

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: 7 Harden Street Dunedin

Prepared for: Ludwig Ysmael Feleo Arceo and Ailene Sulang Yaden

Prepared on: 06-Oct-2026

Property Details:

Property ID	5014371
Address	7 Harden Street Dunedin
Parcels	LOT 4 DP 5487

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 06-Oct-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: 7 Harden Street Dunedin	1
Prepared for: Ludwig Ysmael Feleo Arceo and Ailene Sulang Yaden	1
Prepared on: 06-Oct-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	5
Other Natural Hazards	5
Otago Regional Council Hazard Information	5
Contaminated Site, Hazardous Substances and Dangerous Goods	5
Contaminated Site Information	5
Historic Dangerous Goods Licence(s)	5
Hazardous Substances	5
s44A(2)(b) Information on private and public stormwater and sewerage drains	6
Drainage	6
Foul Sewer and Waste Water	6
Public Sewer Sheets	6
Dunedin City Council Private Drainage plans incomplete	6
s44A(2)(bb) Information Council holds regarding drinking water supply to the land	6
Water Supply	6
s44A(2)(c) Information relating to any rates owing in relation to the land	7
Rates Details	7
Rates Assessment Details	7
s44A(2)(d) Consents, Certificates, Notices, Orders or Requisitions affecting the land or any buildings on the land	8
(da) the information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004:s44A and	8
(2)(e) Information concerning any Certificate issued by a Building Certifier pursuant to the Building Act 1991 or the Building Act 2004	8
Building and Drainage Consents	8
Building and Drainage Permits	8
Non-consented Small Stand-alone Dwellings	8
Building Notices	8
Resource Consents	8
Consent Notices	8
Alcohol Licensing	8
Health Licensing	9
s44A(2)(ea) Information notified under Section 124 of the Weathertight Homes Resolution Services Act 2006	9
s44A (2)(f) Information relating to the use to which the land may be put and any conditions attached to that use	9

District Plan	9
District Plan Map	9
s44A(2)(g) Information regarding the land which has been notified to Council by another statutory organisation.....	9
s44A(2)(h) Information regarding the land which has been notified to Council by any network utility operator pursuant to the Building Act 1991 or Building Act 2004	10
Section 44A(3) Information concerning the land as the authority considers, at its discretion, to be relevant.....	10
Building Information.....	10
Minimum Floor Levels	10
Planning	10
Resource Consents within 50m of 7 Harden Street Dunedin.....	10
3 Waters	14
Information Regarding Watercourses	14
Transport	14
Glossary of Terms and Abbreviations.....	16
Consent, Permit, Licence & Complaint types	16
Terms used in Permits & Consents.....	17
General terms.....	17
Appendices	18

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

District Plan Hazard Information

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

Other Natural Hazard Information

Flood Hazards

WATERWAY

Upper Leith - Pinehill floodplain

Description: Leith floodplain area.

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

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

Commissioned by: Otago Regional Council

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

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

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

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

Reference Number: 11581

WATERWAY

Upper Leith floodplain

Description: Leith floodplain area.

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

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

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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

Reference Number: 11581

Land Stability Hazards

LAND MOVEMENT

Alluvial Fans - active floodwater-dominated 50000_1998_100m

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

Reference Number: 10106

Coastal Hazards

No information.

Seismic Hazards

No information.

Other Natural Hazards

No information.

Otago Regional Council Hazard Information

The Regional Council is required to provide information that it holds on Natural Hazards:

<https://www.orc.govt.nz/managing-our-environment/natural-hazards/otago-natural-hazards-database>

Contaminated Site, Hazardous Substances and Dangerous Goods

Contaminated Site Information

No information.

Historic Dangerous Goods Licence(s)

No information.

Hazardous Substances

No information.

WARNING – Change in legislation and management of hazardous substances

On 1 April 2004, all Dunedin City Council Dangerous Goods Licences expired. From this date they became the responsibility of the Environmental Protection Authority (EPA) under the Hazardous Substances and New Organisms Act 1996.

All new licences for hazardous substances were issued by independent Test Certifiers approved by the EPA. The Council no longer holds current information on the use of hazardous substances at these premises and hazardous substances may be present without the Council's knowledge.

The Council was advised by the EPA in 2016 that Worksafe had taken over responsibility for managing Location Test certificates under the Hazardous Substances and New Organisms Act 1996. The EPA no longer hold any information in relation to Location Test Certificates. If you have any questions, please contact Worksafe.

s44A(2)(b) Information on private and public stormwater and sewerage drains

Drainage

Drainage plans on file are indicative only.

Obtaining your own independent review may be required before commencing drainage works.

Foul Sewer and Waste Water

Stormwater/Sewer Separation - Compliant

The Dunedin City Council requires the foul sewer and storm water being discharged from a property to be directed to the separate foul sewer and storm water networks, respectively. This property is in an area where inspections have been undertaken to ensure compliance with this requirement. This property was certified as complying with Council's requirements for storm water separation at the time of inspection on **10th July 2000**.

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

Drainage Reticulation Plans

A copy of the Dunedin City Council's drainage infrastructure in the vicinity of the subject property is attached. Public foul sewers are shown in red and stormwater sewers in green. All public drainage services are available to receive connections from the property and limited flows of stormwater may also be discharged to the street channel or an approved outfall.

Public Sewer Sheets

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

Dunedin City Council Private Drainage plans incomplete

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

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

Water Supply

Urban water supply area – Connected

This property is connected to the Dunedin City Council's urban (on-demand) water supply. Indicative water pressures are available to view at www.dunedin.govt.nz/water-pressure, 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	2014371
Address	7 Harden Street Dunedin
Valuation Number	26780-62900

Latest Valuation Details

Capital Value	\$580,000
Land Value	\$245,000
Value of Improvements	\$335,000
Area (Hectares)	0.0506HA
Units of Use	1

Current Rates

Current Rating Year Starting	01-Jul-2026
Dunedin City Council Rates	\$3,994.73

Rates Outstanding for Year	\$3,031.03
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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

There are no records of any Building Consents for this property.

Building and Drainage Permits

[H-1947-29307](#) AAB19470184

4565 - Erect Dwelling (Leckie). The permit was lodged on 28-Mar-1947.

[H-1949-32820](#) AAB19490316

7766 - Erect Workshop (Leckie). The permit was lodged on 24-May-1949.

[H-1952-39393](#) AAB19520270

12424 - Erect Shed and Glasshouse (Leckie). The permit was lodged on 08-Feb-1952.

[H-1960-54031](#) AAB19600155

4467 - Addition and Alteration to Dwelling (Murray). The permit was lodged on 03-Jun-1960.

[H-1961-55989](#) AAB19610154

6158 - Erect Carport (Murray). The permit was lodged on 15-May-1961.

[H-1973-76034](#) AAB19730154

7557 - Addition to Dwelling (Corkin). The permit was lodged on 01-Jun-1973.

[H-1948-164082](#) AAD19480403

E4641 - Plumbing & Drainage (Leckie). The permit was lodged on 28-Apr-1948.

[H-1966-189666](#) AAD19660501

H1807 - Repair Drainage, No Plan (Corkin). The permit was lodged on 14-Oct-1966.

[H-1946-161508](#) AAD19460168

E1760 - Plumbing & Drainage for New Building (Stone Construction Company). The permit was lodged on 27-Mar-1946.

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

- Hazard 2 (flood) Overlay Zone

Mapped Areas

- Nil

District Plan Map

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

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

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

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

No information.



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

No information.

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

Building Information

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 7 Harden Street Dunedin

[5014369 3 Harden Street Dunedin](#)

[RMA-1991-350999](#) Resource Management Act (Historical Data) Report Ownr:BUDDINGH (Non-Notified - Non Complying). The outcome was Granted on 14/06/1991.

[5014370 5 Harden Street Dunedin](#)

[RMA-2003-367212](#) Resource Management Act (Historical Data) REAR EXTENSION TO EXISTING DWELLING (Non-Notified - Restricted Discretionary). The outcome was Granted on 12/11/2003.

[RMA-1994-357023](#) Resource Management Act (Historical Data) ERECT CARPORT Ownr:BRUCE CURRIE (Non-Notified - Non Complying). The outcome was Granted on 16/11/1994.

[5014373 11 Harden Street Dunedin](#)

[LUC-2008-394](#) Land Use Consent erect carport in front yard. The outcome was Granted on 28/07/2008.

[5014380 190 Malvern Street Dunedin](#)

[RMA-1995-352275](#) Resource Management Act (Historical Data) NEW KITCHEN EXTENSION TO REAR OF HOUSE Ownr:MORRIS (Non-Notified - Non Complying). The outcome was Granted on 26/04/1988.

[5106980 13 Harden Street Dunedin](#)

[RMA-1993-356069](#) Resource Management Act (Historical Data) ESTABLISH WASHING MACHINE RENTAL BUSINESS Owner: WINTON AMIES / App: WINTON AMIES 69 MALVERN STREET (Non-Notified - Non Complying). The outcome was Granted on 16/06/1993.

5113878 12A Patmos Avenue Dunedin

[POL-2026-44](#) Planning Other Legislation Creation of Right of Way A over Part Lot 8 DP 5487 and Right of Way B over Lot 1 DP 630953 in favour of Lot 2 DP 630953. The outcome was Granted on 20/08/2026.

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

[LUC-2014-528](#) Land Use Consent use of commercial premises in Residential zone. There has been no outcome yet.

[RMA-1993-356069](#) Resource Management Act (Historical Data) ESTABLISH WASHING MACHINE RENTAL BUSINESS Owner: WINTON AMIES / App: WINTON AMIES 69 MALVERN STREET (Non-Notified - Non Complying). The outcome was Granted on 16/06/1993.

5123999 4 Harden Street Dunedin

[LUC-2021-527](#) Land Use Consent the erection of a garage within permitted setbacks from side boundary and waterbody. The outcome was Granted on 06/10/2021.

[LUC-2016-414](#) Land Use Consent a non-complying activity being the existing jewellery business on Lot 2 SUB-2016-66. The outcome was Granted on 08/09/2016.

[LUC-2016-369](#) Land Use Consent bulk and location breaches of existing residential buildings and to re-authorise a jewellery business for Lot 2. The outcome was Granted on 08/09/2016.

[SUB-2016-66](#) Subdivision Consent boundary adjustment subdivision for 4 lots. The outcome was Granted on 08/09/2016.

[RMA-2001-364646](#) Resource Management Act (Historical Data) EXTEND EXISTING DWELLING FOR THE PURPOSES OF A WORKSHOP, STUDY AND POLISHING ROOM (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 21/03/2001.

[RMA-1995-357297](#) Resource Management Act (Historical Data) ERECT CARPORT ENCOMPASSING GARAGE & BOUNDARY FENCE Ownr:T DANIELS / App: T DANIELS 4 HARDEN ST (Non-Notified - Non Complying). The outcome was Granted on 23/02/1995.

[RMA-1986-354417](#) Resource Management Act (Historical Data) ESTABLISH FINE METALS WORKSHOP IN BASEMENT Ownr:DANIELS / App: T F DANIELS 4 HARDEN STREET (Notified - Non Complying). The outcome was Granted on 10/07/1986.

[RMA-1989-352475](#) Resource Management Act (Historical Data) ERECT BRICK ENTRANCE WALLS (Non-Notified - Non Complying). The outcome was Granted on 27/02/1989.

[RMA-1990-350765](#) Resource Management Act (Historical Data) Subdivision Boundary Adjustment (Scheme Plan 750) / App: A.D. Hosken PO Box 1083 (Non-Notified - Non Complying). The outcome was Granted on 21/09/1989.

5124001 2 Harden Street Dunedin

[LUC-2016-369](#) Land Use Consent bulk and location breaches of existing residential buildings and to re-authorise a jewellery business for Lot 2. The outcome was Granted on 08/09/2016.

[SUB-2016-66](#) Subdivision Consent boundary adjustment subdivision for 4 lots. The outcome was Granted on 08/09/2016.

[RMA-1990-350765](#) Resource Management Act (Historical Data) Subdivision Boundary Adjustment (Scheme Plan 750) / App: A.D. Hosken PO Box 1083 (Non-Notified - Non Complying). The outcome was Granted on 21/09/1989.

5138210 12 Harden Street Dunedin

[LUC-2022-52](#) Land Use Consent the clearance of vegetation and establishment of residential activity within the Hazard 2 (flood) overlay within Lot 3 SUB-2020-13. Infringement of outdoor living areas, height in

relation to boundary and setbacks within Lots 1 and 2 SUB-2020-13. The authorisation of the legal width of vehicle access to Lots 1 to 4 of SUB-2022-13. The outcome was Granted on 15/03/2022.

[SUB-2022-13](#) Subdivision Consent a four lot subdivision, including the authorisation of the legal width of vehicle access. The outcome was Granted on 15/03/2022.

[LUC-2018-429](#) Land Use Consent the removal of vegetation, earthworks, demolition of the existing garage and the erection of two residential units, and the authorisation of breaches of the yard and height plane rule by the existing residential unit and accessory building. The outcome was Granted on 28/02/2019.

[RMA-1989-352475](#) Resource Management Act (Historical Data) ERECT BRICK ENTRANCE WALLS (Non-Notified - Non Complying). The outcome was Granted on 27/02/1989.

[RMA-1990-350765](#) Resource Management Act (Historical Data) Subdivision Boundary Adjustment (Scheme Plan 750) / App: A.D. Hosken PO Box 1083 (Non-Notified - Non Complying). The outcome was Granted on 21/09/1989.

[5138211 10 Harden Street Dunedin](#)

[LUC-2022-52](#) Land Use Consent the clearance of vegetation and establishment of residential activity within the Hazard 2 (flood) overlay within Lot 3 SUB-2020-13. Infringement of outdoor living areas, height in relation to boundary and setbacks within Lots 1 and 2 SUB-2020-13. The authorisation of the legal width of vehicle access to Lots 1 to 4 of SUB-2022-13. The outcome was Granted on 15/03/2022.

[SUB-2022-13](#) Subdivision Consent a four lot subdivision, including the authorisation of the legal width of vehicle access. The outcome was Granted on 15/03/2022.

[BACT-2019-66](#) Boundary Activity Notice deemed permitted boundary activity for the construction of a new vehicle bridge. The outcome was Issued on 26/11/2019.

[LUC-2018-429](#) Land Use Consent the removal of vegetation, earthworks, demolition of the existing garage and the erection of two residential units, and the authorisation of breaches of the yard and height plane rule by the existing residential unit and accessory building. The outcome was Granted on 28/02/2019.

[RMA-1989-352475](#) Resource Management Act (Historical Data) ERECT BRICK ENTRANCE WALLS (Non-Notified - Non Complying). The outcome was Granted on 27/02/1989.

[RMA-1990-350765](#) Resource Management Act (Historical Data) Subdivision Boundary Adjustment (Scheme Plan 750) / App: A.D. Hosken PO Box 1083 (Non-Notified - Non Complying). The outcome was Granted on 21/09/1989.

[5158721 12A Patmos Avenue Dunedin](#)

[POL-2026-44](#) Planning Other Legislation Creation of Right of Way A over Part Lot 8 DP 5487 and Right of Way B over Lot 1 DP 630953 in favour of Lot 2 DP 630953. The outcome was Granted on 20/08/2026.

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

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

[LUC-2014-528](#) Land Use Consent use of commercial premises in Residential zone. There has been no outcome yet.

[RMA-1993-356069](#) Resource Management Act (Historical Data) ESTABLISH WASHING MACHINE RENTAL BUSINESS Owner: WINTON AMIES / App: WINTON AMIES 69 MALVERN STREET (Non-Notified - Non Complying). The outcome was Granted on 16/06/1993.

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:

Non-compliant vehicle crossing – no stormwater run-off.

It appears there are no stormwater provisions in place for this vehicle crossing. To meet current Council standards the stormwater run-off would be required to be captured at the boundary and managed in a way where it does not cause a nuisance to neighbouring properties, including the road corridor. For example: a strip drain with sump or a sump and piped to the kerb and channel. Council accepts this situation but accepts no liability and the maintenance is the responsibility of the property owner. This may be required to be upgraded in the future.

Private stormwater lateral.

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

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

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



Glossary of Terms and Abbreviations

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

Consent, Permit, Licence & Complaint types

AAB	DCC Building permit
AAD	DCC Drainage permit
AAG	Green Island drainage permit
AAH	Hyde permit
AAK	St Kilda permit
AAM	Mosgiel permit
AAP	Port Chalmers permit
AAS	Silverpeaks permit
AAT	Maniototo permit
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
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Appendices



Photographic Map

Scale at A4:

1:750

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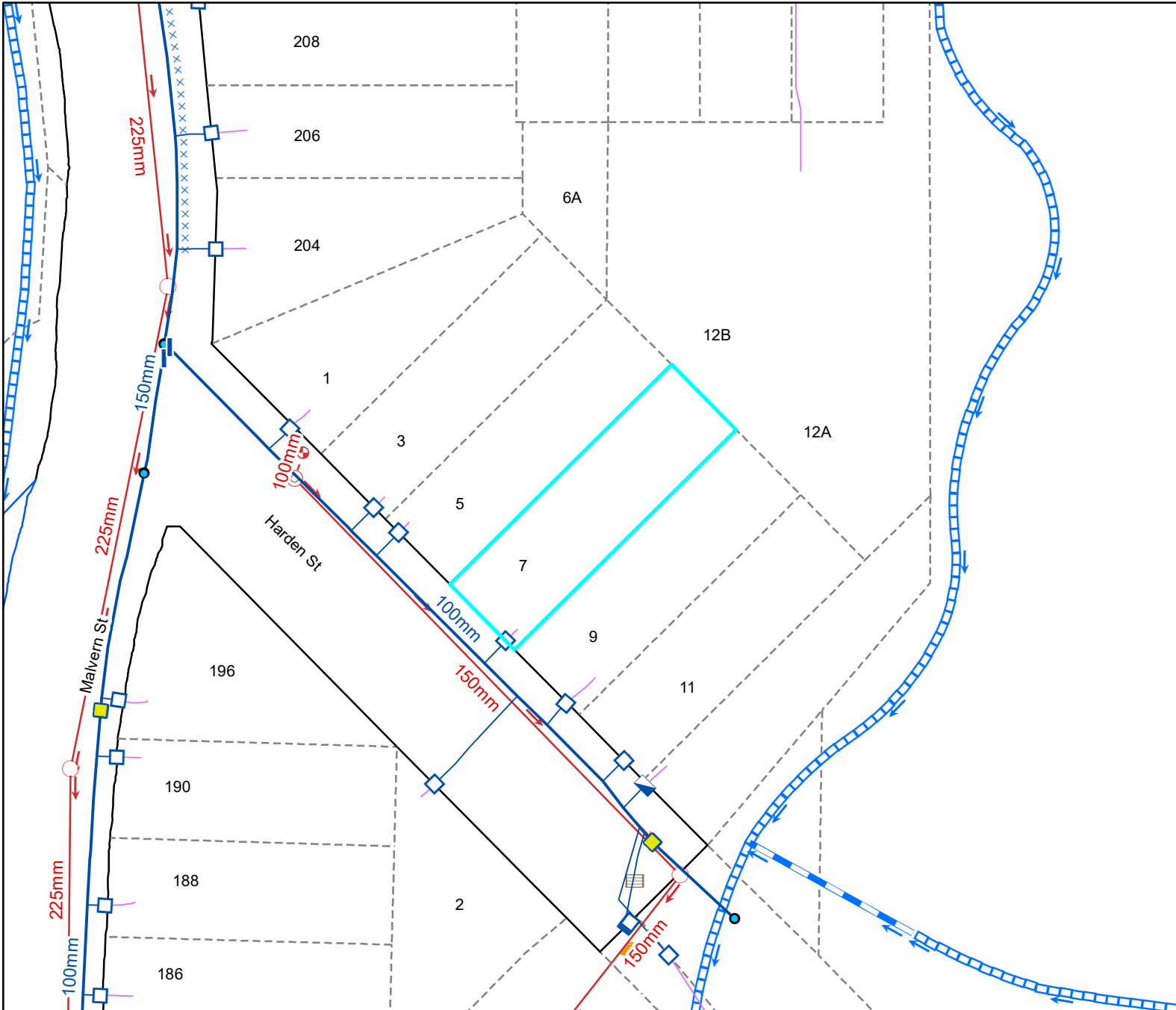
PARCEL LINES CAN VARY FROM
LEGAL PARCEL BOUNDARIES

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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2006/2007 Urban photography March 2007,
copyright NZAM. Rural photography March
2006, copyright Terralink International Ltd.



Legend

Water Supply

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

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

Foul Sewerage

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

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

Stormwater

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

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

General

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

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



Council Water & Drainage Services

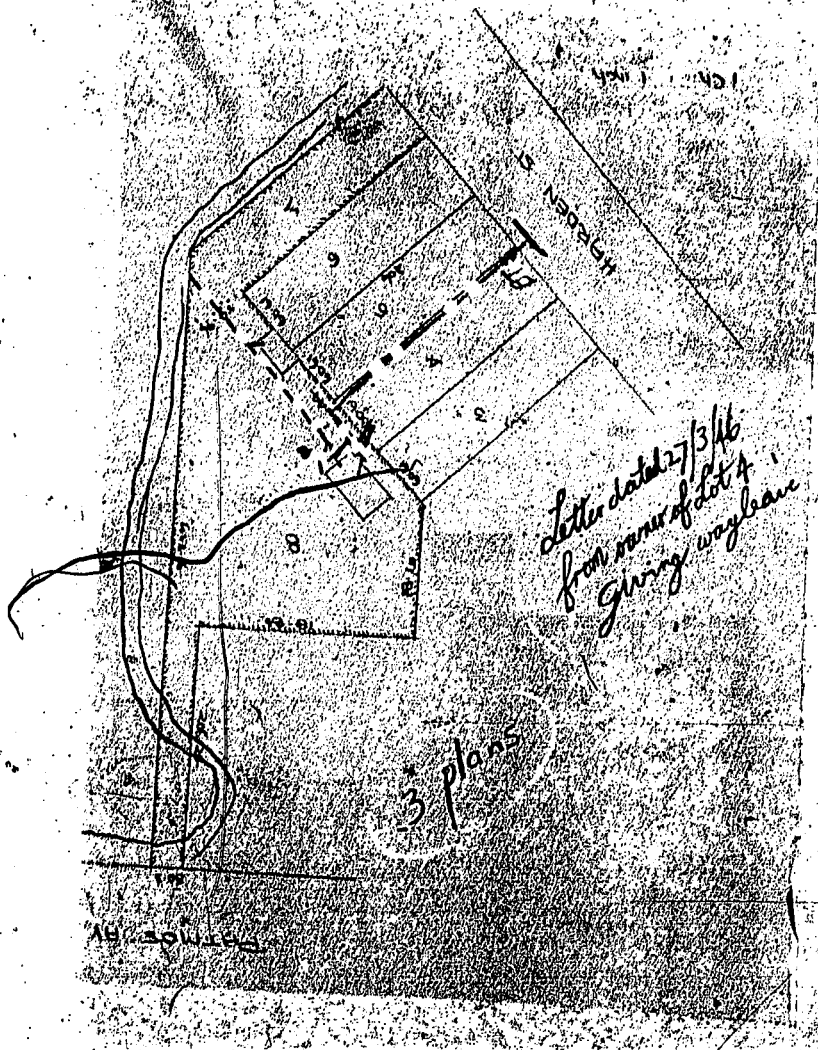
Information shown is the best available at the time of publishing. The accuracy and completeness of This information is variable. Private assets are typically not mapped. Recent changes may not be reflected. Verify on site before commencing work. For all enquiries phone 03 477 4000.

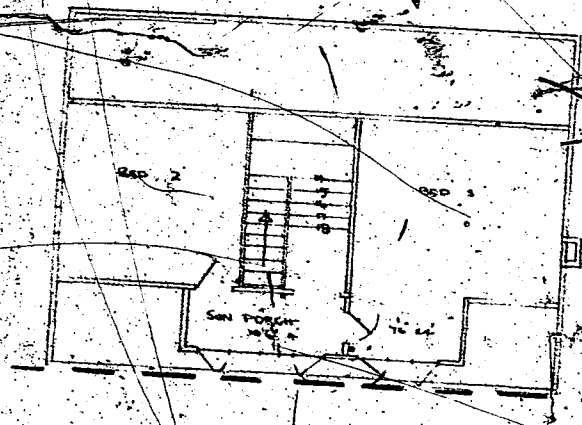
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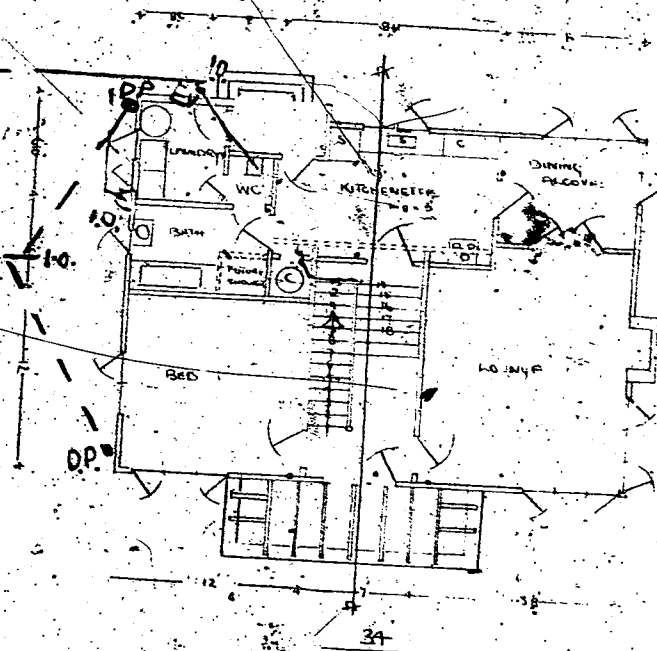
PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARIES
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2018-2019 Urban. Copyright DCC/Aerial Surveys Ltd. Rural, ORC/Aerial Surveys Ltd. CC BY 4.0 NZ
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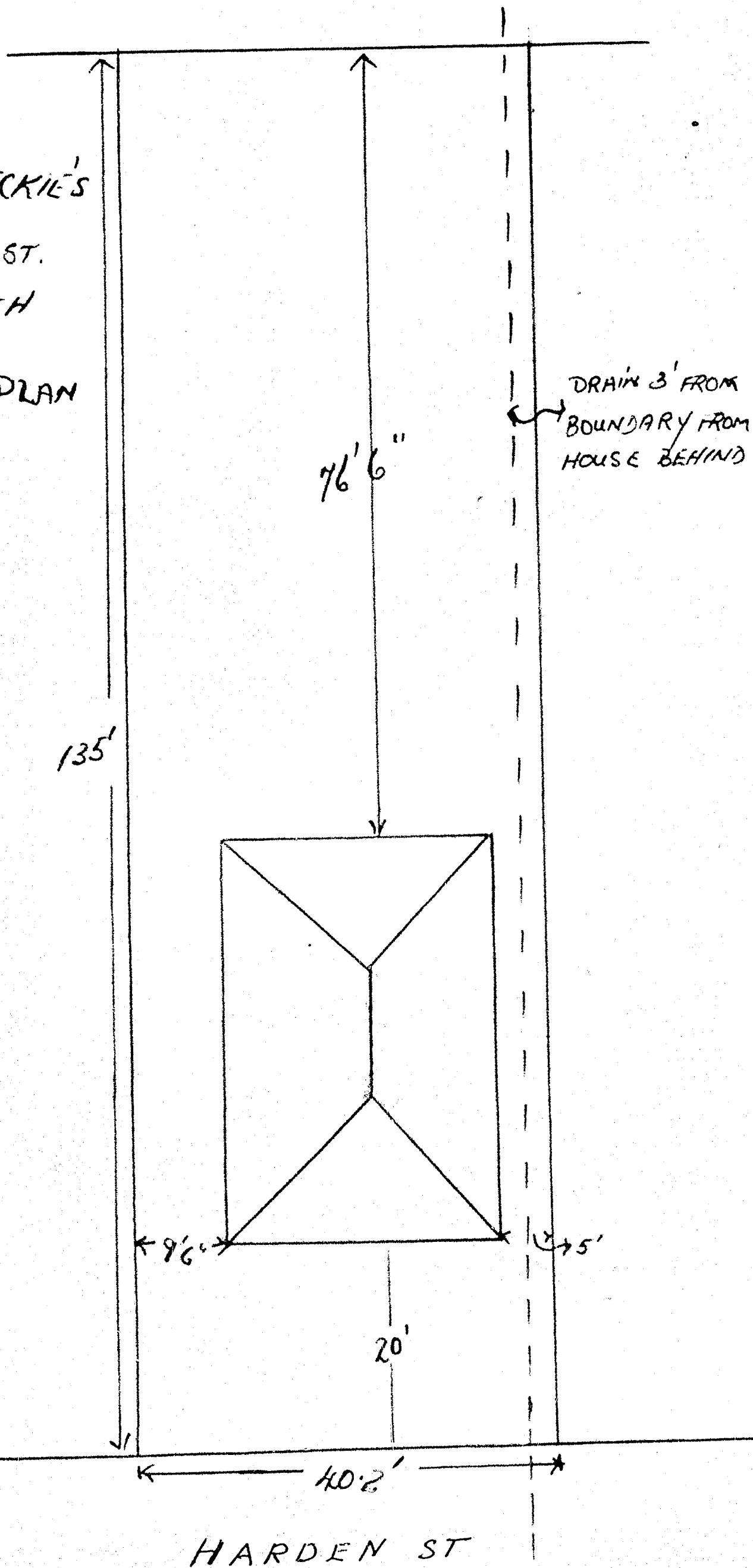
WING A PLAN



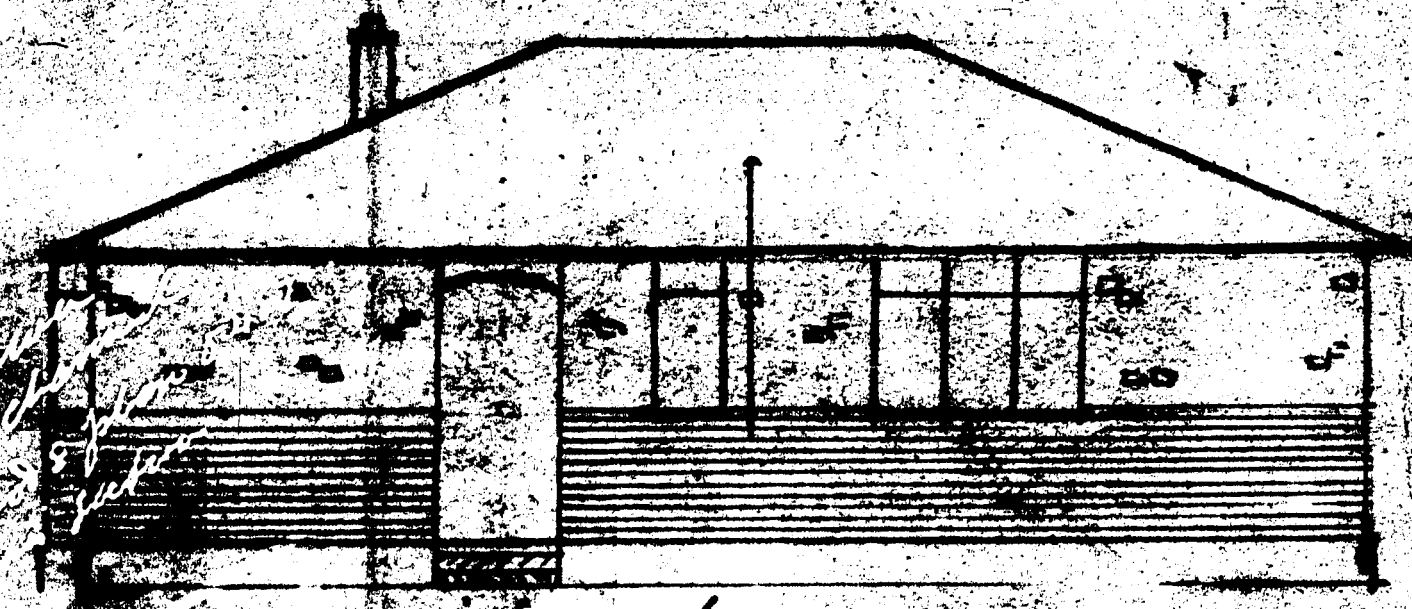
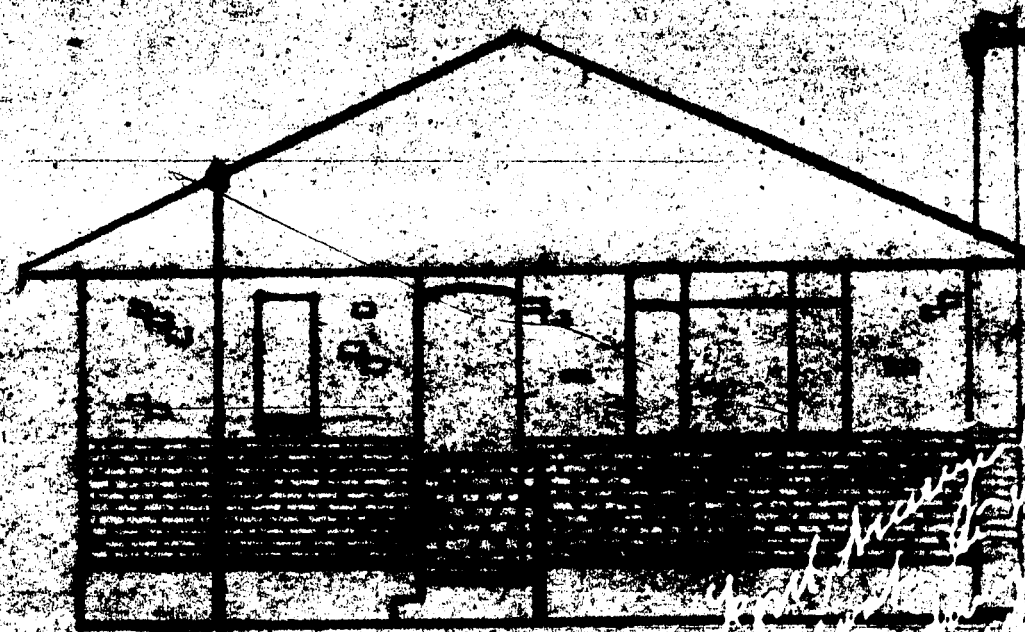
SITE PLAN FOR K.P. LECKIE'S
RESIDENCE AT HARDIN ST.
GLENLEITH

to be in conjunction with PLAN
(BLUEPRINT)

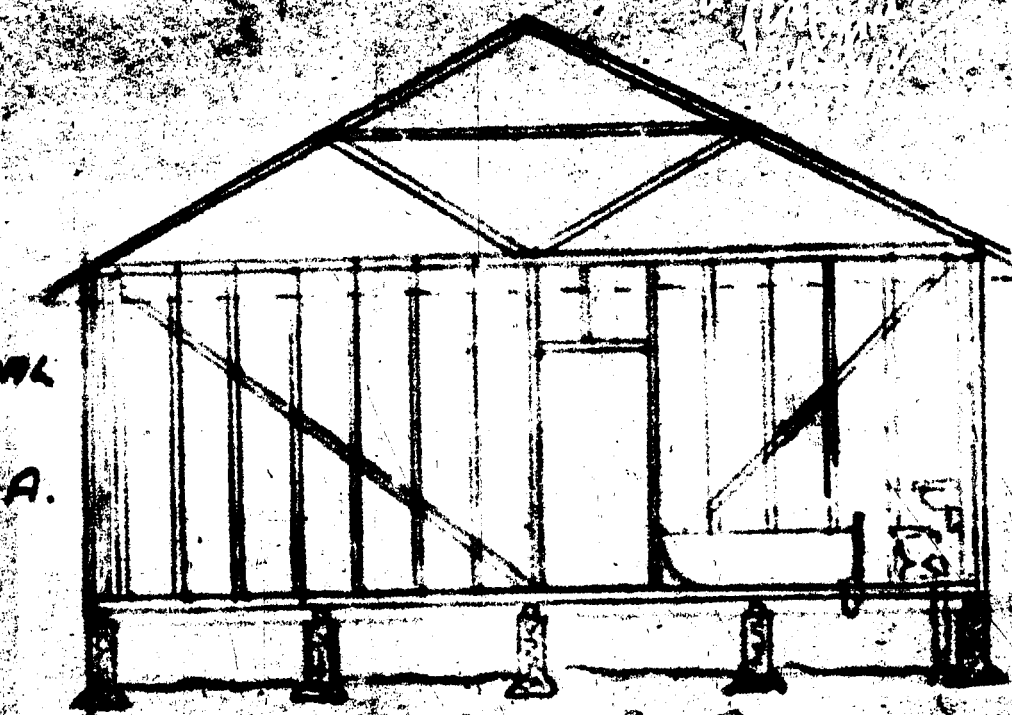
$\frac{1}{16}$ " to 1 foot.



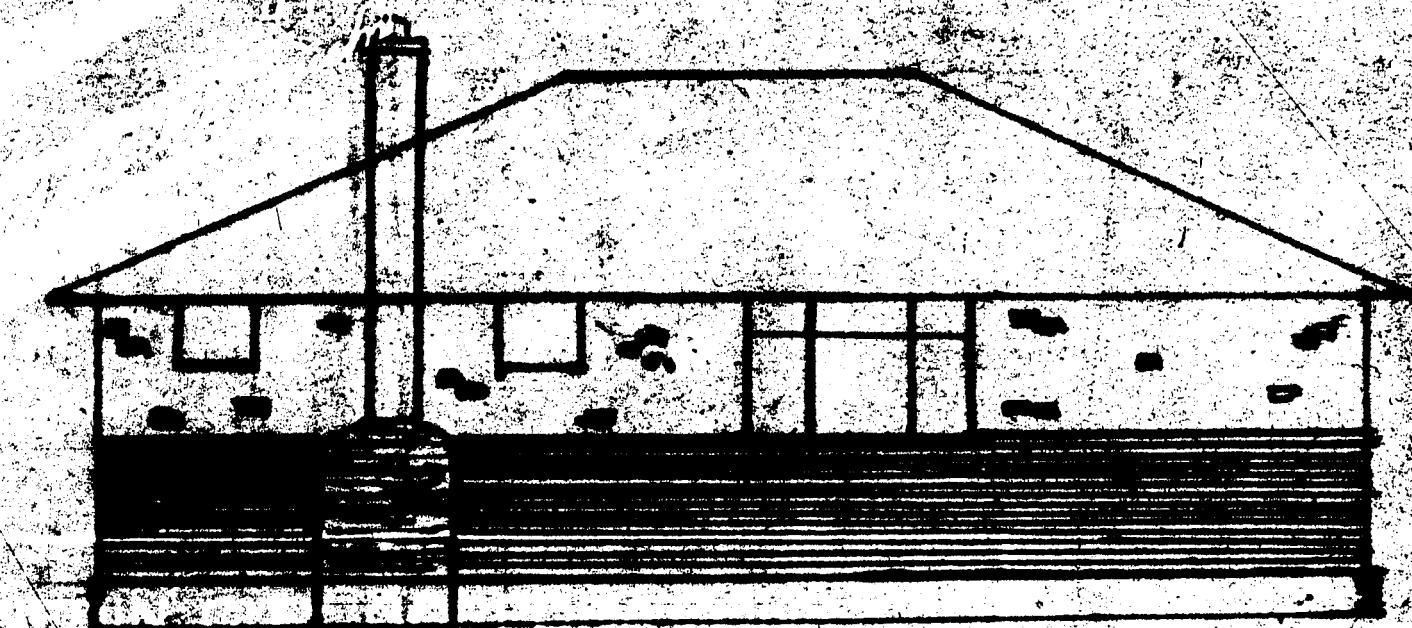
RT. HARDIN STREET, DUBLIN LEITH.



SIDE VIEW (EAST)



SECTION THROUGH A--A



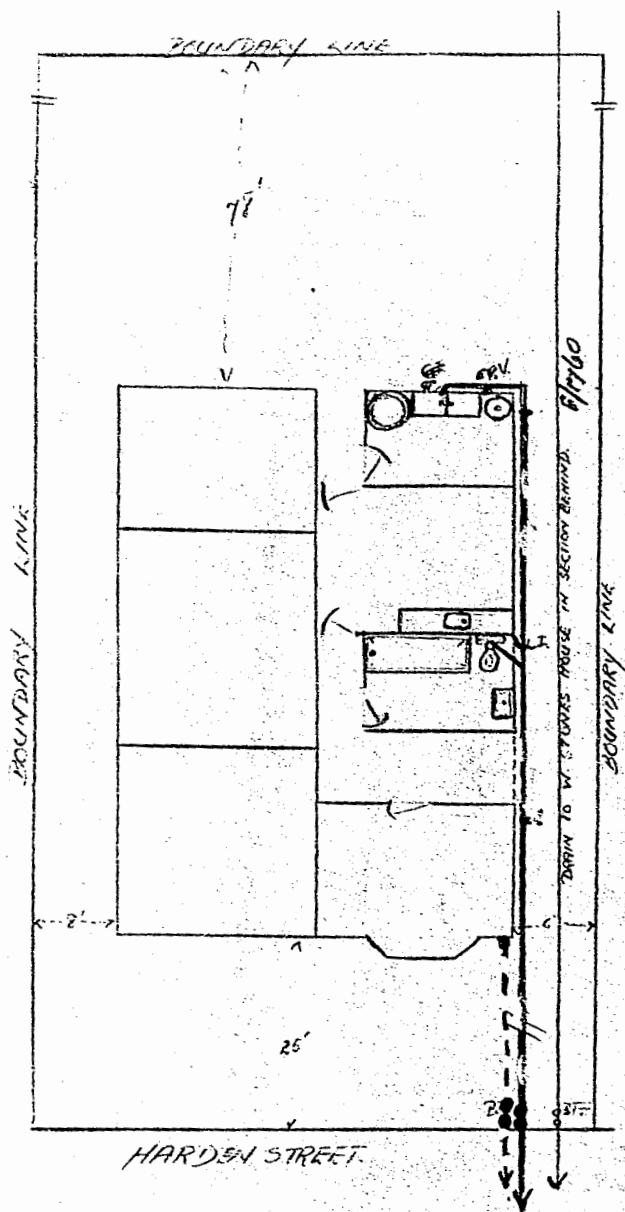
SIDE VIEW, (WRF)



VIEW TO HARDIN STREET (S.W.)

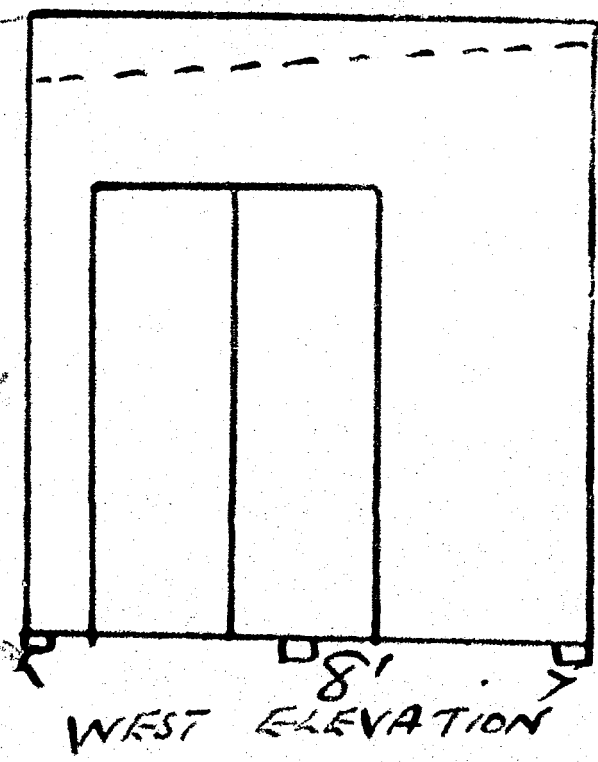
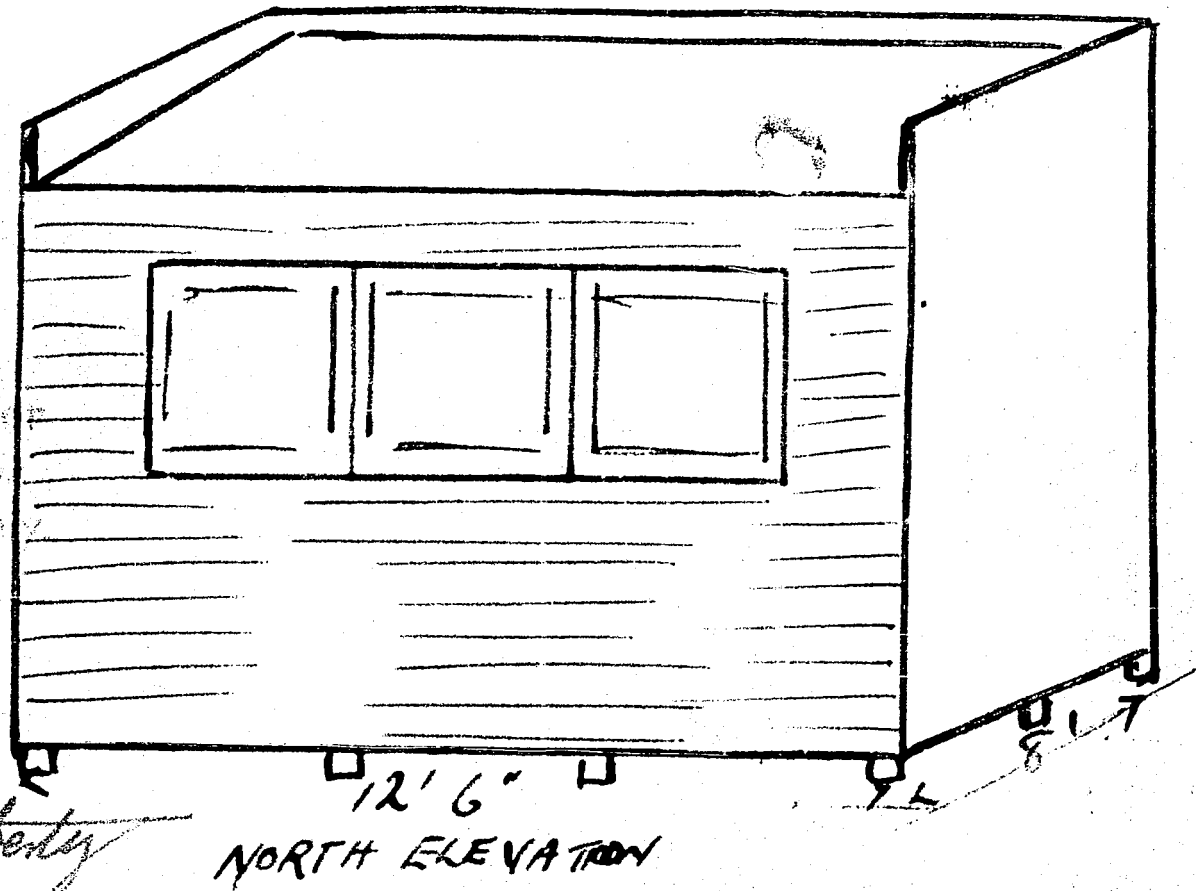
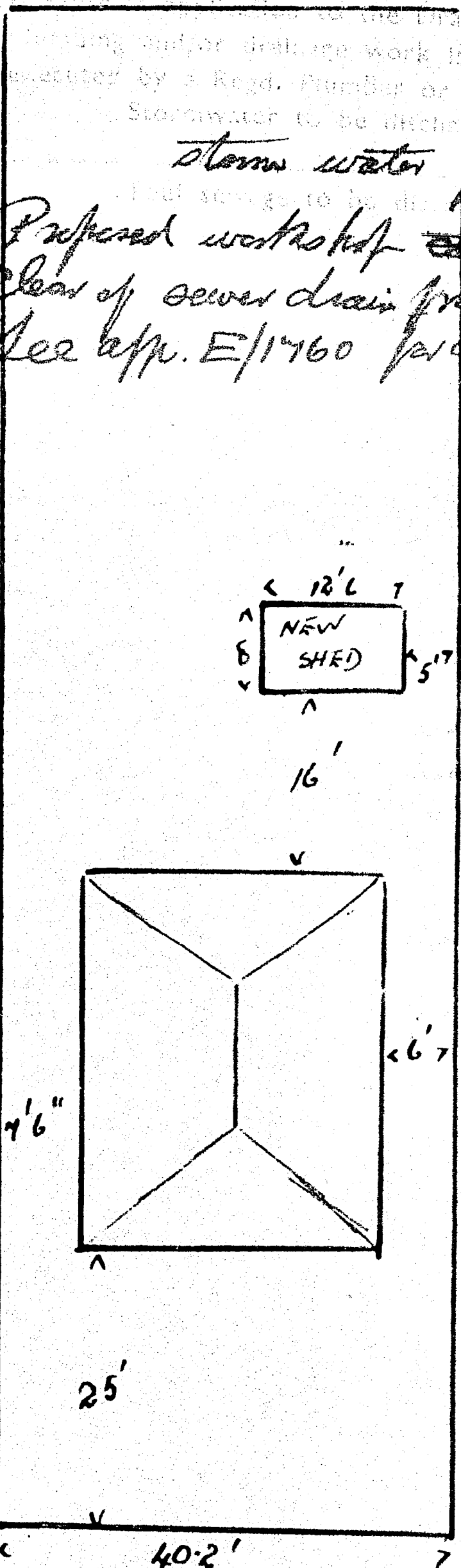
House Connection Plan

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



O.K.
A.G.

Owner KEITH R. LECKIE Block 10 NORTH HARBOUR 2 BRUSSEIN 205491
Street 7 HARDEN ST. Section ~~74/4/4558~~ of 4
Locality GLENLEITH CITY OF DUNEDIN Allotment 4 Penn 5487
Signature of Drainer Keith R. Leckie (18. of 10 Penn 4974)



SCALE 1/4" = 1 FOOT.

12/5/49.
W. Henderson

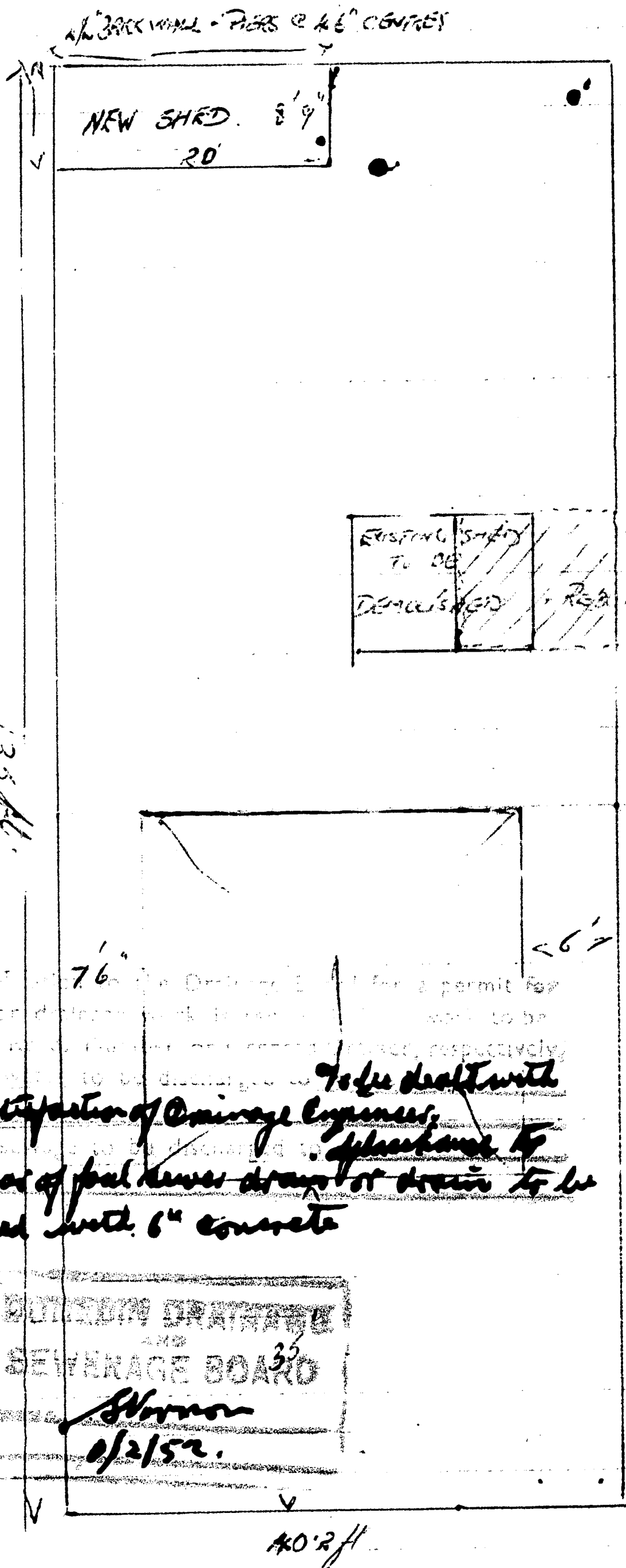
Construct workshop 12'6" x 8' (100) to building by laws and controlling regulations 1/6/49 i.e. second hand or pinus insignis type timber to be used throughout. Set whole on 12 concrete piles at 4' x 32" centres. Roofing to be 2nd hand corrugated iron on a sarked roof covered with building paper. One electric point to be installed for lighting purposes.

Owner M^r R. R. Leckie
 Street 7 Harden
 Locality Glenleith
 Signature of Builder
 BUILDER.

Block 10 N.H. 23 District.
 Section D.P. 5487
 Allotment 4

Keith R. Leckie

17766



CLASSHOUSE TO BE ERECTED ON THIS SITE AT END OF SECTION.

SPEC.
 4x2" Rafters 2' 0" centres
 sheathed a parapet with
 1/2" birch or roof.
 4x3" floor plates with
 4x2" floor joists.
 4x2" studs
 Leather edge weather board
 on south & east sides
 4 1/2" brick pier on
 boundaries to be
 parapet

Kent R. Lickie

To the satisfaction of Drainage Engineer,
 be kept clear of foul sewer drains or drains to be
 surrounded with 6" concrete

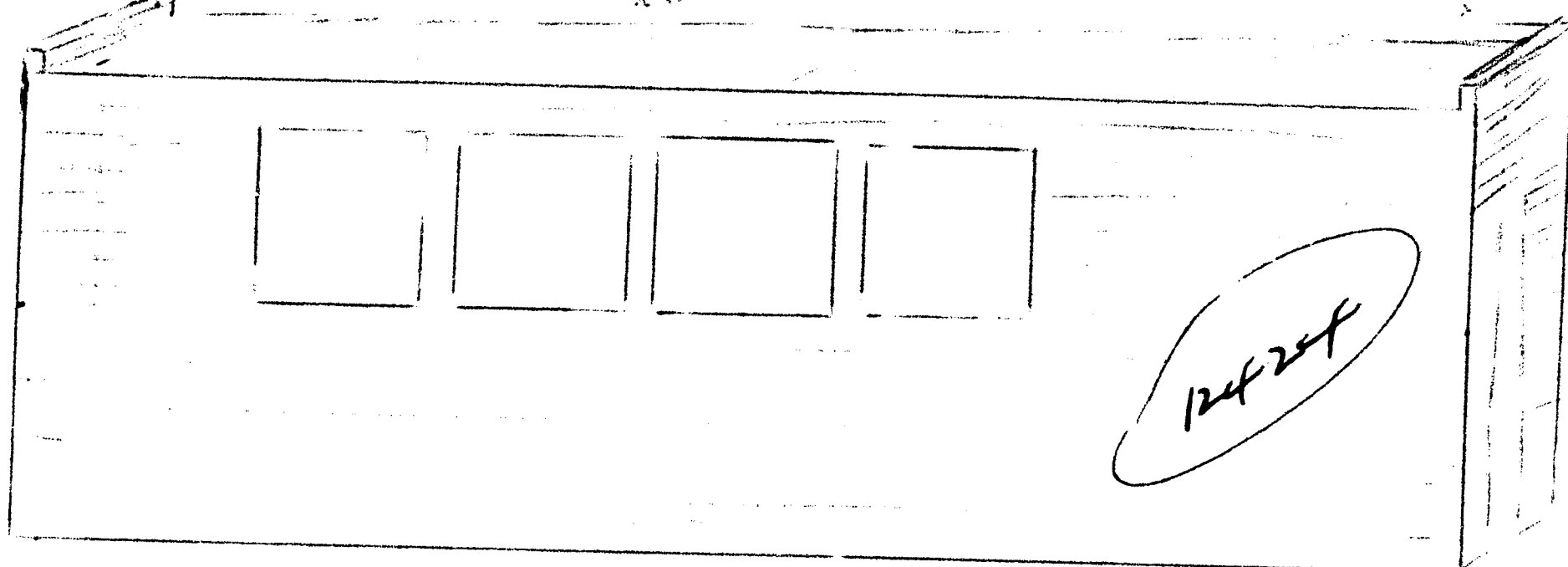
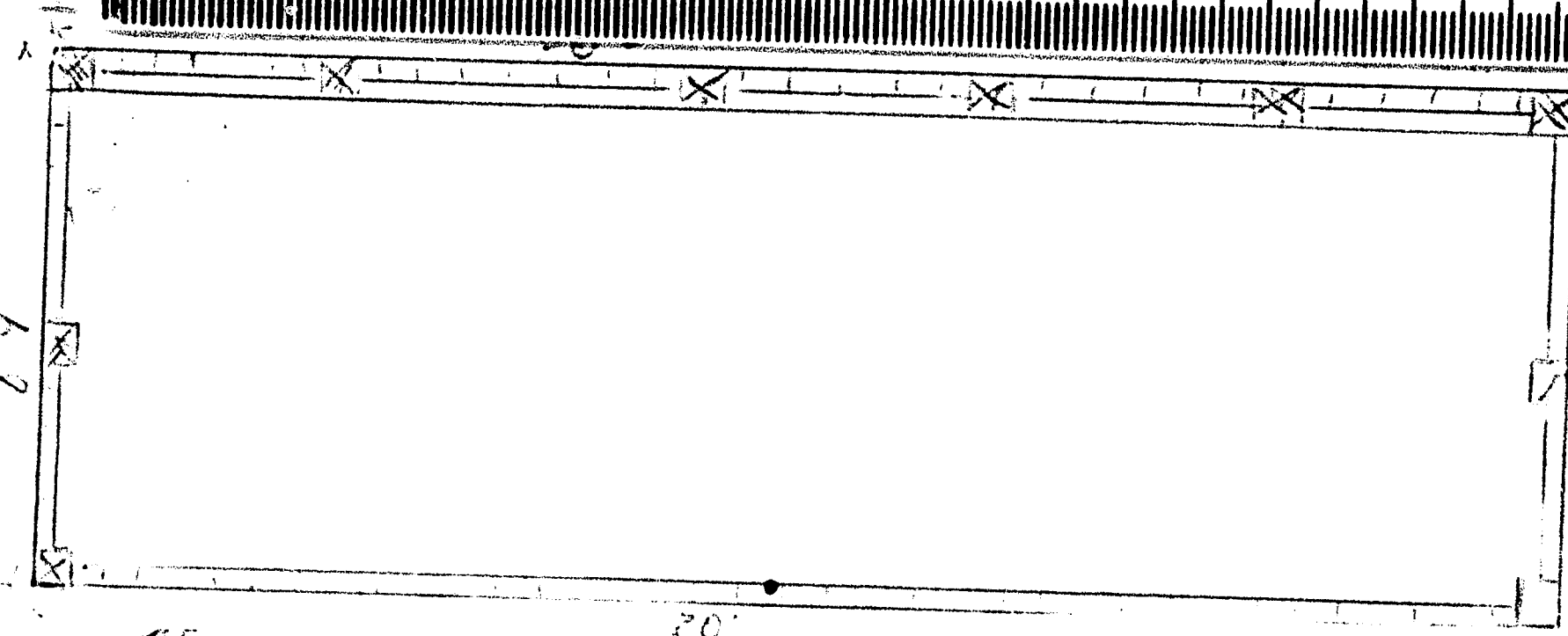
STORM DRAINAGE
 SEWERAGE BOARD
 33
Storror
 0/2/52.

PLAN OF SECTION + SITES 548

12424

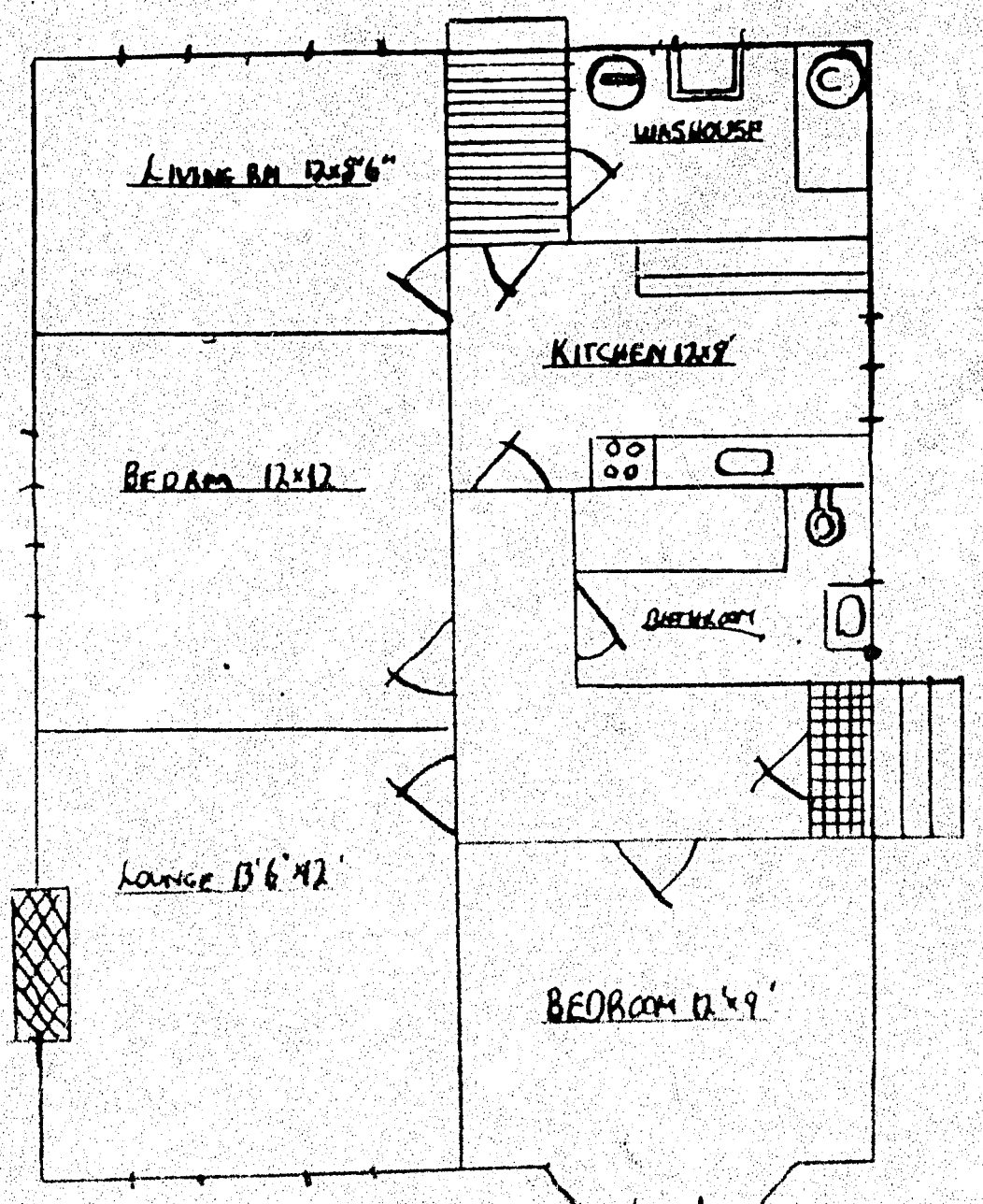
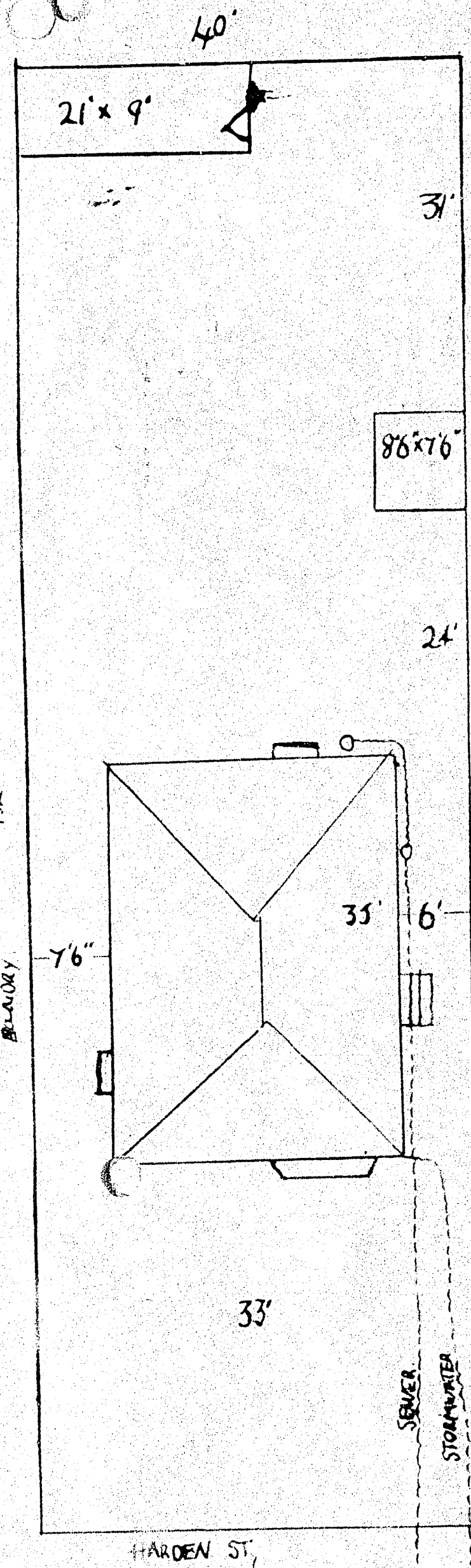
Kent R. Lickie

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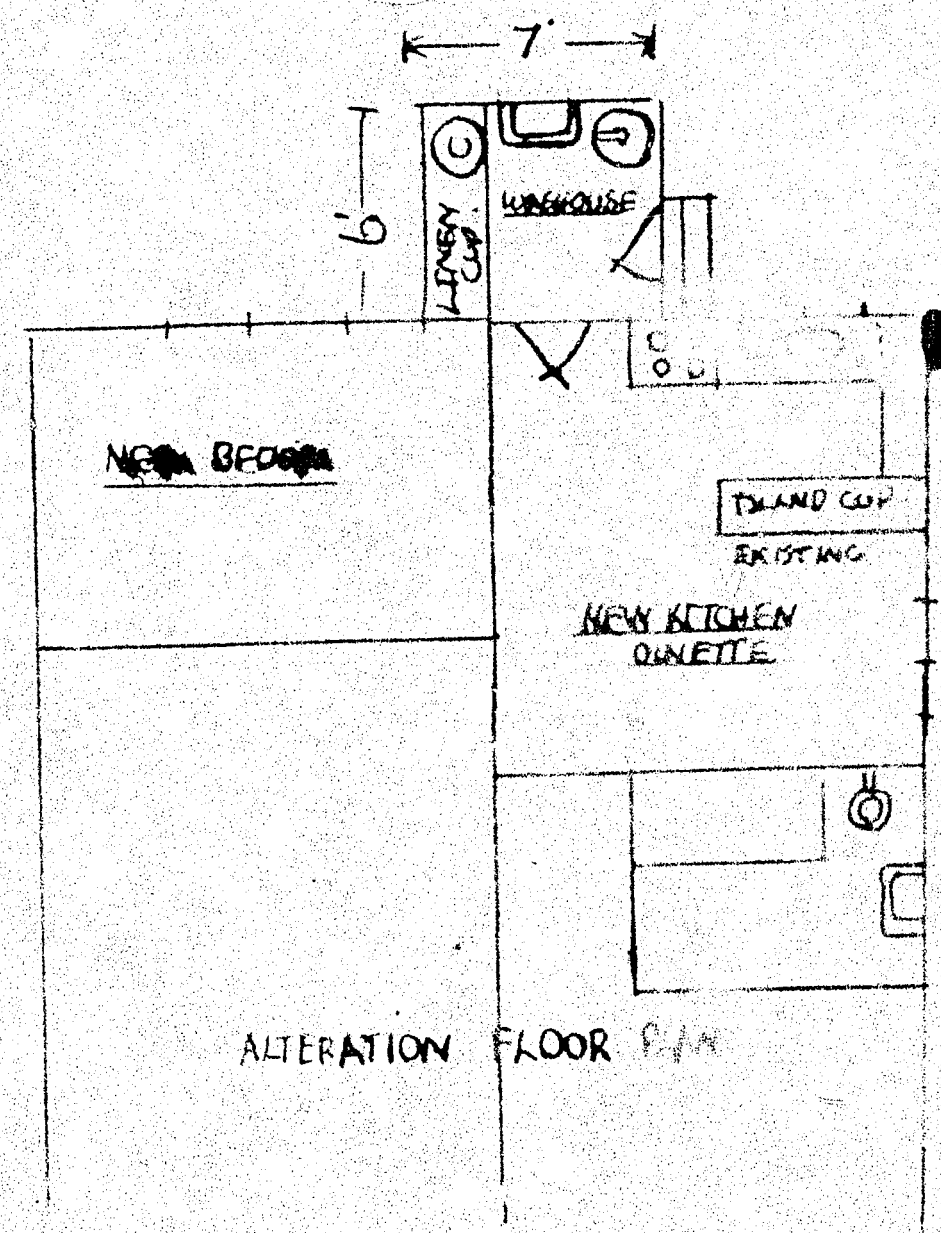


124258

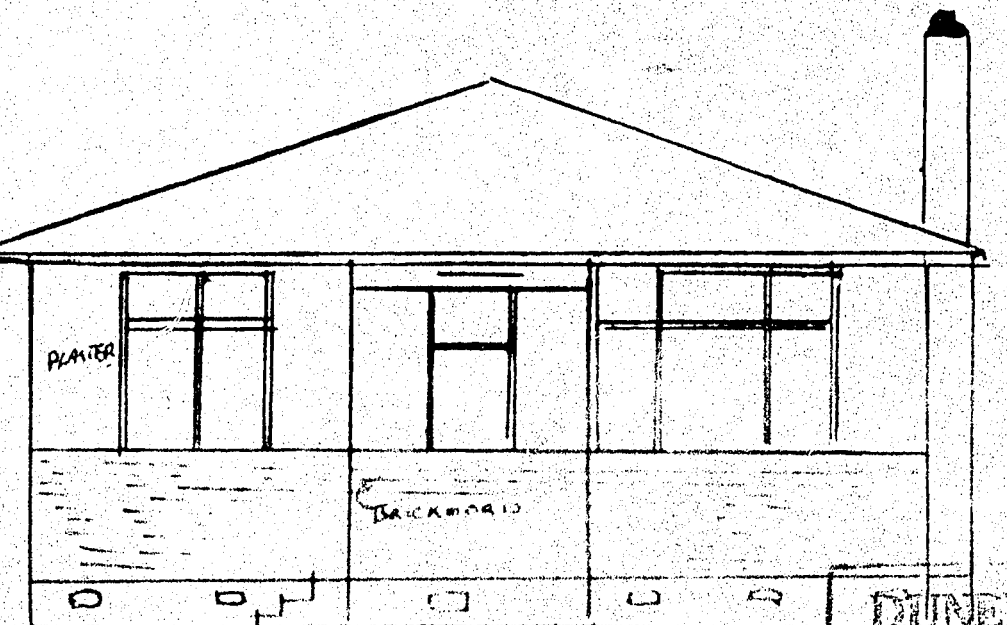
SITE PLAN. 1/6" = 1' INCH.



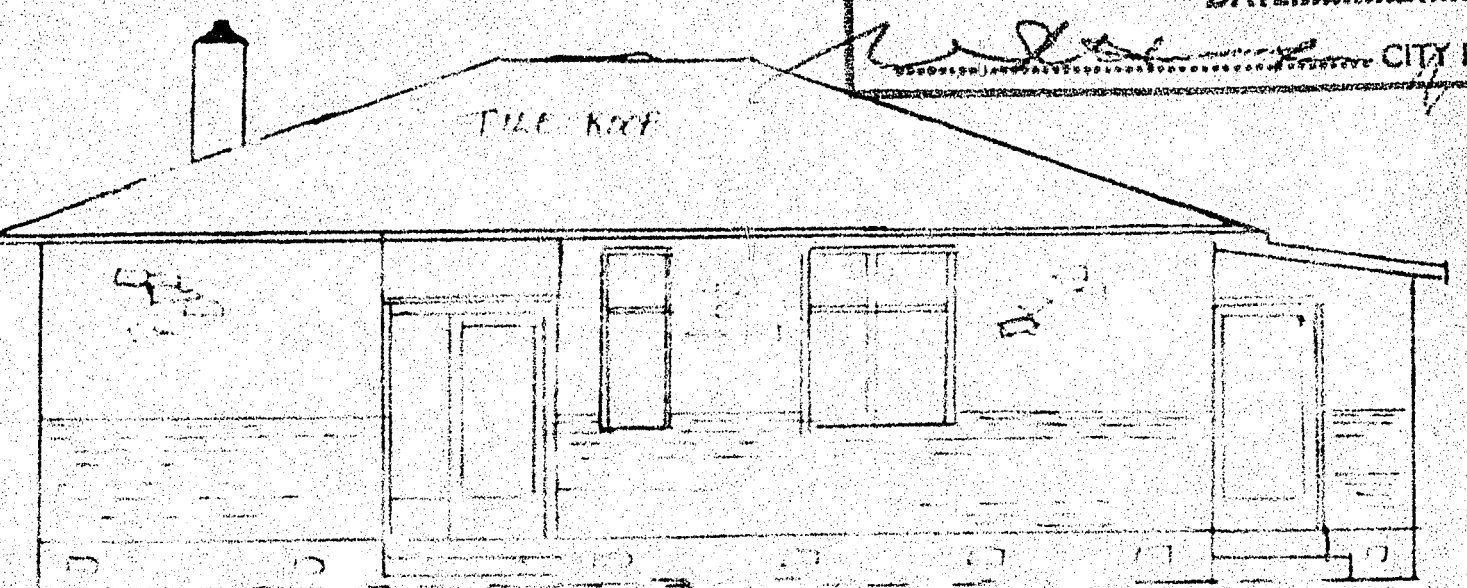
EXISTING FLOOR PLAN



ALTERATION FLOOR PLAN



BACK ELEVATION.



SIDE ELEVATION

DUNEDIN CITY COR. OFFICE
 COPY OF APPROVED PLAN
 OR SPECIFICATION
 TO BE RETAINED ON WORKS
 AND PRODUCED ON REQUEST
 OF BUILDING INSPECTOR.
 DATE: 3.6.60
 CITY ENGINEER

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

Stormwater to be discharged to the satisfaction of the Drainage Engineer
 Foul sewage to be discharged to the sanitary fittings to connect to existing foul sewer

DATE: 3/6/60
 SIGNATURE: [Signature]

Plans Containing proposed new Car Port. for.
MR NORMAN MURRAY 7 HARDEN ST. DN.

DUNEDIN DRAINAGE & SEWERAGE BOARD

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

Stormwater to be discharged to The satisfaction

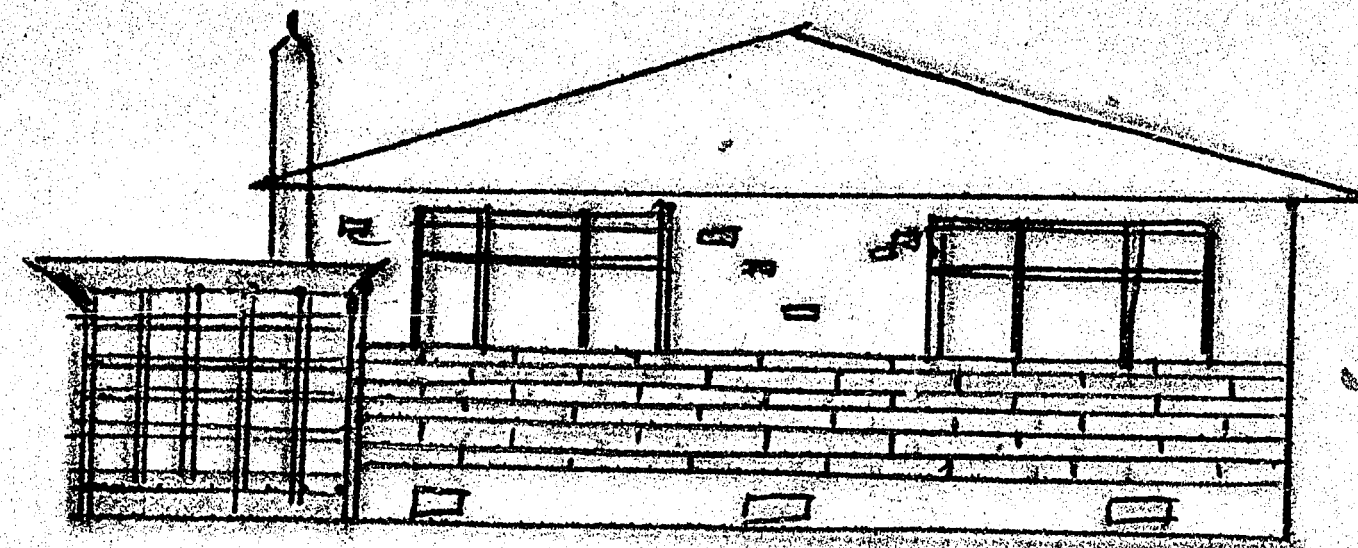
f the Drainage Engineer

Foul sewage to be discharged to _____

DATE: 3/5/61

SIGNATURE: A.B. Roper

6158



FRONT ELEVATION.

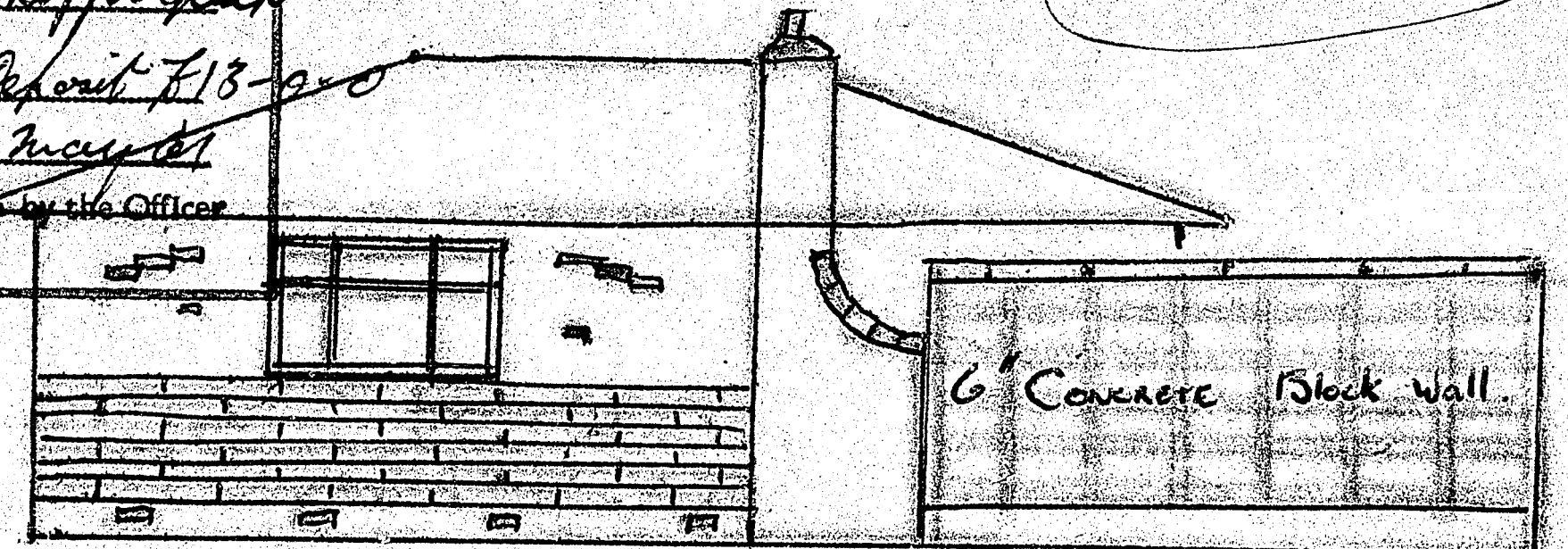
DUNEDIN CITY CORPORATION
CITY ENGINEER'S OFFICE

At the Street boundary the approved level with respect to street for —

Pedestrian Entrance		Vehicular Entrance	Garage
Wall	Fence	is <u>level with back of footpath</u>	

Arrangements made for Crossing are 8 Keir Report 118-2-0
[Signature] for City Engineer Date 3 May 61

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

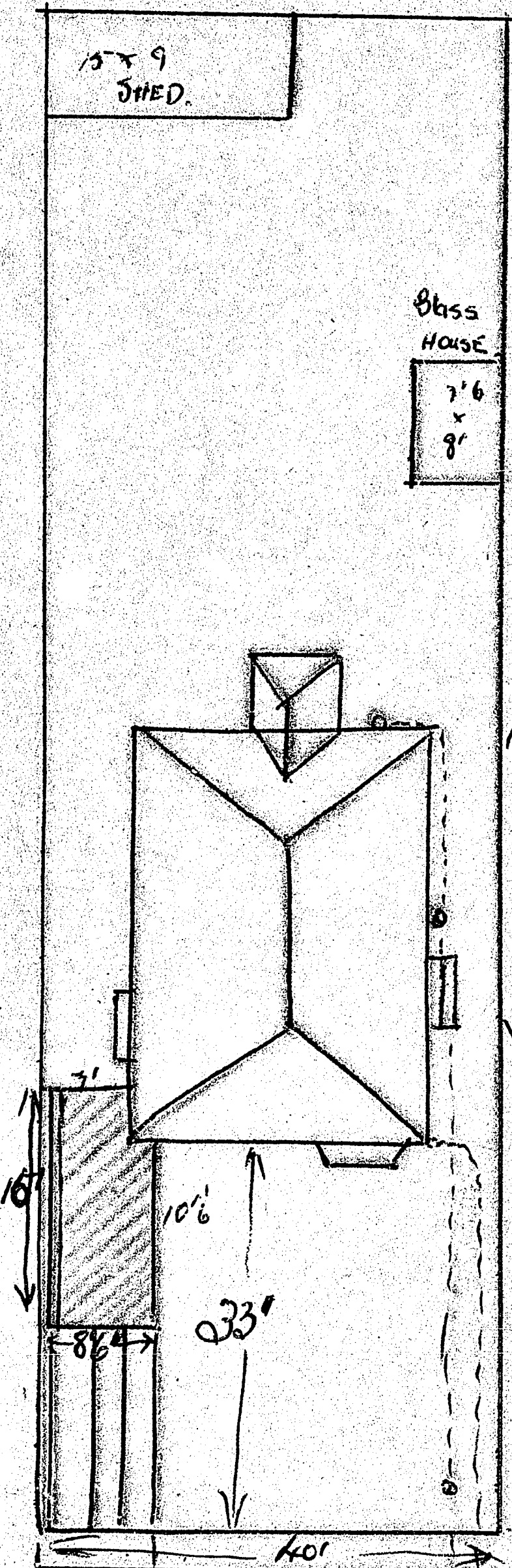


SIDE ELEVATION.

DUNEDIN CITY CORPORATION
COPY OF APPROVED PLAN
OR SPECIFICATION
TO BE RETAINED ON WORKS
AND PRODUCED ON REQUEST
OF BUILDING INSPECTOR.
DATE (3.5.61) C.E.
[Signature] CITY ENGINEER

SITE Plan Containing Proposed New Car Port.

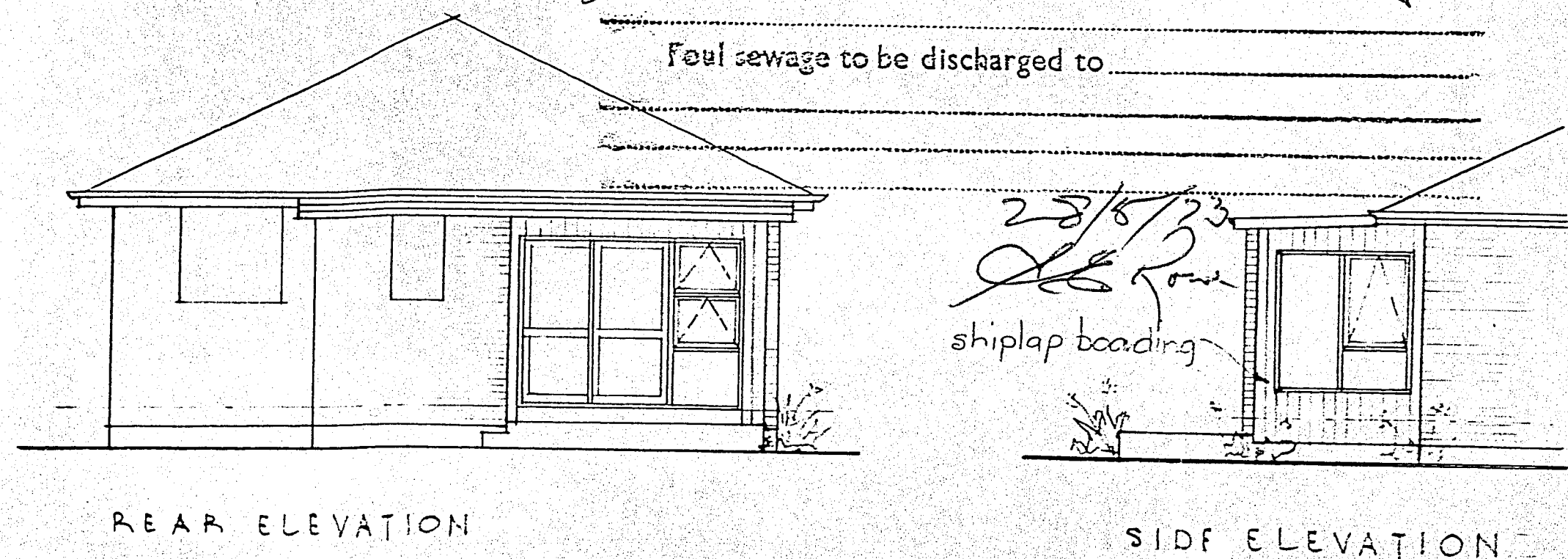
16' = 1 inch.



[Signature]

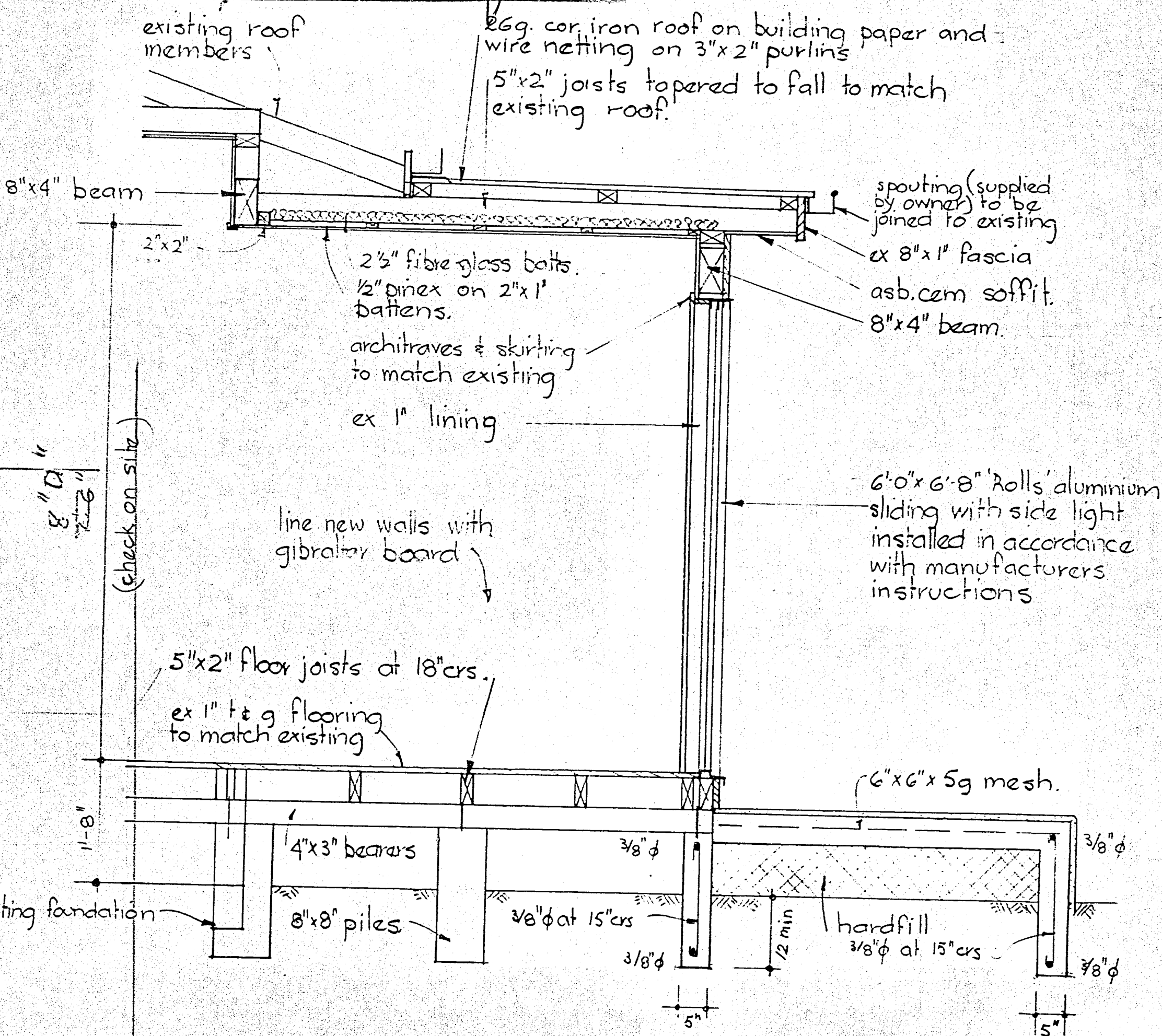
SEWERAGE & DRAINAGE BOARD
A separate application to the Drainage Board for a permit for plumbing and/or drainage work is required. Such work to be executed by a Regd. Plumber or Licensed Drainer, respectively and shall comply fully with the Board's By-laws and the D. & P. Regs., 1959.

Storm water to be discharged to stormwater drain
Foul sewage to be discharged to _____

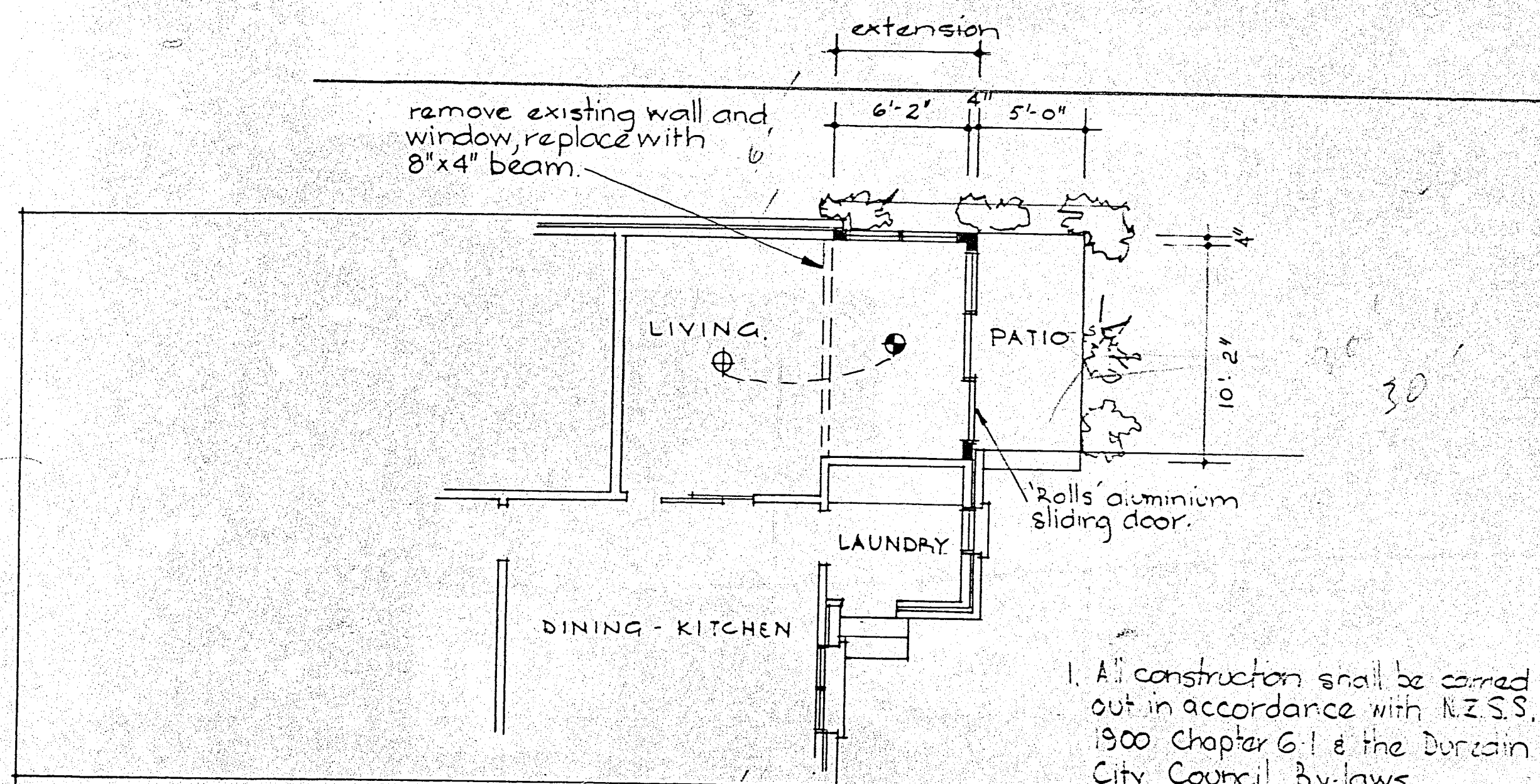


COPY OF APPROVED PLAN
OR SPECIFICATION
TO BE RETAINED ON WORKS
AND PRODUCED ON REQUEST
OF BUILDING INSPECTOR.

DATE 1.6.73
BY ENGINEER



1/2" SECTION



PLAN. scale 1/8" = 1'-0"

1. All construction shall be carried out in accordance with N.Z.S.S. 1900 Chapter 6-1 & the Dunedin City Council By-laws.
2. All painting & papering etc. be carried out by the Owner.
3. All dimensions to be checked on site by Builder.

7557

ADDITIONS TO RESIDENCE FOR MR R. J. CORKIN AT 7 HARDEN STREET, DUNEDIN

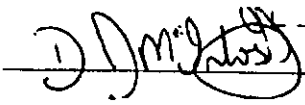
CITY PLANNING DEPARTMENT

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

Signed R. J. Corkin
for City Planning Officer

MINOR DRAIN REPAIRS / REPLACEMENTS

- A: Notification of intention to repair or replace an existing stormwater boiler tube in the same position, within the public footway, which discharges to the street channel.
☒ tick
- B: Notification of intention to repair or replace an existing private foul or stormwater drain within the owner's property in the same position where the developed length of such repair or replacement does not exceed two metres in length, and the diameter of such drain is not more than 150mm.
☐ tick
- C: Notification of intention to reconnect an existing foul or stormwater drain to a public sewer when the drain diameter does not exceed 150mm and the developed length of drain does not exceed 2.0m and the work is being undertaken as part of Council's Drainage works programme.
☐ tick

<u>APPLICANT</u> NAME: M Corbin MAILING ADDRESS: Fulton Hogan Ltd Private Bag 1962, Dunedin CONTACT NAME: Robert Harris POSITION: Drainage Manager PHONE: 488 3059 FAX: 488 2411	<u>REGISTERED DRAINLAYER</u> NAME: Don McIntosh ADDRESS: c/o Fulton Hogan Ltd REGISTRATION NO.: 12302 SIGNATURE:  DATE: 14 April 1997
<u>PROJECT LOCATION</u> STREET ADDRESS: 7 Harden St. PROPERTY NO.: 143714 VALUATION NO.: 26780-629 LOT: 4 DP: 5487 SECTION: — BLOCK: 10 SURVEY DISTRICT: NH + B Dist	<u>COUNCIL CHARGES</u> ADMINISTRATIVE CHARGES \$20.00 (GST INCLUSIVE) 421196 24Apr97 15:25 CHEQ \$1,520.00 DG Drainage Connections \$1,520.00* TAX INVOICE GST 168.89 0.00 fulton hogan private bag 1962 dunedin