution from the owner's or occupiers of those lands towards the cost of all necessary relaying of, or repairs to the drain.

All Drainlaying work shall be carried out by a certified drainlayer.

If you have any queries regarding this issue please contact me on 477 4000.

Yours faithfully

Tom Caulfield
Drainage Investigation Officer



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From: ஃலோஸஹ் [REDACTED]
Sent: Wednesday, 2 September 2026 3:54 pm
To: Building Services Enquiries <cod.buildingenquiry@dcc.govt.nz>
Cc: Renee@trgdunedin.co.nz; ganesh@trgdunedin.co.nz
Subject: 33 Forfar Street – Confirmation of Private Foul Drain Resolution - Moved to Duty Building - 02.09.2026 PW

Hi DCC buildings team,

I hope you are well.

I am writing regarding the “defective private foul drain in common” noted in the LIM report for 33 Forfar Street.

My understanding is that there was an issue with the private foul drain in 2014, and a letter was sent to the properties connected to the private drain (33,35,37,39). The issue was subsequently resolved around that time.

However, this does not appear to be reflected in the current LIM, which makes it look like the issue is still unresolved.

Could you please kindly confirm that the issue was resolved, so I can keep the confirmation with the LIM records for the property.

I have attached the LIM report for your reference.

I would really appreciate your assistance with this.

Kind regards,
Logesh