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: 460 South Road Dunedin

Prepared for: Gregory Robert Goodsell and Margo Louise Goodsell
Prepared on: 16-Nov-2026

Property Details:

Property ID	5034944
Address	460 South Road Dunedin
Parcels	LOT 5 DP 2341

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

District Plan Hazard Information

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

Other Natural Hazard Information

Flood Hazards

No information.

Land Stability Hazards

No information.

Coastal Hazards

No information.

Seismic Hazards

FAULT

Kaikorai

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

Barrell, D.J.A. (2021). *General distribution and characteristics of active faults and folds in the Clutha and Dunedin City districts, Otago.* GNS Science.
https://www.orc.govt.nz/media/10002/active-faults-folds-in-the-clutha-and-dunedin-city-districts-otago-2021.pdf
Commissioned by: Otago Regional Council
Purpose: To describe the general distribution and characteristics of active faults and folds in the Clutha and Dunedin City districts of Otago, to assist with the identification and assessment of earthquake hazard for land-use planning purposes.
Scope of report: The Clutha District and Dunedin City District areas of Otago Region

Reference Number: 12094

Other Natural Hazards

No information.

Otago Regional Council Hazard Information

The Regional Council is required to provide information that it holds on Natural Hazards:
https://www.orc.govt.nz/managing-our-environment/natural-hazards/otago-natural-hazards-database

Contaminated Site, Hazardous Substances and Dangerous Goods

Contaminated Site Information
No information.

Historic Dangerous Goods Licence(s)
No information.

Hazardous Substances
No information.

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

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

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

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

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

Foul Sewer and Waste Water
Drainage Reticulation Plans
A copy of the Dunedin City Council's drainage infrastructure in the vicinity of the subject property is attached. Public foul sewers are 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 **7th February 2000.**

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

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

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

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

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

Public Sewer Sheets

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

Dunedin City Council Private Drainage plans incomplete

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

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

Water Supply

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

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

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

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

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

Rates Details

Rates Assessment Details

Rate Account	2034944
Address	460 South Road Dunedin
Valuation Number	27350-16800
Latest Valuation Details	
Capital Value	$390,000
Land Value	$165,000
Value of Improvements	$225,000
Area (Hectares)	0.0283HA
Units of Use	1
Current Rates	
Current Rating Year Starting	01-Jul-2026
Dunedin City Council Rates	$3,542.39
Rates Outstanding for Year	$3,630.95

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.

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s44A(2)(d) Consents, Certificates, Notices, Orders or Requisitions affecting the land or any buildings on the land

(da) the information required to be provided to a territorial authority under section 362T(2) of the Building Act 2004:s44A and

(2)(e) Information concerning any Certificate issued by a Building Certifier pursuant to the Building Act 1991 or the Building Act 2004

Building and Drainage Consents

The following consents are recorded for this property:

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

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

ABA-1996-337778 Building Consent - Alter Dwelling - Replace Piles

Lodgement Date	09-Oct-1996
Decision	Granted
Decision Date	14-Oct-1996
Current Status	**CCC Issued**
Previous Number *(Applications before 2007)*	ABA963947

Building and Drainage Permits

H-1912-4032 AAB19120177
1912 - Erect Dwelling (Thorn). The permit was lodged on 13-Mar-1912.
H-1938-21288 AAB19380752
7400 - Bathroom Alterations and Sunroom Addition (Bills). The permit was lodged on 12-Jan-1938.
H-1950-35736 AAB19501020
9692 - Erect Garage (Bills). The permit was lodged on 17-Jul-1950.
H-1976-82316 AAB19761078
2799 - Renew Laundry and Pantry (Clark). The permit was lodged on 12-Apr-1976.
H-1912-124563 AAD19121377
A711 - Plumbing and Private Drain in Common (Thorn). The permit was lodged on 02-Jul-1912.
H-1938-155234 AAD19381115
D3101 - Foul Drain Alteration (Bills). The permit was lodged on 18-Jan-1938.
H-1938-155235 AAD19381116
D3186 - Refit Bath, Basin and Sink, No Plan (Bills). The permit was lodged on 11-Feb-1938.
H-1976-206426 AAD19760611
J5945 - Plumbing and Drainage Alterations (Clark). The permit was lodged on 22-Jan-1976.

Non-consented Small Stand-alone Dwellings

There are no SSD applications for this property.

Building Notices

No Building Notices

Resource Consents

There are no resource consents for this property.

Consent Notices

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

Alcohol Licensing

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

Health Licensing

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

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

No information.

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

District Plan

This property is subject to the Operative Dunedin City Second Generation District Plan 2026 (2GP), which became fully operative on 17 June 2026. The 2GP, including planning maps, is available on the Dunedin City Council website https://www.dunedin.govt.nz/council/district-plan/2nd-generation-district-plan and at all Dunedin City Council service centres and libraries.

SECOND GENERATION DISTRICT PLAN INFORMATION

Zoning

- General Residential 1 (refer Section 15, Residential)

Scheduled Items

- Nil

Overlay Zones

- Nil

Mapped Areas

- Road Classification Hierarchy (main roads within 30m of site)
  - South Rd is a Collector road

District Plan Map

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

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

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

No information.

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

No information.

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

Building Information

Schedule 1 Exemption(s), Building Act 2004

Building Act 2004 - Part 1: Exempted Building Work

Exempt building work documentation has been placed on the associated Council property file.
It is important to note:

1. The accuracy of the content of the documentation has not been validated by the Council.
2. The Council has not inspected the building works referred to in the documentation.
3. The Council has not considered the documentation in any way in regard to compliance with the New Zealand Building Code, the Building Act 2004 or to assess the quality of work.
4. The filing of the documentation does not in any way replace the fact that this work may have required a building consent.

Please refer to the Ministry of Business Innovation and Employment website for information about work exempt from a building consent: https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/check-if-you-need-consents/building-consent-exemptions-for-low-risk-work/schedule-1-guidance/

An exemption was submitted to Council on 24-Apr-2012

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 460 South Road Dunedin

304 R Caversham Valley Road Dunedin

LUC-2014-78 Land Use Consent establish temporary signs at various locations promoting festival (note: this does not authorise any signs on State Highway sites; refer LUC-2014-78/A that seeks this). The outcome was Granted on 18/03/2014.

LUC-2013-513 Land Use Consent temporary signs for fundraising event (Mardi Gras). The outcome was Granted on 03/02/2014.

OUT-2012-1 Outline Plan Outline Plan for Caversham Valley Safety Improvements. The outcome was Changes Requested on 04/05/2012.

DIS-2011-1 District Plan Matters Notice of Requirement for alteration to designation - SH1 Caversham Valley safety improvements. The outcome was Granted on 28/11/2011.

DIS-2010-5 District Plan Matters alteration to designation: new Glen bridge - Caversham Highway Improvements. The outcome was Adopt in Whole on 21/09/2010.

OUT-2010-11 Outline Plan outline plan - Caversham Highway Improvements - Andersons Bay to Barnes Drive. The outcome was No Changes Requested on 08/10/2010.

LUC-2009-497 Land Use Consent erect a temporary sign. The outcome was Granted on 15/01/2010.

RMA-2004-367515 Resource Management Act (Historical Data) TEMPORARY PROMOTIONAL SIGN (Non-Notified - Non Complying). The outcome was Granted on 24/02/2004.

RMA-2004-368217 Resource Management Act (Historical Data) CONSENT TO ERECT TEMPORARY SIGN FOR EVENT 1/10/04 TO 05/11/2004 (Non-Notified - Non Complying). The outcome was Granted on 29/09/2004.

RMA-2002-365405 Resource Management Act (Historical Data) TO ERECT A TEMPORARY SIGN ADVERTISING A CULTURAL EVENT ON A DIFFERENT SITE TO WHICH THE SIGN RELATES (Non-Notified - Restricted Discretionary). The outcome was Granted on 01/02/2002.

RMA-2004-367475 Resource Management Act (Historical Data) TAINUI SCHOOL REUNION SIGNS (Non-Notified - Non Complying). The outcome was Granted on 16/02/2004.

RMA-1999-362692 Resource Management Act (Historical Data) TO CONSTRUCT OPERATE AND MAINTAIN A COMMUNITY CARPARK AT 132 CAVERSHAM VALLEY ROAD. (Non-Notified - Non Complying). The outcome was Granted on 02/03/1999.

RMA-2003-366977 Resource Management Act (Historical Data) TO ERECT A TEMPORARY SIGN (Non-Notified - Restricted Discretionary). The outcome was Granted on 29/08/2003.

RMA-2002-365781 Resource Management Act (Historical Data) TEMPORARY SIGNS FOR THE CIVIL SERVICE HARRIERS CENTENNARY (Non-Notified - Non Complying). The outcome was Granted on 18/07/2002.

RMA-1998-362134 Resource Management Act (Historical Data) ESTABLISH 23 SITES TO ERECT ELECTION SIGNS (Non-Notified - Non Complying). The outcome was Granted on 21/07/1998.

RMA-2001-365363 Resource Management Act (Historical Data) ERECT SIGNS-RAVENSBOURNE SCHOOL JUBILEE (Non-Notified - Non Complying). The outcome was Granted on 22/01/2002.
RMA-2002-365919 Resource Management Act (Historical Data) ERECT TEMP SIGN TO ADVERTISE SHOW (Non-Notified - Restricted Discretionary). The outcome was Granted on 16/09/2002.
RMA-2002-365909 Resource Management Act (Historical Data) ERECT TWO TEMPORARY SIGNS ADVERTISING A PLANT FAIR (Non-Notified - Restricted Discretionary). The outcome was Granted on 16/09/2002.
RMA-1997-361424 Resource Management Act (Historical Data) ERECTION OF 31 TEMPORARY SIGNS (AT VARIOUS LOCATIONS THROUGHOUT CITY) FOR GARDENZ GARDEN SHOW - CHQ DUNKLEYS (Non-Notified - Non Complying). The outcome was Granted on 23/10/1997.
RMA-1999-363094 Resource Management Act (Historical Data) SUBDIVISION OF CT'S 14A/487,10C/723,11A/458 AND 10C/1467 (Non-Notified - Unrestricted Discretionary). This consent has since Lapsed.
RMA-1998-362299 Resource Management Act (Historical Data) ELECTION SIGN ON PRIVATE PROPERTY (on site that was previously 81 Caversham Valley Road, now part of State Highway land) (Non-Notified - Non Complying). The outcome was Granted on 14/09/1998.
RMA-1998-362240 Resource Management Act (Historical Data) APPLICATION FOR CERTIFICATE OF COMPLIANCE FOR MAINTENANCE ROADWORKS (Other). The outcome was Granted on 22/09/1998.
RMA-1998-362590 Resource Management Act (Historical Data) TO CONSTRUCT,OPERATE AND MAINTAIN A COMMUNITY CARPARK INCLUDING ASSOCIATED EARTHWORKS AND LANDSCAPING (Non-Notified - Non Complying). The outcome was Granted on 03/02/1999.
RMA-1996-359896 Resource Management Act (Historical Data) ELECTION SIGNS AT VARIOUS LOCATIONS DEBTOR- DUNEDIN NORTH CAMPAIGN COMMITTEE (Non-Notified - Unrestricted Discretionary). The outcome was Granted on 05/08/1996.
RMA-1995-359151 Resource Management Act (Historical Data) SPEED CAMERAS (Non-Notified - Restricted Discretionary). The outcome was Granted on 29/01/1996.
RMA-1996-360455 Resource Management Act (Historical Data) NON-PROFIT MAKING ORGANISATION SELLING CHRISTMAS TREES DBTR - DOWNIE STEWART FOUNDATION (Non-Notified - Non Complying). The outcome was Granted on 11/12/1996.
RMA-1993-355931 Resource Management Act (Historical Data) LOCATE 2 TONNE LPG TANK Ownr:RAILCORP PROP / App: SALMOND ANDERSON PO BOX 447,DN (Non-Notified - Non Complying). The outcome was Granted on 02/04/1993.

5034940 24 Burnett Street Dunedin
BACT-2019-60 Boundary Activity Notice boundary activity for the construction of a family flat that will breach the height plane angle along the southern side boundary. The outcome was Issued on 08/08/2019.

5034952 474A South Road Dunedin
RMA-1978-353490 Resource Management Act (Historical Data) CONVERT DWELLING TO THREE SELF-CONTAINED FLATS Ownr:ISAAC / App: G T ISAAC (Notified - Non Complying). The outcome was Declined on 30/08/1978.

5034954 478 South Road Dunedin
RMA-1996-359541 Resource Management Act (Historical Data) ERECT GARAGE (Non-Notified - Restricted Discretionary). This consent has since Lapsed.

5035021 455 South Road Dunedin
RMA-1995-352844 Resource Management Act (Historical Data) DISPENSATION (Non-Notified - Non Complying). The outcome was Granted on 06/07/1990.

5035023 453 South Road Dunedin
RMA-1995-350678 Resource Management Act (Historical Data) Right Of Way Ownr:MCNAIR (Non-Notified - Non Complying). The outcome was Granted on 04/07/1990.

5035024 451 South Road Dunedin
RMA-1999-362837 Resource Management Act (Historical Data) ERECT GARAGE/WORKSHOP TO BE CONSTRUCTED ADJACENT TO NOR THERN BOUNDARY INV YARD AND HEIGHT PLANE ANGLE INFRIN Hazards Comments: (Notified - Unrestricted Discretionary). The outcome was Granted on 15/09/1999.
RMA-1985-351670 Resource Management Act (Historical Data) ERECT CRIB WALL Ownr:WHITE (Non-Notified - Non Complying). The outcome was Granted on 26/06/1985.

5035160 21 Burnett Street Dunedin
LUC-1982-384409 Land Use Consent Specified departure to erect 15 household units. The outcome was Declined on 18/11/1982.

5126270 6 Burnett Street Dunedin
DIS-2011-1 District Plan Matters Notice of Requirement for alteration to designation - SH1 Caversham Valley safety improvements. The outcome was Granted on 28/11/2011.

5134261 6 Burnett Street Dunedin
DIS-2011-1 District Plan Matters Notice of Requirement for alteration to designation - SH1 Caversham Valley safety improvements. The outcome was Granted on 28/11/2011.

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

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

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

Heritage New Zealand Pouhere Taonga Act 2014
The Heritage New Zealand Pouhere Taonga Act 2014 applies in addition to any protection provided to a building or site by the District Plan. The Heritage New Zealand Pouhere Taonga Act 2014 makes it unlawful for any person to destroy, or modify the whole or any part of an archaeological site, whether or not the land on which the site is located is designated, or a resource or building consent has been issued, without the prior authority of Heritage New Zealand.

The Heritage New Zealand Pouhere Taonga Act 2014 defines an archaeological site as a place associated with pre-1900 activity, where there may be evidence relating to the history of New Zealand. Pre-1900 buildings are considered archaeological sites under the Heritage New Zealand Pouhere Taonga Act 2014 and are also often associated with subsurface archaeological remains that provide evidence of pre-existing use of the site. Council records may not necessarily identify the precise date upon which an existing building was constructed. Contact the Dunedin office of Heritage New Zealand for further information: infodeepsouth@heritage.org.nz; 03 477 9871.

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

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

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

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

3 Waters

Information Regarding Watercourses

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

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

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

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

Transport

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

Encroachment on road reserve – privately owned 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.

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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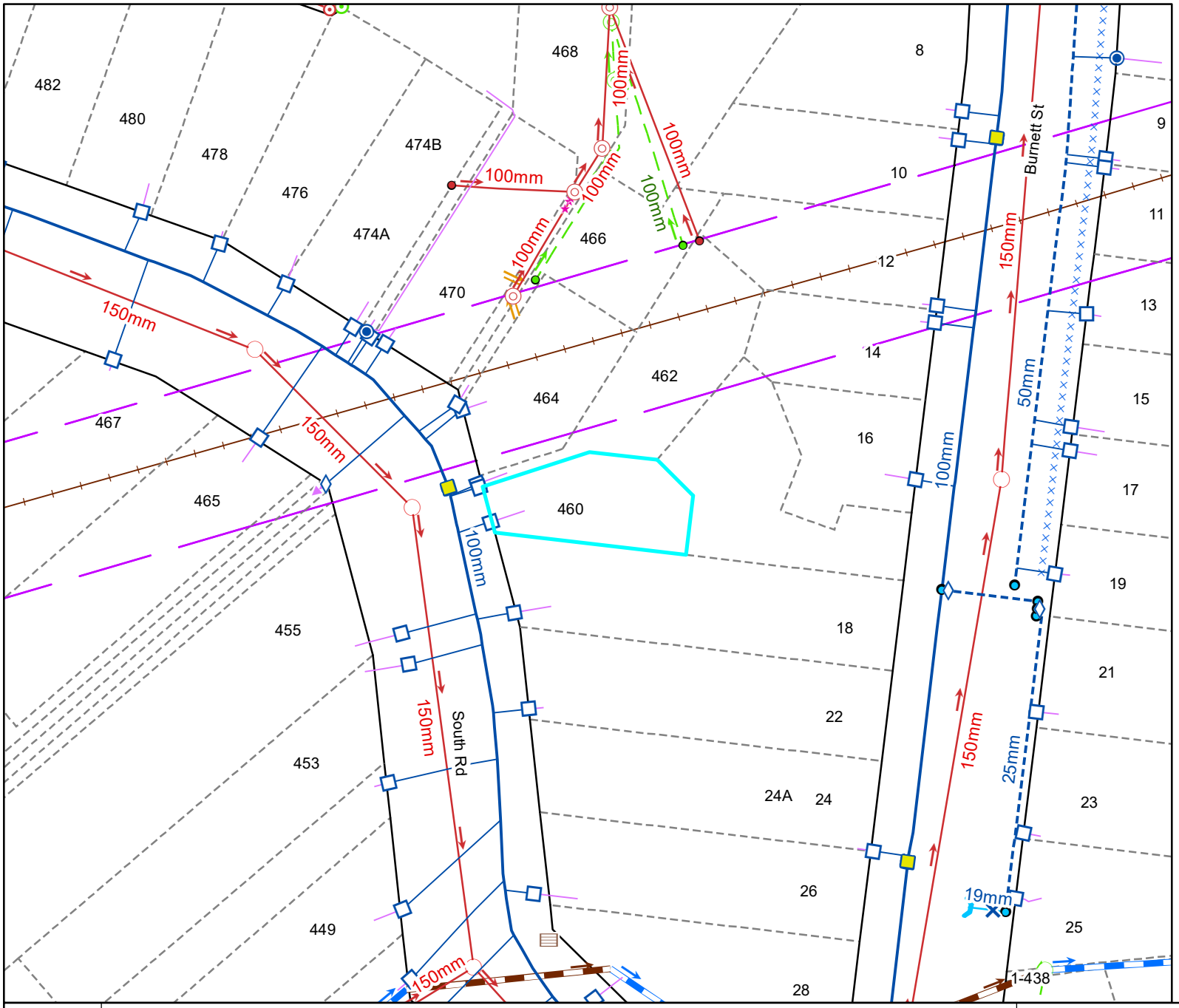
PARCEL LINES CAN VARY FROM LEGAL PARCEL BOUNDARES
This map is for illustration purposes only and is not accurate to surveying, engineering or orthophotographic standards. Every effort has been made to ensure correctness and timeliness of the information presented.

2018-2019 Urban, Copyright DCC/Aerial Surveys Ltd. Rural, ORC/Aerial Surveys Ltd. CC BY 4.0 NZ

2013 Urban and rural photography Jan/Feb 2013. Copyright DCC. CC BY 3.0 NZ.

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



Legend

Water Supply

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

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

Foul Sewerage

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

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

Stormwater

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

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

General

- DCC Water & Waste Structure
- Railway Centreline

Cadastral

- Parcel
- Road/Rail
- 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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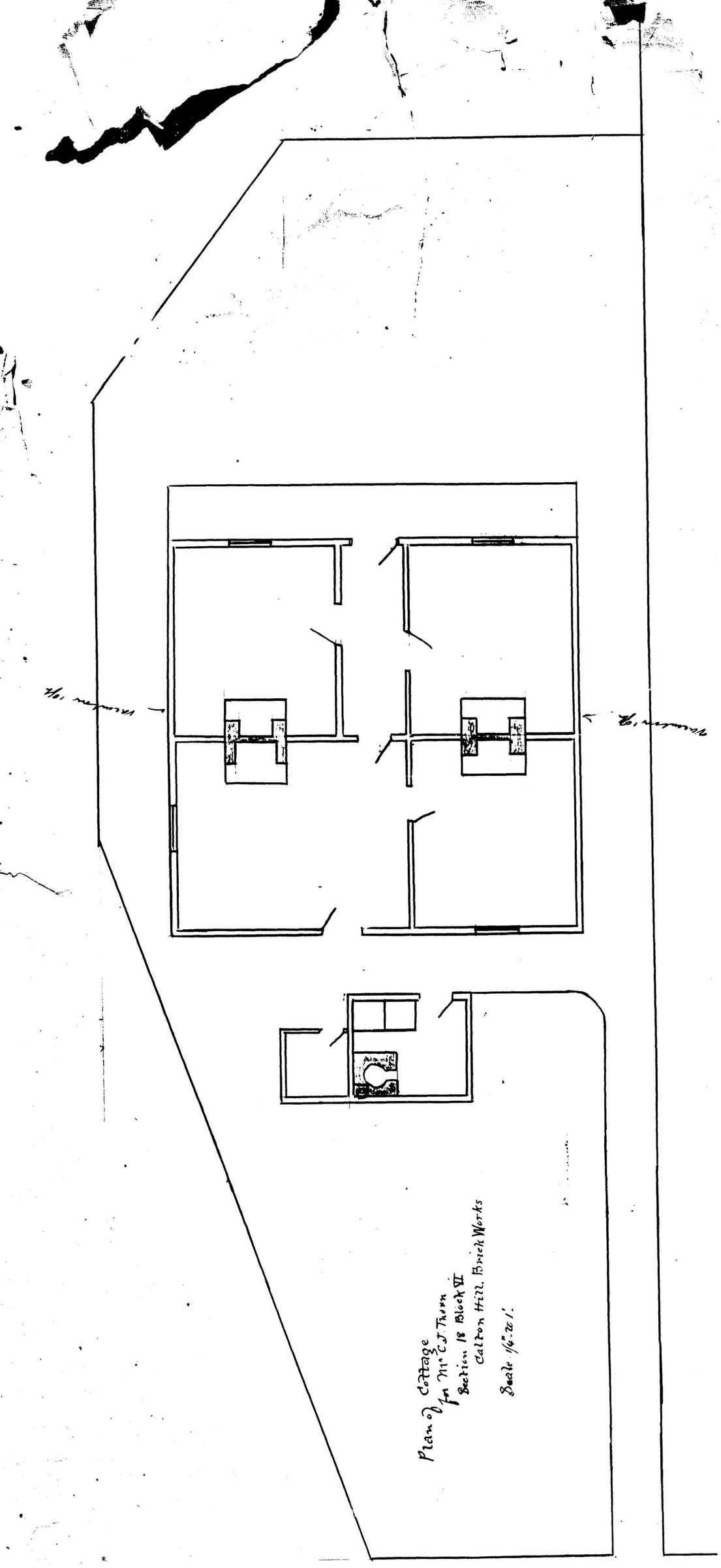


Plan of Cottage
for Mr C J Thorn
Section 18 Block VI
Carlton Hill. Brick Works
Scale 1/16 to 1'

Main South Rd

A 711 and 712.

A 711+712.

Plans of 3 Cottages
and Drains - for Mr C.J. Thom.
also Block Plan July 2/12

460 South Rd.

Burnett Street

Scale 1/16 to 1

Block Plan

Allot 18, 19, 20 & 21
of Subd of Sections 29
Block VII Town

Application A 711
July 2/12

Drawers
Aug 16/12

Proposed Drains

Storm water drain

Storm water only

Proposed Sewer

Existing Sewer

Sewer Available

Note: No Footpaths
have been formed

Main South Road

Sewer Plan
A 6160

Permit 21/9/14
granted
23/9/14

Application A 6897

Application A 711
July 2/12

Drawers
Aug 16/12

Application A 711
July 2/12

Drawers
Aug 16/12

Application A 711
July 2/12

Drawers
Aug 16/12

Proposed Alterations to Residence

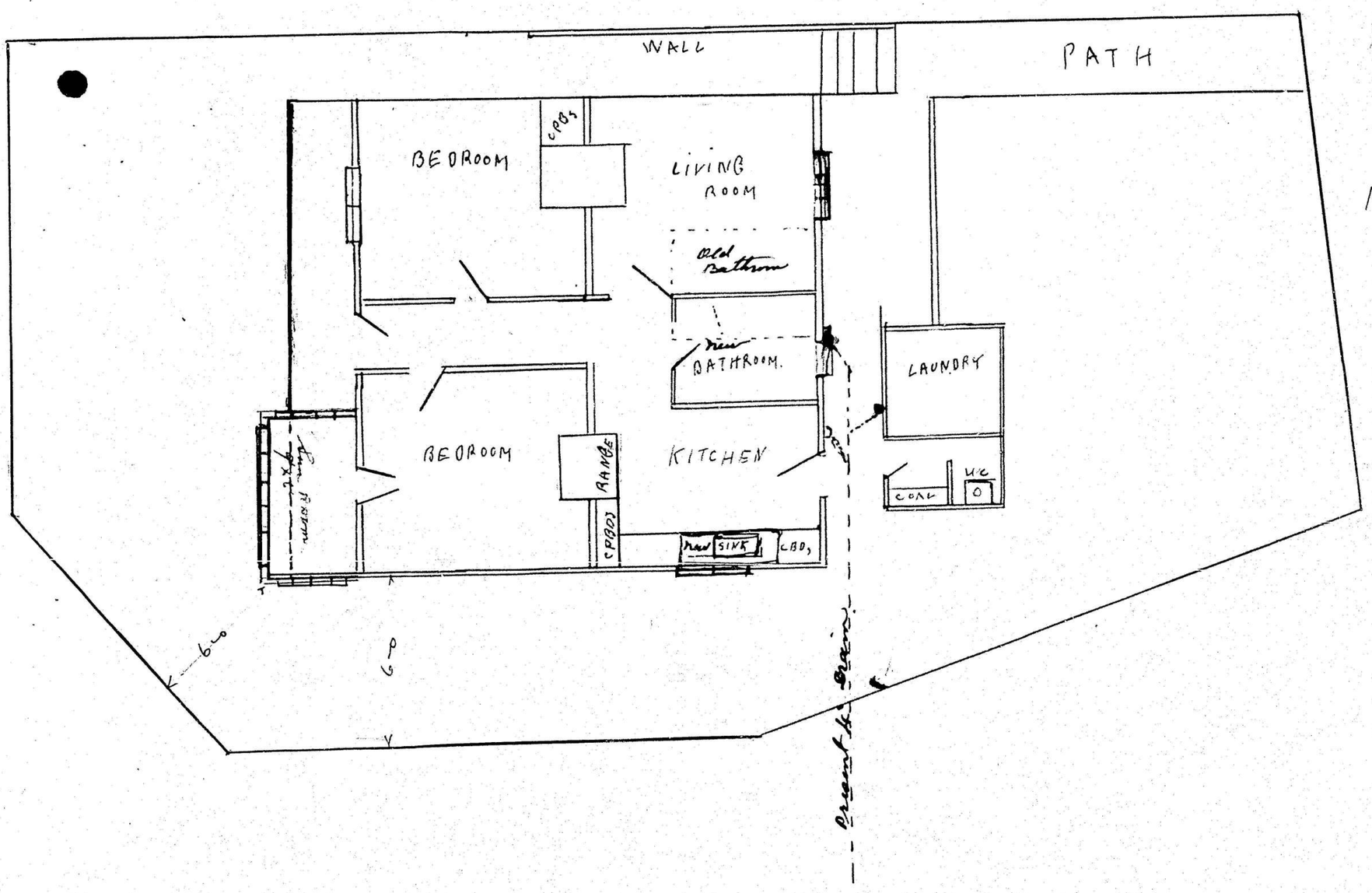
460. Main Sth. Road.

Lot 5. 2381.
of Part Sections 29. Block 6.
Town District

owner E. BILLS.

Foul drainage to existing drainage
Roof water to ~~[illegible]~~ existing s/w drainage

DUNEDIN DRAINAGE AND SEWERAGE BOARD
DATE 12. 1. 38
H Taylor Chief Inspector



7400

DUNEDIN DRAINAGE AND SEWERAGE BOARD

HOUSE CONNECTION PLAN.

APPLICATION NO. D/3101

DATE

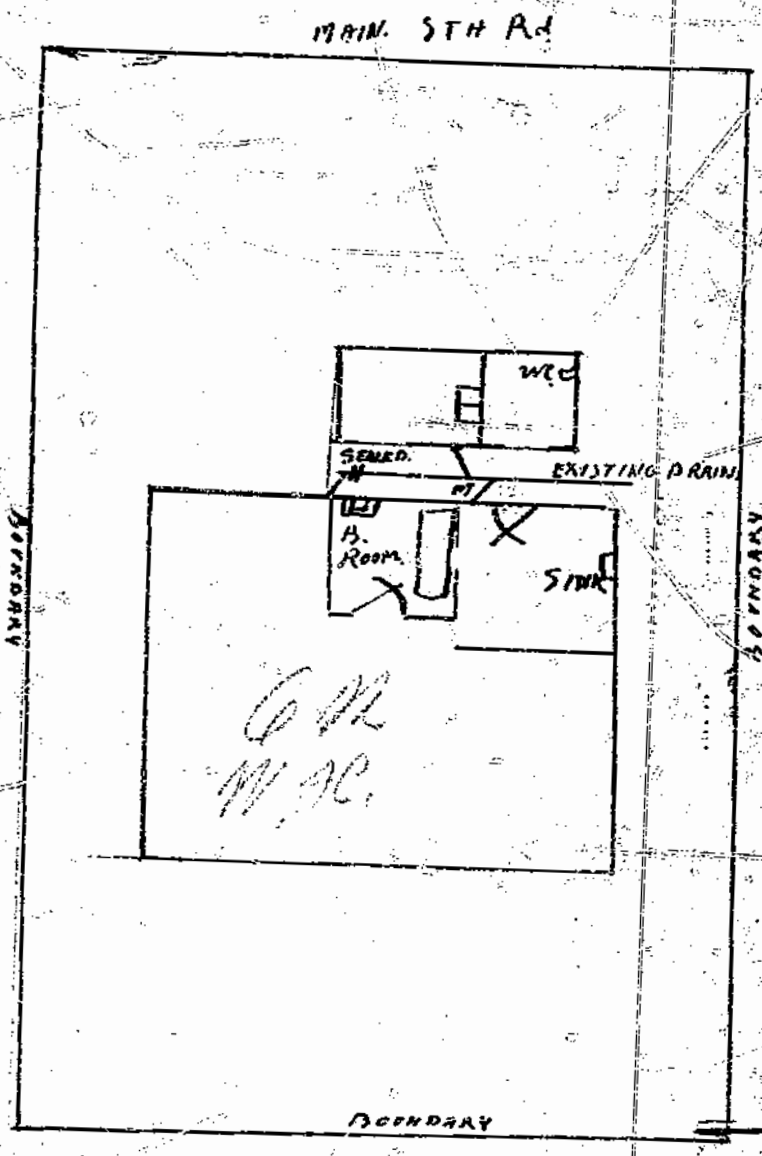
SCALE $\frac{1}{8}$ in. to a foot

NEW SEWERAGE DRAINS: RED

STORMWATER: DOTTED BLACK

OLD DRAINS: FULL BLACK

Binding Margin to be left Blank



LEGEND

Existing Drains

New Foul Drains

New Stormwater Drains

Owner Mr. Bells

Block [illegible]

Street 460 Main Sth Rd.

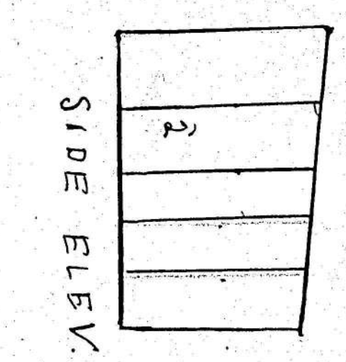
Section

Locality Caversham

Allotment 5 of sect [illegible]

Signature of Drainer [illegible]

3+2 Studs 2' phases.
Tiles Polite.
Roof. Malthoid on sarking.
Rafters 3+2. (1'5" phase)



DUNEDIN CITY CORPORATION
CITY ENGINEER'S OFFICE

This plan, showing Position and Level with respect to Street for

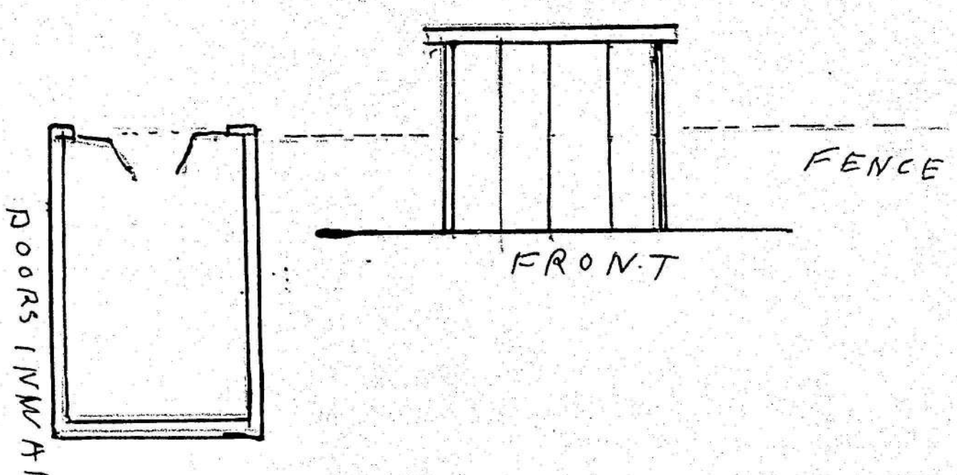
Pedestrian Entrance	Vehicular Entrance	Garage
Wall	Fence	

is approved. Flow Level to be same as existing level at back of footway. £7-10-0 to be deposited for standard choked X end.

All requirements made for Crossing are complied with.

for City Engineer Date 13/7/50.

NOTE—Approval of this plan is not valid unless the Official Signature is affixed hereto.

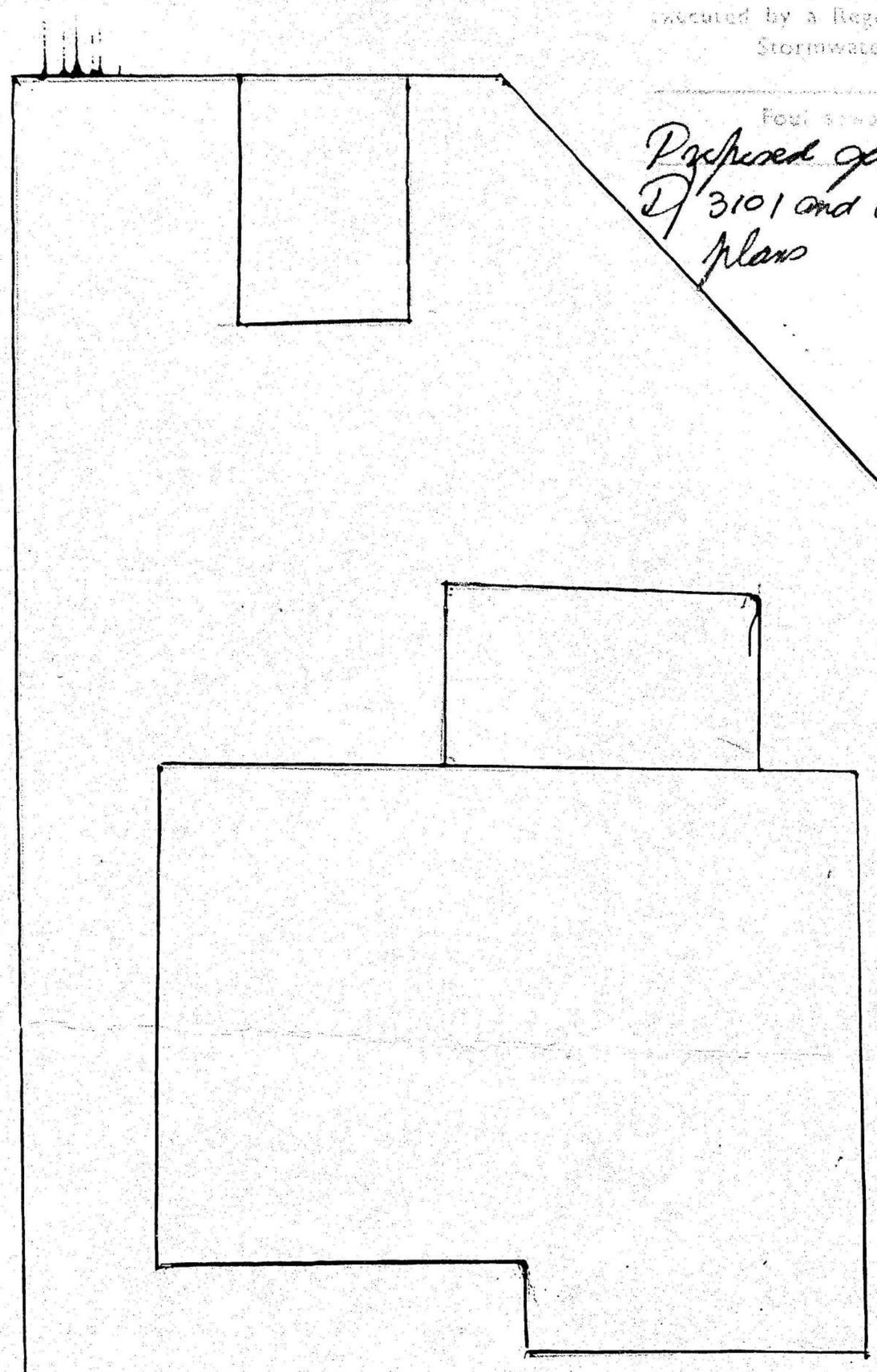


A separate application to the Drainage Board for a permit for plumbing and/or drainage work is required. Such work to be executed by a Regd. Plumber or Licensed Drainer, respectively.

Stormwater to be discharged to South Rd Channel.

Foul sewage to be discharged to Proposed garage clear of drain see Off. D/3101 and Board D/C 4/245 for drainage plans

DUNEDIN DRAINAGE AND SEWERAGE BOARD
11/7/50
W Henderson



SITE PLAN

1/8 TO 1FT.

9692

E. Bills
460 South Rd.
S.W.1.

OTAGO MICROGRAPHIC SERVICES

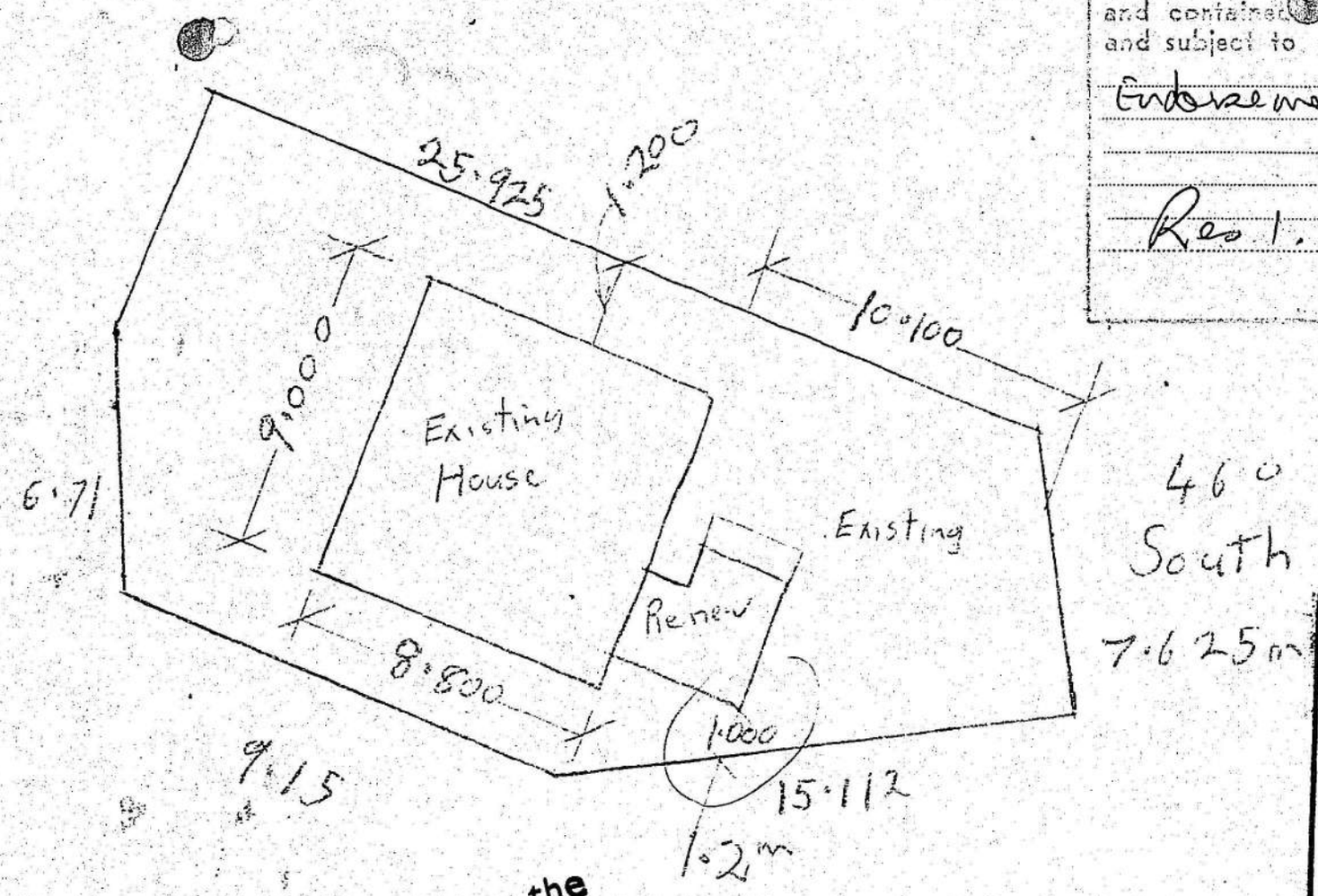
CITY PLANNING DEPARTMENT

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

Endorsement as shown

Res 1.

Signed [signature] 31/3/76
for City Planning Officer



DUNEDIN CITY CORPORATION
COPY OF APPROVED PLAN OR SPECIFICATION
TO BE RETAINED ON WORKS AND PRODUCED ON REQUEST OF BUILDING INSPECTOR.
DATE 12.4.76.
R.E. Jennings for CITY ENGINEER

This permit is issued subject to the additional conditions shown on the back hereof.

Renew Washhouse + Pantry for A D Clark 460 South Rd.

I S Thurlow Builder	SCALE: 1:200	DRAWN:	282
	DATE: 29/3/76	APPROVED:	

2799

DUNEDIN DRAINAGE & SEWERAGE BOARD

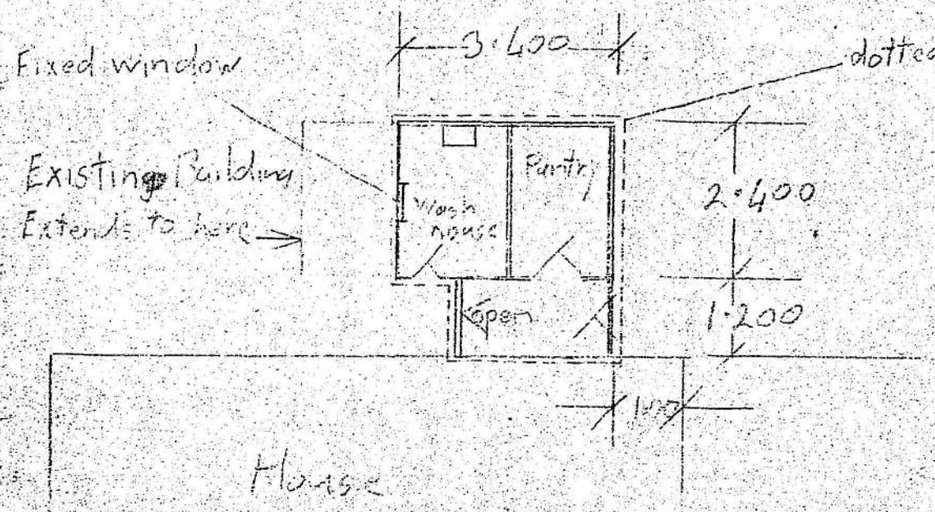
A separate application to the Drainage Board for a permit for plumbing and/or drainage work is required. Such work to be executed by a Regd. Plumber or Licensed Drainer, respectively and shall comply fully with the Board's By-laws and the D. & P. Regs., 1959.

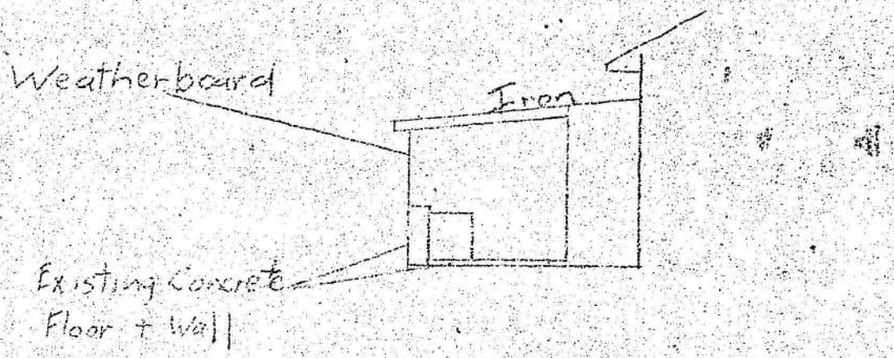
Stormwater to be discharged to existing stormwater facilities

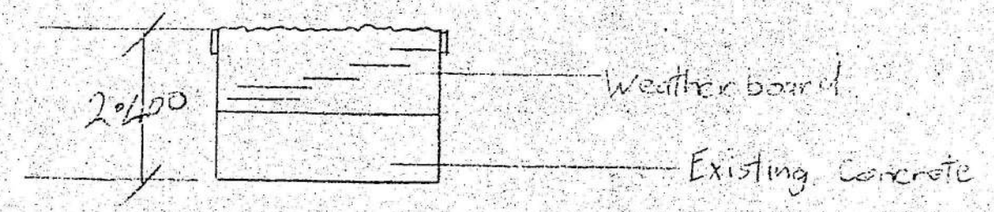
Foul sewage to be discharged to Foul drain under proposed renewal to be cleaned. Inspected. Drain to be in straight line, no junction. Then surround drain with concrete. Sanitary fittings to connect to alteration of existing foul drain

Trade Waste

[signature] 9.4.76







Replacement for washhouse and Pantry
for A D Clark 460 South Rd

I S Thurlow Builder	SCALE: 1:100	DRAWN:	JST
	DATE: 30/3/76	APPROVED:	

2799

DUNEDIN DRAINAGE AND SEWERAGE BOARD

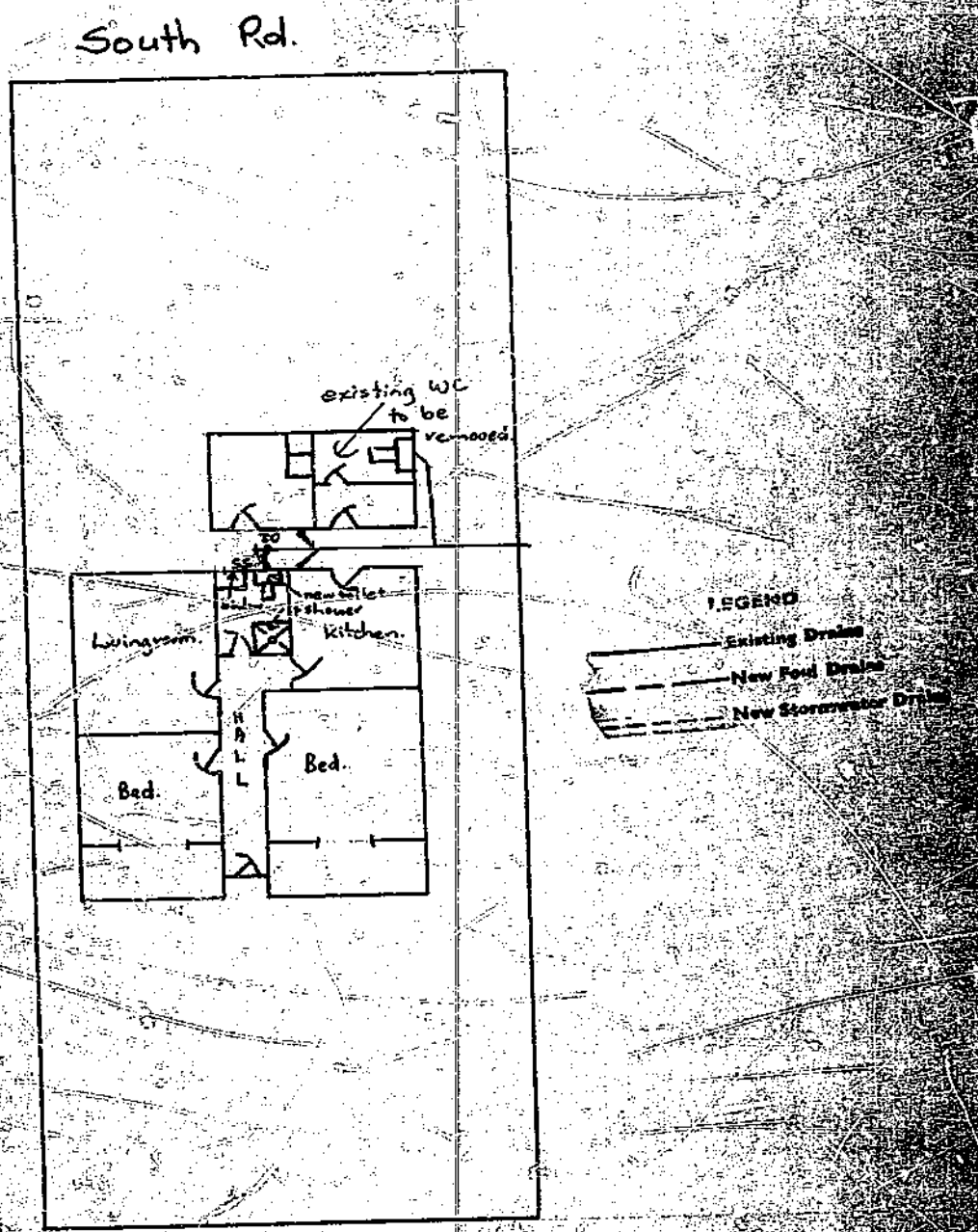
House Connection Plan

APPLICATION

DATE 22/ /

SCALE (TO BE SHOWN) 1 metre 1:50

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



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Signature of Drainer

Owner Mr Clark Street & Locality 460 South Rd

Block Section Allotment

CODE COMPLIANCE CERTIFICATE

Section 43(3), Building Act 1991

ISSUED BY: DUNEDIN CITY COUNCIL

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

Telephone No:	474-3525	CCC No:	ABA 963947	Reference No:	5034944

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

PROJECT		PROJECT LOCATION
All	☒	Name: THOMPSON, PAUL SYDNEY
Stage No .....of an intended .....stages		Street Address: 460 SOUTH ROAD, DUNEDIN 9001
New Building	☐	Mailing Address: 460 SOUTH ROAD, DUNEDIN 9001
Alteration	☒	**LEGAL DESCRIPTION**
Intended Use(s) in detail:		
ALTER DWG		Property Number: 2034944
Intended Life:		
Indefinite, not less than 50 years	☒	Valuation Roll No: 27350 16800
Specified as ..... years		Legal Description:
Demolition	☐	LOT 5 DP 2341

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: 24/01/1997

BUILDING CONSENT

Section 35, Building Act 1991

ISSUED BY: DUNEDIN CITY COUNCIL

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

Telephone No:	474-3525	Consent No:	ABA 963947	Reference No:	5034944

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

APPLICANT

Name: THOMPSON, PAUL SYDNEY

Mailing Address:
460 SOUTH ROAD, DUNEDIN

PROJECT LOCATION

Street Address:

460 SOUTH ROAD

LEGAL DESCRIPTION

Property Number: 5034944

Valuation Roll No: 27350 16800

Legal Description:
LOT 5 DP 2341

PROJECT

All ☑

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

New Building ☐

Alteration ☑

Intended Use(s) in detail:

ALTER DWG

Intended Life:

Indefinite, not less than 50 years ☑

Specified as years

Demolition ☐

Estimated Value: $1000

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:

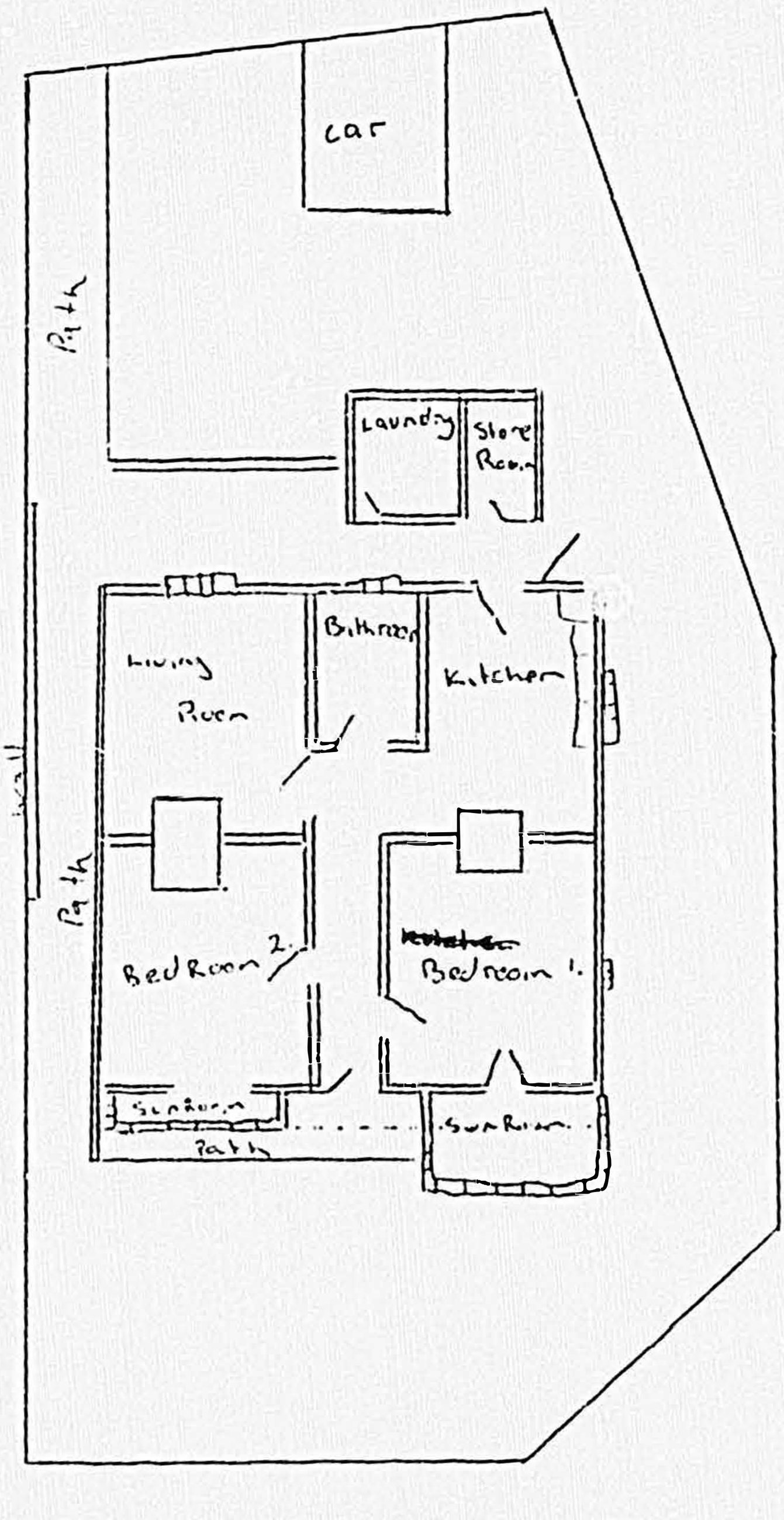
Name: .....

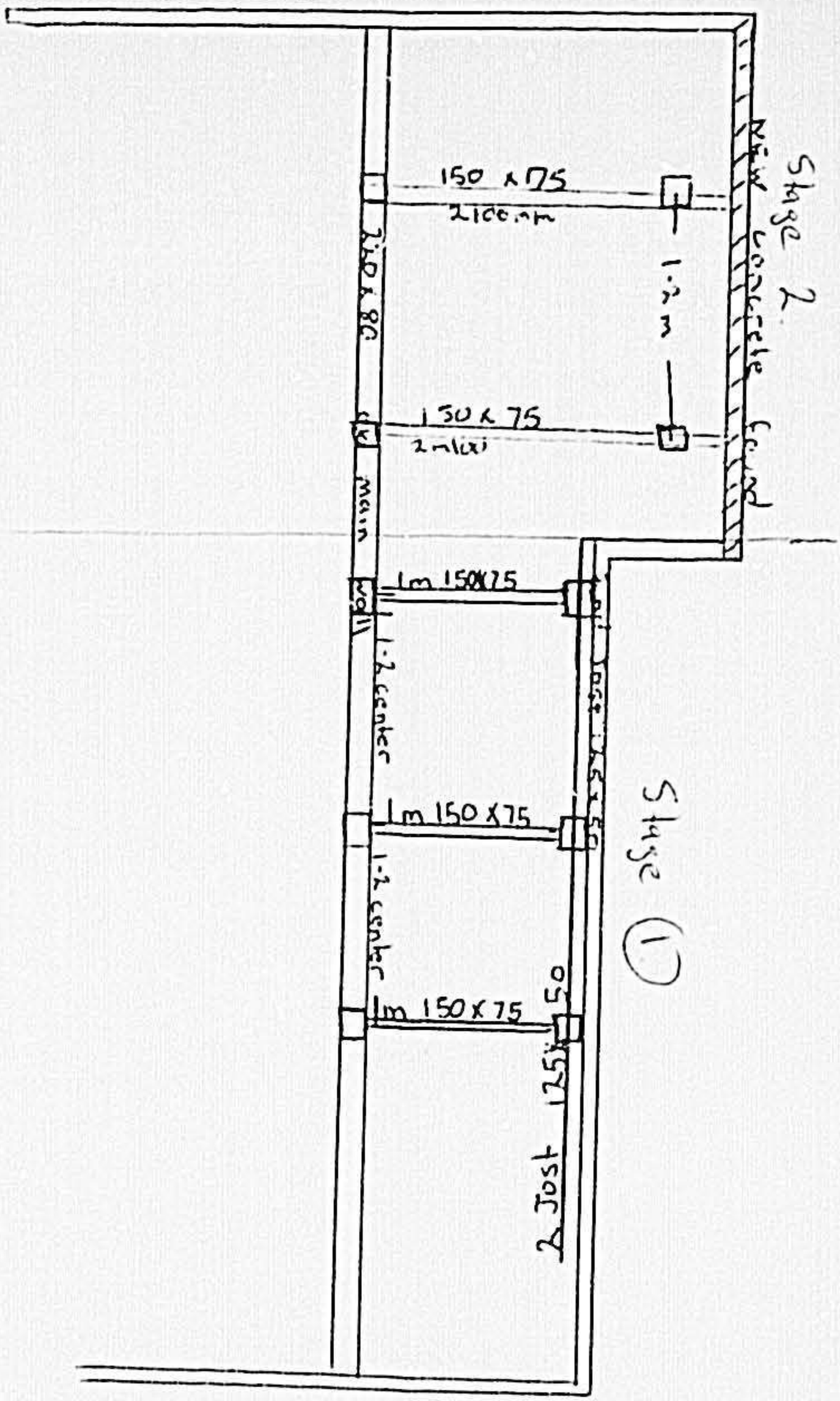
Position: AUTHORISED OFFICER

Date: 14/10/1996

This building consent is a consent under the Building Act 1991 to undertake building work in accordance with the attached plans and specifications so as to comply with the provisions of the building code. It does not affect any duty or responsibility under any other Act nor permit any breach of any other Act.

This building consent is issued subject to the conditions specified in the attached ..... pages headed "Conditions of Building Consent No....."


car
Path
Laundry
Store Room
Bathroom
Living Room
Kitchen
Path
Bedroom 2.
Bedroom 1.
Sunroom
Path
Sunroom



DUNEDIN CITY COUNCIL

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

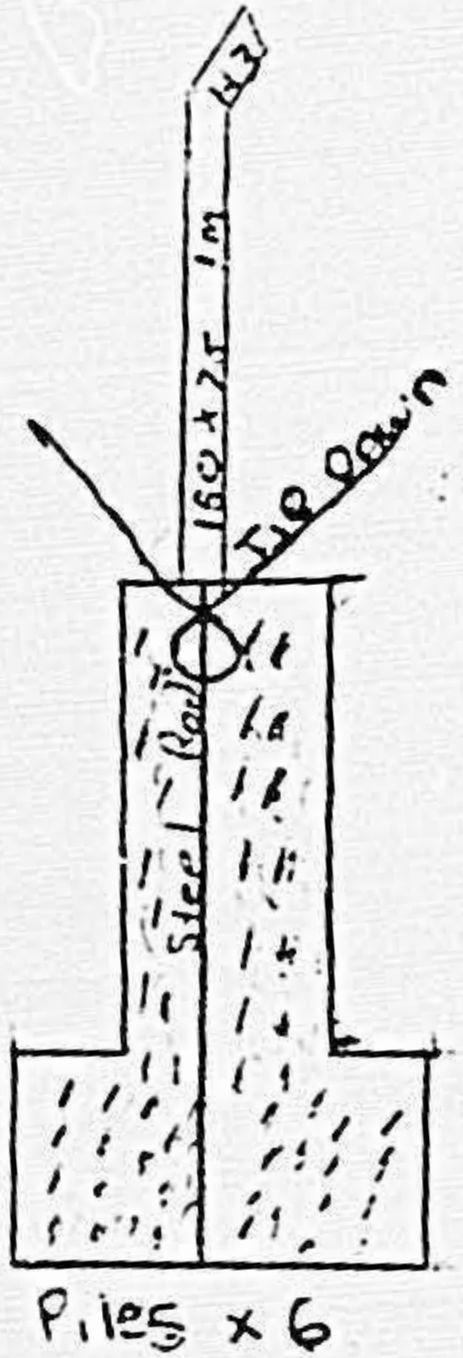
Building — Date

Drainage — Date

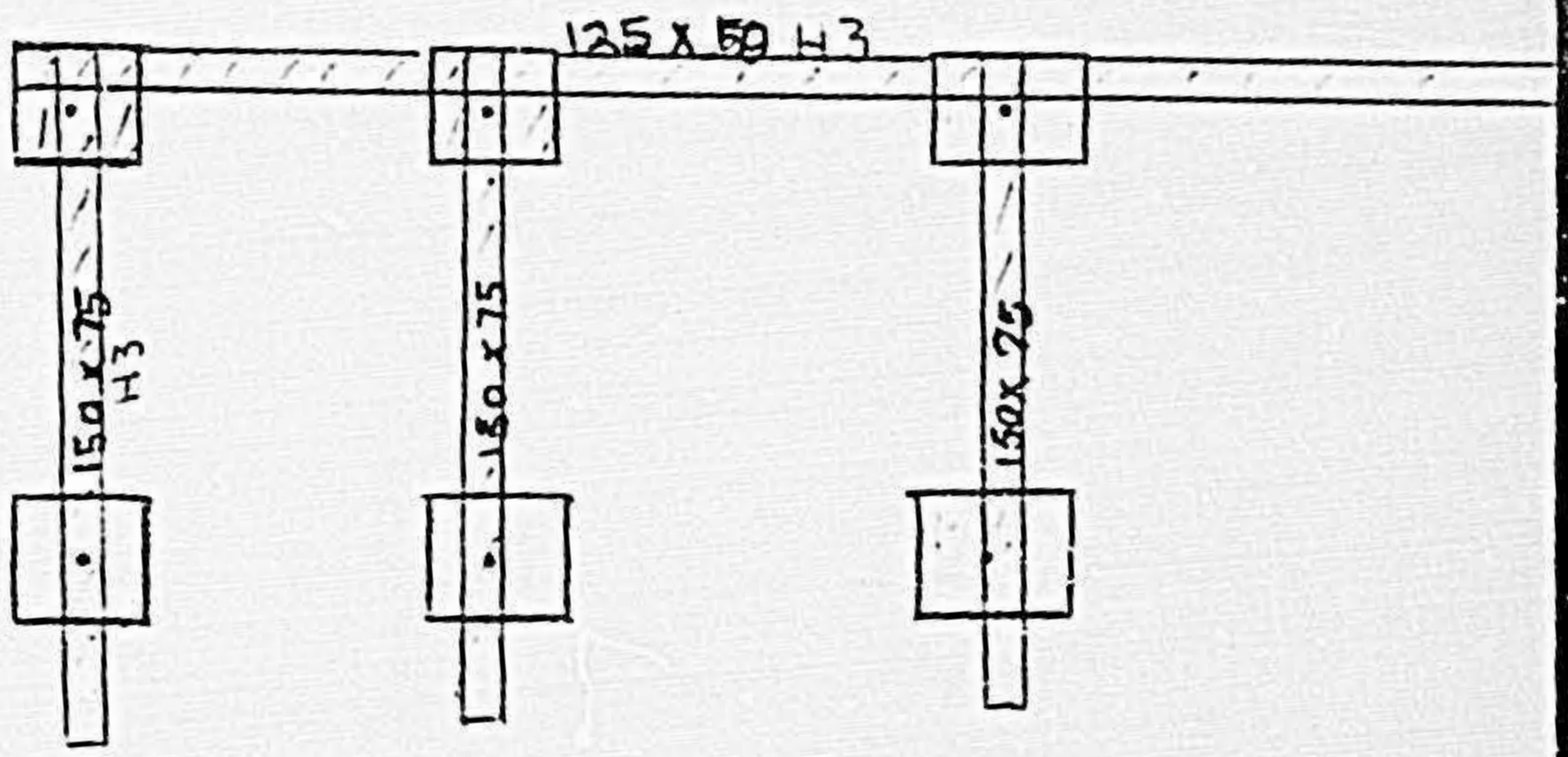
Health — Date

NOTE

All work to comply with NZS 3604 & NZ Building Code.



Piles x 6



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

24 April 2012

Reece Building Consultants Ltd
PO Box 5234
Moray Place
Dunedin 9058

Dear Sir

Request to file documentation on building work carried out without building consent in accordance with schedule 1 of the Building Act.

Property address: 460 South Road, Dunedin
Property key: 5034944
Description: Remove wall between kitchen and dining room, and add deck

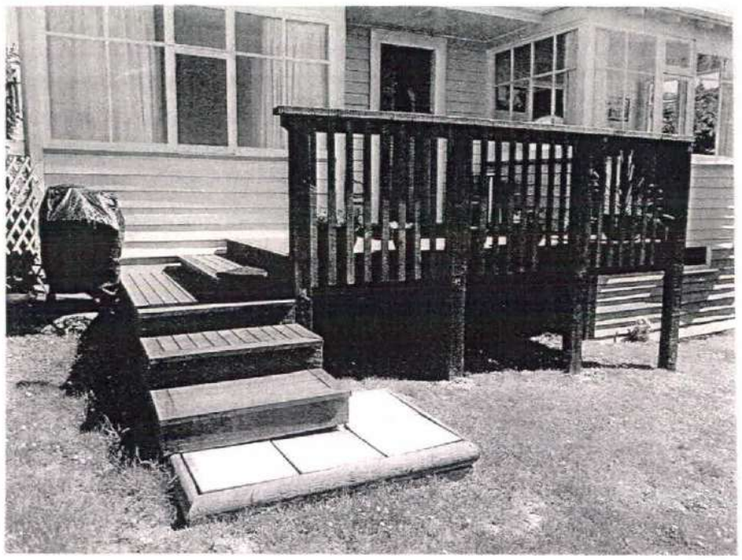
I advise that your exempt building work documentation for the above property has been received by Council and will be placed on the appropriate Development Services property file.

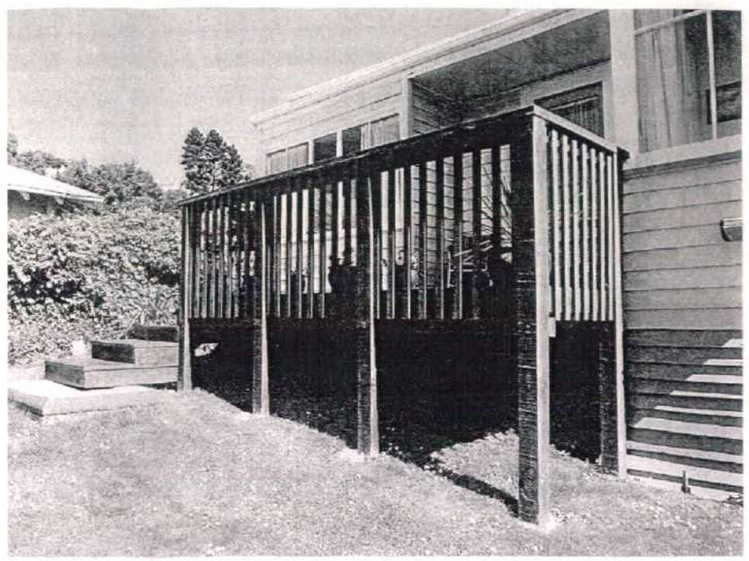
Important to Note:

1. The accuracy of the content of the documentation has not been validated by the Council.
2. The Council has not inspected the building works referred to in the documentation.
3. The Council has not considered the documentation in any way in regard to compliance with the New Zealand Building Code, the Building Act or to assess the quality of work.
4. The filing of the documentation does not in any way replace the fact that this work may have required a building consent.

Yours faithfully

Neil McLeod
Chief Building Control Officer





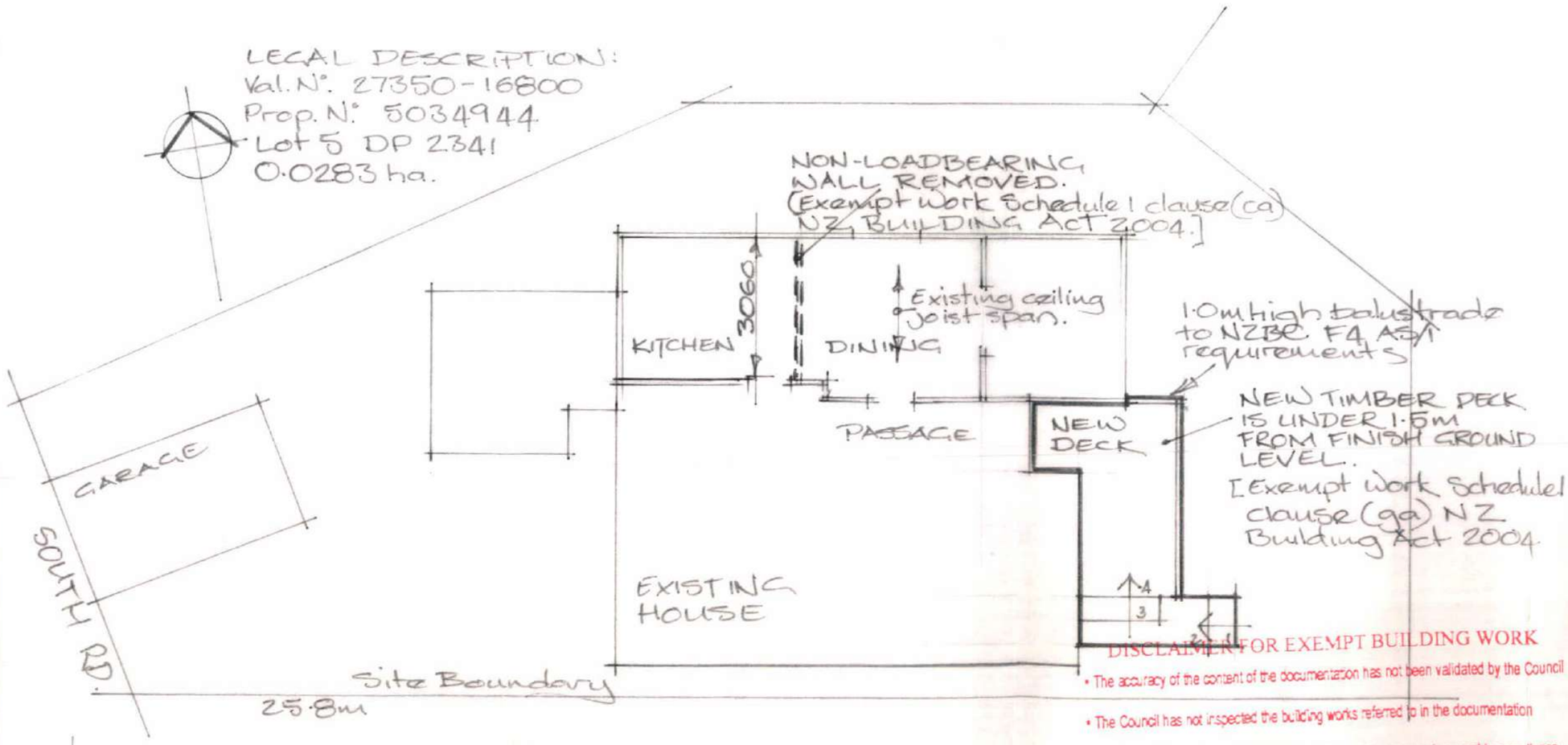
SCHEDULE OF WORK DONE:

SCOPE

This application is for the building work associated with;
Removal of an internal non-loadbearing wall.
To this property as shown and described on this 'As-built' drawing.

1. Internal non-loadbearing wall removed.
2. Timber deck less than 1.5m high constructed.

The existing house has a corrugated galvanized steel roof and timber weatherboard cladding.
The removal of the internal wall has not reduced the internal wall bracing requirements below that required when the house was built.
The deck was built in 2010 and has been constructed to NZS 3604:1999 requirements. A 1.0m high balustrade has been constructed to NZBC F4 AS/1 requirements.



AS-BUILT SITE/FLOOR PLAN 1:100

DISCLAIMER FOR EXEMPT BUILDING WORK

- The accuracy of the content of the documentation has not been validated by the Council
- The Council has not inspected the building works referred to in the documentation
- The Council has not considered the documentation in any way in regard to compliance with the New Zealand Building Code, the Building Act or to assess the quality of work
- The filing of the documentation does not in any way replace the fact that this work may have required a building consent

Reece
Building Consultants Ltd
P.O. Box 5234, Dunedin 9058, New Zealand
Phone (03) 476 7900 Fax 03 476 7908
Mobile 021 430 533 reececonsultants@ihug.co.nz

Exempt Work Documentation for

Internal non-loadbearing wall removed
Deck under 1.5m high constructed
at

460 South Road,

Dunedin
for
J. Hodge.

Not for construction purposes

As-Built Site & Part Floor Plan

No.	Amendment	Date

This documentation has been prepared solely for the purpose of the documenting of work done which is considered meets the requirements of the New Zealand Building Act 2004 Schedule 1 as 'Exempt Work'.
All dimensions and timber sizes etc were taken from on site measurements & discussions in March 2012.
This construction was not designed by Reece Building Consultants Ltd.
No liability for design or construction deficiencies will be accepted by Reece Building Consultants Ltd.

Date 20/04/2012.
Scale As shown
Drawn M.J.R.

Sheet No.
A1
of 1 sheet.