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: 1 - 70 Sutherland Street Dunedin

Prepared for: Equity Emperor and Trading Limited
Prepared on: 17-Nov-2026

Property Details:

Property ID	5027492
Address	1 - 70 Sutherland Street Dunedin
Parcels	LOT 2 DP 3417

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 17-Nov-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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Contents

Dunedin City Council – Land Information Memorandum 1
Property Address: 1 - 70 Sutherland Street Dunedin 1
Prepared for: Equity Emperor and Trading Limited 1
Prepared on: 17-Nov-2026 1
Property Details: 1
Disclaimer: 1
s44A(2)(a) Information identifying any special feature or characteristics of the land 4
District Plan Hazard Information 4
Other Natural Hazard Information 4
Flood Hazards 4
Land Stability Hazards 4
Coastal Hazards 4
Seismic Hazards 4
Other Natural Hazards 4
Otago Regional Council Hazard Information 4
Contaminated Site, Hazardous Substances and Dangerous Goods 4
Contaminated Site Information 4
Historic Dangerous Goods Licence(s) 4
Hazardous Substances 4
s44A(2)(b) Information on private and public stormwater and sewerage drains 5
Drainage 5
Foul Sewer and Waste Water 5
Public Sewer Sheets 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 7
(da) the information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004:s44A and 7
(2)(e) Information concerning any Certificate issued by a Building Certifier pursuant to the Building Act 1991 or the Building Act 2004 7
Building and Drainage Consents 7
Building and Drainage Permits 8
Non-consented Small Stand-alone Dwellings 8
Earthquake Prone Building 8
Building Notices 9
Resource Consents 9
Consent Notices 9
Alcohol Licensing 9
Health Licensing 9
s44A(2)(ea) Information notified under Section 124 of the Weathertight Homes Resolution Services Act 2006 10

s44A (2)(f) Information relating to the use to which the land may be put and any conditions attached to that use 10
District Plan 10
District Plan Map 10
s44A(2)(g) Information regarding the land which has been notified to Council by another statutory organisation 10
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 11
Section 44A(3) Information concerning the land as the authority considers, at its discretion, to be relevant. 11
Building Information 11
Minimum Floor Levels 11
Planning 11
Resource Consents within 50m of 1 - 70 Sutherland Street Dunedin 11
3 Waters 16
Information Regarding Watercourses 16
Transport 16
Glossary of Terms and Abbreviations 18
Consent, Permit, Licence & Complaint types 18
Terms used in Permits & Consents 19
General terms 19
Appendices 20

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

District Plan Hazard Information

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

Other Natural Hazard Information

Flood Hazards

No information.

Land Stability Hazards

No information.

Coastal Hazards

No information.

Seismic Hazards

No information.

Other Natural Hazards

No information.

Otago Regional Council Hazard Information

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

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

Contaminated Site, Hazardous Substances and Dangerous Goods

Contaminated Site Information

No information.

Historic Dangerous Goods Licence(s)

No information.

Hazardous Substances

No information.

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

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

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

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

Drainage

Drainage plans on file are indicative only.
Obtaining your own independent review may be required before commencing drainage works.

Foul Sewer and Waste Water

Drainage Reticulation Plans
A copy of the Dunedin City Council's drainage infrastructure in the vicinity of the subject property is attached. Public foul sewers are 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 **9th November 2001**.

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.

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

Rates Details

Rates Assessment Details

Rate Account	2027492
Address	1 - 70 Sutherland Street Dunedin
Valuation Number	27160-82400
Latest Valuation Details	
Capital Value	$490,000
Land Value	$205,000
Value of Improvements	$285,000
Area (Hectares)	0.0309HA
Units of Use	3
Current Rates	
Current Rating Year Starting	01-Jul-2026
Dunedin City Council Rates	$8,430.09
Rates Outstanding for Year	$6,322.57

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-2002-298533 Building Consent - Repair Private Stormwater Drain in Common Servicing 66, 70, 72 & 76 Sutherland St & 5 Airedale St

Lodgement Date	14-Nov-2002
Decision	Granted
Decision Date	14-Nov-2002
Current Status	**CCC Issued**
Previous Number *(Applications before 2007)*	ABA23067

ABA-1999-345856 Building Consent - S/W Dge Repairs

Lodgement Date	15-Feb-1999
Decision	Granted
Decision Date	17-Feb-1999
Current Status	**CCC Issued**
Previous Number *(Applications before 2007)*	ABA990320

Building and Drainage Permits

H-1970-72419 AAB19701748
3302 - Alter Dwelling into Three Flats (Armstrong). The permit was lodged on 20-Nov-1970.
H-1911-123042 AAD19111501
7954 - Plumbing, Old Drain for Stormwater and Lay New Foul Drain (Mullin). The permit was lodged on 01-May-1911.
H-1971-198899 AAD19711580
H8553 - Plumbing Alterations, No Plan (Armstrong). The permit was lodged on 15-Jan-1971.
H-1971-198900 AAD19711581
H8567 - Open Existing Drain and Install Connection for Toilet (Armstrong). The permit was lodged on 22-Jan-1971.
H-1987-223705 AAD19871887
L633 - Repair Drain, No Plan (Armstrong). The permit was lodged on 09-Feb-1987.
H-1990-230270 AAD19902407
L6562 - Renew Stormwater and Foul Drain, No Plan (Armstrong). The permit was lodged on 23-Apr-1990.

Non-consented Small Stand-alone Dwellings

There are no SSD applications for this property.

Earthquake Prone Building

The following information is recorded for this property:

Earthquake Prone Status	Not yet profiled
Assessment Due Date	
Extension Granted	
Extension Description	
Assessment Status	
Assessment Result (%)	
Earthquake Rating Category	
EPB Notice Issued	

If Earthquake Prone status is set to EPB Methodology, it has been assessed under the Building Amendment Act 2016. This status will remain in place under the Building Amendment Act 2016.

Otherwise, the building was identified as potentially earthquake prone under the Dunedin City Council Earthquake prone buildings policy. This work predates the Building (earthquake-prone buildings) Amendment Act 2016. New or additional information may be requested to establish whether or not the building is deemed earthquake prone under the current legislation.

Information regarding managing earthquake-prone buildings is available on the Ministry of Business, Innovation and Employments web site https://www.building.govt.nz/managing-buildings/managing-earthquake-prone-buildings/
For further information refer to the Dunedin City Council Earthquake Prone Buildings information on the website: https://www.dunedin.govt.nz/services/building-services/earthquake-prone-buildings

Building Notices

Notice To Fix
The following is a list of Notices To Fix for this property.

Notice Number	NTF-2010-94
Status	Resolved
Description	Non compliance with section 40 of the Building Act 2004 by constructing a deck and lean to without building consent.

Resource Consents

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

RMA-1991-351192 - Resource Management Act (Historical Data)

Description	Certificate 312 Ownr:DCC / App: N.J. Dunckley PO Box 5045
Lodgement Date	10-Oct-1991
Decision	
Decision Date	
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

- Inner City Residential (refer Section 15, Residential)

Scheduled Items

- Nil

Overlay Zones

- Nil

Mapped Areas

- Archaeological Alert Layer

[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.

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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 1 - 70 Sutherland Street Dunedin

RESOURCE CONSENTS WITHIN 50 METRES OF 1 - 70 SUTHERLAND STREET DUNEDIN

5027482 39 Serpentine Avenue Dunedin

RMA-2004-367835 Resource Management Act (Historical Data) SUBDIVISION CREATING TWO ALLOTMENTS (Non-Notified - Restricted Discretionary). The outcome was Granted on 17/05/2004.

RMA-1964-353713 Resource Management Act (Historical Data) ADDITIONS TO BANDROOM / App: CITY OF DN PIPE BAND (Notified - Non Complying). The outcome was Granted on 19/02/1964.

5027483 41 Serpentine Avenue Dunedin

RMA-2003-366657 Resource Management Act (Historical Data) OBJECTION TO CONDITIONS OF RMA 2003-0288 (Other). The outcome was Declined on 04/08/2003.

RMA-2003-366511 Resource Management Act (Historical Data) SUBDIVIDE THE SUBJECT PROPERTIES (Non-Notified - Restricted Discretionary). The outcome was Granted on 07/05/2003.

5027489 80 Sutherland Street Dunedin

RMA-2003-366511 Resource Management Act (Historical Data) SUBDIVIDE THE SUBJECT PROPERTIES (Non-Notified - Restricted Discretionary). The outcome was Granted on 07/05/2003.

5027490 76 Sutherland Street Dunedin

RMA-2004-367835 Resource Management Act (Historical Data) SUBDIVISION CREATING TWO ALLOTMENTS (Non-Notified - Restricted Discretionary). The outcome was Granted on 17/05/2004.

5027514 63 Sutherland Street Dunedin

RMA-1999-363027 Resource Management Act (Historical Data) ALTER/EXTEND DWG Hazards Comments: (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 21/06/1999.

5027517 12A Grant Street Dunedin
LUC-2011-581 Land Use Consent extend the existing deck. The outcome was Granted on 25/01/2012.
5069918 66A Sutherland Street Dunedin
RMA-1993-355879 Resource Management Act (Historical Data) BOUNDARY ADJUSTMENT SUBDIVISION Ownr:WE HAYDON / App: WE HAYDON (Non-Notified - Non Complying). The outcome was Granted on 10/01/1994.
5113088 39 Serpentine Avenue Dunedin
RMA-2004-367835 Resource Management Act (Historical Data) SUBDIVISION CREATING TWO ALLOTMENTS (Non-Notified - Restricted Discretionary). The outcome was Granted on 17/05/2004.
RMA-1964-353713 Resource Management Act (Historical Data) ADDITIONS TO BANDROOM / App: CITY OF DN PIPE BAND (Notified - Non Complying). The outcome was Granted on 19/02/1964.
5113090 76 Sutherland Street Dunedin
RMA-2004-367835 Resource Management Act (Historical Data) SUBDIVISION CREATING TWO ALLOTMENTS (Non-Notified - Restricted Discretionary). The outcome was Granted on 17/05/2004.
5115707 52 Sutherland Street Dunedin
LUC-2009-354 Land Use Consent retain existing house on lot in breach of Residential 4 zone rules (consequential to subdivision). The outcome was Granted on 22/09/2009.
SUB-2009-83 Subdivision Consent two-lot Residential 4 subdivision. The outcome was Granted on 22/09/2009.
RMA-1993-355879 Resource Management Act (Historical Data) BOUNDARY ADJUSTMENT SUBDIVISION Ownr:WE HAYDON / App: WE HAYDON (Non-Notified - Non Complying). The outcome was Granted on 10/01/1994.
5115708 1 - 54 Sutherland Street Dunedin
LUC-2019-643 Land Use Consent land use consent for the establishment of two residential units and a parking platform. The outcome was Granted on 15/05/2020.
SUB-2009-83 Subdivision Consent two-lot Residential 4 subdivision. The outcome was Granted on 22/09/2009.
RMA-1993-355879 Resource Management Act (Historical Data) BOUNDARY ADJUSTMENT SUBDIVISION Ownr:WE HAYDON / App: WE HAYDON (Non-Notified - Non Complying). The outcome was Granted on 10/01/1994.
5137767 1 - 9 Grant Street Dunedin
SUB-2024-53/A Subdivision Consent S127 application to vary conditions - eleven residential-lot subdivision of land subject to the NES-Cs. The outcome was s127 Upheld on 31/01/2025.
LUC-2024-145/A Land Use Consent S127 application to vary conditions - Demolition of a scheduled character contributing building; Soil disturbance and change of land use under NES-CS; Construction of a multi-unit development larger than 300m2; Development contravening length of building, setbacks, maximum height in setbacks; Density following subdivision (Lot 1 SUB-2024-53); Construction of a new building in a heritage precinct; and an access with insufficient sight line.. The outcome was s127 Upheld on 31/01/2025.
LUC-2024-293 Land Use Consent visitor accommodation. The outcome was Granted on 07/08/2024.
LUC-2024-145 Land Use Consent demolition of a scheduled character contributing building; Soil disturbance and change of land use under NES-CS; Construction of a multi-unit development larger than 300m2; Development contravening length of building, setbacks, maximum height in setbacks; Density following subdivision (Lot 1 SUB-2024-53); Construction of a new building in a heritage precinct; and an access with insufficient sight line. The outcome was Granted on 07/08/2024.
SUB-2024-53 Subdivision Consent eleven residential-lot subdivision of land subject to the NES-Cs. The outcome was Granted on 07/08/2024.
SUB-2022-81 Subdivision Consent Stage 2. The outcome was Staged Subdivision on 30/06/2022.
SUB-2022-81 Subdivision Consent Stage 1. The outcome was Staged Subdivision on 30/06/2022.

SUB-2022-81 Subdivision Consent Staged (fee-simple and unit title) subdivision. The outcome was Granted on 30/06/2022.
LUC-2022-218 Land Use Consent Demolition of a scheduled character contributing building CC505 and redevelopment with a multi-unit residential development with rule contraventions in a heritage precinct.. The outcome was Granted on 30/06/2022.

5137768 2 - 9 Grant Street Dunedin

SUB-2024-53/A Subdivision Consent S127 application to vary conditions - eleven residential-lot subdivision of land subject to the NES-Cs. The outcome was s127 Upheld on 31/01/2025.
LUC-2024-145/A Land Use Consent S127 application to vary conditions - Demolition of a scheduled character contributing building; Soil disturbance and change of land use under NES-CS; Construction of a multi-unit development larger than 300m2; Development contravening length of building, setbacks, maximum height in setbacks; Density following subdivision (Lot 1 SUB-2024-53); Construction of a new building in a heritage precinct; and an access with insufficient sight line.. The outcome was s127 Upheld on 31/01/2025.
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LUC-2022-218 Land Use Consent Demolition of a scheduled character contributing building CC505 and redevelopment with a multi-unit residential development with rule contraventions in a heritage precinct.. The outcome was Granted on 30/06/2022.

5151626 2 - 54 Sutherland Street Dunedin

RMA-1993-355879 Resource Management Act (Historical Data) BOUNDARY ADJUSTMENT SUBDIVISION Ownr:WE HAYDON / App: WE HAYDON (Non-Notified - Non Complying). The outcome was Granted on 10/01/1994.

5155096 3 - 9 Grant Street Dunedin

SUB-2024-53/A Subdivision Consent S127 application to vary conditions - eleven residential-lot subdivision of land subject to the NES-Cs. The outcome was s127 Upheld on 31/01/2025.
LUC-2024-145/A Land Use Consent S127 application to vary conditions - Demolition of a scheduled character contributing building; Soil disturbance and change of land use under NES-CS; Construction of a multi-unit development larger than 300m2; Development contravening length of building, setbacks, maximum height in setbacks; Density following subdivision (Lot 1 SUB-2024-53); Construction of a new building in a heritage precinct; and an access with insufficient sight line.. The outcome was s127 Upheld on 31/01/2025.
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5155098 5 - 9 Grant Street Dunedin

SUB-2024-53/A Subdivision Consent S127 application to vary conditions - eleven residential-lot subdivision of land subject to the NES-Cs. The outcome was s127 Upheld on 31/01/2025.
LUC-2024-145/A Land Use Consent S127 application to vary conditions - Demolition of a scheduled character contributing building; Soil disturbance and change of land use under NES-CS; Construction of a multi-unit development larger than 300m2; Development contravening length of building, setbacks, maximum height in setbacks; Density following subdivision (Lot 1 SUB-2024-53); Construction of a new building in a heritage precinct; and an access with insufficient sight line.. The outcome was s127 Upheld on 31/01/2025.
LUC-2024-293 Land Use Consent visitor accommodation. The outcome was Granted on 07/08/2024.
LUC-2024-145 Land Use Consent demolition of a scheduled character contributing building; Soil disturbance and change of land use under NES-CS; Construction of a multi-unit development larger than 300m2; Development contravening length of building, setbacks, maximum height in setbacks; Density following subdivision (Lot 1 SUB-2024-53); Construction of a new building in a heritage precinct; and an access with insufficient sight line. The outcome was Granted on 07/08/2024.
SUB-2024-53 Subdivision Consent eleven residential-lot subdivision of land subject to the NES-Cs. The outcome was Granted on 07/08/2024.
SUB-2022-81 Subdivision Consent Stage 2. The outcome was Staged Subdivision on 30/06/2022.
SUB-2022-81 Subdivision Consent Stage 1. The outcome was Staged Subdivision on 30/06/2022.
SUB-2022-81 Subdivision Consent Staged (fee-simple and unit title) subdivision. The outcome was Granted on 30/06/2022.

LUC-2022-218 Land Use Consent Demolition of a scheduled character contributing building CC505 and redevelopment with a multi-unit residential development with rule contraventions in a heritage precinct.. The outcome was Granted on 30/06/2022.

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

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

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

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

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

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

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

3 Waters

Information Regarding Watercourses

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

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

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

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

Transport

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

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

Encroachment on road reserve – privately owned pedestrian path in the road reserve
On the property's frontage there appears to be a privately owned asphalted footpath that allows pedestrian access to this property. This may remain at the pleasure of Council however an encroachment license may be required in the future. Council accepts this situation but accepts no liability. Any damage caused and the maintenance is the responsibility of the property owner/s. The Council may require this to be addressed in the future.

Encroachment on road reserve – privately owned vegetation over footpath.
It appears that the vegetation at this property's frontage 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. This may remain at the pleasure of Council, however, please be aware that you may be asked to remove these at any anytime, at your cost for the location of utility operators' assets or DCC roading improvements and an encroachment license may be required in the future. Council accepts this situation but accepts no liability. Maintenance is the responsibility of the property owner. The Council may require this to be addressed in the future.

DCC Transport owned retaining wall.
On this property frontage is a DCC Transport owned retaining wall. Permission is required from Transport to attach, alter, dig nearby or build anything on top of or near this retaining wall. The DCC Transport department is re

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

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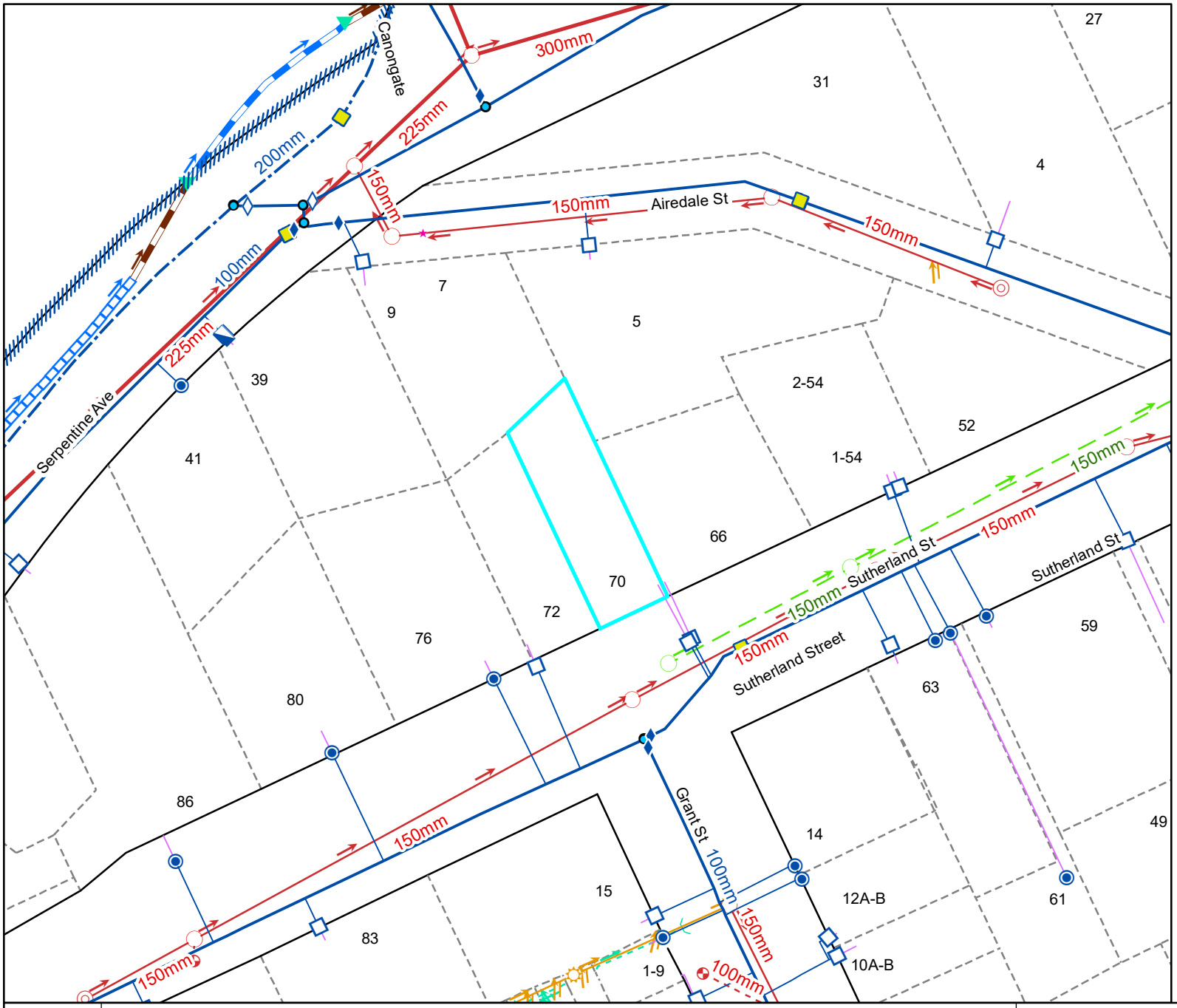
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PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARES
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Legend

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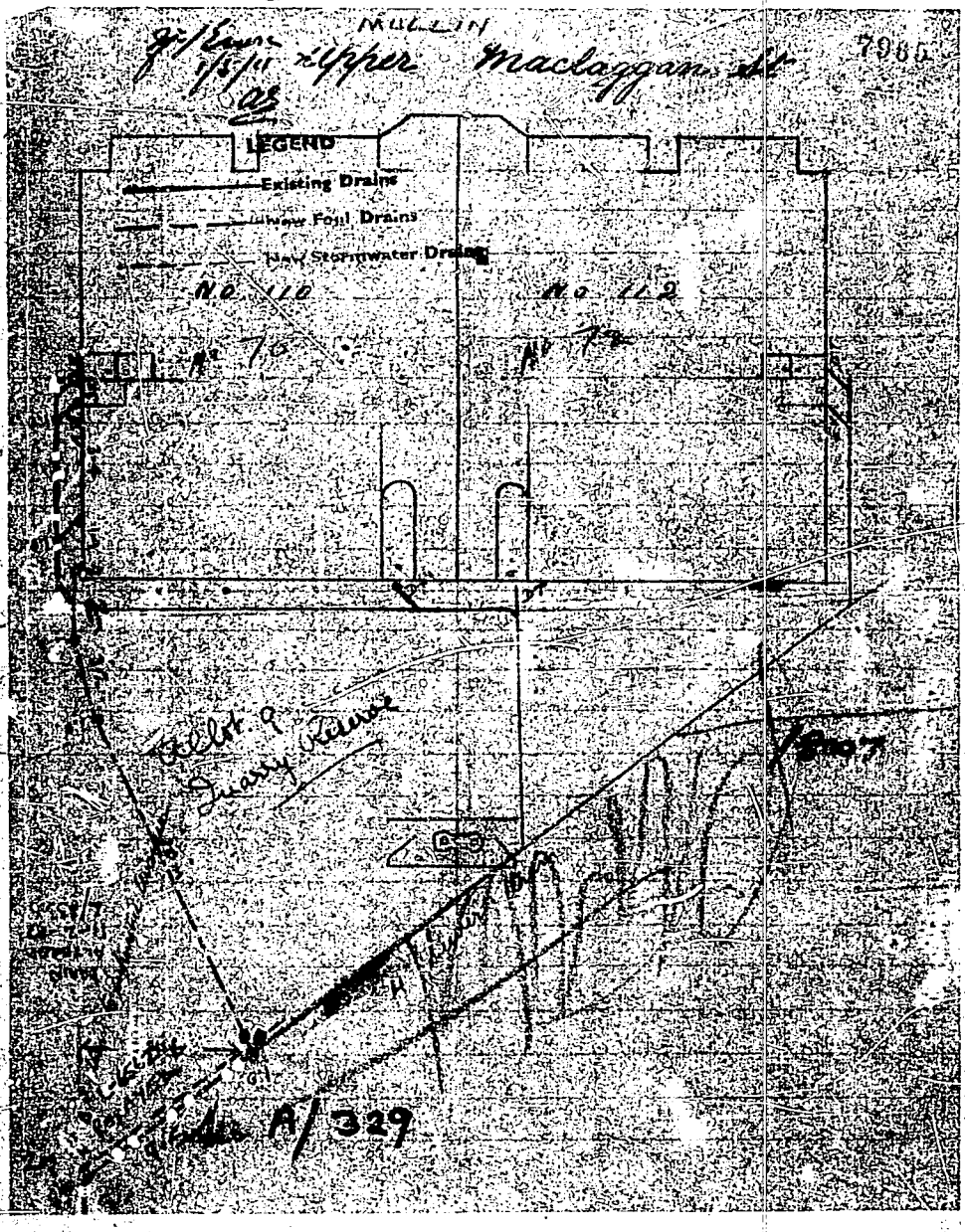
2006/2007 Urban photography March 2007, copyright NZAM. Rural photography March 2006, copyright Terralink International Ltd.

SUTHERLAND ST.

MULLEN

Ex/Lens 1/5/11 Upper Maclaggan St

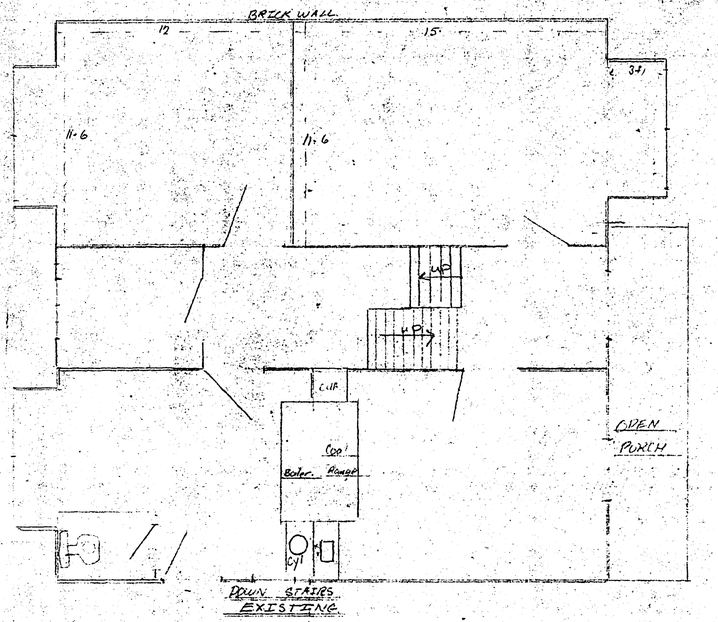
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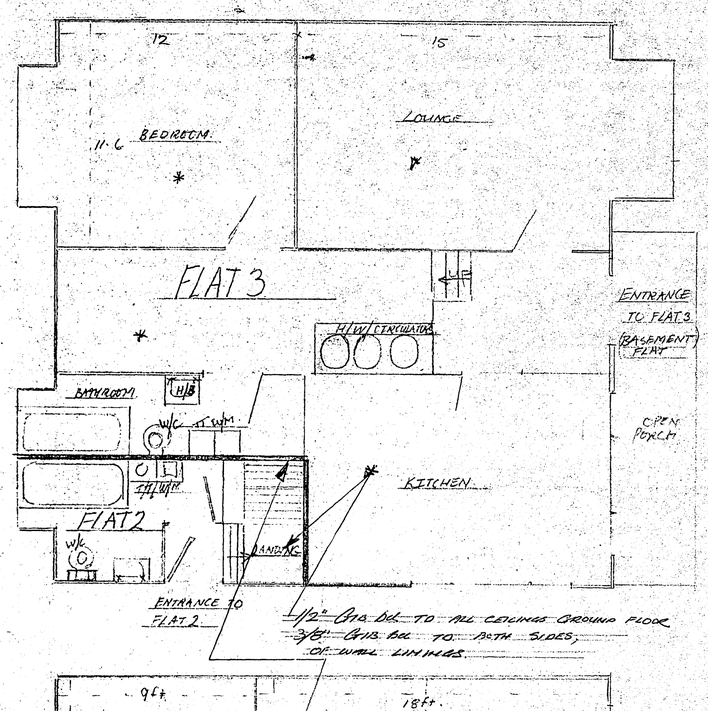
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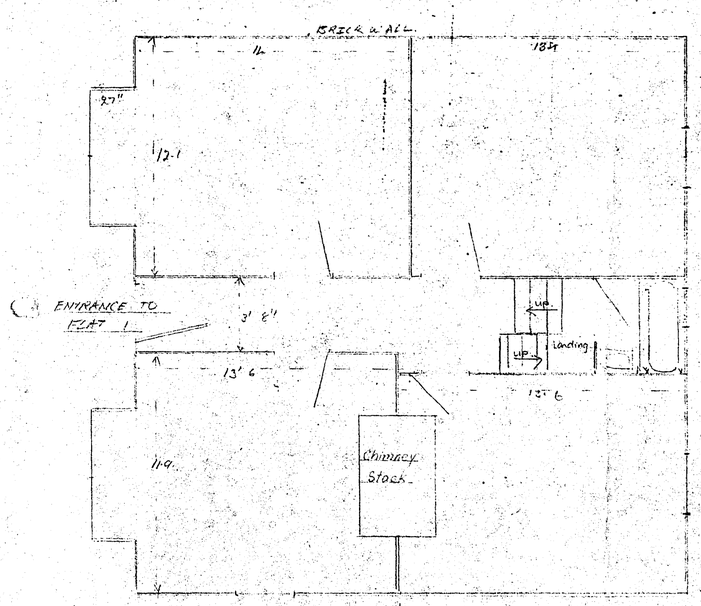
PLAN OF EXISING AND PROPOSED ALTERATIONS TO MAKE 3 FLATS OF THE RESIDENCE AT 70 SUTHERLAND ST DUNEDIN

EXTSTING

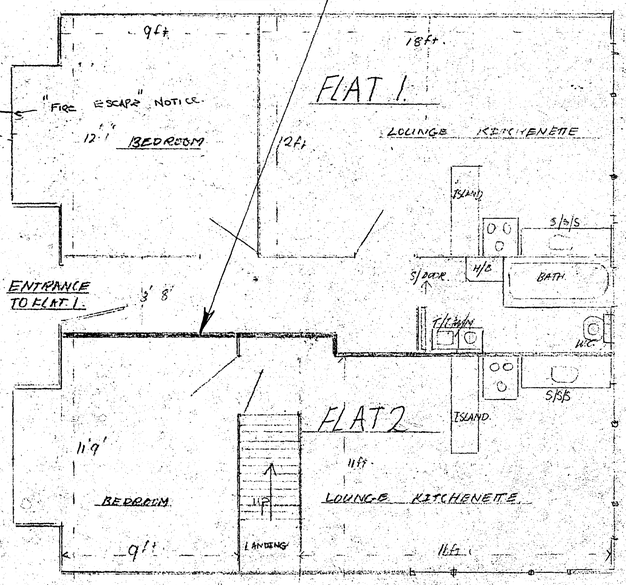


PROPOSED

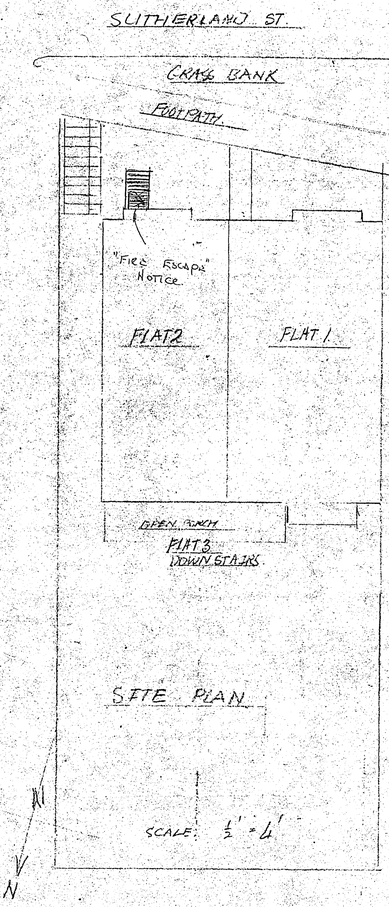


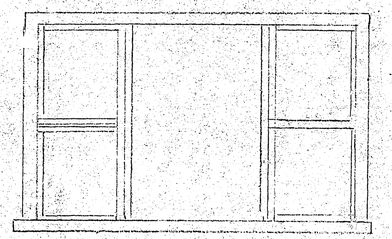


TOP FLOOR EXISTING



Scale 1/4 INCH = 1ft





EXAMPLE OF NEW WINDOWS

SCALE 1/2" = 1ft

DUNEDIN CITY CORPORATION
COPY OF APPROVED PLAN OR SPECIFICATION
TO BE RETAINED ON WORKS AND PRODUCED ON REQUEST OF BUILDING INSPECTOR.
DATE 20/11/70
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 and shall comply fully with the Board's By-laws and the D. & P. Regs., 1959.

Stormwater to be discharged to

Foul sewage to be discharged to existing foul drain

11/11/70

3302

H 8567
25/1/71
K.m

MAKE 3 FLATS OF THE

LEGEND

——— Existing Drains

— — — New Foul Drains

— · — · — New Stormwater Drains

SUTHERLAND ST

GRASS BANK

FOOTPATH

BT FLAT 2

SEWER

FLAT 1

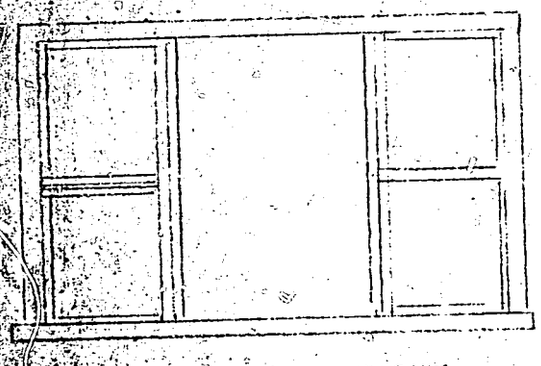
OPEN PORCH

FLAT 3
DOWNSTAIRS

SITE PLAN

SCALE. 1' - 4'

N



EXAMPLE OF NEW WINDOWS.

SCALE 1" = 1ft

28/10/70

CODE COMPLIANCE CERTIFICATE

Section 43(3), Building Act 1991

ISSUED BY: DUNEDIN CITY COUNCIL

Telephone No:	477-4000	CCC No:	ABA 990320	Reference No:	5027492

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

PROJECT LOCATION

Name and Mailing Address:

ARMSTRONG, ALEXANDER FRANCIS
C/O D L MITCHELL
22 FORFAR ST
MOSGIEL 9007

LEGAL DESCRIPTION

Property Number: 5027492
Valuation Roll No: 27160 82400

Street Address:
70 SUTHERLAND STREET, DUNEDIN 9001

Legal Description:

LOT 2 DP 3417

PROJECT

All ☒

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

New Building ☐

Alteration ☒

Intended Use(s) in detail:

S/W DGE REPAIRS

Intended Life:

Indefinite, not less than 50 years ☒

Specified as ..... years

Demolition ☐

This is:

☒ A final code compliance issued in respect of all of the building work under the above building consent.

☐ An interim code compliance certificate in respect of part only, as specified in the attached particulars, of the building work under the above building consent.

☐ This certificate is issued subject to the conditions specified in the attached ..... page(s) headed "Conditions of Code Compliance Certificate No:....." (being this certificate).

The Council charges payable on the uplifting of this code compliance, in accordance with the attached details are: $

Receipt No:

Signed for and on behalf of the Council:

Name:.....

Position: AUTHORISED OFFICER

Date: 12/11/1999

50 The Octagon, P.O. Box 5045, Dunedin 9031, New Zealand
Telephone (03) 477 4000 - Facsimile (03) 474 3594 - www.CityofDunedin.com

BUILDING CONSENT

Section 35, Building Act 1991

ISSUED BY: DUNEDIN CITY COUNCIL

50 THE OCTAGON. P.O. BOX 5045. DUNEDIN 9031. NEW ZEALAND. TELEPHONE: (03) 477-4000. FACSIMILE: (03) 474-3594

Telephone No:	477-4000	Consent No:	ABA 990320	Reference No:	5027492

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

APPLICANT

Name: ARMSTRONG, ALEXANDER FRANCIS
C/O D L MITCHELL
22 FORFAR ST
MOSGIEL 9007

PROJECT LOCATION

Street Address:

70 SUTHERLAND STREET, DUNEDIN 9001

LEGAL DESCRIPTION

Property Number: 5027492

Valuation Roll No: 27160 82400

Legal Description:
LOT 2 DP 3417

PROJECT

All ☒

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

New Building ☐

Alteration ☒

Intended Use(s) in detail:

S/W DGE REPAIRS

Intended Life:

Indefinite, not less than 50 years ☒

Specified as years

Demolition ☐

Estimated Value: $2000

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.

Signed for and on behalf of the Council:

Name:.....

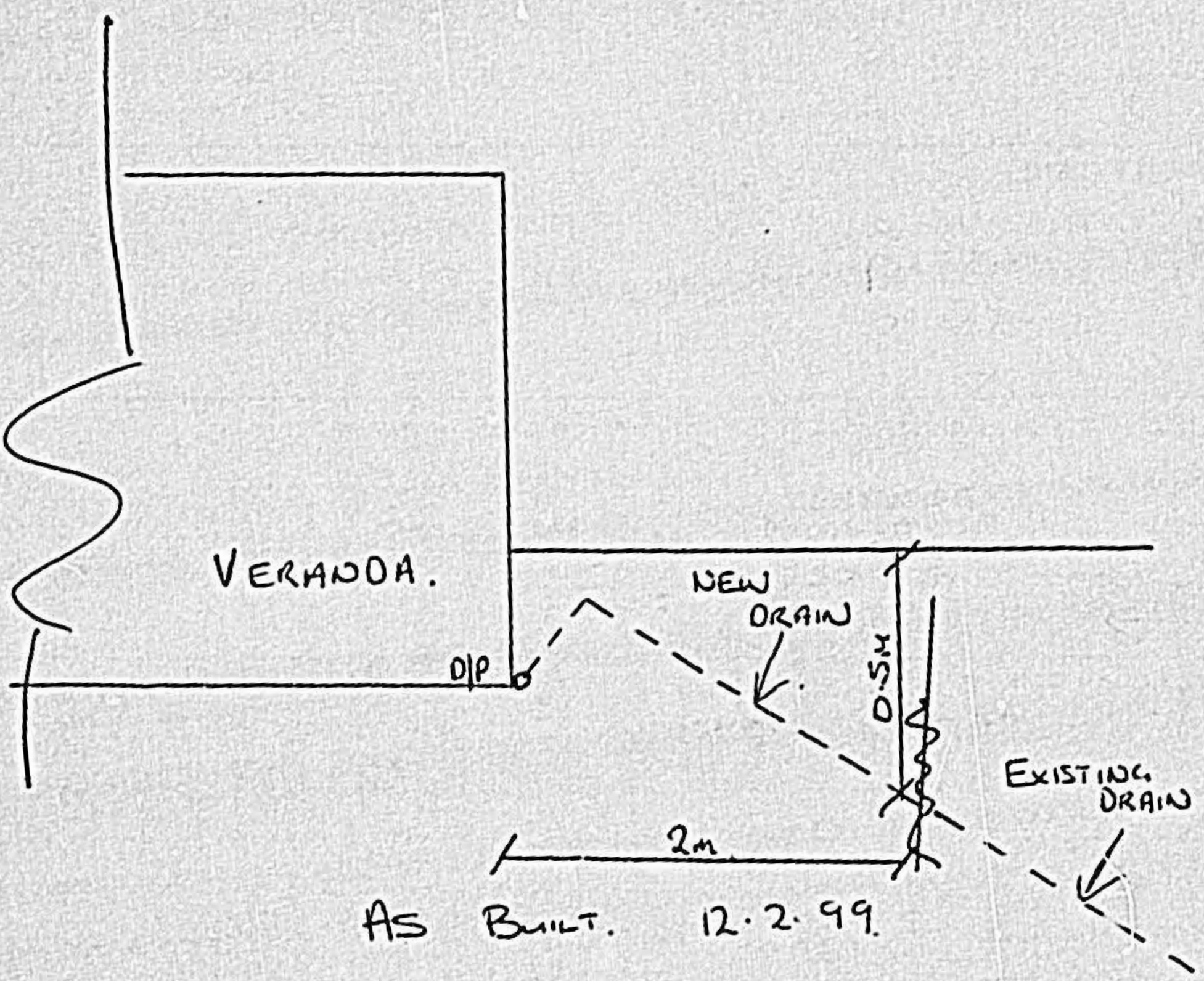
Position: AUTHORISED OFFICER

Date: 17/02/1999

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....."

70 SUTHERLAND ST DN.



AS BUILT. 12.2.99

Scale:

Plan of proposed in Ink	
.....	Approving Officer: .....
.....	Date: ...15/4/99.....

DUNEDIN CITY COUNCIL
Kaunihera-a-rohe o Otepoti

50 The Octagon, PO Box 5045, Moray Place
Dunedin 9058, New Zealand
Telephone: 03 477 4000, Fax: 03 474 3488
Email: dcc@dcc.govt.nz
www.dunedin.govt.nz

2 August 2018

[redacted]

Dear [redacted]

ENCROACHING VEGETATION: 70 Sutherland Street

The DCC is planning on doing some work on the road/footpath at this location in the coming reseal season (end of 2018 and beginning of 2019). It has been identified that some of the vegetation from your property is growing over the footpath/road and needs to be cleared back so that this work can be done.

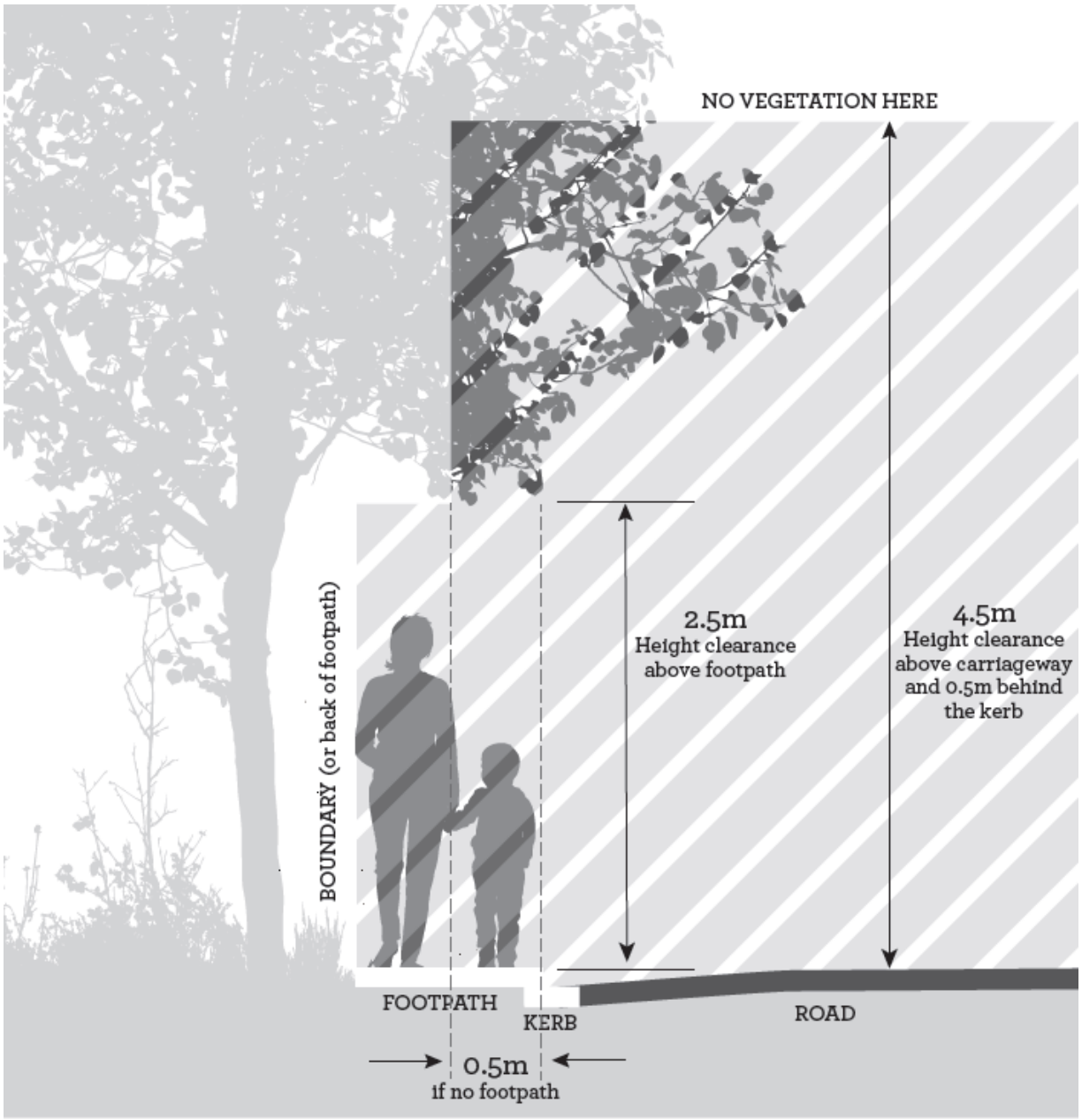
You will need to have this vegetation trimmed back to meet the clearances shown in the diagram overleaf. Please complete this work within 28 days of the date above. If you are unable to do the work in this timeframe, please contact us as soon as possible.

Please be aware that this letter is a notice under the Local Government Act 1974, section 355. Within 10 days of service of this notice, the owner may apply to a District Court for an order setting aside this notice. A copy of such application must be forwarded to the undersigned. Failure of the owner to either make application to the Court or to remove the vegetation within one month of issue of this notice may result in the Dunedin City Council carrying out the required work (as provided for in the above Act) with the cost being a charge against the land.

If you have any questions or concerns about this notice, please call me on 03 477 4000.

Yours sincerely

Sarah McLean
Business Support Officer
Transport



Vegetation free envelope:

4.5m above carriageway (and 0.5m behind kerb)
2.5m above footpath, full width.