DISCLAIMER

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

Dunedin City Council – Land Information Memorandum

Property Address: 94 North Road Dunedin

Prepared for: Paul Craig Robertson and Amber Louise Robertson
Prepared on: 18-Sep-2026

Property Details:

Property ID	5013086
Address	94 North Road Dunedin
Parcels	LOT 1 DP 1590

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 18-Sep-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.

DUNEDIN CITY COUNCIL | kaunihera a-rohe o Ōtepoti

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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

OVERLAND FLOW PATH

North East Valley Flood Level including 500mm Free Board

Description: The property is identified within the report "Minimum Floor Levels for Flood Vulnerable Areas" which seeks to establish minimum floor levels for flood vulnerable areas across the municipality. 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. Recommended Minimum Floor Levels (flood level plus 500mm free board) vary for each property under each different sub area.

GHD. (2015). *Minimum floor levels for flood vulnerable areas.* GHD.
https://2gp.dunedin.govt.nz/2gp/documents/Section32_Background_Documents/Natural_Hazards/Dunedin%20City%20Council,%20Minimum%20Floor%20Levels%20for%20Flood%20Vulnerable%20Areas%20(GHD,%20March%202015).pdf
Commissioned by: Dunedin City Council
Purpose: The purpose of this report is to identify minimum floor levels for residential development in flood vulnerable areas of Dunedin City, to ensure that buildings are protected against flooding to an appropriate level of risk.
Scope of report: Flood-prone and low-lying parts of Dunedin City

Reference Number: 12074

WATERWAY

Lindsay Creek floodplain

Description: Lindsay Creek floodplain area.

Goldsmith, M., Williams, J., Payan, J.-L., & Stocker, H. (2014). *Flood hazard of Dunedin's urban streams.* Otago Regional Council.
https://www.orc.govt.nz/media/1724/flood-hazard-of-dunedins-urban-streams.pdf
Commissioned by: Otago Regional Council
Purpose: The purpose of this report is to describe the nature and extent of flood hazard from Dunedin's urban streams, to support the development of hazard maps and to provide information to guide land-use planning and floodplain management.
Scope of report: Urban streams within Dunedin City that present a potential flood hazard

Goldsmith, M., Williams, J., Payan, J.-L., & Stocker, H. (2014). *Flood hazard of Dunedin's urban streams.* Otago Regional Council.
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Scope of report: Urban streams within Dunedin City that present a potential flood hazard

Reference Number: 11581

Land Stability Hazards

LAND MOVEMENT
Alluvial Fans - active floodwater-dominated 50000_1998_100m
Description: Active floodwater-dominated. Sheet floods and channel floods carrying sediment are considered possible within the next 100 years. Mapscale:50000. Map Accuracy:1998, accuracy +/-100m, NZMG1949
Reference Number: 10106

Coastal Hazards

No information.

Seismic Hazards

INTENSIFIED SHAKING
Earthquake Possible Amplification 1:25000 Map
Description: This area has been identified as lying within a zone susceptible to amplified shaking in an earthquake and the approximate area of possible amplification of earthquake intensity by 0-1 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 show 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 **31 October 1997**.
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	2013086
Address	94 North Road Dunedin
Valuation Number	26770-40300

Latest Valuation Details

Capital Value	$550,000
Land Value	$340,000
Value of Improvements	$210,000
Area (Hectares)	0.042HA
Units of Use	1

Current Rates

Current Rating Year Starting	01-Jul-2026
Dunedin City Council Rates	$4,059.35
Rates Outstanding for Year	$3,079.45

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
	CCC Refused/Archived	- Building code compliance could not be confirmed under section 41 of the Building Act 1991 and sections 93, 93(2)(b), and 94 of the Building Act 2004.
	Lapsed	- Work has not commenced and no extension of time applied for within 12 months of date of consent issue. Consent is of no further effect

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

ABA-1996-338015 Building Consent - Alter/Add to Bedroom/Bathroom

Lodgement Date	31-Oct-1996
Decision	Granted
Decision Date	12-Nov-1996
Current Status	**CCC Issued**
Previous Number *(Applications before 2007)*	ABA964224

ABA-2023-1574 Building Consent - Add Bathroom to Existing Sleepout

Lodgement Date	01-Sep-2023
Decision	Rejected
Decision Date	08-Sep-2023
Current Status	**Application Rejected**
Previous Number *(Applications before 2007)*	

ABA-2023-2025 Building Consent - Form Bathroom in Sleepout

Lodgement Date	10-Nov-2023
Decision	Withdrawn
Decision Date	09-Jul-2024
Current Status	**Withdrawn**
Previous Number *(Applications before 2007)*	

Building and Drainage Permits

H-1986-98680 AAB19860175
0570 - Install Mackay Fulvue Heater, (Harridge). The permit was lodged on 21-Apr-1986.
H-1914-129079 AAD19141167
A6241 - Plumbing and Drainage, (Reid). The permit was lodged on 24-Jun-1914.
H-1932-149286 AAD19320392
C6922 - Clear Blocked Drain, No Plan (Jones). The permit was lodged on 10-May-1932.
H-1985-219628 AAD19850913
K7961 - Repair Drainage, No Plan (Harridge). The permit was lodged on 18-Mar-1985.

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:

LUC-2024-181 - Land Use Consent

Description	Residential activity in the Hazard 2 (flood) overlay, and residential activity breaching density performance standard.
Lodgement Date	22-May-2024
Decision	Granted
Decision Date	04-Jul-2024
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 2 (flood) Overlay Zone

Mapped Areas

- Wastewater Constraint Mapped Area
  - Name: North East Valley
- Road Classification Hierarchy (main roads within 30m of site)
  - North Rd is an Urban High Density Corridor road

District Plan Map

The District Plan map is available online here. Instructions on how to use the map are available here.

You can also access the District Plan map and instructions by visiting the Dunedin City Council 2GP Website at:
https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan

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

No information.

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

No information.

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

Building Information

Minimum Floor Levels

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

For further explanation on the current status of any building consent, or to enquire about information referred to in this section, please contact Building Services Staff between 8:30am and 5:00pm weekdays at the enquiries counter on the Ground floor of the Civic Centre, 50 The Octagon, Dunedin, or by phoning 477 4000.

Planning

Resource Consents within 50m of 94 North Road Dunedin

5013079 14 Chambers Street Dunedin
RMA-2006-370607 Resource Management Act (Historical Data) LEITH LINDSAY FLOOD PROTECTION CONSULTANTS SCHEME - LINDSAY CREEK - LOWER LINDSAY SECTION. The outcome was Granted on 31/08/2007.

5013080 10 Chambers Street Dunedin
RMA-2006-370607 Resource Management Act (Historical Data) LEITH LINDSAY FLOOD PROTECTION CONSULTANTS SCHEME - LINDSAY CREEK - LOWER LINDSAY SECTION. The outcome was Granted on 31/08/2007.

5013088 90 North Road Dunedin
LUC-2021-606 Land Use Consent the conversion of the existing sleepout into a second residential unit with an outdoor living area breach for the existing residential unit onsite. The outcome was Granted on 17/11/2021.

5013091 11 Glendining Avenue Dunedin
LUC-2018-133/A Land Use Consent s127 variation of condition 1 of LUC-2018-133 - land use consent for the construction of a new dwelling. The outcome was s127 Upheld on 03/10/2018.
LUC-2018-133 Land Use Consent land use consent for the construction of a new dwelling. The outcome was Granted on 10/04/2018.

5013092 13 Glendining Avenue Dunedin
RMA-2006-370607 Resource Management Act (Historical Data) LEITH LINDSAY FLOOD PROTECTION CONSULTANTS SCHEME - LINDSAY CREEK - LOWER LINDSAY SECTION. The outcome was Granted on 31/08/2007.

5013170 5 Chambers Street Dunedin
LUC-2013-46 Land Use Consent extend operating hours for preschool activities. The outcome was Granted on 01/03/2013.
RMA-2003-366256 Resource Management Act (Historical Data) RELOCATE SCHOOL OFFICE INTO EXISTING RESIDENTIAL BUILDING (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 29/01/2003.

5013171 7 Chambers Street Dunedin
LUC-2017-55 Land Use Consent land use consent to earthquake strengthen the Glenavon Methodist Church. The outcome was Granted on 10/03/2017.
LUC-2013-46 Land Use Consent extend operating hours for preschool activities. The outcome was Granted on 01/03/2013.
LUC-2008-89 Land Use Consent Tree maintenance or emergency works on a significant tree T302 (Tawhairaunui). The outcome was Granted on 21/02/2008.
RMA-2006-370607 Resource Management Act (Historical Data) LEITH LINDSAY FLOOD PROTECTION CONSULTANTS SCHEME - LINDSAY CREEK - LOWER LINDSAY SECTION. The outcome was Granted on 31/08/2007.
RMA-1998-362164 Resource Management Act (Historical Data) expansion of montessori childrens house into glenaven methodist church building (Other). The outcome was Granted on 13/08/1998.
RMA-2001-364708 Resource Management Act (Historical Data) ERECT A MURAL (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 12/04/2001.
RMA-1997-360924 Resource Management Act (Historical Data) ESTABLISH PRESCHOOL (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 23/06/1997.

5014075 89 North Road Dunedin
RMA-2001-365084 Resource Management Act (Historical Data) REMOVE SIGNIFICANT TREE (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 28/09/2001.

RMA-2000-363716 Resource Management Act (Historical Data) TO REMOVE A TREE AT 89 NORTH RD (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 13/01/2000.
RMA-1995-358664 Resource Management Act (Historical Data) ALTER AND TIDY UP HALL (Non-Notified - Restricted Discretionary). The outcome was Granted on 07/09/1995.

5014135 99 North Road Dunedin
LUC-2019-378 Land Use Consent to establish a dwelling within a Hazard 2 (flood) overlay zone that breaches density, side boundary setback, building length, location of car parking and vehicle access location rules. The outcome was Granted on 05/11/2019.
RMA-1998-361870 Resource Management Act (Historical Data) EXTENSION OF TIME FOR RMA 960076 UNDER SECTION 125 (1)((B) OF RMA... Hazards Comments: (Non-Notified - Non Complying). The outcome was Granted on 05/07/1999.
RMA-1996-359309 Resource Management Act (Historical Data) ERECT TWO UNITS (Non-Notified - Non Complying). The outcome was Granted on 14/03/1996.

5014136 101 North Road Dunedin
LUC-2016-4/B Land Use Consent The establishment of a sleep-out and an extension to an existing dwelling creating breaches of the side yard, height plane angle, coverage and eave protrusion requirements. The outcome was s127 Upheld on 04/03/2022.
LUC-2016-4/A Land Use Consent variation of condition 1 of LUC-2016-4, to alter the proposal and allow for the extension of the verandah along the entire northeastern side of the dwelling, to provide better shelter. The outcome was s127 Upheld on 23/11/2016.
LUC-2016-4 Land Use Consent establishment of a sleep-out and an extension to an existing dwelling. The outcome was Granted on 05/02/2016.
RMA-1996-359309 Resource Management Act (Historical Data) ERECT TWO UNITS (Non-Notified - Non Complying). The outcome was Granted on 14/03/1996.

5044531 20 Buccleugh Street Dunedin
RMA-1994-356557 Resource Management Act (Historical Data) UPDATE TO CROSS LEASE PLAN FOR FLAT A Ownr:PATERSON PITTS BOX 1083 DUNEDIN (Non-Notified - Non Complying). The outcome was Granted on 25/08/1994.

5044532 105 North Road Dunedin
RMA-1990-352552 Resource Management Act (Historical Data) ER OF TWO (SIDE YARD DISPENSATION - DISP 1056) Ownr:KENNEDY / App: PATERSON/P (Non-Notified - Non Complying). The outcome was Granted on 19/07/1989.

5110012 9 Chambers Street Dunedin
LUC-2013-46 Land Use Consent extend operating hours for preschool activities. The outcome was Granted on 01/03/2013.
RMA-2006-370607 Resource Management Act (Historical Data) LEITH LINDSAY FLOOD PROTECTION CONSULTANTS SCHEME - LINDSAY CREEK - LOWER LINDSAY SECTION. The outcome was Granted on 31/08/2007.

5110047 7 Chambers Street Dunedin
RMA-2006-370607 Resource Management Act (Historical Data) LEITH LINDSAY FLOOD PROTECTION CONSULTANTS SCHEME - LINDSAY CREEK - LOWER LINDSAY SECTION. The outcome was Granted on 31/08/2007.

5116520 14 Glendining Avenue Dunedin

RMA-2006-370607 Resource Management Act (Historical Data) LEITH LINDSAY FLOOD PROTECTION CONSULTANTS SCHEME - LINDSAY CREEK - LOWER LINDSAY SECTION. The outcome was Granted on 31/08/2007.

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

Accuracy of Boundaries

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

Access to Site

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

Heritage New Zealand Pouhere Taonga Act 2014

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

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

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

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

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

3 Waters

Information Regarding Watercourses

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

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

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

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

Environmental Health

Noise complaints have been received by Environmental Health from the property in the past. Should the property be purchased for rental purposes then noise and rubbish control is considered the landlords responsibility and in the event of any such offences could be liable to a fine.

Transport

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

Encroachment on road reserve – privately owned vegetation over footpath.
It appears that the hedge at this property's frontage on 94 North Road is encroaching on the footpath. Private vegetation is required to be maintained so that it does not interfere with footpath users or extend over your property boundary. Council accepts this situation but accepts no liability. Maintenance is the responsibility of the property owner. The Council may require this to be addressed in the future.

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

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
AMD	Amendment to a Building Consent
BCC	Building Compliance Certificate - Sale and Supply of Alcohol Act
CER	Certifier
DGL	Dangerous Goods Licensing
ENV	Health complaint
HTH	Health licence
LIQ	Alcohol licence
NTR	Notice to Rectify
POL	Planning Other Legislation
RMA	Resource Management Act - Resource consent
RMC	Resource consent complaint

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

DUNEDIN CITY COUNCIL | kaunihera a-rohe o Ōtepoti

Appendices



Photographic Map

Scale at A4:
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PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARES
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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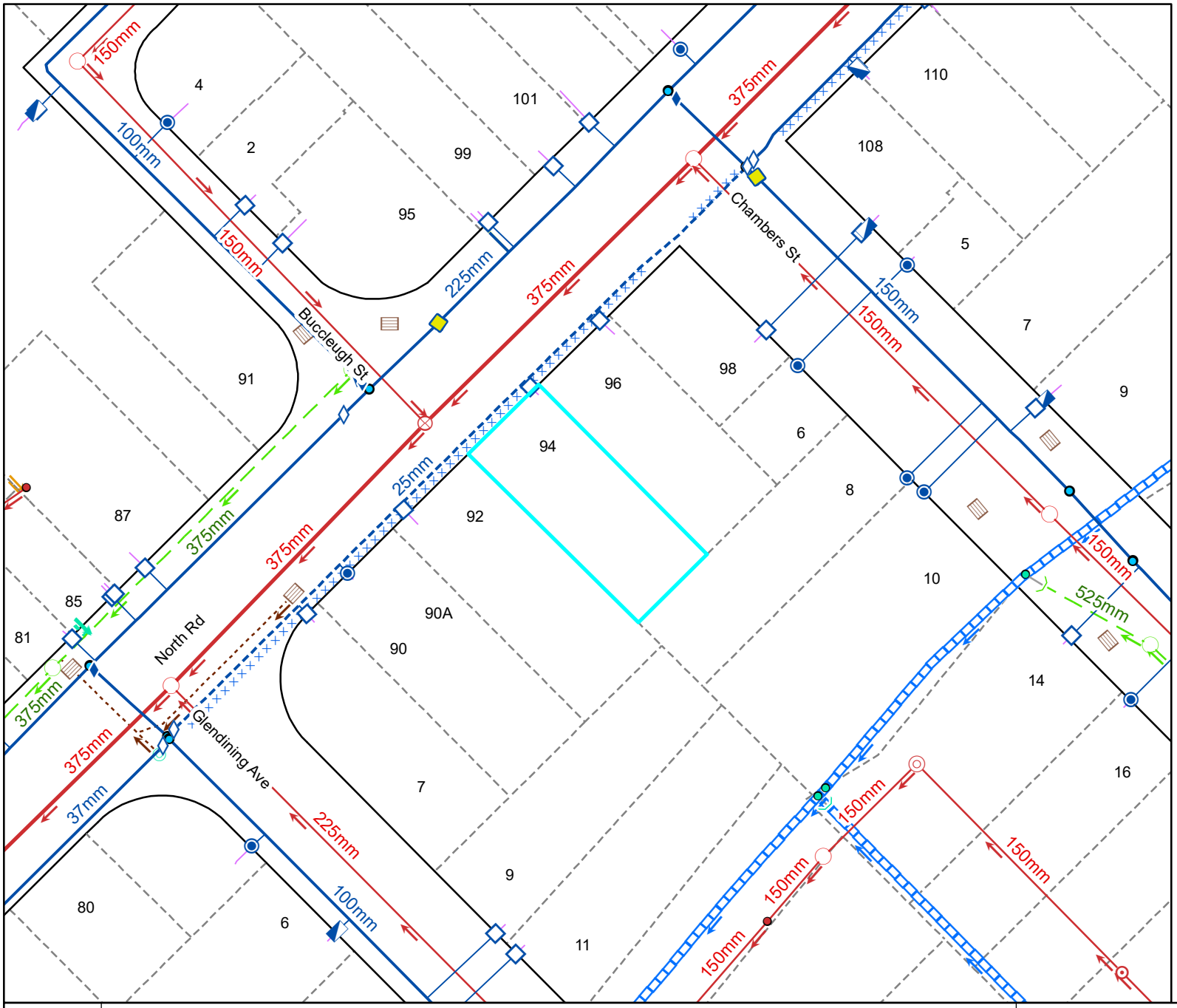
2006/2007 Urban photography March 2007, copyright NZAM. Rural photography March 2006, copyright Teralink International Ltd.



Legend

Water Supply

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

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

Foul Sewerage

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

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

Stormwater

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

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

General

- DCC Water & Waste Structure
- Railway Centreline

Cadastral

- Parcel
- Hydro
- Strata
- Road/Rail
- Motorway Parcels
- 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.

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PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES
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APPLICATION No. A/6241

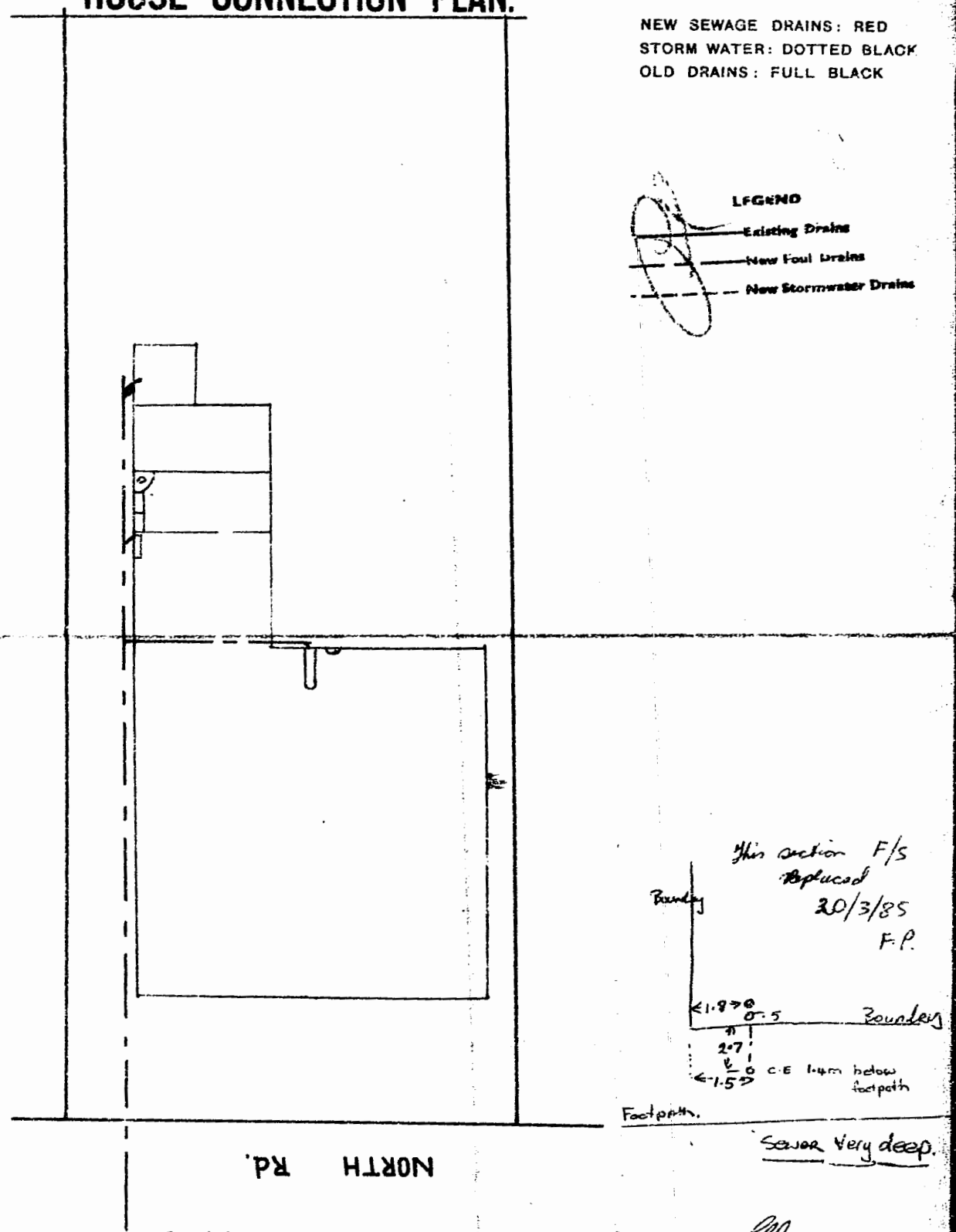
DUNEDIN DRAINAGE AND SEWERAGE BOARD

DATE June 2nd 1944

HOUSE CONNECTION PLAN.

SCALE: ⅛in to a Foot.

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



Owner M. Reid

Street Main Rd. No 50.

Locality N. C. Valley

Block Glenhaven Glenaven

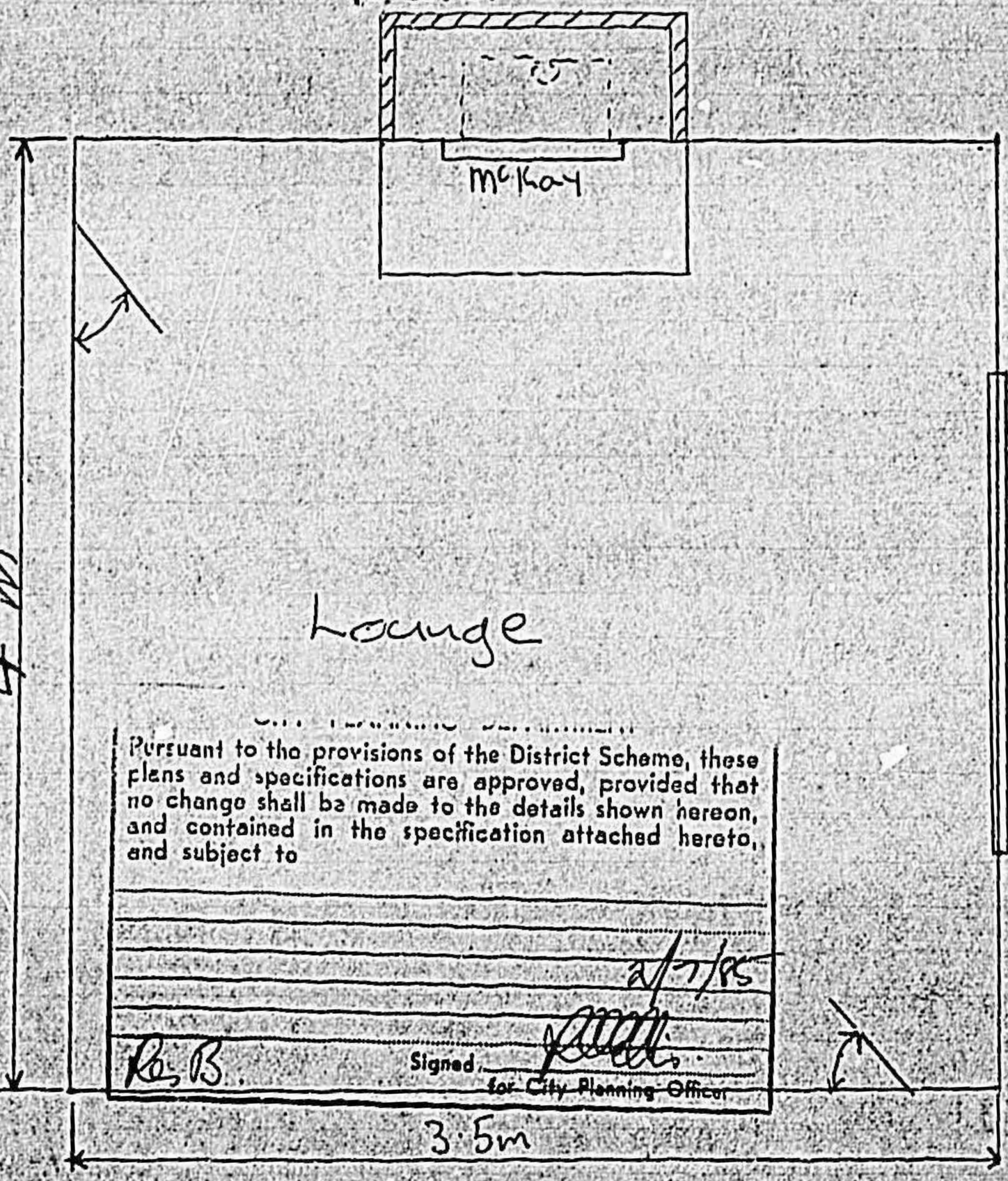
Section F

Allotment

Signature of Drainer A. J. White

100

Mr Harridge
94 North Rd
N.E.N.



Pursuant to the provisions of the District Scheme, these plans and specifications are approved, provided that no change shall be made to the details shown hereon, and contained in the specification attached hereto, and subject to

21/7/85

Signed ..... for City Planning Officer

R. & B.

0570

MUNICIPAL DEPARTMENT
City Engineer's Office

19

Haurdg.

Installati
Ref. N.Z. Standard

Optional Hud Transfer Duct
Lower Surround
87mm (3½")
Insulator
125m
100mm (4

It is necessary to have not less than 225mm (9 inches) thickness of brick or 150mm (6 inches) of concrete on all walls.

DUNEDIN CITY COUNCIL
Kaunihera-a-rohe o Otepoti

50 The Octagon, PO Box 5045, Dunedin 9031, New Zealand
Telephone: 03 477 4000, Fax: 03 474 3594,
Email: dcc@dcc.govt.nz
www.CityofDunedin.com

CODE COMPLIANCE CERTIFICATE

DCCBCA-F4-07B-v1.0

Section 95, Building Act 2004

CCC No:	ABA964224	Telephone No:	03 477 4000

APPLICANT	PROJECT
P L Day C/O Gareth Harper 603 George Street DUNEDIN	**Work Type:** Additions & Alterations
PROJECT LOCATION	**Intended Use/Description of Work:** Alter/Add To Bedroom/Bathroom
94 North Road Dunedin	
LEGAL DESCRIPTION	
Legal Description: LOT 1 DP 1590 **Valuation Roll No:** 26770-40300 **Building Name:** N/A	**Intended Life:** Indefinite, not less than 50 years.

The building consent authority named above is satisfied, on reasonable grounds, that:

(a) The building work complies with the Building Consent, and

(b) The specified systems in the building are capable of performing to the performance standards set out in the Building Consent.

☐ Compliance Schedule attached

Signed for and on behalf of the Council:

Name: .....

Position: AUTHORISED OFFICER

Date: 6 May 2008

BUILDING CONSENT

Section 35, Building Act 1991

ISSUED BY: DUNEDIN CITY COUNCIL

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

Telephone No:	474-3525	Consent No:	ABA 964224	Reference No:	5013086

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

APPLICANT

Name: DAY, PHILLIP LLOYD

Mailing Address:
C/O TIMOTHY AXNSLEY, 76 WANGANUI AVE, PONSONBY, AUCKLAND.....stages

PROJECT LOCATION

Street Address:

94 NORTH ROAD

LEGAL DESCRIPTION

Property Number: 5013086

Valuation Roll No: 26770 40300

Legal Description:
LOT 1 DP 1590

COUNCIL CHARGES

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

PROJECT

All ☑

Stage No ..... of an intended .....stages

New Building ☐

Alteration ☑

Intended Use(s) in detail:

ALTER/ADD TO DWG

Intended Life:

Indefinite, not less than 50 years ☑

Specified as years

Demolition ☐

Estimated Value: $5000

Signed for and on behalf of the Council:

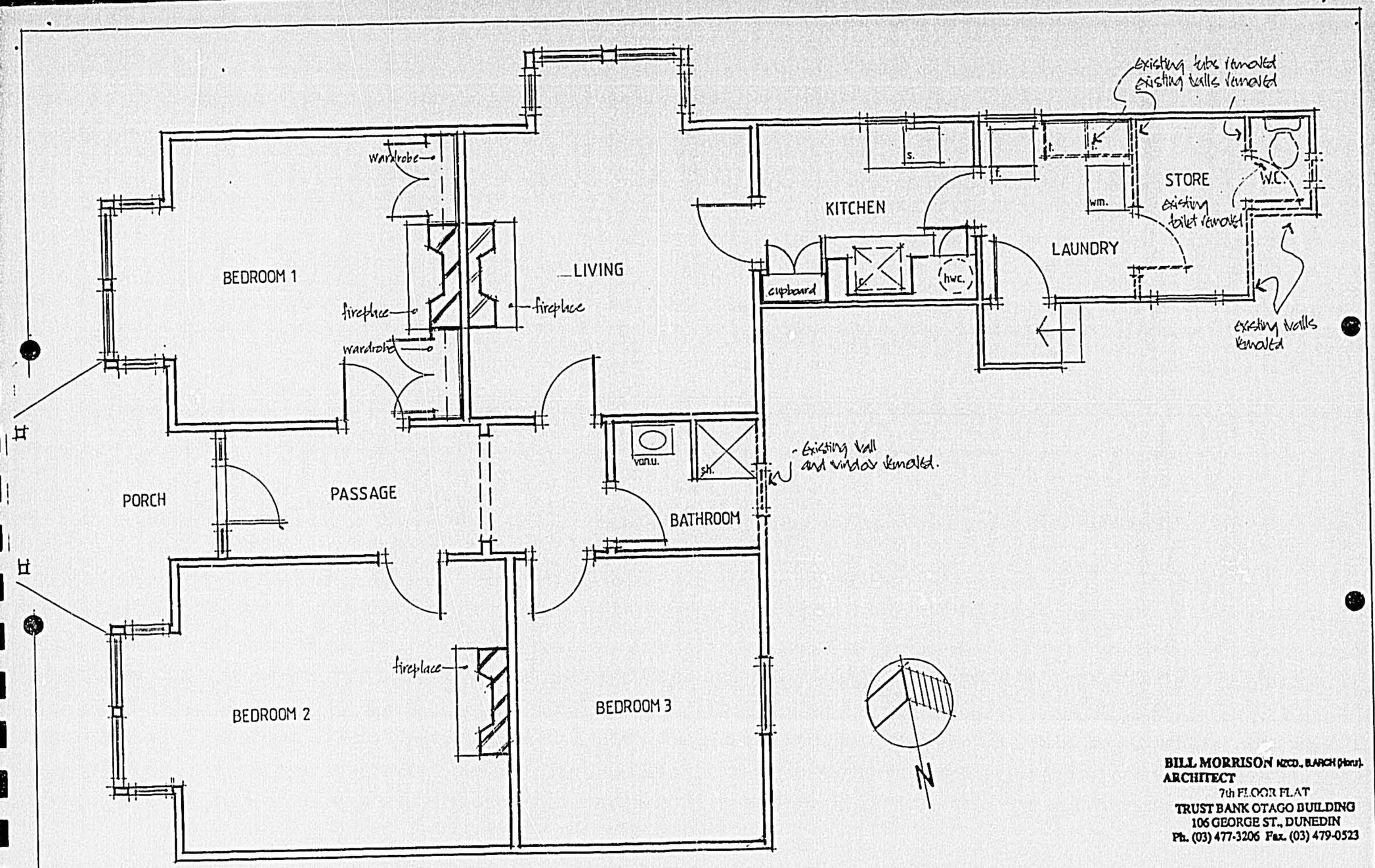
Name: .....

Position: AUTHORISED OFFICER

Date: 12/11/1996

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....."



BILL MORRISON NZCD., B.ARCH (Hons).
ARCHITECT
7th FLOOR FLAT
TRUST BANK OTAGO BUILDING
106 GEORGE ST., DUNEDIN
Ph. (03) 477-3206 Fax. (03) 479-0523

DRAWING TITLE. EXISTING FLOOR PLAN	JOB TITLE. PROPOSED ADDITIONS TO #91 N.E.V. RD, DUNEDIN.	DRAWN BY. K.WIJETUNGA	DATE. DEC. 1993	
		SCALE. 1:50	REVISION.	DWG NO. 1

BILL MORRISON NZCD., B.ARCH (Hons).
ARCHITECT
7th FLOOR FLAT
TRUST BANK OTAGO BUILDING
105 GEORGE ST., DUNEDIN
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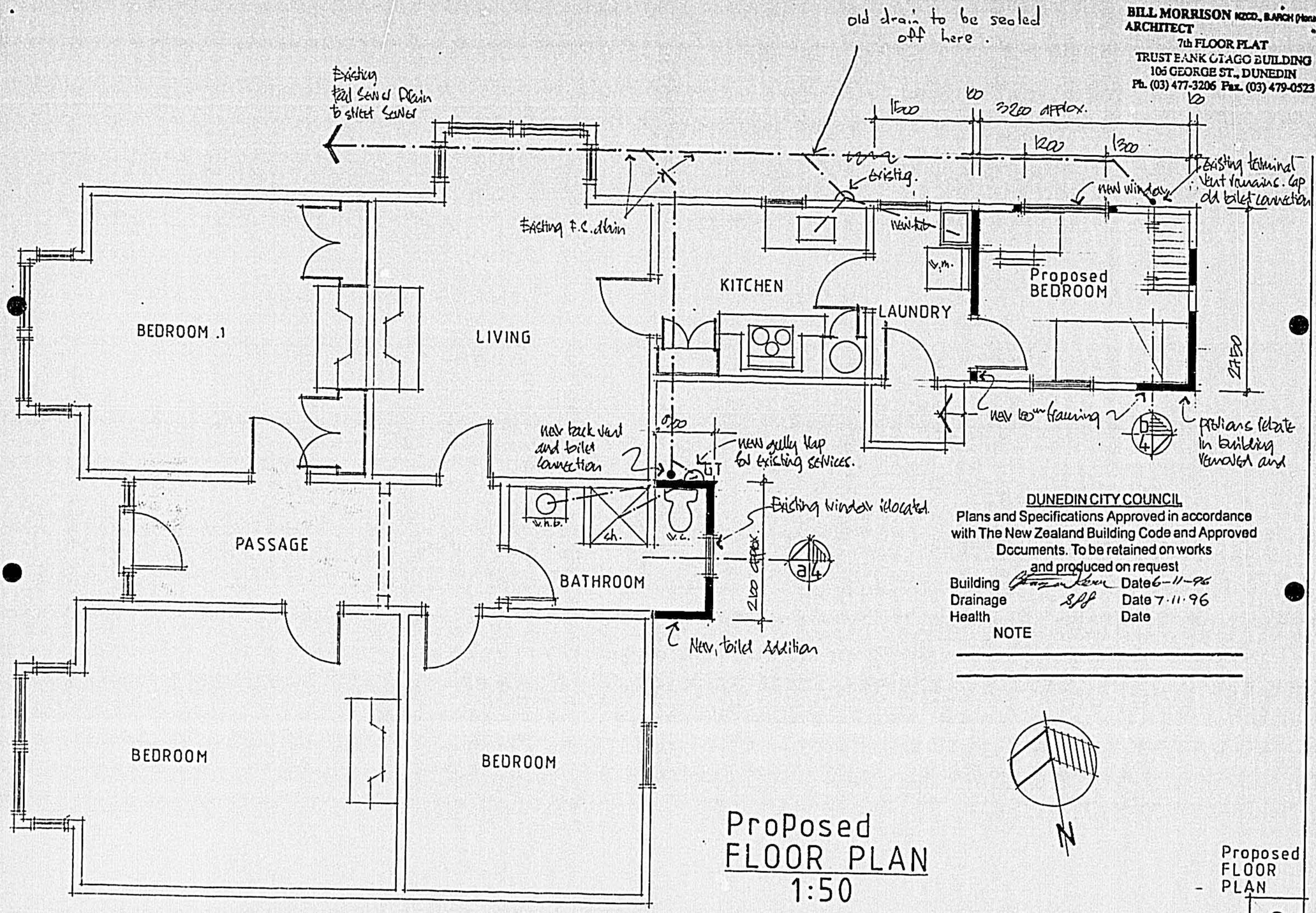


DUNEDIN CITY COUNCIL
Plans and Specifications Approved in accordance with The New Zealand Building Code and Approved Documents. To be retained on works and produced on request

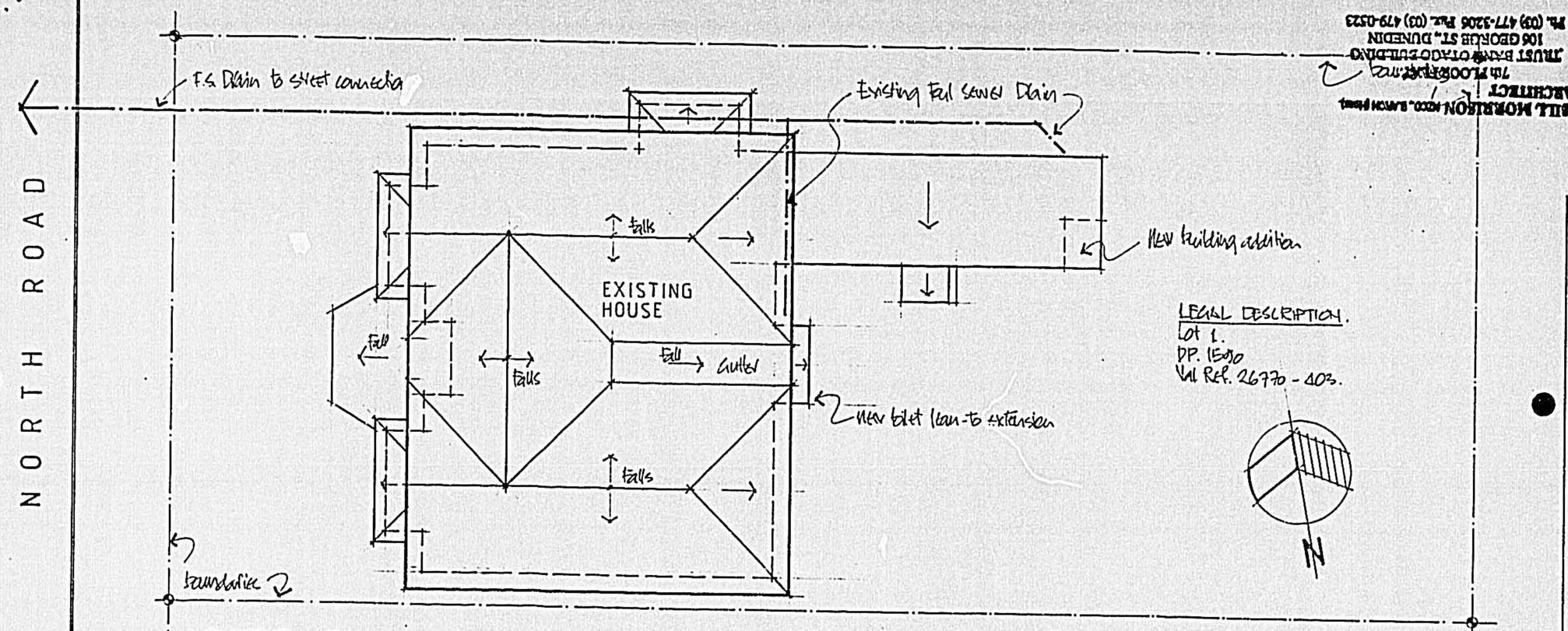
Building — Date 6-11-96
Drainage — Date 7.11.96
Health — Date
NOTE

ProPosed
FLOOR PLAN
1:50

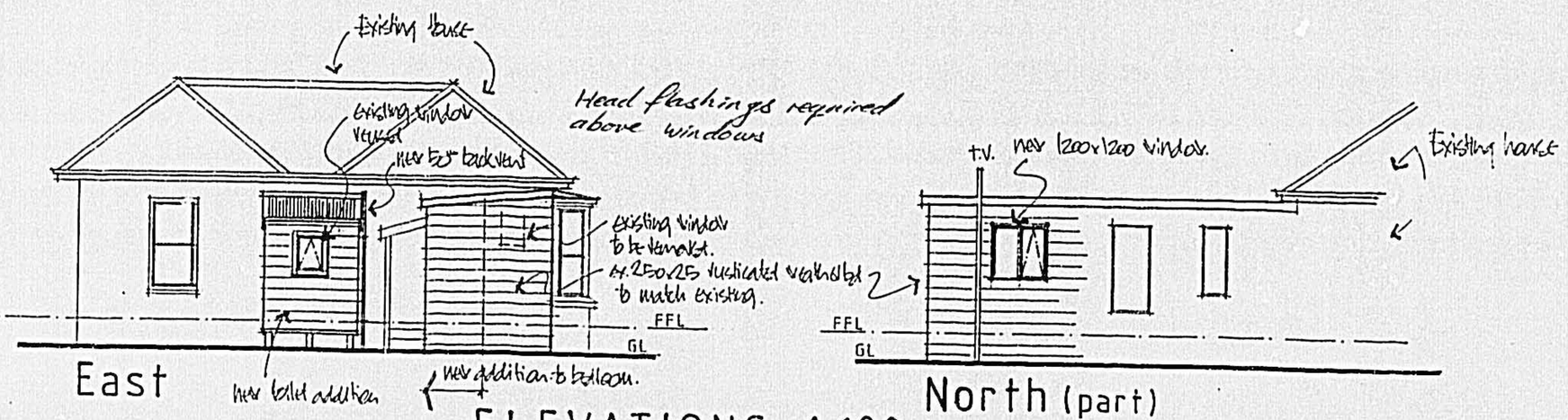
Proposed
FLOOR
PLAN

2

BILL MORRISON ARCHITECT
78 FLOOR STREET
TRUST BANK OTAGO BUILDING
106 GEORGE ST., DUNEDIN
PH. (03) 477-3206 FAX. (03) 479-0523



SITE PLAN 1:100



ELEVATIONS 1:100

SITE PLAN
ELEVATION
3

BILL MORRISON NZCD, B.ARCH (Hons).
ARCHITECT
7th FLOOR FLAT
TRUST BANK OTAGO BUILDING
106 GEORGE ST., DUNEDIN
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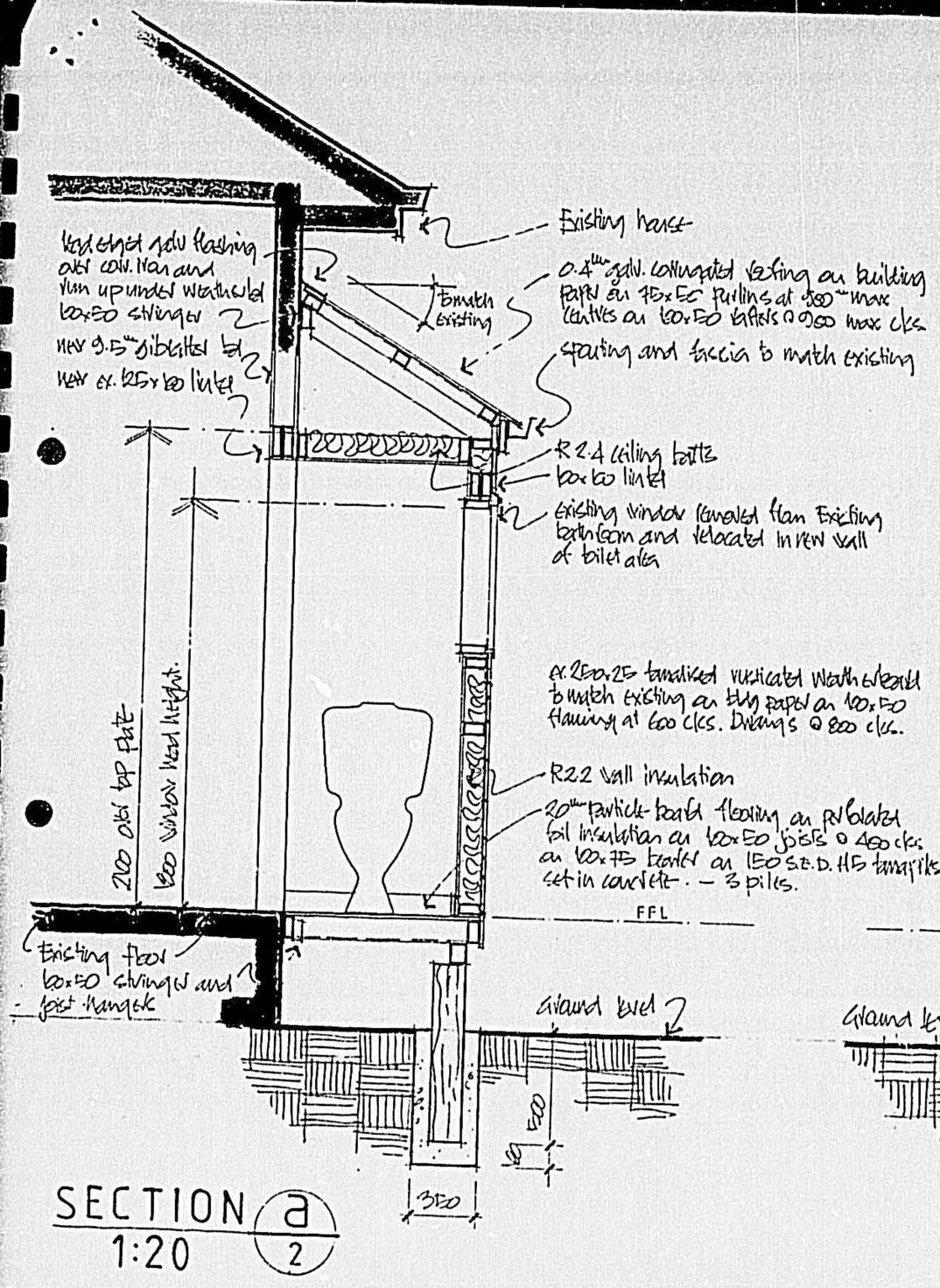
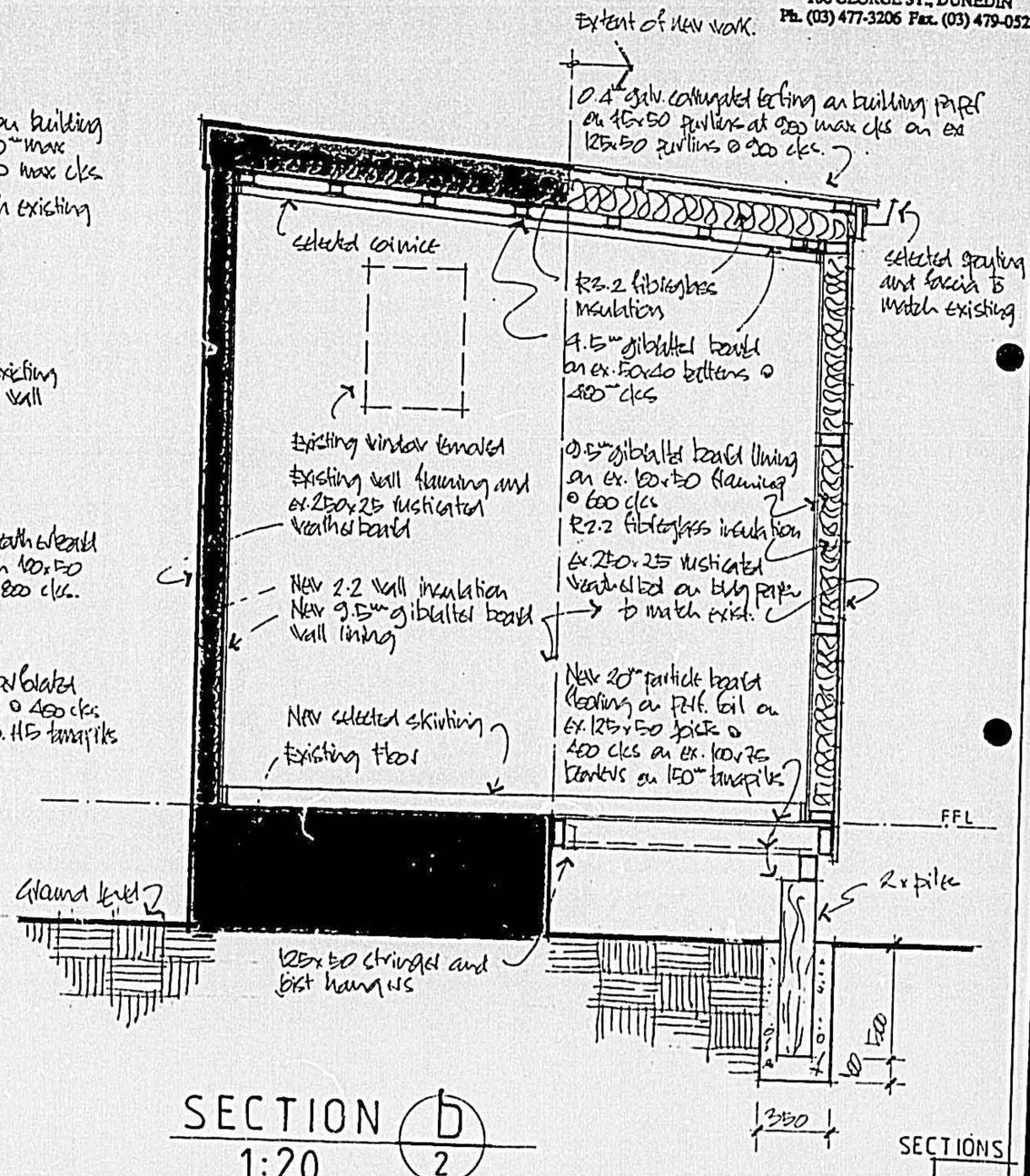


SECTION a
1:20
2



SECTION b
1:20
2

SECTIONS
4